

# 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: February 20, 2025

RE: Block House Municipal Utility District -  
February 26, 2025 Regular Meeting

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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, February 26, 2025, 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 Sandoval (Crossroads Utility Services, LLC)  
Andrew Hunt (Crossroads Utility Services, LLC)\*  
Ben Ingallina (Crossroads Utility Services, LLC)\*  
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)\*  
Tyler Wilson (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)\*  
Keisha Tillman (Tidal Waves Swim Team)\*

\*AGENDA ONLY (via email)

## BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

February 26, 2025

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, February 26, 2025**, 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/7gj2oHpg9JQ?feature=share>.*

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

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
<b>GENERAL</b>	
1. Citizens' communications;	Informational
<b>CONSENT ITEMS</b> <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of January 22, 2025 meeting;	Decision
<b>BOND ITEMS</b>	
3. \$3,150,000, Unlimited Tax Park Bonds, Series 2025, including:	Informational
(a) Receive and review bids for, and consider award of sale of, the bonds;	Decision
(b) Order Authorizing the Issuance of \$3,150,000 Block House Municipal Utility District Unlimited Tax Park Bonds, Series 2025; Levying an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement; Authorizing the Execution of a Paying Agent/Registrar Agreement; Awarding the Sale of the Bonds; and Authorizing Other Matters Related to the Issuance of	Decision

	the Bonds;	
(c)	Amended and Restated Information Form;	Decision
(d)	Addendum to engagement letter with BLX Group LLC for arbitrage rebate compliance services;	Decision
(e)	Any other matters in connection with the bonds;	Decision
<b>BHC OWNERS ASSOCIATION</b>		
4.	Report from BHC Owners Association;	Informational
<b>WILLIAMSON COUNTY SHERIFF'S OFFICE</b>		
5.	Report from Williamson County Sheriff's Office;	Informational
<b>AMENITIES</b>		
6.	Report from and directives to Premier Recreation Management Services LLC;	Informational
7.	Report from and directives to Priority Landscapes, LLC;	Informational
8.	Removal of wood at Jumano Community Center;	Decision
9.	Addition of monarch tent rental to Application to Reserve District Recreational Facilities Form (Director Logan);	Decision
10.	Report from Amenities Subcommittee;	Informational
<b>PR/COMMUNICATIONS</b>		
11.	Report from PR/Communications Subcommittee, including:	Informational
(a)	Special events;	Informational
(b)	Newsletter;	Decision
<b>RESTRICTIVE COVENANTS</b>		
12.	Report from and directives to Community Association Management, Inc.;	Informational
13.	Pending or contemplated litigation, including:	Informational
(a)	15006 Snelling Drive;	Decision
(b)	2511 Beverly Cove;	Decision
(c)	2805 Alexander Drive;	Decision
14.	Report from Restrictive Covenants Subcommittee;	Informational
<b>FINANCE/AUDIT</b>		
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
	(d) Review first quarter financials of 2024-2025 fiscal year;	Decision
16.	Banking considerations, including:	Decision
	(a) Resolution Confirming Depository Location for Merchant Accounts;	Decision
17.	Discussion of Director expense reports protocols (Director Logan);	Decision
18.	Community garden financial account;	Decision
19.	Report from Finance/Audit Subcommittee;	Informational
<b>PROFESSIONAL SERVICES</b>		
20.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
21.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) AT&T Fiber installation in the District;	Decision
	(d) Proposal for installation of cellular based auto dialer on 3300 Spumanti Lane;	Decision
22.	Report from Texas Disposal Systems, Inc.;	Informational
23.	Consider possible amendments to the Amended and Restated Solid Waste Collection and Disposal Services Agreement (Director Johnson);	Decision
24.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
25.	Report from Professional Services Subcommittee and related action;	Informational
<b>GENERAL MANAGER REPORT / ITEMS</b>		
26.	Report from and directives to General Manager;	Informational
<b>LEGAL</b>		
27.	Report from and directives to Armbrust & Brown, PLLC;	Informational
28.	Arbitrage Rate Analysis, Series 2020 Refunding Bonds;	Decision
29.	Director Complaint;	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>		
30.	CASE and AWBD 2025 memberships and conferences;	Decision
31.	Code of Ethics, Travel, and Professional Services Policy;	Informational



32.	Miscellaneous and Board/Subcommittee directives;	Informational
33.	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)




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Attorney for the District

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

January 22, 2025

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 January 22, 2025 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
Amanda Stanfield	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, thus constituting a quorum. Also present at the meeting were: Ben Ingallina of Crossroads Utility Services, LLC ("Crossroads"); Deputy Lovato of the Williamson County Sheriff's Office ("WCISO"); George Green, District IT Consultant; Ashlee Martin of McCall Gibson Swedlund Barfoot Ellis PLLC; Sandy Martin of the Block House Creek Owners Association (the "BHC Owners Association" or the "OA"); Jim Cicchini of Violet Crown Management, LLC ("Violet Crown"); and Sean Abbott of Armbrust & Brown, PLLC ("A&B"). Lisa Sandoval of Crossroads; Clint Welch of Priority Landscapes, LLC ("Priority"); Marc Marroquin of Premier Recreation Management Services LLC ("Premier"); Crystal Hall of Gray Engineering; 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 stated that the Board would next receive citizens' communications. Ms. Martin stated that she was in attendance to make a complaint about Director Young based upon what she had seen at recent Board meetings. She stated that she was disappointed in Director Young and thought that he would make a difference. She then noted that he seemed to be texting during meetings, playing games on his laptop during meetings, and didn't seem to be participating

or voting during meetings. She encouraged him to do his job and earn his stipend. She then requested that he consider resigning his seat.

Director Logan stated that the Board would next receive a report from the BHC Owners Association and recognized Ms. Martin who stated that the OA had conducted its annual budget meeting. She confirmed that planning had started on community events, but no calendar had been finalized.

Director Logan then stated that the Board would consider the election of officers. She confirmed that the District was not required to have a Treasurer. Discussion ensued. Director Logan then suggested the following slate: Logan/President, Shoemaker/Vice President, Johnson/Secretary, Stanfield/Asst. Secretary; and no office designation/Young. Director Young stated that he was opposed to Director Logan continuing as Board President. Upon motion from Director Johnson and second from Director Shoemaker, the Board voted 4-1, with Director Young voting “no,” to confirm that the officers be appointed as follows: Logan/President, Shoemaker/Vice President, Johnson/Secretary, Stanfield/Asst. Secretary; and no office designation/Young.

Director Logan next stated that the Board would consider amending the District Registration Form. Upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to update the District Registration Form with the new slate of officers.

Director Logan stated that the Board would next consider the audit of the District’s financial statements for fiscal year ended September 30, 2024, including the report from McCall Gibson Swedlund Barfoot Ellis PLLC, approval of the audit report, and authorizing filing of the audit report. Ms. Martin addressed the Board and reviewed the audit report attached as **Exhibit “B”** with the Board, including a summary of (i) the Independent Auditor’s Report, which she explained contained an unqualified, “clean” opinion; (ii) the Management’s Discussion and Analysis, which she explained was a summary of District operations prepared by the District’s bookkeeper on behalf of District management; (iii) the basic financial statements and the notes thereto; (iv) the required Supplementary Information; and (v) the Texas Supplementary Information. She confirmed that no significant difficulties were encountered in connection with the audit, that no misstatements were detected, and that there had been no disagreements with management. Ms. Martin then reviewed the client representation letter attached as **Exhibit “C”**. She concluded by requesting that the Board approve the audit report and the client representation letter, and authorize filing of the District’s audit with the Texas Commission on Environmental

Quality (the “TCEQ”) and the City of Cedar Park (the “City”). Upon motion by Director Shoemaker and second by Director Stanfield, the Board voted unanimously to do so.

Director Logan then recognized Mr. Cicchini from Violet Crown to offer an update on the development of the Nebraska Furniture Mart Tract (“NFM Tract”). Mr. Cicchini stated that development of the tract was progressing well. He confirmed that both Shields Sporting Goods and Nebraska Furniture Mart were on track with their planned building and development. He noted that the 30-foot buffer at the back of the NFM Tract would have trees and irrigation in place soon.

Director Logan stated that the Board would next consider approving the minutes of the December 6, 2024 special Board meeting and the December 12, 2024 Board meeting. Ms. Stanfield suggested that the December 12, 2024 minutes be amended to confirm that the annual polar plunge event would be conducted by the Tidal waves. Upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the December 6, 2024 minutes, as presented, and the December 12, 2024 minutes, as amended.

Director Logan then stated that the Board would receive a report from the WCSO and recognized Deputy Lovato, who provided a brief overview of recent patrols in the District. He noted that things continued to “run smoothly” in the District. Director Young then noted that one of the WCSO deputies had been locking the gates at District parks before the parks had officially closed. Deputy Lovato confirmed that he was aware that the gates had been locked early on a few instances. Director Young then requested that an agenda item be included on the agenda for the regular February meeting for additional discussion.

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 “D”**, with the Board and noted that there had been an issue with the electricity at Apache Pool. He noted that the issue had been resolved, but that a warranty was in place if troubles persisted. He concluded by stating that Premier had begun doing early preparation for the summer swim season.

Director Logan then stated that the Board would receive a report from Priority and recognized Mr. Welch who reviewed his report, attached as **Exhibit “E”**. Mr. Welch confirmed that Priority was focused on picking up fallen leaves in the District. He then stated that his firm had “chipped up” numerous Christmas trees. He concluded by confirming that new weathermatic

controllers had been installed in most of the District's parks and would provide for remote control of sprinklers.

Director Logan stated that the Board would next consider removal of wood at the Jumano Community Center. Director Young stated that there was an issue with flipping the wood and noted that he would need help in flipping the wood. He noted that he had not heard from any parties that wished to help with such efforts and that he had never composed a memorandum describing the desired assistance from potential volunteers. He then stated that the new members of the Amenities Subcommittee could work on dealing with the wood. Director Young further confirmed that the wood needed to be processed and recommended that the wood be stored indoors.

Director Logan stated that the Board would next consider the Proposal TWE-011525 from Twin Electric for electrical repairs and upgrades for the Jumano Community Center attached as **Exhibit "F"**. Ms. Sandoval confirmed that she had inspected the Community Center and recommended that the building be closed until the electrical issues were resolved. Director Logan agreed and stated that no one should be utilizing the Community Center. Upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the proposal from Twin Electric and to close the Community Center until the repairs were complete. Director Logan then directed Ms. Sandoval to notify the Boy Scouts that they would not be able to use the building until the repairs were complete.

Director Logan then stated that the Board would consider the application for a grant to the Lower Colorado River Authority for parks and trails, noting that the District's park consultant, Trent Rush, had suggested the Board consider applying for such grants. After discussion, the Board created the AD Hoc Park Grant Subcommittee and appointed Directors Johnson and Stanfield to serve on the Subcommittee, and directed the Subcommittee to undertake due diligence on behalf of the District relating to grants for parks and trails that might be available to the District.

Director Logan then stated that the Board would receive a report from the PR/Communications Subcommittee and Ms. Sandoval presented updates relating to the District newsletter.

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 "G"**. 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 Shoemaker and second by Director Stanfield, the Board voted 4-1 to approve the fund transfers and payment of the bills and invoices, as presented, with Director Logan voting “no.”

Director Logan then stated that the Board would discuss the community garden financial account. Mr. Wilson stated that he would establish methodology to track income and expenses specific to the community garden.

Director Logan then stated that the Board would receive a report from Gray Engineering and recognized Ms. Hall. Ms. Hall reviewed her report, attached as **Exhibit “H”**. She noted that her firm was in the process of reviewing bid documents for the District’s park bond projects.

Director Logan stated that the Board would next receive a report from Crossroads and recognized Mr. Ingallina. Mr. Ingallina reviewed the Operations Report, attached as **Exhibit “I”**. He stated that all lab results were satisfactory. He stated that he had two write-offs to present. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the write-offs.

Mr. Ingallina then discussed future AT&T Fiber installations in the District. He confirmed that no additional projects had been scheduled for the foreseeable future.

Mr. Ingallina then reminded the Board that it was required to conduct an annual review of the District’s identity theft prevention program under the Federal government’s “red flag rules”. He reported that Crossroads had confirmed that the District’s identity theft prevention program continued to be effective and there had been no incidents of identity theft in the District. He stated that Crossroads did not recommend any updates to the program. Mr. Abbott presented the identity theft report from Crossroads and the Resolution Confirming Annual Review of Identity Theft Prevention Program attached collectively as **Exhibit “J”**. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the Resolution.

Director Logan then reviewed the report from Texas Disposal Systems (“**TDS**”), attached as **Exhibit “K”**.

Director Logan stated that the Board would next discuss the Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000. Mr. Abbott the reviewed Quiddity Engineering’s proposal for the MS4 Phase II Storm Water Management Program and Engineering

proposal for Permit Year 1 Administration attached as **Exhibit “L”**. Director Logan noted that the Services Subcommittee would undertake additional due diligence relating to the historical costs of Quiddity’s MS4 proposals. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the proposal, subject to final approval by the Services Subcommittee.

Director Logan stated that the Board would next receive a report from the District’s general manager and recognized Ms. Sandoval who reviewed her report, attached as **Exhibit “M”**, with the Board. She noted that Twin Electric had requested payment of half of the total price of the Proposal TWE-011525 (\$7,550) prior to rendering services. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to authorize the payment.

Director Logan then stated that the Board would consider the proposal for a community mural at the Jumano Community Building attached as **Exhibit “N”**, noting that any funds needed for the mural would be allocated from Community Garden revenues. Director Young questioned whether an aluminum wall was suitable for a mural and Director Logan confirmed that the artist could make it work. The Board directed the Amenities Subcommittee to move forward with the proposal.

Director Logan then stated that the Board would review the MSRB Rule G-10 and Rule G-42 disclosures. Mr. Abbott reviewed the letter on behalf of Public Finance Group, the District’s financial advisor, attached as **Exhibit “O”**, relating to Rules G-10 and G-42 and confirmed that the firm was in full compliance with the cited federal standards. He then reviewed the list of the firms’ clients attached to the letter.

Director Logan then stated that the Board would 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.

Director Logan then stated that the Board would discuss the annual review of the Code of Ethics, Travel and Professional Services Policy and Financial Investment Policy and Adopting Updated List of Qualified Brokers. Mr. Abbott then reviewed the Resolution Confirming Annual Review of Code of Ethics, Travel, and Professional Services Policy and Financial Investment Policy and Adopting Updated List of Qualified Brokers attached as **Exhibit “P”**, noting that no changes were recommended other than the update of the list of qualified brokers contained in the District’s

financial policies. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the Resolution.

Mr. Abbott then called the Board's attention to the Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance attached as **Exhibit "Q"**. After discussion, upon motion by Director Shoemaker and second by Director Stanfield, the Board voted unanimously to approve the Resolution.

Director Logan stated that the Board would next discuss restrictive covenants, including the receipt of a report from the Community Association Management, Inc. ("CAM").

At 7:42 p.m., Director Logan stated that the Board would convene in executive session in order to receive legal advice from the District's attorney relating to restrictive covenants, as permitted by Sections 551.071 of the Texas Government Code.

At 7:53 p.m., the Board reconvened in open session, and Director Logan stated that no action had been taken during executive session. She then stated that the Board would discuss pending or contemplated litigation at 2805 Alexander Drive. After discussion, the District directed Mr. Abbott to not pursue the award of attorney's fees related to litigation at 2805 Alexander Drive as it appeared the issues relating to the restrictive covenants violations at the property were in the process of being resolved.

Director Logan then stated that the Board would discuss Board meeting structure and recognized Director Johnson who confirmed that he had been researching the utility of conducting special Board meetings to deal with policy considerations. He proposed that such meetings would be useful and that such meetings could be called on an ad hoc basis.

Director Logan stated that the Board would next discuss CASE and AWBD 2025 memberships and conferences. Director Logan confirmed that the District had joined AWBD for the 2025 calendar year and recommended that if Directors were interested in attending a conference that they attend the AWBD summer conference.

Director Logan confirmed that the next regular meeting of the Board was scheduled for February 26, 2025.

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

\* \* \*



[SIGNATURE PAGE TO JANUARY 22, 2025 MINUTES]

(SEAL)

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_  
Board of Directors

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

**ORDER AUTHORIZING THE ISSUANCE OF \$3,150,000 BLOCK HOUSE  
MUNICIPAL UTILITY DISTRICT UNLIMITED TAX PARK BONDS, SERIES 2025;  
LEVYING AN AD VALOREM TAX IN SUPPORT OF THE BONDS; APPROVING AN  
OFFICIAL STATEMENT; AUTHORIZING THE EXECUTION OF A PAYING  
AGENT/REGISTRAR AGREEMENT; AWARDING THE SALE OF THE BONDS; AND  
AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE BONDS**

**ADOPTED FEBRUARY 26, 2025**

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**ORDER AUTHORIZING THE ISSUANCE OF \$3,150,000 BLOCK HOUSE  
MUNICIPAL UTILITY DISTRICT UNLIMITED TAX PARK BONDS, SERIES 2025;  
LEVYING AN AD VALOREM TAX IN SUPPORT OF THE BONDS; APPROVING AN  
OFFICIAL STATEMENT; AUTHORIZING THE EXECUTION OF A PAYING  
AGENT/REGISTRAR AGREEMENT; AWARDING THE SALE OF THE BONDS; AND  
AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE BONDS**

**THE STATE OF TEXAS  
COUNTY OF WILLIAMSON  
BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

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**WHEREAS**, Block House Municipal Utility District (the "District"), a political subdivision of the State of Texas, was created by an order of the Texas Water Commission (predecessor in interest to the Texas Commission on Environmental Quality) (the "TCEQ" or the "Commission") on January 12, 1978, and confirmed pursuant to an election held within the District on April 4, 1981 as a conservation and reclamation district created under and essential to accomplish the purposes of Section 59, Article XVI of the Texas Constitution, as amended; and

**WHEREAS**, the District currently operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution, as amended; and

**WHEREAS**, at an election held on January 24, 1998, the voters of the District approved the issuance of bonds in one or more issues or series in the maximum principal amount of \$17,000,000 (the "Utility Bond Election") maturing serially or otherwise in such installments as are fixed by said board over a period or periods not exceeding forty (40) years from their date or dates, bearing interest at any rate or rates and to sell said bonds at any price or prices, provided that the net effective interest rate on any issue or series of said bonds shall not exceed the maximum legal limit in effect at the time of issuance of each issue or series of bonds, all as may be determined by the Board of Directors of said District, for the purpose or purposes of purchasing, constructing, acquiring, owning, operating, repairing, improving or extending a waterworks system, sanitary sewer system and drainage and storm sewer system, including, but not limited to, all additions to such systems and all works, improvements, facilities, land, plants, equipment, appliances, interests in property and contract rights needed therefor and administrative facilities needed in connection therewith, and to refund any bonds or other evidences of indebtedness issued by the district for any of the foregoing purposes in an amount not to exceed one and one-half times the amount of bonds or other evidences of indebtedness issued by the district and to provide for the payment of principal and interest on such bonds by the levy and collection of a sufficient tax upon all taxable property within the District all as authorized by the Constitution and laws of the State of Texas; and

**WHEREAS**, at an election held on November 8, 2020, the voters of the District authorized the issuance of bonds in one or more series in the maximum aggregate principal amount of \$3,150,000 (the "Park Bond Election") maturing serially or otherwise in such installments as are fixed by said board over a period or periods not exceeding twenty (20) years from their date or dates, bearing interest at any rate or rates and to sell said bonds at any price or prices, provided the

net effective interest rate shall not exceed the maximum legal limit in effect at the time of the issuance of each issue or series of bonds, all as may be determined by the Board of Directors of the District, for the purpose or purposes of developing, purchasing, constructing, acquiring, owning, operating, maintaining, improving or managing recreational facilities, including parks, landscaping, parkways, greenbelts, sidewalks, trails, public right-of-way beautification projects, recreational equipment and facilities and associated street and security lighting (including the park and trail improvements) and all costs needed to accomplish the purposes of the District authorized by Article 16, Section 59 of the Texas Constitution, the Texas Water Code or any other law now or hereafter enacted, and to provide for the payment of principal of an interest on such bonds by the levy and collection of an annual ad valorem tax on all taxable property within said District, all as now or hereafter authorized by the Constitution and laws of the State of Texas; and

**WHEREAS**, by order dated December 3, 2024 (the "Commission Order"), the TCEQ approved the issuance by the District of \$3,150,000 principal amount of bonds upon the terms and conditions outlined in the Commission Order; and

**WHEREAS**, the Board of Directors of the District deem it necessary and advisable at this time to issue \$3,150,000 of bonds pursuant to Article XVI, Section 59 of the Texas Water Code utilizing all of the voted authorization from the Park Bond Election, and reserving the right in the future to issue the remaining \$8,250,000 of bonds authorized at the Utility Bond Election.

**THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT:**

**ARTICLE ONE**  
**PREAMBLE**

**SECTION 1.01. INCORPORATION OF PREAMBLE.** The Board of Directors of the District hereby incorporates the recitals set forth in the preamble hereto as if set forth in full at this place and further finds and determines that the recitals are true and correct.

**ARTICLE TWO**  
**DEFINITIONS AND INTERPRETATIONS**

**SECTION 2.01. DEFINITIONS.** When used in this Bond Order, except in Article Six, and in any resolution or order amendatory or supplemental hereto, the terms listed below shall have the meanings specified below, unless it is otherwise expressly provided or unless the context otherwise requires:

"Additional Bonds" means the additional bonds payable from ad valorem taxes which the Board expressly reserves the right to issue in Article 11 of this Bond Order.

"Authorized Investments" means authorized investments as set forth in the Public Funds Investment Act, Chapter 2256, Texas Government Code and the District's investment policy.



"Blanket Issuer Letter of Representations" means the Blanket Issuer Letter of Representations between the District, the Registrar and DTC.

"Board of Directors" or "Board" means the governing body of the District.

"Bonds" means the Bonds initially issued and delivered pursuant to this Bond Order and all substitute Bonds exchanged therefor, as well as all other substitute bonds and replacement bonds issued pursuant hereto, and the term "Bond" shall mean any of the Bonds.

"Bond Order" or "Order" means this Bond Order of the Board of Directors authorizing the issuance of the Bonds.

"Commission" means the Texas Commission on Environmental Quality and any successors or assigns.

"Commission Order" means the order of the Commission signed December 3, 2024 approving the issuance of the Bonds upon the terms and conditions as outlined in such order.

"Defeasance Securities" means (i) Federal Securities, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm no less than "AAA" or its equivalent and (iv) any other then authorized securities or obligations under applicable state law that may be used to defease obligations such as the Bonds.

"District" means Block House Municipal Utility District and any other public agency succeeding to the powers, rights, privileges, and functions of the District and, when appropriate, the Board of Directors of the District.

"DTC" means The Depository Trust Company of New York.

"Exchange Bonds" means Bonds registered, authenticated, and delivered by the Registrar, as provided in Section 4.01 of this Bond Order.

"Federal Securities" means direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America.

"Fiscal Year" means the twelve-month accounting period for the District, which presently is the twelve-month period beginning on October 1 of each year and ending on September 30 of the following year, but which may be changed from time to time by the Board of Directors.

"Financial Obligation" means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Initial Bond" means the Bond authorized, issued, and initially delivered as provided in Section 3.02 of this Bond Order.

"Initial Purchaser" means the person identified in Section 15.01 of this Bond Order as the initial purchaser of the Bonds.

"Interest Payment Date" means a date on which interest on the Bonds is due and payable. Interest on the Bonds is due and payable on October 1, 2025 and each April 1 and October 1 thereafter until the earlier of maturity or redemption.

"MSRB" means the Municipal Securities Rulemaking Board.

"Outstanding" when used with reference to Bonds, means, as of a particular date, all Bonds theretofore and thereupon delivered except; (a) any Bond canceled by or on behalf of the District at or before said date, (b) any Bond defeased or no longer considered Outstanding pursuant to the provisions of this Order or otherwise defeased as permitted by applicable law and (c) any such Bond in lieu of or in substitution for which another Bond shall have been delivered pursuant to this Order.

"Record Date" means the close of business on the fifteenth (15th) calendar day of the month (whether or not a business day) next preceding each Interest Payment Date.

"Redemption Date" means a date fixed for redemption of any Bond pursuant to the terms of this Bond Order.

"Register" means the registry system maintained on behalf of the District by the Registrar in which are listed the names and addresses of the Registered Owners and the principal amount of Bonds registered in the name of each Registered Owner.

"Registered Owner" means any person or entity in whose name a Bond is registered.

"Registrar" or "Paying Agent/Registrar" means UMB Bank, N.A, or such other bank, trust company, financial institution, or other entity as may hereafter be designated by the District to act as paying agent and registrar for the Bonds in accordance with the terms of this Bond Order.

"Replacement Bonds" means the Bonds authorized by the District to be issued in substitution for lost, apparently destroyed, or wrongfully taken Bonds as provided in Section 4.02 of this Bond Order.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

"Special Record Date" means the new Record Date for the payment of a respective interest payment established by the Paying Agent/Registrar in the event of a non-payment of interest on a scheduled payment date.

"System" means the water system, sanitary sewer system, and drainage and storm sewer system that serves the District, including, but not limited to, all works, improvements, facilities, plants, equipment, appliances, interests in property, and contract rights needed therefor and administrative facilities needed in connection therewith, together with any additional or extensions thereto or improvements and replacements thereof; provided that the System shall not include facilities acquired or constructed to perform contracts between the District and other persons, including private corporations, municipalities and political subdivisions which are financed by proceeds of the District's revenue bonds issued particularly to finance facilities needed to perform such contracts.

**SECTION 2.02. INTERPRETATIONS.** The titles and headings of the articles and sections and the page numbers of this Bond Order have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof. This Bond Order and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of the Bonds and the validity of the taxes levied in payment thereof.

### **ARTICLE THREE** **AUTHORIZATION, REGISTRATION, EXECUTION** **AND AUTHENTICATION OF BONDS**

**SECTION 3.01. AMOUNT, NAME, PURPOSE AND AUTHORIZATION.** Each Bond issued pursuant to this Bond Order shall be known and designated as "Block House Municipal Utility District Unlimited Tax Park Bonds, Series 2025" and the Bonds shall be issued in the aggregate principal amount of \$3,150,000 for the purposes provided by the Park Bond Election and including those purposes authorized by the Commission Order to finance the following: (i) Tumlinson Park playscape; (ii) trail improvements; and (iii) water, wastewater, and drainage facilities to serve Tonkawa Park restroom and storage pavilion and dog park improvements. The remaining Bond proceeds will be used to: (i) capitalize approximately twelve (12) months' interest requirements on the Bonds; (ii) pay certain engineering costs; and (iii) pay other costs associated with the issuance of the Bonds.

**SECTION 3.02. FORM, DATE, NUMBERS AND DENOMINATION.** The Bonds shall be issued and delivered in fully registered form without coupons and may be

transferred and exchanged after initial delivery as provided in Article Four of this Bond Order. The Bonds shall be dated and have such other terms as provided in the Form of Bond in Article Six of this Bond Order. There shall be an Initial Bond delivered to the Attorney General and numbered T-1 as provided in the Form of Bond in Article Six of this Bond Order. Bonds registered and delivered by the Registrar subsequent to the Initial Bond shall be numbered by the Registrar R-1 upward and no two Bonds shall be given the same number. The Bonds registered and delivered subsequent to the Initial Bond shall be in principal denominations of \$5,000 or any integral multiple thereof.

**SECTION 3.03. INTEREST RATES AND MATURITIES.** The Bonds scheduled to mature on April 1 during the years, respectively, set forth below shall bear interest from the dates in the Form of Bond set forth in Article Six of this Bond Order to their respective dates of maturity at the following rates per annum:

<u>Year of Maturity</u>	<u>Amount Maturing</u>	<u>Interest Rate</u>	<u>Year of Maturity</u>	<u>Amount Maturing</u>	<u>Interest Rate</u>
2026	\$ 5,000	%	2031	\$ 390,000	%
2027	5,000		2032	405,000	
2028	300,000		2033	420,000	
2029	355,000		2034	440,000	
2030	370,000		2035	460,000	

**SECTION 3.04. PAYMENT OF PRINCIPAL AND INTEREST.** The Registrar is hereby appointed as the paying agent for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States of America which, on the date of payment, is legal tender for the payment of debts due the United States of America, upon their presentation and surrender as they become due and payable, whether at maturity or by prior redemption in the case of the Bonds, at the designated office for payment of the Registrar. The interest on each Bond shall be payable as provided in the Form of Bond by check payable on the Interest Payment Date, mailed by the Registrar on or before each Interest Payment Date to the Registered Owner as shown on the Register on the Record Date or, at the request of a Registered Owner, and at the Registered Owner's risk and expense, in such other manner as may be acceptable to the Registered Owner and the Registrar. Any accrued interest payable at maturity or earlier redemption, in the case of the Bonds, shall be paid upon presentation and surrender of the Bond to which such interest appertains.

If the date for payment on any Bond is a Saturday, Sunday, a legal holiday, or a day on which banking institutions in the city where the Registrar is located are authorized by law or executive order to close, or the United States Postal Service is not open for business, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or a day on which banking institutions are authorized by law or executive order to close, and payment on such date shall have the same force and effect as if made on the original date payment was due.

**SECTION 3.05. SUCCESSOR REGISTRARS.** The District covenants that at all times while any Bonds are outstanding it will provide a bank, trust company, financial institution

or other entity duly qualified and duly authorized to act as Registrar for the Bonds. The District reserves the right to change the Registrar on not less than 30 days written notice to the Registrar, so long as any such notice is effective at such time as to not disrupt payment on the next succeeding principal or interest payment date on the Bonds. Promptly upon the appointment of any successor Registrar, the previous Registrar shall deliver the Register or copies thereof to the new Registrar, and the new Registrar shall notify each Registered Owner, by United States mail, first-class postage prepaid, of such change and of the address of the new Registrar. Each Registrar hereunder, by acting in that capacity, shall be deemed to have agreed to the provisions of this Section.

**SECTION 3.06. SPECIAL RECORD DATE.** If interest on any Bond is not paid on any Interest Payment Date and continues unpaid for 30 days thereafter, the Registrar shall establish a new record date for the payment of such interest, to be known as a Special Record Date. The Registrar shall establish a Special Record Date when funds to make such interest payment are received from or on behalf of the District. Such Special Record Date shall be 15 days prior to the date fixed for payment of such past due interest and notice of the date of payment and the Special Record Date shall be sent by United States mail, first-class, postage prepaid, not later than 5 days prior to the Special Record Date, to each affected Registered Owner of record as of the close of business on the day prior to the mailing of such notice.

**SECTION 3.07. REGISTERED OWNERS.** The District, the Registrar and any other person may treat the person in whose name any Bond is registered as the absolute Registered Owner of such Bond for the purpose of making payment of principal or interest on such Bond, and for all other purposes, whether or not such Bond is overdue, and neither the District, nor the Registrar shall be bound by any notice or knowledge to the contrary. All payments made to the person deemed to be the Registered Owner of any Bond in accordance with this Section 3.07 shall be valid and effectual and shall discharge the liability of the District and the Registrar upon such Bond to the extent of the sums paid.

**SECTION 3.08. EXECUTION OF BONDS.** The Bonds shall be signed on behalf of the District by the President or Vice-President of the Board of Directors and attested by the Secretary or Assistant Secretary, by their manual, lithographed, or facsimile signatures, and the official seal of the District shall be impressed or placed in facsimile thereon. The facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and the facsimile seal on the Bonds shall have the same effect as if the official seal of the District had been manually impressed upon each of the Bonds. If any officer of the District whose manual or facsimile signature appears on the Bonds shall cease to be such officer before the authentication of such Bonds or before the delivery of such Bonds, such manual or facsimile signature shall nevertheless be valid and sufficient for all purposes as if such officer had remained in such office.

**SECTION 3.09. AUTHENTICATION.** The Initial Bond shall bear thereon a certificate of registration of the Comptroller of Public Accounts of the State of Texas, substantially in the form provided in Section 6.02 of this Bond Order, manually executed by the Comptroller or a duly authorized deputy. All other Bonds shall bear a certificate of authentication, substantially in the form provided in Section 6.03 of this Bond Order, manually executed by an authorized officer of the Registrar. No Bond shall be valid or obligatory for any purpose unless either the

registration certificate of the Comptroller or the authentication certificate of the Registrar has been signed by a duly authorized officer thereof.

**SECTION 3.10. BOOK-ENTRY-ONLY PROVISIONS.** (a) Book-Entry-Only System. The Bonds issued in exchange for the Initial Bond shall be issued in the form of a separate single fully registered Bond for each of the maturities thereof registered in the name of Cede & Co., as nominee of The Depository Trust Company of New York ("DTC") and except as provided in subsection (b) hereof, all of the outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the District and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC participants (the "DTC Participant") or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the District and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner, as shown on the Register, of any notice with respect to the Bonds, or (iii) the payment to any DTC Participant or any person, other than a Registered Owner, as shown in the Register of any amount with respect to principal of or interest on the Bonds. Notwithstanding any other provision of this Bond Order to the contrary, but to the extent permitted by law, the District and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of and interest, with respect to such Bond, for the purposes of registering transfers with respect to such Bond, and for all other purposes of registering transfers with respect to such Bonds, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the respective Registered Owners, as shown in the Register as provided in this Bond Order, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Register, shall receive a Bond evidencing the obligation of the District to make payments of principal, and interest pursuant to this Bond Order. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Bond Order with respect to interest checks being mailed to the registered owner at the close of business on the Record Date the word "Cede & Co." in this Bond Order shall refer to such new nominee of DTC.

(b) Successor Securities Depository; Transfer Outside Book-Entry-Only System. In the event that the District determines to discontinue the book-entry system through DTC or a successor or DTC determines to discontinue providing its services with respect to the Bonds, the District shall either (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC

Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Bonds and transfer one or more separate Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names the Registered Owner transferring or exchanging Bond shall designate, in accordance with the provisions of this Bond Order.

(c) Payments to Cede & Co. Notwithstanding any other provision of this Bond Order to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the Blanket Issuer Letter of Representations of the District to DTC.

(d) DTC Blanket Letter of Representations. The District authorizes execution of a Blanket Issuer Letter of Representations with DTC establishing the Book-Entry-Only System which will be utilized with respect to the Bonds.

(e) Cancellation of Initial Bond. On the closing date, one Initial Bond representing the entire principal amount of the Bonds, payable in stated installments to the order of the Initial Purchaser of the Bonds or its designee set forth in Section 15.01 of this Bond Order, executed by manual or facsimile signature of the President or Vice President and Secretary or Assistant Secretary, approved by the Attorney General of Texas, and registered and manually signed by the Comptroller of Public Accounts of the State of Texas, will be delivered to such Initial Purchaser or its designee set forth in Section 15.01 of this Bond Order. Upon payment for the Initial Bond, the Registrar shall cancel the Initial Bond and deliver to DTC on behalf of such Initial Purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all the Bonds for such maturity.

## **ARTICLE FOUR**

### **REGISTRATION, TRANSFER AND EXCHANGE**

**SECTION 4.01. REGISTRATION, TRANSFER AND EXCHANGE.** So long as any Bonds remain outstanding, the Registrar shall keep at its designated office for payment the Register, in which, subject to such reasonable regulations as it may prescribe, the Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of this Bond Order.

Each Bond shall be transferable only upon the presentation and surrender thereof at the designated office for payment of the Registrar, duly endorsed for transfer, or accompanied by an assignment duly executed by the Registered Owner or an authorized representative in form satisfactory to the Registrar. Upon due presentation of any Bond for transfer, the Registrar shall authenticate and deliver in exchange therefor, within 72 hours after such presentation, a new Bond or Bonds of the same type, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount, and bearing interest at the same rate as the Bond or Bonds so presented.

All Bonds shall be exchangeable upon presentation and surrender thereof at the designated office for payment of the Registrar for a Bond or Bonds of the same maturity and interest rate and in any authorized denomination, in an aggregate principal amount equal to the unpaid principal amount of the Bond or Bonds presented for exchange. The Registrar shall be and is hereby authorized to authenticate and deliver exchange Bonds in accordance with the provisions of this Section 4.01. Each Bond delivered in accordance with this Section 4.01 shall be entitled to the benefits and security of this Bond Order to the same extent as the Bond or Bonds in lieu of which such Bond is delivered.

The District or the Registrar may require the Registered Owner of any Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Bond. Any fee or charge of the Registrar for such transfer or exchange shall be paid by the District.

**SECTION 4.02. MUTILATED, LOST OR STOLEN BONDS.** Upon the presentation and surrender to the Registrar of a mutilated Bond, the Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. If any Bond is lost, apparently destroyed, or wrongfully taken, the District, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall execute and the Registrar shall authenticate and deliver a replacement Bond of like amount, bearing a number not contemporaneously outstanding.

The District or the Registrar may require the Registered Owner of a mutilated Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection therewith and any other expenses connected therewith, including the fees and expenses of the Registrar. The District or the Registrar may require the Registered Owner of a lost, apparently destroyed or wrongfully taken Bond, before any replacement Bond is issued, to:

- (a) furnish to the District and the Registrar satisfactory evidence of the ownership of and the circumstances of the loss, destruction or theft of such Bond;
- (b) furnish such security or indemnity as may be required by the Registrar and the District to save them harmless;
- (c) pay all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Registrar and any tax or other governmental charge that may be imposed; and
- (d) meet any other reasonable requirements of the District and the Registrar.

If, after the delivery of such replacement Bond, a bona fide purchaser of the original Bond which such replacement Bond was issued presents for payment such original Bond, the District and the Registrar shall be entitled to recover such replacement Bond from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled



to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost or expense incurred by the District or the Registrar in connection therewith.

If any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the District in its discretion may, instead of issuing a replacement Bond, authorize the Registrar to pay such Bond.

Each replacement Bond delivered in accordance with this Section 4.02 shall be entitled to the benefits and security of this Bond Order to the same extent as the Bond or Bonds in lieu of which such replacement is delivered.

**SECTION 4.03. CANCELLATION OF BONDS.** All Bonds paid in accordance with this Bond Order, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated, registered, and delivered in accordance herewith, shall be canceled and destroyed upon the making of proper records regarding such payment, redemption, exchange, or replacement. This Registrar shall furnish the District with appropriate certificates of destruction of such Bonds.

**ARTICLE FIVE**  
**REDEMPTION OF BONDS BEFORE MATURITY**

**SECTION 5.01. REDEMPTION OF BONDS.** The District reserves the right, at its option, to redeem the Bonds as set forth in the FORM OF BOND in Section 6.01.

**ARTICLE SIX**  
**FORM OF BOND AND CERTIFICATES**

**SECTION 6.01. FORM OF BOND.** The Bonds authorized by this Bond Order shall be in substantially the following Form, with such omissions, insertions, and variations, including variations in form, spacing, and style, as may be necessary and desirable and consistent with the terms of this Bond Order. The District shall provide sufficient printed bond forms, duly executed by the District, to the Registrar for registration, authentication, and delivery of the Bonds in accordance with the provisions of this Bond Order.

**FORM OF BOND**

**UNITED STATES OF AMERICA  
STATE OF TEXAS**

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
UNLIMITED TAX PARK BOND,  
SERIES 2025**

**NO. R-**

**PRINCIPAL  
AMOUNT  
\$3,150,000**

**INTEREST**  
**RATE**

%

**DATE OF**  
**BOND**

March 27, 2025

**MATURITY**  
**DATE**

**CUSIP**  
**NO.**

**REGISTERED OWNER: CEDE & CO.**

**PRINCIPAL AMOUNT: THREE MILLION ONE HUNDRED FIFTY THOUSAND DOLLARS**

**ON THE MATURITY DATE** specified above, **BLOCK HOUSE MUNICIPAL UTILITY DISTRICT** (the "District"), being a political subdivision of the State of Texas, hereby promises to pay to the Registered Owner set forth above, or registered assign (hereinafter called the "Registered Owner") the principal amount set forth above, and to pay interest thereon calculated on the basis of a 360 day year consisting of twelve 30 day months, from the date of initial delivery of the Bonds on October 1, 2025 and semiannually on each April 1 and October 1 thereafter (an "Interest Payment Date") to the maturity date specified above, or the date of redemption prior to maturity, at the interest rate per annum specified above; except that if this Bond is required to be authenticated and the date of its authentication is after any Record Date (hereinafter Defined) but on or before the next following Interest Payment Date, in which case such principal amount shall bear interest from such next following Interest Payment Date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged or converted from is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full. Notwithstanding the foregoing, during any period in which ownership of the Bonds is determined only by a book entry at a securities depository for the Bonds, any payment to the securities depository, or its nominee or registered assigns, shall be made in accordance with existing arrangements between the District and the securities depository.

**THE PRINCIPAL OF AND INTEREST ON** this Bond are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the Registered Owner hereof upon presentation and surrender of this Bond at maturity or upon the date fixed for its redemption prior to maturity at UMB Bank, N.A, which is the "Registrar" or "Paying Agent/Registrar" for this Bond at its designated office for payment in Dallas, Texas. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each Interest Payment Date by check or draft, dated as of such Interest Payment Date, drawn by the Registrar on, and payable solely from, funds of the District required by the order authorizing the issuance of the Bonds (the "Bond Order") to be on deposit with the Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Registrar by United States mail, first-class postage prepaid, on or before each such Interest Payment Date, to the Registered Owner hereof, at its address as it appeared on the fifteenth (15th) calendar day of the month (whether or not a business day) next preceding each such date (the "Record Date") on the Register kept by the Registrar listing the names and addresses of the Registered Owners (the "Register"). In addition, interest may be paid by such other method, acceptable to the Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 calendar days

thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the District. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 calendar days after the Special Record Date) shall be sent at least 5 business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner as it appears on the Register at the close of business on the last business day next preceding the date of mailing of such notice.

