

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Special Meeting of Board of Directors February 24, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 569 (the "District") met in special session, open to the public, on February 24, 2025, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted members of the Board, as follows:

Jason Schultz, President
Nicholas Luton, Vice President
Blakely Norris, Secretary
David Jezierski, Assistant Secretary
Julia Pecina, Assistant Secretary

all of whom were present with the exception of Directors Luton and Jezierski, thus constituting a quorum.

Also present were: Blair Bozoarth and Nick Monaldi of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Dana Hollingsworth of Municipal District Services, LLC ("MDS"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Brian Krueger of Forvis Mazars, LLP ("Forvis"); David Wood of Robert W. Baird & Co., Inc. ("Baird"); Tiffany Wilkes and Heather Stanley of Kudela & Weinheimer ("K&W"); Justin Bruno of KGA DeForest Design, LLC ("KGA"); and Christina Cole and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

There were no comments from members of the public.

MINUTES

The Board considered the minutes of its meeting held on January 13, 2025. After discussion regarding the minutes previously forwarded for review, it was moved by Director Norris, seconded by Director Pecina and unanimously carried, that said minutes be approved, as written.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Rodriguez presented to and reviewed with the Board a written Tax Assessor-Collector Report ("TAC Report") for the period ended January 31, 2025, including the disbursements presented therein for payment from the District's tax account, a copy of which TAC Report is

attached hereto as **Exhibit A**. After discussion, on motion made by Director Norris, seconded by Director Pecina and unanimously carried, the Board approved the TAC Report and authorized the payments listed therein.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

Ms. Cole advised the Board that the procedures involved in setting a tax rate each year applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" pursuant to Texas Water Code Section 49.23602. She then reviewed with the Board a worksheet completed by Quiddity to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2025 Tax Year (the "Resolution"). Ms. Cole advised the Board that, pursuant to said worksheet, the District is not a "Developed District" under said law. A copy of the Resolution is attached hereto as **Exhibit B**. Following discussion, upon motion made by Director Norris, seconded by Director Pecina and unanimously carried, the Resolution was adopted by the Board.

RESOLUTION REQUESTING APPRAISAL OF PROPERTY

The Board considered the approval and execution of a Resolution Requesting Appraisal of Property as of April 1, 2025. After discussion on the matter, Director Norris moved that the Board adopt a Resolution Authorizing Request for Appraisal of Property as of April 1, 2025, attached hereto as **Exhibit C**, and that the President be authorized to execute same on behalf of the Board and District. Director Pecina seconded said motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Hollingsworth presented to and reviewed with the Board the Operations Report dated February 10, 2025, a copy of which is attached hereto as **Exhibit D**. Following discussion, Director Norris moved that the Operator's Report be approved. Director Pecina seconded the motion, which unanimously carried.

The Board considered authorizing MDS to provide the required information to districts receiving water from the District relative to Consumer Confidence Reports ("CCR") and to prepare a draft CCR for review by the Board. After discussion on the matter, Director Norris moved that the Board authorize MDS to provide the required information to districts receiving water from the District relative to CCR's and to prepare a draft CCR for review by the Board. Director Pecina seconded said motion, which carried unanimously.

Ms. Hollingsworth next presented and reviewed MDS' annual implementation of Consumer Price Index ("CPI") increase and the related Second Amendment to Schedule of Rates effective as of March 1, 2025, a copy of which is attached hereto as **Exhibit E**. She then responded to questions from the Board, and noted that MDS does not recommend any related changes to the District's Rate Order at this time. Upon discussion, Director Norris moved that the Board (i) approve the Second Amendment to Schedule of Rates, (ii) authorize the President to execute same on behalf of the Board and the District, and (iii) authorize SPH to accept and acknowledge the

associated Texas Ethics Commission ("TEC") Form 1295. Director Pecina seconded said motion, which unanimously carried.

RATE ORDER

The Board deferred amendment of the District's Rate Order.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated February 20, 2025, a copy of which is attached hereto as **Exhibit F**, relative to the status of various engineering and construction projects within the District. Upon review, Director Norris moved that the Engineering Report and all actions noted therein be approved as recommended by Quiddity, including (a) acceptance and approval of a Special Warranty Deed conveying certain recreational site(s) located within the District, (c) approval of proposal to make necessary road repairs in Sunterra Section 35, and (d) approval of proposals provided by Quiddity to prepare (i) Bond Application Report No. 3 and (ii) Summary of Costs for the District's proposed road bond issue in the amounts of \$66,000 and \$20,500, respectively. Director Pecina seconded the motion, which unanimously carried. The Board deferred approval of a Consent to Encroachment and Indemnity Agreement in connection with RK Commercial Properties, Inc.'s development.

The Board next considered approval of a revised exhibit to the Maintenance Agreement between the District and Sunterra Property Owners Association, Inc., a copy of which is attached hereto as **Exhibit G**. Following discussion, Director Norris moved that the Board approve the revised exhibit and authorize the President to execute same on behalf of the Board and the District. Director Pecina seconded the motion, which unanimously carried.

Ms. Cole advised that the District is in receipt of correspondence from the Texas Commission on Environmental Quality ("TCEQ") regarding the submission of an Emergency Preparedness Plan ("EPP") for the District. In that regard, Mr. Bozoarth advised that Quiddity is in contact with the TCEQ regarding this matter, and is awaiting information from Quadvest to complete and submit and EPP to the TCEQ.

SUBMISSION OF CRITICAL LOAD INFORMATION

The Board deferred taking action with regard to this matter upon noting that the District does not own any facilities that qualify for critical load status.

ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES AND ADOPTION OF RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

Ms. Cole presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects (the "Resolution"), attached hereto as **Exhibit H**. She reviewed various provisions of the Resolution with the Board. Ms. Cole also presented and reviewed with the Board a survey which reflected prevailing wage rates for Harris County and the U.S. Department of Labor. After discussion and consideration of the survey and the proposed

Resolution, Director Norris moved (i) that the Board adopt the Resolution reflecting the wage rates for Harris County, as set out on the attached survey, and (ii) that the President and Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Pecina seconded said motion, which unanimously carried.

SUMMARY OF COSTS IN CONNECTION WITH USE OF SURPLUS ROAD CONSTRUCTION FUNDS; ENGAGEMENT OF AUDITOR

The Board deferred approval of a Summary of Costs in connection with use of surplus road construction funds.

The Board next considered engagement of an auditor to prepare an audit of payments to the developer out of surplus road construction funds. In connection therewith, Mr. Krueger presented to and reviewed with the Board an engagement letter from Forvis, a copy of which is attached hereto as **Exhibit I**. After discussion of the matter, Director Norris moved that the Board: (i) approve the engagement of Forvis; and (ii) accept Forvis' TEC Form 1295 in connection therewith. Director Pecina seconded said motion, which carried unanimously.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided a report for the period January 13, 2025 – February 3, 2025, a copy of which is attached hereto as **Exhibit J**.

LANDSCAPE ARCHITECT REPORT(S)

Mr. Bruno next presented to and reviewed with the Board a monthly report prepared and provided by KGA regarding the status of construction of the Sunterra Recreation Center Facility, a copy of which is attached hereto as **Exhibit K**. Following discussion, Director Norris moved that KGA's report and all actions noted therein be approved as recommended by KGA. Director Pecina seconded said motion, which unanimously carried.

Ms. Wilkes presented to and reviewed with the Board a monthly report prepared by K&W regarding the status of various recreational projects, a copy of which report is attached hereto as **Exhibit L**. Following discussion, Director Norris moved that K&W's report and all actions noted therein be approved as recommended by K&W. Director Pecina seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated February 24, 2025, attached hereto as **Exhibit M**, including the disbursements presented for payment, as prepared by MA&C. After discussion, it was moved by Director Norris that the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment. Director Pecina seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

As the next order of business, the Board considered authorizing the District's consultants to research unclaimed property and to prepare Unclaimed Property Reports as of March 1, 2025. After discussion, Director Norris moved that the District's Operator, Tax Assessor-Collector and Bookkeeper be authorized to research their records to determine whether or not there is any unclaimed property for the stated period and that the consultants be authorized to prepare Unclaimed Property Reports, if necessary, for the Board's consideration, approval and filing with the Texas Comptroller of Public Accounts prior to July 1, 2025. Director Pecina seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

It was noted that a developer representative was not present at the meeting.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board the Security Patrol Report prepared by On-Site Services, LLC for the month of January 2025, a copy of which is attached hereto as **Exhibit N**.

INSURANCE PROPOSAL

As the next order of business, the Board considered a renewal proposal for the District's insurance coverage. Ms. Cole presented and discussed with the Board a renewal insurance proposal from McDonald & Wessendorff Insurance ("M&W"), a copy of which is attached hereto as **Exhibit O**, relative to various coverages as reflected therein. After discussion on the matter, Director Norris moved that the proposals for general liability, Director's position schedule bond, directors' and officers' liability, and public employee blanket crime be approved, the TEC Form 1295 provided by M&W be approved, and SPH be authorized to acknowledge receipt of same with the TEC. Director Pecina seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Cole advised that she had nothing further of a legal nature to discuss with the Board at this time.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. No items were requested to be added to future agendas other than those items discussed hereinabove. Ms. Cole noted that the next meeting is scheduled to be held on April 14, 2025.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Norris, seconded by Director Pecina, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Concerning Developed District Status for the 2025 Tax Year
- EXHIBIT C Resolution Authorizing Request for Appraisal of Property
- EXHIBIT D Operations Report
- EXHIBIT E Second Amendment to Schedule of Rates
- EXHIBIT F Engineering Report
- EXHIBIT G Revised exhibit to the Maintenance Agreement between the District and Sunterra Property Owners Association, Inc.
- EXHIBIT H Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- EXHIBIT I Engagement letter from Forvis Mazars, LLP
- EXHIBIT J Report provided by Silt Solutions, Inc.
- EXHIBIT K Landscape Architect Report (KGA)
- EXHIBIT L Landscape Architect Report (K&W)
- EXHIBIT M Bookkeeper's Report
- EXHIBIT N Security Patrol Report
- EXHIBIT O Proposal from McDonald & Wessendorff Insurance

Exhibit A

TAX COLLECTOR'S OATH

Harris Co. MUD # 569 }

STATE OF TEXAS

COUNTY OF Harris }

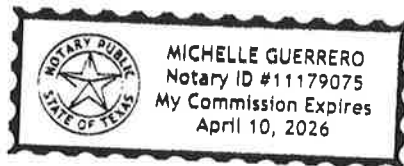
BRENDA MCLAUGHLIN, BEING duly sworn, states that she is the Tax Collector for the above named taxing unit and that the foregoing contains a true and correct report, accounting for all taxes collected on behalf of said taxing unit during the month therein stated.

Brenda McLaughlin
BRENDA MCLAUGHLIN

SWORN TO AND SUBSCRIBED BEFORE ME, this 6th day of February, 2025.

Michelle Guerrero
NOTARY PUBLIC, STATE OF TEXAS

(SEAL)



Submitted to Taxing Unit's Governing Body on _____.

HARRIS COUNTY M.U.D. #569
TAX ASSESSOR/COLLECTOR'S REPORT

1/31/2025

Taxes Receivable: 8/31/2024	\$	3,420.91	
Reserve for Uncollectables	(.00)	
Adjustments		<u>.00</u>	\$ <u>3,420.91</u>
Original 2024 Tax Levy	\$	1,067,495.19	
Adjustments		<u>1,394,811.98</u>	<u>2,462,307.17</u>
Total Taxes Receivable			\$ 2,465,728.08
Prior Years Taxes Collected	\$	1,012.28	
2024 Taxes Collected (87.3%)		<u>2,150,309.15</u>	<u>2,151,321.43</u>
Taxes Receivable at: 1/31/2025			\$ <u>314,406.65</u>

2024 Receivables:

Maintenance	149,759.05
Contract	110,239.29
Road Debt	51,999.68

bob leared interests

11111 Katy Freeway, Suite 725
Houston, Texas 77079-2197

Phone: (713) 932-9011
Fax: (713) 932-1150

HARRIS COUNTY M.U.D. #569

	Month of 1/2025	Fiscal to Date 6/01/2024 - 1/31/2025
Beginning Cash Balance	\$ 950,522.72	<u>19,863.09</u>
Receipts:		
Current & Prior Years Taxes	1,185,103.75	2,153,299.65
Penalty & Interest		601.90
Additional Collection Penalty		732.63
Stale Dated Checks		1,831.01
Tax Certificates		40.00
Overpayments	1,132.32	4,573.71
Refund - due to adjustments	<u>1,273.77</u>	<u>1,344.55</u>
TOTAL RECEIPTS	\$ 1,187,509.84	2,162,423.45
Disbursements:		
Atty's Fees, Delq. collection	244.97	732.63
CAD Quarterly Assessment		8,448.00
CAD Cost, Estimate of value		699.29
Publications, Legal Notice		854.90
Refund - due to overpayments	3,440.39	3,440.39
Transfer to General Fund	452,220.80	465,823.24
Tax Assessor/Collector Fee	1,694.00	9,030.00
Transfer to Contract Fund	332,884.73	342,722.32
Transfer to Road Debt Fund	140,000.00	140,000.00
Postage/Deliveries	494.71	1,246.68
Supplies	201.24	368.76
Tax Certificates		40.00
Audit Preparation		250.00
Additional Services - BLI		360.00
Records Maintenance	30.00	90.00
Copies		338.26
Mileage Expense	6.70	59.95
Envelopes - May Del Stmt		2.70
Check Cost		29.40
Tax Rate Calculation		375.00
Positive Pay	25.00	200.00
SB2 Webpage		385.00
Tax Code 26.16 & 26.17	<u>330.00</u>	<u>330.00</u>
TOTAL DISBURSEMENTS	(\$ 931,572.54)	(975,826.52)
CASH BALANCE AT: 1/31/2025	\$ <u>1,206,460.02</u>	<u>1,206,460.02</u>

HARRIS COUNTY M.U.D. #569

Disbursements for month of February, 2025

Check #	Payee	Description	Amount
	W/T Contract Fund	2/10/25 Transfer to Contract Fund	\$ 418,736.61
	W/T General Fund	2/10/25 Transfer to General Fund	568,849.80
	W/T Road Debt Fund	2/10/25 Transfer to Road Debt Fund	175,000.00
1054	Lee James A Jr	Refund - due to adjustments	1,273.77
1055	Bob Leared	Tax Assessor/Collector Fee	2,453.48
TOTAL DISBURSEMENTS			\$ 1,166,313.66
Remaining Cash Balance			\$ 40,146.36
Stellar Bank			

HARRIS COUNTY M.U.D. #569

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 1/2025	Adjustments To Collections 1/2025	Total Tax Collections at 1/31/2025	Total Taxes Receivable at 1/31/2025	Collection Percentage
2024	1,186,377.52	1,273.77-	2,150,309.15	311,998.02	87.329
2023			959,250.63	2,408.63	99.750
2022			96,910.94		100.000
				85.427)	
	(Percentage of collections same period last year				

HARRIS COUNTY M.U.D. #569

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	164,153,685	05 / 05	1.500000	394,811.98		2,462,307.17
2023	64,110,520	12 / 12	1.500000	177,080.64		961,659.26
2022	4,596,478	05 / 05	1.500000	96,910.94		96,910.94

HARRIS COUNTY M.U.D. #569

TAX RATE COMPONENTS

Year	Rate	Levy	Maintenance Rate	Levy	Contract Rate	Levy	Road Debt Rate	Levy
2024		.00	.720000	1,181,907.44	.530000	870,015.12	.250000	410,384.61
2023		.00	.900000	576,995.56	.600000	384,663.70		.00
2022		.00	1.500000	96,910.94		.00		.00

HARRIS COUNTY M.U.D. #569

Notes:

2022	Agriculture Deferment	32,051.15
2023	Agriculture Deferment	31,980.51
	Total --->	64,031.66

\$ 1,132.32- OVERPAYMENT REFUND TO BE ISSUED IF TAXPAYER REQUESTS.
2024 TAXES, #0336-003-0030

\$ 1,273.77- REPORTED AS TAXES COLLECTED ON PRIOR REPORT. TRANSFERRED TO
REFUND DUE TO ADJ# 5, #0340-003-0340

HARRIS COUNTY M.U.D. #569

Tax Exemptions:	2024	2023	2022
Homestead	.00000	.00000	.00000
Over 65	0	0	0
Disabled	0	0	0

Last Bond Premium Paid:

Payee	Date of Check	Amount
McDonald & Wessendorff	2/07/2024	50.00
3/31/24-3/31/25		

Adjustment Summary:	2024	
10/2024	/ CORR 002	193,512.41
11/2024	/ CORR 003	1,138,178.31
12/2024	/ CORR 004	64,395.03
1/2025	/ CORR 005	1,273.77-
TOTAL		1,394,811.98

HARRIS COUNTY M.U.D. #569
 Homestead Payment Plans

<u>Account no.</u>	<u>Tax Year</u>	<u>Last Payment Amount</u>	<u>Last Payment Date</u>	<u>Balance Due</u>
(I) 0340-003-0360	2024	.00	None	6,561.79

*Total Count 1

(I) - BLI Contract (A) - Delinquent Attorney Contract

Standard Payment Plans

<u>Account no.</u>	<u>Tax Year</u>	<u>Last Payment Amount</u>	<u>Last Payment Date</u>	<u>Balance Due</u>
*Total	Count 0			

HARRIS COUNTY M.U.D. #569

Top Delinquent Taxpayers

2/10/25 (Maximum of 40)

Code Description
 B Bankrupt
 C Payment Contract
 D Deferred Over 65
 S Suit Pending
 P Partial Payment
 Q Quarter Payments
 L CAD Law Suit
 H Homestead Contract
 * Over 65/Disabled
 U Rollback

Taxpayer	2024	Prior Years	This Month Totals
ANGLIA HOMES LP	59,776.15		59,776.15
INVITATION HOMES 7 LP	14,950.43		14,950.43
ASTRO SUNTERRA LP	9,378.75		9,378.75
COX CARLOS E	8,649.02		8,649.02
NGUYEN TRACIE K	7,508.22		7,508.22
KHAN KHALID MOHAMMAD	6,967.80		6,967.80
NUWAY HOMES TEXAS LP	6,480.47		6,480.47
HSB CONSTRUCTION SERVICES	6,420.57		6,420.57
HUYNH LANCE THANH & KATE	6,215.61		6,215.61
H JACKSON-BROOKS TOBY LYNN	6,132.51		6,132.51
HMH LIFESTYLES LP	5,389.52		5,389.52
GUNDALA UDAYA MOUNIKA	5,382.92		5,382.92
PANICKER ANEESHA D	5,375.61		5,375.61
D LOPEZ MARIO T	5,305.04		5,305.04 (*)
LUENG JENNIFER W	5,250.92		5,250.92
RESHKOVSKY ADAM	5,244.47		5,244.47
ZAI VENTURES LLC	5,215.08		5,215.08
NGUYEN HOAI T	4,958.15		4,958.15
ABBAS SYED AKIF	4,839.30		4,839.30
SOSA CASTILLO DANIELA JAC	4,831.76		4,831.76
ZULQARNAIN MIAN ASAD & SA	4,783.34		4,783.34
Q LE NHUY H	4,747.67		4,747.67 (*)
ZHAO LI	4,692.75		4,692.75
CHIN FAMILY TRUST	4,680.83		4,680.83
BRANCH MENWA	4,667.25		4,667.25
ADEWOLA ADEDAYO R	4,456.49		4,456.49
BUSH DAVID C & KATIE	4,360.59		4,360.59
BUI TRONG NGHIA	4,340.99		4,340.99
RIZO ESMERALDA F	4,276.17		4,276.17
STARLIGHT HOMES TEXAS LLC	4,242.89		4,242.89
SALMAN FARIHA	4,176.63		4,176.63
BERRERA MICHAEL T	4,175.34		4,175.34
UGWOKE PETER EJIOFOR	4,039.86		4,039.86
ROJAS MARIO ROBERTO	4,009.94		4,009.94
HARVEY JACQUELINE M & TER	3,887.30		3,887.30
GALVAN OSIRIS	3,793.94		3,793.94
QUEST TRUST COMPANY	3,734.00		3,734.00
OZSALMAN ESMA	3,730.02		3,730.02
MERCHAN FANNY P	3,698.96		3,698.96
GHAFFAR WAQAR	3,459.96		3,459.96
Report Totals	268,227.22		268,227.22
Total delinquent	309,384.71	2,408.63	311,793.34

Exhibit B

RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

WHEREAS, the Board of Directors (the "Board") Harris County Municipal Utility District No. 569 (the "District") intends to adopt an ad-valorem tax rate for the current tax year; and

WHEREAS, before the Board may adopt a tax rate for debt service, operation and maintenance or contract purposes, it must take certain actions and provide certain public notices pursuant to Texas Water Code Sections 49.236 – 49.23603, as amended; and

WHEREAS, the specific actions and public notices required for the District will depend, in part, upon whether it is characterized for the current tax year as a "Developed District", as defined by Texas Water Code Section 49.23602(a)(1); and

WHEREAS, the Board desires to memorialize its determination, based upon information provided by the District's consulting engineer contained in Exhibit "A", attached hereto and incorporated herein for all purposes, of whether or not it will be characterized as a Developed District for the current tax year. Now, therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569, THAT:

Section 1: For the tax year 2025, and in reliance upon the information contained in the attached Exhibit "A", the Board has determined that it shall not be considered a Developed District as defined by Texas Water Code Section 49.23602(a)(1) for any purposes. This determination shall be considered made by the Board as of January 1st of such tax year.

Section 2: This Resolution constitutes official action by the Board concerning determination of the District's Developed District status for the tax year 2025, and the District's tax assessor – collector, attorneys and other consultants shall be entitled to rely upon this Resolution in performing any actions and/or preparing any notices which are required as a result of the District's determination for such tax year, unless and until this Resolution is revoked or amended by the Board.

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PASSED AND ADOPTED ON THIS 24th day of February, 2025.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 569

By:  _____
President, Board of Directors

ATTEST:

By:  _____
Secretary, Board of Directors



EXHIBIT A TO RESOLUTION CONCERNING
DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

The undersigned is an authorized representative Quiddity Engineering, LLC, the duly appointed and acting consulting engineer for Harris County Municipal Utility District No. 569 (the "District"). I am familiar with the development status of the District and the matters addressed herein. The following information is being provided for use by the District's Board of Directors in determining whether it will be characterized as a "Developed District," as defined by Texas Water Code Section 49.23602(a)(1), for the 2025 tax year. Unless otherwise specifically stated herein, this information is being provided based on the status of the District as of January 1st of such year.

1. Water, Sanitary Sewer and Drainage Facilities:

- (a.) The estimated number of equivalent single family connections ("ESFC") required for projected build-out of all developable property within the District is 1,896 (the "Build-Out ESFC"). Ninety-five percent (95%) of that number is 1,801 (the "Developed District ESFC").
- (b.) Have all water, sanitary sewer and drainage facilities been constructed, and all associated sites or easements been conveyed to the District, which are required to serve the Developed District ESFC? X Yes No. **If the answer is "No," do not complete the remainder of this document. If the answer is "Yes," proceed to (c.) below.**
- (c.) Have all of those water, sanitary sewer and drainage facilities and sites been financed with bonds or otherwise paid for by the District? Yes X No. **If the answer is "No," do not complete the remainder of this document. If the answer is "Yes," proceed to Item No. 2.**

Item No. 2 below, if applicable, is only to be completed in the event Item No. 1 (c.) was answered "Yes". Otherwise, Item No. 2 should not be completed.

2. Road Facilities (Only applicable if the District has road powers and remaining voted road bond authority. Otherwise, do not complete and proceed to Item No. 3.):

- (a.) The total costs incurred to date in connection with the construction of qualifying roads, or any qualifying improvements in aid of roads¹, which roads and

¹ The engineer will need to answer this question based upon the type of road powers held by the District. Although 2019 revisions to Texas Water Code Section 54.234 removed the distinction between limited and full road powers,

improvements are required to serve the Build-Out ESFC, are approximately \$_____. Ninety – five percent (95%) of that number is \$_____ (the "Developed District Road Costs").

- (b.) Have all of the Developed District Road Costs been financed with bonds or otherwise paid for by the District? _____ Yes _____ No. **If the answer is "Yes," proceed to Item No. 3. If the answer is "No," proceed to (c.) below.**

- (c.) **The following questions (c.) and (d.) (if applicable) are to be answered in consultation with the District's financial advisor.** Is the current amount of outstanding road bonds attributable to the District (i.e. issued by the District or an overlapping jurisdiction) greater than or equal to twenty-five percent (25%) of the District's current real property taxable value, as reflected on the most recent certified tax rolls, for purposes of the limitation contained in Article 3, Section 52 of the Texas Constitution?² _____ Yes _____ No. **If the answer is "No," do not complete the remainder of this document. If the answer is "Yes," proceed to (d.) below.**

- (d.) Is the District's real property taxable value reasonably anticipated to sufficiently increase, within the next twenty-four (24) months, to allow the sale of road bonds for additional Developed District Road Costs? _____ Yes _____ No. **If the answer is "Yes", do not complete the remainder of this document. If the answer is "No", proceed to item No. 3.**

Item No. 3 below, if applicable, is only to be completed in the event that either of Item Nos. 1(c.) or 2(b.) above was answered "Yes" or Item No. 2(d.) was answered "No". Otherwise, Item No. 3 should not be completed.

3. Park and Recreational Facilities (only applicable if district has remaining voted park and recreational bond authority of at least \$1,000,000. Otherwise, do not complete.):

- (a.) The lesser of (i) the total amount of the District's voted bond authority or (ii) [1%][3%]³ of the Districts total taxable value, as reflected on [the most recent

if you are relying on a pre-2019 bond authorization you need to confirm the proposition language isn't restricted to prior law or only certain types of roads.

² This test is generally the same test required by the Attorney General in connection with the issuance of new road bonds and is addressed in the Overlapping Debt Certificate prepared by the financial advisor. Only real property value is considered.

³ Pursuant to Texas Water Code Section 49.4645(a), the default percentage is 1%. Districts meeting the financial conditions of Section 49.4645(a-1) may use 3%. However, if you are relying on a pre-June 2021 bond authorization (the effective date of the amendment providing the 3% option), you need to confirm the proposition isn't restricted to prior law.

certified tax rolls] ⁴[an estimate of value prepared by the applicable appraisal district dated 20____], is \$_____. Ninety-five percent (95%) of that lesser number is \$_____ (the "Developed District Park Costs").

- (b.) **The following questions (b.) and (c.) (if applicable) are to be answered in consultation with the District's financial advisor.** Does the District have an amount of outstanding park and recreational bonds greater than or equal to the Developed District Park Costs? _____ Yes _____ No. **If the answer is "Yes," proceed to (c.) below. If the answer is "No," proceed to (d.) below.**
- (c.) Are the District's outstanding park and recreational bonds reasonably anticipated to be less than the Developed District Park Costs within the next twenty-four (24) months? _____ Yes _____ No. **If the answer is "Yes," proceed to (d.) below. If the answer is "No," do not complete the remainder of this document.**
- (d.) Has the District taken any of the following steps in the last twenty-four (24) months in furtherance of a park and recreational facilities bond issue: (i) engaged a design engineer or landscape architect, (ii) approved the advertising of or awarded a contract for a project, or (iii) authorized preparation of a bond application report? _____ Yes _____ No

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

⁴ Texas Water Code Section 49.4645 allows park bonds to be issued based upon an estimate of value.

Dated: February 7, 2025

Signature of Engineer: 

Print Name of Engineer: Blair M. Bozoarth, P.E.

Print Name of Engineering Firm: Quiddity Engineering, LLC

Print Name of District: Harris County Municipal Utility District No. 569

ENGINEER SIGNATURE PAGE FOR EXHIBIT A TO RESOLUTION DETERMINING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

The District will NOT be considered a Developed District for the current tax year if any of the following situations occur: (i) the answer to Item 1(b.) is "No"; (ii) the answer to Item 1(c.) is "No"; (iii) the answer to Item 2(c.) is "No"; (iv) the answer to Item 2(d.) is "Yes"; OR (v) the answer to Item 3(d.) is "Yes". The Board will adopt a Resolution memorializing its Developed District status on an annual basis, based upon the answers on this form

If Items 2(c.) or (d.) and/or Items 3(b.) or (c.) above are answered, this document should also be executed by the District's Financial Advisor to confirm their consultation with Engineer on those answers.

Dated: _____, 2025

Signature of Financial Advisor: _____

Print Name of Financial Advisor: _____

Print Name of Financial Advisory Firm: _____

Print Name of District: _____

FINANCIAL ADVISOR SIGNATURE PAGE FOR EXHIBIT A TO RESOLUTION DETERMINING DEVELOPED DISTRICT STATUS FOR 2025 TAX YEAR

Exhibit C

RESOLUTION REQUESTING APPRAISAL OF PROPERTY

WHEREAS, the Board of Directors of Harris County Municipal Utility District No. 569 (the "District") is considering the issuance of bonds of the District; and

WHEREAS, the District now requires an estimate of appraised value for properties located within the boundaries of the District; and

WHEREAS, Chapter 25, Section 25.18 of the Texas Tax Code ("Code"), as amended, provides that a taxing unit by resolution adopted by its governing body may require the appraisal office to appraise all property within the unit as of a date specified in the resolution. Now, Therefore;

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569, THAT:

Section 1: The District hereby requests that the Harris Central Appraisal District conduct an appraisal of property located within the boundaries of the District as of April 1, 2025.

Section 2: The District be provided with five (5) copies of such estimate of appraised value, certified by the chief appraiser of said appraisal district.

Section 3: The District be provided with such certificate of assessed value on or before thirty (30) days from the date of receipt hereof in accordance with Section 25.18(c) of the Code.

Section 4: The District be charged with all costs incurred by said appraisal district in conducting the appraisal herein requested.

PASSED AND ADOPTED the 24th day of February, 2025.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 569

By: 

President, Board of Directors



Exhibit D

Harris County MUD #569

OPERATIONS REPORT

February 10, 2025

submitted by





I. Billing and Collections

Connections	12/24/2024	Billed Usage (in 1.0 MG)	
Residential:	485	Residential:	3.108
Builder:	471	Builder:	0.922
Commercial:	0	Commercial:	0.042
Irrigation:	17	Irrigation:	1.851
Temporary:	1	Temporary:	0
Rec Center:	2	Rec Center:	0.055
Vacant:	4	Multi Family:	0.168
MultiFamily:	1	Vacant:	0
Total Connections:	981	Accountability Only:	0
		Finals/Transfers:	0.131
		Total Billed Usage:	6.277

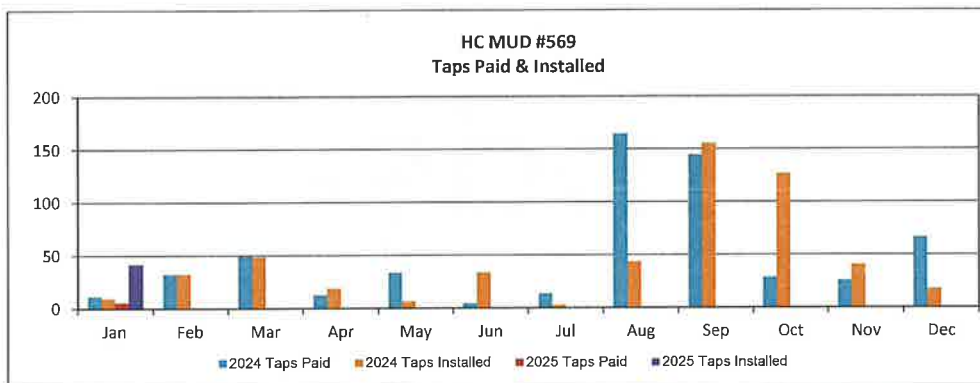
Billing as of	12/24/2024	Collections as of	1/3/2025
Penalty:	\$2,594.95	Penalty:	\$2,651.94
Water:	\$66,652.30	Water:	\$79,691.23
Sewer:	\$45,886.86	Sewer:	\$43,620.43
Deposit:	\$5,450.00	Deposit:	\$12,328.69
Backflow Annual Fee:	\$0.00	Backflow Annual Fee:	\$1,039.00
Back Charge:	\$20,741.70	Back Charge:	\$3,365.05
Inspection Fee:	\$889.00	Inspection Fee:	\$1,431.37
Rental Meter Fee:	\$150.00	Rental Meter Fee:	\$205.00
Transfer Fee:	\$840.00	Returned Pmt Fee:	\$90.00
Arrears:	\$38,926.36	Reconnect Fee:	\$194.29
Credits:	(\$3,338.59)	Delinquent Letter Fee:	\$365.87
Net Receivable:	\$178,792.58	Transfer Fee:	\$1,071.86
		Deposits Applied:	\$9,450.00
		Total Collections:	\$155,504.73

Customer Aged Receivables

30 Day:	\$11,556.97
60 Day:	\$4,956.81
90 Day:	\$28,264.98
Overpayments:	(\$3,257.45)
Total Receivables:	\$41,521.31

II. Tap Activity

- Taps installed in the month of January: **42**
- Total taps installed to date: **1027**



III. Repairs & Maintenance Over \$1,000

Repairs & Maintenance during the month included:

- No significant items to report.

IV. Action Items

Consider and approve:

- Review confidential customer report of delinquent accounts scheduled for termination, pursuant to the Rules and Regulations of the District's Rate Order.

Sunterra as of 02/03/2025
 Count of Tap Fees Paid

Builder	HC569 Total	HWC4 Total	HWC5 Total	WC35 Total	WC37 Total	Grand Total
		1				1
ADAMS HOMES LONE STAR LLC			54			54
ANGLIA HOMES, LP	3		1		47	51
ASHTON WOODS HOMES	43		45		126	214
BEAZER HOMES C/O RADIUSPOINT DEPT 1	131					131
BRIGHTLAND HOMES	47		85	69	29	230
CASTLEROCK COMMUNITIES	4		42		65	111
CENTURY COMMUNITIES INC	1				1	2
CHESMAR HOMES	1		88		46	135
COLINA HOMES			79		8	87
DAVIDSON HOMES LLC	1				91	92
DL MEACHAM CONSTRUCTION			1			1
DR HORTON	131		26	238	129	524
EHT OF TEXAS, LP			70			70
EVERGREEN LIFESTYLES MANAGEMENT/ SU			2		6	8
GBFR SUNTERRA LP	1					1
HIGHLAND HOMES			143			143
HISTORY MAKER HOMES	1		107		51	159
KA GREAT MINDS WEST LLC		1				1
KATY 1093 LTD			1			1
KATY INDEPENDENCE SCHOOL DISTRICT					1	1
KB HOMES	1		1	59	136	197
LENNAR HOMES	514		112	176	106	908
LGI HOMES GROUP LLC	1				40	41
LONG LAKE, LTD	54				79	133
MILLIS DEVELOPMENT & CONSTRUCTION	1					1
NEW HOME CO			36			36
NUWAY HOMES TEXAS LP	82		200	5	27	314
ONM LIVING			114			114
PERRY HOMES			75			75
PULTE HOMES, LP			301			301
ROYAL ISD				1		1
SHAHYAN KAROWADIYA		2				2
SHEA HOMES HOUSTON LLC			76			76
STARLIGHT HOMES-HOUSTON	61			19		80
SUNTERRA POA	14	3	32	9	13	71
TRICOAST HOMES	1			6	29	36
TRIPLE C LANDSCAPES			3			3
UNITED CONSTRUCTORS OF TEXAS				1		1
WESTIN HOMES	2		32	27	62	123
Grand Total	1095	7	1726	610	1092	4530

Harris County MUD #569

February 10, 2025

MDS' January 2025 Invoice Summary

Basic Services	\$	6,101.72
Water Distribution	\$	6,417.86
Backcharges - Restored sites following long tap installations.	\$	11,006.25
Taps and Meters - Installed commercial meters.	\$	40,670.00
Inspection Services	\$	8,213.03
	\$	72,408.86



**Harris County
Municipal Utility District No. 569**

CONFIDENTIAL REPORT

February 10, 2025

submitted by

Municipal District Services, LLC



17 HARRIS COUNTY MUD 569

COLLECTION ACCOUNTS DETAIL LISTING

Date: 02/05/2025 Page: 1

Account	Name/Mailing Addr	Phone	Service	Address	CO-Signer	TDL / Soc. Sec	Comm. Date	Last PD Dte	Last Pmt	Final Dte	Balance	Sec. Dep	Day	Decl
							09/23/24	12/05/24	155.12	11/15/24	80.12	.00	60	Days

Totals 1 80.12

DELINQUENT LETTER ACCOUNTS LISTING - DUE 02/10/2025

District: 17

HARRIS COUNTY MUD 569

Select Status... Arrears Only

Account Number	Original Amt.	Arrears Amt.	Total Current	Total Balance	Letter Due	Deposit	# Times Delq. + Rent/Own	Total Due Less Deposit (exposure)
017-00864-01	\$ 408.95	\$ 408.95	\$ 104.50	\$ 524.45	\$ 524.45	\$ 250.00	1 Owner	\$ (274.45)
017-00450-01	\$ 408.95	\$ 408.95	\$ 104.50	\$ 524.45	\$ 524.45	\$ 250.00	1 Owner	\$ (274.45)
017-00194-01	\$ 508.95	\$ 508.95	\$ 104.50	\$ 624.45	\$ 624.45	\$ 350.00	1 Renter	\$ (274.45)
017-01626-01	\$ 408.95	\$ 408.95	\$ 104.50	\$ 524.45	\$ 524.45	\$ 250.00	1 Owner	\$ (274.45)
017-01584-01	\$ 405.12	\$ 405.12	\$ 104.50	\$ 520.62	\$ 520.62	\$ 250.00	1 Owner	\$ (270.62)
017-01554-01	\$ 397.45	\$ 397.45	\$ 104.50	\$ 512.95	\$ 512.95	\$ 250.00	1 Owner	\$ (262.95)
017-01888-02	\$ 323.95	\$ 323.95	\$ 104.50	\$ 439.45	\$ 439.45	\$ 350.00	2 Renter	\$ (89.45)
017-00556-01	\$ 138.85	\$ 138.85	\$ 104.50	\$ 254.35	\$ 254.35	\$ 250.00	6 Owner	\$ (4.35)
017-00370-01	\$ 136.90	\$ 136.90	\$ 104.50	\$ 252.40	\$ 252.40	\$ 250.00	5 Owner	\$ (2.40)
017-00912-01	\$ 135.92	\$ 135.92	\$ 104.50	\$ 251.42	\$ 251.42	\$ 250.00	4 Owner	\$ (1.42)
017-02026-01	\$ 134.01	\$ 134.01	\$ 104.50	\$ 249.51	\$ 249.51	\$ 250.00	4 Owner	\$ 0.49
017-02020-02	\$ 133.35	\$ 133.35	\$ 104.50	\$ 248.85	\$ 248.85	\$ 250.00	5 Renter	\$ 1.15
017-02064-01	\$ 124.41	\$ 124.41	\$ 113.10	\$ 248.51	\$ 248.51	\$ 250.00	1 Owner	\$ 1.49
017-00916-01	\$ 130.99	\$ 130.99	\$ 104.50	\$ 246.49	\$ 246.49	\$ 250.00	1 Owner	\$ 3.51
017-01764-01	\$ 130.68	\$ 130.68	\$ 104.50	\$ 246.18	\$ 246.18	\$ 250.00	3 Owner	\$ 3.82
017-01926-01	\$ 129.14	\$ 129.14	\$ 104.50	\$ 244.64	\$ 244.64	\$ 250.00	7 Owner	\$ 5.36
017-01014-01	\$ 125.95	\$ 125.95	\$ 104.50	\$ 241.45	\$ 241.45	\$ 250.00	3 Owner	\$ 8.55
017-01860-01	\$ 114.95	\$ 114.95	\$ 113.10	\$ 239.05	\$ 239.05	\$ 250.00	2 Owner	\$ 10.95
017-01654-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
017-01552-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-01010-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-00524-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-00422-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-01734-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
017-02084-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-00508-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
017-01938-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-00602-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
017-00520-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
017-00076-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-00812-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-00112-01	\$ 103.45	\$ 103.45	\$ 104.50	\$ 218.95	\$ 218.95	\$ 250.00	3 Owner	\$ 31.05
017-00388-01	\$ 103.45	\$ 103.45	\$ 104.50	\$ 218.95	\$ 218.95	\$ 250.00	1 Owner	\$ 31.05
017-00082-01	\$ 103.45	\$ 103.45	\$ 104.50	\$ 218.95	\$ 218.95	\$ 250.00	2 Owner	\$ 31.05
017-01550-01	\$ 99.49	\$ 99.49	\$ 104.50	\$ 214.99	\$ 214.99	\$ 250.00	2 Owner	\$ 35.01
017-00328-01	\$ 74.89	\$ 74.89	\$ 104.50	\$ 190.39	\$ 190.39	\$ 250.00	4 Owner	\$ 59.61
017-01856-02	\$ 138.60	\$ 138.60	\$ 130.30	\$ 279.90	\$ 279.90	\$ 350.00	3 Renter	\$ 70.10
017-00010-02	\$ 163.62	\$ 163.62	\$ 104.50	\$ 279.12	\$ 279.12	\$ 350.00	1 Renter	\$ 70.88
017-01478-02	\$ 159.38	\$ 159.38	\$ 104.50	\$ 274.88	\$ 274.88	\$ 350.00	2 Renter	\$ 75.12
017-01556-02	\$ 156.40	\$ 156.40	\$ 104.50	\$ 271.90	\$ 271.90	\$ 350.00	2 Renter	\$ 78.10
017-00338-02	\$ 136.90	\$ 136.90	\$ 104.50	\$ 252.40	\$ 252.40	\$ 350.00	7 Renter	\$ 97.60
017-00532-02	\$ 125.95	\$ 125.95	\$ 104.50	\$ 241.45	\$ 241.45	\$ 350.00	7 Renter	\$ 108.55
017-01842-01	\$ 125.72	\$ 125.72	\$ 104.50	\$ 241.22	\$ 241.22	\$ 350.00	9 Renter	\$ 108.78
017-01492-02	\$ 116.79	\$ 116.79	\$ 104.50	\$ 232.29	\$ 232.29	\$ 350.00	5 Renter	\$ 117.71
017-00182-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	1 Renter	\$ 119.55
017-00080-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	7 Renter	\$ 119.55
017-00012-02	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	3 Renter	\$ 119.55
017-01892-01	\$ 114.84	\$ 114.84	\$ 104.50	\$ 230.34	\$ 230.34	\$ 350.00	6 Renter	\$ 119.66
017-01642-01	\$ 114.01	\$ 114.01	\$ 104.50	\$ 229.51	\$ 229.51	\$ 350.00	3 Renter	\$ 120.49
017-00642-01	\$ 113.94	\$ 113.94	\$ 104.50	\$ 229.44	\$ 229.44	\$ 350.00	2 Renter	\$ 120.56
017-01884-02	\$ 102.98	\$ 102.98	\$ 113.10	\$ 227.08	\$ 227.08	\$ 350.00	3 Renter	\$ 122.92
017-01898-02	\$ 103.45	\$ 103.45	\$ 104.50	\$ 218.95	\$ 218.95	\$ 350.00	6 Renter	\$ 131.05
017-01840-02	\$ 74.14	\$ 74.14	\$ 104.50	\$ 189.64	\$ 189.64	\$ 350.00	5 Renter	\$ 160.36
017-00516-01	\$ 60.00	\$ 60.00	\$ 104.50	\$ 175.50	\$ 175.50	\$ 350.00	7 Renter	\$ 174.50
017-00646-02	\$ 60.00	\$ 60.00	\$ 104.50	\$ 175.50	\$ 175.50	\$ 350.00	3 Renter	\$ 174.50
017-00640-02	\$ 40.15	\$ 40.15	\$ 104.50	\$ 155.65	\$ 155.65	\$ 350.00	4 Renter	\$ 194.35
	\$ 8,528.27	\$ 8,528.27	\$ 5,903.60	\$ 15,047.87	\$ 15,047.87	\$ 16,200.00		\$ 1,152.13

Items Count: 56



February 24, 2025

Board of Directors
Harris County Municipal Utility District No. 569

Dear Board of Directors:

The of Harris County Municipal Utility District No. 569 Directors approved MDS' current contract rate schedule with an effective date of December 1, 2023. Our Service Agreement contemplates your consideration for an annual adjustment to the rate schedule based on the Consumer Price Index – All Urban Consumers, All Items, for the Houston-Sugar Land-The Woodlands area. The most recently published CPI-U for the time period from October 2023 through December 2024 is 0.96%.

For you to have an overview of the new rate schedule based on the CPI-U, we have prepared a spreadsheet itemizing the current and proposed rates, per category.

Thank you for your consideration and for entrusting MDS to provide operational expertise and services. We value your business.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Hollingsworth", is written over a light blue circular background.

Dana Hollingsworth
Senior Assistant Vice President of Business Relations

Attachment (1)

Harris County Municipal Utility District No. 569

Effective Date of Current Rates: December 1, 2023
Effective Date of New Rates: March 1, 2025

	Current Rates	New Rates to be Effective 3/1/2025, based on CPUJ of 0.96%*	Increase (\$)	Current Rate Order	Proposed Rate Order
BASIC SERVICES and FACILITY OPERATIONS - PER MONTH					
Per Connection	\$ 2.64 \$	2.67 \$	\$ 0.03		
PERSONNEL					
Contract Manager / Principal	\$ 105.64 \$	106.65 \$	\$ 1.01		
Manager	\$ 84.51 \$	85.32 \$	\$ 0.81		
Supervisor	\$ 73.95 \$	74.66 \$	\$ 0.71		
Equipment Operator	\$ 50.71 \$	51.20 \$	\$ 0.49		
Plant Operator (Licensed)	\$ 61.27 \$	67.00 \$	\$ 5.73		
Mechanical Technician	\$ 58.10 \$	58.66 \$	\$ 0.56		
Maintenance Technician	\$ 47.54 \$	48.00 \$	\$ 0.46		
Service Technician	\$ 44.37 \$	44.80 \$	\$ 0.43		
Skilled Laborer	\$ 35.92 \$	38.00 \$	\$ 2.08		
Administrative Professional	Not Specified \$	75.00 \$	\$ -		
EQUIPMENT					
Backhoe and Trailer	\$ 50.71 \$	51.20 \$	\$ 0.49		
Crane Truck	\$ 68.67 \$	69.33 \$	\$ 0.66		
Flatbed / One Ton Truck	\$ 28.52 \$	28.79 \$	\$ 0.27		
Mechanical Truck	\$ 35.00 \$	35.34 \$	\$ 0.34		
Maintenance Truck	\$ 31.69 \$	31.99 \$	\$ 0.30		
Utility Truck	\$ 21.13 \$	21.33 \$	\$ 0.20		

Harris County Municipal Utility District No. 569

Effective Date of Current Rates: December 1, 2023
 Effective Date of New Rates: March 1, 2025

	Current Rates	New Rates to be Effective 3/1/2025, based on CPI-U of 0.96%*	Increase (\$)	Current Rate Order	Proposed Rate Order
TAPS and INSPECTIONS					
Sanitary Sewer Insp. (Res.)	\$ 52.82 \$	53.33 \$	\$ 0.51	\$ 85.00	\$ 85.00
Sanitary Sewer Insp. (Comm.)	Per Quote	Per Quote	\$ -	\$ -	\$ -
Pre-Builder Inspection	\$ 52.82 \$	53.33 \$	\$ 0.51	\$ 85.00	\$ 85.00
Post-Builder Inspection	\$ 52.82 \$	53.33 \$	\$ 0.51	\$ 85.00	\$ 85.00
Grease Trap Inspection	\$ 52.82 \$	53.33 \$	\$ 0.51	\$ 85.00	\$ 85.00
Swimming Pool and Hot Tub Inspections	\$ 68.67 \$	69.33 \$		\$ 85.00	\$ 85.00
Customer Service Certification (Residential)	\$ 68.67 \$	69.33 \$	\$ 0.66	\$ 87.00	\$ 87.00
Customer Service Insp. (Comm.)	Per Quote	Per Quote	\$ -	\$ -	\$ -
Residential Tap 5/8" x 3/4"	\$ 615.00 \$	675.00 \$	\$ 60.00	\$ 1,715.00	\$ 1,715.00
Residential Tap 3/4" x 3/4"	\$ 715.00 \$	775.00 \$	\$ 60.00	\$ 1,840.00	\$ 1,840.00
All Other Taps	Per Quote	Per Quote	\$ -		
Residential Backflow Inspection	\$ 105.64 \$	106.65 \$	\$ 1.01	\$ 120.00	\$ 120.00
Commercial Backflow Prevention Test (per device)	Per Quote	Per Quote	\$ -		
Backflow Program Administration (per year, per device)	\$ 100.36 \$	101.32 \$	\$ 0.96	\$ 105.00	\$ 105.00
BILLING AND COLLECTION					
Transfer (Setup) Fee	\$ 36.97 \$	37.32 \$	\$ 0.35	\$ 40.00	\$ 40.00
Disconnect/Reconnect Water Service Fee	\$ 52.82 \$	53.33 \$	\$ 0.51	\$ 60.00	\$ 60.00
Delinquent Letter Fee	\$ 10.56 \$	10.66 \$	\$ 0.10	\$ 11.00	\$ 11.00
Returned Check Fee	\$ 30.00 \$	30.00 \$	\$ -	\$ 30.00	\$ 30.00
Postage	Cost	Cost	\$ -		
Billing Supplies	Cost	Cost	\$ -		
Administrative Fee - Bill Direct Processing, per item	\$ 26.41 \$	26.66 \$	\$ 0.25		

Harris County Municipal Utility District No. 569

Effective Date of Current Rates: December 1, 2023
 Effective Date of New Rates: March 1, 2025

	Current Rates	New Rates to be Effective 3/1/2025, based on CPI-U of 0.96%*	Increase (\$)	Current Rate Order	Proposed Rate Order
OTHER					
Sub Contractor Repairs	Cost + 15%	Cost + 15%	\$ -		
Repair Material	Cost + 15%	Cost + 15%	\$ -		

Consumer Price Index for All Urban Consumers (CPI-U) Original Data Value

Series Id: CUURS37BSA0, CUU
 Not Seasonally Adjusted
 Series Title: All Items in Houston-
 Area: Houston-The
 Item: All items
 Base Period: 1982-84=100

Years: 2023 to 2024

Year	2023	2024
Feb	263.537	272.772
Apr	267.002	274.834
Jun	268.379	274.1
Aug	271.154	275.644
Oct	270.329	276.116
Dec	270.193	272.952
	0.990390252	0.009609748
		*CPI-U

Exhibit E

Harris County Municipal Utility District No. 569

Exhibit B

Second Amendment to Schedule of Rates

Effective Date: March 1, 2025

I Basic Services –Per Month

A. Per Connection \$ 2.67

II Water Taps

A. For each resident water connection 5/8" X 3/4" meter,
material and up to 40 feet of road boring per connection \$ 675.00

B. For each resident water connection 3/4" X 3/4" meter,
material and up to 40 feet of road boring per connection \$ 775.00

C. All other water tap charges to be quoted and approved
By the District Per Quote

III Inspection Services

A. Residential Sewer Tap Inspection \$ 53.33

B. Commercial Sewer Tap Inspection Per Quote

C. Pre-Builder Inspection \$ 53.33

D. Builder Final Inspection \$ 53.33

E. Grease Trap Inspection \$ 53.33

F. Swimming Pool or Hot Tub Inspection \$ 69.33

G. Residential Customer Service Certification \$ 69.33

H. Commercial Customer Service Certification Per Quote

I. Residential Backflow Prevention Device Test \$ 106.65

J. Commercial Backflow Prevention Device Test Per Quote

K. Backflow Program Administration, Per Device, Per Year \$ 101.32

IV Labor Rates

per hour

A. Contract Manager / Principal \$ 106.65

B. Manager \$ 85.32

C. Supervisor \$ 74.66

D. Plant Operator \$ 67.00

E. Mechanical Technician \$ 58.66

F. Maintenance Technician	\$ 48.00
G. Equipment Operator	\$ 51.20
H. Service Technician	\$ 44.80
I. Skilled Laborer	\$ 38.00
J. Administrative	\$ 75.00

V Equipment Rates **per hour**

A. Backhoe with Trailer	\$ 51.20
B. Utility Truck	\$ 21.33
C. Flat Bed / One Ton	\$ 28.79
D. Mechanical Truck	\$ 35.34
E. Maintenance Truck	\$ 31.99
F. Crane Truck	\$ 69.33

VI Billing and Collections

A. Postage	At Cost
B. Billing Supplies	At Cost
C. Disconnect/Reconnect Fees	\$ 53.33
D. Transfer Set-up Fees	\$ 37.32
E. Delinquent Letter Fees	\$ 10.66
F. Return Check Fee	\$ 30.00

VII Other Services and Charges


A. Laboratory Analysis	At Cost
B. Repair Materials	Cost Plus 15%
C. Subcontract Repairs	Cost Plus 15%
D. Administrative Fee for Bill Direct Processing, per item	\$ 26.66

Overtime rates of time and one-half will apply for work performed before 7:30 A.M. and after 4:00 P.M., in excess of 8 hours per day or 40 hours per week, and on weekends and holidays.

Rates are subject to an annual adjustment on the anniversary date of the executed Agreement, based on the Consumer Price Index (CPI-U) as published by the Bureau of Labor Statistics for the Houston-Sugar Land-The Woodlands urban area.

[EXECUTION PAGE FOLLOWS]

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 569

PRESIDENT x 

Title:

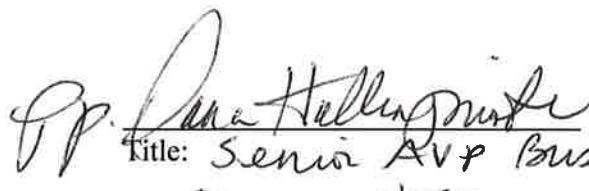
JASON SCHULTZ

Name

2/24/2025

Date

MUNICIPAL DISTRICT SERVICES, LLC

 Title: Senior AVP Business Relations

Title:

Dana Hollingsworth

Name

2/24/2025

Date

Exhibit F



2322 W. Grand Parkway N, Suite 150
Katy, Texas 77449
Tel: 713.777.5337
www.quiddity.com

February 20, 2025

Board of Directors

Harris County Municipal Utility District No. 569

Schwartz, Page & Harding, L.L.P.

1300 Post Oak Boulevard, Suite 2500

Houston, Texas 77056

Re: Engineering Report
Board Meeting of February 24, 2024

Dear Directors:

This report summarizes our activities during the past month:

8a. Authorizing the design, advertisement for bids and/or award of the construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer, drainage, and/or paving facilities within the District, and authorize acceptance of a Texas Ethics Commission ("TEC") Form 1295, including:

a) **Nothing to report.**

8b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295:

a) **Sunterra Section 45 WS&D Facilities:**

WS&D Original Contract Amount – \$1,131,062.76

WS&D Revised Contract Amount - \$1,200,674.18

WS&D Contractor: Gonzalez Construction

Pay Estimate No. 4: \$95,989.94

Change Order No. 3: \$2,000.00

i. Contractor is complete. Awaiting inspection by Harris County.

Action Item: None

b) **Sunterra Section 45 Paving Facilities:**

Paving Original Contract Amount – \$1,121,906.63

Paving Revised Contract Amount - \$1,119,435.32

Paving Contractor: Durwood Greene Construction Co.

Pay Estimate No. 4: \$35,179.06

Change Order No. 1: -\$2,471.31

i. Contractor is complete and awaiting Harris County punchlist from the inspection.

Action Item: None

c) **Sunterra Section 51 WS&D Facilities:**

WS&D Original Contract Amount – \$445,198.00

WS&D Revised Contract Amount - \$

WS&D Contractor: TexaSite, LLC

Pay Estimate No. 2: \$39,825.00

Change Order No. 1: \$

i. Contractor is complete and awaiting Harris County punchlist from the inspection.

ii. We received Pay Estimate No. 3 for in the amount of \$46,845.72 for Board's approval.

Action Item: Approval of Pay Estimate No. 3



QUIDDITY

d) Sunterra Section 51 Paving Facilities:

Paving Original Contract Amount – \$617,003.50

Pay Estimate No. 3: \$42,219.92

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: A&M Contractors, Inc.

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

e) Sunterra Section 52 WS&D Facilities:

WS&D Original Contract Amount – \$447,164.00

Pay Estimate No. 1: \$377,743.50

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: TexaSite, LLC

- i. Contractor is complete. Awaiting inspection by Harris County.
- ii. We received Pay Estimate No. 2 for in the amount of \$47,119.82 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-13,630.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 2 and Change Order No. 1

f) Sunterra Section 52 Paving Facilities:

Paving Original Contract Amount – \$684,481.00

Pay Estimate No. 5: \$47,464.08

Paving Revised Contract Amount - \$

Change Order No. 1: -\$91,179.98

Paving Contractor: A&M Contractors, Inc.

- ii. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

g) Sunterra Section 57 WS&D Facilities:

WS&D Original Contract Amount – \$1,203,342.86

Pay Estimate No. 5: \$34,450.74

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Gonzalez Construction Enterprises, Inc.

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

h) Sunterra Section 57 Paving Facilities:

Paving Original Contract Amount – \$659,000.00

Pay Estimate No. 4: \$20,537.83

Paving Revised Contract Amount - \$636,887.15

Change Order No. 1: \$-22,112.85

Paving Contractor: Daco Paving, Inc.

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None



i) Sunterra Section 58 WS&D Facilities:

WS&D Original Contract Amount – \$1,198,609.76

Pay Estimate No. 3: \$47,892.35

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Principal Services, Ltd.

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

j) Sunterra Section 58 Paving Facilities:

Paving Original Contract Amount – \$1,002,000.00

Pay Estimate No. 4: \$42,853.93

Paving Revised Contract Amount - \$963,404.07

Change Order No. 1: -\$38,595.93

Paving Contractor: Daco Paving, Inc.

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

k) Sunterra Section 59 WS&D Facilities:

WS&D Original Contract Amount – \$829,584.45

Pay Estimate No. 2: \$40,549.80

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Principal Services, Ltd.

- i. Contractor is complete and Harris County reinspection is scheduled for 03.21.25.

Action Item: None

l) Sunterra Section 59 Paving Facilities:

Paving Original Contract Amount - \$750,247.98

Pay Estimate No. 3: \$4,725.00

Paving Revised Contract Amount - \$727,739.13

Change Order No. 1: -\$22,508.85

Paving Contractor: De Crosta Construction, LLC

- i. Contractor is complete and Harris County reinspection is scheduled for 03.21.25.

Action Item: None

m) Sunterra Section 60 WS&D Facilities:

WS&D Original Contract Amount – \$845,482.90

Pay Estimate No. 4: \$7,187.70

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Blazey Construction Services, LLC

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

n) Sunterra Section 60 Paving Facilities:

Paving Original Contract Amount - \$647,165.69

Pay Estimate No. 4: \$18,921.49

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: Allgood Construction Company, LLC

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None



QUIDDITY

o) Sunterra Section 61 WS&D Facilities:

WS&D Original Contract Amount – \$728,270.20

Pay Estimate No. 3: \$51,402.96

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: A&M Contractors, Inc

- i. Contractor is complete. Harris County punchlist is complete and reinspection has been scheduled for 03.21.25.

Action Item: None

p) Sunterra Section 61 Paving Facilities:

Paving Original Contract Amount - \$531,374.98

Pay Estimate No. 4: \$2,620.95

Paving Revised Contract Amount - \$490,225.16

Change Order No. 1: \$

Paving Contractor: Allgood Construction Company, LLC

- i. Contractor is complete. Harris County punchlist is complete and reinspection has been scheduled for 03.21.25.
- ii. We received Change Order No.1 for adjustment to final quantities in the amount of \$-41,149.82 for the Boards Approval.

Action Item: Approval of Change Order No. 1

q) Sunterra Section 62 WS&D Facilities:

WS&D Original Contract Amount – \$1,624,000.00

Pay Estimate No. 4: \$42,611.88

WS&D Revised Contract Amount - \$1,594,126.85

Change Order No. 1: \$

WS&D Contractor: Fellers & Clark, LP

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.
- ii. We received Change Order No.1 for adjustment to final quantities in the amount of \$-29,873.15 for the Boards Approval.

Action Item: Approval of Change Order No. 1

r) Sunterra Section 62 Paving Facilities:

Paving Original Contract Amount - \$1,402,468.41

Pay Estimate No. 2: \$1,187,548.81

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: De Crosta Construction, LLC

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

s) Sunterra Section 63 & 64 WS&D Facilities:

WS&D Original Contract Amount – \$1,282,675.20

Pay Estimate No. 1: \$1,036,822.50

WS&D Revised Contract Amount - \$

Change Order No. 1: \$17,541.20

WS&D Contractor: Texasite, LLC

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None



t) Sunterra Section 63 & 64 Paving Facilities:

Paving Original Contract Amount - \$1,116,708.03

Pay Estimate No. 5: \$21,413.00

Paving Revised Contract Amount - \$1,060,273.32

Change Order No. 2: \$23,593.90

Paving Contractor: Allgood Construction Company, Inc.

- i. Contractor is complete and awaiting contractor to complete the Harris County punch list.

Action Item: None

8c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District:

- a) **Special Warranty Deed(s) conveying recreational sites to the District, and approval of revised Exhibit to Maintenance Agreement relating to Recreational Facilities between District and Sunterra Property Owners Association, Inc.;**

8d. Review and approval of Stormwater Quality Management Plans related to construction Contracts.

- a) **None at this time.**

8e. Status of acceptance by Harris County of Streets for maintenance; authorize any action required in connection therewith.

- a) **Sunterra Sec 35:** Reinspection has been requested from Harris County. Contractor is complete non-warranty items in the amount of \$4,414.00.
 - i. **Action: Approve proposal**
- b) **Sunterra Sec 36:** The 1-yr inspection has been requested from Harris County.
- c) **Sunterra Sec 37:** Reinspection for 1-year with Harris County is scheduled on 03.18.25.
- d) **Sunterra Sec 38:** Reinspection for 1-year with Harris County is scheduled on 03.18.25.
- e) **Sunterra Sec 39:** Reinspection for 1-year with Harris County is scheduled on 03.18.25.
- f) **Sunterra Sec 42:** Have the punch list. Awaiting Contractor to complete. There may be additional costs associated with no-warranty items. Meeting with the contractor on 02.20.25.
- g) **Sunterra Sec 43:** Have the punch list. Awaiting Contractor to complete. There may be additional costs associated with no-warranty items. Meeting with the contractor on 02.20.25.
- h) **Sunterra Sec 44:** Has been accepted into Harris County maintenance.

8f. Approval of Consent to Encroachment and Indemnity Agreement in connection with RK Commercial Properties, Inc. development.