**DURING ANY PERIOD** in which ownership of the Bonds is determined only by a book entry at a securities depository for the Bonds, if fewer than all of the Bonds of the same maturity and bearing the same interest rate are to be redeemed, the particular Bonds of such maturity and bearing such interest rate shall be selected in accordance with the arrangements between the District and the securities depository.

**ANY ACCRUED INTEREST** due at maturity or upon the redemption of this Bond prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Bond for payment at the designated office for payment of the Paying Agent/Registrar. The District covenants with the Registered Owner of this Bond that on or before each principal payment date, interest payment date, and any redemption date for this Bond it will make available to the Registrar, from the "Debt Service Fund" the creation of which is affirmed by the Bond Order, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due.

**IF THE DATE** for any payment due on this Bond shall be a Saturday, Sunday, a legal holiday, or a day on which banking institutions in the city where the designated office for payment of the Paying Agent/Registrar is located are authorized by law or executive order to close, or the United States Postal Service is not open for business, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day on which banking institutions are authorized to close, or the United States Postal Service is not open for business; and payment on such date shall have the same force and effect as if made on the original date payment was due.

**THIS BOND** is one of a series of Bonds dated as of March 27, 2025 and authorized to be issued pursuant to the Bond Order adopted by the Board of Directors of the District in the principal amount of \$3,150,000 pursuant to the Park Bond Election and including those purposes authorized by the Commission Order to finance the District's share of the following: **(I) TUMLINSON PARK PLAYScape; (II) TRAIL IMPROVEMENTS; AND (III) WATER, WASTEWATER, AND DRAINAGE FACILITIES TO SERVE TONKAWA PARK RESTROOM AND STORAGE PAVILION AND DOG PARK IMPROVEMENTS. THE REMAINING BOND PROCEEDS WILL BE USED TO: (I) CAPITALIZE APPROXIMATELY TWELVE (12) MONTHS' INTEREST REQUIREMENTS ON THE BONDS; (II) PAY CERTAIN ENGINEERING COSTS; AND (III) PAY OTHER COSTS ASSOCIATED WITH THE ISSUANCE OF THE BONDS.**

**ON APRIL 1, 2032 OR ON ANY DATE THEREAFTER**, the Bonds maturing on and after April 1, 2033 may be redeemed prior to their scheduled maturities, at the option of the

District, with funds derived from any available and lawful source, at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption as a whole, or from time to time in part, and, if in part, the particular Bonds, or portions thereof, or the sinking fund installments in the case of the Term Bonds, defined below, to be redeemed shall be selected and designated by the District, and if less than all of a maturity or sinking fund installment is to be redeemed, the Registrar shall determine by lot or other random customary method the Bonds, or portions thereof within such maturity or sinking fund installment to be redeemed (provided that a portion of a Bond may be redeemed only in integral multiples of \$5,000 of principal amount).

**THE BONDS MATURING ON APRIL 1, 20\_\_** are subject to mandatory sinking fund redemption prior to maturity in the following amounts on the following dates and at a price of par plus accrued interest to the redemption date ("Term Bonds").

<b>Term Bond Maturing on October 1, 20__*</b>	
<b><u>Redemption Date</u></b>	<b><u>Principal Amount</u></b>
April 1, 20__	\$
April 1, 20__	\$

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\*Stated Maturity

<b>Term Bond Maturing on October 1, 20__*</b>	
<b><u>Redemption Date</u></b>	<b><u>Principal Amount</u></b>
April 1, 20__	\$
April 1, 20__	\$

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\*Stated Maturity

**THE PRINCIPAL AMOUNT** of the Term Bonds required to be redeemed pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the District by the principal amount of any Term Bond of the stated maturity which, at least 50 days prior to a mandatory redemption date, (1) shall have been acquired by the District at a price not exceeding the principal amount of such Term Bond plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the District with monies in the Debt Service Fund at a price not exceeding the principal amount of the Term Bonds plus accrued interest to the date of purchase thereof, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory sinking fund redemption requirement.

**AT LEAST 30** calendar days prior to the date fixed for any optional redemption of Bonds or portions thereof prior to maturity a written notice of such optional redemption shall be sent by the Registrar by United States mail, first-class postage prepaid, to the Registered Owner of each Bond to be redeemed at its address as it appeared on the Register on the 45th calendar day prior to such redemption date at least 30 days prior to the date fixed for optional redemption and to major securities depositories and bond information services. By the date fixed for any such redemption due provision shall be made with the Registrar for the payment of the required redemption price for the Bonds or portions for which such payment is made, all as provided above. The Bonds or

portions thereof which are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Registrar out of the funds provided for such payment. If a portion of any Bond shall be redeemed, a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in any authorized denomination or denominations, at the written request of the Registered Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the District, all as provided in the Bond Order.

**WITH RESPECT TO** any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Bond Order have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the District, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the District shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

**ALL BONDS OF THIS SERIES** are issuable solely as fully registered Bonds, without interest coupons, in the principal denomination in the case of the Bonds, of any integral multiple of \$5,000. As provided in the Bond Order, this Bond may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate amount of fully registered Bonds, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having any authorized denomination or denominations as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Registrar for cancellation, all in accordance with the form and procedures set forth in the Bond Order. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Registrar, evidencing assignment of this Bond or any portion or portions hereof in any authorized denomination to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be registered. The Form of Assignment printed or endorsed on this Bond may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Registrar may be used to evidence the assignment of this Bond or any portion or portions hereof from time to time by the Registered Owner. The Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Bond or portion thereof will be paid by the District. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Registrar shall not be required to make any such transfer, conversion or exchange of any Bond or any portion thereof (i) during the period commencing with

the close of business on any Record Date and ending with the opening of business on the next following principal or Interest Payment Date or (ii) within 45 calendar days prior to its redemption date; provided, however, such limitation on transferability shall not be applicable to an exchange by the Registered Owner of the unredeemed balance hereof in the event of its redemption in part.

**WHENEVER** the beneficial ownership of this Bond is determined by a book entry at a securities depository for the Bonds, the foregoing requirements of holding, delivering or transferring this Bond shall be modified to require the appropriate person or entity to meet the requirements of the securities depository as to registering or transferring the book entry to produce the same effect.

**IN THE EVENT** any Registrar for the Bonds is changed by the District, resigns, or otherwise ceases to act as such, the District has covenanted in the Bond Order that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owners of the Bonds.

**THE BONDS** are payable from the proceeds of an ad valorem tax, without legal limit as to rate or amount, levied upon all taxable property within the District. The Bond Order provides that the District reserves the right to consolidate with one or more conservation and reclamation districts, to consolidate its waterworks and sewer systems with the systems of such districts. The Bond Order further provides that the pledge of taxes, to the payment of the Bonds shall terminate at such time, if ever, as (i) money and/or Defeasance Securities are deposited with or made available to the Registrar in accordance with the Bond Order or (ii) a city dissolves the District and assumes the obligations of the District pursuant to existing Texas law.

**THE BONDS** are issued pursuant to the Bond Order, whereunder the District covenants to levy a continuing direct annual ad valorem tax, without legal limit as to rate or amount, on all taxable property within the District, for each year while any part of the Bonds are considered outstanding under the provisions of the Bond Order, in sufficient amount, together with revenues and receipts available from other sources which are equally available for such purposes, to pay interest on the Bonds as it becomes due, to provide a sinking fund for the payment of the principal of the Bonds when due or the redemption price at any earlier required redemption date with respect to the Bonds, and to pay the expenses of assessing and collecting such tax, all as more specifically provided in the Bond Order. Reference is hereby made to the Bond Order for provisions with respect to the operation and maintenance of the District's facilities, the custody and application of funds, remedies in the event of a default hereunder or thereunder, and the other rights of the Registered Owners of the Bonds. By acceptance of this Bond the Registered Owner hereof consents to all of the provisions of the Bond Order, a certified copy of which is on file in the office of the District.

**THE OBLIGATION** to pay the principal of and the interest on this Bond is solely and exclusively the obligation of the District until such time, if ever, as the District is abolished and this Bond is assumed as described above. No other entity, including the State of Texas, any political subdivision thereof other than the District, or any other public or private body, is obligated, directly, indirectly, contingently, or in any other manner, to pay the principal of or the interest on this Bond from any source whatsoever. No part of the physical properties of the

District, including the properties provided by the proceeds of the Bonds, is encumbered by any lien for the benefit of the Registered Owner of this Bond.

**THE DISTRICT RESERVES THE RIGHT** to issue additional bonds heretofore or hereafter duly authorized at elections held in the District payable from a lien on and pledge of taxes; revenue bonds, notes and other obligations payable solely from revenues of the District or revenues to be received under contracts with other persons, including private corporations, municipalities and political subdivisions or from any other source. The District further reserves the right to issue refunding bonds in any manner permitted by law to refund any bonds (including the Bonds) at or prior to their respective dates of maturity or redemption.

**TO THE EXTENT** permitted by and in the manner provided in the Bond Order, the terms and provisions of the Bond Order and the rights of the Registered Owners of the Bonds may be modified with, in certain circumstances, the consent of the Registered Owners of a majority in aggregate principal amount of the Bonds affected thereby; provided, however, that, without the consent of the Registered Owners of all of the Bonds affected, no such modification shall (i) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof or the rate of interest thereon, or in any other way modify the terms of payment of the principal of or interest on the Bonds, (ii) give any preference to any Bond over any other Bond, or (iii) reduce the aggregate principal amount of the Bonds required for consent to any such modification.

**THIS BOND** shall not be valid or obligatory for any purpose or be entitled to any benefit under the Bond Order unless this Bond either (a) is registered by the Comptroller of Public Accounts of the State of Texas as evidenced by execution of the registration certificate endorsed hereon or (b) is authenticated as evidenced by execution of the authentication certificate endorsed hereon by the Registrar.

**IT IS HEREBY CERTIFIED, COVENANTED, AND REPRESENTED** that all acts, conditions, and things necessary to be done precedent to the issuance of the Bonds in order to render the same legal, valid, and binding obligations of the District have happened and have been accomplished and performed in regular and due time, form, and manner, as required by law; that provision has been made for the payment of the principal of and interest on the Bonds by the levy of a continuing, direct annual ad valorem tax upon all taxable property within the District and that issuance of the Bonds does not exceed any constitutional or statutory limitation. In the event that any provisions herein contained do or would, presently or prospectively, operate to make any part hereof void or voidable, such provisions shall be without effect or prejudice to the remaining provisions hereof, which shall nevertheless remain operative, and such violative provisions, if any, shall be reformed by a court of competent jurisdiction within the limits of the laws of the State of Texas.

**IT IS FURTHER CERTIFIED** that the District has designated the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b) of the Internal Revenue Code of 1986.

**IN WITNESS WHEREOF**, the District has caused this Bond to be signed with the manual or facsimile signature of the President or Vice President of the Board of Directors of the District and countersigned with the manual or facsimile signature of the Secretary or Assistant Secretary of the Board of Directors of the District and has caused the official seal of the District to be duly impressed, or placed in facsimile, on this Bond.

**BLOCK HOUSE MUNICIPAL UTILITY  
DISTRICT**

\_\_\_\_\_  
Secretary, Board of Directors

\_\_\_\_\_  
President, Board of Directors

(SEAL)

**INSERTIONS FOR THE INITIAL BOND**

The Initial Bond shall be in the form set forth in this Section, except that:

A. immediately under the name of the Bond, the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words "As shown below" and "CUSIP NO." shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

**"ON THE MATURITY DATE SPECIFIED BELOW**, Block House Municipal Utility District (the "District"), being a political subdivision, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on April 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Year of Maturity</u>	<u>Amount Maturing</u>	<u>Interest Rate</u>
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(Information from Section 3.03 to be inserted)

The District promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the initial date of delivery of the Bonds at the respective Interest Rate per annum specified above. Interest is payable on October 1, 2025 and semiannually on each April 1 and October 1 thereafter to the date of payment of the principal installment specified above; except, that if this Bond is required to be authenticated and the date of its authentication is after any Record Date (hereinafter defined) but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full."

C. The Initial Bond shall be numbered "T-1."



**SECTION 6.02. REGISTRATION OF INITIAL BOND BY STATE COMPTROLLER AND CERTIFICATE.** The Initial Bond shall be registered by the Comptroller of Public Accounts of the State of Texas as provided by law. The registration certificate of the Comptroller of Public Accounts of the State of Texas shall be printed on the face of the Initial Bond and shall be in substantially the following form:

**COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO.**

I hereby certify that this Bond has been examined, certified as to validity, and approved by the Attorney General of the State of Texas, and that this Bond has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this \_\_\_\_\_.

\_\_\_\_\_  
Comptroller of Public Accounts  
of the State of Texas

(COMPTROLLER'S SEAL)

**SECTION 6.03. FORM OF AUTHENTICATION CERTIFICATE.** The following form of authentication certificate shall be printed on the face of each of the Bonds other than the Initial Bond:

**PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE  
(To Be Executed If This Bond Is Not Accompanied By An  
Executed Registration Certificate of the Comptroller  
Of Public Accounts of the State Of Texas)**

It is hereby certified that this Bond has been issued under the provisions of the Bond Order described in the text of this Bond; and that this Bond has been issued in conversion or replacement of, or in exchange for, a Bond, Bonds, or a portion of a Bond or Bonds of a series which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: \_\_\_\_\_

**UMB Bank, N.A., Registrar**

By \_\_\_\_\_  
Authorized Representative

**SECTION 6.04. FORM OF ASSIGNMENT.** A form of assignment shall be printed on the back of each of the Bonds and shall be in substantially the following form:

## ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

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Please insert Social Security or Taxpayer Identification Number of Transferee

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(Please print or typewrite name and address, including zip code of Transferee)

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the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_, attorney, to register the transfer of the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: \_\_\_\_\_

Signature Guaranteed:

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NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

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NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.

**SECTION 6.05. CUSIP REGISTRATION.** The President of the Board of Directors may secure the printing of identification numbers on the Bonds through the CUSIP Service Bureau.

**SECTION 6.06. LEGAL OPINION AND BOND INSURANCE.** The approving opinion of McCall, Parkhurst & Horton L.L.P., Austin, Texas, may be printed on the back of the Bonds over the certification of the Secretary or Assistant Secretary of the Board of Directors which may be executed in facsimile. In addition, if any bond insurance is obtained, any statement of insurance may be placed on the Bonds.

**ARTICLE SEVEN**  
**SECURITY OF THE BONDS**

**SECTION 7.01. SECURITY OF BONDS AND PERFECTION OF LIEN.** The Bonds are secured by and payable from the levy of a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, upon all taxable property within the District.

Chapter 1208, Texas Government Code, applies to the issuance of the Bonds and the pledge of the ad valorem taxes granted by the District under this Bond Order, and is therefore valid, effective, and perfected. If Texas law is amended at any time while the Bonds are outstanding and unpaid such that the pledge of ad valorem taxes granted by the District under this Bond Order is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the District agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing to perfect the security interest in said pledge to occur.

**SECTION 7.02. LEVY OF TAX.** To pay the interest on the Bonds, and to create a sinking fund for the payment of the principal thereof when due, and to pay the expenses of assessing and collecting such taxes, there is hereby levied, and there shall be assessed and collected in due time, a continuing direct annual ad valorem tax without limit as to rate or amount on all taxable property in the District for each year while any of the Bonds are outstanding. All of the proceeds of such collections, except expenses incurred in that connection, shall be paid into the Debt Service Fund, and the aforementioned tax and such payments into such fund shall continue until the Bonds and the interest thereon have been fully paid and discharged, and such proceeds shall be used for such purposes and no other. While said Bonds, or any of them, are outstanding and unpaid, an ad valorem tax will be ample and sufficient to provide funds to pay the interest on said Bonds and to provide the necessary sinking fund to pay the principal when due, full allowance being made for delinquencies and costs of collection, together with revenues and receipts from other sources that are legally available for such purpose, shall be levied and collected and applied to the payment of principal and interest on the Bonds, as follows:

- (a) By September 1 in each year, or as soon thereafter as practicable, the Board shall consider the taxable property in the District and determine the actual rate per \$100 valuation of taxable property which is to be levied in that year and levy the tax against all taxable property in the District.
- (b) In determining the actual rate to be levied in each year, the Board shall consider among other things:
  - (i) the amount which should be levied for maintenance and operation purposes;
  - (ii) the amount which should be levied for the payment of principal, interest, and redemption price of each series of bonds or notes payable in whole or in part from taxes;

(iii) the amount which should be levied for the purpose of paying all other contractual obligations of the District payable in whole or in part from taxes; and

(iv) the percentage of anticipated tax collections and the cost of collecting the taxes.

(c) In determining the amount of taxes which should be levied each year, the Board shall consider whether proceeds from the sale of Bonds have been placed in the Debt Service Fund to pay interest on the Bonds and whether the Board reasonably expects to have revenue or receipts available from other sources which are legally available to pay debt service on the Bonds.

(d) There is hereby appropriated lawfully available funds of the District in a sum sufficient to pay the interest and/or principal to become due on the Bonds prior to receipt of applicable ad valorem tax receipts.

**SECTION 7.03. PAYMENT OF BONDS AND PERFORMANCE OF OBLIGATIONS.** The District covenants to pay promptly the principal of and interest on the Bonds as the same become due and payable, whether at maturity or by prior redemption, in accordance with the terms of the Bonds and this Bond Order, and to keep and perform faithfully all of its covenants, undertakings, and agreements contained in this Bond Order, or in any Bond executed, authenticated, and delivered hereunder.

**SECTION 7.04. CONSOLIDATION OR DISSOLUTION OF DISTRICT.** To the extent provided by law, the pledge of taxes set forth in Section 7.02 will terminate if a city takes over all properties and assets, assumes all debts, liabilities, and obligations, and performs all functions and services of the District, and the District is abolished pursuant to law.

The laws of the State of Texas permit the District to be consolidated with one or more conservation and reclamation districts.

## **ARTICLE EIGHT**

### **FLOW OF FUNDS AND INVESTMENTS**

**SECTION 8.01. CREATION OF FUNDS.** The Debt Service Fund, the Operating Fund, and the Series 2025 Capital Projects Fund are hereby created or confirmed. The Debt Service Fund shall be kept separate and apart from all other funds of the District. The Debt Service Fund shall constitute a trust fund which shall be held in trust for the benefit of the owners of the Bonds. All other funds shall be used solely as provided in this Bond Order until all of the Bonds have been retired, both as to principal and interest.

**SECTION 8.02. OPERATING FUND.** The Operating Fund shall comprise the fund of the District for paying general and administrative expenses of the District and System, as applicable. The District shall deposit to the credit of the Operating Fund all income or increment which may grow out of the ownership and operation of the System unless derived from contracts

with other persons, including private corporations, municipalities, and political subdivisions which, under the terms of the authorizing orders, may be pledged for the requirements of the District's revenue bonds issued particularly to finance the facilities needed in performing any such contracts, and the District may deposit to the credit of the Operating Fund such other income or receipts of the District not otherwise required to be applied by this Bond Order. The Operating Fund shall be used solely to (i) pay all reasonable expenses of the administration and efficient operation of the District and System, as applicable, (ii) transfer from time to time any excess to the credit of the Debt Service Fund when needed to pay the obligations of the District payable therefrom, and (iii) pay any other expense of the District to the extent the balance of the Debt Service Fund and tax collections available for deposit thereto are sufficient to pay when due the obligations of the District payable from the Debt Service Fund.

**SECTION 8.03. SERIES 2025 CAPITAL PROJECTS FUND.** The Series 2025 Capital Projects Fund shall comprise a capital improvements fund of the District. The District shall deposit to the credit of the Series 2025 Capital Projects Fund the balance of the proceeds of the Bonds remaining after the deposits to the Debt Service Fund provided in Section 9.03 of this Bond Order. The Series 2025 Capital Projects Fund shall be applied solely to pay (i) the costs necessary or appropriate to accomplish such of the purposes for which the Bonds are issued as approved by the Commission with any surplus proceeds applied in accordance with the Bond Election and subject to the Commission's further approval or as authorized by Commission rules and (ii) the costs of issuing the Bonds. Interest earnings derived from the investment of proceeds from the sale of the Bonds deposited in the Series 2025 Capital Projects Fund shall be used for the purpose for of the Bonds are issued; provided that after completion of the purposes set forth in Section 3.01 of this Bond Order and as otherwise approved or authorized by the Commission any interest earnings remaining on hand shall be deposited in the Debt Service Fund.

**SECTION 8.04. SECURITY OF FUNDS.** Any cash balance in any fund, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, shall be continuously secured in the manner provided by law for the security of funds of counties of the State of Texas.

**SECTION 8.05. DEBT SERVICE FUND.** The District shall deposit or cause to be deposited into the Debt Service Fund the aggregate of the following at the time specified:

- (a) As soon as practicable after the Bonds are sold, accrued interest on the Bonds from their date to the date of their delivery, if any, and capitalized interest on the Bonds for twelve (12) months; and
- (b) The proceeds from collection of the ad valorem taxes levied, assessed and collected for and on account of the Bonds pursuant to Section 7.02 hereof, less costs of collection, as collected.

On or before the date for payment of the principal and/or Interest Payment Date on the Bonds, the Board of Directors shall cause the transfer of moneys out of the Debt Service Fund to the Registrar in an amount not less than that which is sufficient to pay the principal which matures on such date

and the interest which accrues on such date. The District shall pay fees and charges of the Registrar for its services as paying agent and registrar for the Bonds from the Debt Service Fund.

**SECTION 8.06. INVESTMENTS; EARNINGS.** Moneys deposited into the Debt Service Fund, the Operating Fund and the Series 2025 Capital Projects Fund and any other fund or funds which the District may lawfully create may be invested or reinvested in Authorized Investments. All investments and any profits realized from and interest accruing on investments made from any fund may be transferred to the Debt Service Fund. If any moneys are so invested, the District shall have the right to have sold in the open market a sufficient amount of such investments to meet its obligations in the event any fund does not have sufficient uninvested funds on hand to meet the obligations payable out of such fund. After such sale the moneys resulting therefrom shall belong to the fund from which the moneys for such investments were initially taken. The District shall not be responsible to the Registered Owners for any loss arising out of the sale of any investments.

**SECTION 8.07. MAINTENANCE OF FUNDS.** Any funds created pursuant to this Bond Order may be created as separate funds or accounts or as subaccounts of the District's General Fund held by the District's depository, and, as such, not held in separate bank accounts. Such treatment shall not constitute a commingling of the monies in such funds or of such funds and the District shall keep full and complete records indicating the monies and investments credited to each such fund.

## **ARTICLE NINE**

### **APPLICATION OF BOND PROCEEDS**

**SECTION 9.01. BOND PROCEEDS.** Proceeds from the sale of the Bonds will be disbursed in accordance with this Article.

**SECTION 9.02. ACCRUED AND CAPITALIZED INTEREST.** Moneys received from the Initial Purchaser of the Bonds representing accrued interest on the Bonds from their date to the date of their actual delivery, if any, shall be deposited into the Debt Service Fund. In addition, proceeds of the Bonds representing capitalized interest shall be deposited into the Debt Service Fund.

**SECTION 9.03. CAPITAL PROJECTS.** Proceeds of the Bonds necessary to complete the purposes set forth in Section 3.01 herein and to pay the costs of issuance of the Bonds shall be deposited in the Series 2025 Capital Projects Fund. Any surplus bond proceeds after completion of the projects authorized in the Commission Order shall be applied in accordance with the Bond Election and subject to the Commission's approval or as authorized by Commission rules.

**ARTICLE TEN**  
**PROVISIONS CONCERNING FEDERAL INCOME TAX EXCLUSION**

**SECTION 10.01. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE BONDS.** (a) Covenants. The District covenants to take any action necessary to assure, or refrain from any action which would adversely affect, the treatment of the Bonds as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the District covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Bonds or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed therewith are so used, such amounts, whether or not received by the District, with respect to such private business use, do not, under the terms of this Bond Order or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Bonds, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Bonds or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" which is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount which is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Bonds (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action which would otherwise result in the Bonds being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Bonds being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Bonds, directly or indirectly, to acquire or to replace funds which were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) which produces a materially higher yield over the term of the Bonds, other than investment property acquired with –

(A) proceeds of the Bonds invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the Bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the Treasury Regulations, and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Bonds;

(7) to otherwise restrict the use of the proceeds of the Bonds or amounts treated as proceeds of the Bonds, as may be necessary, so that the Bonds do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Bonds or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Bonds) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Bonds have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (9), a "Rebate Fund" is hereby established by the District for the sole benefit of the United States of America, and such fund shall not be subject to the claim of any other person, including without limitation the bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Proceeds. The District understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of refunding bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Bonds. It is the understanding of the District that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the U.S. Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated which modify or expand provisions of the Code, as applicable to the Bonds, the District will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Bonds under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated which impose additional requirements which are applicable to the Bonds, the District agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Bonds under section 103 of the Code. In furtherance of such intention, the District hereby authorizes and directs the President or Vice President to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the District, which may be permitted by the Code as are consistent with the purpose for the issuance of the Bonds.



(d) Allocation Of, and Limitation On, Expenditures for the Project. The District covenants to account for the expenditure of sale proceeds and investment earnings to be used for the purposes described in Section 3.01 of this Bond Order (the "Project") on its books and records in accordance with the requirements of the Code. The District recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the expenditure is made, or (2) the Project is completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the District recognizes that in order for proceeds to be expended under the Internal Revenue Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Bonds, or (2) the date the Bonds are retired. The District agrees to obtain the advice of nationally recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Bonds. For purposes hereof, the District shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Project. The District covenants that the property constituting the Project will not be sold or otherwise disposed in a transaction resulting in the receipt by the District of cash or other compensation, unless the District obtains an opinion of nationally recognized bond counsel that such sale or other disposition will not adversely affect the tax-exempt status of the Bonds. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the District shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Reimbursement. This Bond Order is intended to satisfy the official intent requirements set forth in section 1.150-2 of the Treasury Regulations.

(g) Designation as Qualified Tax-Exempt Obligations. The District hereby designates the Bonds as "qualified tax-exempt obligations" as defined in section 265(b)(3) of the Code. In furtherance of such designation, the District represents, covenants and warrants the following: (a) that during the calendar year in which the Bonds are issued, the District (including any subordinate entities) has not designated nor will designate bonds, which when aggregated with the Bonds, will result in more than \$10,000,000 (or such amount permitted by section 265 of the Code) of "qualified tax-exempt obligations" being issued; (b) that the District reasonably anticipates that the amount of tax-exempt obligations issued during the calendar year in which the Bonds are issued, by the District (or any subordinate entities) will not exceed \$10,000,000 (or such amount permitted by section 265 of the Code); and, (c) that the District will take such action or refrain from such action as necessary, and as more particularly set forth in this Section, in order that the Bonds will not be considered "private activity bonds" within the meaning of section 141 of the Code.

**ARTICLE ELEVEN**  
**ADDITIONAL BONDS AND REFUNDING BONDS**

**SECTION 11.01. ADDITIONAL UTILITY BONDS.** The District expressly reserves the right to issue, in one or more installments, for the purpose of purchasing, constructing, acquiring, owning, operating, maintaining, repairing, improving, or extending the water, wastewater and drainage system that serves the District, or for any other lawful purpose:

(a) the unissued unlimited tax bonds which were authorized pursuant to the Utility Bond Election; and

(b) such other unlimited tax bonds as may hereafter be authorized for the purpose of purchasing, constructing, acquiring, owning, operating, maintaining, repairing, improving, or extending the water, wastewater and drainage system that serves the District at subsequent elections.

**SECTION 11.02. ADDITIONAL PARK BONDS.** The District expressly reserves the right to issue, in one or more installments, for the purpose of developing, purchasing, constructing, acquiring, owning, operating, maintaining, repairing, improving, or managing recreational facilities, or for any other lawful purpose such other unlimited tax bonds as may hereafter be authorized for the purpose of developing, purchasing, constructing, acquiring, owning, operating, maintaining, repairing, improving, or managing recreational facilities at subsequent elections.

**SECTION 11.03. OTHER BONDS AND OBLIGATIONS.** The District further reserves the right to issue combination unlimited tax and revenue bonds, if authorized by election, and such other bonds or other obligations as may be lawfully issued by the District including any obligations issued for special projects or defined areas.

**SECTION 11.04. REFUNDING BONDS.** The District further reserves the right to issue refunding bonds in any manner permitted by law to refund the Bonds, and any Outstanding Bonds, any Additional Bonds, or any other obligations issued by the District, at or prior to their respective dates of maturity or redemption.

**ARTICLE TWELVE**  
**DEFAULT PROVISIONS**

**SECTION 12.01. DEFAULT AND REMEDIES.** (a) *Events of Default.* Each of the following occurrences or events for the purpose of this Bond Order is hereby declared to be an "Event of Default":

(i) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the District, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Bonds, including, but not limited to, their prospect

or ability to be repaid in accordance with this Bond Order, and, if such default is capable of cure, the continuation thereof for a period of sixty (60) days after notice of such default is given by any Registered Owner to the District.

(b) Remedies for Event of Default. (i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the District, or any official, officer or employee of the District in its official capacity, for the purpose of protecting and enforcing the rights of the Registered Owners under this Bond Order, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Bonds then Outstanding.

(c) Remedies Not Exclusive. (i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Bond Order, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Bond Order.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Bond authorized under this Bond Order, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Bond Order do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or trustees of the District or the Board of Directors.

(iv) None of the members of the Board of Directors, nor any other official or officer, agent, or employee of the District, shall be charged personally by the Registered Owners with any liability, or be held personally liable to the Registered Owners under any term or provision of this Bond Order, or because of any Event of Default or alleged Event of Default under this Bond Order.

**SECTION 12.02. BOND ORDER IS CONTRACT.** In consideration of the purchase and acceptance of the Bonds authorized to be issued hereunder by the Registered Owners, the provisions of this Bond Order shall be deemed to be and shall constitute a contract between the District and the Registered Owners; and the covenants and agreements herein set forth to be performed on behalf of the District shall be for the equal benefit, protection, and security of each of the Registered Owners. The Bonds, regardless of the time or times of their issue or maturity,

shall be of equal rank without preference, priority, or distinction of any Bond over any other, except as expressly provided herein.

### **ARTICLE THIRTEEN** **DISCHARGE BY DEPOSIT**

**SECTION 13.01. DEFEASANCE OF BONDS.** (a) Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Bond") within the meaning of this Bond Order, except to the extent provided in subsections (c) and (e) of this Section, when payment of the principal of such Bond, plus interest thereon to the due date or dates (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption or the establishment of irrevocable provisions for the giving of such notice) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities, certified by an independent public accounting firm of national reputation to mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment and when proper arrangements have been made by the District with the Paying Agent/Registrar or an eligible trust company or commercial bank for the payment of its services until all Defeased Bonds shall have become due and payable or (3) any combination of (1) and (2). At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes herein levied as provided in this Bond Order, and such principal and interest shall be payable solely from such money or Defeasance Securities.

(b) The deposit under clause (ii) of subsection (a) shall be deemed a payment of a Bond as aforesaid when proper notice of redemption of such Bonds shall have been given or upon the establishment of irrevocable provisions for the giving of such notice, in accordance with this Bond Order. Any money so deposited with the Paying Agent/Registrar or an eligible trust company or commercial bank as provided in this Section may at the discretion of the Board of Directors also be invested in Defeasance Securities, maturing in the amounts and at the times as hereinbefore set forth, and all income from all Defeasance Securities in possession of the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section which is not required for the payment of such Bond and premium, if any, and interest thereon with respect to which such money has been so deposited, shall be turned over to the Board of Directors.

(c) Notwithstanding any provision of any other Section of this Bond Order which may be contrary to the provisions of this Section, all money or Defeasance Securities set aside and held in trust pursuant to the provisions of this Section for the payment of principal of the Bonds and premium, if any, and interest thereon, shall be applied to and used solely for the payment of the particular Bonds and premium, if any, and interest thereon, with respect to which such money or Defeasance Securities have been so set aside in trust. Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar

for such Defeased Bonds the same as if they had not been defeased, and the District shall make proper arrangements to provide and pay for such services as required by this Bond Order.

(d) Notwithstanding anything elsewhere in this Bond Order, if money or Defeasance Securities have been deposited or set aside with the Paying Agent/Registrar or an eligible trust company or commercial bank pursuant to this Section for the payment of Bonds and such Bonds shall not have in fact been actually paid in full, no amendment of the provisions of this Section shall be made without the consent of the registered owner of each Bond affected thereby.

(e) Notwithstanding the provisions of subsection (a) immediately above, to the extent that, upon the defeasance of any Defeased Bond to be paid at its maturity, the District retains the right under Texas law to later call that Defeased Bond for redemption in accordance with the provisions of the order authorizing its issuance, the District may call such Defeased Bond for redemption upon complying with the provisions of Texas law and upon the satisfaction of the provisions of subsection (a) immediately above with respect to such Defeased Bond as though it was being defeased at the time of the exercise of the option to redeem the Defeased Bond and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Bond.

## **ARTICLE FOURTEEN**

### **MISCELLANEOUS PROVISIONS**

**SECTION 14.01. DISTRICT'S SUCCESSORS AND ASSIGNS.** Whenever in this Bond Order the District is named and referred to, it shall be deemed to include its successors and assigns, and all covenants and agreements in this Bond Order by or on behalf of the District, except as otherwise provided herein, shall bind and inure to the benefit of its successors and assigns whether or not so expressed.

**SECTION 14.02. NO RECOURSE AGAINST DISTRICT OFFICERS OR DIRECTORS.** No recourse shall be had for the payment of the principal of or interest on the Bonds or for any claim based thereon or on this Bond Order against any officer or director of the District or any person executing the Bonds.

**SECTION 14.03. NO PERSONAL LIABILITY.** No covenant or agreement contained in the Bonds, this Bond Order or any corollary instrument shall be deemed to be the covenant or agreement of any member of the Board or any officer, agent, employee or representative of the Board in his individual capacity, and neither the directors, officers, agents, employees or representatives of the Board nor any person executing the Bonds shall be personally liable thereon or be subject to any personal liability for damages or otherwise or accountability by reason of the issuance thereof, or any actions taken or duties performed, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty, or otherwise, all such liability being expressly released and waived as a condition of and in consideration for the issuance of the Bonds.

**SECTION 14.04. REGISTRAR.** The Registrar shall act as agent for the payment of principal of and interest on the Bonds and shall maintain the Register for the Bonds, all in

accordance with the terms of this Bond Order. If the Registrar or its successor becomes unable for any reason to act as Registrar hereunder, or if the Board of Directors of the District determines that a successor Registrar should be appointed, a successor Registrar shall be selected by the District. Any successor Registrar shall be either a bank, trust company, financial institution, or other entity duly qualified and legally authorized to serve and perform the duties as paying agent and registrar for the Bonds.

**SECTION 14.05. REGISTRAR MAY OWN BONDS.** The Registrar, in its individual or any other capacity, may become the owner or pledgee of the Bonds with the same rights it would have if it were not Registrar.

**SECTION 14.06. BENEFITS OF PROVISIONS.** Nothing in this Bond Order or in the Bonds, expressed or implied, shall give or be construed to give any person, firm, or corporation, other than the District, the Registrar, and the Registered Owners, any legal or equitable right or claim under or in respect of this Bond Order, or under any covenant, condition, or provision herein contained, all the covenants, conditions, and provisions contained in this Bond Order or in the Bonds being for the sole benefit of the District, the Registrar, and the Registered Owners.

**SECTION 14.07. UNAVAILABILITY OF AUTHORIZED PUBLICATION.** If, because of the temporary or permanent suspension of any newspaper, journal, or other publication, or for any reason, publication of notice cannot be made meeting any requirements herein established, any notice required to be published by the provisions of this Bond Order shall be given in such other manner and at such time or times as in the judgment of the District shall most effectively approximate such required publication, and the giving of such notice in such manner shall for all purposes of this Bond Order be deemed to be in compliance with the requirements for publication thereof.

**SECTION 14.08. SEVERABILITY CLAUSE.** If any word, phrase, clause, sentence, paragraph, section, or other part of this Bond Order, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bond Order and the application of such word, phrase, clause, sentence, paragraph, section, or other part of this Bond Order to any other persons or circumstances shall not be affected thereby.

**SECTION 14.09. ACCOUNTING.** The District will keep proper records and accounts regarding the levy and collection of taxes, which records and accounts will be made available to any Registered Owner on reasonable request. Each year while any of the Bonds are outstanding, the District shall have an audit of its books and accounts by a certified public accountant or firm of certified public accountants, based on its Fiscal year, and copies of such audits will be made available to any Registered Owner upon request.

**SECTION 14.10. FURTHER PROCEEDINGS.** The President and Secretary of the Board of Directors and other appropriate officials of the District are hereby authorized and directed to do any and all things necessary and/or convenient to carry out the terms of this Bond Order.

**ARTICLE FIFTEEN**  
**SALE AND DELIVERY OF BONDS AND APPROVAL OF DOCUMENTS**

**SECTION 15.01. SALE OF BONDS.** The Bonds are hereby sold, pursuant to the taking of public bids therefor on this date, and shall be delivered to \_\_\_\_\_, (the "Initial Purchaser") at a price of \_\_\_\_\_% of the par amount. The Board hereby finds and determines that the net effective interest rate on the Bonds, as calculated pursuant to Chapter 1204, Texas Government Code, as amended, is \_\_\_\_\_% which rate is not more than two (2) percent above the highest average interest rate reported by the *"Daily Bond Buyer"* in its weekly *"20 Bond Index"* during the 30-day period preceding the date the notice of sale of the Bonds was given. Pursuant to Section 1201.002(a)(3), Texas Government Code, as amended, it is hereby officially found, determined, and declared that the terms of this sale are the most advantageous reasonably obtainable and in the best interest of the District, and the Initial Purchaser's sealed bid produced the lowest net effective interest rate to the District as required by Section 49.183, Texas Water Code. The Initial Bond shall be registered in the name of Cede & Co.

**SECTION 15.02. APPROVAL, REGISTRATION AND DELIVERY.** The President or Vice President of the Board of Directors of the District and representatives of McCall, Parkhurst & Horton L.L.P. are hereby authorized and directed to submit the Initial Bond and a transcript of the proceedings relating to the issuance of the Bonds to the Attorney General of the State of Texas for approval and, following said approval, to submit the Initial Bond to the Comptroller of Public Accounts of the State of Texas for registration. Upon registration of the Initial Bond, the Comptroller of Public Accounts (or a deputy designated in writing to act for the Comptroller) shall manually sign the Comptroller's registration certificate prescribed herein to be printed and endorsed on the Initial Bond, and the seal of the Comptroller shall be impressed or placed in facsimile on the Initial Bond. After the Initial Bond has been registered, signed, and sealed by the Comptroller, it shall be delivered to the Initial Purchaser, but only upon receipt of the full purchase price.

**SECTION 15.03. APPROVAL OF OFFERING DOCUMENTS AND A PAYING AGENT/REGISTRAR AGREEMENT.** A "Notice of Sale and Bidding Instructions", an "Official Bid Form", and a "Preliminary Official Statement" dated February 17, 2025, were prepared and distributed in connection with the sale of the Bonds (said documents are hereinafter referred to as the "Offering Documents"). Said Offering Documents, and any addenda, supplement, or amendment thereto, are hereby approved by the Board of Directors of the District, and their use in the offer and sale of the Bonds is hereby approved.

The Paying Agent/Registrar Agreement by and between the District and UMB Bank, N.A. ("Paying Agent Agreement") in substantially the form and substance as previously approved by the Board is hereby approved and the President or Vice President is hereby authorized and directed to complete, amend, modify and execute the Paying Agent Agreement, as necessary.

**ARTICLE SIXTEEN**  
**OPEN MEETING AND EFFECTIVE DATE**

**SECTION 16.01. OPEN MEETING.** The Board of Directors officially finds, determines, and declares that this Bond Order was reviewed, carefully considered, and adopted at a meeting of the Board, and that a sufficient written notice of the date, hour, place, and subject of this meeting was posted as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Bond Order and the subject matter hereof has been discussed, considered, and acted upon. The Board of Directors further ratifies, approves and confirms such written notice and the contents and posting thereof.

**SECTION 16.02. EFFECTIVE DATE OF BOND ORDER.** This Bond Order shall take effect and be in full force and effect upon and after its passage.

**ARTICLE SEVENTEEN**  
**AMENDMENTS**

**SECTION 17.01. AMENDMENTS.** (a) Amendment with Consent of Owners of 51% of Bonds. The owners of 51% in aggregate principal amount of then outstanding Bonds shall have the right from time to time to approve any amendment to this Bond Order which may be deemed necessary or desirable by the District; provided however, that, other than as permitted by subsection (f) of this Section 17.01, nothing herein contained shall permit or be construed to permit the amendment, without the consent of the owner of each of the outstanding Bonds affected thereby, of the terms and conditions of this Bond Order or the Bonds so as to:

- (1) change debt service requirements, interest payment dates or the maturity or maturities of the outstanding Bonds;
- (2) reduce the rate of interest borne by any of the outstanding Bonds;
- (3) reduce the amount of the principal of, redemption premium, if any, or interest on the outstanding Bonds or impose any conditions with respect to such payments;
- (4) modify the terms of payment of principal of, redemption premium, if any, or interest on the outstanding Bonds, or impose any conditions with respect to such payments;
- (5) affect the right of the Registered Owners of less than all of the Bonds then outstanding; or
- (6) decrease the minimum percentage of the principal amount of Bonds necessary for consent to any such amendment.