- a) This is in connection with the 33 Acre commercial property at the northwest corner of Beckendorff Road and Pitts Road.



8g. Status of the Summary of Costs for Series 2025 WS&D Bonds and BAN.

- a) **2025 WS&D Bond w/ BAN:** The bond application is under review by the TCEQ.
- b) **2025 Road Bond:** We request authorization to begin the preparation of the Districts next Road Bond. The proposed engineering fee is \$20,500.
- c) **2026 WS&D Bond:** We request authorization to begin preparation of the Districts next WS&D bond application. The proposed engineering fee is \$66,000.

Should you have any questions or need any additional information, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Blair M. Bozoarth".

Blair M. Bozoarth, PE

Enclosures

cc/enc: Ms. Christina Cole– Schwart, Page & Harding, L.L.P.

BMB/

K:\17166\17166-0900-00 HCMUD No. 569 General Consultation- 2021\Meeting Files\Status Reports\2025\01 - January\HARRIS COUNTY MUD NO. 569 ENGINEERING REPORT.docx

Exhibit G

Exhibit A
Facilities

Restricted Reserves "A" and "B", of Sunterra Section 33, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701353 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", and "D" of Sunterra Section 35, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701636 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", "C", "D", "E", "F", and "H", Block One (1), of Sunterra Section 36, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701639 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", "C", "D", "E" and "F", of Sunterra Section 37, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701145 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", "C", and "D", Sunterra Section 38, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701917 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", "C" and "D", of Sunterra Section 39, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701154 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", "C", "D", "E", "F" and "G", of Sunterra Section 40, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701148 of the Map Records of Harris County, Texas.

Restricted Reserves "A" and "B", of Sunterra Section 41, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701157 of the Map Records of Harris County, Texas.

Restricted Reserves "A" and "C", Block One (1), of Sunterra Section 42, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 701630 of the Map Records of Harris County, Texas.

Restricted Reserves "A" and "B", of Sunterra Section 43, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 701633 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "C" and "E", of Sunterra Section 44, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 701642 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", "C", "E", and "F", of Sunterra Section 45, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 707295 of the Map Records of Harris County, Texas.

Restricted Reserves "A" and "B", of Sunterra Section 51, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 707299 of the Map Records of Harris County, Texas.

Restricted Reserves "A" and "B", of Sunterra Section 52, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 707302 of the Map Records of Harris County, Texas.

Restricted Reserve "A", of Sunterra Section 55, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 2406276 of the Map Records of Harris County, Texas.

Restricted Reserve "A", of Sunterra Section 57, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708180 of the Map Records of Harris County, Texas.

Restricted Reserves "A", "B", "C", and "D", of Sunterra Section 58, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708183 of the Map Records of Harris County, Texas.

Restricted Reserves "C", "D", and "E", of Sunterra Section 59, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708186 of the Map Records of Harris County, Texas.

Restricted Reserves "C", "D", "E", "F", and "G", of Sunterra Section 60, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708189 of the Map Records of Harris County, Texas.

Restricted Reserve "B", of Sunterra Section 61, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708192 of the Map Records of Harris County, Texas.


Restricted Reserves "A", "B", "C", "E", "F", "G", "H", "I", and "J", of Sunterra Section 62, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708466 of the Map Records of Harris County, Texas.

Restricted Reserves "B", and "C", of Sunterra Section 63, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708195 of the Map Records of Harris County, Texas.

Restricted Reserves "C", "D", and "E", of Sunterra – Recreation Center and Street Dedication, a subdivision in Harris County Texas, according to the map or plat thereof recorded at Film Code No. 708178 of the Map Records of Harris County, Texas.

[SIGNATURES COMMENCE ON THE FOLLOWING PAGE]

AGREED to and accepted, to be effective the 10th day of February, 2025.

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569		SUNTERRA PROPERTY OWNERS ASSOCIATION, INC.
By: 		By: _____
Title: President, Board of Directors		Title: _____

AGREED to and accepted, to be effective the 10th day of February, 2025.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 569

SUNTERRA PROPERTY OWNERS
ASSOCIATION, INC.

By: _____
Title: _____
Board of Directors

By: Bill Kempore
Title: President

Exhibit H

RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE
FOR CONSTRUCTION PROJECTS

WHEREAS, Harris County Municipal Utility District No. 569 (the "District") has been heretofore duly created and organized; and

WHEREAS, Chapter 2258, Texas Government Code ("Chapter 2258"), requires the District to determine the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work; and

WHEREAS, Chapter 2258 provides that a worker employed on a construction project by or on behalf of the District shall be paid not less than said general prevailing rates, as applicable; and

WHEREAS, Chapter 2258 provides that a contractor which is awarded a construction contract for the District, or a subcontractor of the contractor, shall pay not less than the rates determined as set forth above to a worker employed in the execution of such contract for a construction project; and

WHEREAS, Chapter 2258 applies to construction projects paid for in whole or in part from funds of the District, regardless of whether the work is done under the District's supervision or direction; and

WHEREAS, the Board of Directors of the District (the "Board") has determined the general prevailing rate of per diem wages by using the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a *et seq.*), as amended, and has determined to adopt a Prevailing Wage Rate Scale for Construction Projects for the District. Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569, THAT:

Section 1: The Board has determined the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work by using the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a *et seq.*), as amended, and further, the Board has determined that the wage rates in the Prevailing Wage Rate Scale for Construction Projects (comprised of one or more United States Department of Labor wage determination scales for each project type) attached hereto as Exhibit A are the general prevailing wage rates for construction projects by or on behalf of the District.

Section 2: The District hereby adopts the Prevailing Wage Rate Scale for Construction Projects attached hereto as Exhibit A, which establishes minimum rates for each project type that

shall be used by all contractors and their subcontractors on construction projects by or on behalf of the District.

Section 3: A contractor or subcontractor on a construction project by or on behalf of the District shall maintain records as required by Chapter 2258 and shall be subject to the penalties, forfeitures, and withholding of money for failure to comply with this Resolution and/or pending a final determination of an alleged violation, as provided in Chapter 2258.

Section 4: The District engineer is hereby directed and authorized to specify the wage rates adopted hereunder for each project type in all specifications for bids and contracts for construction projects by or on behalf of the District.

Section 5: Any prior Resolution Adopting Prevailing Wage Rate Scale for Construction Projects previously adopted by the Board is hereby revoked.

PASSED and ADOPTED this 24th day of February, 2025.



President, Board of Directors

ATTEST:



Secretary, Board of Directors



EXHIBIT A

PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

United States Department of Labor

Wage Determination Scale TX 31

**Construction Type: Heavy Construction Projects Including
Water and Sewer Lines (Includes Flood
Control)**

Counties: Harris

"General Decision Number: TX20250031 01/03/2025

Superseded General Decision Number: TX20240031

State: Texas

Construction Type: Heavy

County: Harris County in Texas.

HEAVY CONSTRUCTION PROJECTS Including Water and Sewer Lines
(Does Not Include Flood Control).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: 	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022: 	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

Backhoe.....	\$ 13.47 **	0.00
Bulldozer.....	\$ 12.58 **	0.00
Crane.....	\$ 15.33 **	0.57
Excavator.....	\$ 16.37 **	0.00
Front End Loader.....	\$ 12.16 **	0.00
Grader.....	\$ 12.20 **	1.48
Tractor.....	\$ 15.00 **	0.00
TRUCK DRIVER.....	\$ 12.02 **	1.02

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses

(29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to

reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

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Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
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Washington, DC 20210.

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END OF GENERAL DECISION"

United States Department of Labor

Wage Determination Scale TX 38

Construction Type: Heavy Construction Projects (For Paving Projects)

Counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery and Waller

"General Decision Number: TX20250038 01/03/2025

Superseded General Decision Number: TX20240038

State: Texas

Construction Type: Highway

Counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Hardin, Harris, Jefferson, Liberty, Montgomery, Orange, San Jacinto and Waller Counties in Texas.

HIGHWAY CONSTRUCTION PROJECTS (excluding tunnels, building structures in rest area projects & railroad construction; bascule, suspension & spandrel arch bridges designed for commercial navigation, bridges involving marine construction; and other major bridges).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: 	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least

30, 2022:	\$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.
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The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

SUTX2011-013 08/10/2011

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER (Paving and Structures).....	\$ 12.98	**
ELECTRICIAN.....	\$ 27.11	
FORM BUILDER/FORM SETTER		
Paving & Curb.....	\$ 12.34	**
Structures.....	\$ 12.23	**
LABORER		
Asphalt Raker.....	\$ 12.36	**
Flagger.....	\$ 10.33	**
Laborer, Common.....	\$ 11.02	**
Laborer, Utility.....	\$ 11.73	**
Pipelayer.....	\$ 12.12	**
Work Zone Barricade Servicer.....	\$ 11.67	**
PAINTER (Structures).....	\$ 18.62	

POWER EQUIPMENT OPERATOR:

Asphalt Distributor.....	\$ 14.06	**
Asphalt Paving Machine.....	\$ 14.32	**
Broom or Sweeper.....	\$ 12.68	**
Concrete Pavement Finishing Machine.....	\$ 13.07	**
Concrete Paving, Curing, Float, Texturing Machine....	\$ 11.71	**
Concrete Saw.....	\$ 13.99	**
Crane, Hydraulic 80 Tons or less.....	\$ 13.86	**
Crane, Lattice boom 80 tons or less.....	\$ 14.97	**
Crane, Lattice boom over 80 Tons.....	\$ 15.80	**
Crawler Tractor.....	\$ 13.68	**
Excavator, 50,000 pounds or less.....	\$ 12.71	**
Excavator, Over 50,000 pounds.....	\$ 14.53	**
Foundation Drill, Crawler Mounted.....	\$ 17.43	**
Foundation Drill, Truck Mounted.....	\$ 15.89	**
Front End Loader 3 CY or Less.....	\$ 13.32	**
Front End Loader, Over 3 CY.	\$ 13.17	**
Loader/Backhoe.....	\$ 14.29	**
Mechanic.....	\$ 16.96	**
Milling Machine.....	\$ 13.53	**
Motor Grader, Fine Grade....	\$ 15.69	**
Motor Grader, Rough.....	\$ 14.23	**
Off Road Hauler.....	\$ 14.60	**
Pavement Marking Machine....	\$ 11.18	**
Piledriver.....	\$ 14.95	**
Roller, Asphalt.....	\$ 11.95	**
Roller, Other.....	\$ 11.57	**
Scraper.....	\$ 13.47	**
Spreader Box.....	\$ 13.58	**
Servicer.....	\$ 13.97	**
Steel Worker		
Reinforcing Steel.....	\$ 15.15	**
Structural Steel Welder.....	\$ 12.85	**
Structural Steel.....	\$ 14.39	**

TRUCK DRIVER

Low Boy Float.....	\$ 16.03 **
Single Axle.....	\$ 11.46 **
Single or Tandem Axle Dump..	\$ 11.48 **
Tandem Axle Tractor w/Semi Trailer.....	\$ 12.27 **

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

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State Adopted Rate Identifiers

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WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

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- c) an initial WHD letter setting forth a position on a wage determination matter
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=====

END OF GENERAL DECISION"

United States Department of Labor

Wage Determination Scale TX 253

Construction Type: Building Construction Projects

County: Harris

"General Decision Number: TX20250253 01/03/2025

Superseded General Decision Number: TX20240253

State: Texas

Construction Type: Building

County: Harris County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: 	. Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022: 	. Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

ASBE0022-009 07/03/2023

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation).....	\$ 28.35	16.02

BOIL0074-003 07/01/2023

	Rates	Fringes
BOILERMAKER.....	\$ 37.00	24.64

CARP0551-008 04/01/2021

	Rates	Fringes
CARPENTER (Excludes Acoustical Ceiling Installation, Drywall Hanging, Form Work and Metal Stud Installation).....	\$ 25.86	9.08

ELEC0716-005 08/29/2023

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring and		

Installation of Alarms).....\$ 34.50 10.41

ELEV0031-003 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 51.32	37.885+a+b

FOOTNOTES:

A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Friday after Thanksgiving Day; Christmas Day; and Veterans Day.

ENGI0450-002 04/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR Cranes.....	\$ 39.47	10.39

IRON0084-001 06/01/2024

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 28.26	8.13

IRON0084-012 06/01/2024

	Rates	Fringes
GLAZIER.....	\$ 23.27	7.12
IRONWORKER, ORNAMENTAL.....	\$ 28.26	8.13

PLAS0783-001 04/01/2023

	Rates	Fringes
PLASTERER.....	\$ 31.34	10.30

PLUM0068-002 10/01/2023

	Rates	Fringes
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PLUMBER.....\$ 34.86 11.68

PLUM0211-010 10/01/2024

Rates Fringes

PIPEFITTER (Including HVAC
Pipe Installation).....\$ 41.14 11.86

SFTX0669-002 04/01/2024

Rates Fringes

SPRINKLER FITTER (Fire
Sprinklers).....\$ 36.15 23.88

SHEE0054-006 04/01/2020

Rates Fringes

SHEET METAL WORKER
Excludes HVAC Unit
Installation.....\$ 29.70 13.85
HVAC Duct Installation Only.\$ 29.70 13.85

SUTX2014-029 07/21/2014

Rates Fringes

ACOUSTICAL CEILING MECHANIC.....\$ 17.27 ** 3.98

BRICKLAYER.....\$ 18.87 0.00

CAULKER.....\$ 15.36 ** 0.00

CEMENT MASON/CONCRETE FINISHER...\$ 13.93 ** 0.00

DRYWALL FINISHER/TAPER.....\$ 16.27 ** 3.66

DRYWALL HANGER AND METAL STUD
INSTALLER.....\$ 17.44 ** 3.93

ELECTRICIAN (Alarm
Installation Only).....\$ 17.97 3.37

ELECTRICIAN (Low Voltage

Wiring Only).....	\$ 18.00	1.68
FLOOR LAYER: Carpet.....	\$ 20.00	0.00
FORM WORKER.....	\$ 12.77 **	0.00
INSULATOR - BATT.....	\$ 14.87 **	0.73
IRONWORKER, REINFORCING.....	\$ 12.14 **	0.00
LABORER: Common or General.....	\$ 11.76 **	0.00
LABORER: Mason Tender - Brick...	\$ 13.47 **	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 10.48 **	0.00
LABORER: Pipelayer.....	\$ 12.94 **	0.00
LABORER: Roof Tearoff.....	\$ 11.28 **	0.00
LABORER: Landscape and Irrigation.....	\$ 9.52 **	0.00
LATHER.....	\$ 19.73	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 13.94 **	0.00
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 13.93 **	0.00
OPERATOR: Bulldozer.....	\$ 22.75	0.00
OPERATOR: Drill.....	\$ 16.22 **	0.34
OPERATOR: Forklift.....	\$ 16.00 **	0.00
OPERATOR: Grader/Blade.....	\$ 13.37 **	0.00
OPERATOR: Loader.....	\$ 13.55 **	0.94
OPERATOR: Mechanic.....	\$ 17.52 **	3.33
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 16.03 **	0.00

OPERATOR: Roller.....	\$ 16.00 **	0.00
PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping.....		
	\$ 17.24 **	4.41
ROOFER.....	\$ 15.40 **	0.00
SHEET METAL WORKER (HVAC Unit Installation Only).....		
	\$ 20.05	2.24
TILE FINISHER.....	\$ 12.00 **	0.00
TILE SETTER.....	\$ 16.17 **	0.00
TRUCK DRIVER: 1/Single Axle Truck.....		
	\$ 14.18 **	0.00
TRUCK DRIVER: Dump Truck.....	\$ 12.39 **	1.18
TRUCK DRIVER: Flatbed Truck.....	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....		
	\$ 12.50 **	0.00
TRUCK DRIVER: Water Truck.....	\$ 12.00 **	4.11
WATERPROOFER.....	\$ 14.39 **	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

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WAGE DETERMINATION APPEALS PROCESS

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=====
END OF GENERAL DECISION"

Exhibit I

Forvis Mazars, LLP
2700 Post Oak Boulevard, Suite 1500
Houston, TX 77056
P 713.499.4600
F 713.499.4699
forvismazars.us



February 10, 2025

Board of Directors
Harris County Municipal Utility District No. 569
Harris County, Texas

We appreciate your selection of **Forvis Mazars, LLP** as your service provider and are pleased to confirm the arrangements of our engagement in this contract. Within the requirements of our professional standards and any duties owed to the public, regulatory, or other authorities, our goal is to provide you an **Unmatched Client Experience**.

In addition to the terms set forth in this contract, including the detailed **Scope of Services**, our engagement is governed by the following, incorporated fully by this reference:

- Terms and Conditions Addendum

Summary Scope of Services

As described in the attached **Scope of Services**, our services will include the following:

- Harris County Municipal Utility District No. 569
 - Agreed-Upon Procedure Services relative to the District's surplus road bond funds

Engagement Fees

Our fees for the above services will be computed at our standard rates. Our pricing for this engagement and our fee structure are based upon the expectation that our invoices will be paid promptly. Payment of our invoices is due upon receipt.

Contract Agreement

Please sign and return this contract to indicate your acknowledgment of, and agreement with, the arrangements for our services including our respective responsibilities.

Forvis Mazars, LLP

Forvis Mazars, LLP

Acknowledged and agreed to as it relates to the entire contract, including the **Scope of Services and Terms and Conditions Addendum**, on behalf of **Harris County Municipal Utility District No. 569**.

BY  _____
Board President

DATE 2/24/2025

Scope of Services

The following apply for all services:

Assistance

Our timely completion of services depends on the assistance you, or the responsible party(ies), provide us in accumulating information and responding to our inquiries. Inaccuracies or delays in providing this information or the responses may result in untimely filings or inability to meet other deadlines.

Responsibility for Outcomes

We may perform additional services for you that are not covered by this contract. You agree to assume full responsibility for the substantive outcomes of the contracted services and for any other services we may provide, including any findings that may result.

You also acknowledge these services are adequate for your purposes, and you will establish and monitor the performance of these services to ensure they meet management's objectives. All decisions involving management responsibilities related to these services will be made by you, and you accept full responsibility for such decisions.

We understand that the Board is responsible and accountable for overseeing the performance of these services and that the Board is qualified to conduct such oversight.

Performance of Nonattest Services – SEC and PCAOB

Our performance of certain nonattest services may not be permitted under the SEC and PCAOB independence rules, to which we are not currently subject. Accordingly, if we perform services that are not permitted under those rules, you would not be permitted to use our reports in a registration statement or other document requiring compliance with those rules.

You agree to inform us promptly if you are considering any future public offering of securities, use of our reports to comply with the Investment Advisers Act custody rule, or other action that would necessitate our future compliance with the independence rules of the SEC and PCAOB.

Scope of Services – Agreed-Upon Procedure Services

We will apply the agreed-upon procedures described below to statements submitted by the developers for costs paid or incurred on behalf of Harris County Municipal Utility District No. 569 (the District). This engagement is solely to assist you in determining amounts to be paid by the District to the developers from the proceeds of the District's surplus road bond funds. The appropriateness of the procedures is solely the responsibility of the parties to be specified in our report. Consequently, we make no representation regarding the appropriateness of the procedures described below for the purpose for which our reports have been requested or for any other purpose. Our proposed procedures are as follows:

- We will vouch copies of checks and invoices supporting amounts expended by the developers. The computations of certain costs will be recalculated to determine that the amounts required to be paid by the developers, in accordance with the rules of the Texas Commission on Environmental Quality (the Commission), are not included in the amount to be reimbursed.
- We will recalculate the computations of interest requested by the developers, on a test basis, and determine that they are in compliance with rules of the Commission. The interest rate to be utilized is from the District's Series 2024 Road Bonds.
- We will compare the costs submitted by the developer to the cost summary approved by the District.
- Estimates of costs remaining to be incurred, if any, will be obtained through discussion with the District's other consultants.

Because we have not been engaged to conduct an examination or review, we will not express an opinion or conclusion, respectively. In addition, we have no obligation to perform any procedures beyond those listed above.

Sherri Greenwood is responsible for supervising the engagement and authorizing the signing of the report or reports.

We will submit reports listing the procedures performed and the results of those procedures. These reports are solely for the use of the District and should not be used by those who did not agree to the procedures. Our reports will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

The following apply for the agreed-upon procedure services described above:

**Our
Responsibilities**

Our engagement to apply agreed-upon procedures will be performed in accordance with attestation standards established by the American Institute of Certified Public Accountants as required by Rule 30 TAC, Section 293.70 of the Commission, "Audit of Payments to Developer."

**District
Responsibilities**

To facilitate our engagement, the District is responsible for supplying us with all necessary information and for allowing us access to personnel to assist in performing our services. It should be understood that the District is responsible for the accuracy and completeness of these items and for the subject matter.

At the conclusion of our engagement, the District will provide to us a letter confirming the availability of this information, certain representations made during the engagement, and acknowledging certain responsibilities outlined in this contract.

Forvis Mazars, LLP Terms and Conditions Addendum

GENERAL

1. **Overview.** This addendum describes Forvis Mazars LLP's standard terms and conditions ("Terms and Conditions") applicable to Our provision of services to the Client ("You"). The Terms and Conditions are a part of the contract between You and Forvis Mazars, LLP. For the purposes of the Terms and Conditions, any reference to "Firm," "We," "Us," or "Our" is a reference to Forvis Mazars, LLP ("Forvis Mazars"), and any reference to "You" or "Your" is a reference to the party or parties that have engaged Us to provide services and the party or parties ultimately responsible for payment of Our fees and costs.

BILLING, PAYMENT, & TERMINATION

2. **Billing and Payment Terms.** We will bill You for Our professional fees and costs as outlined in Our contract. Interest will be charged on any unpaid balance after 30 days at the rate of 10 percent per annum, or as allowed by law at the earliest date thereafter, and highest applicable rate if less than 10 percent. All fees, charges, and other amounts payable to Forvis Mazars hereunder do not include any sales, use, excise, value-added, or other applicable taxes, tariffs, or duties, payment of which shall be Your sole responsibility, and do not include any applicable taxes based on Forvis Mazars' net income or taxes arising from the employment or independent contractor relationship between Forvis Mazars and Forvis Mazars' personnel.

We reserve the right to suspend or terminate Our work for this engagement or any other engagement for nonpayment of fees. If Our work is suspended or terminated, You agree that We will not be responsible for Your failure to meet governmental and other deadlines, for any penalties or interest that may be assessed against You resulting from Your failure to meet such deadlines, and for any other damages (including but not limited to consequential, indirect, lost profits, or punitive damages) incurred as a result of the suspension or termination of Our services.

Our fees may increase if Our duties or responsibilities are increased by rulemaking of any regulatory body or any additional new accounting or auditing standards. Our engagement fees do not include any time for post-engagement consultation with Your personnel or third parties, consent letters and related procedures for the use of Our reports in offering documents, inquiries from regulators, or testimony or deposition regarding any subpoena. Charges for such services will be billed separately.

3. **Billing Records.** If these services are determined to be within the scope and authority of Section 1861(v)(1)(I) of the Social Security Act, We agree to make available to the Secretary of Health and Human Services, or to the U.S. Comptroller General, or any of their duly authorized representatives, such of Our books, documents, and records that are necessary to certify the nature and extent of Our services, until the expiration of four (4) years after the furnishing of these services. This

contract allows access to contracts of a similar nature between subcontractors and related organizations of the subcontractor, and to their books, documents, and records.

4. **Termination.** Either party may terminate these services in good faith at any time for any reason, including Your failure to comply with the terms of Our contract or as We determine professional standards require. Both parties must agree, in writing, to any future modifications or extensions. If services are terminated, You agree to pay Forvis Mazars for time expended to date. In addition, You will be billed costs and fees for services from other professionals, if any, as well as an administrative fee of five (5) percent to cover certain technology and administrative costs associated with Our services. Unless terminated sooner in accordance with its terms, this engagement shall terminate upon the completion of Forvis Mazars' services hereunder.

DISPUTES & DISCLAIMERS

5. **Mediation.** Any dispute arising out of or related to this engagement will, prior to resorting to litigation, be submitted for nonbinding mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The mediator will be selected by agreement of the parties. The mediation proceeding shall be confidential. Each party will bear its own costs in the mediation, but the fees and expenses of the mediator will be shared equally.
6. **Indemnification.** Unless disallowed by law or applicable professional standards, You agree to hold Forvis Mazars harmless from any and all claims which arise from knowing misrepresentations to Forvis Mazars, or the intentional withholding or concealment of information from Forvis Mazars by Your management or any partner, principal, shareholder, officer, director, member, employee, agent, or assign of Yours. To the extent allowed by law, but without any requirement that You establish or maintain a separate interest and sinking fund therefore, You also agree to indemnify Forvis Mazars for any claims made against Forvis Mazars by third parties, which arise from any wrongful actions of Your management or any partner, principal, shareholder, officer, director, member, employee, agent, or assign of Yours. The provisions of this paragraph shall apply regardless of the nature of the claim.
7. **Statute of Limitations. [Deleted]**
8. **Limitation of Liability.** You agree that Forvis Mazars' liability, if any, arising out of or related to this contract and the services provided hereunder, shall be limited to the amount of the fees paid by You for services rendered under this contract. This limitation shall not apply to the extent it is finally, judicially determined that the liability resulted from the gross negligence or intentional or willful misconduct of Forvis Mazars or if enforcement of this provision is disallowed by applicable law or professional standards.
9. **Waiver of Certain Damages.** Except with respect to claims of gross negligence or intentional or willful misconduct, or a

breach of confidentiality, in no event shall Forvis Mazars be liable to You or a third party for any indirect, special, consequential, punitive, or exemplary damages, including but not limited to lost profits, loss of revenue, interruption, loss of use, damage to goodwill or reputation, regardless of whether You were advised of the possibility of such damages, regardless of whether such damages were reasonably foreseeable, and regardless of whether such damages arise under a theory of contract, tort, strict liability, or otherwise.

10. **Choice of Law.** You acknowledge and agree that any dispute arising out of or related to this contract shall be governed by the laws of the State of Texas, without regard to its conflict of laws principles.
11. **WAIVER OF JURY TRIAL. THE PARTIES HEREBY AGREE NOT TO ELECT A TRIAL BY JURY OF ANY ISSUE TRIABLE OF RIGHT BY JURY, AND WAIVE ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST WITH REGARD TO THIS AGREEMENT, OR ANY CLAIM, COUNTERCLAIM, OR OTHER ACTION ARISING IN CONNECTION THEREWITH. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY THE PARTIES, AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE.**
12. **Severability.** In the event that any term or provision of this agreement shall be held to be invalid, void, or unenforceable, then the remainder of this agreement shall not be affected, and each such term and provision of this agreement shall be valid and enforceable to the fullest extent permitted by law.
13. **Assignment.** You acknowledge and agree that the terms and conditions of this contract shall be binding upon and inure to the parties' successors and assigns, subject to applicable laws and regulations.
14. **Disclaimer of Legal or Investment Advice.** Our services do not constitute legal or investment advice. You should seek the advice of legal counsel in such matters. Regulatory authorities may interpret circumstances differently than We do. In addition, the applicable laws, regulations, and regulators' enforcement activities may change over time.

RECORDS, WORKPAPERS, DELIVERABLES, & PROPRIETARY INFORMATION

15. **Maintenance of Records.** All audit and/or agreed-upon procedure reports generated by Us hereunder shall be Your property upon finalization of same. We acknowledge that the requirements of Chapter 552, Texas Government Code, as amended (the "Public Information Act"), and Chapters 201-205, Texas Local Government Code, as amended (the "Local Government Records Act," and together with the Public Information Act, the "Acts"), each apply to all public information, as defined by the Public Information Act, and all local government records, as defined by the Local Government Records Act, related to the relationship between the You and Us, and to any work carried out thereunder. We covenant that We will comply with all requirements of the Acts, Your Record

Management Program, and all applicable rules, regulations, policies, and retention schedules adopted thereunder.

You agree to assume full responsibility for maintaining Your original data and records and that Forvis Mazars has no responsibility to maintain this information. You agree You will not rely on Forvis Mazars to provide hosting, electronic security, or backup services, e.g., business continuity or disaster recovery services, to You unless separately engaged to do so. You understand that Your access to data, records, and information from Forvis Mazars' servers, i.e., Forvis Mazars portals used to exchange information, can be terminated at any time and You will not rely on using this to host Your data and records.

16. **Forvis Mazars Workpapers.** Our workpapers and documentation (except final audit and/or agreed-upon procedure reports) retained in any form of media for this engagement are the property of Forvis Mazars. We can be compelled to provide information under legal process. In addition, We may be requested by regulatory or enforcement bodies (including any State Board) to make certain workpapers available to them pursuant to authority granted by law or regulation. Unless We are prohibited from doing so by law or regulation, Forvis Mazars will inform You of any such legal process or request. You agree We have no legal responsibility to You in the event We determine We are obligated to provide such documents or information.

We will cooperate with You in responding to any subpoena where Forvis Mazars is not a party and will provide You with a fee estimate based on the estimated time required to comply. You agree to compensate Forvis Mazars for the time expended complying with the subpoena or other legal process based on the agreed-upon estimates.

17. **Subpoenas or Other Legal Process.** In the event Forvis Mazars is required to respond to any such subpoena, court order, or any government regulatory inquiry or other legal process relating to You or Your management for the production of documents and/or testimony relative to information We obtained or prepared incident to this or any other engagement in a matter in which Forvis Mazars is not a party, You shall compensate Forvis Mazars for all time We expend in connection with such response at normal and customary hourly rates and to reimburse Us for all out-of-pocket expenses incurred in regard to such response.

18. **Use of Deliverables and Drafts.** You agree You will not modify any deliverables or drafts prepared by Us for distribution to third parties. You also understand that We may on occasion send You documents marked as draft and understand that those are for Your review purpose only, should not be distributed in any way, and should be destroyed as soon as possible. Draft documents are subject to potentially material changes until such time as they are marked final, and We shall not be liable to You in Your use of such draft documents.

Our report on any financial statements must be associated only with the financial statements that were the subject of Our engagement. You may make copies of Our report, but only if the entire financial statements (exactly as attached to Our report, including related footnotes) and any supplementary

information, as appropriate, are reproduced and distributed with Our report.

19. **Proprietary Information.** You acknowledge that proprietary information, documents, materials, management techniques, and other intellectual property are a material source of the services We perform and were developed prior to Our association with You. Any new forms, software, documents, or intellectual property We develop during this engagement for Your use (except final audit and/or agreed-upon procedure reports) shall belong to Us, and You shall have the limited right to use them solely within Your business. All reports, templates, manuals, forms, checklists, questionnaires, letters, agreements, and other documents which We make available to You are confidential and proprietary to Us. This provision will apply to all materials whether in digital, "hard copy" format, or other medium.

REGULATORY

20. **U.S. Securities and Exchange Commission ("SEC") and other Regulatory Bodies.** Where We are providing services either for (a) an entity that is registered with the SEC, (b) an affiliate of such registrant, or (c) an entity or affiliate that is subject to rules, regulations, or standards beyond those of the American Institute of Certified Public Accountants ("AICPA"), any term of this contract that would be prohibited by or impair Our independence under applicable law or regulation shall not apply to the extent necessary only to avoid such prohibition or impairment.
21. **Offering Document.** You may wish to include Our report(s) on financial statements in an exempt offering document. You agree that any report, including any auditor's report, or reference to Our firm, will not be included in any such offering document without notifying Us. Any agreement to perform work in connection with an exempt offering document, including providing agreement for the use of the auditor's report in the exempt offering document, will be a separate engagement.

Any exempt offering document issued by You with which We are not involved will clearly indicate that We are not involved by including a disclosure such as, "Forvis Mazars, LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Forvis Mazars, LLP also has not performed any procedures relating to this offering document."

22. **Forvis Mazars Not a Municipal Advisor.** Forvis Mazars is not acting as Your municipal advisor under Section 15B of the *Securities Exchange Act of 1934*, as amended. As such, Forvis Mazars is not recommending any action to You and does not owe You a fiduciary duty with respect to any information or communications regarding municipal financial products or the issuance of municipal securities. You should discuss such matters with internal or external advisors and experts You deem appropriate before acting on any such information or material provided by Forvis Mazars.
23. **Forvis Mazars Not a Fiduciary.** In providing Our attest services, We are required by law and our professional standards to maintain our independence from You. We take

this mandate very seriously and thus guard against impermissible relationships which may impair the very independence which You and the users of Our report require. As such, You should not place upon Us special confidence that in the performance of Our attest services We will act solely in Your interest. Therefore, You acknowledge and agree We are not in a fiduciary relationship with You and We have no fiduciary responsibilities to You in the performance of Our services described herein.

TECHNOLOGY

24. **Electronic Sites.** In the event You place Our report(s), including any reports on Your financial statements, along with other information, such as a report by management or those charged with governance on operations, financial summaries or highlights, financial ratios, etc., on an electronic site, You agree to notify Us. You recognize that We have no responsibility to review information contained in electronic sites.
25. **Electronic Signatures and Counterparts.** This contract and other documents to be delivered pursuant to this contract may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document, and will be effective when counterparts have been signed by each of the parties and delivered to the other parties. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this contract are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this contract or any other document contemplated hereby, bearing an original manual or electronic signature by facsimile transmission (including a facsimile delivered via the internet), by electronic mail in "portable document format" (".pdf") or similar format intended to preserve the original graphic and pictorial appearance of a document, or through the use of electronic signature software, will have the same effect as physical delivery of the paper document bearing an original signature.
26. **Electronic Data Communication and Storage.** In the interest of facilitating Our services to You, We may send data over the internet, temporarily store electronic data via computer software applications hosted remotely on the internet, or utilize cloud-based storage. Your confidential electronic data may be transmitted or stored using these methods. In using these data communication and storage methods, We employ measures designed to maintain data security. We use reasonable efforts to keep such communications and electronic data secure in accordance with Our obligations under applicable laws, regulations, and professional standards.

You recognize and accept that We have no control over the unauthorized interception or breach of any communications or electronic data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by Us. You consent to Our use of these electronic devices and applications during this engagement.

OTHER MATTERS

27. **Cooperation.** You agree to cooperate with Forvis Mazars in the performance of Forvis Mazars' services to You, including the provision to Forvis Mazars of reasonable facilities and timely access to Your data, information, and personnel. You shall be responsible for the performance of Your employees and agents.
28. **Third-Party Service Providers.** Forvis Mazars may from time to time utilize third-party service providers, including but not limited to domestic software processors or legal counsel, or disclose confidential information about You to third-party service providers in serving Your account. Forvis Mazars maintains, however, internal policies, procedures, and safeguards to protect the confidentiality and security of Your information. In addition, Forvis Mazars will secure confidentiality agreements with all service providers to maintain the confidentiality of Your information. If We are unable to secure an appropriate confidentiality agreement, You will be asked to consent prior to Forvis Mazars sharing Your confidential information with the third-party service provider.
29. **Independent Contractor.** When providing services to You, We will be functioning as an independent contractor; and in no event will We or any of Our employees be an officer of You, nor will Our relationship be that of joint venturers, partners, employer and employee, principal and agent, or any similar relationship giving rise to a fiduciary duty to You. Decisions regarding management of Your business remain the responsibility of Your personnel at all times. Neither You nor Forvis Mazars shall act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.
30. **Use of Forvis Mazars Name.** Any time You intend to reference Forvis Mazars' firm name in any manner in any published materials, other than in connection with Our audit report or other deliverables, You agree to provide Us with draft materials for review and approval before publishing or posting such information.
31. **Network.** Forvis Mazars is a Delaware limited liability partnership and an independent member of Forvis Mazars Global, Ltd., a leading global professional services network. Forvis Mazars Global, Ltd. is a United Kingdom company limited by guarantee and does not provide any services to clients.
32. **Entire Agreement.** The contract, including this Terms and Conditions Addendum and any other attachments or addenda, encompasses the entire agreement between You and Forvis Mazars and supersedes all previous understandings and agreements between the parties, whether oral or written. Any modification to the terms of this contract must be made in writing and signed by both You and Forvis Mazars.
33. **Force Majeure.** We shall not be held responsible for any failure to fulfill Our obligations if such failure was caused by circumstances beyond Our control, including, without limitation, fire or other casualty, act of God, act of terrorism, strike or labor dispute, war or other violence, explosion, flood or other natural catastrophe, epidemic or pandemic, or any law, order, or requirement of any governmental agency or authority affecting either party, including without limitation orders incident to any such epidemic or pandemic, lockdown orders, stay-at-home orders, and curfews.
34. **Representations.** (a) As required by Chapter 2271, Government Code, We represent that We, including any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Us, do not boycott Israel and will not boycott Israel through the term of this engagement. The term "boycott Israel" in this paragraph has the meaning assigned to such term in Section 808.001 of the Texas Government Code, as amended.
- (b) Pursuant to Chapter 2252, Texas Government Code, We represent and certify that, at the time of execution of this contract, neither We, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.
- (c) To the extent the engagement to which this Terms and Conditions Addendum is attached has a value of \$100,000 or more, pursuant to Section 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, We hereby verify that We, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Us, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code.
- (d) To the extent the engagement to which this Terms and Conditions Addendum is attached has a value of \$100,000 or more, pursuant to Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session), as amended, We hereby verify that We, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Us: (i) do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of the Agreement. As used in the foregoing verifications, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1265758

Date Filed:
02/06/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Forvis Mazars, LLP
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Harris County Municipal Utility District No. 569

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
02102025
Agreed-upon procedures engagement relative to the District's surplus road bond funds.

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Cole, Abe	Springfield, MO United States	X	
	Graham, Frank	Charlotte, NC United States	X	
	Snow, Matt	Charlotte, NC United States	X	
	Watson, Tom	Dallas, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is BRIAN K. KRUEGER, and my date of birth is 04/11/67.

My address is 2700 POST OAK BLVD., SUITE 1500, HOUSTON, TX, 77056, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in HARRIS County, State of TEXAS, on the 10th day of FEBRUARY, 2025.
(month) (year)

Brian K. Krueger
Signature of authorized agent of contracting business entity
(Declarant)

Exhibit J

SWPPP Inspections Harris County MUD 569

Sunterra Subdivision
Inspection Photo's
February 2025 MUD Meeting

Colin Walton, QCIS
Silt Solutions Inc.
8906 Cresting Ridge Dr
Richmond, TX 77406
colin@siltolutionsinc.com
713-295-0274 cell

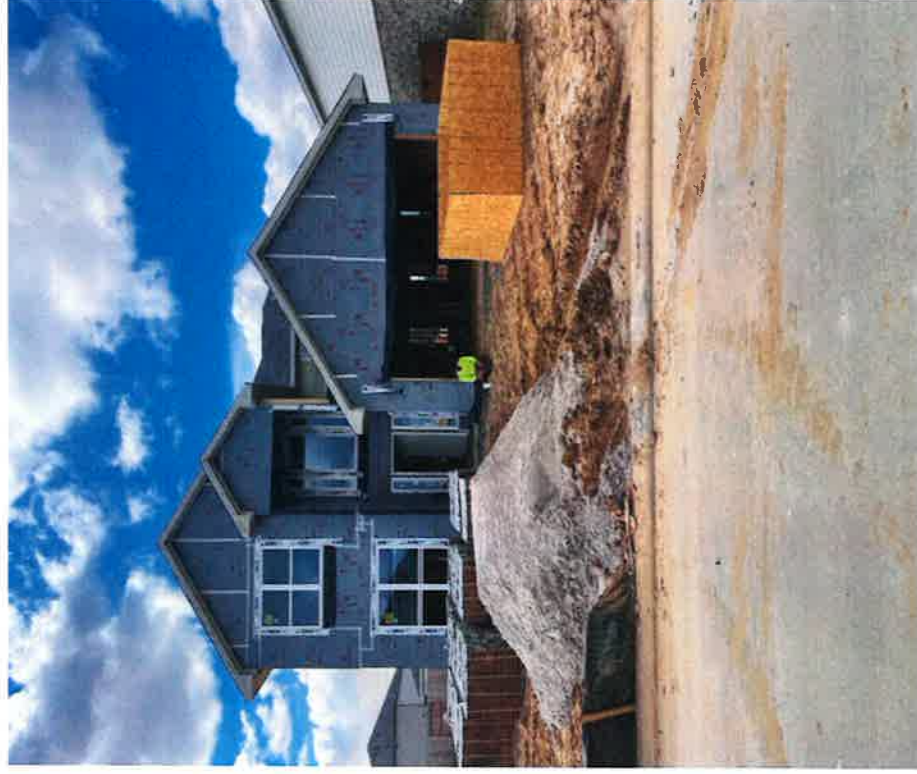


Harris County MUD-569

Inspection Date	Section #	Total Inspected	Total Out of Compliance	Builders Out of Compliance per Section
1/13/2025	35	3	0	
1/20/2025	35	8	1	Nuway (1)
1/27/2025	35	8	1	Nuway (1)
2/3/2025	35	9	2	Nuway (2)
1/13/2025	36	9	2	Ashton Woods (1) Gelman (1)
1/20/2025	36	13	4	Ashton Woods (2) Anglia (1) Gelman (1)
1/27/2025	36	13	6	Ashton Woods (5) Gelman (1)
2/3/2025	36	13	8	Ashton Woods (4) Anglia (1) Gelman (3)
1/13/2025	38	6	3	Long Lake (3)
1/20/2025	38	8	4	Long Lake (4)
1/27/2025	38	5	4	Long Lake (4)
2/3/2025	38	5	1	Long Lake (1)
1/13/2025	42	3	0	
1/20/2025	42	4	0	
1/27/2025	42	4	0	
2/3/2025	42	3	0	
1/13/2025	43	2	0	
1/20/2025	43	2	0	
1/27/2025	43	1	0	
2/3/2025	43	1	0	
1/13/2025	44	3	3	Beazer (3)
1/20/2025	44	5	3	Beazer (3)
1/27/2025	44	7	3	Beazer (3)
2/3/2025	44	7	2	Beazer (2)

Sections 33,39,40,45,51 and 52 are ALL Open Lots with No Inspections

Sec 35 Blk 4 Lot 17



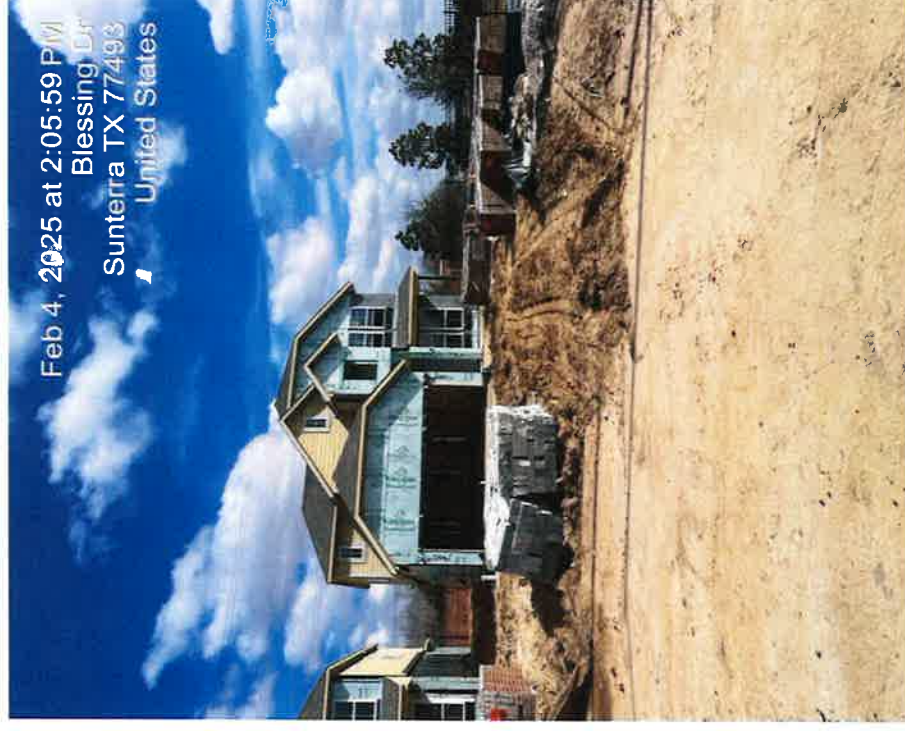
Sec 36 Blk 4 Lot 38



Sec 36 Blk 4 Lot 39



Sec 38 Blk 1 Lot 22



Sec 38 Blk 1 Lot 23



Sec 42 Blk 1 Lot 34



Sec 43 Blk 1 Lot 1



Sec 42 Blk 3 Lot 3





Sec 44 Blk 5 Lot 7



Sec 44 Blk 5 Lot 11

EXHIBIT K

**Harris County Municipal Utility District No. 569
Landscape Architect Report
February 24, 2025 @ 1:00 pm**

13. Landscape Architect Report, including:
 b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295; and

- i. Sunterra Recreation Center Facility; (KGADD# 299-22-180) LH
Contractor: Millis **Notice to Proceed: 05/22/23**
Original Contract Amount: \$8,013,337.95 **Contract Days: (360)**
Substantial Completion: 07/03/24* **Maintenance Period: (4) months**

Previous Pay Applications Approved

Pay Application #1	\$332,330.66	Pay Application #7	\$580,860.04
Pay Application #2	\$373,630.36	Pay Application #8	\$634,533.29
Pay Application #3	\$791,340.87	Pay Application #9	\$556,798.72
Pay Application #4	\$496,345.07	Pay Application #10	\$633,207.29
Pay Application #5	\$646,532.90	Pay Application #11	\$386,688.82
Pay Application #6	\$539,745.37	Pay Application #12	\$850,852.49
Pay Application #13	\$615,179.86	Pay Application #15	\$414,653.69
Pay Application #14	\$ 25,720.71	Pay Application #16	\$ 13,016.86
Pay Application #17	\$ 14,309.30	Pay Application #18	\$ 8,847.16

Previous Change Orders Approved

Change Order #1	\$78,812.16 (Civil work scope changes, add'l sidewalk)
Change Order #2	\$23,162.69 (Electrical changes)
Change Order #3	\$19,771.96 (additional 2" HDPE conduit for data sleeves)
Change Order #4	\$26,705.61 (water meter upsize from 2" to 3")
Change Order #5	\$10,328.18 (electrical modification to upgrade the Tap Box)
Change Order #6	\$18,735.07 (Additional Conduit)
Change Order #7	\$6,764.79 (fire lane concrete thickened)
Change Order #8	\$42,815.45 (added canopy & roof for water slide structure)
Change Order #9	\$3,319.49 (bore for electrical at relocated entry monument)
Change Order #10	\$54,562.17 (sod at dog park, add wax myrtles)
Change Order #11	\$29,753.21 (sod, Wax Myrtles, tubular steel fence, gates)

Current Pay Applications Recommended for Board Approval

Pay Application #19 \$359,396.72 Final

Current Change Orders Recommended for Board Approval

Change Order #12 \$13,147.60 (Data Access installation)
 Change Order #13 <\$67,226.14> (overseeding, swing, pavers, entry sign)

Job Status

- Change Orders 12 & 13 being presented for approval and Board signature.
- Final Pay Application and Letter of Final Acceptance being presented.

 **Document G701® – 2017**

Change Order

Lacy

299-22-180

PROJECT: (Name and address)
2312 Sunterra Recreation Center Facility
Katy, TX 77493

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 13, 2023

CHANGE ORDER INFORMATION:
Change Order Number: 012
Date: 01/08/2025

OWNER: (Name and address)
Harris County MUD No. 569
1300 Post Oak Blvd. Ste. 2400
Houston, TX 77056

ARCHITECT: (Name and address)
KGA DeForest Design, LLC
24275 Katy Freeway, Ste. 300
Katy, TX 77494

CONTRACTOR: (Name and address)
Millis Development & Construction, LLC
931 Pheasant Valley Dr. Ste. 200
Missouri City, TX 77489

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Data Access Change Order by Envera

The original Contract Sum was	\$ 8,013,337.95
The net change by previously authorized Change Orders	\$ 314,730.78
The Contract Sum prior to this Change Order was	\$ 8,328,068.73
The Contract Sum will be increased by this Change Order in the amount of	\$ 13,147.60
The new Contract Sum including this Change Order will be	\$ 8,341,216.33

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.


NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

KGA DeForest Design, LLC
ARCHITECT *(Firm name)*

Millis Development & Construction, LLC
CONTRACTOR *(Firm name)*

Harris County M.U.D. No. 569
OWNER *(Firm name)*


SIGNATURE


SIGNATURE

SIGNATURE

Lacy Hamilton
PRINTED NAME AND TITLE

Richard Baca, Sr. Project Manager
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

01/08/2025
DATE

01/08/2025
DATE

DATE


Developer - Astro Sunterra LP

John Brian
Authorized Signatory

1/8/25
Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Millis Development & Construction, LLC
Missouri City, TX United States

Certificate Number:
2025-1254772

Date Filed:
01/08/2025

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Harris County Municipal Utility District No. 569

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

KGADD # 299-22-180
Sunterra Recreation Center Facility - Change Order No. 12

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Millis, Chad	Missouri City, TX United States	X	
	Millis, Jason	Missouri City, TX United States	X	
	Rastegar, Julie	Missouri City, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Julie Rastegar, and my date of birth is 7/11/82.

My address is 931 Pheasant Valley Dr. Ste. 200, Missouri City, TX, 77489, U.S.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fort Bend County, State of Texas, on the 8th day of Jan., 2025.
(month) (year)

Julie Rastegar
Signature of authorized agent of contracting business entity (Declarant)



millis development & construction, llc

331 Pheasant Valley Drive
Suite 200
Missouri City, TX 77489
(281) 240-6066; Fax: (281) 240-7730

PRICING PROPOSAL

Proposal #: 012

Date: 7/1/24

To: KGA DeForest Design, LLC
24275 Katy Fwy, Suite 300
Houston, TX 77494

Project: Sunterra Recreation Center Facility
5455 Aurora Bend Drive
Katy, TX 77493

Attn: Lacy Hamilton

MDC Job No: 2312

Description of Work	Unit	Qty	Unit Price	Amount
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This change order was created for changes made by data access company on site.

- Electrical changes for playground not shown in plans

Run new 120v dedicated circuit for playground controls.	LS	1	\$ 2,325.00	\$ 2,325.00
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- Electrical changes made by Enverra for data access

			SUBTOTAL	\$ 2,325.00
--	--	--	-----------------	--------------------

Run 80 ft of 2" HDPE conduit requested by low voltage contractor.	LS	1	2,465	\$ 2,465.00
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Install 120v GFCI receptacle at pool gate.	LS	1	\$ 1,983.00	\$ 1,983.00
--	----	---	-------------	-------------

Run extra conduits for card readers at pavilion building	LS	1	\$ 3,196	\$ 3,196.00
--	----	---	----------	-------------

Run 120v dedicated circuit for data control behind pool restrooms.	LS	1	\$ 2,764.75	\$ 2,764.75
--	----	---	-------------	-------------

			SUBTOTAL	\$ 10,408.75
--	--	--	-----------------	---------------------

Total duration (additional contract days): 5

Subtotal:		\$ 12,733.75
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Safety & Warranty:	0.75%	\$95.50
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P&P Bond & Insurance:	2.50%	\$318.34
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Total Cost:		\$13,147.60
--------------------	--	--------------------

ACCEPTED BY:

Signature

John Brian
Authorized Signatory

10/17/24

Date

Print Name, Title

 **AIA® Document G701® – 2017**

Change Order

Lacy

299-22-180

PROJECT: <i>(Name and address)</i> 2312 Sunterra Recreation Center Facility Katy, TX 77493	CONTRACT INFORMATION: Contract For: General Construction Date: March 13, 2023	CHANGE ORDER INFORMATION: Change Order Number: 013 Date: 01/09/25
OWNER: <i>(Name and address)</i> Harris County MUD No. 569 1300 Post Oak Blvd. Ste 2400 Houston, Texas 77056	ARCHITECT: <i>(Name and address)</i> KGA DeForest Design, LLC 24275 Katy Freeway Ste. 230 Katy, Texas 77494	CONTRACTOR: <i>(Name and address)</i> Millis Development & Construction, LLC 931 Pheasant Valley Dr. Ste. 200 Missouri City, TX 77489

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Credit for scope of work not performed at owner's request.

The original Contract Sum was	\$ 8,013,337.95
The net change by previously authorized Change Orders	\$ 327,878.38
The Contract Sum prior to this Change Order was	\$ 8,341,216.33
The Contract Sum will be decreased by this Change Order in the amount of	\$ - 67,226.14
The new Contract Sum including this Change Order will be	\$ 8,273,990.19

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be unchanged

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

KGA DeForest Design, LLC
ARCHITECT *(Firm name)*


SIGNATURE

Lacy Hamilton
PRINTED NAME AND TITLE

01/13/2025
DATE

Millis Development & Construction, LLC
CONTRACTOR *(Firm name)*


SIGNATURE

Richard Baca, Sr. Project Manager
PRINTED NAME AND TITLE

01/09/25
DATE

Harris County M.U.D. No. 569
OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Developer - Astro Sunterra LP

By

Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1256418

Date Filed:
01/13/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Millis Development & Construction, LLC
Missouri City, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Harris County Municipal Utility District No. 569

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
KGADD # 299-22-180
Sunterra Recreation Center Facility - Change Order No. 13

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Rastegar, Julie	Missouri City, TX United States	X	
	Millis, Jason	Missouri City, TX United States	X	
	Millis, Chad	Missouri City, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Julie Rastegar, and my date of birth is 7/11/82.

My address is 931 Pheasant Valley Dr. Ste 200, Missouri City, TX, 77489, U.S.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Fort Bend County, State of Texas, on the 13th day of January, 2025.
(month) (year)

Julie Rastegar
Signature of authorized agent of contracting business entity (Declarant)

APPLICATION AND CERTIFICATION FOR PAYMENT Lacy AIA DOCUMENT G702

TO OWNER: HARRIS COUNTY MUD NO 569
Astro Sunterra LP

PROJECT: Sunterra Recreation Center Facility
Katy, TX 77493
MDC Job No.: 2312
KGADD #:

APPLICATION NO: 19-RET
APPLICATION DATE: 1/8/2025
PERIOD TO: 12/30/2024

Distribution to:

OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR: Millis Development & Construction, LLC
931 Pheasant Valley Drive, Suite 200
Missouri City, TX 77489

VIA ARCHITECT: KGA-DeForest Design, LLC
24275 Katy Freeway, Suite 300
Katy, Texas 77494

CONTRACT FOR: New Construction

CONTRACT DATE: March 13, 2023

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 8,013,337.95
2. Net Change by Change Orders \$ 260,652.24
3. CONTRACT SUM TO DATE (LINE 1 + 2) \$ 8,273,990.19
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 8,273,990.19

CONTRACTOR: Millis Development & Construction, LLC.

5. **RETAINAGE:**
a. _____ % of Completed Work (Column D + E on G703) \$ _____
b. _____ % of Stored Material (Column F on G703) \$ _____
Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ _____

By: Richard Baca **Date:** 1/8/2025
Project Manager

State of: Texas
County of: Fort Bend
Subscribed and sworn to before me on:
Notary Public:
My Commission expires:

6. **TOTAL EARNED LESS RETAINAGE** (Line 4 Less Line 5 Total) \$ 8,273,990.19

7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from Prior Certificate) \$ 7,914,593.47

8. **CURRENT PAYMENT DUE** \$ 359,396.72

9. **BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 Less Line 6) \$ (0.00)

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 314,730.78	\$ -
Total approved this Month	\$ (54,078.54)	\$ -
TOTALS	\$ 260,652.24	\$ -
NET CHANGES by Change Order	\$	\$ 260,652.24

AMOUNT CERTIFIED \$ 359,396.72

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified).
ARCHITECT:

By:  **Date:** 01/13/2025

29753.21 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

ITEM NO.	DESCRIPTION OF WORK	Unit Qty	Unit Price	SCHEDULED	PREVIOUS Units	D		E	F	G	H	I
						FROM PREVIOUS APPLICATIONS	WORK COMPLETED Current Quantity					
General Conditions												
1	Maintenance	MO 4	\$ 6,263.66	\$ 25,054.64	4	\$ 25,054.64	\$ -	\$ -	\$ -	\$ 25,054.64	100%	\$ -
2	Mobilization / Site Prep	LS 1	\$ 153,946.03	\$ 153,946.03	1	\$ 153,946.03	\$ -	\$ -	\$ -	\$ 153,946.03	100%	\$ -
3	Payment and Performance Bonds	LS 1	\$ 68,694.47	\$ 68,694.47	1	\$ 68,694.47	\$ -	\$ -	\$ -	\$ 68,694.47	100%	\$ -
4	Permits and Inspection	LS 1	\$ 12,659.45	\$ 12,659.45	1	\$ 12,659.45	\$ -	\$ -	\$ -	\$ 12,659.45	100%	\$ -
5	SWPPP Controls (Complete: Install, Maintenance, and Removal)	LS 1	\$ 17,494.30	\$ 17,494.30	1	\$ 17,494.30	\$ -	\$ -	\$ -	\$ 17,494.30	100%	\$ -
SUBTOTAL GENERAL CONDITIONS				\$ 277,848.89		\$ 277,848.89	\$ -	\$ -	\$ -	\$ 277,848.89	100%	\$ -
Softscape(Outside Pool Fence)												
1	Live Oak - 65 Gal.	EA 19	\$ 987.00	\$ 18,753.00	19	\$ 18,753.00	\$ -	\$ -	\$ -	\$ 18,753.00	100%	\$ -
2	Monterey Oak - 65 Gal.	EA 19	\$ 980.67	\$ 18,632.73	19	\$ 18,632.73	\$ -	\$ -	\$ -	\$ 18,632.73	100%	\$ -
3	Mexican Sycamore - 65 Gal.	EA 22	\$ 949.04	\$ 20,878.88	22	\$ 20,878.88	\$ -	\$ -	\$ -	\$ 20,878.88	100%	\$ -
4	Shumard Oak - 65 Gal.	EA 13	\$ 980.67	\$ 12,748.71	13	\$ 12,748.71	\$ -	\$ -	\$ -	\$ 12,748.71	100%	\$ -
5	Loblolly Pine - 65 Gal.	EA 46	\$ 980.67	\$ 45,110.82	46	\$ 45,110.82	\$ -	\$ -	\$ -	\$ 45,110.82	100%	\$ -
6	Bald Cypress - 65 Gal.	EA 13	\$ 980.67	\$ 12,748.71	13	\$ 12,748.71	\$ -	\$ -	\$ -	\$ 12,748.71	100%	\$ -
7	Crape Myrtle 'Natchez' - 65 Gal.	EA 36	\$ 949.04	\$ 34,165.44	36	\$ 34,165.44	\$ -	\$ -	\$ -	\$ 34,165.44	100%	\$ -
8	Nellie R Stevens Holly - 65 Gal.	EA 15	\$ 1,050.27	\$ 15,754.05	15	\$ 15,754.05	\$ -	\$ -	\$ -	\$ 15,754.05	100%	\$ -
9	Saucer Magnolia - 45 Gal.	EA 30	\$ 771.89	\$ 23,156.70	30	\$ 23,156.70	\$ -	\$ -	\$ -	\$ 23,156.70	100%	\$ -
10	Loropetalum - 5 Gal.	EA 45	\$ 26.57	\$ 1,195.65	45	\$ 1,195.65	\$ -	\$ -	\$ -	\$ 1,195.65	100%	\$ -
11	Adagio Grass - 3 Gal.	EA 204	\$ 26.57	\$ 5,420.28	204	\$ 5,420.28	\$ -	\$ -	\$ -	\$ 5,420.28	100%	\$ -
12	Cassian Grass - 3 Gal.	EA 286	\$ 26.57	\$ 7,599.02	286	\$ 7,599.02	\$ -	\$ -	\$ -	\$ 7,599.02	100%	\$ -
13	Knockout Rose - 3 Gal.	EA 32	\$ 41.76	\$ 1,336.32	32	\$ 1,336.32	\$ -	\$ -	\$ -	\$ 1,336.32	100%	\$ -
14	Red Drift Rose - 3 Gal.	EA 268	\$ 41.76	\$ 11,191.68	268	\$ 11,191.68	\$ -	\$ -	\$ -	\$ 11,191.68	100%	\$ -
15	Sunshine Ligustrum - 3 Gal.	EA 177	\$ 43.02	\$ 7,614.54	177	\$ 7,614.54	\$ -	\$ -	\$ -	\$ 7,614.54	100%	\$ -
16	Abelia - 3 Gal.	EA 161	\$ 26.57	\$ 4,277.77	161	\$ 4,277.77	\$ -	\$ -	\$ -	\$ 4,277.77	100%	\$ -
17	Carissa Holly - 3 Gal.	EA 160	\$ 26.57	\$ 4,251.20	160	\$ 4,251.20	\$ -	\$ -	\$ -	\$ 4,251.20	100%	\$ -
18	'Var. Flex Lilij' - 1 Gal.	EA 629	\$ 13.92	\$ 8,755.68	629	\$ 8,755.68	\$ -	\$ -	\$ -	\$ 8,755.68	100%	\$ -
19	'New Gold' Lantana - 1 Gal.	EA 504	\$ 13.92	\$ 7,015.68	504	\$ 7,015.68	\$ -	\$ -	\$ -	\$ 7,015.68	100%	\$ -
20	Big Blue Linope - 1 Gal.	EA 652	\$ 10.12	\$ 6,598.24	652	\$ 6,598.24	\$ -	\$ -	\$ -	\$ 6,598.24	100%	\$ -
21	Sandy Leaf Fig Ivy - 1 Gal.	EA 56	\$ 15.18	\$ 850.08	56	\$ 850.08	\$ -	\$ -	\$ -	\$ 850.08	100%	\$ -
22	Seasonal Color - 4" Pot	SF 822	\$ 2.53	\$ 2,079.66	822	\$ 2,079.66	\$ -	\$ -	\$ -	\$ 2,079.66	100%	\$ -
23	Fine Grade and Hydromulch	SF 268,000	\$ 0.13	\$ 34,840.00	134,000	\$ 17,420.00	\$ 17,420.00	\$ -	\$ -	\$ 2,079.66	100%	\$ -
24	Overseeding (One Application)	SF 268,000	\$ 0.09	\$ 24,120.00	268,000	\$ 24,120.00	\$ -	\$ -	\$ -	\$ 24,120.00	100%	\$ -
25	Landscape Boulders	TONS 22	\$ 440.35	\$ 9,687.70	22	\$ 9,687.70	\$ -	\$ -	\$ -	\$ 9,687.70	100%	\$ -
26	Bermuda Sod	SY 4,350	\$ 8.22	\$ 35,757.00	4,350	\$ 35,757.00	\$ -	\$ -	\$ -	\$ 35,757.00	100%	\$ -
27	Irrigation System (Complete & Operable)	LS 1	\$ 289,597.31	\$ 289,597.31	1	\$ 289,597.31	\$ -	\$ -	\$ -	\$ 289,597.31	100%	\$ -
28	Water Meters and Tap Fees	LS 1	\$ 9,554.45	\$ 9,554.45	1	\$ 9,554.45	\$ -	\$ -	\$ -	\$ 9,554.45	100%	\$ -
SUBTOTAL SOFTSCAPE(OUTSIDE POOL FENCE)				\$ 673,691.30		\$ 673,691.30	\$ 41,540.00	\$ -	\$ -	\$ 673,691.30	100%	\$ -
Hardscape(Outside Pool Fence)												
1	Underground Drainage	LS 1	\$ 470,647.05	\$ 470,647.05	1	\$ 470,647.05	\$ -	\$ -	\$ -	\$ 470,647.05	100%	\$ -
2	Rough Grading	LS 1	\$ 124,319.11	\$ 124,319.11	1	\$ 124,319.11	\$ -	\$ -	\$ -	\$ 124,319.11	100%	\$ -
3	2" HDPE Sleeves (future camera locations)	LF 750	\$ 25.26	\$ 18,945.00	750	\$ 18,945.00	\$ -	\$ -	\$ -	\$ 18,945.00	100%	\$ -
4	Site Electrical Connection / Service (Operational)	LS 1	\$ 83,529.13	\$ 83,529.13	1	\$ 83,529.13	\$ -	\$ -	\$ -	\$ 83,529.13	100%	\$ -
5	Site Lighting and Electrical (Operational)	LS 1	\$ 191,098.56	\$ 191,098.56	1	\$ 191,098.56	\$ -	\$ -	\$ -	\$ 191,098.56	100%	\$ -
6	(Conduit, Fixtures, Third Party Inspection, etc.)	LS 1	\$ -	\$ -	1	\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -
7	Sanitary Connection to Restroom Pavilion	LS 1	\$ 44,682.02	\$ 44,682.02	1	\$ 44,682.02	\$ -	\$ -	\$ -	\$ 44,682.02	100%	\$ -
8	Water Connection to Restroom Pavilion	LS 1	\$ 12,287.93	\$ 12,287.93	1	\$ 12,287.93	\$ -	\$ -	\$ -	\$ 12,287.93	100%	\$ -
9	ADA Parking Signage	LS 4	\$ 173.70	\$ 694.80	4	\$ 694.80	\$ -	\$ -	\$ -	\$ 694.80	100%	\$ -
10	Ramps at Parking Lot Driveway	EA 6	\$ 1,515.69	\$ 9,095.34	6	\$ 9,095.34	\$ -	\$ -	\$ -	\$ 9,095.34	100%	\$ -
11	Parking Lot Wheel Stop at Accessible Parking	EA 5	\$ 145.27	\$ 726.35	5	\$ 726.35	\$ -	\$ -	\$ -	\$ 726.35	100%	\$ -