(b) Notice of Amendment. If at any time the District shall desire to amend this Bond Order it may cause a written notice of the proposed amendment to be published at least once on a business day in a financial newspaper, journal, or publication of general circulation in the City of New York, New York, or in the State of Texas. If, because of temporary or permanent suspension



of the publication or general circulation of all such newspapers, journals, or publications, it is impossible or impractical to publish such notice in the manner provided herein, then such publication in lieu thereof as shall be made by the Registrar shall constitute a sufficient publication of notice. In addition to such publication, the Registrar shall cause a written notice of the proposed amendment to be given by registered or certified mail to Registered Owners of the Bonds as shown on the Register maintained by the Registrar; provided, however, that failure to receive such written notice of the proposed amendment, or any defect therein or in the mailing thereof, shall not affect the validity of any proceeding in connection with, or the adoption of, such amendment. Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the principal office of the Registrar for inspection by all Registered Owners of Bonds.

(c) Consent to Amendment. Whenever at any time not less than 30 days, and within one year, from the date of the first publication of said notice or other services of written notice the District shall receive an instrument or instruments executed by the Registered Owners of at least 51% in aggregate principal amount of all Bonds then outstanding, which instrument or instruments shall refer to the proposed amendment described in said notice and shall specifically consent to and approve such amendment, the District may adopt the amendatory resolution or order in substantially the same form.

(d) Effect of Amendment. Upon the adoption of any amendatory resolution or order pursuant to the provisions of this Section, this Bond Order shall be deemed to be amended in accordance with such amendatory resolution or order, and the respective rights, duties, and obligations under such amendatory resolution or order of all the Registered Owners shall thereafter be determined and exercised subject in all respects to such amendments.

(e) Consent of Registered Owners. Any consent given by a Registered Owners pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the first publication of the notice provided for in this Section and shall be conclusive and binding upon all future owners of the Bonds during such period. Such consent may be revoked by the Registered Owner who gave such consent at any time after six months from the date of the first giving of such notice, or by a successor in title, by filing notice thereof with the Registrar and the District, but such revocation shall not be effective if the Registered Owners of 51% in aggregate principal amount of the then outstanding Bonds have, prior to the attempted revocation, consented to and approved the amendment.

(f) Amendments Without Consent. Notwithstanding the provisions of (a) through (e) of this Section, and without notice of the proposed amendment and without the consent of the Registered Owners. The District may, at any time, amend this Bond Order to cure any ambiguity or to cure, correct, or supplement any defective or inconsistent provision contained therein, or to make any other change that does not in any respect materially and adversely affect the interest of the Registered Owners, provided that no such amendment shall be made contrary to the provision to Section 17.01 (a), and a duly certified or executed copy of each such amendment shall be filed with the Registrar.

**ARTICLE EIGHTEEN**  
**CONTINUING DISCLOSURE UNDERTAKING**

**SECTION 18.01. CONTINUING DISCLOSURE UNDERTAKING.** (a) Annual Reports. The District shall provide annually to the MSRB, in an electronic format as prescribed by the MSRB, within six months after the end of any fiscal year, financial information and operating data with respect to the District of the general type included in the tables in the final Official Statement authorized by Section 15.03 of this Bond Order, being the information in the tables described in Exhibit "A" hereto. Any financial statements to be so provided shall be (1) prepared in accordance with the accounting principles described in Exhibit "A" hereto, or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation, and (2) audited, if the District commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the District shall provide unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year to the MSRB, when and if the audit report on such statements become available.

If the District changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the District otherwise would be required to provide financial information and operating data pursuant to this Section.

The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document that is available to the public on the MSRB's internet web site or filed with the SEC. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(b) Event Notice. The District shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of ten (10) business days after the occurrence of the event, of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds;

7. Modifications to rights of holders of the Bonds, if material;
8. Bond calls, if material and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the District;
13. The consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the District, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the District, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the District, any of which reflect financial difficulties.

For these purposes, (a) any event described in the immediately preceding paragraph (12) is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar office for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the existing governing body and official or officers of the District in possession but subject to the supervision and order of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District, and (b) the District intends the words used in the immediately preceding paragraphs (15) and (16) and the definition of Financial Obligation in this Section to have the same meanings as when they are used in the Rule, as ascribed by SEC Release No. 34-83885, dated August 20, 2018.

The District shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, of any failure by the District to provide financial information or operating data in accordance with this subsection by the time required. All documents provided to the MSRB pursuant to this subsection shall be accompanied by identifying information as prescribed by the MSRB.

(c) Limitations, Disclaimers, and Amendments. The District shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the District remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the District in any event will give notice of any deposit made in accordance with Section 13.01 of this Bond Order that causes the Bonds no longer to be outstanding.

The provisions of this Section are for the sole benefit of the holders and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The District undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the District's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The District does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE DISTRICT BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE DISTRICT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR *MANDAMUS* OR SPECIFIC PERFORMANCE.

No default by the District in observing or performing its obligations under this Section shall comprise a breach of or default under this Bond Order for purposes of any other provision of this Bond Order.

Should the Rule be amended to obligate the District to make filings with or provide notices to entities other than the MSRB, the District hereby agrees to undertake such obligation with respect to the Bonds in accordance with the Rule as amended.

Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the District under federal and state securities laws.

The provisions of this Section may be amended by the District from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if (1) the

provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of this Bond Order that authorizes such an amendment) of the outstanding Bonds consents to such amendment or (b) a person that is unaffiliated with the District (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interest of the holders and beneficial owners of the Bonds. If the District so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with paragraph (a) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided. The District may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

(d) Format, Identifying Information, and Incorporation by Reference. All financial information, operating data, financial statements, and notices required by this Section to be provided to the MSRB shall be provided in an electronic format and be accompanied by identifying information prescribed by the MSRB.

Financial information and operating data to be provided pursuant to Subsection (a) of this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document) available to the public on the MSRB's Internet Web site or filed with the SEC.

## **ARTICLE NINETEEN** **OTHER ACTIONS**

**SECTION 19.01. OTHER ACTIONS.** The President or Vice President and Secretary or Assistant Secretary of the Board of Directors of the District and all other officers, employees and agents of the District, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the District all instruments as may be necessary or desirable in order to carry out the terms and provisions of this Bond Order, the Bonds, the sale of the Bonds and the Official Statement. In addition, prior to the initial delivery of the Bonds, the President, Vice President or Treasurer and Secretary or Assistant Secretary of the Board of Directors of the District, the District's Attorney and Bond Counsel are hereby authorized and directed to approve any technical changes or corrections to this Bond Order or to any of the instruments authorized and approved by this Bond Order necessary in order to (i) correct any ambiguity or mistake or properly or more completely document the transactions contemplated and approved by this Bond Order and as described in the Official Statement, (ii) obtain a rating from any of the national bond rating agencies or satisfy requirements of the bond insurer, if any, or (iii) obtain the approval of the Bonds by the Texas Attorney General's office.

**SECTION 19.02. PAYMENT OF ATTORNEY GENERAL FEE.** The District hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of the Bonds or (ii) \$9,500, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the District's staff is hereby instructed to take the necessary measures to make this payment. The District is also authorized to reimburse the appropriate District funds for such payment from proceeds of the Bonds.

**SECTION 19.03. ELECTRONIC SIGNATURES.** The President, Vice President and the Secretary or Assistant Secretary of the District hereby authorize the use of their electronic signatures in connection with the offering and sale of the Bonds and hereby authorize the District's Financial Advisor, General Counsel and Bond Counsel to use such electronic signatures in connection with the offering and sale of the District's Bonds.

**EXHIBIT "A"**  
**PAYING AGENT/REGISTRAR AGREEMENT**

## **EXHIBIT "B"**

### **CONTINUING DISCLOSURE**

Information of the general type included in the Official Statement under Tables 1 through 12 and in Appendix A. The Appendix A financial statements of the general type included in the Official Statement shall also be provided at the time and in the manner set forth in Section 18.01(a) of this Bond Order.

#### Accounting Principles

The accounting and reporting policies of the District relating to the funds and account groups will conform to generally accepted accounting principles (GAAP) as applied to governmental entities.



**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**  
**AMENDED AND RESTATED INFORMATION FORM**

THE STATE OF TEXAS                   §

COUNTY OF WILLIAMSON           §

The undersigned, a majority of the members of the Board of Directors of Block House Municipal Utility District (the "District"), make and execute this Amended and Restated Information Form in compliance with Section 49.455 of the Texas Water Code, as amended. We certify as follows:

1.       The name of the District is Block House Municipal Utility District.
2.       The District consists of 717.35 acres, more or less, more particularly described by the metes and bounds and boundary map in the Amended and Restated Information Form dated December 3, 1997, recorded under Document No. 9807998, Official Records of Williamson County, Texas.
3.       The most recent rate of taxes levied by the District on property located within the District is \$0.5504 on each \$100 of assessed value, based on 100% market value.
4.       The total amount of bonds which have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$37,475,000.
5.       The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that has been previously issued is \$28,955,000.
6.       No standby fee is currently imposed by the District.
7.       An election to confirm the creation of the District was held on April 4, 1981.
8.       The District is performing or will perform the following functions: the supply of water for municipal, domestic, commercial and other beneficial uses; the collection, transportation, treatment and disposal of waste; gathering, conducting, diverting and controlling of local storm water or other harmful excesses of water in the District; and the provision of park and recreational facilities for the inhabitants in the District.
9.       The form of Notice to Purchaser form required by Section 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District is attached as **Exhibit "A"**.
10.      The attorney for the District is directed to file this Amended and Restated Information Form with the Texas Commission on Environmental Quality and record it in the Official Public Records of Williamson County, Texas.

This Amended and Restated Information Form supersedes the Amended and Restated Information Form recorded under Document No. 2024077524, Official Public Records of Williamson County, Texas.

WITNESS OUR HANDS this 26<sup>th</sup> of February, 2025.

\_\_\_\_\_  
Ursula Logan, President

\_\_\_\_\_  
David Shoemaker, Vice President

\_\_\_\_\_  
David Johnson, Secretary

\_\_\_\_\_  
Amanda Stanfield, Assistant Secretary

\_\_\_\_\_  
Robert Young, Director

THE STATE OF TEXAS                      §

COUNTY OF WILLIAMSON                      §

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by Ursula Logan, President, David Shoemaker, Vice President, David Johnson, Secretary, Amanda Stanfield, Assistant Secretary, and Robert Young, Director, of the Board of Directors of Block House Municipal Utility District, on behalf of said District.

(seal)

\_\_\_\_\_  
Notary Public Signature

**EXHIBIT "A"**

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**NOTICE TO PURCHASER OF  
SPECIAL TAXING OR ASSESSMENT  
DISTRICT**

THE STATE OF TEXAS                      §

COUNTY OF WILLIAMSON                §

The real property that you are about to purchase is located within Block House Municipal Utility District (the "*District*"), and may be subject to district taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is \$0.5504 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes approved by the voters are:

- (i)      \$34,325,000 for water, sewer, and drainage facilities;
- (ii)    \$\_\_\_ for road facilities; and
- (iii)    \$3,150,000 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i)      \$25,805,000 for water, sewer, and drainage facilities;
- (ii)    \$\_\_\_ for road facilities; and
- (iii)    \$3,150,000 for parks and recreational facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Cedar Park. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of the district is to provide water, sewer, drainage, flood control, and park and recreational facilities and services. The cost of district facilities is not included in the purchase price of your property.

SELLER:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed:\_\_\_\_\_

**PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.**

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed:\_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public Signature

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING,  
PLEASE RETURN TO:**

Nancy Phan  
Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, TX 78701



BLX Group LLC

4925 Greenville Avenue, Suite 880  
Dallas, Texas 75206  
Ph 214 989 2700 Fx 214 989 2712  
blxgroup.com

February 12, 2025

Mr. Sean Abbott  
Block House Municipal Utility District  
c/o Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, TX 78701-2744

**Re: Arbitrage Rebate Compliance Services**

Dear Mr. Abbott:

Our records indicate that Block House Municipal Utility District is closing a transaction which may be subject to the arbitrage rebate requirement. In an effort to provide comprehensive rebate compliance services, enclosed please find an addendum to Exhibit A to our rebate services contract dated September 26, 2012 between BLX Group LLC and Block House Municipal Utility District. This addendum reflects the addition of the bond issue listed in Exhibit A to be included under the contract. If it meets with your approval, please sign and email the attached Exhibit A to [sstallings@blxgroup.com](mailto:sstallings@blxgroup.com) at your earliest convenience.

If this amendment does not reflect your wishes or understanding of the services to be provided, please call me at (214) 989-2701. Thank you and we look forward to our next opportunity to be of service.

Sincerely,

A handwritten signature in black ink, reading "Sandra Fuller Stallings".

Sandra Fuller Stallings  
President / Chief Executive Officer  
[sstallings@blxgroup.com](mailto:sstallings@blxgroup.com)

SFS/A6G3

Enclosure

cc: Claire Martinez



EXHIBIT A

BONDS TO BE ENGAGED

1. \$3,150,000  
Block House Municipal Utility District  
(A Political Subdivision of the State of Texas Located in Williamson County, Texas)  
Unlimited Tax Park Bonds, Series 2025

Approved:

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

By: \_\_\_\_\_

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

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

Email: \_\_\_\_\_



EXHIBIT B  
ARBITRAGE REBATE COMPLIANCE SERVICES FEE SCHEDULE

**Base Fee**

<u>Service</u>	<u>Fees</u>
Engagement Fee (one-time fee, per issue)	Waived
Small Issuer Exception Letter	\$500
Spending Exception Analysis	\$1,250
Investment Review Analysis	\$500
Yield Restriction Report (per issue, per report, per bond year)	\$500
Arbitrage Rebate Report (per issue, per report)	\$1,250
Extra Period Fee (for each additional bond year covered in report)	\$250

**Optional Services**

Evaluating various elections and applications *To be negotiated separately*

**Summary of Estimated Fees:**

	<b>PRICING</b>	<b>YEAR APPLICABLE</b>
<b>SMALL ISSUER OPINION</b>	\$500	2030
<b>INVESTMENT REVIEW</b>	\$500	2030
<b>INVESTMENT REVIEW</b>	\$500	2035

## Block House Creek M.U.D.

### Daily Patrol Report

Name: Deputy Hector G. Hernandez Jr.	Date: 01/02/2025	
Time Start: 1630hrs Beginning Mileage: 78055 miles	Time Ended: 2230hrs Ending Mileage: 78069 miles	Total Time: 6 hours mins Total Mileage: 14 miles

Location	Violation	Violation	Violation

**Comments:**

**1630hrs: Beginning of tour of duty.**

**1639hrs: I conducted a neighborhood check.**

**1659hrs: I handled a traffic hazard of a blue van that was deemed abandoned by the residents on Rossport Bend. I advised them I would check on the van at a later date.**

**1737hrs: I conducted a neighborhood check**

**1950hrs: I conducted a neighborhood check**

**2200hrs: Bike trail gate closed**

**2210hrs: I closed the Tumlinson Park Gates**

**2215hrs: I closed the Tonkawa park gates.**

**2230hrs: I closed the disc golf gates.**

**2230hrs: End of tour of duty.**

*Hector G. Hernandez Jr #16244*





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

NAME: Deputy Antonio Lovato #11316		DATE: 01-03-2025
TIME START: 0345	TIME ENDED: 1145	TOTAL TIME: 8
BEGINNING MILEAGE: 125860	ENDING MILEAGE: 125922	TOTAL MILEAGE: 62

Location	Violation	Violation	Violation

**COMMENTS:**

**0345hrs Begin Tour of Duty.**

**0404hrs Security Check Bike Trail Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**0431hrs Security Check Jumano Park.** The gate to the park was locked and secured. No vehicles parked in the parking area in front of the gate. No vehicles parked in the park. No one seen in the park. No issues observed.

**0503hrs Security Check Tonkawa Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one in the park. No issues observed.

**0538hrs Security Check Tumlinson Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No one walking around on the trails. No issues observed.

**0609hrs Security Check Apache Park.** No vehicles parked in the parking lot. No one in the park or pool area. No issues observed.

**0727hrs Security Check Tonkawa Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking lot. No one in the park. No issues observed.

**0835hrs Security Check Jumano Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking around in front of the gate or in the park. No one seen walking around in the park or playing disc golf. No issue observed.

**0845hrs Sub-meeting at the Walker House.**

**0949hrs Security Check Bike Trail Park.** No vehicles parked in the parking lot. No one in the park or riding around on the track. No issues observed.

**1020hrs Security Check Apache Park.** No vehicles parked in the parking lot. No one on the playground or in the pool area. No issues observed.

**1041hrs Security Check Tumlinson Park.** No vehicles parked in the parking lot. No one in the park. There were some people walking around on the trails. No issues observed.

**1145hrs 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:01/03/2025	
Time Start: 2345 Beginning Mileage: 9128	Time Ended: 0445 Ending Mileage: 9158	Total Time: 0500 Total Mileage: 30

Location	Violation	Violation	Violation

#### Comments:

**2345hrs Begin Tour of Duty**

**2350hrs Security Check Tumlinson Park.** There were 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.

**2355hrs Security Check Bike Trail Park.** No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.

**1950hrs Security Check Jumano Park.** No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. Checked Christmas tree drop off. The gate to the park was locked and secured. No issues observed.

**1935hrs 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.

**0258hrs Security Check Apache park.** No vehicles parked in parking lot. No People playing in playground. No issues observed.

**2310hrs Security Check Walker House.** All doors at Walker house secured. No issues observed.

**0445hrs End Tour of Duty**

**Case Winkler #15527**

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

NAME: Deputy Antonio Lovato #11316		DATE: 01-04-2025
TIME START: 0327	TIME ENDED: 1127	TOTAL TIME: 8
BEGINNING MILEAGE: 125924	ENDING MILEAGE: 125976	TOTAL MILEAGE: 52

Location	Violation	Violation	Violation

## **COMMENTS:**

**0327hrs Begin Tour of Duty.**

**0419hrs Security Check Bike Trail Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one on the track. No issues observed.

**0451hrs Security Check Apache Park.** One vehicle parked in the parking lot. No one on the playground or in the pool area. No issues observed.

**0509hrs Security Check Jumano Park.** The gate to the park was locked and secured. No vehicles parked in the parking area in front of the park or in the park. No one seen in the park. No issues observed.

**0533hrs Security Check Tonkawa Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issues observed.

**0557hrs Security Check Tumlinson Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No one walking around on the trails. No issues observed.

**0714hrs Security Check Tokawa Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking lot. No one in the park. No issues observed.

**0746hrs Security Check Jumano Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking area in front of the gate or in the park. No one seen walking on the trails or playing disc golf. No issues observed.

**0828hrs Security Check Tumlinson Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking lot. No one walking around in the park. There were some people walking around on the trails. No issues observed.

**0851hrs Security Check Bike Trail Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**0929hrs Security Check Apache Park.** It looks like they are setting up for a swim meet. There were several people out at the pool area setting up. No issues observed.

**1018hrs Security Check Jumano Park.** I sat in the park for a while to see if anyone would try and drop off landscaping in the Christmas Tree drop off area. While I was sitting out here no one tried to drop off any thing other than Christmas Trees. No issues observed.

**1127hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

## Block House Creek M.U.D.

### Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date: 01/04/2025	
Time Start: 22:30 Beginning Mileage: 104415	Time Ended: 04:00 Ending Mileage: 104440	Total Time: 5.50 hours Total Mileage: 25.0 miles

Location	Violation	Violation	Violation

#### Comments:

#### 22:30 – Begin Tour of Duty

22:40 – Jumano Park check by, gate locked, all clear.

22:48 – Tonkawa Park check by, gate locked, all clear.

23:00 – Tumlinson Park check by, gate locked, all clear.

23:07 – Bike Trail Park check by, gate locked, all clear.

23:35 – Elementary school check by, all clear.

23:50 – CFS #: 2025003984 – suspicious incident – Port Anne Way

00:45 – Apache Park check by, all clear.

00:50 – Bike Trail Park check by, all clear.

00:55 – CFS #: 2025004023 – suspicious vehicle – Walker House

01:30 – Walker House check by, all clear.

02:05 – Tumlinson Park check by, all clear.

03:00 – Apache Park check by, all clear.

03:55 – Elementary school check by, all clear.

04:00 – End tour of duty.

Bryson Mora #16249

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

NAME: Deputy Antonio Lovato #11316		DATE: 01-05-2025
TIME START: 0214 BEGINNING MILEAGE: 125980	TIME ENDED: 0914 ENDING MILEAGE: 126032	TOTAL TIME: 7 TOTAL MILEAGE: 52

Location	Violation	Violation	Violation

**COMMENTS:**

**0214hrs Begin Tour of Duty.**

**0251hrs Security Check Apache Park.** One vehicle parked in the parking lot. No one seen on the playground or in the pool area. No issues observed.

**0344hrs Security Check Jumano Park.** No vehicles parked in the parking area in front of the gate. The gate to the park was locked and secured. No vehicles seen in the park. No one seen walking around or playing disc golf in the park. No issues observed.

**0420hrs Security Check Tumlinson Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one in the park walking around or on the trails. No issues observed.

**0451hrs Security Check Bike Trail Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**0529hrs Security Check Tonkawa Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No issue observed.

**0719hrs Security Check Jumano Park.** The gate to the vehicle was unlocked and opened. No vehicles parked in the parking area or in the park. No one playing disc golf or seen walking on the trails. No issues observed.

**0749hrs Security Check Tumlinson Park.** The gate to the park was unlocked and opened. No vehicles parked in the parking lot. There were some people walking on the trails. No one in the park. No issues observed.

**0816hrs Security Check Apache Park.** One vehicle parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

**0832hrs Security Check Tonkawa Park.** There was one vehicle parked in the parking lot. No one playing on the playground or soccer field. There was a person running around on the track. No issues observed.

**0858hrs Security Check Bike Trail Park.** No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**0914hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Deputy Derrick Johnson #13763		DATE: 01/05/2025
TIME START: 16:00 Begin Mileage:42415	TIME ENDED: 21:00 Ending Mileage: 42445	TOTAL TIME: 5 Total Mileage:30

Location	Violation	Location	Violation

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

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

**16:10hrs** Security check at the Christmas tree drop off area, several people dropping off Christmas trees. No violations observed.

**16:17hrs** Security check Tonkawa park, several vehicles in the parking lot and kids at the park. I spoke to some of the kids and passed out stickers.

**17:25hrs** Security check 2500 blk of Jaqueline Dr.

**18:40hrs** Security check at the Walker house.

**19:15hrs** Security check at the walker house, no sign of criminal mischief

**19:55hrs** Security check 4200 Block house Dr.

**20:41hrs** Security check 1600 blk of Rossport Bend

**20:52hrs** Security check 2800 blk of S Walker Dr.

**21:00hrs** 10-42 Blockhouse patrol.

*Derrick Johnson #13763*

OFFICER'S SIGNATURE



## Block House Creek M.U.D.

### Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date: 01/05/2025	
Time Start: 23:20 Beginning Mileage: 104450	Time Ended: 04:50 Ending Mileage: 104467	Total Time: 5.50 hours Total Mileage: 17.0 miles

Location	Violation	Violation	Violation

#### Comments:

#### 23:20 – Begin Tour of Duty

23:30 – Bike Trail Park check by, gate locked, all clear.

23:40 – Tumlinson Park check by, gate locked, all clear.

23:48 – Tonkawa Park check by, gate locked, all clear.

00:01 – Jumano Park check by, gate locked, all clear.

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

00:40 – Bike Trail Park check by, all clear.

01:25 – Walker House check by, all clear.

02:00 – Tumlinson Park check by, all clear.

02:55 – Block House Dr. gate near HEB Center check by, all clear.

03:10 – Tonkawa Park check by, all clear.

03:50 – Stepping Stone School check by, all clear.

04:36 – Tumlinson Park check by, all clear.

04:45 – Apache Park check by, all clear.

05:00 – End tour of duty.

Bryson Mora #16249

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

NAME: Deputy Billy R. Boggs # 4308		DATE: 01-08-2025
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 56570	ENDING MILEAGE: 56617	TOTAL MILEAGE: 47

Location	Violation	Violation	Violation

## COMMENTS: \*\*\*OUT FOR FUEL - NEW HOPE @ 183-A\*\*\*

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

16:15PM: CHECKED BH ELEM SCHOOL / PORTABLE BUILDING - ALL APPEARED OKAY

16:27PM: CHECKED JUMANO PARK - ONE VEHICLE ON PREMISES; ALL INTERIOR CHAINLINK GATES WERE CLOSED & SECURED; CHRISTMAS TREE STOCKPILE AREA YIELDED NO OTHER UNRELATED DUMPING OF BRUSH

16:35PM: MOTORIST ASST - 3500-BLK BLOCKHOUSE DR - OUT OF GAS, HAS HELP ENROUTE - NR - 2025007806

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

16:49PM: CHECKED TONKAWA PARK - PARK PLAYGROUND WAS CLEAR; NO VEHICLES WERE ON PREMISES; ONE PERSON W/ DOG IN NORTH FIELD

16:53PM: CHECKED TUMLINSON PARK & POOL - PARK WAS CLEAR; NO VEHICLES WERE ON PREMISES; POOL AREA WAS CLOSED & SECURED

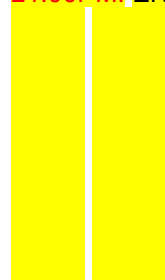
17:00PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED; NO VEHICLES ON PREMISES

17:08PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - COURTS & PAVILLION WERE UNOCCUPIED; WALKERHOUSE WAS SECURED

19:45PM: RECHECKED & SECURED BIKE TRAIL, TUMLINSON & TONKAWA PARK - THOSE PARKS WERE CLEAR / UNOCCUPIED & NO VEHICLES ON PREMISES. JUMANO PARK WAS OCCUPIED WITH (7) VEHICLES ON PREMISES & DISC GOLF PLAYERS. GATES REMAINED OPEN AT THIS TIME

20:33PM: RECHECKED & SECURED JUMANO PARK GATE - ALL VEHICLES & PLAYERS WERE GONE & PARK WAS UNOCCUPIED

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 James Polk #15343	Date: 01/092025	
Time Start: 1830	Time Ended: 2230	Total Time: 4
Beginning Mileage: 147324	Ending Mileage: 147362	Total Mileage: 38

Location	Violation	Violation	Result

#### Comments:

1830: Being Tour of Duty @ BlockHouse MUD

1831: Checked Jumano Park

1901: Checked Tonkawa Park

1914: Checked Bike Park

1937: Checked Tumlinson Park

2006: Checked Jumano Park

2032: Checked Tonkawa Park

2110: Checked Tumlinson Park

2127: Checked BlockHouse Ele school

2216: Checked Jumano Park – Park was cleared and the gate was secured.

2226: Checked Tonkawa Park – Park was cleared and the gate was secured.

2229: Checked Tumlinson Park and Pool – Park was cleared and the gate was secured.

2233: Checked Bike Park – Park was cleared and the gate was secured.

2235: 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: 01/10/2025	
Time Start: 1630hrs Beginning Mileage: 79140 miles	Time Ended: 2230hrs Ending Mileage: 79166 miles	Total Time: 6 hours mins Total Mileage:26 miles

Location	Violation	Violation	Violation

**Comments:**

**1630hrs: Beginning of tour of duty.**

**1630hrs: I conducted a neighborhood check.**

**1824hrs: I conducted a neighborhood check.**

**2034hrs: I conducted a neighborhood check.**

**2200hrs: I closed the bike trail gate.**

**2205hrs: I closed the gates at Tumlinson park.**

**2210hrs: I closed the Tonkawa park gates.**

**2228hrs: I closed the disc golf trail gates.**

**2230hrs: End of tour of duty**

*Hector G. Hernandez Jr #16244*

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

NAME: Sgt. Joshua Pearson #10809		DATE: 01-10-2025
TIME START: 0620	TIME ENDED: 1020	TOTAL TIME: 4
BEGINNING MILEAGE: 115372	ENDING MILEAGE: 115401	TOTAL MILEAGE: 29

Location	Violation	Violation	Violation

**COMMENTS:**

**0620hrs Begin Tour of Duty.**

I met Deputy Lovato at the Walker House. He went over all the paper work with me. He showed me how to fill it out and when I needed to turn it in. He gave me a key and key card to the gates and the courts. He took me to all the parks and showed me the gates I needed to lock. He showed me the areas I needed to pay close attention to. Under the bridges at Jumano and Apache Park. After we were finished I went and drove around the neighborhood by myself to get better familiarized with the neighborhood.

**1020hrs End Tour of Duty.**

Joshua Pearson #10809

OFFICER'S SIGNATURE

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

NAME: Deputy Antonio Lovato #11316		DATE: 01-10-2025
TIME START: 0323	TIME ENDED: 1323	TOTAL TIME: 10
BEGINNING MILEAGE: 126329	ENDING MILEAGE: 126402	TOTAL MILEAGE: 73

Location	Violation	Violation	Violation

**COMMENTS:**

**0323hrs Begin Tour of Duty.**

**0338hrs Security Check Tumlinson Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park. No one seen walking on the trails. No issues observed.

**0409hrs Security Check Tonkawa Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one on the playground, soccer field, or seen walking around on the trails. No issues observed.

**0451hrs Security Check Jumano Park.** No vehicles parked in the parking area in front of the gate. The gate to the park was locked and secured. No vehicles parked in the park. No one seen walking around in the park or playing disc golf. No issues observed.

**0517hrs Security Check Bike Trail Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**0549hrs Security Check Apache Park.** No vehicles parked in the park. No one on the playground or in the pool area. No issues observed.

**0625hrs Sgt. Pearson** arrived in Block House to do his ride along. I went over all the paperwork with him. I then drove around showing him all the parks, and gates that needed to be locked in the evening. We did this for about an hour and a half. He is pretty familiar with the neighborhood. He works the district Block House was located in and had family members that used to live in the neighborhood. After showing him around and explaining everything to him, he wanted to drive around on his own.

**0903hrs Security Check Jumano Park.** No vehicles parked in the parking lot. There was a lady walking her dogs in the park. No one seen on the disc golf course. The gate to the community center was open. There were a lot more Christmas Trees in the pile. No other landscape noticed. No issues observed.

**1006hrs 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.

**1032hrs Security Check Tonkawa Park.** No vehicles parked in the parking lot. No one playing on the playground, soccer field, or on the track. No issues observed.

**1112hrs Security Check Tumlinson Park.** No vehicles parked in the parking lot. There was a guy walking his dog around in the park. No one seen in the park. There were a few people walking around on the trails. No issues observed.

**1146hrs Security Check Bike Trail Park.** No vehicles parked in the parking lot. No one riding on the track. No issues observed.

**1323hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE



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

NAME: Minh Nguyen		DATE: 01/10/2025
TIME START: 2000	TIME ENDED: 0000	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 5910	ENDING MILEAGE: 5950	TOTAL MILEAGE: 40miles

Location	Violation	Violation	Violation

**COMMENTS:**

At 2000 hours Deputy conducted security check at the Walker House deputy did not see anything suspicious. Cleared at 2006 hours

At 2100 hours, Deputy conducted a security check at Apache Park. Deputy did not see anything suspicious. Cleared at 2103 hours

At 2200 hours, Deputy conducted a security check at Tumlinson Park There was no vehicle in the parking lot. Deputy locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 2215 hours.

At 2216 hours, Deputy conducted a security check at Tonkawa Park. There was no vehicle in the parking lot. Deputy locked the gate Cleared at 2218 hours.

At 2220 hours, Deputy conducted a security check at Jumano trail. There was no vehicle in the parking lot. Deputy locked the gate cleared at 2223 hours.

At 2300 hours Deputy conducted security check at the Walker House deputy did not see anything suspicious. Cleared at 2312 hours

OFFICER'S SIGNATURE *Minh Nguyen #14660*

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

NAME: Deputy Derrick Johnson #13763		DATE: 01/11/2025
TIME START: 02:00 Begin Mileage:42505	TIME ENDED: 08:00 Ending Mileage: 42541	TOTAL TIME: 6 Total Mileage:36

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.

**02:00hrs** 10-41 patrol Blockhouse MUD.

**02:10hrs** Security check 400 blk of Creek Run Dr.

**02:34hrs** Security check Tonkawa park.

**03:15hrs** Security check 2500 blk of Phillip Cove

**03:20hrs** Security check 2400 blk of Armstrong Dr.

**04:15hrs** Security check 2800 blk of Greenlee Dr.

**04:55hrs** Security check 4200 Block house Dr.

**05:41hrs** Security check 1600 blk of Rosspoint Bend

**05:52hrs** Security check 2800 blk of S Walker Dr.

**06:30hrs** Security check 16000 blk of Black Kettle Dr.

**07:05hrs** Security check 17500 blk of Port Hood Dr.

**07:24hrs** Security check 700 blk of Luke Ln.

**08:00hrs** 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: 01/12/2025
TIME START: 02:00 Begin Mileage:42558	TIME ENDED: 08:00 Ending Mileage: 42586	TOTAL TIME:6 Total Mileage:28

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.

**02:00hrs** 10-41 patrol Blockhouse MUD.

**02:00hrs** Security check 3000 blk of Block House Dr.

**02:24hrs** Security check Apache park, no sign of criminal mischief.

**03:05hrs** Security check 2500 blk of Phillip Cove

**03:20hrs** Security check 2700 blk of Turtle River Dr.

**03:26hrs** Security check 4200 Block house Dr.

**04:00hrs** Security check 1600 blk of Rossport Bend

**04:35hrs** Security check 2800 blk of S Walker Dr.

**05:21hrs** Security check 16500 blk of Jadestone Dr.

**05:44hrs** Security check 16000 blk of Black Kettle Dr.

**06:15hrs** Security check 16700 blk of Spotted Eagle.

**07:23hrs** Security check 1200 blk of Pine Portage Dr.

**07:33hrs** Security check 1500 blk of Scottsdale Dr.

**08:00hrs** 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: 01-12-2025
TIME START: 1238	TIME ENDED: 1938	TOTAL TIME: 7
BEGINNING MILEAGE: 126502	ENDING MILEAGE: 126563	TOTAL MILEAGE: 61

Location	Violation	Violation	Violation

**COMMENTS:**

**1238hrs Begin Tour of Duty.**

**1252hrs Security Check Tonkawa Park.** No vehicles parked in the parking lot. No one was playing on the playground or on the soccer field. There were some people walking around on the track with their dog. No issues observed.

**1331hrs Security Check Jumano Park.** There were a couple of vehicles parked in the parking lot. There were a few groups playing disc golf on the course. No one seen walking around on the trails. There was also a person dropping off their Christmas Tree in the designated area. No issues observed.

**1404hrs Security Check Bike Trail Park.** No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**1427hrs Security Check Tumlinson Park.** There were a few vehicles parked in the parking lot. There were some kids playing softball on the ball field. No one else in the park area. There were some people playing basketball and tennis courts. There were also some people walking around on the trails. No issues observed.

**1455hrs Security Check Apache Park.** There were a few vehicles parked in the parking lot. No one playing on the playground. There was one person swimming laps in the pool. No issues observed.

**1837hrs Security Check Tonkawa Park.** No vehicles parked in the parking lot. No one on the playground, soccer field, or walking around on the track. No issues observed. The gate to the park was locked and secured upon my exit.

**1844hrs Security Check Bike Trail Park.** No vehicles parked in the parking lot. No one riding around on the track. The gate to the park was locked and secured upon my exit. No issues observed.

**1901hrs Security Check Tumlinson Park and Walker House.** No vehicles parked in the parking lot. No one walking around in the park or on the baseball fields. There were some people playing tennis on the court. I walked around the pool. The gate to the pool was secured. I walked around the Walker House. All the doors were secured. The gate to the park was locked and secured upon my exit. No issues observed.

**1912hrs Security Check Jumano Park.** No vehicles parked in the park. No one on the disc golf course or walking around on the trails. The gate to the park was locked and secured upon my exit. No issues observed.

**1938hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

## Block House Creek M.U.D.

### Daily Patrol Report

Name: Deputy Bryson Mora #16249	Date: 01/14/2025	
Time Start: 23:00 Beginning Mileage: 125645	Time Ended: 05:00 Ending Mileage: 125670	Total Time: 6.0 hours Total Mileage: 25.0 miles

Location	Violation	Violation	Violation

#### Comments:

#### 23:00 – Begin Tour of Duty

23:30 – Bike Trail Park check by, all clear.

00:00 – Walker House check by, all clear.

01:00 – Bike Trail Park check by, all clear.

01:45 – Walker House check by, all clear.

02:55 – Elementary school check by, all clear.

03:35 – Gate near HEB Center check by, all clear.

03:40 – Jumano Park check by, all clear.

04:05 – Apache Park check by, all clear.

04:30 – Tonkawa Park check by, all clear.

04:48 – Stepping Stone School check by, all clear.

05:00 – End tour of duty.

Bryson Mora #16249



## Block House Creek M.U.D.

### Daily Patrol Report

Name: Deputy Case Winkler #15527	Date:01/14/2025	
Time Start: 2200 Beginning Mileage: 10103	Time Ended: 0300 Ending Mileage: 10128	Total Time: 0500 Total Mileage: 25

Location	Violation	Violation	Violation

#### Comments:

**2200hrs Begin Tour of Duty**

**2200hrs Security Check Tumlinson Park.** There were 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.

**2210hrs Security Check Bike Trail Park.** No vehicles parked in parking lot. No one was riding around track. The gate was closed and locked upon my exit. No issues observed.

**2215hrs Security Check Jumano Park.** No vehicles parked in the parking area in front of the gate. No vehicles parked in the park area. Observed no people in disc golf course. The gate to the garden and community center were locked and secured. Checked Christmas tree drop off. The gate to the park was locked and secured. No issues observed.

**2220hrs 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.

**0230hrs Security Check Apache park.** No vehicles parked in parking lot. No People playing in playground. No issues observed.

**0245hrs Security Check Walker House.** All doors at Walker house secured. No issues observed.

**0300hrs End Tour of Duty**

**Case Winkler #15527**



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

NAME: Deputy Billy R. Boggs # 4308		DATE: 01-15-2025
TIME START: 17:45PM	TIME ENDED: 21:00PM	TOTAL TIME: 3.25HRS
BEGINNING MILEAGE: 56990	ENDING MILEAGE: 57019	TOTAL MILEAGE: 29

Location	Violation	Violation	Violation

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

17:45PM: BEGAN TOUR OF DUTY @ BLOCKHOUSE MUD

18:02PM: CHECKED BH ELEM SCHOOL / PORTABLE BUILDING - STAFF & PARENT PICK-UP STILL ONSITE - ALL APPEARED OKAY

18:14PM: CHECKED JUMANO PARK - ONE VEHICLE LEAVING PREMISES; ALL INTERIOR CHAINLINK GATES WERE CLOSED & SECURED; CHRISTMAS TREE DROP-OFF AREA APPEARED TO ONLY HAVE CHRISTMAS TREES PILED & NO TRASH OR BRUSH OBSERVED; TWO OTHER VEHICLES ENTERED PREMISES FOR NIGHT DISC GOLF

18:23PM: CHECKED APACHE PARK & POOL - PLAYGROUND AREA WAS UNOCCUPIED; POOL STAFF & SWIMMERS WERE ONSITE @ THE POOL

18:27PM: CHECKED TONKAWA PARK - ONE VEHICLE LEAVING PREMISES; PLAYGROUND & BOTH FIELDS WERE UNOCCUPIED

18:30PM: CHECKED TUMLINSON PARK & POOL - ONE VEHICLE WAS LEAVING PREMISES; PARK WAS UNOCCUPIED; POOL AREA WAS CLOSED & SECURE

18:39PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED / NO VEHICLES ON PREMISES

18:45PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED; BASKETBALL COURT WAS IN USE; OTHER COURTS & PAVILLION WERE UNOCCUPIED

19:38PM: TENNIS & BASKETBALL COURTS HAD QUITE A FEW PEOPLE UTILIZING THE COURTS

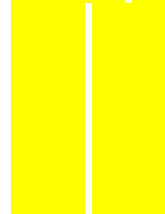
20:00PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES ON PREMISES

20:06PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES ON PREMISES

20:13PM: RECHECKED & SECURED TONKAWA PARK GATE - NO VEHICLES ON PREMISES; ONE PERSON WALKING A DOG

20:18PM: RECHECKED & SECURED JUMANO PARK GATE - NO VEHICLES WERE PARKED INSIDE THE INTERIOR PREMISES; TWO VEHICLES WAS PARKED IN THE PARKING LOCATION OUTSIDE OF THE GATED AREA FOR DISC GOLF

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 Hector G. Hernandez Jr.	Date: 01/16/2025	
Time Start: 1630hrs Beginning Mileage: 79608 miles	Time Ended: 2230hrs Ending Mileage: 79620 miles	Total Time: 6 hours mins Total Mileage: 12 miles

Location	Violation	Violation	Violation

**Comments:**

**1630hrs: Beginning of tour of duty.**

**1634hrs: I conducted a neighborhood check.**

**1940hrs: I conducted a Neighborhood check.**

**2200hrs: I closed the bike trail gates.**

**2207hrs: I closed the Tumlinson Park gates**

**2211hrs: I closed the Tonkawa park gates**

**2230hrs: I closed the disc golf gates.**

**2230hrs: End of tour of Duty**

*Deputy Hector Hernandez #16244*

## Block House Creek M.U.D.

### Daily Patrol Report

Name: Deputy James Polk #15343	Date:01/18/2025	
Time Start: 1700 Beginning Mileage: 148210	Time Ended: 2200 Ending Mileage: 148251	Total Time: 5 Total Mileage: 41

Location	Violation	Violation	Violation
903 Block House/ Susan Ln	Registration expired		<b>Warning</b>
3507 Block House Dr	Speeding		<b>Warning</b>
808 La Crema Ln	Speeding		<b>Warning</b>

#### Comments:

1700: Being Tour of Duty @ BlockHouse MUD  
1703: Check Jumano Park  
1723: Check Tonkawa Park  
1726: Traffic Stop Event Number #2025018662  
1754: Check Tumlinson Park  
1800: Traffic Stop Event Number #2025018690  
1827: Check Jumano Park  
1858: Check Tonkawa Park  
1911: Checked Blockhouse Ele  
1948: Checked Bike Park  
2001: Traffic Stop Event Number #2025018781  
2012: Check Jumano Park  
2046: Check Tumlinson Park  
2117: Check Jumano Park  
2130: Check Tonkawa Park  
2146: Checked Tonkawa Park – Park was cleared and the gate was secured.  
2149: Check Bike Park – Park was cleared and the gate was secured.  
2151: Check Tumlinson Park – Park was cleared and the gate was secured.  
2158: Check Jumano Park – Park was cleared and the gate was secured.  
2200: End Tour of Duty @ Block House MUD

*James Polk #15343*

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

NAME: Deputy Derrick Johnson #13763		DATE: 01/19/2025
TIME START: 14:00 Begin Mileage:43150	TIME ENDED: 18:00 Ending Mileage: 43179	TOTAL TIME:4 Total Mileage:29

Location	Violation	Location	Violation
400 blk of Block House Dr	Speeding		
500 blk of Block House Dr	Speeding		

## **COMMENTS:**

**14:00hrs** 10-41 patrol Blockhouse MUD.

**14:00hrs** Security check Jumano Park,

**14:19hrs** Security check Apache park, no sign of criminal mischief.

**14:42hrs** Security check T park, Several vehicles in the park, dogs training in the open park area.

**15:05hrs** Security check 2500 blk of Phillip Cove.

**15:48hrs** **Contacted 3 kids riding electric dirt bikes at the bike park. They were advised of the rule of no motorized vehicles permitted. Gained voluntary compliance, kids left the area.**

**15:52hrs** Conducted traffic stop at the 400 blk of Block House Dr, Speeding

**15:58hrs** Conducted traffic stop at the 500 blk of Block House Dr, Speeding

**16:35hrs** Security check 1600 blk of Rossport Bend.

**16:55hrs** Security check 1200 blk of Pine Portage Dr

**17:24hrs** Security check 16000 blk of Black Kettle Dr.

**17:45hrs** Security check 1500 blk of Scottsdale Dr.

**18:00hrs** 10-42 Blockhouse patrol.

*Derrick Johnson #13763*  
OFFICER'S SIGNATURE

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

NAME: Deputy Antonio Lovato #11316		DATE: 01-20-2025
TIME START: 0513	TIME ENDED: 1113	TOTAL TIME: 6
BEGINNING MILEAGE: 126914	ENDING MILEAGE: 126966	TOTAL MILEAGE: 52

Location	Violation	Violation	Violation

**COMMENTS:**

**0513hrs Begin Tour of Duty.**

**0541hrs Security Check Jumano Park.** No vehicles parked in the parking area in front of the gate. The gate to the park was locked and secured. No vehicles parked in the park. No one seen walking around or playing disc golf. No issues observed.