Application No: 19
 Application Date: 1/8/2025

ITEM NO.	DESCRIPTION OF WORK	Unit Qty	Unit Price	SCHEDULED	PREVIOUS	D	E	F	G	H	I
12	Parking Lot Pavement/ Curbs / Driveway Apron	SF 41018	\$ 7.76	\$ 318,299.68	41018	\$ 318,299.68	\$ -	\$ -	\$ 318,299.68	\$ -	\$ -
13	Parking Lot Stabilized Subbase	SF 41839	\$ 1.95	\$ 81,586.05	41839	\$ 81,586.05	\$ -	\$ -	\$ 81,586.05	\$ -	\$ -
14	Parking Lot Pavers	SF 1470	\$ 12.57	\$ 18,477.90	1470	\$ 18,477.90	\$ -	\$ -	\$ 18,477.90	\$ -	\$ -
15	6' Wide Parking Lot Striping	LS 1	\$ 956.60	\$ 956.60	1	\$ 956.60	\$ -	\$ -	\$ 956.60	\$ -	\$ -
16	Fire Lane Striping & Lettering	LS 1	\$ 909.53	\$ 909.53	1	\$ 909.53	\$ -	\$ -	\$ 909.53	\$ -	\$ -
17	Accessible Parking Striping / Symbol	LS 1	\$ 126.33	\$ 126.33	1	\$ 126.33	\$ -	\$ -	\$ 126.33	\$ -	\$ -
18	Fire Lane Geoblock Pavers	SF 1170	\$ 18.32	\$ 21,434.40	1170	\$ 21,434.40	\$ -	\$ -	\$ 21,434.40	\$ -	\$ -
19	Fire Lane Concrete Curb Border	LF	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Recreation Center Monument	EA 2	\$ 25,869.83	\$ 51,739.66	1	\$ 25,869.83	1	\$ 25,869.83	\$ 51,739.66	\$ -	\$ -
21	Concrete Walk (4.5" Thick)	SF 2637	\$ 6.36	\$ 16,771.32	2637	\$ 16,771.32	\$ -	\$ -	\$ 16,771.32	\$ -	\$ -
22	Concrete Walk (4" Thick)	SF 30111	\$ 6.19	\$ 186,387.09	30111	\$ 186,387.09	\$ -	\$ -	\$ 186,387.09	\$ -	\$ -
23	Pedestrian Pavers	SF 2800	\$ 17.30	\$ 48,440.00	2300	\$ 39,790.00	500	\$ 8,650.00	\$ 48,440.00	\$ -	\$ -
24	Playground Haunched Edge	LF 403	\$ 11.50	\$ 4,634.50	403	\$ 4,634.50	\$ -	\$ -	\$ 4,634.50	\$ -	\$ -
25	Playground Ramp	EA 2	\$ 1,579.05	\$ 3,158.10	2	\$ 3,158.10	\$ -	\$ -	\$ 3,158.10	\$ -	\$ -
26	Playground Concrete Band	LF 402	\$ 47.28	\$ 19,006.56	402	\$ 19,006.56	\$ -	\$ -	\$ 19,006.56	\$ -	\$ -
27	Playground Safety Fall Surface (12" Depth)	SF 5056	\$ 2.87	\$ 14,510.72	5056	\$ 14,510.72	\$ -	\$ -	\$ 14,510.72	\$ -	\$ -
28	Playground Climbing Hill Dirtwork	LS 1	\$ 3,682.63	\$ 3,682.63	1	\$ 3,682.63	\$ -	\$ -	\$ 3,682.63	\$ -	\$ -
29	Playground Synthetic Turf Climbing Hills	LS 1	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30	Playground Synthetic Turf	SF 3248	\$ 10.65	\$ 34,591.20	3248	\$ 34,591.20	\$ -	\$ -	\$ 34,591.20	\$ -	\$ -
31	Berm Slide (Roller Slide)	LS 1	\$ 40,642.05	\$ 40,642.05	1	\$ 40,642.05	\$ -	\$ -	\$ 40,642.05	\$ -	\$ -
32	Rubber Ball Climbers	EA 17	\$ 1,508.01	\$ 25,636.17	17	\$ 25,636.17	\$ -	\$ -	\$ 25,636.17	\$ -	\$ -
33	Play Structure (5-12 year Billows) (Complete and Operational)	LS 1	\$ 115,250.81	\$ 115,250.81	1	\$ 115,250.81	\$ -	\$ -	\$ 115,250.81	\$ -	\$ -
34	Play Structure (2-5 year Breeze) (Complete and Operational)	LS 1	\$ 69,100.90	\$ 69,100.90	1	\$ 69,100.90	\$ -	\$ -	\$ 69,100.90	\$ -	\$ -
35	Play Structure Log Steppers	EA 5	\$ 2,173.12	\$ 10,865.60	5	\$ 10,865.60	\$ -	\$ -	\$ 10,865.60	\$ -	\$ -
36	Play Structure Log Craw Tunnel	LS 1	\$ 14,218.22	\$ 14,218.22	1	\$ 14,218.22	\$ -	\$ -	\$ 14,218.22	\$ -	\$ -
37	Play Structure Hedra Swing Set	LS 2	\$ 8,197.18	\$ 16,274.36	2	\$ 16,274.36	\$ -	\$ -	\$ 16,274.36	\$ -	\$ -
38	Play Structure Table Tennis (Including electrical connection)	LS 1	\$ 44,834.58	\$ 44,834.58	1	\$ 44,834.58	\$ -	\$ -	\$ 44,834.58	\$ -	\$ -
39	Play Structure Mobius Climber	LS 1	\$ 17,478.08	\$ 17,478.08	1	\$ 17,478.08	\$ -	\$ -	\$ 17,478.08	\$ -	\$ -
40	Play Structure Revwheel Spinner	LS 1	\$ 11,131.33	\$ 11,131.33	1	\$ 11,131.33	\$ -	\$ -	\$ 11,131.33	\$ -	\$ -
41	Soccer Goals	LS 1	\$ 13,970.80	\$ 13,970.80	1	\$ 13,970.80	\$ -	\$ -	\$ 13,970.80	\$ -	\$ -
42	Splashpad Equipment (Vortex Complete and Operational including	LS 1	\$ 199,885.36	\$ 199,885.36	1	\$ 199,885.36	\$ -	\$ -	\$ 199,885.36	\$ -	\$ -
43	Splashpad Surfacing	SF 2487	\$ 9.94	\$ 24,720.78	2487	\$ 24,720.78	\$ -	\$ -	\$ 24,720.78	\$ -	\$ -
44	Splashpad Water Connection (including backflow & water meter)	LS 1	\$ 10,087.40	\$ 10,087.40	1	\$ 10,087.40	\$ -	\$ -	\$ 10,087.40	\$ -	\$ -
45	Overlook Decomposed Granite	SF 971	\$ 6.19	\$ 6,010.49	971	\$ 6,010.49	\$ -	\$ -	\$ 6,010.49	\$ -	\$ -
46	Courtyard Concrete Edge	LF 188	\$ 10.51	\$ 1,975.88	188	\$ 1,975.88	\$ -	\$ -	\$ 1,975.88	\$ -	\$ -
47	Courtyard Basalt Gravel	SF 3802	\$ 5.24	\$ 19,922.48	3802	\$ 19,922.48	\$ -	\$ -	\$ 19,922.48	\$ -	\$ -
48	Courtyard Synthetic Turf	SF 5881	\$ 11.91	\$ 70,042.71	5881	\$ 70,042.71	\$ -	\$ -	\$ 70,042.71	\$ -	\$ -
49	Courtyard Seawall (18" HT)	LF 44	\$ 170.63	\$ 7,507.72	44	\$ 7,507.72	\$ -	\$ -	\$ 7,507.72	\$ -	\$ -
50	Courtyard Colored Stamped Concrete	SF 1118	\$ 9.58	\$ 10,710.44	1118	\$ 10,710.44	\$ -	\$ -	\$ 10,710.44	\$ -	\$ -
51	Fitness Lawn Seawall (18" HT)	LF	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
52	Dog Park 6' Ht. Omega Fence	EA 1001	\$ 105.70	\$ 105,805.70	1001	\$ 105,805.70	\$ -	\$ -	\$ 105,805.70	\$ -	\$ -
53	Dog Park 6' Ht. Gates (including hardware)	EA 4	\$ 3,844.98	\$ 15,379.92	4	\$ 15,379.92	\$ -	\$ -	\$ 15,379.92	\$ -	\$ -
54	Dog Park 6' Ht. Double Maintenance Gates	EA 2	\$ 3,182.10	\$ 6,364.20	2	\$ 6,364.20	\$ -	\$ -	\$ 6,364.20	\$ -	\$ -
55	Dog Park Drinking Fountain	EA 1	\$ 7,463.60	\$ 7,463.60	1	\$ 7,463.60	\$ -	\$ -	\$ 7,463.60	\$ -	\$ -
56	Dog Park Shade Sails	LS 1	\$ 82,451.59	\$ 82,451.59	1	\$ 82,451.59	\$ -	\$ -	\$ 82,451.59	\$ -	\$ -
57	Dog Park Entry Arch	EA 1	\$ 15,628.01	\$ 15,628.01	1	\$ 15,628.01	\$ -	\$ -	\$ 15,628.01	\$ -	\$ -
58	Dog Park Entry Arch Column Cladding	EA 2	\$ 1,124.04	\$ 2,248.08	2	\$ 2,248.08	\$ -	\$ -	\$ 2,248.08	\$ -	\$ -
59	Dog Park Pavilion (w/ gutters)	EA 1	\$ 60,613.28	\$ 60,613.28	1	\$ 60,613.28	\$ -	\$ -	\$ 60,613.28	\$ -	\$ -
60	Dog Park Pavilion Portable Fire Extinguisher	EA 1	\$ 254.79	\$ 254.79	1	\$ 254.79	\$ -	\$ -	\$ 254.79	\$ -	\$ -
61	Dog Park Pavilion Column Cladding	EA 4	\$ 1,124.96	\$ 4,499.84	4	\$ 4,499.84	\$ -	\$ -	\$ 4,499.84	\$ -	\$ -
62	Dog Park 6' Bench	EA 4	\$ 1,879.31	\$ 7,517.24	4	\$ 7,517.24	\$ -	\$ -	\$ 7,517.24	\$ -	\$ -
63	Dog Park Drinking Fountain	EA 2	\$ 5,324.51	\$ 10,649.02	2	\$ 10,649.02	\$ -	\$ -	\$ 10,649.02	\$ -	\$ -
64	Dog Park Trash Receptacle	EA 2	\$ 2,235.80	\$ 4,471.60	2	\$ 4,471.60	\$ -	\$ -	\$ 4,471.60	\$ -	\$ -

Application No: 19
 Application Date: 11/8/2025

Contractor's signed Certification is attached
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column 1 on Contracts where variable retainage for line items may apply

ITEM NO.	DESCRIPTION OF WORK	Unit Type	Unit Qty	Unit Price	SCHEDULED	Previous Units	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PERCENT %	H BALANCE TO FINISH	I RETAINAGE 0%
							FROM PREVIOUS APPLICATIONS	Current Quantity						
65	Dog Park Pet Waste Station	EA	2	\$ 586.72	\$ 1,113.44	2	\$ 1,113.44	\$ -	\$ -	\$ -	\$ 1,113.44	100%	\$ -	\$ -
66	Dog Park Agility Equipment (small dog area)	LS	1	\$ 15,199.02	\$ 15,199.02	1	\$ 15,199.02	\$ -	\$ -	\$ -	\$ 15,199.02	100%	\$ -	\$ -
67	Dog Park Agility Equipment (large dog area)	LS	1	\$ 14,549.39	\$ 14,549.39	1	\$ 14,549.39	\$ -	\$ -	\$ -	\$ 14,549.39	100%	\$ -	\$ -
68	Dog Park Colored Concrete	SF	1426	\$ 20,805.34	\$ 20,805.34	1426	\$ 20,805.34	\$ -	\$ -	\$ -	\$ 20,805.34	100%	\$ -	\$ -
69	Tennis Court Camouflaged Shade Structure	EA	1	\$ 36,270.12	\$ 36,270.12	1	\$ 36,270.12	\$ -	\$ -	\$ -	\$ 36,270.12	100%	\$ -	\$ -
70	Tennis Courts w/ Lighting - Turkey	EA	1	\$ 324,857.83	\$ 324,857.83	1	\$ 324,857.83	\$ -	\$ -	\$ -	\$ 324,857.83	100%	\$ -	\$ -
71	6" Tubular Steel Fence at Cul-de-sac	LF	150	\$ 101.44	\$ 15,216.00	24	\$ 2,434.56	\$ 12,781.44	\$ -	\$ -	\$ 15,216.00	100%	\$ -	\$ -
72	6" Tubular Steel Double Gate at Cul-de-sac (including hardware)	LS	1	\$ 6,364.20	\$ 6,364.20	1	\$ 6,364.20	\$ -	\$ -	\$ -	\$ 6,364.20	100%	\$ -	\$ -
73	Trash Receptacle	EA	11	\$ 2,053.71	\$ 22,590.81	11	\$ 22,590.81	\$ -	\$ -	\$ -	\$ 22,590.81	100%	\$ -	\$ -
74	Drinking Fountain	EA	1	\$ 5,324.51	\$ 5,324.51	1	\$ 5,324.51	\$ -	\$ -	\$ -	\$ 5,324.51	100%	\$ -	\$ -
75	6' Bench (Model 506-60TX)	EA	10	\$ 2,451.57	\$ 24,515.70	10	\$ 24,515.70	\$ -	\$ -	\$ -	\$ 24,515.70	100%	\$ -	\$ -
76	Concrete Bench Pad	SF		\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	100%	\$ -	\$ -
77	Ping Pong Table	EA	1	\$ 42,340.55	\$ 42,340.55	1	\$ 42,340.55	\$ -	\$ -	\$ -	\$ 42,340.55	100%	\$ -	\$ -
78	Foosball Table	EA	1	\$ 13,103.95	\$ 13,103.95	1	\$ 13,103.95	\$ -	\$ -	\$ -	\$ 13,103.95	100%	\$ -	\$ -
79	Cermlite Boards	EA	4	\$ 1,431.43	\$ 5,725.72	4	\$ 5,725.72	\$ -	\$ -	\$ -	\$ 5,725.72	100%	\$ -	\$ -
80	Teardrop Swings (installed)	EA	4	\$ 8,586.31	\$ 34,345.24	3	\$ 25,756.93	\$ 8,588.31	\$ -	\$ -	\$ 34,345.24	100%	\$ -	\$ -
81	Grill w/ concrete pad	EA	2	\$ 627.97	\$ 1,255.94	2	\$ 1,255.94	\$ -	\$ -	\$ -	\$ 1,255.94	100%	\$ -	\$ -
82	ADA Picnic Table (Model 296-42-30TX(S-2))	EA	4	\$ 3,591.35	\$ 14,365.40	4	\$ 14,365.40	\$ -	\$ -	\$ -	\$ 14,365.40	100%	\$ -	\$ -
83	Picnic Table (Model 296-42-40TX)	EA	9	\$ 4,321.10	\$ 38,889.90	9	\$ 38,889.90	\$ -	\$ -	\$ -	\$ 38,889.90	100%	\$ -	\$ -
84	Picnic Table (Model 298-60TX)	EA	6	\$ 5,032.46	\$ 30,194.76	6	\$ 30,194.76	\$ -	\$ -	\$ -	\$ 30,194.76	100%	\$ -	\$ -
85	ADA Picnic Table (Model 298-60-2TX)	EA	1	\$ 5,244.69	\$ 5,244.69	1	\$ 5,244.69	\$ -	\$ -	\$ -	\$ 5,244.69	100%	\$ -	\$ -
86	Bike Rack (Model 293-00(S-2))	EA	4	\$ 526.94	\$ 2,107.76	4	\$ 2,107.76	\$ -	\$ -	\$ -	\$ 2,107.76	100%	\$ -	\$ -
87	Misc. Site Work Allowance	LS	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00	100%	\$ -	\$ -
SUBTOTAL HARDCAPE(OUTSIDE POOL FENCE)					\$ 3,523,730.87	\$ 3,523,730.87	\$ 55,887.58	\$ -	\$ -	\$ -	\$ 3,523,730.87	100%	\$ -	\$ -
Pool/Lazy River Softscape														
1	Nellie R. Stevens Holly - 65 Gal.	EA	13	\$ 1,202.12	\$ 15,627.56	13	\$ 15,627.56	\$ -	\$ -	\$ -	\$ 15,627.56	100%	\$ -	\$ -
2	Loropetalum - 5 Gal.	EA	9	\$ 44.29	\$ 398.61	9	\$ 398.61	\$ -	\$ -	\$ -	\$ 398.61	100%	\$ -	\$ -
3	Adagio Grass - 3 Gal.	EA	15	\$ 37.96	\$ 569.40	15	\$ 569.40	\$ -	\$ -	\$ -	\$ 569.40	100%	\$ -	\$ -
4	Cassian Grass - 3 Gal.	EA	27	\$ 37.96	\$ 1,024.92	27	\$ 1,024.92	\$ -	\$ -	\$ -	\$ 1,024.92	100%	\$ -	\$ -
5	Sunshine Ligustrum - 3 Gal.	EA	66	\$ 56.94	\$ 3,755.04	66	\$ 3,755.04	\$ -	\$ -	\$ -	\$ 3,755.04	100%	\$ -	\$ -
6	Carrisa Holly - 3 Gal.	EA	48	\$ 37.96	\$ 1,822.08	48	\$ 1,822.08	\$ -	\$ -	\$ -	\$ 1,822.08	100%	\$ -	\$ -
7	Butterfly Iris - 1 Gal.	EA	115	\$ 22.78	\$ 2,619.70	115	\$ 2,619.70	\$ -	\$ -	\$ -	\$ 2,619.70	100%	\$ -	\$ -
8	Var. Flax Lily - 1 Gal.	EA	100	\$ 22.78	\$ 2,278.00	100	\$ 2,278.00	\$ -	\$ -	\$ -	\$ 2,278.00	100%	\$ -	\$ -
9	Landscape Boulders	TON	7	\$ 949.04	\$ 6,643.28	7	\$ 6,643.28	\$ -	\$ -	\$ -	\$ 6,643.28	100%	\$ -	\$ -
10	Irrigation System (Complete & Operable)	LS	1	\$ 22,565.61	\$ 22,565.61	1	\$ 22,565.61	\$ -	\$ -	\$ -	\$ 22,565.61	100%	\$ -	\$ -
SUBTOTAL POOL/LAZY RIVER SOFTSCAPE					\$ 57,307.20	\$ 57,307.20	\$ -	\$ -	\$ -	\$ -	\$ 57,307.20	100%	\$ -	\$ -

PROJECT: Sunterra Recreation Center Facility
 Application No: 19
 Application Date: 1/18/2025

ITEM NO.	DESCRIPTION OF WORK	Unit Type	Unit Qty	Unit Price	SCHEDULED	PREVIOUS Units	D FROM PREVIOUS APPLICATIONS	E THIS PERIOD	F MATERIALS PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PERCENT %	H BALANCE TO FINISH	I RETAINAGE 0%
Pool/Lazy River Hardscape													
1	Site Lighting and Electrical (Operational)	LS	1	\$ 165,710.68	\$ 165,710.68	1	\$ 165,710.68	\$ -	\$ -	\$ 165,710.68	100%	\$ -	\$ -
2	(Conduit, Fixtures, Third Party Inspection, etc.)	LS	1	\$ 165,703.91	\$ -	1	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
3	Restroom Cube(Including connections)	LS	1	\$ 165,703.91	\$ 165,703.91	1	\$ 165,703.91	\$ -	\$ -	\$ 165,703.91	100%	\$ -	\$ -
4	Lazy River Equipment Enclosure Slab	LS	1	\$ 17,015.82	\$ 17,015.82	1	\$ 17,015.82	\$ -	\$ -	\$ 17,015.82	100%	\$ -	\$ -
5	Lazy River Equipment Enclosure Walls (w/ community name)	LF	140	\$ 328.10	\$ 45,934.00	140	\$ 45,934.00	\$ -	\$ -	\$ 45,934.00	100%	\$ -	\$ -
6	Lazy River Equipment Enclosure 8' Ht. Louvered Gates	EA	3	\$ 2,453.32	\$ 7,389.96	3	\$ 7,389.96	\$ -	\$ -	\$ 7,389.96	100%	\$ -	\$ -
7	Lazy River Equipment Enclosure Shade Structures	LS	1	\$ 107,851.00	\$ 107,851.00	1	\$ 107,851.00	\$ -	\$ -	\$ 107,851.00	100%	\$ -	\$ -
8	Electrical Connection to Lazy River Equipment Enclosure	LS	1	\$ 23,282.75	\$ 23,282.75	1	\$ 23,282.75	\$ -	\$ -	\$ 23,282.75	100%	\$ -	\$ -
9	Water Connection to Lazy River Equipment Enclosure	LS	1	\$ 10,087.40	\$ 10,087.40	1	\$ 10,087.40	\$ -	\$ -	\$ 10,087.40	100%	\$ -	\$ -
10	Storm Connection to Lazy River Equipment Enclosure	LS	1	\$ 2,526.47	\$ 2,526.47	1	\$ 2,526.47	\$ -	\$ -	\$ 2,526.47	100%	\$ -	\$ -
11	911 Pool Phone	EA	1	\$ 1,515.88	\$ 1,515.88	1	\$ 1,515.88	\$ -	\$ -	\$ 1,515.88	100%	\$ -	\$ -
12	8' Ht. Ameristar Fencing	LF	720	\$ 140.81	\$ 101,383.20	720	\$ 101,383.20	\$ -	\$ -	\$ 101,383.20	100%	\$ -	\$ -
13	8' Ht. Ameristar Pedestrian Gate(Including access control)	EA	2	\$ 5,568.36	\$ 11,136.72	2	\$ 11,136.72	\$ -	\$ -	\$ 11,136.72	100%	\$ -	\$ -
14	Access Control Hardware Allowance	LS	1	\$ 6,500.00	\$ 6,500.00	1	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00	100%	\$ -	\$ -
15	Lazy River Pump Enclosure(Including 4x10 wains & pin mounted lettering)	EA	5	\$ 1,894.86	\$ 9,474.30	5	\$ 9,474.30	\$ -	\$ -	\$ 9,474.30	100%	\$ -	\$ -
16	Pool Shade Structure (15'x31' steelwork monoslope)	EA	1	\$ 49,026.66	\$ 49,026.66	1	\$ 49,026.66	\$ -	\$ -	\$ 49,026.66	100%	\$ -	\$ -
17	Pool Shade Structure Column Cladding	EA	6	\$ 1,289.16	\$ 7,734.96	6	\$ 7,734.96	\$ -	\$ -	\$ 7,734.96	100%	\$ -	\$ -
18	Lazy River Bridge	EA	1	\$ 28,376.13	\$ 28,376.13	1	\$ 28,376.13	\$ -	\$ -	\$ 28,376.13	100%	\$ -	\$ -
19	Pool Decking	SF	18622	\$ 11.25	\$ 209,497.50	18622	\$ 209,497.50	\$ -	\$ -	\$ 209,497.50	100%	\$ -	\$ -
20	Pool Tower Shower(complete and operable w/ drain and water supply) 565 SM ADA SHOWER	EA	1	\$ 7,620.26	\$ 7,620.26	1	\$ 7,620.26	\$ -	\$ -	\$ 7,620.26	100%	\$ -	\$ -
21	Pool Inner Tube Corral	EA	3	\$ 3,049.14	\$ 3,049.14	3	\$ 3,049.14	\$ -	\$ -	\$ 3,049.14	100%	\$ -	\$ -
22	Pool	LS	1	\$ 565,362.17	\$ 565,362.17	1.00	\$ 565,362.17	\$ -	\$ -	\$ 565,362.17	100%	\$ -	\$ -
23	Lazy River	LS	1	\$ 768,573.84	\$ 768,573.84	1.00	\$ 768,573.84	\$ -	\$ -	\$ 768,573.84	100%	\$ -	\$ -
24	Water Slide (complete and operable)	LS	1	\$ 183,073.57	\$ 183,073.57	1.00	\$ 183,073.57	\$ -	\$ -	\$ 183,073.57	100%	\$ -	\$ -
25	Vortex Splash Equipment(In pool area complete and operable)	LS	1	\$ 125,314.01	\$ 125,314.01	1.00	\$ 125,314.01	\$ -	\$ -	\$ 125,314.01	100%	\$ -	\$ -
26	3' Wide River Rock Band at Lazy River	LF	110	\$ 75.79	\$ 8,336.90	110.00	\$ 8,336.90	\$ -	\$ -	\$ 8,336.90	100%	\$ -	\$ -
27	Triangle Fabric Shade Structures	LS	1	\$ 129,383.22	\$ 129,383.22	1.00	\$ 129,383.22	\$ -	\$ -	\$ 129,383.22	100%	\$ -	\$ -
28	Synthetic Turf	SF	4	\$ -	\$ -	4	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -
29	Hammocks (installed w/ posts)	EA	4	\$ 3,795.21	\$ 15,180.84	4	\$ 15,180.84	\$ -	\$ -	\$ 15,180.84	100%	\$ -	\$ -
30	Trash Receptacle	EA	4	\$ 2,340.26	\$ 9,361.04	4	\$ 9,361.04	\$ -	\$ -	\$ 9,361.04	100%	\$ -	\$ -
SUBTOTAL POOL/LAZY RIVER HARDSCAPE					\$ 2,785,402.33		\$ 2,785,402.33			\$ 2,785,402.33	100%	\$ -	\$ -
Package 2 Restroom Pavilion													
1	Temporary Enclosures	LS	1	\$ -	\$ -	1	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
2	Final Clean	LS	1	\$ 1,392.25	\$ 1,392.25	1	\$ 1,392.25	\$ -	\$ -	\$ 1,392.25	100%	\$ -	\$ -
3	Layout & Equipment	LS	1	\$ 1,768.53	\$ 1,768.53	1	\$ 1,768.53	\$ -	\$ -	\$ 1,768.53	100%	\$ -	\$ -
4	Concrete Equipment	LS	1	\$ -	\$ -	1	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
5	Cast in Place Concrete	LS	1	\$ 74,076.71	\$ 74,076.71	1	\$ 74,076.71	\$ -	\$ -	\$ 74,076.71	100%	\$ -	\$ -
6	Masonry	LS	1	\$ 499.56	\$ 499.56	1	\$ 499.56	\$ -	\$ -	\$ 499.56	100%	\$ -	\$ -
7	Stone	LS	1	\$ 16,287.74	\$ 16,287.74	1	\$ 16,287.74	\$ -	\$ -	\$ 16,287.74	100%	\$ -	\$ -
8	Steel Fabrication	LS	1	\$ 681.55	\$ 681.55	1	\$ 681.55	\$ -	\$ -	\$ 681.55	100%	\$ -	\$ -
9	Steel Erection	LS	1	\$ -	\$ -	1	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
10	Misc. Metals	LS	1	\$ -	\$ -	1	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
11	Rough Carpentry	LS	1	\$ 179,700.30	\$ 179,700.30	1	\$ 179,700.30	\$ -	\$ -	\$ 179,700.30	100%	\$ -	\$ -
12	Timber Framed Carpentry	LS	1	\$ -	\$ -	1	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -

Application No: 19
 Application Date: 1/8/2025

ITEM NO.	DESCRIPTION OF WORK	Unit Qty	Unit Price	C SCHEDULED	D FROM PREVIOUS APPLICATIONS	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PERCENT %	H BALANCE TO FINISH	I RETAINAGE
12	Fixed Ladder	LS 1	\$ 3,144.09	\$ 3,144.09	\$ 3,144.09	\$ -	\$ -	3,144.09	100%	\$ -	\$ -
13	Building Insulation	LS 1	\$ 10,004.86	\$ 10,004.86	\$ 10,004.86	\$ -	\$ -	10,004.86	100%	\$ -	\$ -
14	Metal Wall Panels	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
15	Standing Seam Metal Roofing & Accessories	LS 1	\$ 75,229.53	\$ 75,229.53	\$ 75,229.53	\$ -	\$ -	75,229.53	100%	\$ -	\$ -
16	Wood Siding	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
17	Door / Hardware Installation	LS 1	\$ 12,439.61	\$ 12,439.61	\$ 12,439.61	\$ -	\$ -	12,439.61	100%	\$ -	\$ -
18	Door Hardware	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
19	Sectional Doors	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
20	Storefronts	LS 1	\$ 41,407.92	\$ 41,407.92	\$ 41,407.92	\$ -	\$ -	41,407.92	100%	\$ -	\$ -
21	Glass and Glazing	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
22	Louvers and Vents	LS 1	\$ 1,030.41	\$ 1,030.41	\$ 1,030.41	\$ -	\$ -	1,030.41	100%	\$ -	\$ -
23	Gypsum	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
24	Rubber Base	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
25	Ceramic Tile	LS 1	\$ 21,404.31	\$ 21,404.31	\$ 21,404.31	\$ -	\$ -	21,404.31	100%	\$ -	\$ -
26	Flooring Preparation	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
27	Flooring Protection	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
28	Concrete Floor Sealer	LS 1	\$ 2,899.41	\$ 2,899.41	\$ 2,899.41	\$ -	\$ -	2,899.41	100%	\$ -	\$ -
29	Aluminum Canopies	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
30	Painting	LS 1	\$ 68,790.93	\$ 68,790.93	\$ 68,790.93	\$ -	\$ -	68,790.93	100%	\$ -	\$ -
31	Signage and Graphics	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
32	Toilet Accessories	LS 1	\$ 25,821.86	\$ 25,821.86	\$ 25,821.86	\$ -	\$ -	25,821.86	100%	\$ -	\$ -
33	Fire Extinguishers	LS 1	\$ 275.81	\$ 275.81	\$ 275.81	\$ -	\$ -	275.81	100%	\$ -	\$ -
34	Plumbing	LS 1	\$ 81,352.57	\$ 81,352.57	\$ 81,352.57	\$ -	\$ -	81,352.57	100%	\$ -	\$ -
35	HVAC	LS 1	\$ 54,887.73	\$ 54,887.73	\$ 54,887.73	\$ -	\$ -	54,887.73	100%	\$ -	\$ -
36	Testing and Balancing	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
37	HVAC Filter Changes	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
38	Electrical	LS 1	\$ 29,596.95	\$ 29,596.95	\$ 29,596.95	\$ -	\$ -	29,596.95	100%	\$ -	\$ -
39	Lighting	LS 1	\$ 78,301.03	\$ 78,301.03	\$ 78,301.03	\$ -	\$ -	78,301.03	100%	\$ -	\$ -
40	Access Control	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
41	Fire Detection / Alarm	LS 1	\$ 14,871.57	\$ 14,871.57	\$ 14,871.57	\$ -	\$ -	14,871.57	100%	\$ -	\$ -
42											
				\$ 795,867.23	\$ 795,867.23	\$ -	\$ -	795,867.23	100%	\$ -	\$ -
GRAND TOTAL BASE BID				\$ 8,113,847.82	\$ 8,113,847.82	\$ -	\$ -	8,113,847.82		\$ -	\$ -
Alternate Items											
A1	Alternate #1: Broom Finish Concrete in lieu of Sundeck paving	SF 18453	\$ (4.79)	\$ (88,389.87)	\$ -	\$ 18453	\$ (88,389.87)	100%	\$ -	\$ -	\$ -
SUBTOTAL ALTERNATE ITEMS				\$ (88,389.87)	\$ (88,389.87)	\$ -	\$ (88,389.87)	100%	\$ -	\$ -	\$ -
A2	Alternate #2: Coordination w building / clubhouse contractor	LS 1	\$ -	\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
SUBTOTAL ALTERNATE #2: COORDINATION W BUILDING / CLUBHOUSE CONTRACTOR				\$ -	\$ -	\$ -	\$ -	-	#DIV/0!	\$ -	\$ -
A3	Alternate #3: vs Light Fixtures	LS 1	\$ (12,120.00)	\$ (12,120.00)	\$ -	\$ 1	\$ (12,120.00)	100%	\$ -	\$ -	\$ -
SUBTOTAL ALTERNATE #3: COORDINATION W BUILDING / CLUBHOUSE CONTRACTOR				\$ (12,120.00)	\$ (12,120.00)	\$ -	\$ (12,120.00)	100%	\$ -	\$ -	\$ -
001	Owner Change Order # 001	LS 1	\$ 78,812.16	\$ 78,812.16	\$ -	\$ -	\$ -	78,812.16	100%	\$ -	\$ -
SUBTOTAL OWNER CHANGE ORDER # 001				\$ 78,812.16	\$ 78,812.16	\$ -	\$ -	78,812.16	100%	\$ -	\$ -

CONTINUATION SHEET													
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing													
Contractor's signed Certification is attached													
In tabulations below, amounts are stated to the nearest dollar.													
Use Column 1 on Contracts where variable retainage for line items may apply													
PROJECT: Sunterra Recreation Center Facility													
Application No: 19													
Application Date: 11/8/2025													
A	B	C	D	E	F	G	H	I					
ITEM NO.	DESCRIPTION OF WORK	Unit Type	Unit Qty	Unit Price	SCHEDULED	PREVIOUS UNITS	WORK COMPLETED FROM PREVIOUS APPLICATIONS	THIS PERIOD	MATERIALS STORED PRESENTLY	TOTAL COMPLETED AND STORED TO DATE	PERCENT %	BALANCE TO FINISH	RETAINAGE %
002	Owner Change Order # 002 - Electrical Changes IFC	LS	1	\$ 23,162.69	\$ 23,162.69	1	\$ 23,162.69	\$ -	\$ -	\$ 23,162.69	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 002 - ELECTRICAL CHANGES IFC				\$ 23,162.69		\$ 23,162.69	\$ -	\$ -	\$ 23,162.69	100%	\$ -	\$ -
003	Owner Change Order # 003 - Data Sleeves	LS	1	\$ 19,771.96	\$ 19,771.96	1	\$ 19,771.96	\$ -	\$ -	\$ 19,771.96	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 003 - DATA SLEEVES				\$ 19,771.96		\$ 19,771.96	\$ -	\$ -	\$ 19,771.96	100%	\$ -	\$ -
004	Owner Change Order # 004 - 3in WATER METER	LS	1	\$ 26,705.61	\$ 26,705.61	1	\$ 26,705.61	\$ -	\$ -	\$ 26,705.61	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 004 - 3IN WATER METER				\$ 26,705.61		\$ 26,705.61	\$ -	\$ -	\$ 26,705.61	100%	\$ -	\$ -
005	Owner Change Order # 005 - ELECT BUS CT CAN	LS	1	\$ 10,328.18	\$ 10,328.18	1	\$ 10,328.18	\$ -	\$ -	\$ 10,328.18	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 005 - ELECT BUS CT CAN				\$ 10,328.18		\$ 10,328.18	\$ -	\$ -	\$ 10,328.18	100%	\$ -	\$ -
006	Owner Change Order # 006 - ADDITIONAL SLEEVES	LS	1	\$ 18,735.07	\$ 18,735.07	1	\$ 18,735.07	\$ -	\$ -	\$ 18,735.07	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 006 - ADDITIONAL SLEEVES				\$ 18,735.07		\$ 18,735.07	\$ -	\$ -	\$ 18,735.07	100%	\$ -	\$ -
007	Owner Change Order # 007 - MISC CHANGES	LS	1	\$ 6,764.79	\$ 6,764.79	1	\$ 6,764.79	\$ -	\$ -	\$ 6,764.79	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 007 - MISC CHANGES				\$ 6,764.79		\$ 6,764.79	\$ -	\$ -	\$ 6,764.79	100%	\$ -	\$ -
008	Owner Change Order # 008 - CANOPY FOR WATER SLIDE	LS	1	\$ 42,815.45	\$ 42,815.45	1	\$ 42,815.45	\$ -	\$ -	\$ 42,815.45	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 008 - CANOPY FOR WATER SLIDE				\$ 42,815.45		\$ 42,815.45	\$ -	\$ -	\$ 42,815.45	100%	\$ -	\$ -
009	Owner Change Order # 009 - MONUMENT RELOCATION	LS	1	\$ 3,319.49	\$ 3,319.49	1	\$ 3,319.49	\$ -	\$ -	\$ 3,319.49	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 009 - MONUMENT RELOCATION				\$ 3,319.49		\$ 3,319.49	\$ -	\$ -	\$ 3,319.49	100%	\$ -	\$ -
010	Owner Change Order # 010 - SOD CHANGE, MID BLOCK CROSSING	LS	1	\$ 54,562.17	\$ 54,562.17	1	\$ 54,562.17	\$ -	\$ -	\$ 54,562.17	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 010 - SOD CHANGE, MID BLOCK CROSSING				\$ 54,562.17		\$ 54,562.17	\$ -	\$ -	\$ 54,562.17	100%	\$ -	\$ -
011	Owner Change Order # 011 Lower Doors, gate enclosures, w	LS	1	\$ 29,753.21	\$ 29,753.21	1	\$ 29,753.21	\$ -	\$ -	\$ 29,753.21	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 011 LOUVER DOORS, GATE ENCLOSURES, WAX MYRTLES, WATER				\$ 29,753.21		\$ 29,753.21	\$ -	\$ -	\$ 29,753.21	100%	\$ -	\$ -
012	Owner Change Order # 012 - Envvera - Data Access additions to	LS	1	\$ 13,147.60	\$ 13,147.60	1	\$ 13,147.60	\$ -	\$ -	\$ 13,147.60	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 012 - ENVVERA - DATA ACCESS ADDITIONS TO CONTRACT				\$ 13,147.60		\$ 13,147.60	\$ -	\$ -	\$ 13,147.60	100%	\$ -	\$ -
013	Owner Change Order # 013 - CREDIT FOR WORK NOT PERFO	LS	1	\$ (67,226.14)	\$ (67,226.14)	1	\$ (67,226.14)	\$ -	\$ -	\$ (67,226.14)	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 013 - CREDIT FOR WORK NOT PERFORMED				\$ (67,226.14)		\$ (67,226.14)	\$ -	\$ -	\$ (67,226.14)	100%	\$ -	\$ -
	Supplemental Pricing Items												
S1	Bore and Sleeve	LF	1	\$ 54.06	\$ 54.06		\$ -	\$ -	\$ -	\$ -	0%	\$ 54.06	\$ -
S2	Hand Watering (Bleed Valves)	DAY	1	\$ 840.94	\$ 840.94		\$ -	\$ -	\$ -	\$ -	0%	\$ 840.94	\$ -
S3	Truck Watering	DAY	1	\$ 2,522.80	\$ 2,522.80		\$ -	\$ -	\$ -	\$ -	0%	\$ 2,522.80	\$ -
S4	Generator	WEEK	1	\$ 1,705.63	\$ 1,705.63		\$ -	\$ -	\$ -	\$ -	0%	\$ 1,705.63	\$ -
S5	Clean Builder Debris	DAY	1	\$ 3,604.00	\$ 3,604.00		\$ -	\$ -	\$ -	\$ -	0%	\$ 3,604.00	\$ -
S6	Adjust Storm Sewer Manholes	EA	1	\$ 2,402.67	\$ 2,402.67		\$ -	\$ -	\$ -	\$ -	0%	\$ 2,402.67	\$ -
S7	Import and Place Soil	CY	100	\$ 54.54	\$ 5,454.00		\$ -	\$ -	\$ -	\$ -	0%	\$ 5,454.00	\$ -
S8	Haul and Dispose Soil	CY	100	\$ 96.11	\$ 9,611.00		\$ -	\$ -	\$ -	\$ -	0%	\$ 9,611.00	\$ -
S9	Silt Fence Removal	LF	1	\$ 3.61	\$ 3.61		\$ -	\$ -	\$ -	\$ -	0%	\$ 3.61	\$ -
S10	Sanitary Line Clean Out	EA	1	\$ 300.33	\$ 300.33		\$ -	\$ -	\$ -	\$ -	0%	\$ 300.33	\$ -
S11	New Sanitary Manhole	EA	1	\$ 4,805.33	\$ 4,805.33		\$ -	\$ -	\$ -	\$ -	0%	\$ 4,805.33	\$ -
S12	8" Sanitary PVC	LF	10	\$ 78.09	\$ 780.90		\$ -	\$ -	\$ -	\$ -	0%	\$ 780.90	\$ -
	SUBTOTAL SUPPLEMENTAL PRICING ITEMS				\$ 32,085.27		\$ -	\$ -	\$ -	\$ 32,085.27	0%	\$ 32,085.27	\$ -

Contractor's signed Certification is attached
 Application No: 19
 Application Date: 1/18/2025
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column 1 on Contracts where variable retainage for line items may apply

ITEM NO.	DESCRIPTION OF WORK	Unit Type	Unit Qty	Unit Price	C SCHEDULED	D FROM PREVIOUS APPLICATIONS	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PERCENT %	H BALANCE TO FINISH	I RETAINAGE 0%
BID TOTALS:												
	SUBTOTAL GENERAL CONDITIONS				\$ 277,848.89	\$ 277,848.89	\$ -	\$ -	\$ 277,848.89	100%	\$ -	\$ -
	SUBTOTAL SOFTSCAPE(OUTSIDE POOL FENCE)				\$ 673,691.30	\$ 632,151.30	\$ 41,540.00	\$ -	\$ 673,691.30	100%	\$ -	\$ -
	SUBTOTAL HARDSCAPE(OUTSIDE POOL FENCE)				\$ 3,523,730.87	\$ 3,467,843.29	\$ 55,887.58	\$ -	\$ 3,523,730.87	100%	\$ -	\$ -
	SUBTOTAL POOL/LAZY RIVER SOFTSCAPE				\$ 57,307.20	\$ 57,307.20	\$ -	\$ -	\$ 57,307.20	100%	\$ -	\$ -
	SUBTOTAL SUBTOTAL POOL/LAZY RIVER HARDSCAPE				\$ 2,785,402.33	\$ 2,785,402.33	\$ -	\$ -	\$ 2,785,402.33	100%	\$ -	\$ -
	SUBTOTAL SUBTOTAL PACKAGE 2 RESTROOM PAVILION				\$ 795,867.23	\$ 795,867.23	\$ -	\$ -	\$ 795,867.23	100%	\$ -	\$ -
	SUBTOTAL ALTERNATE ITEMS				\$ (100,509.87)	\$ (100,509.87)	\$ -	\$ -	\$ (100,509.87)	100%	\$ -	\$ -
	SUBTOTAL SUBTOTAL OWNER CHANGE ORDER # 001				\$ 78,812.16	\$ 78,812.16	\$ -	\$ -	\$ 78,812.16	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 002 - ELECTRICAL CHANGES IFC				\$ 23,162.69	\$ 23,162.69	\$ -	\$ -	\$ 23,162.69	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 003 - DATA SLEEVES				\$ 19,771.96	\$ 19,771.96	\$ -	\$ -	\$ 19,771.96	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 004 - 3IN WATER METER				\$ 26,705.61	\$ 26,705.61	\$ -	\$ -	\$ 26,705.61	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 005 - ELECT BUS CT CAN				\$ 10,328.18	\$ 10,328.18	\$ -	\$ -	\$ 10,328.18	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 006 - ADDITIONAL SLEEVES				\$ 18,735.07	\$ 18,735.07	\$ -	\$ -	\$ 18,735.07	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 007 - MISC CHANGES				\$ 6,764.79	\$ 6,764.79	\$ -	\$ -	\$ 6,764.79	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 008 - CANOPY FOR WATER SLIDE				\$ 42,815.45	\$ 42,815.45	\$ -	\$ -	\$ 42,815.45	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 009 - MONUMENT RELOCATION				\$ 3,319.49	\$ 3,319.49	\$ -	\$ -	\$ 3,319.49	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 010 - SOD CHANGE, MID BLOCK CROSSING				\$ 54,562.17	\$ 54,562.17	\$ -	\$ -	\$ 54,562.17	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 011 LOUVER DOORS, GATE ENCLOSURES, WAX MYR				\$ 29,753.21	\$ 29,753.21	\$ -	\$ -	\$ 29,753.21	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 012 - ENVERA - DATA ACCESS ADDITIONS TO CONTR				\$ 13,147.60	\$ 13,147.60	\$ -	\$ -	\$ 13,147.60	100%	\$ -	\$ -
	SUBTOTAL OWNER CHANGE ORDER # 013 - CREDIT FOR WORK NOT PERFORMED				\$ (67,226.14)	\$ (67,226.14)	\$ -	\$ -	\$ (67,226.14)	100%	\$ -	\$ -
	GRAND TOTAL (Base Bid):				\$ 8,273,990.19	\$ 8,331,151.02	\$ (57,160.83)	\$ -	\$ 8,273,990.19	100%	\$ -	\$ -
	SUBTOTAL SUBTOTAL SUPPLEMENTAL PRICING ITEMS				\$ 32,085.27	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -



January 13, 2025

Mr. Chad Millis
Millis Development
Missouri City, TX

Re: Final Acceptance Letter
Sunterra Recreation Center Facility
Project # 299-22-180

Dear Mr. Millis:

We have reviewed the project at the end of the maintenance period and have confirmed that all Punch List items have been completed. This letter serves as your letter of Final Acceptance.

Respectfully,

Ms. Stephanie Lee
Landscape Architect

Cc: Mr. Shamar O'Bryant
Astro Sunterra LP

Harris County M.U.D. No. 569
c/o Kris Eddlemon – Legal Assistant
Schwartz, Page & Harling LLP

EXHIBIT L



Harris County Municipal Utility District No. 569

Landscape Architect's Report

February 24, 2025

Landscape Architecture matters, including the following:

- A. Request permission to authorize design/documentation phase, as appropriate, for the following construction projects:
 - i. **None.**

- B. Approve plans and specifications and authorize advertisement for bids for the following construction projects:
 - i. **None.**

- C. Review bids and award contracts, as appropriate, for the following construction projects:
 - i. **None.**

- D. Approve Pay Estimates, change orders, and/or final acceptance, as appropriate, for the following construction projects:
 - Phase 6 Pkg 1: Section 42, 43 Landscape Improvements – Hardscape. Project was awarded 9/11/2023 to A Group Construction. MUD contract executed 9/11/23, NTP issued 11/17/23. The package scope is complete. **No Action.**

 - Phase 6 Pkg 1: Section 42, 43 Landscape Improvements - Softscape. Project was awarded 09/11/2023 to Strickscapes. MUD executed contract 10/9/23, NTP issued 11/17/23. **No Action.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 484,484.36	<i>Comment(s)</i>
Pay Application #1	\$ 15,288.47	11/17/2023
Change Order #1	\$ 33,387.15	2/19/2024
Change Order #2	\$ 32,111.16	2/29/2024
Pay Application #2	\$ 431,833.31	02/29/2024
Change Order #3	\$ 27,808.88	03/05/2024
Pay Application #3	\$ 37,990.75	03/29/2024
Change Order #4	\$ 16,358.51	03/19/2024
Pay Application #4	\$ 43,041.24	05/09/2024
Pay Application #5	\$ 3,290.60	06/05/2024
Pay Application #6	\$ 3,290.68	07/03/2024
Pay Application #7	\$ 59,415.01	07/24/2024
<hr/>		
Current Contract Value	\$ 594,150.06	
Balance to Finish	\$ 0.00	



- Phase 6 Pkg 2: Section 35-36 & 44 Landscape Improvements – Hardscape. Project was awarded 10/25/2023 to DL Meachum. MUD contract executed 12/15/2023, NTP issued 1/30/24. **No Action.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 355,826.75	<i>Comment(s)</i>
Change Order #1	\$ 1,832.00	2/16/2024
Pay Application #1	\$ 247,430.83	2/28/2024
Change Order #2	\$ 31,872.80	03/18/2024
Pay Application #2	\$ 42,809.64	03/25/2024
Pay Application #3	\$ 24,658.02	04/24/2024
Change Order #3	\$ 2,650.50	04/05/2024
Change Order #4	\$ 29,686.00	04/29/2024
Pay Application #4	\$ 16,069.35	04/27/2024
Change Order #4	\$ 16,163.00	07/24/2024
Pay Application #5	\$ 7,449.30	08/20/2024
<hr/>		
Current Contract Value	\$ 376,019.05	
Balance to Finish	\$ 53,764.91	

- Phase 6 Pkg 2: Section 35-36 & 44 Landscape Improvements - Softscape. Project was awarded 10/25/2023 to Strickscapes. MUD contract executed 12/18/2023, NTP issued 11/17/23. **No Action.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 961,108.33	<i>Comment(s)</i>
Pay Application #1	\$ 13,638.20	11/16/2023
Pay Application #2	\$ 280,084.29	2/29/2024
Pay Application #3	\$ 138,684.78	03/29/2024
Change Order #1	\$ 205,578.17	04/12/2024
Pay Application #4	\$ 309,107.46	05/09/2024
Pay Application #5	\$ 42,432.23	08/13/2024
Pay Application #6	\$ 32,780.42	09/06/2024
Pay Application #7	\$ 107,804.37	09/27/2024
Pay Application #8	\$ 80,771.62	10/04/2024
Pay Application #9	\$ 32,465.36	11/06/2024
Pay Application #10	\$ 115,307.64	11/06/2024
<hr/>		
Current Contract Value	\$ 1,153,076.36	
Balance to Finish	\$ 0.00	

- **Phase 6 Pkg 3: Section 45 & 51-52 Landscape Improvements – Softscape & Hardscape.** Project was awarded 10/25/2023 to Strickscapes. MUD contract executed 12/20/2023, NTP issued 11/17/23. **No Action.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 1,371,638.33	<i>Comment(s)</i>
Pay Application #1	\$ 19,127.65	11/17/2023
Pay Application #2	\$ 90,869.69	03/06/2024
Pay Application #3	\$ 36,619.43	03/29/2024
Change Order #1	\$ 303,818.54	04/24/2024
Pay Application #4	\$ 694,096.28	05/09/2024
Pay Application #5	\$ 214,756.35	06/05/2024
Change Order #2	\$ -99,406.65	07/31/2024
Change Order #3	\$ 28,642.91	08/16/2024
Pay Application #6	\$ 9,594.18	09/06/2024
Pay Application #7	\$ 229,242.76	09/06/2024
Change Order #4	\$ 24,850.43	09/12/2024
Pay Application #8	\$ 156,253.56	10/01/2024
Pay Application #9	\$ 16,029.31	11/06/2024
Pay Application #10	\$ 162,954.36	11/06/2024
Current Contract Value	\$ 1,629,543.56	
Balance to Finish	\$ 0.00	

- **Phase 7 Pkg 1A & 1B: Landscape Improvements – Hardscape.** (Sections 57, 58, 59, 62). Project was awarded 06/07/2024 to WCI Services, Inc. MUD contract executed 08/08/2024, NTP issued 08/08/24. **Approve Change Order #1; Approve Pay Applications #1, #2, #3, #4, #5, #6.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 812,475.34	<i>Comment(s)</i>
Pay Application #1	\$ 139,853.15	08/28/2024
Pay Application #2	\$ 169,426.09	10/07/2024
Change Order #1	\$ 20,740.00	10/18/2024
Pay Application #3	\$ 97,516.25	10/24/2024
Pay Application #4	\$ 154,798.32	12/10/2024
Pay Application #5	\$ 75,039.99	01/09/2025
Pay Application #6	\$ 27,568.43	01/29/2025
Current Contract Value	\$ 833,215.34	
Balance to Finish	\$ 169,013.11	

- **Phase 7 Pkg 1A & 1B: Landscape Improvements – Softscape.** (Sections 57, 58, 59, 62). Project was awarded 06/06/2024 to Earth First Landscapes, LLC. MUD contract executed 08/20/2024, NTP issued 08/22/2024. **Approve Change Order #1; Approve Pay Applications #1, #2, #3, #4, #5, #6.**

Item	Amount	Notes
<i>Original Contract</i>	\$ 1,817,435.60	<i>Comment(s)</i>
Pay Application #1	\$ 41,972.40	08/28/2024
Pay Application #2	\$ 170,910.00	10/04/2024
Pay Application #3	\$ 85,975.20	10/28/2024
Pay Application #4	\$ 122,621.76	12/04/2024
Change Order #1	\$ 40,995.44	12/05/2024
Pay Application #5	\$ 341,295.30	01/10/2025
Pay Application #6	\$ 425,131.06	02/10/2025
<hr/>		
Current Contract Value	\$ 1,858,431.04	
Balance to Finish	\$ 670,525.32	

Proposed Action Items:

- **Phase 7 Pkg 1A & 1B: Landscape Improvements – Hardscape.** (Sections 57, 58, 59, 62). Project was awarded 06/07/2024 to WCI Services, Inc. MUD contract executed 08/08/2024, NTP issued 08/08/24. **Approve Change Order #1; Approve Pay Applications #1, #2, #3, #4, #5, #6.**
- **Phase 7 Pkg 1A & 1B: Landscape Improvements – Softscape.** (Sections 57, 58, 59, 62). Project was awarded 06/06/2024 to Earth First Landscapes, LLC. MUD contract executed 08/20/2024, NTP issued 08/22/2024. **Approve Change Order #1; Approve Pay Applications #1, #2, #3, #4, #5, #6.**

Sincerely,



LUKE ANDERSON, ASLA, PLA, LI
Project Manager

Direct: [210.469.3510](tel:210.469.3510)
Email: landerson@kwtxas.com

4039 Broadway Street, San Antonio, TX, 78209

EXHIBIT M



**MUNICIPAL ACCOUNTS
& CONSULTING, L.P.**

Bookkeeper's Report | February 24, 2025

**Harris County Municipal
Utility District No. 569**



WEBSITE

www.municipalaccounts.com



ADDRESS

1281 Brittmoores Road
Houston, Texas 77043



CONTACT

Phone: 713.623.4539
Fax: 713.629.6859

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Cash Flow Report - Checking Account

Harris County MUD No. 569 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 01/14/2025				\$7,909.82
Receipts				
	Accounts Receivable		35,986.63	
	Transfer from Operator		120,059.78	
	Interest Earned on Checking Account		35.86	
	Transfer from Money Market		106,000.00	
	Transfer from Money Market		86,000.00	
Total Receipts				\$348,082.27
Disbursements				
1387	Texas American Title Company	VOID: Title Research	0.00	
1388	Dilakshana Janahan	Customer Refund	(208.20)	
1389	Jessika Ellison	Customer Refund	(248.98)	
1390	Vishnu Swaminathan	Customer Refund	(215.17)	
1391	Best Trash	Garbage Expense	(12,806.80)	
1392	Fellers & Clark, LP	Sunterra Sec 39 - Repairs	(6,000.00)	
1393	Harris-Waller Co. MUD 4	Purchase Water & Mowing	(138,747.44)	
1394	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(5,372.87)	
1395	Municipal District Services, LLC	Maintenance & Repairs	(145,015.29)	
1396	On-Site Protection, LLC	Security Expense	(4,190.90)	
1397	Quiddity Engineering, LLC	Engineering Fees	(12,119.40)	
1398	Schwartz, Page & Harding, L.L.P.	Legal Fees	(19,185.48)	
1399	Silt Solutions, Inc	Inspection Expense	(2,580.00)	
1400	Water Utility Services	Laboratory Expense	(92.00)	
1401	McDonald & Wessendorff	Annual Insurance Premium	(3,069.00)	
1402	Texas American Title Company	Replace Check# 1387	(2,157.92)	
HR&P	Blakely Norris.	Fees of Office - 01/13/2025	(204.10)	
HR&P	Jason Schultz.	Fees of Office - 01/13/2025	(250.30)	
HR&P	Julia Pecina.	Fees of Office - 01/13/2025	(204.10)	
HR&P	Nicholas J Luton.	Fees of Office - 01/13/2025	(219.50)	
HR&P	HR&P	Payroll Administration Fee	(50.00)	
HR&P	United States Treasury	Payroll Tax	(135.20)	
Rtn Cks	Central Bank	Returned Customer Payments (1)	(475.00)	
Svc Chg	Central Bank	Service Charge	(20.00)	
Total Disbursements				(\$353,567.65)
Balance as of 02/24/2025				\$2,424.44

Cash Flow Report - Operator Account

Harris County MUD No. 569 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 01/14/2025				\$36,705.45
Receipts				
	Tap Connections (16)		39,145.00	
	Tap Connections (4)		9,755.00	
	Tap Connections (2)		4,940.00	
	Tap Connections (14)		33,580.00	
	Accounts Receivable		85,907.56	
	Accounts Receivable		2,831.26	
Total Receipts				\$176,158.82
Disbursements				
Svc Chg	Central Bank	Service Charge	(5.00)	
Sweep	Central Bank	Transfer to Checking	(120,059.78)	
Total Disbursements				(\$120,064.78)
Balance as of 02/24/2025				\$92,799.49

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



	January 2025			June 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	62,357	31,000	31,357	551,469	434,000	117,469	620,000
14108 Transfer Fees	1,220	1,108	112	13,479	8,867	4,612	13,300
Total Water Revenue	63,577	32,108	31,469	564,947	442,867	122,081	633,300
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	46,250	37,620	8,630	276,647	248,292	28,355	376,200
14203 Wastewater Inspection Fees	0	11,792	(11,792)	147,402	94,333	53,069	141,500
Total Wastewater Revenue	46,250	49,412	(3,161)	424,049	342,625	81,424	517,700
Property Tax Revenue							
14301 Maintenance Tax Collections	452,221	18,129	434,092	465,823	59,143	406,680	981,100
Total Property Tax Revenue	452,221	18,129	434,092	465,823	59,143	406,680	981,100
Tap Connection Revenue							
14501 Tap Connections	66,108	43,750	22,358	912,511	350,000	562,511	525,000
14502 Inspection Fees	13,116	4,050	9,066	19,983	32,400	(12,417)	48,600
Total Tap Connection Revenue	79,224	47,800	31,424	932,494	382,400	550,094	573,600
Administrative Revenue							
14702 Penalties & Interest	3,289	1,525	1,764	24,662	12,200	12,462	18,300
Total Administrative Revenue	3,289	1,525	1,764	24,662	12,200	12,462	18,300
Interest Revenue							
14801 Interest Earned on Checking	36	92	(56)	950	733	217	1,100
14802 Interest Earned on Temp. Invest	5,602	1,833	3,769	33,004	14,667	18,338	22,000
Total Interest Revenue	5,638	1,925	3,713	33,954	15,400	18,554	23,100
Other Revenue							
15802 Sunterra POA Contribution	5,000	5,000	0	40,000	40,000	0	60,000
Total Other Revenue	5,000	5,000	0	40,000	40,000	0	60,000
Total Revenues	655,200	155,899	499,301	2,485,931	1,294,635	1,191,296	2,807,100
Expenditures							
Water Service							
16102 Operations - Water	1,337	483	854	13,778	3,867	9,912	5,800
16104 Purchase Water / JWP	0	22,775	(22,775)	337,664	318,850	18,814	455,500
16105 Maintenance & Repairs - Water	15,144	14,592	553	75,965	116,733	(40,768)	175,100
16108 Laboratory Expense - Water	0	433	(433)	1,242	3,467	(2,224)	5,200
16113 Transfer Expense	3,092	2,525	567	42,117	20,200	21,917	30,300
16116 Permit Expense - Water	0	0	0	448	0	448	0