**0602hrs Security Check Tonkawa Park.** The gate to the park was open. No vehicles parked in the parking lot. No one on the playground, soccer field, or walking around on the track. No issues observed.

**0628hrs Security Check Bike Trail Park.** The gate to the park was unlocked and open. No vehicles parked in the parking lot or riding around on the track. No issues observed.

**0653hrs 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.

**0717hrs Security Check Tumlinson Park.** No vehicles parked in the parking lot. No one in the park. No one walking around on the trails. No issues observed.

**0913hrs Security Check Bike Trail Park.** No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**0937hrs Security Check Tonkawa Park.** No vehicles parked in the parking lot. No one on the playground, soccer field, or walking around on the track. No issues observed.

**0958hrs Security Check Apache Park.** There was one vehicle parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

**1019hrs Security Check Jumano Park.** No vehicles parked in the park. No one seen walking around on the trails or playing disc golf. No issues observed.

**1041hrs Security Check Tumlinson Park.** No vehicles parked in the parking lot. No one seen walking around on the trails or in the park. No issues observed.

**1113hrs 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: 01-21-2025
TIME START: 1328	TIME ENDED: 1928	TOTAL TIME: 6
BEGINNING MILEAGE: 126972	ENDING MILEAGE: 127023	TOTAL MILEAGE: 51

Location	Violation	Violation	Violation

**COMMENTS:**

1328hrs Begin Tour of Duty.

1347hrs Security Check Jumano Park. No vehicles parked in the parking area or in the park. No one seen playing disc golf on the course. There was a man walking his dogs around in the park. No issues observed.

1421hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

1423hrs I was dispatched to a welfare concern on Dillion Lake Bend. We were not able to make contact with the owner. The residence was searched but no one was located in the residence. We were able to make contact with this father and get a phone number for the home owner. We talked to him on the phone and he said he was ok and he has been having some problems with his back door not securing. No offense, Event #2025021071.

1504hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one playing on the playground or soccer field. There was a lady walking her dog around on the track. No issues observed.

1548hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one in the park. There were some people walking their dogs around on the trails. No issues observed.

1627hrs Security Check Apache Park. There was one vehicle parked in the parking lot. There was one vehicle parked in the parking lot. There was a family on the playground. No one in the pool. No issues observed.

1826hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one in the park. The gate to the park was locked and secured upon my exit. No issues observed.

1833hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding around on the track. The gate to the park was locked and secured upon my exit. No issues observed.

1840hrs Security Check Jumano Park. There were two vehicles parked in the parking area right in front of the gate. There were some people playing on the disc golf course. No one else in the park. The gate to the park was locked and secured upon my exit. No issues observed.

1855hrs Security Check Tumlinson Park No vehicles parked in the parking lot. No one in the park or walking around on the trails. I walked around checking the gates to the pool. They were all secured. I walked around the Walker House. All the doors were secured as well. The gate was locked and secured upon my exit. No issues observed.

1928hrs 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: 01-22-2025
TIME START: 1600	TIME ENDED: 2030	TOTAL TIME: 4.5
BEGINNING MILEAGE: 127092	ENDING MILEAGE: 127117	TOTAL MILEAGE: 25

Location	Violation	Violation	Violation

**COMMENTS:**

**1600hrs Begin Tour of Duty.**

**1626hrs Security Check Tonkawa Park. No vehicles parked in the parking lot. No one playing on the playground or walking around on the track. There was a guy throwing a ball with his dog on the soccer field. No issues observed.**

**1653hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. No issues observed.**

**1727hrs Security Check Apache Park. There were a few vehicles parked in the parking lot. There was a father watching his kids play on the playground. There was one person swimming in the pool. No issues observed.**

**1800hrs Block House Board Meeting.**

**2030hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE



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

NAME: Deputy Billy R. Boggs # 4308		DATE: 01-22-2025
TIME START: 17:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 4 HRS
BEGINNING MILEAGE: 57293	ENDING MILEAGE: 57328	TOTAL MILEAGE: 35

Location	Violation	Violation	Violation

## COMMENTS:

17:00PM: BEGAN TOUR OF DUTY @ BLOCKHOUSE MUD  
 17:09PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - STAFF ONSITE / PARENTS PICKING UP KIDS - ALL APPEARED OKAY  
 17:26PM: CHECKED JUMANO PARK - ALL INTERIOR CHAINLINK GATES WERE CLOSED & SECURED TO GARDEN & FACILITY; THERE WERE SEVERAL VEHICLES ONSITE & PEOPLE PLAYING DISC GOLF  
 17:34PM: CHECKED APACHE PARK & POOL - PLAYGROUND WAS OCCUPIED; POOL STAFF & SWIMMERS WERE ONSITE @ POOL  
 17:38PM: CHECKED TONKAWA PARK - PLAYGROUND WAS UNOCCUPIED; NORTH & SOUTH FIELDS WERE OCCUPIED BY JOGGERS / DOGS  
 17:47PM: CHECKED TUMLINSON PARK & POOL - NO VEHICLES WERE ON PREMISES; COUPLE OF KIDS WERE RIDING SKATEBOARDS IN THE OPEN PARKING LOT; POOL GATE WAS FOUND PROPPED OPEN APPROXIMATELY 6" WITH A LARGE ROCK - INTERIOR DOORS TO THE OFFICE & RESTROOMS WERE SECURED AND NO ONE INSIDE / NO ONE WAS LOCATED ON PREMISES - I REMOVED THE ROCK AND SECURED THE POOL GATE AND NOTIFIED DEPUTY LOVATO  
 18:00PM: CHECKED BIKE TRAIL PARK - DEPUTY LOVATO WAS ONSITE WAITING TO THE MUD MEETING TO START; PARK WAS UNOCCUPIED & NO VEHICLES WERE ON PREMISES  
 18:20PM: CHECKED THE PAVILLION & COURTS - BOTH WERE UNOCCUPIED; MUD BOARD & CIVILIANS WERE ARRIVING @ WALKERHOUSE FOR THE MEETING  
 20:25PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR & NO VEHICLES ON PREMISES  
 20:29PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES WERE ON PREMISES  
 20:37PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES WERE ON PREMISES  
 20:42PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES OR DISC GOLF PLAYERS ON PREMISES  
 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: 01/28/2025
TIME START: 17:00 Begin Mileage:43848	TIME ENDED: 21:00 Ending Mileage: 43874	TOTAL TIME:4 Total Mileage:26

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.

**17:00hrs** 10-41 patrol Blockhouse MUD.

**17:05hrs** Security check at the bike park, no sign of criminal mischief.

**17:35hrs** Security check 2500 blk of Phillip Cove.

**18:00hrs** Security check 1500 blk of Scottsdale Dr.

**18:45hrs** Security check Jumano Park.

**19:20hrs** Security check Tumlinson park.

**19:44hrs** Security check 16000 blk of Black Kettle Dr.

**20:00hrs** Security check 2400 blk of Socorro Bnd.

**20:19hrs** Security check Apache park, no sign of criminal mischief.

**20:42hrs** Security check 2600 S Walker Dr.

**21:00hrs** 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: 01-28-2025
TIME START: 0417	TIME ENDED: 1117	TOTAL TIME: 7
BEGINNING MILEAGE: 127219	ENDING MILEAGE: 127301	TOTAL MILEAGE: 82

Location	Violation	Violation	Violation

**COMMENTS:**

**0417hrs Begin Tour of Duty.**

**0431hrs Security Check Tumlinson Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen in the park or walking around on the trails. No issues observed.

**0456hrs Security Check Jumano Park.** No vehicles parked in the parking area in front of the gate. The gate was locked and secured. No vehicles parked in the park. No one seen walking around or playing disc golf. No issues observed.

**0522hrs Security Check Bike Trail Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot and no one on the track. No issues observed.

**0552hrs Security Check Tonkawa Park.** The gate to the park was locked and secured. No vehicles parked in the parking lot. No one on the playground, soccer fields, or walking around on the track. No issues observed.

**0628hrs 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.

**0655hrs School Zone Traffic Enforcement off of Creek Run.** I sat in the school zone until the light stopped. No moving violations were observed.

**0801hrs Security Check Tumlinson Park.** The gate to the par was unlocked and open. No vehicles parked in the parking lot. There were some people walking around on the trails. No one else in the park. No issues observed.

**0827hrs Security Check Bike Trail Park.** The gate was unlocked and opened. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

**0838hrs** I was dispatched to a traffic hazzard complaint off of Scorro Bend. The vehicle was legally parked and there was nothing the Sheriff's Office can do to have the vehicle removed. Event #2025027989.

**0857hrs Security Check Apache Park.** There were a few vehicles parked in the parking lot and a school bus. The swim team was finishing up and they were getting on the bus to leave. No issues observed.

**0928hrs Security Check Tonkawa Park.** No vehicles parked in the parking lot. No one in the park on the playground, soccer field, or walking around on the track. No issues observed.

**1002hrs Security Check Jumano Park.** There was one vehicle parked in the parking lot. No one playing on the disc golf course. There were some people walking around on the trails. No issues observed.

**1117hrs End Tour of Duty.**

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

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

NAME: Deputy Billy R. Boggs # 4308		DATE: 01-29-2025
TIME START: 16:15PM	TIME ENDED: 21:45PM	TOTAL TIME: 5.5 HRS
BEGINNING MILEAGE: 57750	ENDING MILEAGE: 57785	TOTAL MILEAGE: 35

Location	Violation	Violation	Violation

**COMMENTS: \*\*\*RAIN\*\*\***

**16:15PM:** BEGAN TOUR OF DUTY @ BLOCKHOUSE MUD

**16:19PM:** CHECKED JUMANO PARK - NO VEHICLES WERE ON PREMISES; INTERIOR GATE WERE CLOSED & SECURED TO FACILITY & GARDEN AREA

**16:29PM:** CHECKED APACHE PARK & POOL - POOL AREA WAS CLOSED & SECURED & POOL COVERED; PLAYGROUND WAS UNOCCUPIED

**16:33PM:** CHECKED TONKAWA PARK - NO VEHICLES WERE ON PREMISES; ONE PERSON SWINGING @ PLAYGROUND; BOTH FIELDS WERE UNOCCUPIED

**16:48PM:** CHECKED TUMLINSON PARK & POOL - NO VEHICLES WERE ON PREMISES; POOL AREA WAS CLOSED & SECURED; PARK ONLY HAD ONE PERSON JOGGING

**16:56PM:** CHECKED BIKE TRAIL PARK - PARK WAS CLEAR; NO VEHICLES WERE ON PREMISES

**17:11PM:** CHECKED WALKERHOUSE, PAVILLION & COURTS - WALKERHOUSE WAS SECURED; PAVILLION & COURTS WERE UNOCCUPIED

**17:40PM:** CHECKED BH ELEM SCHOOL - SOME STAFF MEMBERS STILL ONSITE - ALL APPEARED OKAY

**18:45PM-19:22PM:** RECHECKED ALL PARKS - JUMANO WAS OCCUPIED BY A COUPLE OF VEHICLES / PLAYERS; APACHE POOL WAS OPEN W/ STAFF ONSITE; TONKAWA, TUMLINSON & BIKE TRAIL WERE UNOCCUPIED; BASKETBALL COURTS WERE IN USE

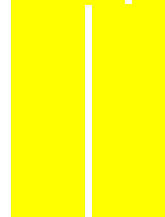
**20:35PM:** RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES WERE ON PREMISES

**20:40PM:** RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES WERE ON PREMISES

**20:46PM:** RECHECKED & SECURED JUMANO PARK GATE - PARK WAS UNOCCUPIED & NO VEHICLES WERE ON PREMISES

**20:51PM:** RECHECKED TUMLINSON PARK - FOUND ONE VEHICLE OCCUPIED & RUNNING BY A 17YO MALE WHO WAS HAVING A SEVERE PANIC ATTACK FOR UNKNOWN REASON - EMS WAS CONTACTED; KIDS FATHER WAS ALSO CONTACTED - ONCETHE 17YO WAS OKAY, ALL PARTIES CLEARED THE SCENE AND I WAS ABLE TO SECURE THE PARK - EVENT# 2025029974

**21:45PM:** 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: 01-30-2025
TIME START: 0530	TIME ENDED: 1130	TOTAL TIME: 6
BEGINNING MILEAGE: 127439	ENDING MILEAGE: 127519	TOTAL MILEAGE: 80

Location	Violation	Violation	Violation

**COMMENTS:**

0530hrs Begin Tour of Duty.

0555hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding around on the track. No issues observed.

0621hrs Security Check Apache Park. No vehicles parked in the parking lot. No one on the playground or in the pool area. No issues observed.

0644hrs Security Check Jumano Park. The gate to the park was open. No vehicles parked in the parking area in front of the gate and no one parked in the park. No one on the trails or playing disc golf. It had started raining. No issues observed.

0700hrs Security Check Tumlinson Park. The gate to the park was unlocked and open. No vehicles parked in the parking lot. No one in the park or on the trails. No issues observed.

0705hrs School Zone traffic enforcement. I sat on Creek Run for traffic control during drop off for Block House Elementary. No traffic violations observed.

0744hrs Security Check Tonkawa Park. The gate to the park was unlocked and open. No vehicles parked in the parking lot. No one in the park. It was still raining. No issues observed.

0849hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one in the park or seen walking around on the trails. No issues observed.

0923hrs Security Check Jumano Park. No vehicles parked in the parking lot. No vehicles parked in the park. No one seen walking around or playing disc golf. No issues observed.

0948hrs Security Check Tonkawa Park. There was one vehicle parked in the parking lot. There was no one playing on the playground or soccer field. There were a couple of people walking around on the track. No issues observed.

1006hrs 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.

1033hrs Security Check Bike Trail Park. No vehicles parked in the parking lot. No one riding on the track. No issues observed.

1130hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE



## Premier Recreation Management Services, LLC

1822 Lloydminster Way, Cedar Park, TX 78613

E-mail [Marc@premierrecreation.net](mailto:Marc@premierrecreation.net) Office phone 512-591-0194

February 19, 2025

Ursela Logn

President

Block House Creek M.U.D.

R.E. Pool Management Report

Dear Mrs. Logan,

### Pool Report

- No major injuries or accidents during December.
- Apache continues to be utilized on weekends and evenings.
- Apache pool is now open 12pm – 5pm on Saturday and Sunday and 5:00pm – 9:00pm Monday, Wednesday and Friday.
- Staff continue to clean pools daily.
- No more issue with pump at Apache, continues to operate as normal.
- Heaters at Apache are working properly. Tarps will be used until nightly temperatures remain above 75 degrees.
- The acid feeder at Apache developed a small leak in the pump, Premier Recreation was able to fix the issue and the pump is working properly. No issues have been found with the Accutab feeder at Apache.
- The Accutab feeder at Tumlinson stopped working, the issue was found to be the control board, and possible pump. Due to this being an electrical issue Premier Recreation checked with Landmark aquatics and Lisa to see if this would be covered by warranty. Unfortunately, the warranty has expired. Landmarks aquatics was asked to repair and bill the district directly. As of 2/14 the repair was not complete, but chemicals have been maintained manually and Landmark aquatics has said they will be out soon to complete the repair.
- Premier Recreation has received the Tidal Waves schedule and is prepared to staff all swim meets.
- Premier Recreation is beginning to hire and train for the upcoming spring and summer seasons.
- Chemical Logs for Apache can be found at <https://app.poolsharkh2o.com/logbook/6t12ya7q>



Marc

# Shift Reports

## Apache

Timestamp	Pool Location	Were there any injuries or incidents today?	Describe the day, how did the day go, approximate number of patrons, weather, etc.
2025/01/03 10:13:44 PM CST	Apache	No	65-54 degrees, 17 patrons, cold day, clear skies
2025/01/06 9:03:00 PM CST	Apache	No	Cold day but had some brave swimmers come out regardless
2025/01/08 8:59:50 PM CST	Apache	No	Cold day but all our regular swimmers made it and loved the heated pool
2025/01/10 9:11:16 PM CST	Apache	No	Good day just cold. Had all our regulars show up
2025/01/11 5:03:49 PM CST	Apache	No	45 degrees, but sunny with little wind. Felt pretty good compared to recent colder weather. 7 patrons total
2025/01/12 5:01:35 PM CST	Apache	No	A nice break from the cold. We had our regulars in and they all were happy
2025/01/13 9:05:03 PM CST	Apache	No	Good day. Had our normal swimmers in and had a good time
2025/01/15 9:08:32 PM CST	Apache	No	The weather was great today. Had all our regulars in and got the pool cleaned
2025/01/17 8:53:25 PM CST	Apache	No	Good day normal swimmer count
2025/01/22 9:19:16 PM CST	Apache	No	Colder day and lighter swimmer count than usual.
2025/01/24 9:15:03 PM CST	Apache	No	Regular day nothing really to report
2025/01/25 5:17:04 PM CST	Apache	No	Cool day with 5 patrons total. Pretty easy day with some downtime.
2025/01/26 5:13:18 PM CST	Apache	No	Great day w had all our regulars in
2025/01/27 9:08:49 PM CST	Apache	No	Nice day not windy so all the visitors and us were happy



2025/01/29 9:07:08 PM CST	Apache	No	Great day had all our regular visitors come on in
2025/01/31 9:10:39 PM CST	Apache	No	Very good weather today had a few new visitors come in and try out the pool
2025/02/02 5:19:35 PM CST	Apache	No	Incredible weather, we had allot of visitors and their kids here today
2025/02/03 9:11:20 PM CST	Apache	No	Another day of incredible weather idk how itâ€™s winter lol
2025/02/05 8:59:31 PM CST	Apache	No	Great weather, had allot of visitors and talked to some new residents and gave them info for the pool and area
2025/02/07 9:09:45 PM CST	Apache	No	Great day had a good number of swimmers come in and enjoy the pool
2025/02/09 5:35:29 PM CST	Apache	No	Colder day but had our usual lap swimmers
2025/02/10 9:18:16 PM CST	Apache	No	Cold day and had some rain
2025/02/12 8:59:11 PM CST	Apache	No	Cold day but had our usual swimmers in
2025/02/14 8:48:21 PM CST	Apache	No	Cold and misty day, had a lower turn out than normal because of Valentineâ€™s Day
2025/02/16 5:03:56 PM CST	Apache	No	Good day. Nice strong sun today made it not feel as cold as it was.
2025/02/17 9:21:10 PM CST	Apache	No	Good day just cold

Monthly Report		Block House MUD
Report Period: 2/3/25 - 2/28/25		
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 February 3rd	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.		
Begin spring leaf cleanup throughout the property.		
Continue perennial cutbacks around the property.		
Week of February 10th	Services to be performed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Visit District for any unforeseen/necessary items needing resolution.		
Crews began annual ant treatment application. Application was delayed due to weather.		
Week of February 17th	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.		
Continue spring leaf cleanup throughout the property.		
Continue perennial cutbacks around the property.		
Finish annual ant treatment application.		
Remove and chip dead trees in creek area behind 16906 Black Kettle Drive.		
Crews scheduled to complete service at Jumano Disc Golf Course.		
Week of February 24th	Services to be performed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Visit District for any unforeseen/necessary items needing resolution.		
Crews scheduled to apply spring pre-emergent & fertilizer throughout the property.		



2600 S Block House Drive  
Leander, TX 7864

To: Block House MUD  
From: GM Lisa Sandoval  
Subject: Amenities Subcommittee Meeting  
Date: Monday, February 18, 2025

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Attendees: Amy Earls, GM Lisa Sandoval, Director Logan, Director Stanfield

### **Pools**

- Apache pool deck cracks
  - DigDug has gone out and accessed the area; during the initial decking repair the area was found wet underneath the old concrete and they couldn't manage or move the piping. They waited for it to dry out, added more rebar, before pouring the new concrete; it was thought that a water table near the area might be affecting the current cracking.
  - The cracks will be monitored for future cracking.
  - Travis will watch for chipping so it's not a safety hazard for people.
- Block covers
  - Director Stanfield - I just emailed (GM Lisa Sandoval) all the pictures regarding the block covers purchased at The Lifeguard Store.
  - I cannot find the block covers that we need online. Can we task Marc with Premier on this?

### **Community Garden**

- We changed the entry gate code.
  - Director Logan - we are restricting that code to only Gardeners who have plots reserved and people who water the plots for us
- Director Stanfield - can we use the barrels behind the Jumano center for garden use?
  - GM Lisa Sandoval - yes, you can utilize those water barrels that the district is not using right now
- Director Logan - The line item for the Gardeners isn't budgeted for \$5,000, as we thought for the soil. Should the money come from parks?
  - GM Lisa Sandoval - Tyler will post all the new garden plot reservation dollars to the ledger, and then we can purchase soil.
  - Director Logan - may be around \$800 for soil.

## **Chance Field**

- GM Lisa Sandoval - We want to discuss charging a usage fee at Luther Chance fields Spring, Summer, Fall, Winter
  - CPYL charges almost \$2,000 for a team to practice two nights a week because we're seeing additional wear and tear, people not following rules, no extra eyes out there, and a massive influx of reservations - would you consider bringing the MUD charging a fee for Luther Chance field to the board?
  - Director Logan - we need to look at the contract and ensure that the weekend use is correct
  - The rules state, "No teams or leagues can reserve the field on Saturday or Sundays; those time slots are for residential use only for pick-up games or practices."
  - Director Logan - if you're a resident, you rent and pay for our facilities, so all should pay a rental fee for the fields.
  - Director Stanfield - why don't we allow outsiders to use the field and we charge them, but not charge the residents
  - Director Logan - this will require us to update the park rules if we make changes to the field use
  - Let's make a Canva post about leagues and teams not reserving the field on Saturdays and Sundays
  - email blast to all who have rented the field about not using the field on Saturday or Sundays and maybe help catch the people doing that
  - we will write the reservation rules for the Chance field by June
  - Let's look at charging each team \$20- \$25 per practice for residents (so \$25 a week) and \$50 for non-residents
  - GM Lisa Sandoval - let's look at this again the first week in March and have our next standard meeting to chat on this and then take it to the entire board
  - Amy to get Nancy to send us the practice field rules in Word and then to Director Stanfield and Logan.
  - A person from CPYL parked on the grass at the gate at Luther Chance Field on Saturday and Sunday this past weekend.

## **Bike Track**

n/a

## **Scouts**

- We are allowing the scouts to use the pavilion for meetings while the Jumano Center is closed; Dave Wood contacts Amy to check availability when needed.

## **Bond info**

- Lauren, our financial advisor, sent the NOS/POS review and included a picture of the incorrect bond district. Sean and I discussed that, and he will contact Lauren to correct it.

### **Security/Wilco**

- We have been updating Deputy Lovato on abandoned vehicles in the district.

### **Director Logan Update**

- Heads up, KXAN is in the neighborhood today doing interviews regarding the fatal accident off Scottsdale this weekend.
  - If the media ever approaches us, we should not talk without board approval; they should be sent to our attorney.

### **Parks and Disc Golf**

- Priority Landscapes wants to go out to do maintenance; Lisa asked them to clean up the creek with what's in their contract now and then wait on doing additional cutting or trimming or landscape in general.
- Director Stanfield – This is the second time for someone for disc golf to park in a lead way to the garden. Can we get a sign out there to let them know that it's
  - Director Logan - I will post about people not parking there on the Disc Golf Facebook page.
  - Community Garden straight ahead - Do not block the drive - signage for the garden area.
- GM Lisa Sandoval - Scott Carpenter called about downing trees
  - 1600 block of Black Kettle
  - It was a huge safety hazard, so GM had priority landscapes to work on today.
  - One resident was upset that this was happening and that his house wasn't handled. GM Lisa Sandoval told him we would go back and look at the area, but we can't use our dollars right now until we get past weather that could present a hard freeze, and we may need those dollars for clean-up.

### **Jumano Wood**

- Director Stanfield-Steven at Glenn High School could use the portion of wood that is left on the ground
  - Steven will make us something out of the wood to put in the history room at Walker House, possibly
  - GM Lisa Sandoval - can he make shelving for the Walker House?
  - Director Stanfield, yes, I can ask him that request
  - Cedar Park High School can take half of the wood that is stacked

- with both Glen and Cedar Park taking wood, it will take care of 3/4s of it
- Brad Sheble will work up a quote for a table to follow through with the initial wood request
- Since there will be some wood leftover, there are some organizations we can donate the wood to. this company gives scholarships to CTE programs, so we thought we could give back
- Director Stanfield - I am putting together a memo of the options we have to get rid of the wood to get full board approval
- Director Logan - we will direct Travis to pile all the wood together and make clear next Wednesday night that the wood will be covered with a blue tarp and not to be touched
- NFM temporary communication about temporary fence
  - they need help navigating individual fences when they take down their temporary fence
  - Communicate timing so it doesn't affect pick up drop off at Elementary school



2600 S Block House Drive  
Leander, TX 78641

To: Block House MUD

From: GM Lisa Sandoval

Subject: Communications Meeting

Date: February 14, 2025

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Attendees: Amy Earls, GM Lisa Sandoval, Director Logan

#### **Newsletter**

- The March newsletter is completed and will be mailed out from Crossroads on February 19 and emailed to residents on the 25th.
- The April Newsletter draft is in the works and will be available for edits by March 7.
- Any article info suggestions are welcome
- We welcome pictures for the Newsletter of any fun district photos
- Director Logan - April Newsletter topics
  - we do want to put the Tumlinson Playscape timeline in an upcoming Newsletter
  - If your street needs sweeping, please contact \_\_\_\_\_ (tell Terron Wednesdays aren't the best days; those are our trash days)
  - we will have a Seed 101 class on the 22<sup>nd</sup> at the Community Garden; I'll take photos and send them to you all for the upcoming Newsletter

#### **Calendared events for 2025 OA/MUD**

- GM Lisa Sandoval gave Sandy management approval for her 2025 list of events
- Amy and I will work the July 4th event and man the MUD tent
  - Amy and I will have a meeting with the OA before the event
  - MUD plans to order glow sticks
  - Director Logan will sit with us and work if she is in town
  - pass out watermelon and/or watermelon seed spitting contest - get Boy Scouts involved
  - will want to have the streets closed off and pass out door tags like last year
  - this year, we need to coordinate and communicate about the roads to help Travis not be in the same situation as last year
  - fencing at the berm again so people can park there
  - Ensure that Deputy Lovato has plenty of his team at this event
- Back to School Bash
  - Are there board members who work at this event?
  - The MUD can get face painters again.
- GM Lisa Sandoval and Amy Earls are managing E-sign now.
  - Director Logan - Lisa, please add a note to E-Sign about the upcoming freezing weather.

Agenda Item #11

- Director Logan - Amy/Lisa, please set aside an hour a week to check the website for correct information. Links, numbers, old stagnate posts.
- I am happy with Facebook and Instagram posts, but let's make sure we post some email blasts and add info to the website.
- Infographics - Ursula will email me an example - one page, lots of graphics and tats to inform or get the point across



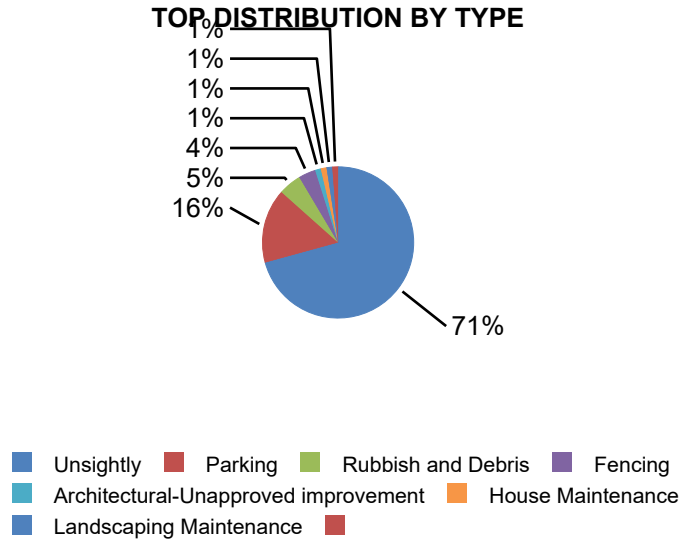
# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

### SUMMARY

<b>Closed</b>	<b>45</b>
Fencing	1
Landscaping Maintenance	1
Parking	4
Rubbish and Debris	3
Unightly	35
<b>First Notice</b>	<b>22</b>
Architectural-Unapproved improvement	1
Fencing	1
House Maintenance	1
Parking	4
Rubbish and Debris	1
Unightly	14
<b>Pending Hearing</b>	<b>1</b>
Unightly	1
<b>Second Notice</b>	<b>11</b>
Parking	4
Unightly	7
<b>Void</b>	<b>3</b>
Fencing	1
Parking	1
Unightly	1
<b>Total</b>	<b>82</b>

### TOP DISTRIBUTION BY TYPE



### Second Notice (Total Count = 11)

16503 LONE WOLF DR SARAH ANDERSON XN: 124780 Acct: BHMUD11310	Second Notice	Unightly - Unightly - Items at Side of House
7/29/2024 Administrator	First Notice	
11/8/2024 Jack Baker	Second Notice	
11/27/2024 Stacy Knispel	Second Notice	
12/5/2024 Jack Baker	Second Notice	
1/23/2025 Stacy Knispel	Second Notice	
2315 SUSAN LN Neema Vedadi XN: 126213 Acct: BHMUD20109	Second Notice	Parking - Remove damaged and/or inoperable vehicle.
11/8/2024 Jack Baker	First Notice	
11/11/2024 Stacy Knispel	First Notice	
11/14/2024 Stacy Knispel	Second Notice	
11/15/2024 Stacy Knispel	Second Notice	
11/15/2024 Stacy Knispel	Second Notice	
11/15/2024 Stacy Knispel	Second Notice	
12/5/2024 Jack Baker	Second Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

12/19/2024	Stacy Knispel	Second Notice	
1/9/2025	Stacy Knispel	Second Notice	
2/5/2025	Stacy Knispel	Second Notice	
14914 SNELLING DR KATHLEEN PALMER XN: 126389 Acct: BHMUD11555		Second Notice	Unsightly - Remove item(s) shown in photo.
11/8/2024	Jack Baker	First Notice	
11/11/2024	Stacy Knispel	First Notice	
11/14/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
12/5/2024	Jack Baker	Second Notice	
12/18/2024	Jack Baker	Second Notice	
1/9/2025	Stacy Knispel	Second Notice	
1/30/2025	Stacy Knispel	Second Notice	
2310 SUSAN LN ANDY DEFEAU XN: 132980 Acct: BHMUD10774		Second Notice	Parking - Remove damaged and/or inoperable vehicle.
11/27/2024	Stacy Knispel	First Notice	
12/5/2024	Jack Baker	Second Notice	
1/9/2025	Stacy Knispel	Second Notice	
2/6/2025	Stacy Knispel	Closed	
504 KATHLEEN LN SHAWN MORRIS XN: 137906 Acct: BHMUD10821		Second Notice	Unsightly - Remove item(s) shown in photo.
12/5/2024	Jack Baker	First Notice	
1/9/2025	Stacy Knispel	Second Notice	
2315 SUSAN LN Neema Vedadi XN: 137907 Acct: BHMUD20109		Second Notice	Unsightly - Remove item(s) shown in photo.
12/5/2024	Jack Baker	First Notice	
12/19/2024	Stacy Knispel	Second Notice	
1/9/2025	Stacy Knispel	Second Notice	
2/5/2025	Stacy Knispel	Second Notice	
2/5/2025	Stacy Knispel	Hearing Notice	
2/5/2025	Stacy Knispel	Pending Hearing	
2709 ALEXANDER DR CASEY HOGG XN: 137911 Acct: BHMUD11088		Second Notice	Parking - Remove trailer.
12/5/2024	Jack Baker	First Notice	
1/9/2025	Stacy Knispel	Second Notice	
1/23/2025	Stacy Knispel	Second Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

2704 ALEXANDER DR GERARDO FAYARD XN: 137913 Acct: BHMUD11116	Second Notice	Unsightly - Remove item(s) shown in photo.
12/5/2024 Jack Baker	First Notice	
1/9/2025 Stacy Knispel	Second Notice	
1/23/2025 Stacy Knispel	Second Notice	
15013 BIG FALLS DR MIGUEL PINEDO BANUELOS XN: 152318 Acct: BHMUD20124	Second Notice	Unsightly - Remove item(s) shown in photo.
12/19/2024 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Second Notice	
16305 KICKING BIRD DR NORMAN HOULE XN: 161073 Acct: BHMUD11681	Second Notice	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Second Notice	
700 MILTON CV TYLER C LATIOLAIS XN: 161089 Acct: BHMUD20120	Second Notice	Parking - Remove boat and/or personal watercraft.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Second Notice	

### Closed (Total Count = 45)

16737 SPOTTED EAGLE DR BARBARA MURPHY XN: 125066 Acct: BHMUD11394	Closed	Rubbish and Debris - Rubbish and Debris - Debris - Unsightly Material
1/18/2023 Administrator	First Notice	
11/8/2024 Jack Baker	Second Notice	
12/5/2024 Jack Baker	Second Notice	
12/19/2024 Stacy Knispel	Second Notice	
1/9/2025 Stacy Knispel	Closed	
16702 BLACK KETTLE DR CHARLES ZELEWSKI XN: 124953 Acct: BHMUD11576	Closed	Unsightly - Unsightly - Items on Driveway
7/24/2024 Administrator	First Notice	
1/9/2025 Stacy Knispel	Second Notice	
1/14/2025 Stacy Knispel	Closed	
16702 BLACK KETTLE DR CHARLES ZELEWSKI XN: 124948 Acct: BHMUD11576	Closed	Fencing - Fencing - Missing Panel(s)
8/21/2024 Administrator	Second Notice	
11/11/2024 Stacy Knispel	Second Notice	
11/11/2024 Stacy Knispel	Second Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

11/15/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/16/2024	Stacy Knispel	Second Notice	
1/9/2025	Stacy Knispel	Second Notice	
1/14/2025	Stacy Knispel	Closed	
16702 BLACK KETTLE DR CHARLES ZELEWSKI XN: 124951 Acct: BHMUD11576		Closed	Unsightly - Unsightly - Items on Driveway
9/26/2024	Administrator	Second Notice	
11/11/2024	Stacy Knispel	Second Notice	
11/11/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/16/2024	Stacy Knispel	Second Notice	
1/23/2025	Stacy Knispel	Closed	
2809 S WALKER DR JOHN GRIFFIN XN: 126326 Acct: BHMUD11027		Closed	Rubbish and Debris - Remove Debris.
11/8/2024	Jack Baker	First Notice	
11/11/2024	Stacy Knispel	First Notice	
11/14/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/16/2024	Stacy Knispel	Second Notice	
12/5/2024	Jack Baker	Second Notice	
12/19/2024	Stacy Knispel	Second Notice	
1/9/2025	Stacy Knispel	Closed	
2701 ALEXANDER DR PAUL CARMEN XN: 126340 Acct: BHMUD11113		Closed	Unsightly
11/8/2024	Jack Baker	First Notice	
11/11/2024	Stacy Knispel	First Notice	
11/14/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/15/2024	Stacy Knispel	Second Notice	
11/22/2024	Stacy Knispel	Second Notice	
12/5/2024	Jack Baker	Second Notice	
1/9/2025	Stacy Knispel	Closed	
15013 BIG FALLS DR MIGUEL PINEDO BANUELOS XN: 126375 Acct: BHMUD20124		Closed	Garbage and/or recycling containers must be stored out of view other than collection day.
11/8/2024	Jack Baker	First Notice	
11/11/2024	Stacy Knispel	First Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

11/14/2024	Stacy Knispel	Closed	
11/14/2024	Stacy Knispel	Closed	
1/23/2025	Stacy Knispel	Closed	
15011 BIG FALLS DR TERRY SHERMAN XN: 126379 Acct: BHMUD11976		Closed	Unightly - Remove item(s) shown in photo.
11/8/2024	Jack Baker	First Notice	
11/11/2024	Stacy Knispel	First Notice	
11/16/2024	Stacy Knispel	First Notice	
12/5/2024	Jack Baker	Second Notice	
1/23/2025	Stacy Knispel	Closed	
16203 KICKING BIRD DR RUSSELL VAN HOY XN: 126397 Acct: BHMUD11710		Closed	Parking - Remove boat and/or personal watercraft.
11/8/2024	Jack Baker	First Notice	
11/11/2024	Stacy Knispel	First Notice	
11/16/2024	Stacy Knispel	First Notice	
12/5/2024	Jack Baker	Second Notice	
1/9/2025	Stacy Knispel	Closed	
16416 SPOTTED EAGLE DR CLARK COLLINS XN: 132964 Acct: BHMUD11292		Closed	Unightly - Remove item(s) shown in photo.
11/27/2024	Stacy Knispel	First Notice	
12/5/2024	Jack Baker	Second Notice	
1/9/2025	Stacy Knispel	Closed	
16815 SHIPSHAW RIVER DR CARLA CARPENTER XN: 132971 Acct: BHMUD11460		Closed	Unightly - Remove item(s) shown in photo.
11/27/2024	Stacy Knispel	First Notice	
12/5/2024	Jack Baker	Second Notice	
1/30/2025	Stacy Knispel	Closed	
2813 S WALKER DR GAIL NEW XN: 132979 Acct: BHMUD11017		Closed	Unightly - Remove item(s) shown in photo.
11/27/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Closed	
2300 SUSAN LN ROBERT GOMEZ XN: 132981 Acct: BHMUD10744		Closed	Unightly - Remove item(s) shown in photo.
11/27/2024	Stacy Knispel	First Notice	
12/5/2024	Jack Baker	Second Notice	
1/9/2025	Stacy Knispel	Second Notice	
1/23/2025	Stacy Knispel	Closed	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

2408 SUSAN LN CHAD KEATON XN: 137908 Acct: BHMUD10896	Closed	Unsightly - Remove item(s) shown in photo.
12/5/2024 Jack Baker	First Notice	
12/19/2024 Stacy Knispel	Second Notice	
1/23/2025 Stacy Knispel	Closed	
16607 JADESTONE DR BRIAN BANNON XN: 137915 Acct: BHMUD11506	Closed	Unsightly - Remove item(s) shown in photo.
12/5/2024 Jack Baker	First Notice	
1/9/2025 Stacy Knispel	Closed	
16414 JADESTONE DR BURTON DELAUNE XN: 152313 Acct: BHMUD11427	Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024 Stacy Knispel	First Notice	
12/24/2024 Stacy Knispel	Second Notice	
1/23/2025 Stacy Knispel	Closed	
16401 JADESTONE DR JACK HARDING XN: 152315 Acct: BHMUD11612	Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024 Stacy Knispel	First Notice	
12/24/2024 Stacy Knispel	Second Notice	
1/9/2025 Stacy Knispel	Closed	
15019 RED HERON DR KRISTIN SETODA XN: 152316 Acct: BHMUD11673	Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
16312 KICKING BIRD DR NIKI RHODES XN: 152317 Acct: BHMUD11776	Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024 Stacy Knispel	First Notice	
1/9/2025 Stacy Knispel	Second Notice	
1/23/2025 Stacy Knispel	Closed	
14918 SNELLING DR LESLIE CRYER XN: 152319 Acct: BHMUD11539	Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
16504 LONE WOLF DR CARL NOTHNAGEL XN: 152321 Acct: BHMUD11263	Closed	Parking - Remove trailer.
12/19/2024 Stacy Knispel	First Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

1/9/2025	Stacy Knispel	Closed	
16500 SPOTTED EAGLE DR ROBERT SPEER XN: 152323 Acct: BHMUD11307		Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024	Stacy Knispel	First Notice	
1/23/2025	Stacy Knispel	Closed	
16410 LONE WOLF DR HEATH HENDERSON XN: 152324 Acct: BHMUD11218		Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Second Notice	
1/23/2025	Stacy Knispel	Closed	
15333 ENGLISH RIVER LOOP CELINE BIEBER XN: 152368 Acct: BHMUD11228		Closed	Parking - Remove RV and/or camper.
12/19/2024	Stacy Knispel	First Notice	
1/23/2025	Stacy Knispel	Closed	
16913 STOCKTON DR PHILIP RENKA XN: 152371 Acct: BHMUD11395		Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024	Stacy Knispel	First Notice	
12/24/2024	Stacy Knispel	Second Notice	
1/9/2025	Stacy Knispel	Closed	
16911 STOCKTON DR KIMBERLY COOK XN: 152372 Acct: BHMUD11398		Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024	Stacy Knispel	First Notice	
12/24/2024	Stacy Knispel	Second Notice	
1/9/2025	Stacy Knispel	Closed	
2603 ARMSTRONG DR SARAH ANDRADE XN: 152373 Acct: BHMUD10987		Closed	Parking - Remove RV and/or camper.
12/19/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Closed	
2409 AUTREY DR JENNIFER DEBAKEY XN: 152375 Acct: BHMUD10708		Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Closed	
2807 ALEXANDER DR BARBARA BARKER XN: 152384 Acct: BHMUD11037		Closed	Unsightly - Remove item(s) shown in photo.
12/19/2024	Stacy Knispel	First Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

1/23/2025	Stacy Knispel	Closed	
16507 JADESTONE DR BRENT JACKSON XN: 153628 Acct: BHMUD11568		Closed	Unsightly - Remove item(s) shown in photo.
12/24/2024	Stacy Knispel	First Notice	
1/2/2025	Jack Baker	Closed	
16405 JADESTONE DR BETTY ALEXANDER XN: 153629 Acct: BHMUD11601		Closed	Unsightly - Remove item(s) shown in photo.
12/24/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Closed	
16402 SPOTTED EAGLE DR WILLIAM SCOTT JACOB XN: 153630 Acct: BHMUD11258		Closed	Unsightly - Remove item(s) shown in photo.
12/24/2024	Stacy Knispel	First Notice	
1/23/2025	Stacy Knispel	Closed	
16319 SPOTTED EAGLE DR Pini Guetta XN: 153631 Acct: BHMUD22285		Closed	Unsightly - Remove item(s) shown in photo.
12/24/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Second Notice	
1/23/2025	Stacy Knispel	Closed	
2706 ALEXANDER DR DALE HYATT XN: 153633 Acct: BHMUD11121		Closed	Unsightly - Remove item(s) shown in photo.
12/24/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Closed	
2706 ALEXANDER DR DALE HYATT XN: 153634 Acct: BHMUD11121		Closed	Landscaping Maintenance - Prune plantings.
12/24/2024	Stacy Knispel	First Notice	
1/9/2025	Stacy Knispel	Closed	
16300 KICKING BIRD DR LAWRENCE MERRITT XN: 161074 Acct: BHMUD11743		Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025	Stacy Knispel	First Notice	
1/23/2025	Stacy Knispel	Closed	
16702 BLACK KETTLE DR CHARLES ZELEWSKI XN: 161079 Acct: BHMUD11576		Closed	Rubbish and Debris - Remove Debris.
1/9/2025	Stacy Knispel	First Notice	
1/23/2025	Stacy Knispel	Closed	



# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

16406 LONE WOLF DR CHARLES CIERNIA XN: 161080 Acct: BHMUD11206	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
15351 ENGLISH RIVER LOOP JOEL CULPEPPER XN: 161085 Acct: BHMUD11282	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
15344 ENGLISH RIVER LOOP MIGUEL CASTILLO XN: 161086 Acct: BHMUD11320	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
706 MILTON CV KELSEY FRISKE XN: 161090 Acct: BHMUD10986	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
2307 SUSAN LN TIMOTHY BLESSIN XN: 161094 Acct: BHMUD10818	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
2701 ALEXANDER DR PAUL CARMEN XN: 161098 Acct: BHMUD11113	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
2605 N WALKER DR E LEISA XN: 161099 Acct: BHMUD11231	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	
2704 ALEXANDER DR GERARDO FAYARD XN: 161100 Acct: BHMUD11116	Closed	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
1/23/2025 Stacy Knispel	Closed	

First Notice (Total Count = 22)

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

16900 STOCKTON DR JOSEPH HARTIGAN XN: 161084 Acct: BHMUD11560	First Notice	Rubbish and Debris - Remove Debris.
1/9/2025 Stacy Knispel	First Notice	
408 BEVERLY LN JOHN MERCADO XN: 161096 Acct: BHMUD10806	First Notice	Parking - Remove damaged and/or inoperable vehicle.
1/9/2025 Stacy Knispel	First Notice	
402 BEVERLY LN JOSE CHAVEZ XN: 161097 Acct: BHMUD10820	First Notice	Unsightly - Remove item(s) shown in photo.
1/9/2025 Stacy Knispel	First Notice	
2/6/2025 Stacy Knispel	Closed	
2708 ALEXANDER DR GARY CAUDILL XN: 161102 Acct: BHMUD11127	First Notice	Parking - Remove damaged and/or inoperable vehicle.
1/9/2025 Stacy Knispel	First Notice	
2/6/2025 Stacy Knispel	Closed	
15013 BIG FALLS DR MIGUEL PINEDO BANUELOS XN: 169123 Acct: BHMUD20124	First Notice	Unsightly - Remove item(s) shown in photo.
1/23/2025 Stacy Knispel	First Notice	
16501 LONE WOLF DR ADITYA PULIKAL XN: 169124 Acct: BHMUD11316	First Notice	Unsightly - Remove item(s) shown in photo.
1/23/2025 Stacy Knispel	First Notice	
16813 BLACK KETTLE DR NICHOLAS GEYER XN: 169125 Acct: BHMUD11363	First Notice	Fencing - Repair and/or maintain your fence and/or gate.
1/23/2025 Stacy Knispel	First Notice	
2505 KATHLEEN CV CAROLYN SCALAN XN: 169129 Acct: BHMUD10747	First Notice	Unsightly - Remove item(s) shown in photo.
1/23/2025 Stacy Knispel	First Notice	
2505 KATHLEEN CV CAROLYN SCALAN XN: 169130 Acct: BHMUD10747	First Notice	Parking - Remove trailer.
1/23/2025 Stacy Knispel	First Notice	
2705 ALEXANDER DR RANDY PETERSEN XN: 169132 Acct: BHMUD11103	First Notice	Unsightly
1/23/2025 Stacy Knispel	First Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

407 GABRIEL MILLS DR BRENNAN MOUNTS XN: 169133 Acct: BHMUD11061	First Notice	Parking - Remove trailer.
1/23/2025 Stacy Knispel	First Notice	
407 GABRIEL MILLS DR BRENNAN MOUNTS XN: 169134 Acct: BHMUD11061	First Notice	Architectural-Unapproved improvement - House addition.
1/23/2025 Stacy Knispel	First Notice	
16702 BLACK KETTLE DR CHARLES ZELEWSKI XN: 169139 Acct: BHMUD11576	First Notice	Unsightly - Remove item(s) shown in photo.
1/23/2025 Stacy Knispel	First Notice	
2/6/2025 Stacy Knispel	Second Notice	
16911 STOCKTON DR KIMBERLY COOK XN: 176081 Acct: BHMUD11398	First Notice	Unsightly - Remove item(s) shown in photo.
1/30/2025 Stacy Knispel	First Notice	
16700 SHIPSHAW RIVER DR BRENT MULLEN XN: 176082 Acct: BHMUD11391	First Notice	Unsightly - Remove item(s) shown in photo.
1/30/2025 Stacy Knispel	First Notice	
16608 SHIPSHAW RIVER DR AUSTIN DULANY XN: 176083 Acct: BHMUD11366	First Notice	Unsightly - Remove item(s) shown in photo.
1/30/2025 Stacy Knispel	First Notice	
14914 SNELLING DR KATHLEEN PALMER XN: 176085 Acct: BHMUD11555	First Notice	Unsightly - Remove item(s) shown in photo.
1/30/2025 Stacy Knispel	First Notice	
16504 LONE WOLF DR CARL NOTHNAGEL XN: 176090 Acct: BHMUD11263	First Notice	House Maintenance - Repair and Paint
1/30/2025 Stacy Knispel	First Notice	
2/6/2025 Stacy Knispel	Second Notice	
14909 BIG FALLS DR MICHELLE LOCKE XN: 176091 Acct: BHMUD11838	First Notice	Unsightly - Remove item(s) shown in photo.
1/30/2025 Stacy Knispel	First Notice	
15011 BIG FALLS DR TERRY SHERMAN XN: 176092 Acct: BHMUD11976	First Notice	Unsightly - Remove item(s) shown in photo.
1/30/2025 Stacy Knispel	First Notice	

# Block House MUD

## Violation Report - Detail for 1/2/2025 - 1/31/2025

2709 S WALKER DR  
BEN SOUTHERN  
XN: 176094 Acct: BHMUD11826

First Notice

Unsightly

1/30/2025 Stacy Knispel  
2/6/2025 Stacy Knispel

First Notice  
Closed

2607 N WALKER DR  
H FATIMA  
XN: 176095 Acct: BHMUD11226

First Notice

Unsightly - Remove item(s) shown in photo.

1/30/2025 Stacy Knispel  
2/6/2025 Stacy Knispel

First Notice  
Closed

### Void (Total Count = 3)

2402 SUSAN LN  
IVY THOMAS  
XN: 161088 Acct: BHMUD10882

Void

Unsightly - Remove item(s) shown in photo.

1/9/2025 Stacy Knispel

Void

16702 BLACK KETTLE DR  
CHARLES ZELEWSKI  
XN: 169138 Acct: BHMUD11576

Void

Fencing - Repair and/or maintain your fence and/or gate.

1/23/2025 Stacy Knispel

Void

16700 SHIPSHAW RIVER CV  
DEREK ROSIN  
XN: 169126 Acct: BHMUD11484

Void

Parking - Remove boat and/or personal watercraft.

1/23/2025 Stacy Knispel

Void

### Pending Hearing (Total Count = 1)

2706 ALEXANDER DR  
DALE HYATT  
XN: 161101 Acct: BHMUD11121

Pending Hearing

Unsightly - Remove item(s) shown in photo.

1/9/2025 Stacy Knispel  
1/23/2025 Stacy Knispel  
1/23/2025 Stacy Knispel

First Notice  
Hearing Notice  
Pending Hearing

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			
14907 Big Falls Dr.	10/17/2024						Submitted application to ACC for Shed/11/11 sent an email to follow up with ACC 11/26 Owner sent a request to follow up on Shed application. I sent an email the ACC requesting an update. On 11/26 Mr. Taylor sent an email asking for Jack to to call him. 12/4 Jack spoke with Mr. Taylor regarding the application and unfortunately, there are no updates at this time but we will continue to request and update from the ACC.
15343 English River Loop	12/31/2024		12/31/2024	12/31/2024			Submitted application to ACC For pool. 01/08/2025 owner called to check the status of application, sent request for an update to ACC on 01/10/2025



2600 S Block House Drive  
Leander, TX 78641

To: Block House MUD  
From: GM Lisa Sandoval  
Subject: Restrictive Covenants Meeting  
Date: Friday, February 14, 2025

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Attendees: Amy Earls, Lisa Sandoval, David Johnson, Will Cardell, Jack Baker, Stacy Knispel

**Will update**

- A typical report was not sent before this meeting; my apologies - I will send it to you along with the two items in litigation.
- Open matters that have been resolved:
  - 14907 Snelling - lawn - as of February, this has been resolved
  - 2300 Susan Lane - debris issue - this was cleaned up
- Current Matters still open:
  - 15006 Snelling - debris issue, then the trash can in view - sent the final notice in early fall of last year; now the only issue is trash cans, which have been in view since the February 2025 photos.
  - The board must decide if they want to sue over the trash can in view. He made a conscious section to fix one issue (the debris) but did not handle the trash can violation.
  - Director Johnson, let's not focus on the people trying to do the right thing; if it's in clear view of the street and not trying to be hidden, I will take this to the board.
  - I suggest the board not sue because it doesn't seem to bring property value down, but it legally violates the covenants.  
Litigation or dropping it are the following options in this phase  
Will can assemble a packet for the board showing all correspondence with this case from January 2024.
- 16702 Black kettle - notice of ligation
  - tire and garden hose - debris violation
  - February 2025 photos show debris is still there in front of the garage
  - Will recommends sending last-chance notice
- 2315 Susan Lane - vehicle and tire
  - I have contacted the residents and given them a 10-day extension from the final notice. It is mid-process right now, and they still have notice of impending litigation if they don't comply.
  - Stacy drove by on 2/13/25; the area is clean and perfect.

Agenda Item #14

- Jack, please get us updated photos so we can mark this issue as resolved.
- 2805 Alexander - debris and lawn issue- resident finally responded when we filed a default judgment
  - We have refrained from setting the hearing. Does the MUD want us to proceed with or drop this?
  - Director Johnson - the board has decided not to proceed since they cleaned everything up.
  - Will - we will file our dismissal.
  - Stacy - if they are not going into litigation, can I return to issuing violations to that address if needed?
  - Yesterday, I noticed a few things that may have resulted in the same violation again.
  - Stacy, please send an updated photo from 2025 of reaccumulating debris
  - Will - If this is an issue again, Will is going to call and tell him we are going to follow through with the original default judgment

#### **Director Johnson**

- 2511 Beverly Cove Status?
  - Will - this one was referred to the board, but the resident resolved it before the litigation suit was filed.
  - Will - this is tagged as resolved.
  - Shortly after the board authorized litigation, the resident resolved the issue before Will's office filed suit.

#### **Jack update**

- Who is Ricky, who requested the open records?
  - Will—There is no massive mass production of email records from him or his address. Maybe two or three dated letters regarding his address.
  - We are scanning offsite records that go back 10 years to ensure we are not missing anything, but this should be small.
  - Sean will prepare the correspondence and send it to the resident.

#### **GM Lisa Sandoval Update**

- A resident asked if he could use his property as an Air BNB. Lisa told him no. Is that correct information for 2413 Socorro Bend?
  - Will—that is not allowed. The district cannot give them legal advice and encourages them to talk to their lawyer. The district's position with Air BNB is that they do not constitute resident use, so it's prohibited.
  - The problem with short-term rentals that ARE allowed is that it's hard to decide if it's incidental or primary use for rentals. Incidentals are allowed; primary business use is not.

#### **Amy Earls**

- Are in-home daycares allowed in Block House
  - Will - it depends on the section of the neighborhood's rules
  - the only thing that can be built is a home for single-family residential use only
  - 2) Single-family residential home
  - Texas law says that just because you have residential use doesn't mean you can't use it for incidental use for other business practices.



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

**Bookkeeper's Report | February 26, 2025**

## **Block House Municipal Utility District**

Agenda Item #15



**WEBSITE**

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



**ADDRESS**

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



**CONTACT**

Phone: 512.782.2400  
Fax: 512.795.9968



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# Monthly Financial Summary - General Operating Fund

Block House MUD - GOF



## Account Balance Summary

Balance as of 01/23/2025 \$5,346,122

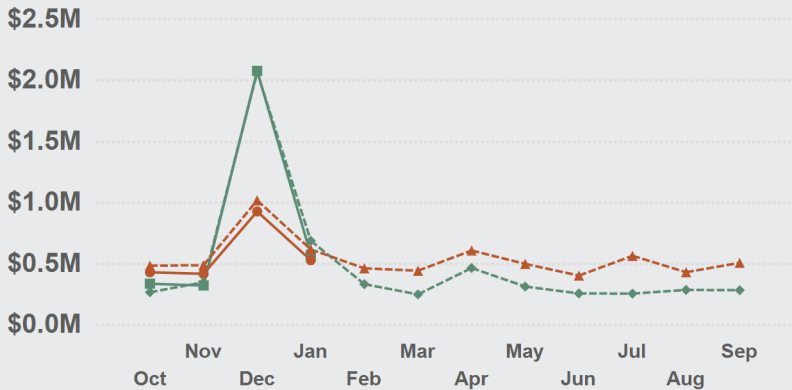
Receipts 1,694,874

Disbursements (1,443,061)

Balance as of 02/26/2025 \$5,597,935

## Overall Revenues & Expenditures By Month (Year to Date)

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



## January 2025

### Revenues

Actual	Budget	Over/(Under)
\$575,605	\$703,856	(\$128,251)

### Expenditures

Actual	Budget	Over/(Under)
\$530,608	\$545,012	(\$14,404)

## October 2024 - January 2025 (Year to Date)

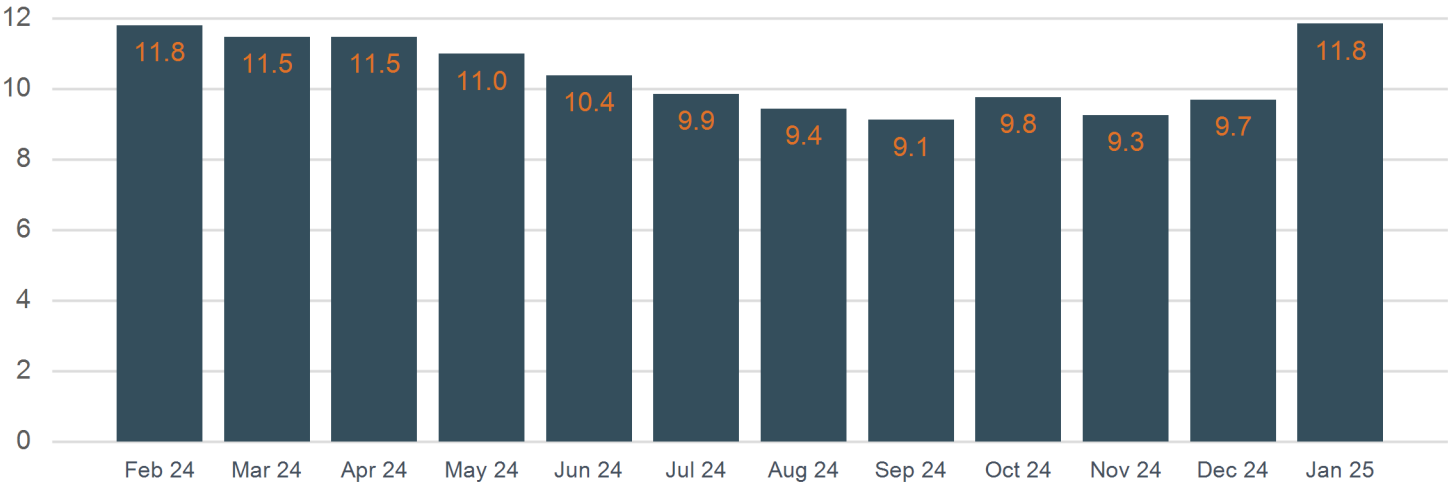
### Revenues

Actual	Budget	Over/(Under)
\$3,315,483	\$3,412,021	(\$96,538)

### Expenditures

Actual	Budget	Over/(Under)
\$2,310,884	\$2,422,611	(\$111,726)

## Operating Fund Reserve Coverage Ratio (In Months)



# Cash Flow Report - Checking Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 01/23/2025				\$62,887.49
Receipts				
	Interest Earned on Checking		2.67	
Total Receipts				\$2.67
Disbursements				
TRF	Texpool	Transfer to Texpool	(60,000.00)	
Total Disbursements				(\$60,000.00)
Balance as of 02/26/2025				\$2,890.16

# Cash Flow Report - Lockbox Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 01/23/2025				\$16,485.21
Receipts				
	Accounts Receivable - PNC		192,905.03	
	Accounts Receivable - PNC		47,502.55	
	Facility and Garden Rental		465.00	
	Interest Earned on Checking		0.20	
Total Receipts				\$240,872.78
Disbursements				
PNC	PNC	Corporate ACH Fees	(25.00)	
PNC	PNC	Corporate Account Analysis Charge	(311.24)	
SWEEP	PNC	Transfer to Texpool	(252,515.58)	
TTECH	T-Tech, LLC	E-Check Return Charges	(337.69)	
TTECH	T-Tech, LLC	E-Check Return Charges	(142.61)	
Total Disbursements				(\$253,332.12)
Balance as of 02/26/2025				\$4,025.87

# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 01/23/2025				\$40,675.95
<b>Receipts</b>				
	Garden Plot Rental		25.00	
	Garden Plot Rental		60.00	
	Garden Plot Rental		60.00	
	Interest Earned on Checking		40.29	
	Transfer from Texpool		564,434.32	
<b>Total Receipts</b>				<b>\$564,619.61</b>
<b>Disbursements</b>				
9302	First Citizens Visa	Credit Card Statement	(328.16)	
9303	Twin Electric	VOID: Jumano Building Electrical Repairs	0.00	
9304	Twin Electric	Reissue - Jumano Building Electrical	(7,500.00)	
9305	620 Studio LLC	Website	(1,650.25)	
9306	Armbrust & Brown, PLLC	Legal Fees - 2805 Alexander Dr	(207.50)	
9307	City of Round Rock Environmental Services	Lab Fees	(425.00)	
9308	Community Association Management, Inc.	Deed Restrict. Enforcement & Resident	(3,412.14)	
9309	Cothron's Safe & Lock Inc.	Maintenance & Repair	(1,398.45)	
9310	Crossroads Utility Services, LLC	Management & Operations	(82,312.03)	
9311	DataVox Inc	Telephone Expense	(167.98)	
9312	Gray Engineering, Inc.	Engineering Fees	(6,821.35)	
9313	Hitchcock Design Inc	2024 Park Bond Project	(500.00)	
9314	Jan-Pro of Austin	Cleaning	(2,082.00)	
9315	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(10,965.52)	
9316	Osborne Pest & Turf LP	Park/Pool Maintenance - Walker House	(725.00)	
9317	Premier Recreation Management Services	Lifeguard Services	(21,327.19)	
9318	Priority Landscapes, LLC	Landscaping - Monthly Maintenance	(39,362.50)	
9319	Progressive Commercial Aquatics, Inc.	Pool Maintenance	(210.00)	
9320	Quiddity Engineering, LLC	MS4 Permit 0A505-0004-24	(5,078.75)	
9321	Texas Commission on Environmental Quality	2024 Annual Assessment	(12,674.95)	
9322	Texas Disposal Systems, Inc.	Garbage	(68,667.99)	
9323	Texas Municipal League	Insurance Expense	(427.00)	
9324	Victor Insurance Managers Inc.	Directors Bond	(200.00)	
9325	Williamson County	Quarterly Patrol Vehicle Usage	(5,722.50)	
9326	Susan Gill	Customer Refund	(100.00)	
9327	Altor Group LLC	Customer Refund	(54.44)	
9328	Angela Fontaine	Customer Refund	(38.00)	
9329	Brian Spieles	Customer Refund	(30.46)	
9330	Chris Cowen	Customer Refund	(426.96)	
9331	David Creekmur	Customer Refund	(434.32)	
9332	Douglas Spelce	Customer Refund	(21.14)	
9333	Julie Long	Customer Refund	(31.01)	
9334	Karl Kraft	Customer Refund	(46.04)	

# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
9335	Puhong You	Customer Refund	(32.73)	
9336	Real Holdings LLC	Customer Refund	(344.64)	
9337	City of Cedar Park - Fire	Fire Protection Tax	(177,009.52)	
9338	City of Cedar Park - W/WW	Water/Wastewater Purchase	(75,633.29)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(6,850.73)	
ACH	AT&T	Internet Expense	(675.98)	
ACH	AT&T	Internet Connection - Walker House	(1,629.16)	
ACH	AT&T U-verse	Internet Expense	(465.84)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(5,317.40)	
ACH	Atmos Energy Corp	Pool Gas	(1,408.54)	
FEE	First Citizens	Bank Fees	(40.95)	
HRP	John S Bartlett	Patrol 12/15-12/31/2024	(304.75)	
HRP	Billy R Boggs	Patrol 12/15-12/31/2024	(277.05)	
HRP	Hector Hernandez.	Patrol 12/15-12/31/2024	(332.46)	
HRP	Derrick Johnson	Patrol 12/15-12/31/2024	(498.69)	
HRP	Antonio L Lovato	Patrol 12/15-12/31/2024	(1,385.25)	
HRP	Bryson Mora	Patrol 12/15-12/31/2024	(498.69)	
HRP	James Polk	Patrol 12/15-12/31/2024	(221.64)	
HRP	Case Winkler	Patrol 12/15-12/31/2024	(304.75)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(633.44)	
HRP	Texas Workforce Commission	State Unemployment Tax	(53.82)	
HRP	Ursula Logan	Fees of Office Jan 2025	(1,020.47)	
HRP	Amanda Stanfield	Fees of Office Jan 2025	(612.28)	
HRP	Robert Young	Fees of Office Jan 2025	(204.10)	
HRP	HR&P	Payroll Administration Fee	(50.00)	
HRP	United States Treasury	Payrol Tax	(304.30)	
HRP	United States Treasury	Payrol Tax	(8.62)	
HRP	Billy R Boggs	Patrol 01/01-01/15/2025	(457.13)	
HRP	Hector Hernandez.	Patrol 01/01-01/15/2025	(664.92)	
HRP	Derrick Johnson	Patrol 01/01-01/15/2025	(941.97)	
HRP	Antonio L Lovato	Patrol 01/01-01/15/2025	(2,720.50)	
HRP	Bryson Mora	Patrol 01/01-01/15/2025	(941.97)	
HRP	Minh T Nguyen	Patrol 01/01-01/15/2025	(221.64)	
HRP	Joshua Pearson	Patrol 01/01-01/15/2025	(221.64)	
HRP	James Polk	Patrol 01/01-01/15/2025	(221.64)	
HRP	Case Winkler	Patrol 01/01-01/15/2025	(554.10)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(1,208.98)	
HRP	Texas Workforce Commission	State Unemployment Tax	(98.48)	
HRP	Billy R Boggs	Patrol 01/15-01/31/2025	(526.39)	
HRP	Hector Hernandez.	Patrol 01/15-01/31/2025	(332.46)	

# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
HRP	Derrick Johnson	Patrol 01/15-01/31/2025	(443.28)	
HRP	Antonio L Lovato	Patrol 01/15-01/31/2025	(2,043.24)	
HRP	James Polk	Patrol 01/15-01/31/2025	(277.05)	
HRP	HR&P	Payroll Administration Fees	(50.00)	
HRP	United States Treasury	Payroll Tax	(600.16)	
HRP	Texas Workforce Commission	State Unemployment Tax	(50.99)	
WIRE	Attorney General	SR2025 AG Fees	(3,150.00)	
<b>Total Disbursements</b>				<b>(\$565,294.26)</b>
<b>Balance as of 02/26/2025</b>				<b>\$40,001.30</b>

# Actual vs. Budget Comparison

Block House MUD - GOF



		January 2025			October 2024 - January 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water -Customer Service Revenue	(906)	54,712	(55,618)	224,319	243,966	(19,647)	875,596
14104	Basic Service - Water	0	46,667	(46,667)	145,709	186,667	(40,958)	560,000
14105	Connection Fees	0	167	(167)	395	667	(272)	2,000
Total Water Revenue		(906)	101,545	(102,451)	370,423	431,299	(60,876)	1,437,596
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	(906)	34,343	(35,249)	101,276	135,695	(34,419)	420,000
14204	Basic Service - Wastewater	0	46,667	(46,667)	145,709	186,667	(40,958)	560,000
Total Wastewater Revenue		(906)	81,010	(81,915)	246,985	322,362	(75,377)	980,000
Property Tax Revenue								
14301	Maintenance Tax Collections	384,010	316,970	67,040	1,693,865	1,660,446	33,419	1,771,161
14303	Property Tax Penalty & Interest	0	300	(300)	1,713	1,200	513	3,600
Total Property Tax Revenue		384,010	317,270	66,740	1,695,578	1,661,646	33,932	1,774,761
Parks & Recreation Revenue								
14601	Park Revenue	0	32,500	(32,500)	86,240	130,000	(43,760)	390,000
14604	Facility Rental	275	83	192	175	333	(158)	1,000
14605	Pool Contract Rental -TW & LISD	0	0	0	0	0	0	20,000
Total Parks & Recreation Revenue		275	32,583	(32,308)	86,415	130,333	(43,918)	411,000
Administrative Revenue								
14702	Penalties & Interest	0	2,000	(2,000)	9,861	8,000	1,861	24,000
14704	Fire Protection Tax	177,010	146,198	30,812	780,621	765,381	15,240	816,417
14706	Delinquent Tax Attorney Collect	0	133	(133)	2,523	533	1,990	1,600
Total Administrative Revenue		177,010	148,331	28,678	793,005	773,914	19,091	842,017
Interest Revenue								
14801	Interest Earned on Checking	43	33	10	72	133	(62)	400
14802	Interest Earned on Temp. Invest	15,843	22,917	(7,073)	81,290	91,667	(10,377)	275,000
Total Interest Revenue		15,886	22,950	(7,064)	81,361	91,800	(10,439)	275,400
Other Revenue								
15801	Miscellaneous Income	0	167	(167)	5,000	667	4,333	2,000
15802	Insurance Reimbursement-	0	0	0	36,481	0	36,481	0
15804	Garden Revenue	235	0	235	235	0	235	0
Total Other Revenue		235	167	68	41,716	667	41,049	2,000
Total Revenues		575,605	703,856	(128,251)	3,315,483	3,412,021	(96,538)	5,722,774



# Actual vs. Budget Comparison

## Block House MUD - GOF



		January 2025			October 2024 - January 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures								
Water Service								
16102	Operations - Water	10,750	14,167	(3,417)	43,000	56,667	(13,667)	170,000
16104	Purchase Water	48,718	64,583	(15,866)	248,823	258,333	(9,510)	775,000
16110	Utility - Booster Station	1,710	1,417	294	6,743	5,667	1,076	17,000
16115	Meter Replacement	0	833	(833)	1,457	3,333	(1,876)	10,000
16116	Permit Expense - Water	0	458	(458)	5,775	1,833	3,942	5,500
16121	Storage Tank Utilities	81	67	14	323	267	56	800
16122	Maintenance & Repairs- Water/BS	13,453	10,251	3,202	27,671	27,592	79	85,000
16123	Leak Detection	0	125	(125)	0	500	(500)	1,500
16124	Lead and Copper Analysis	167	833	(666)	668	3,333	(2,665)	10,000
Total Water Service		74,878	92,734	(17,856)	334,460	357,525	(23,065)	1,074,800
Wastewater Service								
16202	Operations - Wastewater	10,750	12,750	(2,000)	43,000	51,000	(8,000)	153,000
16204	Purchase Wastewater Service	26,916	27,500	(584)	107,663	110,000	(2,337)	330,000
16205	Maint & Repairs - Wastewater	7,902	1,413	6,489	18,028	9,926	8,102	40,000
16208	Laboratory Expense - Wastewater	250	250	0	1,005	1,000	5	3,000
16211	Utilities - Lift Station	85	100	(15)	385	400	(15)	1,200
16214	Telephone Expense - Wastewater	265	167	98	1,058	667	392	2,000
Total Wastewater Service		46,167	42,180	3,987	171,139	172,993	(1,854)	529,200
Garbage Service								
16301	Garbage Expense	68,763	68,333	430	275,215	273,333	1,882	820,000
Total Garbage Service		68,763	68,333	430	275,215	273,333	1,882	820,000
Storm Water Quality								
16407	MS4-Stormwater Program	5,079	5,167	(88)	18,635	20,667	(2,032)	62,000
Total Storm Water Quality		5,079	5,167	(88)	18,635	20,667	(2,032)	62,000
Parks & Recreation Service								
16602	Landscape Maintenance	39,363	41,196	(1,833)	157,671	164,783	(7,113)	494,350
16605	Pool Maintenance	0	641	(641)	547	29,385	(28,838)	111,000
16607	Chemicals - Pool	3,000	6,250	(3,250)	16,362	25,000	(8,638)	75,000
16608	Utilities - Park	4,517	4,583	(67)	16,679	18,333	(1,654)	55,000
16609	Utilities - Pool	619	667	(47)	2,561	2,667	(105)	8,000
16610	Electrical/Light Utility (PEC)	224	1,750	(1,526)	5,933	7,000	(1,067)	21,000
16611	Utilities - Pool Gas	1,908	1,333	575	5,362	5,333	28	16,000
16612	Supplies & Phone - Pool	853	1,250	(397)	2,782	5,000	(2,218)	15,000
16615	Park & Walker House Maintenance	15,249	2,917	12,332	29,645	11,667	17,978	35,000
16616	Park Administration/Cleaning	1,983	2,083	(100)	7,933	8,333	(400)	25,000
16617	Park Equipment Maintenance	0	1,708	(1,708)	8,169	6,833	1,336	20,500
16619	Pool Cleaning	3,200	3,200	0	12,800	12,800	0	38,400

# Actual vs. Budget Comparison

Block House MUD - GOF



		January 2025			October 2024 - January 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures								
Parks & Recreation Service								
16622	Mgmt/Lifeguards	15,000	25,417	(10,417)	60,000	101,667	(41,667)	305,000
16623	District Signage - Outdoor	0	167	(167)	1,149	667	482	2,000
16630	Christmas Decorations	0	0	0	316	15,000	(14,684)	15,000
Total Parks & Recreation Service		85,915	93,162	(7,247)	327,908	414,468	(86,561)	1,236,250
Administrative Service								
16703	Legal Fees	0	18,000	(18,000)	18,073	72,000	(53,928)	216,000
16705	Auditing Fees	0	7,500	(7,500)	12,500	20,000	(7,500)	20,000
16706	Engineering Fees	2,139	2,083	56	9,985	8,333	1,651	25,000
16707	Engineering Fees - Special	4,682	2,083	2,599	11,603	8,333	3,269	25,000
16708	Financial Advisor Fees	0	250	(250)	3,750	1,000	2,750	3,000
16709	Election Expense	0	42	(42)	0	167	(167)	500
16710	Website Hosting	1,391	2,083	(692)	12,433	8,333	4,100	25,000
16712	Bookkeeping Fees	10,642	9,583	1,058	43,420	38,333	5,087	115,000
16714	Printing & Office Supplies	306	542	(236)	2,385	2,167	218	6,500
16715	Filing Fees	0	42	(42)	0	167	(167)	500
16716	Delivery Expense	84	417	(332)	854	1,667	(812)	5,000
16717	Postage	1,936	1,667	269	6,989	6,667	322	20,000
16718	Insurance & Surety Bond	0	0	0	29,677	26,790	2,887	27,000
16721	Meeting Expense	0	0	0	51	0	51	0
16722	Bank Service Charge	377	417	(39)	2,035	1,667	368	5,000
16723	Travel Expense	0	63	(63)	330	250	80	750
16724	Publication Expense (SB 622)	0	208	(208)	0	833	(833)	2,500
16725	Tax Assessor/Appraisal	0	0	0	12,933	12,500	433	25,000
16726	Delinquent Tax Attorney Fee	0	133	(133)	2,523	533	1,990	1,600
16728	Record Storage Fees	170	229	(59)	769	917	(148)	2,750
16731	Arbitrage Analysis	0	42	(42)	0	167	(167)	500
16734	District Management Fees	31,500	25,000	6,500	126,000	100,000	26,000	300,000
16738	Legal Fees - Restrictive Cov	198	2,250	(2,053)	6,379	9,000	(2,622)	27,000
16740	Seminar Expense	0	292	(292)	750	1,167	(417)	3,500
16741	Communications	0	83	(83)	0	333	(333)	1,000
16743	Restrictive Covenants	2,900	3,125	(225)	11,400	12,500	(1,100)	37,500
16744	IT Maintenance & Cyber Security	0	1,417	(1,417)	2,189	5,667	(3,477)	17,000
Total Administrative Service		56,325	77,550	(21,225)	317,026	339,490	(22,464)	912,600
Security Service								
16801	Patrol Service	11,715	10,417	1,298	47,951	41,667	6,285	125,000
16803	Surveillance/Security Maint.	1,398	1,250	148	17,746	5,000	12,746	15,000
16804	Surv/Security Mnth(Trinity)	0	1,333	(1,333)	0	5,333	(5,333)	16,000
Total Security Service		13,113	13,000	113	65,698	52,000	13,698	156,000

# Actual vs. Budget Comparison

Block House MUD - GOF



		January 2025			October 2024 - January 2025			Annual Budget
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures								
Fire Service								
16901	Fire Protection	177,010	146,198	30,812	780,621	765,380	15,241	816,416
Total Fire Service		177,010	146,198	30,812	780,621	765,380	15,241	816,416
Payroll Expense								
17101	Payroll Expenses	1,989	1,800	189	7,514	7,200	314	21,600
17102	Payroll Administration	150	150	0	600	600	0	1,800
17103	Payroll Tax Expense	1,209	917	293	4,085	3,667	419	11,000
Total Payroll Expense		3,348	2,867	482	12,199	11,467	733	34,400
Other Expense								
17802	Miscellaneous Expense	10	0	10	599	0	599	0
17805	Other Office Expenses	0	417	(417)	465	1,667	(1,202)	5,000
17806	District Functions	0	417	(417)	1,549	1,667	(118)	5,000
Total Other Expense		10	833	(823)	2,612	3,333	(721)	10,000
Total Expenditures		530,608	542,024	(11,416)	2,305,513	2,410,656	(105,143)	5,651,666
Total Revenues (Expenditures)		44,997	161,833	(116,836)	1,009,970	1,001,365	8,605	71,108
Other Expenditures								
Capital Outlay								
17907	Walker House Improve/Rehab	0	0	0	5,371	0	5,371	0
17913	Tumlinson Pool Project	0	2,489	(2,489)	0	9,954	(9,954)	29,863
17995	BGE Spyglass Asset Management	0	500	(500)	0	2,000	(2,000)	6,000
Total Capital Outlay		0	2,989	(2,989)	5,371	11,954	(6,583)	35,863
Total Other Expenditures		0	2,989	(2,989)	5,371	11,954	(6,583)	35,863
Total Other Revenues (Expenditures)		0	(2,989)	2,989	(5,371)	(11,954)	6,583	(35,863)
Excess Revenues (Expenditures)		44,997	158,844	(113,847)	1,004,599	989,411	15,188	35,245

# Balance Sheet as of 01/31/2025

Block House MUD - GOF



## Assets

### Bank

11101 Cash in Bank	\$62,890
11102 Lockbox	4,026
11104 Managers	16,273

<b>Total Bank</b>	<b>\$83,189</b>
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### Investments

11201 Time Deposits	\$5,494,433
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<b>Total Investments</b>	<b>\$5,494,433</b>
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### Receivables

11301 Accounts Receivable	\$200,805
11303 Maintenance Tax Receivable	211,496
11305 Accrued Interest	18,021

<b>Total Receivables</b>	<b>\$430,323</b>
--------------------------	------------------

### Interfund Receivables

11401 Due From Capital Projects	\$17,357
11402 Due From Debt Service	561,020

<b>Total Interfund Receivables</b>	<b>\$578,377</b>
------------------------------------	------------------

## Total Assets

**\$6,586,321**

## Liabilities & Equity

### Liabilities

#### Accounts Payable

12101 Accounts Payable	\$469,653
12102 Payroll Liabilities	662
12105 Payroll Liability - SUI	25
12107 Accrued Payroll	9,342

<b>Total Accounts Payable</b>	<b>\$479,682</b>
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#### Deferrals

12502 Deferred Inflows Property Tax	\$211,496
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<b>Total Deferrals</b>	<b>\$211,496</b>
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#### Deposits

12601 Customer Meter Deposits	\$349,689
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<b>Total Deposits</b>	<b>\$349,689</b>
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## Total Liabilities

**\$1,040,868**

### Equity

#### Unassigned Fund Balance

13101 Unassigned Fund Balance	\$4,540,854
-------------------------------	-------------

<b>Total Unassigned Fund Balance</b>	<b>\$4,540,854</b>
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#### Net Income