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



	January 2025			June 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16117 TCEQ Regulatory Expense - Water	0	0	0	1,639	2,500	(861)	2,500
Total Water Service	19,573	40,808	(21,235)	472,854	465,617	7,238	674,400
Wastewater Service							
16202 Operations - Wastewater	1,311	550	761	8,204	4,400	3,804	6,600
16203 Wastewater Inspection Expense	2,318	2,500	(182)	30,627	20,000	10,627	30,000
16204 Purchase Wastewater Service	0	37,958	(37,958)	337,664	303,667	33,997	455,500
16205 Maint & Repairs - Wastewater	0	10,650	(10,650)	26,018	85,200	(59,182)	127,800
16217 TCEQ Regulatory Exp-Wastewater	0	0	0	1,639	2,000	(361)	2,000
Total Wastewater Service	3,629	51,658	(48,029)	404,152	415,267	(11,115)	621,900
Garbage Service							
16301 Garbage Expense	12,807	4,533	8,273	83,143	36,267	46,877	54,400
Total Garbage Service	12,807	4,533	8,273	83,143	36,267	46,877	54,400
Storm Water Quality							
16401 SWQ Management	1,560	1,250	310	17,960	10,000	7,960	15,000
16403 Detention Pond Maintenance	0	15,000	(15,000)	108,107	120,000	(11,893)	180,000
Total Storm Water Quality	1,560	16,250	(14,690)	126,067	130,000	(3,933)	195,000
Tap Connection							
16501 Tap Connection Expense	41,698	21,875	19,823	362,916	175,000	187,916	262,500
16502 Inspection Expense	6,063	2,025	4,038	86,128	16,200	69,928	24,300
Total Tap Connection	47,761	23,900	23,861	449,044	191,200	257,844	286,800
Administrative Service							
16703 Legal Fees	8,444	8,333	110	57,741	66,667	(8,926)	100,000
16705 Auditing Fees	0	0	0	18,500	15,800	2,700	15,800
16706 Engineering Fees	7,869	2,917	4,953	28,042	23,333	4,708	35,000
16712 Bookkeeping Fees	5,117	3,010	2,107	33,260	30,960	2,300	43,000
16713 Legal Notices & Other Publ.	88	92	(4)	785	733	52	1,100
16714 Printing & Office Supplies	921	842	80	5,737	6,733	(997)	10,100
16716 Delivery Expense	135	158	(24)	250	1,267	(1,017)	1,900
16717 Postage	703	258	444	4,786	2,067	2,719	3,100
16718 Insurance & Surety Bond	0	0	0	2,520	3,200	(680)	3,200
16721 Meeting Expense	0	358	(358)	2,168	2,867	(699)	4,300
16722 Bank Service Charge	25	25	0	160	200	(40)	300
16723 Travel Expense	62	75	(13)	375	600	(225)	900
16724 Publication Expense (SB 622)	0	117	(117)	0	933	(933)	1,400
16728 Record Storage Fees	30	17	14	223	133	90	200
Total Administrative Service	23,394	16,202	7,192	154,546	155,493	(947)	220,300

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



	January 2025			June 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Security Service							
16801 Security Expense	4,191	5,000	(809)	35,398	40,000	(4,602)	60,000
Total Security Service	4,191	5,000	(809)	35,398	40,000	(4,602)	60,000
Payroll Expense							
17101 Payroll Expenses	884	1,108	(224)	5,525	8,867	(3,342)	13,300
17102 Payroll Administration	50	50	0	350	400	(50)	600
17103 Payroll Tax Expense	68	83	(16)	423	667	(244)	1,000
Total Payroll Expense	1,002	1,242	(240)	6,298	9,933	(3,636)	14,900
Other Expense							
17802 Miscellaneous Expense	2,158	592	1,566	5,333	4,733	600	7,100
Total Other Expense	2,158	592	1,566	5,333	4,733	600	7,100
Total Expenditures	116,075	160,185	(44,110)	1,736,835	1,448,510	288,325	2,134,800
Total Revenues (Expenditures)	539,125	(4,286)	543,411	749,096	(153,875)	902,971	672,300
Other Revenues							
Extra Ordinary Revenue							
15902 Transfer From Capital Projects	0	0	0	65,493	65,085	408	65,085
Total Extra Ordinary Revenue	0	0	0	65,493	65,085	408	65,085
Total Other Revenues	0	0	0	65,493	65,085	408	65,085
Total Other Revenues (Expenditures)	0	0	0	65,493	65,085	408	65,085
Excess Revenues (Expenditures)	539,125	(4,286)	543,411	814,589	(88,790)	903,379	737,385

Balance Sheet as of 01/31/2025

Harris County MUD No. 569 - GOF



Assets	
Bank	
11101 Cash in Bank	\$162,434
11102 Operator	92,799
Total Bank	<u>\$255,233</u>
Investments	
11201 Time Deposits	\$1,686,911
Total Investments	<u>\$1,686,911</u>
Receivables	
11301 Accounts Receivable	\$173,927
11303 Maintenance Tax Receivable	3,282
Total Receivables	<u>\$177,209</u>
Interfund Receivables	
11401 Due From Capital Projects	\$62,585
11403 Due From Tax Account	22,641
11406 Due From Sunterra POA	5,000
Total Interfund Receivables	<u>\$90,226</u>
Total Assets	<u><u>\$2,209,580</u></u>
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$260,286
Total Accounts Payable	<u>\$260,286</u>
Deferrals	
12501 Tap Connection Fees Advance	\$93,540
12502 Deferred Inflows Property Taxes	3,282
Total Deferrals	<u>\$96,822</u>
Deposits	
12601 Customer Meter Deposits	\$468,604
Total Deposits	<u>\$468,604</u>
Total Liabilities	<u>\$825,711</u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$569,279
Total Unassigned Fund Balance	<u>\$569,279</u>
Net Income	\$814,589
Total Equity	<u>\$1,383,868</u>
Total Liabilities & Equity	<u><u>\$2,209,580</u></u>

Monthly Financial Summary - Capital Projects Fund

Harris County MUD No. 569 - CPF

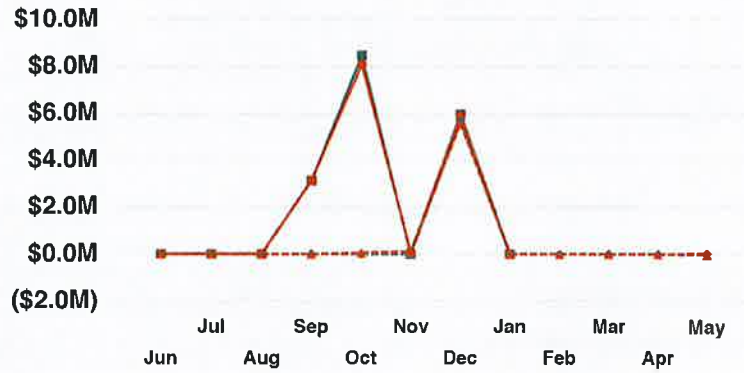


Account Balance Summary

Balance as of 01/14/2025	\$368,952
Receipts	2,334
Disbursements	(1,761)
Balance as of 02/24/2025	\$369,525

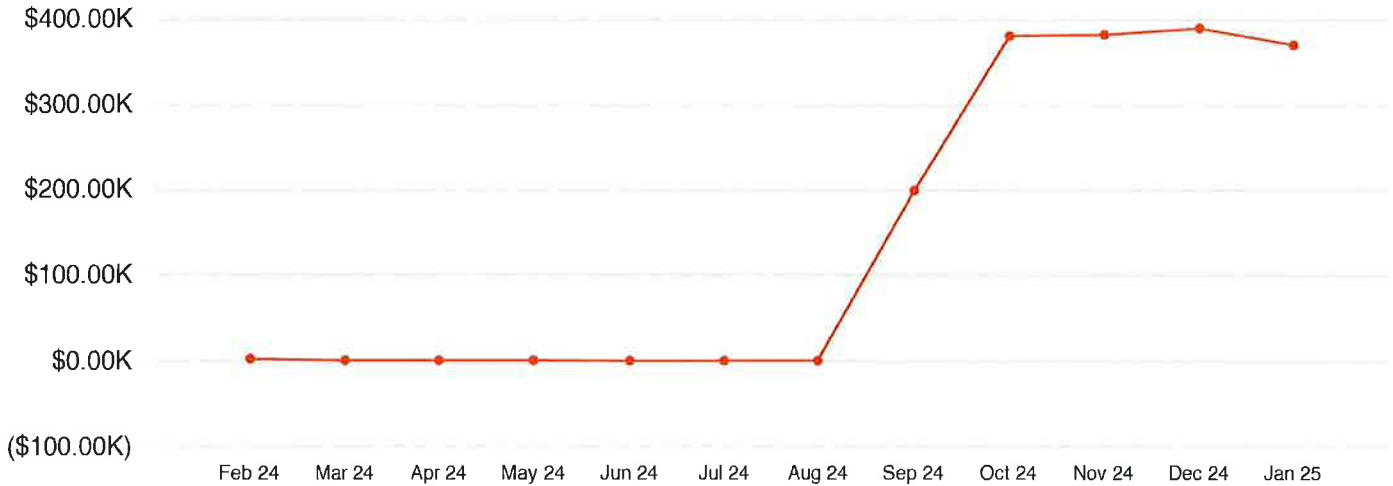
Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - - - Prior Year Revenues
—■ Current Year Expenditures - - - - Prior Year Expenditures



Account Balance By Month | February 2024 - January 2025

—● CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account

Harris County MUD No. 569 - CPF



Number	Name	Memo	Amount	Balance
Balance as of 01/14/2025				\$475.00
Receipts				
	Transfer from Money Market - S2024 BAN		680.69	
	Transfer from Money Market - S2024		197.30	
Total Receipts				\$877.99
Disbursements				
1031	Schwartz Page & Harding LLP	Legal Fees	(877.99)	
Fee	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$882.99)
Balance as of 02/24/2025				\$470.00

District Debt Summary as of 02/24/2025

Harris County MUD No. 569 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$467.20M		\$241.50M	\$225.70M	\$467.20M
Total \$ Issued		Issued	Issued	Issued
\$16.75M		\$3.38M	\$13.38M	N/A
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
26	AA	\$238.13M	\$212.33M	\$467.20M

*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
2024 - WS&D	\$3,375,000	2051	\$3,375,000
2024 - Road	\$8,855,000	2051	\$8,855,000
2023 - Road	\$4,520,000	2051	\$4,520,000
Total	\$16,750,000		\$16,750,000

District Debt Schedule

Harris County MUD No. 569 - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$0.00	\$72,875.70	\$72,875.70
Bank of New York	2024 - Road	\$0.00	\$141,979.70	\$141,979.70
Bank of New York	2023 - Road	\$0.00	\$121,960.00	\$121,960.00
Total Due 03/01/2025		\$0.00	\$336,815.40	\$336,815.40

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$0.00	\$77,162.50	\$77,162.50
Bank of New York	2024 - Road	\$0.00	\$189,306.25	\$189,306.25
Bank of New York	2023 - Road	\$75,000.00	\$121,960.00	\$196,960.00
Total Due 09/01/2025		\$75,000.00	\$388,428.75	\$463,428.75

Investment Profile as of 02/24/2025

Harris County MUD No. 569

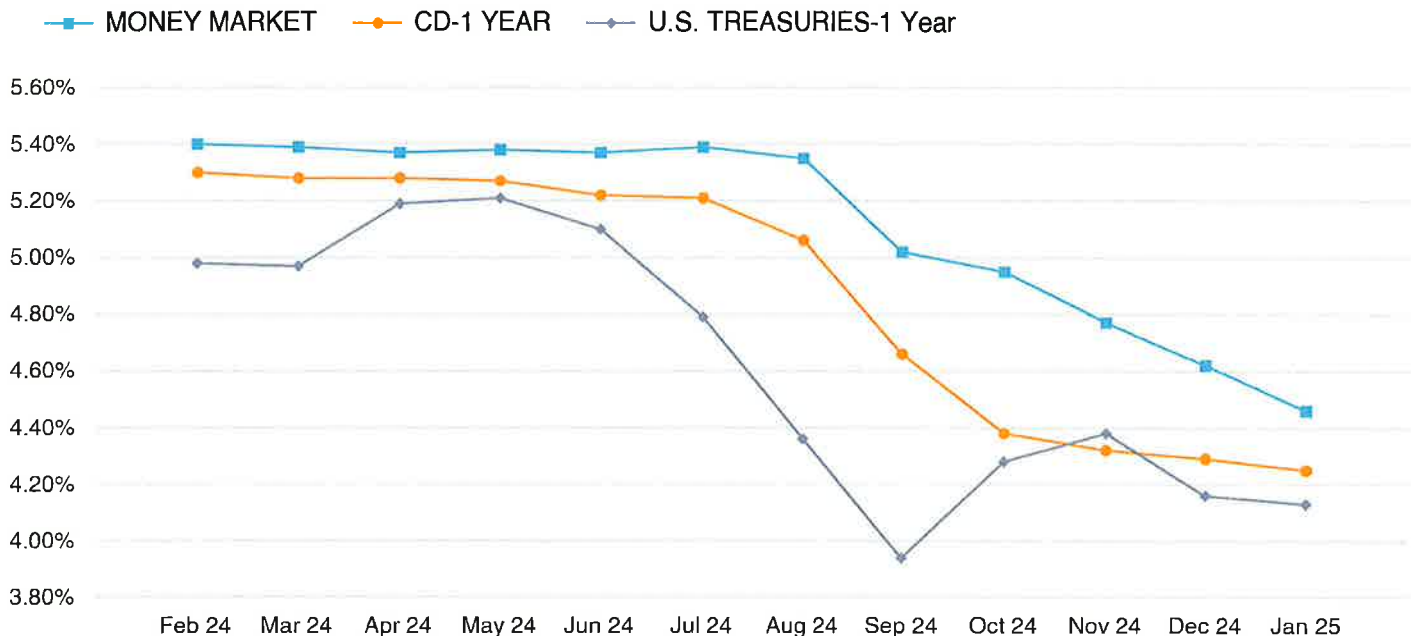


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$2,158,984	Funds Available to Invest \$369,525	Funds Available to Invest \$1,960,925	Funds Available to Invest N/A
Funds Invested \$2,063,760	Funds Invested \$369,055	Funds Invested \$1,960,925	Funds Invested N/A
Percent Invested 96%	Percent Invested 99%	Percent Invested 100%	Percent Invested 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



Account Balance as of 02/24/2025

Harris County MUD No. 569 - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0001)	08/22/2023		4.49%	2,063,760.40	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3660)			0.00%	2,424.44	Checking Account
CENTRAL BANK - CHECKING (XXXX8883)			0.00%	92,799.49	Operator
Totals for General Operating Fund				\$2,158,984.33	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0007)	08/06/2024		4.49%	181,146.93	Series 2024
TEXAS CLASS (XXXX0009)	09/18/2024		4.49%	183,147.15	Series 2024 Road
TEXAS CLASS (XXXX0010)	10/09/2024		4.49%	4,760.60	Series 2024 BAN
Checking Account(s)					
CENTRAL BANK (XXXX2325)			0.00%	470.00	Cash In Bank
Totals for Capital Projects Fund				\$369,524.68	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0004)	11/09/2023		4.49%	817,386.05	Contract Tax
TEXAS CLASS (XXXX0006)	11/29/2023		4.49%	907,610.49	Road
TEXAS CLASS (XXXX0008)	08/06/2024		4.49%	235,928.74	WSD
Totals for Debt Service Fund				\$1,960,925.28	

Grand Total for Harris County MUD No. 569 :

\$4,489,434.29

Capital Projects Fund Breakdown

HARRIS COUNTY MUD NO. 569
As of 02/24/2025

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2024	\$3,375,000.00
Interest Earnings - Series 2024	4,417.84
Bond Proceeds - Series 2024 Road	8,855,000.00
Interest Earnings - Series 2024 Road	7,830.50
Bond Proceeds - Series 2024 BAN	5,985,000.00
Interest Earnings - Series 2024 BAN	85.79

Disbursements

Disbursements - Series 2024	(3,197,800.91)
Disbursements - Series 2024 Road	(8,679,683.35)
Disbursements - Series 2024 BAN	(5,980,325.19)

Total Cash Balance \$369,524.68

Balances by Account

Central Bank - Checking XXXX325	\$470.00
Texas CLASS Series 2024 TX-0007	181,146.93
Texas CLASS Series 2024 Road TX-0009	183,147.15
Texas CLASS Series 2024 BAN TX-0010	4,760.60

Total Cash Balance \$369,524.68

Balances by Bond Series

Bond Proceeds - Series 2024	\$181,616.93
Bond Proceeds - Series 2024 Road	183,147.15
Bond Proceeds - Series 2024 BAN	4,760.60

Total Cash Balance \$369,524.68

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$180,000.00
Remaining Costs - Series 2024 Road	<u>38,559.84</u> <i>Sec. 57</i>

Total Amount in Remaining Costs 218,559.84

Surplus & Interest - Series 2024	\$1,616.93
Surplus & Interest - Series 2024 Road	\$144,587.31
Surplus & Interest - Series 2024 BAN	4,760.60

Total Surplus & Interest Balance 150,964.84

Total Remaining Costs/Surplus \$369,524.68

Cost Comparison - \$3,375,000 - Series 2024

HARRIS COUNTY MUD NO. 569

	USE OF PROCEEDS	ACTUAL COSTS	BAN COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS					
Developer Items					
Sunterra, Sections 37 and 41	\$2,062,571.00	\$618,771.18	\$1,443,800.00	\$0.00	(\$0.18)
Subtotal Developer Items	\$2,062,571.00	\$618,771.18	\$1,443,800.00	\$0.00	(\$0.18)
TOTAL CONSTRUCTION COSTS	\$2,062,571.00	\$618,771.18	\$1,443,800.00	\$0.00	(\$0.18)
NON-CONSTRUCTION COSTS					
Legal Fees	\$94,375.00	\$94,375.00	\$0.00	\$0.00	\$0.00
Fiscal Agent Fees	67,500.00	67,500.00	0.00	0.00	0.00
Capitalized Interest	329,063.00	231,487.50	0.00	0.00	97,575.50
Developer Interest	199,117.00	138,003.00	0.00	0.00	61,114.00
Bond Anticipation Note Interest	86,075.00	70,705.51	0.00	0.00	15,369.49
Bond Discount	101,250.00	100,716.25	0.00	0.00	533.75
Creation Costs	102,086.00	102,086.07	0.00	0.00	(0.07)
Operating Costs	163,687.00	78,335.56	78,250.00	0.00	7,101.44
Bond Issuance Expenses	43,053.00	47,548.34	0.00	0.00	(4,495.34)
Bond anticipation note issuance costs	42,950.00	0.00	42,950.00	0.00	0.00
Market study	5,460.00	5,460.00	0.00	0.00	0.00
Attorney General Fee	3,375.00	3,375.00	0.00	0.00	0.00
TCEQ Bond Issuance Fee	8,438.00	8,437.50	0.00	0.00	0.50
Bond Application Report Cost	66,000.00	66,000.00	0.00	0.00	0.00
Surplus Funds Project	0.00	0.00	0.00	180,000.00	(180,000.00)
TOTAL NON-CONSTRUCTION COSTS	\$1,312,429.00	\$1,014,029.73	\$121,200.00	\$180,000.00	(\$2,800.73)
TOTAL BOND ISSUE REQUIREMENT	\$3,375,000.00	\$1,632,800.91	\$1,565,000.00	\$180,000.00	(\$2,800.91)

Interest Earned	\$4,417.84
Total Surplus & Interest	\$1,616.93
Total Remaining Funds	\$181,616.93

Cost Comparison - \$8,855,000 - Series 2024 Road

HARRIS COUNTY MUD NO. 569

	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS				
Developer Items				
Sunterra, Sections 33 and 38	\$1,201,847.00	\$1,201,846.53	\$0.00	\$0.47
Sunterra, Sections 35	1,408,166.00	1,408,166.20	0.00	(0.20)
Sunterra, Section 36	1,395,032.00	1,395,031.90	0.00	0.10
Sunterra, Section 40	973,977.00	973,976.98	0.00	0.02
Sunterra, Section 57	455,374.00	418,414.16	36,959.84	0.00
Engineering and materials testing	505,301.00	505,300.20	0.00	0.80
Land cost for right-of-way	1,240,309.00	1,221,658.25	0.00	18,650.75
Subtotal Developer Items	\$7,180,006.00	\$7,124,394.22	\$36,959.84	\$18,651.94
TOTAL CONSTRUCTION COSTS	\$7,180,006.00	\$7,124,394.22	\$36,959.84	\$18,651.94
NON-CONSTRUCTION COSTS				
Legal Fees	\$231,375.00	\$231,375.00	\$0.00	\$0.00
Fiscal Agent Fees	177,100.00	177,100.00	0.00	0.00
Capitalized Interest	420,613.00	378,612.50	0.00	42,000.50
Developer Interest	518,836.00	434,482.68	1,600.00	82,753.32
Bond Discount	265,650.00	265,413.90	0.00	236.10
Bond Issuance Expenses	32,065.00	38,950.05	0.00	(6,885.05)
Attorney General Fee	8,855.00	8,855.00	0.00	0.00
Engineering Fees	20,500.00	20,500.00	0.00	0.00
TOTAL NON-CONSTRUCTION COSTS	\$1,674,994.00	\$1,555,289.13	\$1,600.00	\$118,104.87
TOTAL BOND ISSUE REQUIREMENT	\$8,855,000.00	\$8,679,683.35	\$38,559.84	\$136,756.81
			Interest Earned	\$7,830.50
			Total Surplus & Interest	\$144,587.31
			Total Remaining Funds	\$183,147.15

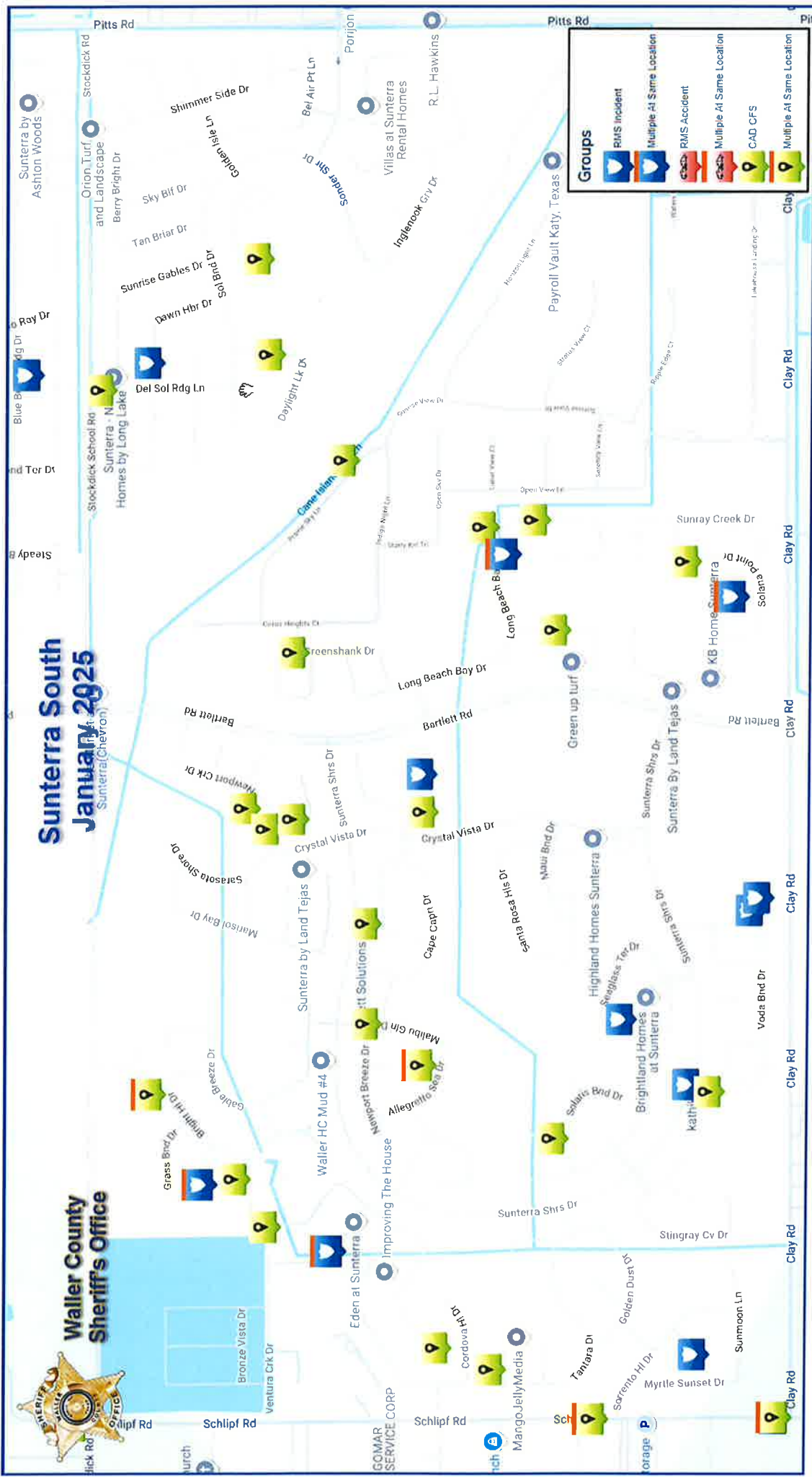
EXHIBIT N



To: BOD – Harris-Waller Counties MUD 5 /
Waller County MUD 37 / Harris County MUD 569 / Waller County MUD 35

January 2025

- The rate of reported disturbances **declined** for the month of January due to juvenile activity. Overall theft is down for the month.
- A DWI suspect was arrested after crashing his vehicle. (See photos)
- Time of offenses has continued to occur during the evening and nighttime hours during the during of the week.
- A report of overly aggressive independent realtors trying to solicit new business at the sales office was relayed to OSP by a Starwood representative. The deputies have been updated about the situation and will respond as a trespassing violation once the appropriate signage is installed.
- An unknown H/M approached a 14 yo H/F in the workout building at the community center and began to question her on about access to the facilities. He knew her name without her giving it to him. She directed him to the staff but he continued to question her until her mother grabbed her and left the center to report it to the police. We are tracking down the individual using on premise video. (further details to be included in next month's report)



Sunterra South
January 2025
 Sunterra(Chevron)



Groups

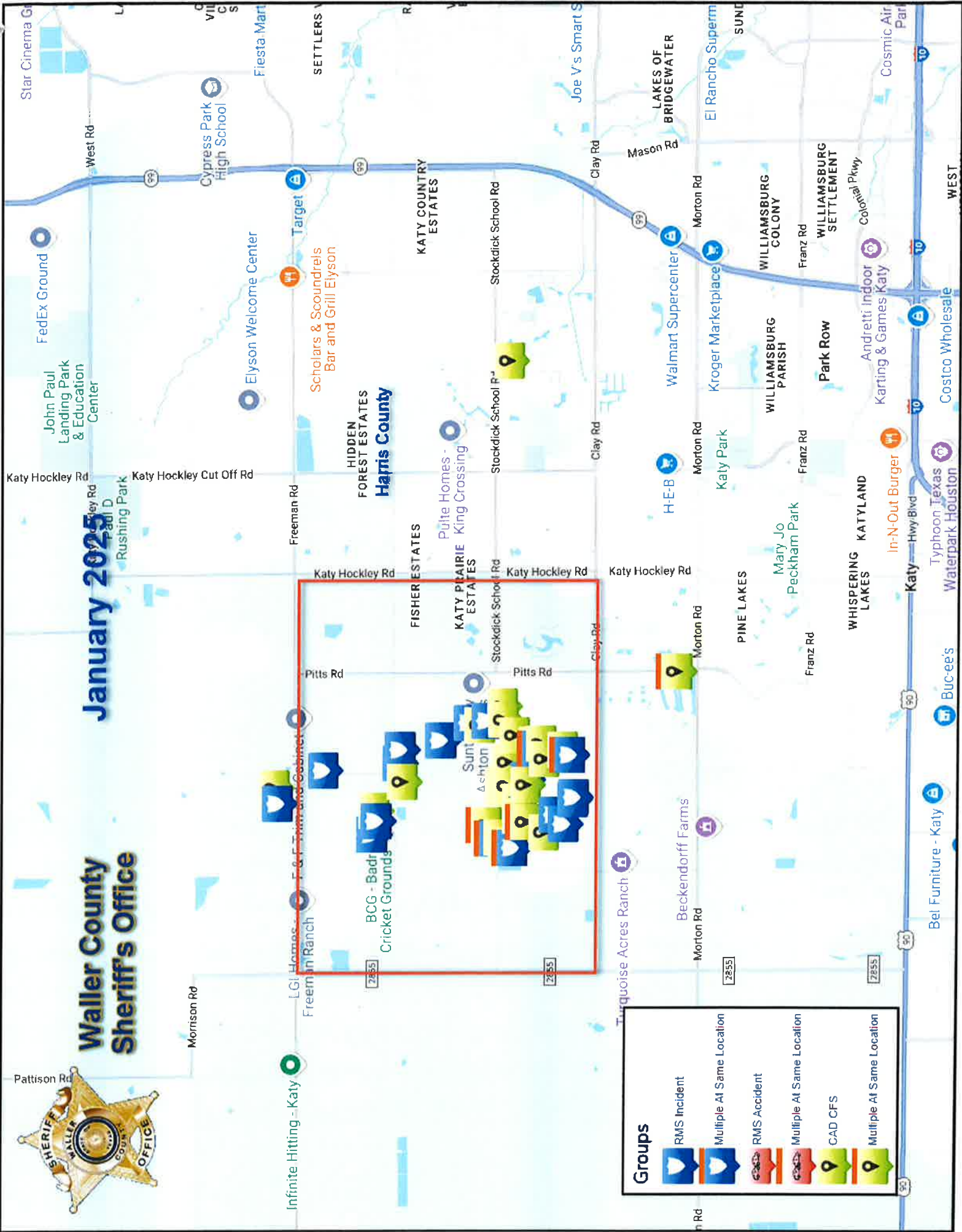
- RMS Incident
- Multiple At Same Location
- RMS Accident
- Multiple At Same Location
- CAD CFS
- Multiple At Same Location

Map data provided by Google Maps. Waller County Sheriff's Office. Incident data for Sunterra South, January 2025.