\$1,004,599

## Total Equity

**\$5,545,453**

**Balance Sheet as of 01/31/2025**  
Block House MUD - GOF



**Total Liabilities & Equity**

**\$6,586,321**

# Monthly Financial Summary - Capital Projects Fund

Block House MUD - CPF

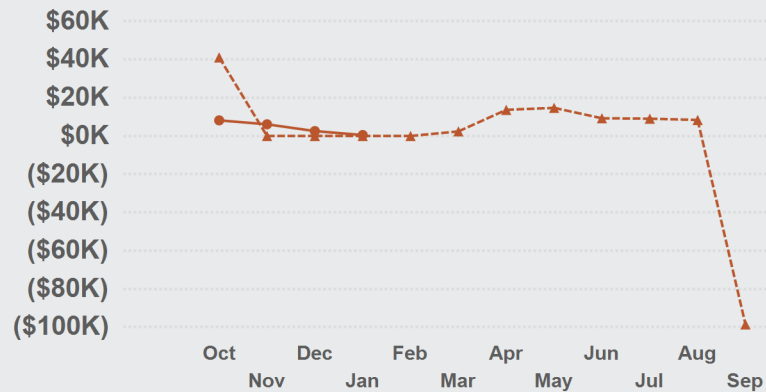


## Account Balance Summary

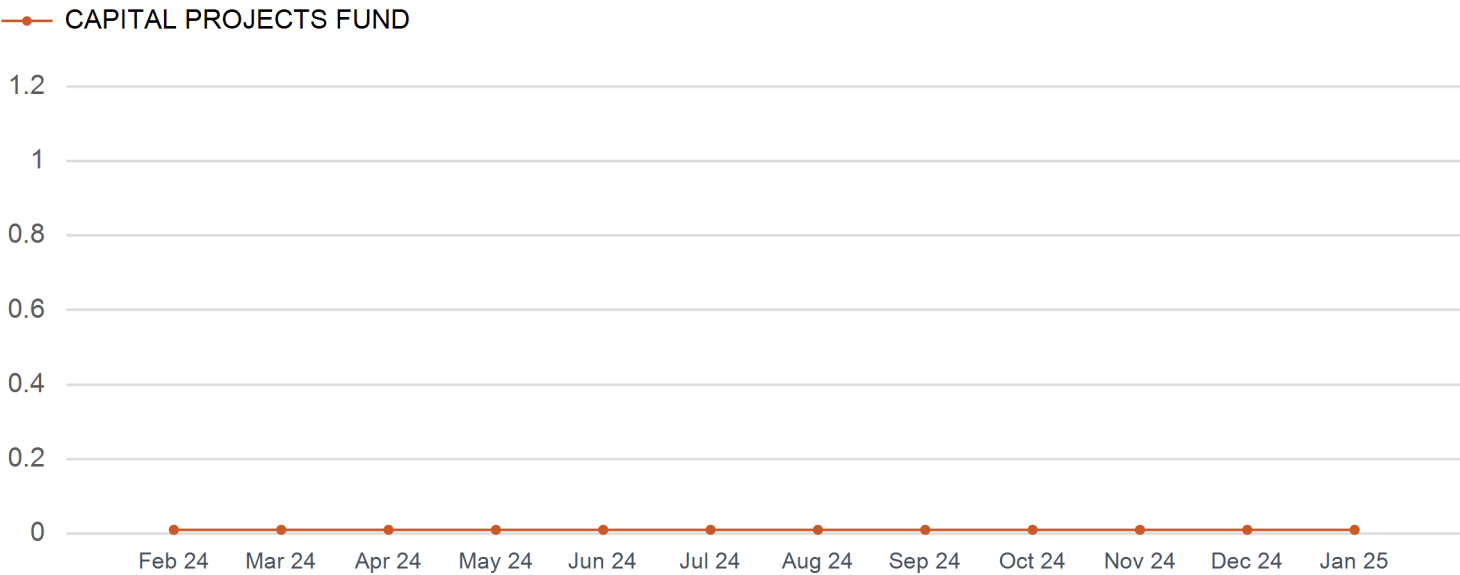
Balance as of 01/23/2025	\$0
Receipts	0
Disbursements	0
Balance as of 02/26/2025	\$0

## Overall Revenues & Expenditures By Month (Year to Date)

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



## Account Balance By Month | February 2024 - January 2025



# Cash Flow Report - Checking Account

Block House MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 01/23/2025				\$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 02/26/2025				\$0.01

# District Debt Summary as of 02/26/2025

## 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	\$380,000.00	\$59,100.00	\$439,100.00
UMB	2016 - Refunding	\$895,000.00	\$17,100.00	\$912,100.00
<b>Total Due 04/01/2025</b>		<b>\$1,275,000.00</b>	<b>\$76,200.00</b>	<b>\$1,351,200.00</b>

Paying Agent	Series	Principal	Interest	Total
UMB	2020 - Refunding	\$0.00	\$51,500.00	\$51,500.00
UMB	2016 - Refunding	\$0.00	\$3,675.00	\$3,675.00
<b>Total Due 10/01/2025</b>		<b>\$0.00</b>	<b>\$55,175.00</b>	<b>\$55,175.00</b>

# Investment Profile as of 02/26/2025

Block House MUD



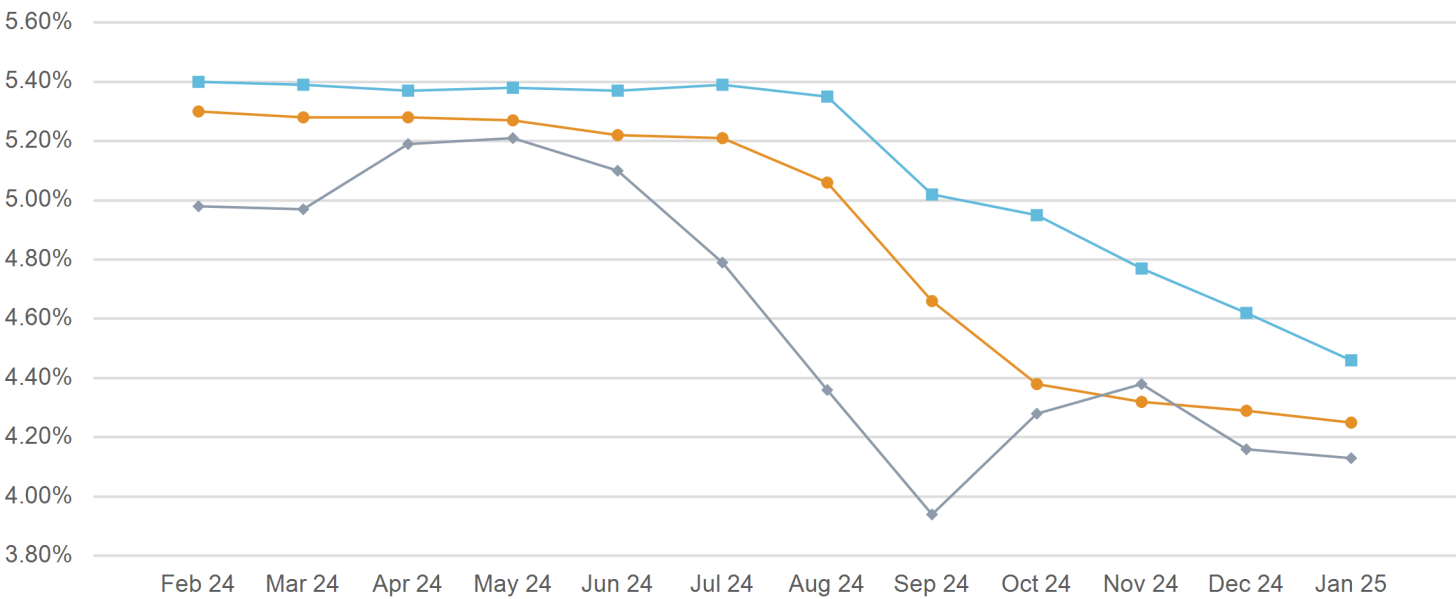
General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$5,597,935	<b>Funds Available to Invest</b> \$0	<b>Funds Available to Invest</b> \$1,823,201	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$5,551,018	<b>Funds Invested</b> \$0	<b>Funds Invested</b> \$1,823,201	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 99%	<b>Percent Invested</b> 0%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.42%	180 Days	4.39%	180 Days	4.35%
		270 Days	4.29%	270 Days	4.35%
		1 Yr	4.25%	1 Yr	4.23%
		13 Mo	3.79%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.23%
		2 Yr	2.96%	2 Yr	4.27%

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

## Investment Rates Over Time (By Month) | February 2024 - January 2025

— MONEY MARKET — CD-1 YEAR — U.S. TREASURIES-1 Year



# Account Balance as of 02/26/2025

## Block House MUD - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
INDEPENDENT BANK (XXXX4565)	10/13/2024	04/13/2025	4.66%	235,000.00	
FRONTIER BANK (XXXX1888)	07/24/2024	07/24/2025	5.25%	235,000.00	
THIRD COAST BANK, SSB (XXXX4375)	12/28/2024	12/28/2025	4.25%	235,000.00	
<b>Money Market Funds</b>					
TEXPOOL (XXXX0001)	12/01/2008		4.34%	4,569,347.06	
TEXPOOL (XXXX0005)	07/07/2017		4.34%	276,670.82	Special Projects
<b>Checking Account(s)</b>					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05%	40,001.30	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.05%	2,890.16	Checking Account
PNC (XXXX5128)			0.01%	4,025.87	Lockbox
<b>Totals for General Operating Fund</b>				<b>\$5,597,935.21</b>	

### FUND: Capital Projects

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

### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXPOOL (XXXX0003)	12/01/2008		4.34%	1,823,200.66	
<b>Totals for Debt Service Fund</b>				<b>\$1,823,200.66</b>	

<b>Grand Total for Block House MUD :</b>	<b>\$7,421,135.88</b>
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# TAX ANALYSIS FISCAL YEAR END 09/2025

## BLOCK HOUSE MUD

	TAX YEARS				GRAND TOTALS			
	2024				TOTAL	TOTAL	TOTAL	TOTAL
	DSF	M&O	FIRE	TOTAL	DSF	M&O	FIRE	TOTAL
PERCENTAGE	34.07%	45.13%	20.80%	100.00%				
TAX LEVY	1,367,008.41	1,811,012.74	834,786.47	4,012,807.62				
Oct 2024								
TAXES	26,704.79	35,378.51	16,307.73	78,391.03	29,277.13	39,000.05	17,781.10	86,058.28
PENALTY	0.00	0.00	0.00	0.00	646.80	931.92	367.27	1,945.99
					29,923.93	39,931.97	18,148.37	88,004.27
Nov 2024								
TAXES	42,976.11	56,934.76	26,244.08	126,154.95	42,773.25	56,591.95	26,136.48	125,501.68
PENALTY	0.00	0.00	0.00	0.00	154.68	200.19	91.23	446.10
					42,927.93	56,792.14	26,227.71	125,947.78
Dec 2024								
TAXES	916,232.25	1,213,824.48	559,512.49	2,689,569.22	916,547.48	1,214,262.40	559,693.93	2,690,503.81
PENALTY	0.00	0.00	0.00	0.00	60.66	87.96	34.36	182.98
					916,608.14	1,214,350.36	559,728.29	2,690,686.79
Jan 2025								
TAXES	289,862.75	384,010.17	177,009.52	850,882.43	289,862.74	384,010.17	177,009.52	850,882.43
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					289,862.74	384,010.17	177,009.52	850,882.43
Feb 2025								
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
Mar 2025								
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
Apr 2025								
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
May 2025								
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
June 2025								
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
July 2025								
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
Aug 2025								
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
Sept 2025								
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	1,275,775.90	1,690,147.91	779,073.82	3,744,997.63				
TAXES	1,275,775.90	1,690,147.91	779,073.82	3,744,997.63	1,278,460.60	1,693,864.57	780,621.03	3,752,946.20
PENALTY	0.00	0.00	0.00	0.00	862.14	1,220.06	492.87	2,575.07
TOTALS	1,275,775.90	1,690,147.91	779,073.82	3,744,997.63	1,279,322.74	1,695,084.63	781,113.90	3,755,521.27
ADJUSTMENTS	(1,483.14)	(1,964.86)	(905.70)	(4,353.71)	(2,549.30)	(3,450.60)	(1,518.68)	(7,518.58)
TAX DUE @				93.43%	TOTAL DS A/R	TOTAL GOF AR	TOAL FIRE AR	TOTAL TAX DUE
1/31/2025	89,749.37	118,899.96	54,806.95	263,456.28	112,831.61	145,726.56	65,769.78	324,327.95
TAX RATES	0.1875	0.2484	0.1145	0.5504		Total M&O	211,496.34	

Updated 11/2023

# Cash Flow Forecast

## Block House MUD

	9/30/2025	9/30/2026	9/30/2027	9/30/2028	9/30/2029
Assessed Value	\$727,579,385	\$727,579,385	\$727,579,385	\$727,579,385	\$727,579,385
Maintenance Tax Rate	\$0.2484	\$0.2484	\$0.2484	\$0.2484	\$0.2484
Maintenance Tax	\$1,771,161	\$1,771,161	\$1,771,161	\$1,771,161	\$1,771,161
% Change in Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
% Change in Expenses	5.00%	5.00%	5.00%	5.00%	5.00%

<b>Cash Balance 10/23/2024</b>	<b>\$4,328,818</b>	<b>\$4,328,199</b>	<b>\$4,235,271</b>	<b>\$3,967,736</b>	<b>\$3,514,420</b>
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### Revenues

Maintenance Tax	\$1,771,161	\$1,771,161	\$1,771,161	\$1,771,161	\$1,771,161
Water Revenue	875,596	901,864	928,920	956,787	985,491
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	275,400	283,662	292,172	300,937	309,965
Additional Revenue	1,260,617	1,298,436	1,337,389	1,377,510	1,418,836
<b>Total Revenues</b>	<b>\$5,722,774</b>	<b>\$5,841,322</b>	<b>\$5,963,427</b>	<b>\$6,089,195</b>	<b>\$6,218,736</b>

### Expenses

Water Expenses	\$1,074,800	\$1,128,540	\$1,184,967	\$1,244,215	\$1,306,426
Wastewater Expenses	529,200	\$555,660	\$583,443	\$612,615	\$643,246
Park & Pool Expenses	340,000	\$357,000	\$374,850	\$393,593	\$413,272
Landscaping Expenses	494,350	\$519,068	\$545,021	\$572,272	\$600,886
Administrative Expenses	325,000	\$341,250	\$358,313	\$376,228	\$395,040
Solid Waste Expenses	820,000	\$861,000	\$904,050	\$949,253	\$996,715
Other Expenses	2,068,317	2,171,733	2,280,319	2,394,335	2,514,052
<b>Total Expenses</b>	<b>\$5,687,530</b>	<b>\$5,934,250</b>	<b>\$6,230,963</b>	<b>\$6,542,511</b>	<b>\$6,869,637</b>

### Net Surplus

	<b>\$35,244</b>	<b>(\$92,928)</b>	<b>(\$267,536)</b>	<b>(\$453,316)</b>	<b>(\$650,900)</b>
Special Projects					
District Functions	\$0	\$0	\$0	\$0	\$0
Capital Outlay	0	0	0	0	0
Tumlinson Pool Project	29,863	0	0	0	0
BGE Spyglass Asset Management	6,000	0	0	0	0
	<b>\$35,863</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Ending Cash Balance</b>	<b>\$4,328,199</b>	<b>\$4,235,271</b>	<b>\$3,967,736</b>	<b>\$3,514,420</b>	<b>\$2,863,520</b>
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### Operating Reserve % of Exp

	75.62%	71.37%	63.68%	53.72%	41.68%
(Ideal is at least 100%)					
Number of Months	9	9	8	6	5



Block House Municipal  
Utility District  
Quarterly Investment Inventory Report  
Period Ending December 31, 2024

BOARD OF DIRECTORS  
Block House Municipal  
Utility District

Attached is the Quarterly Investment Inventory Report for the  
Period ending December 31, 2024.

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

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

Mark M. Burton  
(Investment Officer)

Ghia Lewis  
(Investment Officer)

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS

Mark M. Burton

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)  
December 26, 2017 (Texpool Academy 10 Hours)  
January 9, 2020 (TexPool Academy 12 Hours)  
December 31, 2021 (Texpool Academy 10 Hours)  
December 16, 2023 (Texpool Academy 10 Hours)  
  
November 5, 2015 (Texpool Academy 10 Hours)  
November 6, 2017 (Texpool Academy 10 Hours)  
November 5, 2019 (Texpool Academy 10 Hours)  
December 28, 2021 (Texpool Academy 10 Hours)  
December 26, 2023 (Texpool Academy 10 Hours)

Ghia Lewis

Block House MUD

Summary of Money Market Funds

10/01/2024 - 12/31/2024

Fund: Operating				
Financial Institution: TEXPOOL				
Account Number: XXXX0001		Date Opened: 12/01/2008	Current Interest Rate: 4.39%	
Date	Description	Begin Balance	Cash Added	Cash Withdrawn
10/01/2024		3,729,171.33		
10/16/2024	INDEP CD XXXX8587 INTEREST		6,446.44	
10/23/2024	TAX TRF		1,461.39	
10/23/2024	TRF TO MANAGERS			(437,770.70)
10/31/2024				15,864.56
10/31/2024	SWEEP FROM PNC		232,584.04	
11/12/2024	TRF TO MANAGERS			(89,643.84)
11/13/2024	TRF TO MANAGERS			(174,301.43)
11/30/2024				13,659.95
11/30/2024	SWEEP FROM PNC		259,087.22	
12/12/2024	TAX TRF		58,080.34	
12/12/2024	TRF TO MANAGERS			(239,180.00)
12/13/2024	TRF TO MANAGERS			(168,355.99)
12/30/2024	THIRD CD XXXX4375 INTEREST		12,927.32	
12/31/2024				13,284.54
12/31/2024	SWEEP FROM PNC		247,281.63	
Totals for Account XXXX0001:		\$3,729,171.33	\$817,868.38	(\$1,109,251.96)
				\$42,809.05
		Begin Balance	Cash Added	Cash Withdrawn
		272,379.03		
				1,136.56
				1,063.39
				1,063.68
Totals for Account XXXX0005:		\$272,379.03		
				\$3,263.63
		\$4,001,550.36	\$817,868.38	(\$1,109,251.96)
				\$46,072.68
				\$3,756,239.46

Methods Used For Reporting Market Values		
Certificates of Deposits:	Face Value Plus Accrued Interest	
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing	
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market	

Block House MUD

Summary of Money Market Funds

10/01/2024 - 12/31/2024

Fund: Debt Service						
Financial Institution: TEXPOOL						
Account Number: XXXX0002		Date Opened: 12/01/2008	Current Interest Rate: 4.39%			
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
10/01/2024		1,807.96				
10/23/2024	TRF TO GOF			(1,461.39)		
10/23/2024	TRF TO DSF			(346.57)		
10/31/2024	TAX 10/24		47,821.71			
10/31/2024	TAX 10/24 DIT		40,182.56			
10/31/2024					35.51	
11/30/2024	TAX 11/24		109,382.99			
11/30/2024	TAX 11/24 DIT		16,564.79			
11/30/2024					510.62	
12/12/2024	TRF TO GOF			(58,080.34)		
12/12/2024	TRF TO DSF			(29,959.44)		
12/31/2024					1,231.78	
12/31/2024	TAX 12/24		463,570.81			
12/31/2024	TAX 12/24 DIT		2,226,133.86			
Totals for Account XXXX0002:		\$1,807.96	\$2,903,656.72	(\$89,847.74)	\$1,777.91	\$2,817,394.85
Account Number: XXXX0003						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
10/01/2024		526,260.63				
10/04/2024	PAF UMB SERIES 2016			(400.00)		
10/23/2024	TAX TRF		346.57			
10/31/2024	TAX TRF				2,194.61	
11/30/2024					2,054.36	
12/12/2024	TAX TRF		29,959.44			
12/31/2024					2,159.39	
Totals for Account XXXX0003:		\$526,260.63	\$30,306.01	(\$400.00)	\$6,408.36	\$562,575.00
Totals for Debt Service Fund:		\$528,068.59	\$2,933,962.73	(\$90,247.74)	\$8,186.27	\$3,379,969.85

Methods Used For Reporting Market Values		
Certificates of Deposits:	Face Value Plus Accrued Interest	
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing	
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market	



Summary of Certificates of Deposit with Money Market

10/01/2024 - 12/31/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
FRONTIER BANK	XXXX1888	07/24/24	07/24/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.25%	2,332.29	0.00	0.00	0.00	5,408.22
INDEPENDENT BANK	XXXX8587	04/16/24	10/12/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.50%	5,949.03	6,446.44	0.00	6,446.44	0.00
INDEPENDENT BANK	XXXX4565	10/13/24	04/13/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	4.66%	0.00	0.00	0.00	0.00	2,370.21
THIRD COAST BANK, SSB	XXXX4375	12/28/23	12/27/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.50%	9,844.24	12,927.32	0.00	12,927.32	0.00
Rollover FROM CD XXXX4324															
THIRD COAST BANK, SSB	XXXX4375	12/28/24	12/28/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	4.25%	0.00	0.00	0.00	0.00	82.09
Totals for Operating Fund:				705,000.00	0.00	470,000.00	0.00	470,000.00	705,000.00	N/A	18,125.56	19,373.76	0.00	19,373.76	\$7,860.52
Interest Earned:															
Less Beg Accrued Interest:															
Plus End Accrued Interest:															
Fixed Interest Earned:															
MM Interest Earned:															
Total Interest Earned:															

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Summary of Certificates of Deposit with Money Market

10/01/2024 - 12/31/2024

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

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Summary of Certificates of Deposit with Money Market

10/01/2024 - 12/31/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service	Totals for Debt Service Fund:														
	Beginning Balance:	\$0.00			0.00	0.00	0.00	0.00		N/A	0.00	0.00	0.00	0.00	\$0.00
	Plus Principal From Cash:	\$0.00						Interest Earned:	\$0.00						
	Less Principal Withdrawn:	\$0.00						Less Beg Accrued Interest:	\$0.00						
	Plus Interest Reinvested:	\$0.00						Plus End Accrued Interest:	\$0.00						
	Fixed Balance:	\$0.00						Fixed Interest Earned:	\$0.00						
	MM Balance:	\$3,379,969.85						MM Interest Earned:	\$8,186.27						
	Total Balance:	\$3,379,969.85						Total Interest Earned:	\$8,186.27						
	Totals for District:			705,000.00	0.00	470,000.00	0.00	470,000.00	705,000.00	N/A	18,125.56	19,373.76	0.00	19,373.76	\$7,860.52
	Block House MUD														

Detail of Pledged Securities

10/01/2024 - 12/31/2024

Financial Institution: FIRST CITIZENS BANK-CKING

Security: FHLMC	Par Value:	8,485,335.00	Maturity Date:	09/15/2043	Pledged:	04/01/2024	Released:	Amount Released:
CUSIP: 3137BPAF6	Date	Value						
	10/31/2024	1,365,169.00						
	11/30/2024	1,367,239.00						
	12/31/2024	1,339,689.00						

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

THE STATE OF TEXAS                     §  
COUNTY OF WILLIAMSON               §

**WHEREAS**, the District currently has agreements in place with Bluefin Payment Systems (“Bluefin”) and T-Tech Transaction Technologies (“T-Tech”) regarding the acceptance of E-check, debit, and/or credit card payments (collectively, the “Payments”) on behalf of the District;

**WHEREAS**, the District has notified Bluefin and T-Tech that it desires that the Payments received on behalf of the District be deposited into a different District bank account with First Citizens' Bank (the "*New Bank Account*"); and

**WHEREAS**, the District desires to confirm to Bluefin and T-Tech that the Payments should be deposited into the New Bank Account going forward and to authorize the President of the Board of Directors to execute all necessary documents relating to the same.

Section 1. The Board confirms that all Payments collected by Bluefin and T-Tech on behalf of the District shall be deposited in the New Bank Account, subject to the receipt and acceptance of all necessary forms required by Bluefin and T-Tech.

Section 2. The Board confirms that Cecilia Roberts is no longer a member of the Board of Directors of the District.

Section 3. The Board confirms that Ursula Logan currently serves as President of the Board of Directors of the District and is authorized to execute documents on behalf of the Board relating to the New Bank Account. Further, the Board directs President Logan to execute all necessary documents relating to the receipt of Payments from Bluefin and T-Tech and subsequent deposit of the Payments in the District's New Bank Account.

Agenda Item #16a

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Ursula Logan, President  
Board of Directors

ATTEST:

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David Johnson, Secretary  
Board of Directors



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

TBPELS 2946

## MEMORANDUM

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

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

**DATE:** February 19, 2025

**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 been assisting the District with ongoing matters, as requested.

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

The recreational bond application has been approved by TCEQ. The District's financial advisor for the District is proceeding with the advertisement for sale of the bonds. The District's financial advisor is expected to have an update on the status of the advertisement and sale at the Board meeting.

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

The bid documents have been prepared for this project, and it has publicly advertised for bids. The bid opening is currently scheduled for Tuesday, March 4, 2025.

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

Construction of the NFM site improvements is continuing. Construction of the connections from the NFM site to the District's existing storm water drainage system have been completed.



Block House MUD Board of Directors

February 19, 2025

Page 2

Crystal Hall and David Gray will attend the Board's February regular meeting to address any questions or concerns that may arise.

DWG:CH:ad

Attachments

cc: Sean Abbott; Armbrust & Brown, PLLC  
Andrew Hunt; Crossroads Utility Services  
Lisa Sandoval; Crossroads Utility Services



## **OPERATIONS REPORT**

### **Block House Municipal Utility District Board of Directors Meeting**



**February 28, 2025**

Agenda Item #21



**Operations Report**  
**Water System Identification No. 2270226**  
**For the month of January 2025**

**GENERAL INFORMATION**

Occupied Single Family Connections	<u>2156</u>	x 3 =	<u>6468</u>
Vacant Single Family Connections	<u>9</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>2203</u>		

**BACTERIOLOGICAL ANALYSES**

7 Water sample(s) taken on 1/1/25, 1/22/25 All bacterial sampl

**WATER ACCOUNTABILITY CHART**

<b>FROM:</b>	<b>TO:</b>	<b>MASTER METER READ (1000 GALS.)</b>	<b>BILLED &amp; ACCOUNTED TOTALS (1000 GALS)</b>	<b>METER READ ADJUSTMENTS (1000 GALS)</b>	<b>ADJUSTED BILLING TOTAL (1000 GALS)</b>	<b>FLUSHING OTHER (1000 GALS)</b>	<b>GALLONS UNACCT FOR (1000 GALS)</b>	<b>PERCENT GAIN/LOSS</b>	<b>WATER LOSS/GAIN AT \$2.15</b>
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
<b>2022 TOTAL</b>		195,161.9	186,803.0	-42.0	186,761.0	816.0	-7,584.9	-49%	-16,307.5
<b>2022 MONTHLY AVG.</b>		16,263.5	15,566.9	-3.5	15,563.4	68.0	-632.1	-4%	-1,359.0
11/01/22	11/30/22	14,905.0	12,922.0	0	12,618.00	17.0	-2,270.0	-15.23%	-\$4,880.50
12/01/22	01/02/23	14,061.0	12,749.0	0	12,749.00	17.0	-1,295.0	-9.21%	-\$2,784.25
01/03/23	02/02/23	11,656.0	10,586.0	0	10,586.00	17.5	-1,052.5	-9.03%	-\$2,262.88
02/03/23	02/28/23	10,049.0	9,138.0	0	9,138.00	17.0	-894.0	-8.90%	-\$1,922.10
03/01/23	03/30/23	15,995.6	13,729.0	0	13,729.00	56.4	-2,210.2	-13.82%	-\$4,751.93
03/31/23	05/02/23	19,317.0	16,508.0	0	16,508.00	19.0	-2,790.0	-14.44%	-\$5,998.50
05/03/23	05/31/23	15,130.0	12,398.0	0	12,398.00	14.3	-2,717.7	-17.96%	-\$5,843.06
06/01/23	07/04/23	25,708.0	22,808.0	0	22,808.00	60.6	-2,839.5	-11.05%	-\$6,104.82
07/05/23	07/31/23	27,029.0	25,021.0	0	25,021.00	30.2	-1,977.8	-7.32%	-\$4,252.26
08/01/23	08/30/23	26,459.0	24,140.0	0	24,140.00	95.9	-2,223.1	-8.40%	-\$4,779.67
08/31/23	10/02/23	22,615.0	20,437.0	0	20,437.00	17.2	-2,160.8	-9.55%	-\$4,645.72
10/03/23	11/03/23	16,486.0	14,640.0	0	14,640.00	17.6	-1,828.4	-11.09%	-\$3,931.02
<b>2023 TOTAL</b>		210,766.0	198,423.0	34.0	198,457.0	197.0	-12,112.0	-69%	-26,040.8
<b>2023 MONTHLY AVG.</b>		17,563.8	16,535.3	3.4	16,538.1	16.4	-1,009.3	-6%	-2,170.1
11/04/23	12/04/23	13,934.0	11,703.0	0	11,703.00		-2,231.0	-16.01%	-\$4,796.65
12/05/23	01/02/24	11,885.0	10,160.0	0	10,160.00	87.7	-1,637.3	-13.78%	-\$3,520.20
01/03/24	01/31/24	11,229.0	9,434.0	0	9,434.00	18.7	-1,776.3	-15.82%	-\$3,819.05
02/01/24	03/01/24	11,822.0	9,455.0	0	9,455.00	26.0	-2,341.0	-19.80%	-\$5,033.15
03/02/24	04/02/24	14,000.0	12,120.0	0	12,120.00	41.0	-1,839.0	-13.14%	-\$3,953.85
04/03/24	05/01/24	13,585.0	11,213.0	0	11,213.00	11.0	-2,361.0	-17.38%	-\$5,076.15
05/02/24	05/30/24	13,254.0	11,534.0	0	11,534.00	16.7	-1,703.3	-12.85%	-\$3,662.15
05/31/24	07/02/24	18,161.0	16,394.0	0	16,394.00	34.3	-1,732.7	-9.54%	-\$3,725.31
07/03/24	07/30/24	15,772.0	13,683.0	0	13,683.00	31.5	-2,057.5	-13.05%	-\$4,423.63
07/31/24	08/30/24	22,078.0	19,853.0	0	19,853.00	23.6	-2,201.5	-9.97%	-\$4,733.12
08/31/24	10/01/24	21,795.0	19,743.0	0	19,743.00	35.1	-2,016.9	-9.25%	-\$4,336.34
<b>2024 TOTAL</b>		167,515.0	145,292.0	0.0	145,292.0	325.5	-21,897.5	-1.5	-47,079.6
<b>2024 MONTHLY AVG.</b>		14,572.0	12,554.9	0.0	12,554.9	53.2	-1,881.5	-0.1	-4,280.0
10/02/24	10/30/24	20,973.0	18,730.0	0	18,730.00	37.0	-2,206.0	-10.52%	-\$4,742.90
10/31/24	11/27/25	15,940.0	13,586.0	0	13,586.00	69.2	-2,284.8	-14.33%	-\$4,912.32
11/28/24	01/03/25	17,955.0	14,925.0	0	14,925.00	50.7	-2,979.3	-16.59%	-\$6,405.57
<b>2025 TOTAL</b>		54,868.0	47,241.0	0.0	47,241.0	156.9	-7,470.1	-0.4	-16,060.8
<b>2025 MONTHLY AVG.</b>		18,289.3	15,747.0	0.0	15,747.0	52.3	-2,490.0	-0.1	-5,353.6

CUSTOMER BILLING REPORT  
BLKH - BLOCK HOUSE MUD  
December 11, 2024 to January 10, 2025

Current Billing

Deposit	\$1,200.00	
Basic Service	126,080.14	
Water	72,104.10	
Sewer	35,718.90	
TCEQ	1,168.92	
Misc	<u>\$129.00</u>	
Total Current Billing		\$236,401.06

Aged Receivables

Thirty (30) Days	\$1,615.93	
Sixty (60) Days	16,822.42	
Ninety (90) Days	3,513.64	
One hundred twenty (120) Days	<u>297.88</u>	
Billed Arrears	22,249.87	
Credit Bal Fwd	<u>3,699.61</u>	
Total Aged Receivables		\$25,949.48

Accounts Receivables

Deposit	\$1,900.00	
Penalty	\$2,987.98	
Basic Service	122,386.13	
Water	70,088.41	
Sewer	3,250.42	
TCEQ	1,089.01	
Miscellaneous	<u>125.51</u>	
Total Accounts Receivables		\$201,827.46

Deposit Liability

Balance As Of	12/11/24	\$350,589.44
Collections		1,900.00
Deposits Applied		<u>-2,800.00</u>
Balance As Of	01/10/25	\$349,689.44

**BLOCKHOUSE MUNICIPAL UTILITY DISTRICT # 1****Billing Report****January-2025**

<b>Connections</b>	<b>December</b>	<b>January</b>
Active	2156	2189
Inactive	9	9
Total	2198	2198

**Billing Recap**

	<b>December</b>	<b>January</b>
Deposit	\$2,500.00	\$1,200.00
Basic Service	\$125,889.83	\$126,080.14
Water	\$64,302.00	\$72,104.10
Sewer	\$33,314.40	\$35,718.90
State Assessment	\$115.18	\$1,168.92
Miscellaneous	\$122.00	\$129.00
<b>Total Current Billing</b>	<b>\$226,243.41</b>	<b>\$236,401.06</b>
30 Days	\$2,072.30	\$1,615.93
60 Day	\$1,068.34	\$16,822.42
90 Day	\$535.89	\$3,513.64
120 Day	\$1,854.92	\$297.88
<b>Past Due</b>	<b>\$5,531.45</b>	<b>\$22,249.87</b>

**Collections**

	<b>December</b>	<b>January</b>
Letters	216	259
Terminations	0	14

Block House Water Usage Analysis  
By Fiscal Year

											# of Res	# of	Average	
Billing	Residential	#	Irrigation	#	School	#	Commercial	#	District	#	Monthly Totals	Conn	Occupied	Usage
Period	(gallons)		(gallons)		(gallons)		(gallons)		(gallons)					
Oct-22	12,637,001	2,159	998,000	26	54,000	2	2,000	1	317,000	10	14,008,001	2,171	2,159	5.82
Nov-22	15,474,001	2,157	2,170,000	26	52,000	2	8,000	1	840,000	9	18,544,001	2,168	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
Sep-24	18,409,000	2,148	-	26	13,000	2	126,000	1	1,305,000	9	19,853,000	2187	2148	8.42

**BLKH FY 23-24 Totals**      151,969,000      441,000      260,000      426,000      7,530,000      160,626,000

Billing	Residential	#	Irrigation	#	School	#	Commercial	#	District	#	Monthly Totals	Conn	Occupied	Usage
Oct-24	18,241,000	2,156	-	26	12,000	1	278,000	1	1,212,000	9	19,743,000	2,196	2,156	8.31
Nov-24	17,075,000	2,156	-	26	12,000	1	155,000	1	1,488,000	9	18,730,000	2,196	2,156	7.78
Dec-24	12,171,000	2,156	-	26	6,000	1	149,000	1	1,260,000	9	13,586,000	2,196	2,156	5.54
Jan-25	13,587,000	2,156	-	26	3,000	1	192,000	1	1,143,000	9	14,925,000	2,203	2,156	6.17

**BLKH FY 24-25Totals**      47,487,000      -      33,000      774,000      5,103,000      66,984,000

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

<b>Date</b>	<b>City of Cedar Park Read (Gallons)</b>	<b>M.U.D. Read (Gallons)</b>
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
<b>FY 22/23 TOTAL</b>	<b>222,046,800</b>	<b>225,654,700</b>
<i>Difference</i>	3,607,900	
<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
08/22/24-09/22/24	21,406,690	21,148,577
<b>FY 23/24 TOTAL</b>	<b>185,444,680</b>	<b>189,064,492</b>
<i>Difference</i>	3,619,812	
<hr/>		
9/22/24-10/22/24	21,976,910	21,171,734
10/22/24-11/22/24	18,848,430	22,521,652
11/22/24-12/22/24	15,384,000	23,069,755
12/22/24-1/22/25	13,684,730	23,524,050
<b>FY 24/25 TOTAL</b>	<b>69,894,070</b>	<b>90,287,191</b>
<i>Difference</i>	20,393,121	
<hr/>		

## Monthly Meter Read Comparison for: January 2025

8

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT  
GENERAL MANAGER'S REPORT  
WRITE-OFF LIST  
January-2025**

Number of Accounts to send to collections	Total
2	\$581.86



# Blockhouse MUD Write Offs Fiscal Year

	2020/21	2021/22	2022/23	2023/24	2024/25
<b>OCTOBER</b>					
WRITE-OFF	\$ -	\$ 303.96	\$ -	\$ -	\$ 214.86
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>NOVEMBER</b>					
WRITE-OFF	\$ 615.78	\$ -	\$ -	\$ 720.54	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DECEMBER</b>					
WRITE-OFF	\$ -	\$ -	\$ -	\$ -	\$ 361.16
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>JANUARY</b>					
WRITE-OFF	\$ -	\$ 114.39	\$ -	\$ 119.60	\$ 581.86
COLLECTED	\$ -	\$ -	\$ -		\$ -
<b>FEBRUARY</b>					
WRITE-OFF	\$ 604.06	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MARCH</b>					
WRITE-OFF	\$ -	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>APRIL</b>					
WRITE-OFF	\$ -	\$ -	\$ -	\$ 36.60	
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>MAY</b>					
WRITE-OFF	\$ -	\$ -	\$ -	\$ 134.60	
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>JUNE</b>					
WRITE-OFF	\$ -	\$ -	\$ -	\$ 44.26	
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>JULY</b>					
WRITE-OFF	\$ 687.97	\$ -	\$ -	\$ 541.29	
COLLECTED	\$ -	\$ -	\$ -		
<b>AUGUST</b>					
WRITE-OFF	\$ -	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -	\$ -	\$ -
<b>SEPTEMBER</b>					
WRITE-OFF	\$ -	\$ -	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -		
<b>TOTAL COLLECTIONS:</b>	\$ 1,907.81	\$ 418.35	\$ -	\$ 1,596.89	\$ 1,157.88
<b>TOTAL COLLECTED:</b>	\$ -	\$ -	\$ -	\$ -	\$ -

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: **January 2025**

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	0.488	16	0.375	Total
2	0.439	17	0.440	Monthly
3	0.472	18	0.440	Purchase: 13.399
4	0.472	19	0.440	
5	0.472	20	0.486	Average
6	0.377	21	0.486	Daily: 0.432
7	0.527	22	0.352	
8	0.378	23	0.404	Maximum
9	0.425	24	0.451	Daily: 0.527
10	0.431	25	0.451	
11	0.431	26	0.451	Minimum
12	0.431	27	0.380	Daily: 0.274
13	0.472	28	0.430	
14	0.274	29	0.403	
15	0.502	30	0.380	
		31	0.436	

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>26</u>		<div style="border: 1px solid black; padding: 2px;">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;">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: **January 2025**

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

ID #: **2460110**

		METER 6"	FLOW x 1000	CHLORINE RESIDUAL
DAY	DATE	# 81996621	gal	mg/L
Wed	1	732703	487.7	2.6
Thu	2	733191	438.9	2.7
Fri	3	733630	472.2	2.8
Sat	4	734102	472.2	2.8
Sun	5	734574	472.3	2.2
Mon	6	735046	377.3	2.8
Tue	7	735424	527.3	2.8
Wed	8	735951	378.4	2.5
Thu	9	736329	424.9	
Fri	10	736754	431.3	2.7
Sat	11	737185	431.3	3.0
Sun	12	737617	431.4	
Mon	13	738048	472.4	2.8
Tue	14	738521	274.0	
Wed	15	738795	501.5	2.6
Thu	16	739296	374.9	
Fri	17	739671	440.2	
Sat	18	740111	440.2	2.0
Sun	19	740551	440.2	1.9
Mon	20	740992	485.8	
Tue	21	741477	485.8	2.8
Wed	22	741963	352.0	
Thu	23	742315	403.5	
Fri	24	742719	451.1	2.8
Sat	25	743170	451.2	2.6
Sun	26	743621	451.2	2.2
Mon	27	744072	380.0	
Tue	28	744452	430.3	2.6
Wed	29	744882	403.0	2.5
Thu	30	745285	379.8	2.5
Fri	31	745665	436.2	
Sat	1	746101		
Total		732702.9	13398.5	
Avg.			432.2	2.6
Max.			527.3	3.0
Min.			274.0	1.9

Operator:

# PROPOSAL

## CROSSROADS UTILITY SERVICES

2601 Forest Creek dr  
Round Rock TX 78665  
521-246-1400

**Quotation For:**  
Installation of new cellular based autodialer

**DATE** 1/17/2025  
**Quotation #** 2025 02  
**Customer ID**  
Blockhouse Mud Lift Station  
3300 Spumanti Ln  
Leander TX 78641  
*Prepared by K Ware*

**Comments or Special Instructions:** Quotation is an estimated amount not to be exceeded on final invoice. Labor is based off of 1 electrical tech and 1 mechanical tech in 1 service vehicle.

MANAGER	P.O. NUMBER	S.O. NUMBER	SHIP DATE	SHIP VIA	TERMS
B Ingalina	N/A	2025-02	N/A	N/A	Net 30

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Hightide gen2 autodialer/ with 1 yr cellular service	\$6,360	\$6,360
6hrs	Labor and equipment	\$259	\$1,554
1	Tier 3 cosumables (conduit seal, wire nuts, etc)	\$100	\$100
			-

Acceptance Signature

\_\_\_\_\_

Print Name

\_\_\_\_\_

Date

\_\_\_\_\_

SUBTOTAL	\$8,014
TAX RATE	0.00%
SALES TAX	-
OTHER	-
<b>TOTAL</b>	<b>\$ 8,014.00</b>

If you have any questions concerning this proposal, please contact Kelsey Ware 512-626-5750

**THANK YOU FOR YOUR BUSINESS!**



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

texasdisposal.com

## Block House MUD 2025 Quarterly Operations Reports

First Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	50	3	2	3	58	3
February						
March						
<b>Totals</b>	<b>50</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>58</b>	<b>3</b>

Second Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April						
May						
June						
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Third Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July						
August						
September						
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Fourth Quarter 2025						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>2025 TOTALS</b>	<b>50</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>58</b>	<b>3</b>
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## Block House MUD - 2025 Operations Report

### January

#### Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30680	PARKER	2601	JOHNATHAN	1/2/2025	96G TRASH CLEANUP	8277997
31844	FLOWERS	2608	TURTLE RIVER	1/23/2025	96G RECY CLEANUP	8305541

#### Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29789	VICARS	2502	ARMSTRONG	1/23/2025	BULKY WASTE SRVC	8314046
29791	MARTINEZ	2504	ARMSTRONG	1/15/2025	BULKY WASTE SRVC	8305218
29831	WARRENBURG	2502	AUTREY	1/8/2025	BULKY WASTE SRVC	8295277
29902	JOHNSON	2510	BEVERLY	1/8/2025	BULKY WASTE SRVC	8303493
29954	CHIN	16610	BLACK KETTLE	1/15/2025	BULKY WASTE SRVC	8311642
30037	BONIN	17504	BOTTLE SPRINGS	1/15/2025	BULKY WASTE SRVC	8310676
30119	WOOD	503	CHANDLER BRANCH	1/2/2025	BULKY WASTE SRVC	8279403
30164	MEIGERT	1318	CHARDONNAY	1/8/2025	BULKY WASTE SRVC	8302640
30280	KYLE	16804	CREE LAKE	1/8/2025	BULKY WASTE SRVC	8303175
30304	THOMAS	2513	CYNTHIA	1/2/2025	BULKY WASTE SRVC	8280935
30325	RAMIREZ	1205	DILLON LAKE	1/8/2025	BULKY WASTE SRVC	8294723
30388	CRAWFORD	15307	ENGLISH RIVER	1/2/2025	BULKY WASTE SRVC	8279323
30400	SCHAEFER	15324	ENGLISH RIVER	1/8/2025	BULKY WASTE SRVC	8296177
30488	JOHNSON	2712	GREENLEE	1/15/2025	BULKY WASTE SRVC 6CY	8305831
30488	JOHNSON	2712	GREENLEE	1/23/2025	BULKY WASTE SRVC 6CY	8313065
30574	POLSTER	902	HUTTON	1/8/2025	BULKY WASTE SRVC	8298148
30735	DENISON	2510	KATHLEEN	1/15/2025	BULKY WASTE SRVC 6CY	8310388
30908	SKEMP	3303	MADEIRA	1/15/2025	BULKY WASTE SRVC	8307622
30921	MURRAY	1508	MCDOWELL	1/8/2025	BULKY WASTE SRVC	8298056
30966	ALL SIDE REALTY	708	MILTON	1/8/2025	BULKY WASTE SRVC	8304947
30966	ALL SIDE REALTY	708	MILTON	1/23/2025	BULKY WASTE SRVC	8318490
31007	SULLIVAN	1415	MOJAVE	1/2/2025	BULKY WASTE SRVC	8280294
31013	MCGUIRE	1404	MOLSON LAKE	1/8/2025	BULKY WASTE SRVC 3CY	8281445
31013	MCGUIRE	1404	MOLSON LAKE	1/2/2025	BULKY WASTE SRVC	8281851
31048	MCADAMS	16216	MONES	1/29/2025	BULKY WASTE SRVC 6CY	8320311
31062	HALEY	1004	MOSER RIVER	1/8/2025	BULKY WASTE SRVC	8297792
31070	SITTERS	1014	MOSER RIVER	1/15/2025	BULKY WASTE SRVC	8310509
31071	HOLTER	1015	MOSER RIVER	1/8/2025	BULKY WASTE SRVC	8298053
31185	MANNINGS	1211	PINE PORTAGE	1/29/2025	BULKY WASTE SRVC	8324989
31200	GORRELL	1233	PINE PORTAGE	1/29/2025	BULKY WASTE SRVC	8319059
31234	KIRCHNER	3110	PORT ANNE	1/2/2025	BULKY WASTE SRVC	8281924
31280	BARRAGAN	1102	PORT DANIEL	1/8/2025	BULKY WASTE SRVC	8298154
31320	KOSLOFF	2919	RAINY RIVER	1/15/2025	BULKY WASTE SRVC 6CY	8305888
31320	KOSLOFF	2919	RAINY RIVER	1/17/2025	MISS BULKY WASTE SRVC 6	8315603
31357	PHILPOTT	1510	ROSSPORT	1/23/2025	BULKY WASTE SRVC	8314462
31433	MACKENZIE	16806	SHIPSHAW RIVER	1/23/2025	BULKY WASTE SRVC	8318342

31445	GODFREY	16303	SNELLING	1/29/2025	BULKY WASTE SRVC	8321007
31537	BRISENO	2605	SOCORRO	1/8/2025	BULKY WASTE SRVC	8294047
31559	HOLTER	16313	SPOTTED EAGLE	1/8/2025	BULKY WASTE SRVC	8294373
31580	TUCKER	16413	SPOTTED EAGLE	1/8/2025	BULKY WASTE SRVC	8295353
31664	BOWMAN	2701	SPY	1/2/2025	BULKY WASTE SRVC	8279850
31670	YERKES	2709	SPY	1/8/2025	BULKY WASTE SRVC	8295943
31754	KUWAE	2309	SUSAN	1/8/2025	BULKY WASTE SRVC	8295189
31768	STEVENSON	2410	SUSAN	1/23/2025	BULKY WASTE SRVC	8318110
31768	STEVENSON	2410	SUSAN	1/29/2025	BULKY WASTE SRVC	8326002
31890	CENTERO	2616	WALKER	1/2/2025	BULKY WASTE SRVC	8281454
31905	ROESCH	2603	WALKER	1/15/2025	BULKY WASTE SRVC	8310310
31991	PAVLICEK	3308	ZINFANDEL	1/29/2025	BULKY WASTE SRVC	8319035
46475	EDWARDS	15340	ENGLISH RIVER	1/2/2025	BULKY WASTE SRVC	8277211
17295	BLOCKHOUSE MUD BULKY		VARIOUS LOCATIONS	1/8/2025	BW PU/STNDRD MATTRES	8305208

#### Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30610	TRUHLIK	2506	JACQUELINE	1/9/2025	96G TRASH MISS	8306997
31261	RIVAS	907	PORT DANIEL	1/3/2025	96G TRASH MISS	8296456
31854	POWELL	2706	TURTLE RIVER	1/9/2025	96G RECY MISS	8306793

#### Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
31149	FLANAGAN	1115	PINE PORTAGE	1/3/2025	96G TRASH CART DLVR	8296133
31149	FLANAGAN	1115	PINE PORTAGE	1/6/2025	96G RECYCLE CART DLVR	8297653
31174	NARRAMORE	1147	PINE PORTAGE	1/10/2025	96G RECYCLE CART DLVR	8307319

#### Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29779	WALCZAK	2800	ALEXANDER	1/2/2025	SWAP 9T CART FOR SAME	8279836
29783	FRICANO	2804	ALEXANDER	1/23/2025	SWAP 9T CART FOR SAME	8312928
29790	MONGE	2503	ARMSTRONG	1/29/2025	SWAP 9T CART FOR SAME	8323477
29946	NGUYEN	16504	BLACK KETTLE	1/23/2025	SWAP 9Y CART FOR SAME	8314541
29958	SIMON	16614	BLACK KETTLE	1/8/2025	SWAP 9T CART FOR SAME	8304974
29958	SIMON	16614	BLACK KETTLE	1/8/2025	SWAP 9Y CART FOR SAME	8304974
29958	SIMON	16614	BLACK KETTLE	1/23/2025	SWAP 9Y CART FOR SAME	8305778
29978	GEYER	16813	BLACK KETTLE	1/2/2025	SWAP 9T CART FOR SAME	8278161
29979	YOUNG	16814	BLACK KETTLE	1/8/2025	SWAP 9Y CART FOR SAME	8294773
29990	DAILY	16900	BLACK KETTLE	1/2/2025	SWAP 9T CART FOR SAME	8278315
30018	COOK	1109	BORDEAUX	1/29/2025	SWAP 9T CART FOR SAME	8324818
30140	BENNEFIELD	1103	CHARDONNAY	1/8/2025	SWAP 9Y CART FOR SAME	8279733
30170	CHENEY	1401	CHARDONNAY	1/29/2025	SWAP 9T CART FOR SAME	8326326
30203	DOMINGUEZ	2506	CLAUDIA	1/2/2025	SWAP 9T CART FOR SAME	8278461
30215	SMITH	2518	CLAUDIA	1/23/2025	SWAP 9T CART FOR SAME	8315257
30215	SMITH	2518	CLAUDIA	1/29/2025	SWAP 9T CART FOR SAME	8326774
30411	CHEVALIER	15335	ENGLISH RIVER	1/23/2025	SWAP 9T CART FOR SAME	8315059

30412	COBIAN	15336	ENGLISH RIVER	1/23/2025	SWAP 9T CART FOR SAME	8315051
30412	COBIAN	15336	ENGLISH RIVER	1/29/2025	SWAP 9T CART FOR SAME	8326769
30475	WHITLOCK	2611	GREENLEE	1/8/2025	SWAP 9T CART FOR SAME	8297687
30509	BRITTON	2702	HOPEWELL	1/29/2025	SWAP 9T CART FOR SAME	8321505
30543	VICTORIANO	813	HOUSE CREEK	1/23/2025	SWAP 9T CART FOR SAME	8314988
30543	VICTORIANO	813	HOUSE CREEK	1/29/2025	SWAP 9T CART FOR SAME	8326771
30546	OSGOOD	900	HOUSE CREEK	1/29/2025	SWAP 9T CART FOR SAME	8326323
30584	BOWMAN	2504	HUTTON	1/15/2025	SWAP 9T CART FOR SAME	8312598
30595	HAMPTOM III	2601	HUTTON	1/2/2025	SWAP 9T CART FOR SAME	8278310
30595	HAMPTOM III	2601	HUTTON	1/15/2025	SWAP 9T CART FOR SAME	8305676
30595	HAMPTOM III	2601	HUTTON	1/23/2025	SWAP 9T CART FOR SAME	8318050
30679	CAMOS	2515	JOHNATHAN	1/8/2025	SWAP 9Y CART FOR SAME	8280894
30741	FARRINGTON	401	KATHLEEN	1/29/2025	SWAP 9T CART FOR SAME	8326324
30762	WEISS	605	KATHLEEN	1/8/2025	SWAP 9Y CART FOR SAME	8278308
30778	VAN HOY	16203	KICKING BIRD	1/15/2025	SWAP 9T CART FOR SAME	8305665
30798	OSORNIO	16316	KICKING BIRD	1/2/2025	SWAP 9T CART FOR SAME	8278159
30892	ARRABITO	808	LUKE	1/8/2025	SWAP 9Y CART FOR SAME	8279974
30893	LINDSEY	809	LUKE	1/23/2025	SWAP 9T CART FOR SAME	8315248
30893	LINDSEY	809	LUKE	1/23/2025	SWAP 9Y CART FOR SAME	8321896
30964	GOECKER	706	MILTON	1/29/2025	SWAP 9T CART FOR SAME	8326330
31034	HUMPHRES	16200	MONES	1/23/2025	SWAP 9T CART FOR SAME	8315190
31057	CABALLERO	909	MOSER RIVER	1/29/2025	SWAP 9T CART FOR SAME	8326325
31087	NEMEC	3304	NAPA VALLEY	1/8/2025	SWAP 9T CART FOR SAME	8303240
31124	BLEVINS	2502	PHILLIP	1/15/2025	SWAP 9T CART FOR SAME	8306714
31124	BLEVINS	2502	PHILLIP	1/23/2025	SWAP 9T CART FOR SAME	8313622
31409	KELLEY	16604	SHIPSHAW RIVER	1/8/2025	SWAP 9T CART FOR SAME	8303261
31409	KELLEY	16604	SHIPSHAW RIVER	1/23/2025	SWAP 9T CART FOR SAME	8315046
31409	KELLEY	16604	SHIPSHAW RIVER	1/29/2025	SWAP 9T CART FOR SAME	8326770
31416	BUENTELLO	16613	SHIPSHAW RIVER	1/29/2025	SWAP 9T CART FOR SAME	8321226
31441	CRIDDLE	16817	SHIPSHAW RIVER	1/8/2025	SWAP 9T CART FOR SAME	8303369
31552	COX	16304	SPOTTED EAGLE	1/8/2025	SWAP 9Y CART FOR SAME	8279718
31561	NASH	16316	SPOTTED EAGLE	1/23/2025	SWAP 9T CART FOR SAME	8315000
31561	NASH	16316	SPOTTED EAGLE	1/29/2025	SWAP 9T CART FOR SAME	8326773
31664	BOWMAN	2701	SPY	1/2/2025	SWAP 9T CART FOR SAME	8279853
31683	FORTNEY	3213	ST GENEVIEVE	1/29/2025	SWAP 9T CART FOR SAME	8326321
31745	ROSSON	603	SUSAN	1/29/2025	SWAP 9T CART FOR SAME	8326333
31754	KUWAE	2309	SUSAN	1/29/2025	SWAP 9T CART FOR SAME	8326327
31792	PETERS	505	TUMLINSON FORT	1/15/2025	SWAP 9T CART FOR SAME	8305860
31792	PETERS	505	TUMLINSON FORT	1/15/2025	SWAP 9Y CART FOR SAME	8305860
31900	TURNER	2710	WALKER	1/23/2025	SWAP 9T CART FOR SAME	8315115
31900	TURNER	2710	WALKER	1/29/2025	SWAP 9T CART FOR SAME	8326777

#### Cart Terms

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30552	JOHNSON	906	HOUSE CREEK	1/15/2025	CART 9T TERM	8310552
31065	STONE	1009	MOSER RIVER	1/8/2025	CART 9T TERM	8304511
31149	FLANAGAN	1115	PINE PORTAGE	1/8/2025	CART 9T TERM	8297658





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

[texasdisposal.com](http://texasdisposal.com)

## Block House MUD Trash and Recycle Weight Report 2025

### 1st Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	161.88	55.15
February		
March		

Total Tonnage for 1st Qtr 161.88 55.15

### 2nd Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April		
May		
June		

Total Tonnage for 2nd Qtr 0.00 0.00

### 3rd Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		

Total Tonnage for 3rd Qtr 0.00 0.00

### 4th Quarter 2025

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		

Total Tonnage for 4th Qtr 0.00 0.00

Total Yearly Tonnage 2025	161.88	55.15
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## Block House MUD January 2025

### Estimated Trash Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
1/3/2025	42012	F490	530875	2.02
1/6/2025	42012	F490	531198	1.9
1/8/2025	41104	F409	531449	12.52
1/8/2025	41147	F402	531452	10.47
1/8/2025	41099	F407	531453	8.97
1/8/2025	41099	F407	531501	6.96
1/8/2025	41104	F409	531506	2.99
1/8/2025	41147	F402	531511	5.31
1/10/2025	42012	F490	531689	2.39
1/13/2025	42012	F490	531903	2.46
1/13/2025	42012	F490	531910	0.73
1/15/2025	41099	F407	532118	7.49
1/15/2025	41104	F409	532170	12.78
1/15/2025	41099	F407	532173	5.73
1/15/2025	41147	F402	532192	13.38
1/17/2025	41074	F490	532473	2.42
1/20/2025	41083	F490	532664	3.73
1/22/2025	41104	F409	532724	7.95
1/22/2025	41099	F407	532745	9.12
1/22/2025	41104	F409	532780	12.21
1/22/2025	41147	F402	532784	10.54
1/22/2025	41099	F407	532792	5.48
1/24/2025	41074	F490	533015	2.2
1/27/2025	41083	F490	533256	2.3
1/27/2025	42012	F490	533286	0.25
1/29/2025	41099	F407	533524	11.36
1/29/2025	41104	F409	533549	11.15
1/29/2025	41147	F402	533553	11.39
1/31/2025	41105	F490	533760	1.4

**Total Trash Tonnage 187.60**

Total Block House Containers	2266
/Total containers on all routes	2626
% of Block House Containers in routes	86.29%
Total Tonnage	187.60
X % of Block House containers in routes	86.29%
<b>Estimated trash tonnage</b>	<b>161.88</b>

### Estimated Recycle Weights

Date	Truck #	Route	Ticket #	Tonnage on Route
1/8/2025	41100	F502	531454	5.88
1/8/2025	41101	F503	531495	9.43
1/8/2025	41101	F503	531523	0.59
1/15/2025	41074	F502	532157	2.76
1/15/2025	41100	F502	532174	5.82
1/15/2025	41101	F503	532199	7.14
1/15/2025	41100	F502	532222	1.78
1/22/2025	41100	F502	532743	4.94
1/22/2025	41101	F503	532779	7.6

Total Block House Containers	2196
/Total containers on all routes	2547
% of Block House containers in routes	86.22%
Total Tonnage	63.97
X % of Block House containers in routes	86.22%
<b>Estimated recycle tonnage</b>	<b>55.15</b>

1/22/2025	41100	F502	532816	2.3
1/29/2025	41100	F502	533520	5.03
1/29/2025	41101	F503	533551	6.54
1/29/2025	41100	F502	533563	4.16

**Total Recycle Tonnage 63.97**

## Block House Municipal Utility District Waste & Recycling Report

### January 2025

Date	Address	Customer Statement	Resolution/Response
01/08/25	2706 Turtle River DR	Recycle Missed	WO entered for 24-48 hours

\*There were no misses for December 2024

#### Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	58
Cart Deliveries	3
Carts Terminated	3
Bulky Pickup Service	50



2600 S Block House Drive  
Leander, TX 78641

To: Block House MUD

From: Lisa Sandoval GM

Subject: Services Subcommittee Meeting

Date: Friday, February 14, 2025

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Attendees: GM Lisa Sandoval, Amy Earls, Director Johnson

#### **GM Lisa Sandoval Update**

- Director Johnson contacted Kathy Mitchell with Quiddity about the MS4 proposal and approved it.
  - Lisa believes this is a wise decision to keep them on board.
- TDS Big Bulk Trash Pickup Thoughts? How do we change the contract to accommodate April's big bulk pickup at Jumano?
  - We typically schedule our Big Bulk pickup for April and October each year. Still, we're in limbo about whether to continue with it being at Jumano twice a year or strictly residential curbside only.
  - Director Johnson - yes, let's bring this to the board this month
  - Director Johnson - will reach out to Nancy to have this TDS discussion added to the agenda

#### **Director Johnson**

- What was the issue I saw in an email about TDS not picking up trash from the dumpsters at Jumano?
  - Lisa - the garden community has utilized the dumpster out there, and we gave them the list of items that are not allowed. Many items the Gardeners placed in there had to be removed because some items TDS does not take.
  - Anything that can't be compacted, soil, heavy metal items - those things are not allowed in the dumpsters - TDS will not take
  - Lisa - I sent a list of not allowed items to the Gardeners
  - Lisa - I have created a U-Haul account for Block House MUD, and we will rent a U-Haul for Travis to remove the big items himself and save the district about \$600

#### **Crossroads Update**

- A mother was walking in the district and fell into an unsecured maintenance hole while holding her child.
    - Lisa sent this to Ben Ingallina with Crossroads. He sent a crew out to check on it and never found an unsecured manhole anywhere.
    - Lisa - Possibly a good Newsletter article for better understanding
  - Amy, please email Lisa regarding the callers I had this week about their water being off while the meters are replaced.
- Agenda Item #25

- Amy set up recurring Teams meetings for RC meetings: 11-12:30 a.m. on the second Friday of each month.
- Amy/Lisa, look and see if we can find a call-in number to attach to our team meetings—we want an option to call in, not just video.



## **MEMORANDUM**

Date: 02.19.25  
To: Block House MUD Board of Directors  
From: Lisa Sandoval, General Manager  
Subject: General Manager's Report

### **General Manager Directives:**

- 1) No Directives

### **PR/Communications:**

- 1) Social Media posts for January included 11 posts to all mediums
- 2) Welcome Packets are disseminated weekly to new residents - 0 new residents packets were distributed in January.
- 3) Brivo Tags - removed from system after Crossroads move-out (4)
- 4) Brivo Tags - issued (2)
- 5) March Newsletter has been completed in house and will be sent out on the 18th of February with in the Crossroads Utility Invoice and will be posted to the District website, via email and all social media sites, on February 25th.

### **Restrictive Covenants:**

- 1) CAM - Restrictive Covenants subcommittee was Friday, February 10th at 11 AM. Memo is in packet.

### **Financial:**

- 1) Finance Subcommittee will have a meeting on the 24th of February at 11 am. Memo will be added to a supplement packet

### **Pools:**

- 1) Premier Recreation memo is in the packet.
- 2) Apache Pool electrical repair completed - pictures at the end of this memo.

### **Landscaping:**

- 1) Priority Landscape report is in the packet.

### **Amenities:**

- 1) Amenities Subcommittee had a meeting on the 17th of February memo is in the packet.
- 2) Amenities Ad hoc Grant Subcommittee meeting will be held on the 20th of February at 10 am. Trent Rush with Hitchcock Design and Judy Langford, Director Stanfield and Director Johnson will be in attendance along with the GM.
- 3) OA has submitted all 2025 events ; I have provided approval. Events list can be found at the end of this memo.
- 4) Garden irrigation project has begun by the garden volunteers on the 15th of February. A Amazon and Lowe's supply list has been sent over to GM for purchase.
- 5) Soil purchase request has been received; I'll be working with Tyler to confirm plot fees received to complete purchase.





**Operations:**

- 1) Crossroads Operational report is in the packet.  
AT&T trenching project was received on the 18th of February with a map of the area in the district the trench will take place.

**Professional Services:**

- 1) Professional Services subcommittee meeting was held on the 10th of February.  
Memo is in the packet.
- 2) Twin Electrics, started on the Jumano Building electrical project on the 22nd of February.

**Reservations:**

- 1) A few issues have occurred with the Chance Field reservations  
On the 15th and 16th of February a Tahoe was parked near Chance Field on the trail.  
We posted on social media for help on communicating that this is not acceptable as sports teams are not allowed on the weekends.

**Solid Waste Services:**

- 1) TDS report included in the packet.  
The trash containers near the Walker House, Tumlinson Pool, Apache Pool and Jumano Park area have not been serviced as scheduled end of January and through February 19th.

**Water/Environmental/MS4 Items:**

- 1) None

**Parks:**

- 1) Jumano Garden water hose connector has been replaced
- 2) Tumlinson Parking lot asphalt repair completed.
- 3) Tumlinson Park outdoor restroom closed for winter weather
- 4) Walker House AC condenser line repair completed







## **Upcoming Events – 2025**

*(working draft)*

**(OA) Easter Egg Hunt** – April 18, 2025  
*(Tumlinson Park & Luther Chance Field)*

**(OA) Shred Day** – April 5, 2025

**(MUD) Community Yard Sale** – April 5, 2025  
*(entire neighborhood)*

**(MUD) Spring Bulk Trash Drop off** – April 12, 2025 **are we still doing this?**  
*(Jumano Park)*

**(OA) Line the Loop** - July 3 – 6, 2025  
3 Mile Loop

**July 4<sup>th</sup> Event** – on July 4, 2024 *(Lisa & Amy will work)*  
5:00 pm – 9:30 pm  
*(Tonkawa Park)*

**(OA & MUD) Movie at the Pool – JAWS – July** **OA has on their 2025 events schedule. Date TBD in July**  
*(Apache Pool – 7:30 pm – 10:30 pm)*

**(OA and MUD) Back to School Bash Carnival** - August date TBD *(Check on what board members can work)*  
*(Tumlinson Park – 5:00 pm – 9:00 pm)*

**Leander ISD's First Day of School** – August 12, 2025

**(OA) Lantern Building Workshops** – October Date TBD  
6:00 pm  
*(Jumano Community Center)*

**(OA) Lantern Parade Line up and awards** – October Date TBD  
*(Pavilion)*

**(OA) Yoga** **awaiting dates from Sandy**  
*(Tonkawa Park – 10:30 am – 12:30 pm)*

**(OA) Zumba** Every Wednesday & Thursday during March, April & May *(Remind Travis to set the light timers)*

*(Pavilion – 6:30 pm – 8:30 pm)*

**(OA) BHC Campout** – October 11-12, 2025

*(Pavilion)*

**(OA) Pumpkin Patch** – October 1 – 17, 2025

*(Tumlinson Park – ravine near pool)*

**(OA) Wine Tasting** – October 4, 2025

*Jumano Building w/Band*

**(MUD) Community Yard Sale** - October 11, 2025

**(MUD) Fall Bulk Trash Drop-off** – October 18, 2025 **are we still doing this? Or residents call in bulky pickups?**

*(Jumano Park)*

**Mistle Toe Market** on November 6, 7, and 8 2025 (check 2025 dates with Cynthia)

Thursday – 9 am – 7 pm, Friday – 9 am – 7 pm, and Saturday, 9 am – 4 pm

*(Walker House)*

**(MUD) Cocoa Christmas** – December 6, 2025 (Amy schedule Santa and photographer)

*(Walker House)*

**Christmas Tree Recycling (Priority Landscapes)** – December 26, 2025 – January 13, 2026 (check dates w/Tripp)

*(Jumano Park)*





\$3,310,000

Block House Municipal Utility District

Unlimited Tax Refunding Bonds, Series 2020

INTERIM ARBITRAGE REBATE ANALYSIS

For the Computation Period:

January 7, 2020 – January 7, 2025

Agenda Item #28

BLX 

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BLX Group LLC  
4925 Greenville Avenue, Suite 880  
Dallas, TX 75206  
Ph 214 989 2700 Fx 214 989 2712  
blxgroup.com

January 30, 2025

Block House Municipal Utility District  
c/o Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701-2744

Re: \$3,310,000  
Block House Municipal Utility District  
Unlimited Tax Refunding Bonds, Series 2020  
Interim Arbitrage Rebate Analysis  
Computation Period: January 7, 2020 through January 7, 2025

Ladies and Gentlemen:

This report (the "Report"), which is being delivered to you pursuant to our engagement letter, consists of computations and the assumptions on which such computations are based with respect to the arbitrage liability of Block House Municipal Utility District (the "Issuer") in connection with the above-captioned issue (the "Bonds") for the above-referenced period (the "Interim Computation Period").

The computations herein are based on an analysis of existing laws, regulations, and rulings. The Department of the Treasury ("Treasury") may publish additional regulations and supplement, amend, or interpret such laws, regulations, and rulings from time to time, with the result that the amount of arbitrage liability described in the Report may be subject to adjustment under such future pronouncements.

The scope of our engagement was limited to preparing the Report based on information supplied to us. In accordance with our engagement letter (which is incorporated herein by reference), our engagement did not include determination of whether securities allocable to proceeds of the Bonds were purchased at fair market value within the meaning of the Treasury Regulations, or an audit or review of the investments acquired with gross proceeds or the payment of debt service on the Bonds. With your permission, we have relied entirely on the information provided to us without independent verification, and we express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating arbitrage liability with respect to the Bonds. We have undertaken no responsibility to audit or review the tax-exempt status of interest on the Bonds or any other aspect of the Bond program. We are under no obligation to consider any information obtained by us pursuant to this engagement for any purpose other than determining such arbitrage liability. Also, we have no obligation to update this Report because of any events occurring, changes in existing laws, regulations, or rulings or interpretations thereof, or data or information received, subsequent to the date hereof.



For the Interim Computation Period January 7, 2020 through January 7, 2025:

Allowable Yield on Investments:	1.851331%
Rebate Payment Due:	<u>\$0.00</u>

As set forth on Schedule A herein, no payment is required to be made to the United States on or before March 8, 2025 (60 days after January 7, 2025, the end of the fifth Bond Year). As no payment is due to the United States, no Internal Revenue Service Form 8038-T need be filed.

The next rebate installment payment will be due not later than May 31, 2027 (60 days after April 1, 2027, the final maturity date of the Bonds). Should the Bonds be retired prior to April 1, 2027, 100% of the Cumulative Rebate Liability (reduced by any applicable computation date credits) as of such retirement date will become due and payable within 60 days.

This Report is not to be used, circulated, quoted, referred to, or relied upon by any other person without our express written permission.

Very truly yours,

BLX Group LLC





January 30, 2025

Block House Municipal Utility District  
c/o Armbrust & Brown, PLLC  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701-2744

**Orrick, Herrington & Sutcliffe LLP**  
355 South Grand Avenue  
Suite 2700  
Los Angeles, CA 90071  
+ 1 213 629 2020  
[orrick.com](http://orrick.com)

Re:     \$3,310,000  
       Block House Municipal Utility District  
       Unlimited Tax Refunding Bonds, Series 2020  
       Interim Arbitrage Rebate Analysis  
       Computation Period: January 7, 2020 through January 7, 2025

Ladies and Gentlemen:

This opinion is being delivered to you pursuant to our engagement to provide certain legal services and accompanies a report (the "Report") prepared on the date hereof by BLX Group LLC ("BLX") consisting of computations and the assumptions on which such computations are based with respect to the arbitrage liability of Block House Municipal Utility District (the "Issuer") in connection with the above-captioned issue (the "Bonds") for the above-referenced period (the "Interim Computation Period"). In particular, we note that our opinion is specifically subject to the notes and assumptions contained in the Report.

The opinion expressed herein is based on an analysis of existing laws, regulations, and rulings. The Department of the Treasury ("Treasury") may publish additional regulations and supplement, amend, or interpret such laws, regulations, and rulings from time to time, with the result that the amount of arbitrage liability described in the Report and in this opinion may be subject to adjustment under such future pronouncements.

The scope of our engagement was limited to preparing this opinion, based on information supplied to us by you and BLX. Our engagement did not include work performed by prior counsel, independent determination of which funds were subject to or exempt from rebate, determination of whether securities allocable to proceeds of the Bonds were purchased at fair market value within the meaning of the Treasury Regulations, or an audit or review of the investments acquired with gross proceeds or the payment of debt service on the Bonds. With your permission, we have relied entirely on information provided by you and BLX without independent verification, and we express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating arbitrage liability with respect to the Bonds. We have undertaken no responsibility to audit or review the tax-exempt status of interest on the Bonds or any other aspect of the bond program. No opinion is expressed on any matter other than the arbitrage to the extent set forth below, and we are under no obligation to consider any information obtained by us pursuant to this engagement for any purpose other than determining such arbitrage liability. Also, we have no obligation to update this opinion because of any events occurring, changes in existing laws, regulations, or rulings or interpretations thereof, or data or information received, subsequent to the date hereof.



Based on and subject to the foregoing, and subject to the notes and assumptions contained in the Report, in our opinion, the computations shown in the Report were performed in accordance with applicable federal law and regulations and reflect the following:

For the Interim Computation Period January 7, 2020 through January 7, 2025:

Allowable Yield on Investments:	1.851331%
Rebate Payment Due:	<u>\$0.00</u>

This opinion and Report do not address or determine the amount of any penalty in lieu of rebate that may be payable with respect to the Bonds.

This letter is furnished by us as counsel to BLX. No attorney-client relationship has existed or exists between our firm and you by virtue of this opinion. This opinion is not to be used, circulated, quoted, referred to, or relied upon by any other person without our express written permission. This opinion is not intended to, and may not, be relied upon by any owners of the Bonds.

Very truly yours,

A handwritten signature in black ink that reads "Orrick, Herrington &amp; Sutcliffe LLP".

ORRICK, HERRINGTON & SUTCLIFFE LLP

**NOTES & ASSUMPTIONS**

1. The Dated Date of the Bonds is January 7, 2020.
2. The Issue Date of the Bonds is January 7, 2020.
3. The Interim Computation Period is January 7, 2020 to January 7, 2025.
4. Pursuant to Section 7.1 of the Federal Tax Certificate, the Bonds constitute one issue for federal taxation purposes and are not treated as part of any other issue of governmental obligations.
5. The end of the first Bond Year with respect to the Bonds for purposes of determining installment computation dates is January 7, 2021. Subsequent Bond Years end annually thereafter until the final redemption date of the Bonds.
6. For debt service, yield, and investment cash flow purposes, all payments and receipts with respect to the Bonds and proceeds thereof are accurately set forth in the schedules contained herein. For purposes of determining the yield on the Bonds, the issue price is based on the offering yields of the Bonds as set forth in the Official Statement.
7. The purchase price of each investment is at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses and is representative of an arm's length transaction which did not reduce the rebate amount required to be paid to the United States.
8. The Bonds are not, in whole or in part, "refunded" bonds. The Bonds are "refunding" bonds, the proceeds of which were used to refund prior debt of the Issuer as described below (the "Prior Bonds"), and, therefore, give rise to transferred proceeds from the Prior Bonds pursuant to the Treasury Regulations. Accordingly, proceeds of the Prior Bonds, if any, cease to be treated as proceeds of the Prior Bonds and instead are treated as proceeds of the Bonds as proceeds of the Bonds are used to discharge principal of the Prior Bonds.

The following bonds of the Issuer have been refunded by the Bonds:  
Unlimited Tax Refunding Bonds, Series 2014

9. The funds and accounts established relating to the Bonds are the following:  
Escrow Fund  
Debt Service Fund
10. The Debt Service Fund did not constitute a bona fide debt service fund and amounts held over in excess of a bona fide debt service fund gave rise to a "Reserve Portion" (see Section 4.2 of the Federal Tax Certificate) and such portion was therefore subject to rebate. Through the Interim Computation Period, such Reserve Portion did not exceed a reasonably required reserve and therefore was not required to be yield restricted.

11. We have taken the applicable computation date credits into account in determining the Cumulative Rebate Liability with respect to the Bonds. See Schedule A herein. Pursuant to Final Treasury Regulations, dated July 18, 2016, for any Bond Year ending in 2007, a computation date credit in the amount of \$1,400 and, for Bond Years ending after 2007, a computation date credit in the amount of \$1,400 or higher (as adjusted in the future for inflation as described in said Regulations) is applicable.
12. Consistent with Section 3.2 of the Federal Tax Certificate, we have treated the fee paid for the bond insurance as a payment for a "qualified guarantee" within the meaning of Treasury Regulations Section 1.148-4(f).

**DEFINITIONS**

1. 1992 Regulations: The Treasury Regulations issued on May 18, 1992.
2. 1993 Regulations: The Treasury Regulations issued on June 14, 1993.
3. Treasury Regulations: Either the 1992 Regulations or the 1993 Regulations, as applicable.
4. Bona Fide Debt Service Fund: Pursuant to Section 148(f)(4)(A) of the Internal Revenue Code (the "Code"), amounts held in a bona fide debt service fund in connection with either short term, private activity or variable rate bonds are not subject to rebate if gross earnings on such fund do not exceed \$100,000 in each bond year. Amounts held in a bona fide debt service fund for all other bond issues are not subject to rebate. As defined in Section 1.148-1(b) of the 1993 Regulations, a bona fide debt service fund may include proceeds of an issue.
5. Commingled Fund: As defined in Section 1.148-4(a)(4) of the 1992 Regulations or Section 1.148-1(b) of the 1993 Regulations.

Commingled Funds arise when Proceeds of a bond issue are mixed or "commingled" with other monies (e.g., proceeds of other bonds issues, equity contributions, revenues, etc.). Uncommingling generally entails employing one of the methodologies allowable under the Treasury Regulations to identify the portions of investments, and earnings thereon, made with gross proceeds of the bond issue under examination.

6. Qualified Guarantee: As defined in Section 1.148-3(b)(12) of the 1992 Regulations or Section 1.148-4(f) of the 1993 Regulations.
7. Qualified Hedge: As defined in Section 1.148-4(h)(2) of the 1993 Regulations.
8. Transferred Proceeds: As defined in Section 1.148-11(c) of the 1992 Regulations or Section 1.148-9(b) of the 1993 Regulations.

Transferred Proceeds arise when a bond issue (the "Refunding Bonds") defeases or redeems one or more bond issues (the "Refunded Bonds"). Proceeds of the Refunded Bonds become Transferred Proceeds of the Refunding Bonds as proceeds of the Refunding Bonds are used to redeem principal of the Refunded Bonds. Subsequent to being transferred, arbitrage earnings on Transferred Proceeds are calculated using the arbitrage yield of the Refunding Bonds.

9. Yield Restricted Funds: Any funds required to be invested at a yield that is not materially higher than the yield on the Bonds under Section 148(a) of the Code and Section 1.148-2 of the 1993 Regulations.

Yield restricted funds typically arise in connection with project, construction or acquisition proceeds that remain unspent subsequent to the expiration of the allowable "temporary period" during which such proceeds can be invested without regard to yield. Yield restricted funds also arise in connection with advance refundings, sinking funds, and over-funded reserve funds.

10. Universal Cap: As described in Section 1.148-4(b)(3) of the 1992 Regulations or Section 1.148-6(b)(2) of the 1993 Regulations.
11. Computation Date Credit: Per Section 1.148-2(b)(4) of the 1992 Regulations, a \$3,000 credit is applied on each eligible computation date. Per Section 1.148-3(d)(iv) of the 1993 Regulations, a \$1,000 credit is applied on the last day of each Bond Year during which amounts are allocated to gross proceeds of an issue that are subject to the rebate requirement. In addition, pursuant to Final Treasury Regulations, dated July 18, 2016, for any Bond Year ending in 2007, a computation date credit in the amount of \$1,400 and, for Bond Years ending after 2007, a computation date credit in the amount of \$1,400 or higher (as adjusted in the future for inflation as described in said Regulations) is applicable.

<b>Schedule A - Summary of Rebate Analysis</b>
--

Issue Date: January 7, 2020  
Rebate Computation Date: January 7, 2025  
Client Matter Number: 42182-5206

Fund Reference Number	Fund Description	Current Fund Status	Computation Date Valuation	Gross Earnings	Internal Rate of Return	Excess Earnings
1	Escrow Fund	Inactive	\$0.00	\$13,007.97	1.565902%	(\$2,582.41)
2	Debt Service Fund	Active	\$154,353.94	\$22,570.49	2.920928%	\$8,594.35
3	Prior Capital Projects Fund	Inactive	\$0.00	\$31.30	0.121548%	(\$477.81)
<b>Totals:</b>			<b><u>\$154,353.94</u></b>	<b><u>\$35,609.77</u></b>		<b><u>\$5,534.13</u></b>

<b>Summary</b>			
Arbitrage Yield:			1.851331%
Return on Investments:			2.167518%
Excess %:			0.316186%
Actual Gross Earnings:			35,609.77
Allowable Gross Earnings:			30,075.63
<b>Excess Earnings:</b>			<b><u>\$5,534.13</u></b>
Final Computation Date Credit:	01/07/21	(\$1,780.00)	(\$1,916.17)
Final Computation Date Credit:	01/07/22	(\$1,830.00)	(\$1,934.02)
Final Computation Date Credit:	01/07/23	(\$1,960.00)	(\$2,033.59)
Final Computation Date Credit:	01/07/24	(\$2,070.00)	(\$2,108.50)
Final Computation Date Credit:	01/07/25	(\$2,120.00)	(\$2,120.00)
<b>Cumulative Rebate Liability:</b>			<b><u>(\$4,578.14)</u></b>
<b>Rebate Payment Due:</b>			<b><u>\$0.00</u></b>

<b>Schedule B - Sources &amp; Uses of Funds</b>
---

<i>Sources of Funds</i>	Bond Proceeds	Prior Bond Proceeds	Other Sources	Total
Par Amount	3,310,000.00			
+ Original Issue Premium	433,905.60			
- Original Issue Discount	0.00			
Net Production		3,743,905.60		3,743,905.60
Accrued Interest		0.00		0.00
<b>Total Sources:</b>	<b><u>3,743,905.60</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>3,743,905.60</u></b>
 <i>Uses of Funds</i>				
Escrow Fund		3,567,567.00		3,567,567.00
Cash Deposit to Escrow Fund		0.03		0.03
Costs of Issuance <sup>1</sup>		128,335.00		128,335.00
Underwriter's Discount		37,211.06		37,211.06
Bond Insurance		10,375.73		10,375.73
Debt Service Fund		416.78		416.78
<b>Total Uses:</b>		<b><u>3,743,905.60</u></b>	<b><u>0.00</u></b>	<b><u>3,743,905.60</u></b>

<sup>1</sup> Assumed spent at closing.