Waller County Sheriff's Office

January 2025



Groups

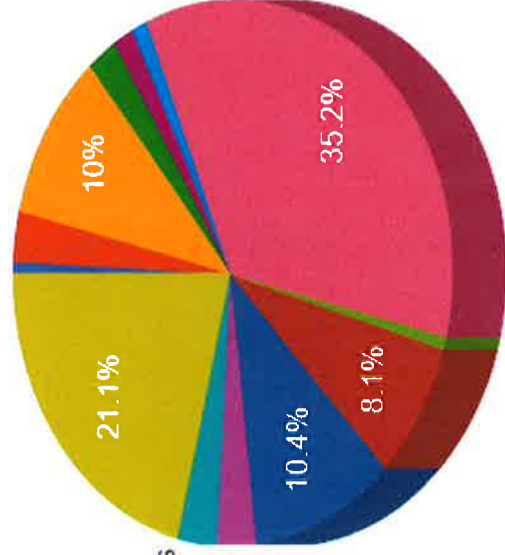
- RMS Incident
- Multiple At Same Location
- RMS Accident
- Multiple At Same Location
- CAD CFS
- Multiple At Same Location

All Offenses: 01/01/2025 - 01/31/2025

- 11A - Rape
- 13A - Aggravated Assault
- 13B - Simple Assault
- 13C - Intimidation
- 23G - Theft of Motor Vehicle Parts or Accessories
- 26C - Impersonation
- 35A - Drug/Narcotic Violations
- 35B - Drug Equipment Violations
- 520 - Weapon Law Violations
- 90D - Driving Under the Influence
- 90E - Drunkenness
- 90E - ECO
- 90Z - All Other Offenses



**Waller County
Sheriff's Office**



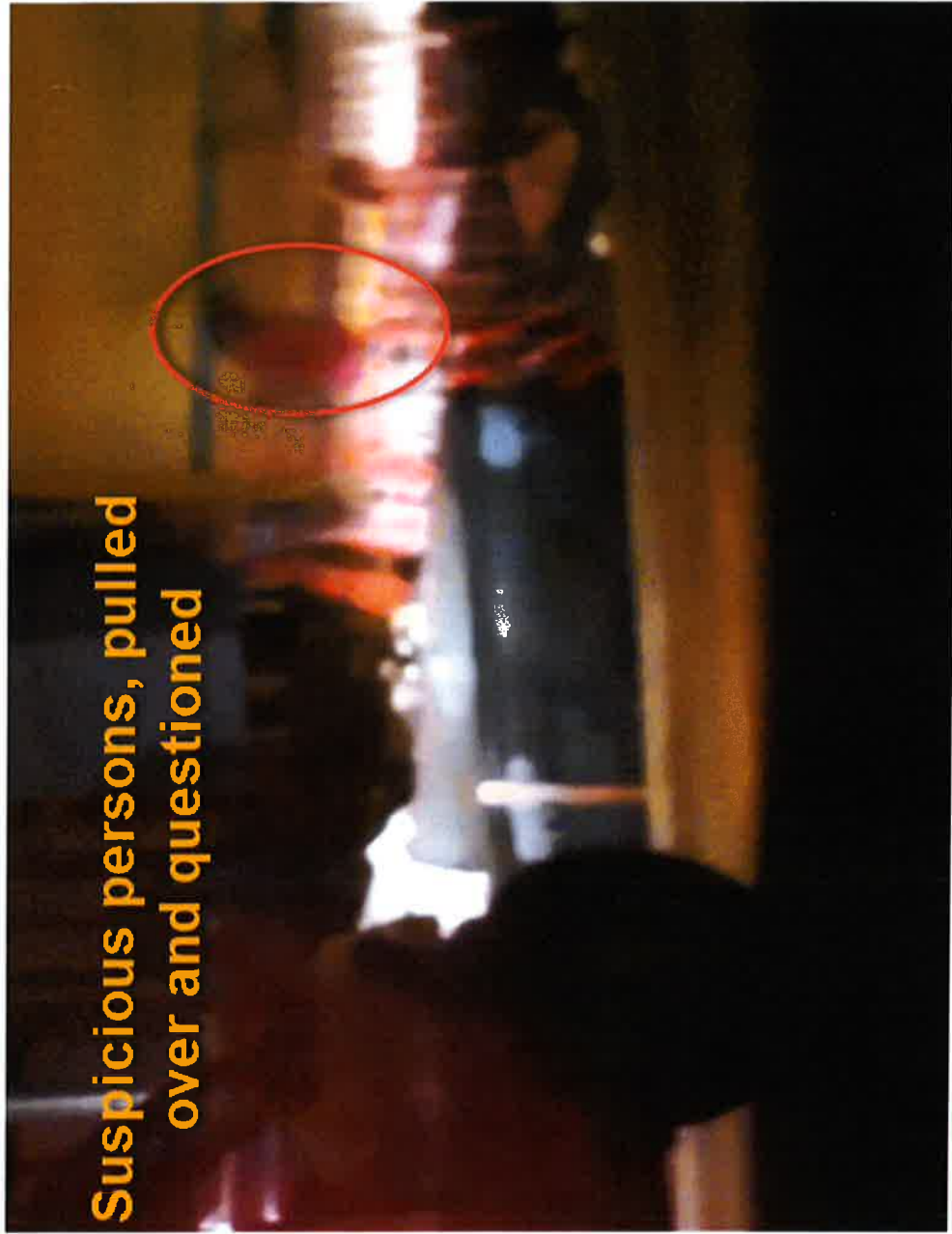
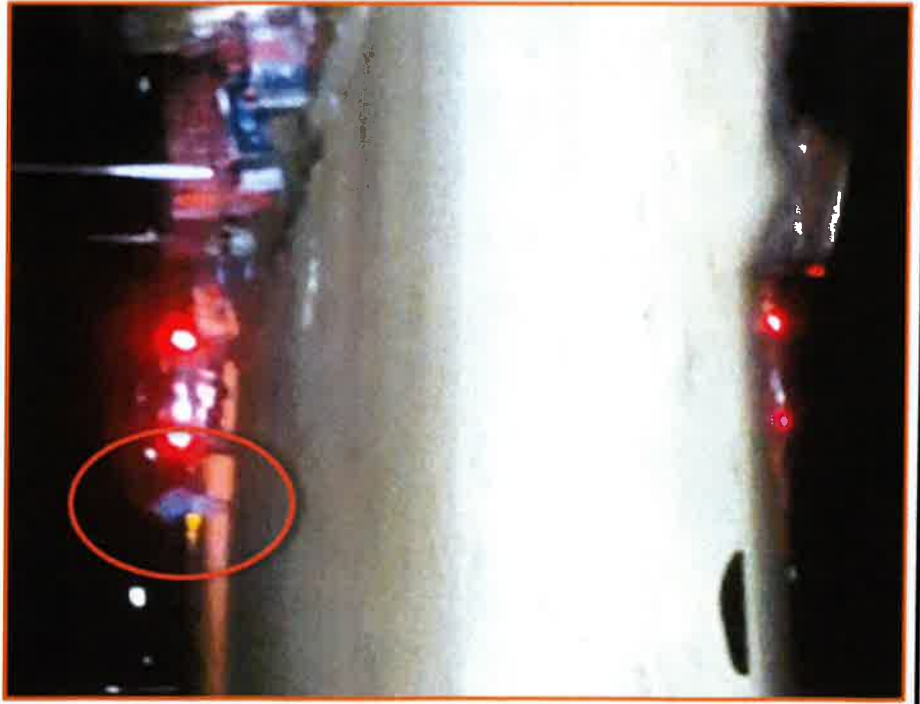
January 2025



DWI reported 1/26/2025 @ 2:25am



Suspicious persons, pulled over and questioned



Suspicious Vehicles

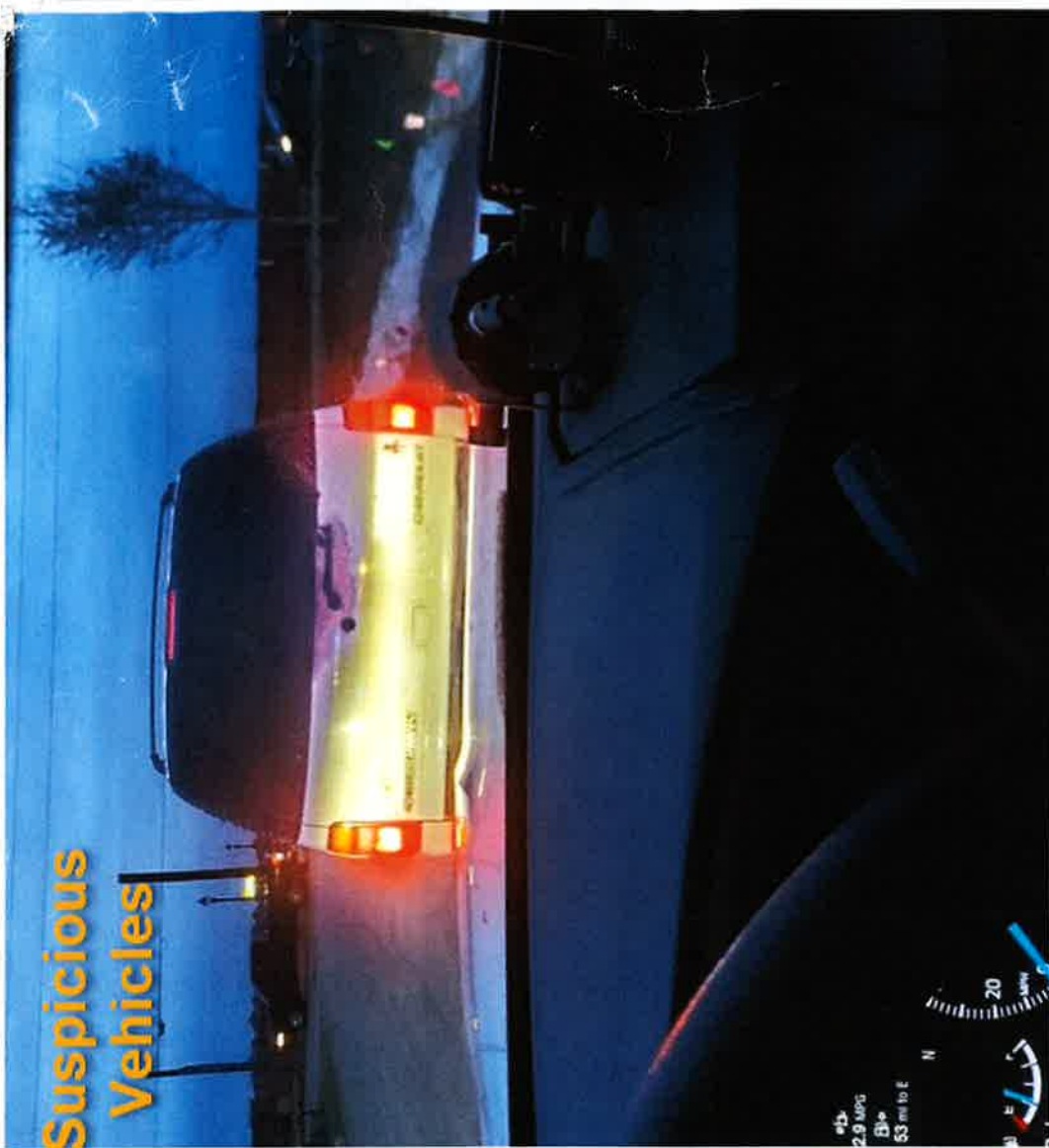




EXHIBIT O

**Insurance Proposal
Prepared for**

Harris Co. MUD No. 569



**McDonald &
Wessendorff**
I N S U R A N C E

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)



McDonald & Wessendorff Insurance

Thank you.....for choosing us for your insurance needs!

Our goal is to provide you with the right coverage – along with excellent customer and claim service.

We look forward to building a long-term relationship with you and your business!

All of us are available to answer any questions or assist you in any way – just give us a call at the direct #'s below:

Dan McDonald, CEO

Direct # 281-633-3208

Email: dan.mcdonald@mcwess-insurance.com

Peggy Bohn, COO

Direct # 281-762-5213

Email: peggy.bohn@mcwess-insurance.com

Katrina Thornhill, Chief of Operations

Direct # 281-633-3200

Email: katrina.thornhill@mcwess-insurance.com

Kathryn Williams, Account Executive

Direct # 281-762-5215

Email: kathryn.williams@mcwess-insurance.com

Haedyn Cloninger, Account Manager

Direct # 281-762-5216

Email: haedyn.cloninger@mcwess-insurance.com

***Our agency also offers Personal Insurance and Commercial/Business Insurance.
Please call our main number (281-342-6837) or contact Katrina Thornhill
to put you in touch with the appropriate agent.***

Harris Co. MUD No. 569

TYPE OF POLICY: COMMERCIAL GENERAL LIABILITY AND HIRED CAR & NON OWNERSHIP AUTOMOBILE LIABILITY

PROPOSED EFFECTIVE DATE: 03/31/25

COVERAGE:

- Bodily Injury and Property Damage
- Full Sewer Backup Coverage
- Punitive Damages Not Excluded
- Host Liquor Liability
- Terrorism Not Excluded
- No Mold Exclusion
- No Assault & Battery Exclusion
- Duty to Defend
- Defense Cost Outside the Limit
- Coverage in US Only

LIMITS OF LIABILITY:

- \$1,000,000 Each Occurrence
- \$3,000,000 General Aggregate
- \$1,000,000 Personal/Advertising Injury
- \$3,000,000 Product Liability
- \$ 100,000 Damages to Premises Rented to You
- \$1,000,000 Hired and Non Owned Auto Liability

POLICY TERM: One Year

PREMIUM: \$1,274

COMPANY: Mid-Continent Casualty Company
AM Best Rating: A + VIII

DOES THE DISTRICT HAVE AN INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT?

YES/NO 0

IF YES, PLEASE SEND A COPY.

NUMBER OF PEACE OFFICERS _____

THE DISTRICT WILL NEED LAW ENFORCEMENT LIABILITY & PEACE OFFICERS BOND
SEE SUMMARY PAGE FOR ADDITIONAL PREMIUM.

ACCEPTED BY: _____



DATE: 2/24/2025

REJECTED BY: _____

DATE: _____

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Harris Co. MUD No. 569

TYPE OF POLICY: DIRECTORS AND OFFICERS LIABILITY

PROPOSED EFFECTIVE DATE: 03/31/25

COVERAGE:

- Claims-Made Coverage Form
- Duty to Defend
- Pay on Behalf in lieu of Reimbursement Coverage Form
- Full Prior Acts
- Defense Cost Outside the Limit
- Defense for Alleged Breach of Contract
- Claim includes any Judicial or Administrative Proceedings
- Employment Related Practices coverage for the District Included
- Coverage extended to include Director's Spouse
- Terrorism Not Excluded

LIMIT OF LIABILITY: \$1,000,000 Per Claim
No Aggregate Limit

DEDUCTIBLE: None

POLICY TERM: One Year

PREMIUM: \$1,500

COMPANY: Mid-Continent Casualty Company
AM Best Rating: A + VIII

OPTIONAL LIMITS		
	Limit	Premium
X	\$1,000,000	\$1,500
	\$2,000,000	\$2,500
	\$3,000,000	\$3,500
	\$4,000,000	\$4,500
	\$5,000,000	\$5,500

ACCEPTED BY: _____



DATE: 2/24/2025

REJECTED BY: _____

DATE: _____

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
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Harris Co. MUD No. 569

TYPE OF POLICY: PUBLIC EMPLOYEE BLANKET CRIME
(Includes Attorney, Operator, Bookkeeper, Engineer and Delinquent Tax Attorney)

ANNIVERSARY OF CURRENT POLICY: 03/31/25

COVERAGE: Loss caused to the District through failure of any employee/consultant to perform faithfully their duties or to account properly for all monies and property received by virtue of their position or employment. Limit applies per employee/consultant up to \$100,000. If the bond amount is over \$100,000, each employee/consultant is covered up to \$100,000 and the excess amount is provided on a per loss basis rather than each basis.

LIMIT: \$10,000

DEDUCTIBLE: \$0

TERM: One Year

PREMIUM: \$120

COMPANY: Hartford Casualty Company
AM Best Rating: A+ XV

OPTIONAL LIMITS		
	Limit	Premium
X	\$ 10,000	\$120
	\$ 25,000	\$178
	\$ 50,000	\$222
	\$ 100,000	\$344
	\$ 250,000	\$479
	\$ 500,000	\$580
	\$1,000,000	Quotable

ACCEPTED BY: 

DATE: 2/24/2025

REJECTED BY: _____

DATE: _____

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

Harris Co. MUD No. 569

TYPE OF BOND: DIRECTORS POSITION SCHEDULE BOND

ANNIVERSARY OF CURRENT BOND: 03/31/25

COVERAGE: Provides coverage for loss caused to the District through the failure of Directors to perform faithfully their duties or to account properly for all monies and property received by virtue of their position as Director.

BOND TERM: One Year

BOND LIMIT: \$10,000 Per Director (5)
\$50,000 Aggregate

PREMIUM: \$175

COMPANY: Merchants Bonding Company
AM Best Rating A VIII

ACCEPTED BY: _____



DATE: 2/24/2025

REJECTED BY: _____ **DATE:** _____

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

OPTIONAL COVERAGE PROPOSAL PAGES

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Harris Co. MUD No. 569

**** OPTIONAL COVERAGE ****

TYPE OF POLICY: **POLLUTION LIABILITY**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGE:

- Occurrence Form
- Legal Liability to Others-Bodily Injury and Property Damage and Clean Up Costs
- Compensatory Damages
- Defense Cost Outside the Limit
- Punitive/Exemplary Damages Not Excluded
- Terrorism Not Excluded
- Mold Not Excluded

EXCLUSIONS
Including but not limited to:

- Statutory Fines or Penalties Unless Direct Result of Pollution Incident as Defined by the Policy
- Disposal of Sludge at Landfill Site

LIMIT OF LIABILITY: \$1,000,000 each occurrence
\$3,000,000 aggregate

DEDUCTIBLE: \$5,000 Per Claim for Clean Up Costs

POLICY TERM: One Year

PREMIUM: \$750

COMPANY: Mid-Continent Casualty Company
AM Best Rating: A + VIII

**** OPTIONAL COVERAGE ****

ACCEPTED BY: _____ **DATE:** _____

REJECTED BY:  _____ **DATE:** 2/24/2025

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

Harris Co. MUD No. 569

**** OPTIONAL COVERAGE ****

TYPE OF POLICY: **EXCESS LIABILITY**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGE: Limit of Coverage over General Liability, Automobile Liability, Pollution and Employers Liability (If Coverage is Accepted)

- Follow Form
- Terrorism Not Excluded
- Punitive Damages Not Excluded

UNDERLYING REQUIREMENTS: \$1,000,000 General Liability
\$1,000,000 Pollution Liability
\$1,000,000 Automobile Liability
\$1,000,000 Employers Liability

EXCLUSIONS Including but not limited to: Employee Benefits Liability
Directors and Officers Liability
Law Enforcement Liability

LIMIT OF LIABILITY: \$1,000,000

POLICY TERM: One Year

PREMIUM: **\$1,000 – No Pollution**
\$1,700 – Includes Pollution

COMPANY: Mid-Continent Casualty Company
AM Best Rating: A + VIII

OPTIONAL LIMITS		
	Limit	Premium (No Pollution)
	\$ 1,000,000	\$1,000
	\$ 2,000,000	\$1,900
	\$ 3,000,000	\$2,800
	\$ 4,000,000	\$3,700
	\$ 5,000,000	\$4,600

OPTIONAL LIMITS		
	Limit	Premium (Includes Pollution)
	\$ 1,000,000	\$1,700
	\$ 2,000,000	\$3,000
	\$ 3,000,000	\$4,300
	\$ 4,000,000	\$5,600
	\$ 5,000,000	\$6,900

**** OPTIONAL COVERAGE ****

ACCEPTED BY: _____ **DATE:** _____

REJECTED BY:  _____ **DATE:** 2/24/2025

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Harris Co. MUD No. 569

**** OPTIONAL COVERAGE ****

TYPE OF POLICY: **BUSINESS TRAVEL COVERAGE**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGE: 24 Hour Coverage while traveling on district business
Accidental Death & Dismemberment
Paralysis Benefits
Coma Benefits
Psychological Therapy Benefit
Emergency Evacuation/Family Travel Benefits
Rehabilitation Expense Benefit
Repatriation Benefit
Seat Belt and Occupant Protection Device Benefit
Age reduction for over 70

LIMITS: \$ 250,000 Each Director
\$ 50,000 Each Spouse
\$ 25,000 Each Child
\$35,000,000 Aggregate Limit

PREMIUM: **\$300**

COMPANY: Chubb
AM Best Rating: A++ XV

**** OPTIONAL COVERAGE ****

IF ACCEPTED, PLEASE SEE FOLLOWING PAGE FOR SIGNATURE

DATE 2/24/25

ACCEPTED BY _____
(Signature of District's Authorized Representative) (Title)

REJECTED BY [Signature] PRESIDENT
(Signature of District's Authorized Representative) (Title)

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

Employee Retirement Income Security Act

Is this plan subject to Employee Retirement Income Security Act (ERISA) regulations? (Y/N) N/A

Policy Acceptance

The undersigned declares that all information provided in this application and any attachments hereto is true and correct. The undersigned understands that all information provided in this application and any attachments hereto is material to the insurer's decision to provide this insurance, and that insurance will be provided, at the insurer's sole discretion, in reliance upon the truth of such information. It is hereby agreed and understood this insurance is provided by the **Company** in consideration of payment of the required premium. The insurance under the policy begins on the Effective Date shown in the Insuring Agreement of the policy. The acceptance of the policy terminates any prior policy of the same policy number, effective with the inception of the policy.

Fraud Warning

Any person who, knowingly and with intent to defraud any insurance company or other person, files an application for insurance containing any false information, or conceals for the purpose of misleading, information concerning any material fact thereto, commits a fraudulent insurance act, which is a crime.

Name of Policyholder: _____

 2/24/25
Date

 [Signature]
Signature

 President
Title

 [Signature]
Company Authorized Representative

Harris Co. MUD No. 569

**** OPTIONAL COVERAGE ****

TYPE OF POLICY: **WORKERS COMPENSATION**

PROPOSED EFFECTIVE DATE: **03/31/25**

COVERAGES:

- Coverage A in the policy provides statutory coverage in which the insurance company agrees to assume the liability imposed upon an insured by the applicable Workers Compensation law or laws.
- Coverage B for Employers Liability in this policy protects an insured against liability imposed by law for injury to employees in the course of employment.
- Terrorism Not Excluded

LIMIT OF LIABILITY:

- Employers Liability
- \$1,000,000 Each Accident Bodily Injury by Accident
- \$1,000,000 Each Employee Bodily Injury by Disease
- \$1,000,000 Policy Limit Bodily Injury by Disease

POLICY TERM: One Year

PREMIUM: **\$198** (5 Directors) Estimated Annual Premium

COMPANY: Hanover Insurance Group
AM Best Rating: A XV

**** OPTIONAL COVERAGE ****

ACCEPTED BY: _____ **DATE:** _____

REJECTED BY:  _____ **DATE:** 2/24/2025

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

Harris Co. MUD No. 569

**** OPTIONAL COVERAGE ****

TYPE OF POLICY: CYBER LIABILITY

PROPOSED EFFECTIVE DATE: 03/31/25

COVERAGE/LIMIT:

- LIABILITY:**
 - Privacy & Security - \$250,000
 - Payment Card Costs - \$250,000
 - Media - \$250,000
 - Regulatory Proceedings - \$250,000
- BREACH RESPONSE:**
 - Privacy Breach Notification - \$250,000
 - Computer & Legal Experts - \$250,000
 - Betterment - \$100,000
 - Cyber Extortion - \$250,000
 - Data Restoration - \$250,000
 - Public Relations - \$250,000
- CYBER CRIME:**
 - Computer Fraud - \$100,000
 - Funds Transfer Fraud - \$100,000
 - Social Engineering Fraud - \$100,000
 - Telecom Fraud - \$100,000
- BUSINESS LOSS:**
 - Business Interruption - \$250,000
 - Reputation Harm - \$250,000

POLICY AGGREGATE LIMIT: \$250,000

RETENTION: \$2,500 - \$5,000 Each Claim/Event
Waiting Period: 12 Hours

POLICY TERM: One Year

PREMIUM: **Application required for formal quote**

COMPANY: Travelers Casualty & Surety Co. of America
AM Best Rating: A++ XV

**** OPTIONAL COVERAGE ****

SEE COVERAGE DEFINITIONS AT END OF PROPOSAL

Higher limits also available

ACCEPTED BY: _____ **DATE:** _____

REJECTED BY:  _____ **DATE:** 2/24/2025

SUBJECT TO POLICY TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

McDonald & Wessendorff Insurance

611 Morton Street, Richmond, TX 77469
 Phone: (281)762-5215
 Email:kathryn.williams@mcwess-insurance.com
 Kathryn Williams

DATE: December 3, 2024
 ENGINEER: Quiddity Engineers
 ATTN: Blair Bozoarth
 EMAIL: bbozoarth@quiddity.com

RE: Harris Co. MUD No. 569; Engineer Report of Values (ERV)

We have been requested to submit an insurance proposal for the above referenced District. Please review the questions below and indicate the type and quantity of any facilities pertinent to The District. Thank you!

Indicate how many of the following the district owns. If none, so indicate.

Does the district have water wells?	NO	If so, number of submersible pumps?	0
Lessors Risk (Sq/Ft)	0	Any Pumps 500 HP or greater?	0
Swimming Pools / Splash Pads	0	Parks / Trails	0
Detention Ponds*	0	Lakes**	0

**Ponds = have sloped sides / primarily for detention/retention – can be wet or dry
 **Lakes = amenity purposes only – no detention (If for dual purpose, list as pond)*

LOCATION SCHEDULE


Description	Address	City	State	Zip
None				
Replacement Value	Month/Year	Flood Zone (ie: X,A,AE)	Construction & sq ft of buildings	
\$ _____	_____	_____	_____	
Fire Alarm: Y/N	Sprinklers: Y/N	Intrusion Alarm: Y/N	Central Station Alarm: Y/N	

TOTAL REPLACEMENT COST: \$ 0.00

Mobile Equipment (please include year, make, model, serial number & value):

Thanks for providing this information to our office. Please call if you should have any questions, or comments concerning this document.

SIGN HERE:

X  _____
 Acknowledged By: (Signature) Blair M. Bozoarth, PE Print Name 12.19.24 Date

In the event of a claim, if the values are not updated The District could suffer a financial loss. Please note the Engineer or General Manager’s signature approving these values.

HARRIS CO. MUD NO. 569

PROPOSED EFFECTIVE DATE: 03/31/25

PREMIUM SUMMARY

COVERAGE	RENEWAL PREMIUM	EXPIRING PREMIUM
GENERAL LIABILITY/HIRED & NON-OWNED AUTO	1,274.00	1,229.00
DIRECTORS AND OFFICERS	1,500.00	1,500.00
PUBLIC EMPLOYEE BLANKET CRIME	120.00	120.00
DIRECTOR'S BOND	175.00	175.00
TOTAL PREMIUM	\$3,069.00	\$3,024.00

McDonald & Wessendorff thanks you for your business!

TAX BOND: \$10,000 – Bob Leared Interests (\$50 premium billed directly to Tax Assessor)

**** Please note this proposal does not include any property or boiler & machinery coverage. If the district purchases any facilities, please contact our office to issue a Property/Boiler policy.**

* * * OPTIONAL COVERAGE(S) * * *

OPTIONAL NEW COVERAGE	PREMIUM	ACCEPTED YES/NO
POLLUTION LIABILITY	750.00	
EXCESS LIABILITY (No Pollution or Including Pollution)	1,000.00 or 1,700.00	
BUSINESS TRAVEL ACCIDENT	300.00	
WORKERS COMPENSATION & EMPLOYERS LIABILITY	198.00	
LAW ENFORCEMENT LIABILITY - \$1,000,000 LIMIT	1,000.00	
PEACE OFFICERS BOND (# of Peace Officers:)	35.00 Each (Subject to \$50 minimum)	
CYBER LIABILITY	Quotable	
TOTAL PREMIUM FOR ACCEPTED OPTIONAL COVERAGE		

PLEASE REPORT ALL NEW FACILITIES OR PROPERTIES IMMEDIATELY TO MCDONALD & WESSENDORFF

PAYMENT IS DUE WITHIN 30 DAYS OF THE EFFECTIVE DATE TO AVOID CANCELLATION.

ACCEPTED BY:
 PRINTED NAME & TITLE: JASON SCHULTZ - PRESIDENT
 DATE: 2/24/25
 FEDERAL TAX ID #: 3207140751
 WEB ADDRESS IF ANY: N/A

Premiums quoted are valid for 30 days from proposed effective date.

All descriptions of proposed coverage's provided herein are intended as an outline of coverage and are necessarily brief. For specific wording concerning insuring agreements, definitions, conditions, terms and exclusions not listed, please read each policy carefully. Please contact our office if there are any questions.

TRAVELERS CYBERRISK COVERAGE INCLUDES THE FOLLOWING INSURING AGREEMENTS:

Liability Insuring Agreements:



PRIVACY AND SECURITY

Coverage for claims arising from unauthorized access to data, failure to provide notification of a data breach where required by law, failure to destroy confidential information, failure to comply with a privacy policy, wrongful collection of private or confidential information, failure to prevent a security breach that results in the inability of authorized users to gain system access, the participation in a DDoS attack, or the transmission of a computer virus.



MEDIA

Coverage for claims arising from copyright infringement, plagiarism, defamation, libel, slander, and violation of an individual's right of privacy or publicity in electronic and printed content.



REGULATORY

Coverage for administrative and regulatory proceedings, civil and investigative demands brought by domestic or foreign governmental entities or claims made as a result of privacy and security acts or media acts.

Breach Response Insuring Agreements:



PRIVACY BREACH NOTIFICATION

Coverage for costs to notify and provide services to individuals or entities who have been affected by a data breach. Examples include call center services, notification, credit monitoring and the cost to purchase identity fraud insurance.



COMPUTER AND LEGAL EXPERTS

Coverage for costs associated with analyzing, containing, or stopping privacy or security breaches; determining whose confidential information was lost, stolen, accessed, or disclosed; and providing legal services to respond to such breaches.



BETTERMENT

Coverage for costs to improve a computer system after a security breach, when the improvements are recommended to eliminate vulnerabilities that could lead to a similar breach.



CYBER EXTORTION

Coverage for ransom and related costs associated with responding to threats made to attack a system or to access or disclose confidential information.



DATA RESTORATION

Coverage for costs to restore or recover electronic data, computer programs, or software lost from system damage due to computer virus, denial-of-service attack or unauthorized access.



PUBLIC RELATIONS

Coverage for public relations services to mitigate negative publicity resulting from an actual or suspected privacy breach, security breach, or media act.

Cyber Crime Insuring Agreements:



COMPUTER FRAUD

Coverage for loss of money, securities, or other property due to unauthorized system access.



FUNDS TRANSFER FRAUD

Coverage for loss of money or securities due to fraudulent transfer instructions to a financial institution.



SOCIAL ENGINEERING FRAUD

Coverage for loss of money or securities due to a person impersonating another and fraudulently providing instructions to transfer funds.



TELECOM FRAUD

Coverage for amounts charged by a telephone service provider resulting from an unauthorized person accessing or using an insured's telephone system.

Business Loss Insuring Agreements:



BUSINESS INTERRUPTION

Coverage for loss of income and expenses to restore operations as a result of a computer system disruption caused by a virus or computer attack, including the voluntary shutdown of systems to minimize the business impact of the event.



DEPENDENT BUSINESS INTERRUPTION

Multiple coverage options for loss of income and expenses to restore operations as a result of an interruption to the computer system of a third party that the insured relies on to run their business.



SYSTEM FAILURE

Coverage for loss of income and expenses to restore operations as a result of an accidental, unintentional, and unplanned interruption of an insured's computer system.



REPUTATIONAL HARM

Coverage for lost business income that occurs as a result of damage to a business' reputation when an actual or potential cyber event becomes public.



Available through the Travelers Wrap[®] and Executive Choice[®] suite of products.

travelers.com

Travelers Casualty and Surety Company of America, One Tower Square, Hartford, CT 06183

This material does not amend, or otherwise affect, the provisions or coverages of any insurance policy or bond issued by Travelers. It is not a representation that coverage does or does not exist for any particular claim or loss under any such policy or bond. Coverage depends on the facts and circumstances involved in the claim or loss, all applicable policy or bond provisions, and any applicable law. Availability of coverage referenced in this document can depend on underwriting qualifications and state regulations.

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As required by Chapter 2271, Government Code, McDonald & Wessendorff Insurance hereby verifies that it does not boycott Israel and will not boycott Israel through the term of the policies included in this proposal. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

Foreign Terrorists Organizations. Pursuant to Chapter 2252, Texas Government Code, McDonald & Wessendorff Insurance represents and certifies that, at the time of execution of this proposal neither McDonald & Wessendorff Insurance, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

Fossil Fuels Boycott Verification.

As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, McDonald & Wessendorff Insurance hereby verifies that McDonald & Wessendorff Insurance, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

Firearms Discrimination Verification.

As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, "SB 19"), as amended, McDonald & Wessendorff Insurance hereby verifies that McDonald & Wessendorff Insurance, including any wholly owned subsidiary, majority owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

McDonald & Wessendorff Insurance • 611 Morton • Richmond, Texas 77469
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