**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

<b>Schedule C - Annual Debt Service &amp; Production</b>
--

Period		Par				Debt	
Ending	Coupon	Amount	Yield	Price	Interest	Service	Production
04/01/20					30,893.33	30,893.33	
04/01/21					132,400.00	132,400.00	
04/01/22					132,400.00	132,400.00	
04/01/23					132,400.00	132,400.00	
04/01/24	4.000%	355,000	1.600%	109.783	132,400.00	487,400.00	389,729.65
04/01/25	4.000%	380,000	1.700%	111.468	118,200.00	498,200.00	423,578.40
04/01/26	4.000%	1,110,000	1.770%	113.103	103,000.00	1,213,000.00	1,255,443.30
04/01/27	4.000%	1,465,000	1.870%	114.345	58,600.00	1,523,600.00	1,675,154.25
		<b>3,310,000</b>			<b>840,293.33</b>	<b>4,150,293.33</b>	<b>3,743,905.60</b>

<b>Schedule D - Semi-Annual Debt Service</b>
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Date	Coupon	Principal Amount	Interest	Debt Service
04/01/20			30,893.33	30,893.33
10/01/20			66,200.00	66,200.00
04/01/21			66,200.00	66,200.00
10/01/21			66,200.00	66,200.00
04/01/22			66,200.00	66,200.00
10/01/22			66,200.00	66,200.00
04/01/23			66,200.00	66,200.00
10/01/23			66,200.00	66,200.00
04/01/24	4.000%	355,000	66,200.00	421,200.00
10/01/24			59,100.00	59,100.00
04/01/25	4.000%	380,000	59,100.00	439,100.00
10/01/25			51,500.00	51,500.00
04/01/26	4.000%	1,110,000	51,500.00	1,161,500.00
10/01/26			29,300.00	29,300.00
04/01/27	4.000%	1,465,000	29,300.00	1,494,300.00
		<u>3,310,000</u>	<u>840,293.33</u>	<u>4,150,293.33</u>

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

**Schedule E - Arbitrage Yield Calculation**

Date	Total Issue Payments	Discount Factor @ 1.851331%	Present Value as of 01/07/20
04/01/20	30,893.33	0.99570933	30,760.78
10/01/20	66,200.00	0.98657693	65,311.39
04/01/21	66,200.00	0.97752828	64,712.37
10/01/21	66,200.00	0.96856263	64,118.85
04/01/22	66,200.00	0.95967921	63,530.76
10/01/22	66,200.00	0.95087727	62,948.08
04/01/23	66,200.00	0.94215606	62,370.73
10/01/23	66,200.00	0.93351483	61,798.68
04/01/24	421,200.00	0.92495286	389,590.15
10/01/24	59,100.00	0.91646942	54,163.34
04/01/25	439,100.00	0.90806379	398,730.81
10/01/25	51,500.00	0.89973525	46,336.37
04/01/26	1,161,500.00	0.89148309	1,035,457.61
10/01/26	29,300.00	0.88330663	25,880.88
04/01/27	1,494,300.00	0.87520516	1,307,819.07
	<b><u>4,150,293.33</u></b>		<b><u>3,733,529.87</u></b>

Issue Price Calculation	
+ Par Amount of Issue	3,310,000.00
+ Accrued Interest	0.00
+/- Original Issue Prem/(Disc)	433,905.60
<b>Issue Price:</b>	<b>3,743,905.60</b>
- Qualified Guarantee	(10,375.73)
<b>Adjusted Issue Price:</b>	<b>3,733,529.87</b>
Present Value Result:	3,733,529.87
Variance:	0.00
<b>Arbitrage Yield:</b>	<b>1.851331%</b>

Schedule F1 - Escrow Fund

Fund 1

Remaining Balance Analysis

Summary - Fund 1	
Gross Earnings:	\$13,007.97
Internal Rate of Return:	1.565902%
Excess Earnings:	(\$2,582.41)

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Computation Date Value
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00
Value as of January 7, 2025:									<u>0.00</u>

<b>Schedule F2 - Escrow Fund</b> <i>Net Nonpurpose Investments Cash Flow</i>	<b>Fund 1</b>
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Date	Description	Net Nonpurpose Investments Cash Flow	Muni-Days/ Computation Date	Rebate Calculations		IRR Calculations	
				FV Factor @ 1.851331%	FV As Of 01/07/25	FV Factor @ 1.565902%	FV As Of 01/07/25
01/07/20	Deposit	(3,567,567.03)	1,800	1.09651915	(3,911,905.56)	1.08111207	(3,856,939.77)
01/07/20	Uninvest Cash	0.03	1,800	1.09651915	0.03	1.08111207	0.03
04/01/20	Escrow Receipt	3,580,574.97	1,716	1.09181435	3,909,323.12	1.07718447	3,856,939.73
01/07/25	Balance	0.00	0	1.00000000	0.00	1.00000000	0.00
<b>Earnings:</b>		<b><u>13,007.97</u></b>		<b>Excess Earnings:</b>	<b><u>(2,582.41)</u></b>		<b><u>0.00</u></b>

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

<b>Schedule G1 - Debt Service Fund</b>	<b>Fund 2</b>
<b>Remaining Balance Analysis</b>	

<b>Summary - Fund 2</b>	
Gross Earnings:	\$22,570.49
Internal Rate of Return:	2.920928%
Excess Earnings:	\$8,594.35

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 01/07/20
Texpool - XXX003	96,514.66	N/A	N/A	N/A	N/A	Variable	100.000	40.43	96,555.09
Veritex CD	240,000.00	2.050%	03/03/20	09/06/19	100.000	2.050%	100.000	1,667.23	241,667.23
Frontier Bank CD	240,000.00	2.100%	03/05/20	09/08/19	100.000	2.100%	100.000	1,684.48	241,684.48

**Value as of January 7, 2020: 579,906.80**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 04/01/20
Texpool - XXX003	154,895.30	N/A	N/A	N/A	N/A	Variable	100.000	1.93	154,897.23
Veritex CD	240,000.00	1.850%	08/31/20	03/04/20	100.000	1.850%	100.000	340.60	240,340.60
Frontier Bank CD	240,000.00	1.700%	09/01/20	03/06/20	100.000	1.700%	100.000	292.87	240,292.87

**Value as of April 1, 2020: 635,530.70**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 09/30/20
Texpool - XXX003	289,767.01	N/A	N/A	N/A	N/A	Variable	100.000	0.00	289,767.01
Frontier Bank CD	240,000.00	0.500%	03/01/21	09/02/20	100.000	0.500%	100.000	231.86	240,231.86

**Value as of September 30, 2020: 529,998.87**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 09/30/21
Texpool - XXX003	289,667.71	N/A	N/A	N/A	N/A	Variable	100.000	0.00	289,667.71
Frontier Bank CD	240,000.00	0.400%	03/26/22	08/29/21	100.000	0.400%	100.000	84.63	240,084.63

**Value as of September 30, 2021: 529,752.34**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 09/30/22
Texpool - XXX003	226,245.23	N/A	N/A	N/A	N/A	Variable	100.000	0.00	226,245.23
Frontier Bank CD	240,000.00	0.500%	10/19/22	03/27/22	100.000	0.500%	100.000	618.32	240,618.32

**Value as of September 30, 2022: 466,863.55**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 04/01/23
Texpool - XXX003	528,653.28	N/A	N/A	N/A	N/A	Variable	100.000	69.98	528,723.26

**Value as of April 1, 2023: 528,723.26**

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

<b>Schedule G1 - Debt Service Fund</b> <i>Remaining Balance Analysis</i>	<b>Fund 2</b>
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Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 09/30/23
Texpool - XXX003	479,464.39	N/A	N/A	N/A	N/A	Variable	100.000	0.00	479,464.39

**Value as of September 30, 2023:** **479,464.39**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 09/30/24
Texpool - XXX003	526,260.63	N/A	N/A	N/A	N/A	Variable	100.000	0.00	526,260.63

**Value as of September 30, 2024:** **526,260.63**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Computation Date Value
Texpool - XXX003	560,415.61	N/A	N/A	N/A	N/A	Variable	100.000	2,616.17	563,031.78

**Value as of January 7, 2025:** **563,031.78**

**Allocable %:** **36.334%**

**Non-Bona Fide %:** **75.453%**

**Allocable Value as of January 7, 2025:** **154,353.94**

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

**Schedule G2 - Debt Service Fund**  
**Net Nonpurpose Investments Cash Flow**

**Fund 2**

Date	Description	Net	Allocable	Non-Bona	Net	Muni-Days/ Computation Date	Rebate Calculations		IRR Calculations	
		Nonpurpose Investments Cash Flow			Nonpurpose Investments Cash Flow		FV Factor @ 1.851331%	FV As Of 01/07/25	FV Factor @ 2.920928%	FV As Of 01/07/25
01/07/20	Balance <sup>1</sup>	(579,906.80)	18.818%	77.169%	(84,210.43)	1,800	1.09651915	(92,338.35)	1.15602825	(97,349.64)
01/22/20	Deposit	(1,099,753.33)	18.818%	77.169%	(159,699.29)	1,785	1.09567752	(174,978.92)	1.15463232	(184,393.96)
02/26/20	Deposit	(198,496.07)	18.818%	77.169%	(28,824.36)	1,751	1.09377222	(31,527.28)	1.15147445	(33,190.51)
03/03/20	W/D	242,426.30	18.818%	77.169%	35,203.63	1,744	1.09338037	38,490.96	1.15082538	40,513.23
03/04/20	Deposit	(240,000.00)	18.818%	77.169%	(34,851.30)	1,743	1.09332440	(38,103.77)	1.15073268	(40,104.53)
03/04/20	Deposit	(2,426.30)	18.818%	77.169%	(352.33)	1,743	1.09332440	(385.21)	1.15073268	(405.44)
03/05/20	W/D	242,491.91	18.818%	77.169%	35,213.16	1,742	1.09326843	38,497.43	1.15063999	40,517.67
03/06/20	Deposit	(240,000.00)	18.818%	77.169%	(34,851.30)	1,741	1.09321247	(38,099.87)	1.15054731	(40,098.07)
03/06/20	Deposit	(2,491.91)	18.818%	77.169%	(361.86)	1,741	1.09321247	(395.59)	1.15054731	(416.34)
03/25/20	Deposit	(47,709.48)	18.818%	77.169%	(6,928.07)	1,722	1.09214973	(7,566.49)	1.14878780	(7,958.88)
03/31/20	W/D	1,296,168.33	18.818%	77.169%	188,221.44	1,717	1.09187024	205,513.39	1.14832522	216,139.43
04/01/20	Balance <sup>1</sup>	635,530.70	18.818%	77.169%	92,287.79	1,716	1.09181435	100,761.13	1.14823273	105,967.86
04/01/20	Balance <sup>1</sup>	(635,530.70)	22.140%	77.169%	(108,584.76)	1,716	1.09181435	(118,554.40)	1.14823273	(124,680.58)
05/27/20	Deposit	(15,908.94)	22.140%	77.169%	(2,718.15)	1,660	1.08868903	(2,959.22)	1.14306493	(3,107.02)
06/24/20	Deposit	(7,988.18)	22.140%	77.169%	(1,364.84)	1,633	1.08718538	(1,483.83)	1.14058164	(1,556.71)
07/17/20	W/D	400.00	22.140%	77.169%	68.34	1,610	1.08590613	74.21	1.13847049	77.81
07/17/20	W/D	400.00	22.140%	77.169%	68.34	1,610	1.08590613	74.21	1.13847049	77.81
07/22/20	Deposit	(5,305.91)	22.140%	77.169%	(906.55)	1,605	1.08562823	(984.18)	1.13801206	(1,031.67)
08/26/20	Deposit	(7,129.33)	22.140%	77.169%	(1,218.09)	1,571	1.08374041	(1,320.10)	1.13489965	(1,382.42)
08/31/20	Deposit	(240,000.00)	22.140%	77.169%	(41,005.64)	1,567	1.08351853	(44,430.37)	1.13453404	(46,522.29)
08/31/20	Deposit	(2,189.59)	22.140%	77.169%	(374.11)	1,567	1.08351853	(405.35)	1.13453404	(424.44)
08/31/20	W/D	242,189.59	22.140%	77.169%	41,379.75	1,567	1.08351853	44,835.72	1.13453404	46,946.73
09/01/20	W/D	242,016.27	22.140%	77.169%	41,350.13	1,566	1.08346307	44,801.34	1.13444266	46,909.35
09/02/20	Deposit	(240,000.00)	22.140%	77.169%	(41,005.64)	1,565	1.08340761	(44,425.82)	1.13435128	(46,514.80)
09/02/20	Deposit	(2,016.27)	22.140%	77.169%	(344.49)	1,565	1.08340761	(373.23)	1.13435128	(390.78)
09/23/20	Deposit	(1,394.70)	22.140%	77.169%	(238.29)	1,544	1.08224360	(257.89)	1.13243409	(269.85)
09/30/20	W/D	146,100.00	22.140%	77.169%	24,962.18	1,537	1.08185587	27,005.48	1.13179575	28,252.09
09/30/20	Balance <sup>1</sup>	529,998.87	22.140%	77.169%	90,553.93	1,537	1.08185587	97,966.30	1.13179575	102,488.55
09/30/20	Balance <sup>1</sup>	(529,998.87)	22.140%	77.235%	(90,630.40)	1,537	1.08185587	(98,049.03)	1.13179575	(102,575.10)
10/28/20	Deposit	(2,673.07)	22.140%	77.235%	(457.10)	1,509	1.08030636	(493.81)	1.12924597	(516.18)
11/17/20	Deposit	(42,948.95)	22.140%	77.235%	(7,344.32)	1,490	1.07925616	(7,926.40)	1.12751903	(8,280.86)
12/16/20	Deposit	(77,181.39)	22.140%	77.235%	(13,198.10)	1,461	1.07765521	(14,223.01)	1.12488828	(14,846.39)
01/27/21	Deposit	(1,000,821.21)	22.140%	77.235%	(171,141.55)	1,420	1.07539584	(184,044.91)	1.12117940	(191,880.38)
02/24/21	Deposit	(200,555.79)	22.140%	77.235%	(34,295.26)	1,393	1.07391055	(36,830.05)	1.11874365	(38,367.61)
03/01/21	Deposit	(592.14)	22.140%	77.235%	(101.26)	1,386	1.07352581	(108.70)	1.11811302	(113.22)
03/01/21	W/D	241,490.51	22.140%	77.235%	41,295.15	1,386	1.07352581	44,331.41	1.11811302	46,172.64
03/02/21	Deposit	(240,000.00)	22.140%	77.235%	(41,040.27)	1,385	1.07347086	(44,055.53)	1.11802296	(45,883.96)
03/02/21	Deposit	(898.37)	22.140%	77.235%	(153.62)	1,385	1.07347086	(164.91)	1.11802296	(171.75)
03/24/21	Deposit	(64,204.64)	22.140%	77.235%	(10,979.07)	1,363	1.07226263	(11,772.44)	1.11604346	(12,253.11)
03/31/21	W/D	1,301,100.00	22.140%	77.235%	222,489.56	1,357	1.07193335	238,493.98	1.11550421	248,188.04
04/28/21	Deposit	(17,255.09)	22.140%	77.235%	(2,950.64)	1,329	1.07039805	(3,158.36)	1.11299113	(3,284.04)
04/28/21	W/D	400.00	22.140%	77.235%	68.40	1,329	1.07039805	73.22	1.11299113	76.13
05/26/21	Deposit	(7,107.30)	22.140%	77.235%	(1,215.36)	1,301	1.06886495	(1,299.05)	1.11048372	(1,349.63)
06/23/21	Deposit	(5,868.14)	22.140%	77.235%	(1,003.46)	1,274	1.06738868	(1,071.08)	1.10807120	(1,111.90)
07/27/21	W/D	400.00	22.140%	77.235%	68.40	1,240	1.06553257	72.88	1.10504068	75.59
07/27/21	W/D	400.00	22.140%	77.235%	68.40	1,240	1.06553257	72.88	1.10504068	75.59
07/28/21	Deposit	(6,577.60)	22.140%	77.235%	(1,124.78)	1,239	1.06547803	(1,198.43)	1.10495167	(1,242.82)
08/25/21	Deposit	(5,565.05)	22.140%	77.235%	(951.63)	1,212	1.06400644	(1,012.54)	1.10255117	(1,049.22)
08/28/21	W/D	240,476.29	22.140%	77.235%	41,121.72	1,209	1.06384305	43,747.05	1.10228477	45,327.84
08/29/21	Deposit	(240,000.00)	22.140%	77.235%	(41,040.27)	1,208	1.06378860	(43,658.17)	1.10219599	(45,234.42)
08/30/21	Deposit	(476.29)	22.140%	77.235%	(81.45)	1,207	1.06373414	(86.64)	1.10210721	(89.76)
09/22/21	Deposit	(1,868.51)	22.140%	77.235%	(319.52)	1,185	1.06253688	(339.50)	1.10015589	(351.52)
09/30/21	W/D	132,650.00	22.140%	77.235%	22,683.30	1,177	1.06210184	24,091.97	1.09944718	24,939.09
09/30/21	Balance <sup>1</sup>	529,752.34	22.140%	77.235%	90,588.24	1,177	1.06210184	96,213.94	1.09944718	99,596.99
09/30/21	Balance <sup>1</sup>	(529,752.34)	22.140%	74.023%	(86,821.85)	1,177	1.06210184	(92,213.65)	1.09944718	(95,456.04)
10/27/21	Deposit	(1,506.28)	22.140%	74.023%	(246.87)	1,150	1.06063491	(261.84)	1.09705864	(270.83)
11/17/21	Deposit	(27,745.93)	22.140%	74.023%	(4,547.32)	1,130	1.05954960	(4,818.11)	1.09529270	(4,980.65)



**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

**Schedule G2 - Debt Service Fund**  
**Net Nonpurpose Investments Cash Flow**

**Fund 2**

Date	Description	Net Nonpurpose Investments Cash Flow	Allocable Percent	Non-Bona Fide Percent	Net Nonpurpose Investments Cash Flow	Muni-Days/ Computation Date	Rebate Calculations		IRR Calculations	
							FV Factor @ 1.851331%	FV As Of 01/07/25	FV Factor @ 2.920928%	FV As Of 01/07/25
12/15/21	Deposit	(60,474.85)	22.140%	74.023%	(9,911.31)	1,102	1.05803204	(10,486.48)	1.09282516	(10,831.33)
01/25/22	W/D	400.00	22.140%	74.023%	65.56	1,062	1.05586786	69.22	1.08930973	71.41
02/23/22	Deposit	(961,387.62)	22.140%	74.023%	(157,563.17)	1,034	1.05435557	(166,127.60)	1.08685567	(171,248.42)
02/23/22	Deposit	(206,306.91)	22.140%	74.023%	(33,811.93)	1,034	1.05435557	(35,649.80)	1.08685567	(36,748.69)
03/23/22	Deposit	(68,406.16)	22.140%	74.023%	(11,211.18)	1,004	1.05273766	(11,802.43)	1.08423245	(12,155.53)
03/26/22	W/D	240,552.72	22.140%	74.023%	39,424.52	1,001	1.05257600	41,497.31	1.08397048	42,735.02
03/27/22	Deposit	(240,000.00)	22.140%	74.023%	(39,333.94)	1,000	1.05252212	(41,399.84)	1.08388317	(42,633.39)
03/28/22	Deposit	(552.72)	22.140%	74.023%	(90.59)	999	1.05246825	(95.34)	1.08379586	(98.18)
03/31/22	W/D	1,322,650.00	22.140%	74.023%	216,770.97	997	1.05236050	228,121.20	1.08362128	234,897.63
04/27/22	Deposit	(21,183.66)	22.140%	74.023%	(3,471.82)	970	1.05090703	(3,648.56)	1.08126712	(3,753.96)
05/25/22	Deposit	(6,109.96)	22.140%	74.023%	(1,001.37)	942	1.04940184	(1,050.84)	1.07883118	(1,080.31)
06/22/22	Deposit	(7,146.89)	22.140%	74.023%	(1,171.31)	915	1.04795245	(1,227.48)	1.07648743	(1,260.90)
07/27/22	Deposit	(4,312.07)	22.140%	74.023%	(706.71)	880	1.04607660	(739.27)	1.07345681	(758.62)
08/08/22	W/D	400.00	22.140%	74.023%	65.56	869	1.04548773	68.54	1.07250609	70.31
08/08/22	W/D	400.00	22.140%	74.023%	65.56	869	1.04548773	68.54	1.07250609	70.31
08/24/22	Deposit	(3,574.36)	22.140%	74.023%	(585.81)	853	1.04463180	(611.95)	1.07112473	(627.47)
09/28/22	Deposit	(4,017.94)	22.140%	74.023%	(658.51)	819	1.04281527	(686.70)	1.06819525	(703.41)
09/30/22	W/D	114,800.00	22.140%	74.023%	18,814.73	817	1.04270851	19,618.28	1.06802318	20,094.57
09/30/22	Balance <sup>1</sup>	466,863.55	22.140%	74.023%	76,514.92	817	1.04270851	79,782.76	1.06802318	81,719.71
09/30/22	Balance <sup>1</sup>	(466,863.55)	22.140%	73.824%	(76,308.99)	817	1.04270851	(79,568.04)	1.06802318	(81,499.78)
10/19/22	W/D	240,681.14	22.140%	73.824%	39,339.41	798	1.04169487	40,979.66	1.06638987	41,951.15
10/20/22	Deposit	(240,000.00)	22.140%	73.824%	(39,228.08)	797	1.04164155	(40,861.59)	1.06630398	(41,829.05)
10/20/22	Deposit	(681.14)	22.140%	73.824%	(111.33)	797	1.04164155	(115.97)	1.06630398	(118.71)
10/20/22	W/D	296.62	22.140%	73.824%	48.48	797	1.04164155	50.50	1.06630398	51.70
10/26/22	Deposit	(13.80)	22.140%	73.824%	(2.26)	791	1.04132167	(2.35)	1.06578876	(2.40)
10/26/22	W/D	158.50	22.140%	73.824%	25.91	791	1.04132167	26.98	1.06578876	27.61
11/30/22	Deposit	(9,900.73)	22.140%	73.824%	(1,618.28)	757	1.03951089	(1,682.22)	1.06287387	(1,720.02)
12/21/22	Deposit	(48,888.11)	22.140%	73.824%	(7,990.78)	736	1.03839404	(8,297.58)	1.06107748	(8,478.83)
01/25/23	Deposit	(1,025,047.46)	22.140%	73.824%	(167,544.33)	702	1.03658836	(173,674.50)	1.05817548	(177,291.30)
02/06/23	W/D	400.00	22.140%	73.824%	65.38	691	1.03600484	67.73	1.05723830	69.12
02/22/23	Deposit	(224,811.44)	22.140%	73.824%	(36,745.50)	675	1.03515666	(38,037.35)	1.05587661	(38,798.72)
03/22/23	Deposit	(83,613.52)	22.140%	73.824%	(13,666.66)	645	1.03356822	(14,125.42)	1.05332816	(14,395.47)
03/31/23	W/D	1,349,800.00	22.140%	73.824%	220,625.24	637	1.03314504	227,937.87	1.05264961	232,241.07
04/01/23	Balance <sup>1</sup>	528,723.26	22.140%	73.824%	86,419.99	636	1.03309216	89,279.81	1.05256482	90,962.64
04/01/23	Balance <sup>1</sup>	(528,723.26)	36.334%	73.824%	(141,819.84)	636	1.03309216	(146,512.97)	1.05256482	(149,274.58)
04/26/23	Deposit	(13,853.83)	36.334%	73.824%	(3,716.02)	611	1.03177092	(3,834.08)	1.05044735	(3,903.49)
05/24/23	Deposit	(5,828.47)	36.334%	73.824%	(1,563.37)	583	1.03029314	(1,610.73)	1.04808084	(1,638.54)
06/28/23	Deposit	(4,360.37)	36.334%	73.824%	(1,169.59)	549	1.02850154	(1,202.92)	1.04521438	(1,222.47)
07/26/23	Deposit	(4,467.08)	36.334%	73.824%	(1,198.21)	521	1.02702845	(1,230.59)	1.04285966	(1,249.56)
08/23/23	Deposit	(4,081.64)	36.334%	73.824%	(1,094.82)	494	1.02560996	(1,122.86)	1.04059406	(1,139.26)
09/14/23	W/D	400.00	36.334%	73.824%	107.29	473	1.02450805	109.92	1.03883532	111.46
09/26/23	W/D	96,275.00	36.334%	73.824%	25,823.92	461	1.02387891	26,440.56	1.03783167	26,800.88
09/27/23	Deposit	(729.16)	36.334%	73.824%	(195.58)	460	1.02382650	(200.24)	1.03774808	(202.97)
09/30/23	Balance <sup>1</sup>	479,464.39	36.334%	73.824%	128,607.10	457	1.02366929	131,651.14	1.03749733	133,429.52
09/30/23	Balance <sup>1</sup>	(479,464.39)	36.334%	75.453%	(131,444.12)	457	1.02366929	(134,555.31)	1.03749733	(136,372.92)
10/25/23	Deposit	(63.62)	36.334%	75.453%	(17.44)	432	1.02236010	(17.83)	1.03541017	(18.06)
10/25/23	W/D	1,122.88	36.334%	75.453%	307.84	432	1.02236010	314.72	1.03541017	318.74
12/13/23	Deposit	(12,761.45)	36.334%	75.453%	(3,498.52)	384	1.01985116	(3,567.97)	1.03141459	(3,608.43)
01/24/24	Deposit	(1,039,455.26)	36.334%	75.453%	(284,964.40)	343	1.01771298	(290,011.96)	1.02801390	(292,947.36)
02/12/24	W/D	400.00	36.334%	75.453%	109.66	325	1.01677568	111.50	1.02652446	112.57
02/28/24	Deposit	(256,484.48)	36.334%	75.453%	(70,314.66)	309	1.01594325	(71,435.71)	1.02520233	(72,086.75)
03/27/24	Deposit	(63,761.64)	36.334%	75.453%	(17,480.11)	280	1.01443622	(17,732.46)	1.02281030	(17,878.84)
03/28/24	W/D	1,316,275.00	36.334%	75.453%	360,853.92	279	1.01438429	366,044.55	1.02272791	369,055.38
04/24/24	Deposit	(9,829.16)	36.334%	75.453%	(2,694.64)	253	1.01303512	(2,729.77)	1.02058825	(2,750.12)
05/22/24	Deposit	(3,548.37)	36.334%	75.453%	(972.78)	225	1.01158418	(984.05)	1.01828901	(990.57)
06/26/24	Deposit	(5,510.42)	36.334%	75.453%	(1,510.67)	191	1.00982511	(1,525.51)	1.01550403	(1,534.09)
07/24/24	Deposit	(1,605.73)	36.334%	75.453%	(440.21)	163	1.00837876	(443.90)	1.01321624	(446.03)
08/28/24	Deposit	(5,256.69)	36.334%	75.453%	(1,441.11)	129	1.00662527	(1,450.66)	1.01044514	(1,456.16)

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

**Schedule G2 - Debt Service Fund**  
**Net Nonpurpose Investments Cash Flow**

**Fund 2**

Date	Description	Net Nonpurpose Investments Cash Flow	Allocable Percent	Non-Bona Fide Percent	Net Nonpurpose Investments Cash Flow	Muni-Days/ Computation Date	Rebate Calculations		IRR Calculations	
							FV Factor @ 1.851331%	FV As Of 01/07/25	FV Factor @ 2.920928%	FV As Of 01/07/25
09/25/24	Deposit	(1,960.46)	36.334%	75.453%	(537.46)	102	1.00523496	(540.27)	1.00824996	(541.89)
09/30/24	W/D	76,200.00	36.334%	75.453%	20,890.06	97	1.00497771	20,994.05	1.00784397	21,053.92
09/30/24	Balance <sup>1</sup>	526,260.63	36.334%	75.453%	144,273.21	97	1.00497771	144,991.36	1.00784397	145,404.88
09/30/24	Balance <sup>1</sup>	(526,260.63)	36.334%	75.453%	(144,273.21)	97	1.00497771	(144,991.36)	1.00784397	(145,404.88)
10/04/24	W/D	400.00	36.334%	75.453%	109.66	93	1.00477196	110.18	1.00751929	110.48
10/23/24	Deposit	(346.57)	36.334%	75.453%	(95.01)	74	1.00379519	(95.37)	1.00597851	(95.58)
12/12/24	Deposit	(29,959.44)	36.334%	75.453%	(8,213.32)	25	1.00128055	(8,223.83)	1.00201578	(8,229.87)
01/07/25	Balance <sup>1</sup>	563,031.78	36.334%	75.453%	154,353.94	0	1.00000000	154,353.94	1.00000000	154,353.94
<b>Earnings:</b>		<b><u>97,297.11</u></b>		<b>Adjusted Earnings:</b>	<b><u>22,570.49</u></b>		<b>Excess Earnings:</b>	<b><u>8,594.35</u></b>		<b><u>(0.00)</u></b>

<sup>1</sup> See Schedule G1 - Remaining Balance Analysis.

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

<b>Schedule G3 - Debt Service Fund</b>	<b>Fund 2</b>
<b>Reserve Portion Determination</b>	

Period Ending	Balance	Debt Service Fund Min Balance	Date of Minimum Balance	Total Annual Debt Service	1/12th Annual Debt Service	Debt Service Excess Carryover (Reserve Portion)	% Allocable to the Bona Fide Portion Fide %	% Allocable to the Reserve Portion (Non-Bona Fide %)	Reasonably Required Reserve	In Excess of Reasonably Required Reserve
09/30/20	529,998.87	529,998.87	09/30/20	1,452,018.33	121,001.53	408,997.34	22.831%	77.169%	1,495,000.00	-
09/30/21	529,752.34	529,752.34	09/30/21	1,447,200.00	120,600.00	409,152.34	22.765%	77.235%	1,495,000.00	-
09/30/22	466,863.55	466,863.55	09/30/22	1,455,300.00	121,275.00	345,588.55	25.977%	74.023%	1,495,000.00	-
09/30/23	479,464.39	466,271.03	10/01/22	1,464,600.00	122,050.00	344,221.03	26.176%	73.824%	911,000.00	-
09/30/24	526,260.63	479,534.74	10/01/23	1,412,550.00	117,712.50	361,822.24	24.547%	75.453%	911,000.00	-

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

**Schedule G4 - Debt Service Fund**  
**Original Par Allocation**

**Fund 2**

Series	Dated/ Delivery	Maturity	Original Par Amount	Issuance of Series 2020	Par Value Allocable 01/07/20	Percent Allocable 01/07/20	Maturity of Series 2012	Par Value Allocable 04/01/20	Percent Allocable 04/01/20	Maturity of Series 2014	Par Value Allocable 04/01/23	Percent Allocable 04/01/23
Series Ref 2012	03/29/12	04/01/20	2,640,000		2,640,000	15.009%	(2,640,000)					
Series Ref 2014	05/22/14	04/01/23	5,840,000		5,840,000	33.201%		5,840,000	39.064%	(5,840,000)		
Series Ref 2016	01/14/16	04/01/26	5,800,000		5,800,000	32.973%		5,800,000	38.796%		5,800,000	63.666%
Series Ref 2020	01/07/20	04/01/27	3,310,000	3,310,000	3,310,000	18.818%		3,310,000	22.140%		3,310,000	36.334%
				<u>3,310,000</u>	<u>17,590,000</u>	<u>100.000%</u>	<u>(2,640,000)</u>	<u>14,950,000</u>	<u>100.000%</u>	<u>(5,840,000)</u>	<u>9,110,000</u>	<u>100.000%</u>

<b>Schedule H1 - Prior Capital Projects Fund</b> <i>Remaining Balance Analysis</i>	<b>Fund 3</b>
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<b>Summary - Fund 3</b>	
Gross Earnings:	\$31.30
Internal Rate of Return:	0.121548%
Excess Earnings:	(\$477.81)

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Value as of 04/01/20
Texpool - XXX004	57,015.76	N/A	N/A	N/A	N/A	Variable	100.000	0.71	57,016.47

Value as of April 1, 2020: **57,016.47**

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Computation Date Value
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.00

Value as of January 7, 2025: **0.00**

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

<b>Schedule H2 - Prior Capital Projects Fund</b>	<b>Fund 3</b>
<b>Net Nonpurpose Investments Cash Flow</b>	

Date	Description	Net Nonpurpose Investments Cash Flow	Muni-Days/ Computation Date	Rebate Calculations		IRR Calculations	
				FV Factor @ 1.851331%	FV As Of 01/07/25	FV Factor @ 0.121548%	FV As Of 01/07/25
04/01/20	Balance <sup>1</sup>	(57,016.47)	1,716	1.09181435	(62,251.40)	1.00580886	(57,347.67)
06/24/20	W/D	300.00	1,633	1.08718538	326.16	1.00552712	301.66
02/24/21	W/D	2,567.50	1,393	1.07391055	2,757.27	1.00471289	2,579.60
03/24/21	W/D	1,575.00	1,363	1.07226263	1,688.81	1.00461116	1,582.26
04/28/21	W/D	1,621.25	1,329	1.07039805	1,735.38	1.00449588	1,628.54
05/26/21	W/D	15,368.81	1,301	1.06886495	16,427.18	1.00440095	15,436.45
06/23/21	W/D	587.98	1,274	1.06738868	627.60	1.00430942	590.51
07/28/21	W/D	6,414.87	1,239	1.06547803	6,834.90	1.00419078	6,441.75
11/17/21	W/D	28,677.31	1,130	1.05954960	30,385.03	1.00382140	28,786.90
01/07/25	Balance	0.00	0	1.00000000	0.00	1.00000000	0.00
<b>Earnings:</b>		<b>96.25</b>		<b>Excess Earnings:</b>	<b>(1,469.06)</b>		<b>(0.00)</b>
<b>Allocable %:</b>		<b>32.525%</b>		<b>Allocable %:</b>	<b>32.525%</b>		<b>32.525%</b>
<b>Adjusted Earnings:</b>		<b><u>31.30</u></b>		<b>Adjusted Excess Earnings:</b>	<b><u>(477.81)</u></b>		<b><u>(0.00)</u></b>

<sup>1</sup> See Schedule H1 - Remaining Balance Analysis.

**\$3,310,000**  
**Block House Municipal Utility District**  
**Unlimited Tax Refunding Bonds, Series 2020**

<b>Schedule H3 - Prior Capital Projects Fund</b>	<b>Fund 3</b>
<b>Commingled Fund Adjustment Analysis</b>	

<b>Date</b>	<b>Description</b>	<b>Series 2014 Bonds</b>	<b>Series 2016 Bonds</b>	<b>Series 2020 Bonds</b>	<b>Total</b>
04/01/20	Beg Balance	26,899.32	30,117.15	0.00	57,016.47
	Allocable %	47.178%	52.822%	0.000%	100.000%
	TP %	-68.940%			-68.940%
	TP Amount	(18,544.35)		18,544.35	
	End Balance	8,354.97	30,117.15	18,544.35	57,016.47
	Allocable %	14.654%	52.822%	32.525%	100.000%

<b>Appendix A - Transferred Proceeds Ratio Analysis</b>
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Prior Bonds Principal Amount Refunded by Bonds:	3,520,000.00
Prior Bonds Principal Amount Outstanding on Refunding Date (01/07/20):	5,105,899.96
Operating Rule Factor	0.689

Date	Prior Bond Principal Amount Refunded by Bonds	Prior Bond Principal Amount Outstanding	Transfer Ratio	Operating Rule	Adjusted Transfer Ratio	Cumulative Transfer Ratio
04/01/20	3,520,000.00	3,520,000.00	100.000%	0.689	68.940%	68.940%
	<u><b>3,520,000.00</b></u>					



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

(September 27, 2023)

**ARTICLE I**

**SUBJECT MATTER**

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

**ARTICLE II**

**DEFINITIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **ARTICLE III**

#### **CODE OF ETHICS**

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

#### **3.02. Standards of Conduct.**

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

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

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

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

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

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

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

3.03. Conflicts of Interest.

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

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

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

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

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

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

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

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

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

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

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

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

C. is a Developer;

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

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

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

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

3.05. Dual Office Holding Limitations.

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

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

## ARTICLE IV

### TRAVEL EXPENDITURES AND FEES OF OFFICE

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

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

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

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

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

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

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

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

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

## **ARTICLE V**

### **PROFESSIONAL SERVICES; BONDS**

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

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

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

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

## **ARTICLE VI**

### **BOARD MEETING PROCEDURES**

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

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

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

## **ARTICLE VII**

### **COMPLAINTS AND PROCEDURES FOR VIOLATIONS**

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

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

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

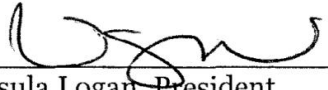
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any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

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


*[Signature Page Follows]*

ADOPTED this 27<sup>th</sup> day of September, 2023.

**BLOCK HOUSE MUNICIPAL UTILITY  
DISTRICT**

By:   
\_\_\_\_\_  
Ursula Logan, President  
Board of Directors

ATTEST:

  
\_\_\_\_\_  
Robert Young, Secretary  
Board of Directors



# Cash Flow Report - Managers Account

Block House MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/27/2025				\$40,001.30
Receipts				
	Transfer from Texpool		35,888.61	
Total Receipts				\$35,888.61
Disbursements				
9339	Armbrust & Brown, PLLC	Legal Fees	(33,424.43)	
9340	First Citizens Visa	Credit Card Statement	(1,888.47)	
ACH	AT&T	Internet Connection	(577.01)	
Total Disbursements				(\$35,889.91)
Balance as of 02/27/2025				\$40,000.00



2600 S Block House Drive  
Leander, TX 78641

To: Block House MUD

From: GM Lisa Sandoval

Subject: Finance Subcommittee Meeting

Date: Monday, February 24, 2025

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Attendees: GM Lisa Sandoval, Amy Earls, Taylor Kolmodin, Director Stanfield, Director Johnson

#### **Taylor Kolmodin Update**

- Tyler sent the year-to-date vs. actual
- FY started in October - \$90,000 ahead of budget
- \$132,000 from capital projects will be returned to our operating fund.
- We're not into the summer months yet, when expenses tend to show up like maintenance items.
  - Director Johnson - 16734 District management fees - \$20,000 ahead of budget, why?
  - Taylor Kolmodin, there was a miscommunication with the new Crossroads contract; one is in the operations line item 16102, which is supposed to be in the management line item 16734; when we amend the budget, this will be corrected.
  - don't forget the operation line item is both water and wastewater
- Director Stanfield -When do we amend the budget?
  - Taylor Kolmodin - we can amend anytime during the fiscal year, but we will try to do all of the amendments simultaneously in August.
- Director Stanfield—Taylor, you mentioned you're seeing billing for fewer people for park fees. Can you explain that?
  - GM Lisa Sandoval, if you look into the operations report Ben Ingallina sends, we can compare it to what Taylor Kolmodin gets.
  - You will see some accounts that are 120 days old and need collections, but we haven't received those funds in the district yet.
  - You can look at your connections, 2,197 connections, and then see how many are active.
  - Director Johnson - if we have 2100 connections active, at least 100 homes are not getting water.

- GM Lisa Sandoval, we can look at the connections to see the exact data on whether that meter has water running to it or not.

#### **Director Johnson - Christmas Decorations - 16630**

- is that because we kept our decorations to a minimum this year?
- GM Lisa Sandoval - we had the volunteers from the community garden that did all of the Christmas decor instead of Priority Landscapes
- We are now getting into the irrigation where we've purchased all items from Lowes and Amazon so that these costs will go through those line items of 16630

#### **Director Johnson - Grants**

- we had a meeting with Trent Rush, and we found out there was an application due the next day; Amanda and I called Trent to help with the finishing touches. We can't bring it to board until it's on end; if it goes through everything that is a trial, relations would be a 1.6-dollar improvement to the neighborhood, and the district would be out the 20% from that amount.
- Taylor Kolmodin - I get AWBD updates - they have park meetings via Zoom with park and grant information that they can send to you all to attend

#### **GM Lisa Sandoval - AWBD or CASE conferences**

- This item will be placed on next month's agenda
  - conferences for board members to go to AWBD or CASE
  - Director Johnson - keep us in the loop; I'd like to attend AWBD for sure

#### **GM Lisa Sandoval - AT&T**

- with Tyler's help, we have passcodes to access
  - several accounts, but we couldn't associate each account with U-verse.
  - 558 ending account number - related to the Walker House; that account has been terminated. We already have fiber at Walker House.
  - I can get into U-verse to compare pricing and what we are paying now
  - Taylor Kolmodin - when you open the new account, provide them with the sales tax form
  - GM Lisa Sandoval - we are looking at copper lines 911 call boxes at both pools; AT&T has something different that may bring the cost down - We are still working through these lines

#### **GM Lisa Sandoval – Tumlinson Pool**

- This past Friday, we had an issue at Tumlinson pool with the outside pipes busting, which will be a TML claim.
  - Taylor Kolmodin, you will see a front load where we take care of the invoice and then get a check back.
  - Taylor Kolmodin - please note on the invoices that this will be an insurance claim.

- Director Stanfield – Do you know the cost?
- GM Lisa Sandoval around \$8,000
- I did reach out to both of our plumbers, 1836, to give me a quote along with our other plumber, the district used, so I'd like to see what options we have to repair this before contacting Landmark; they charged us over \$500 to assess the situation this past Friday.
- Director Stanfield - is the piping new from Landmark covered?
- GM Lisa Sandoval - no. they didn't handle the outside piping, so there is no warranty
- Director Stanfield - did this not freeze in the 2020-21 freebase?
- GM Lisa Sandoval - no, it didn't; this is a new pump system, so the vast amount of pressure from the inside pump system wasn't supported
- Currently, a 40 needs an 80, and those pipes don't need to be exposed; this needs to be corrected and be closed off over the pieces
- we have to keep in mind the size of the piping, schedule 40 layers on the inside of the piping, and the pressurized system with new pumps and how it changes the effect of the piping system.

#### **Director Stanfield - Peridium forms**

- the form we all use for board member peridium seems different for different directors.
  - Can we review which one we all should be using? And add who attended the meeting they want to be paid for.
  - Taylor Kolmodin, I will email our updated form so all board members use the same one.