

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors April 14, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 569 (the "District") met in regular session, open to the public, on April 14, 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 of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Rebecca Marcucci of Municipal District Services, LLC ("MDS"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Wendy Ramirez of Forvis Mazars, LLP ("Forvis"); Chase Wolf of Robert W. Baird & Co., Inc. ("Baird"); Tiffany Wilkes of Kudela & Weinheimer ("K&W"); Benjamin Boehm, member of the public; 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 February 24, 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.

ACCEPT RESIGNATION OF DIRECTOR

The Board next discussed the resignation of Director Jezierski from the Board of Directors. Ms. Cole noted that a resignation letter had been received from Mr. Jezierski and she reviewed

same with the Board. Upon motion duly made by Director Norris, seconded by Director Pecina and unanimously carried, said resignation was accepted.

APPOINTMENT OF NEW DIRECTOR

The Board next considered the appointment of a new director to fill the vacancy on the Board of Directors created by the resignation of David Jezierski. After discussion on the matter, Director Norris moved that Mr. Benjamin Boehm be appointed as a member of the Board of the District to fill the unexpired term of David Jezierski. Director Pecina seconded said motion, which carried unanimously.

QUALIFICATION STATEMENT, OFFICIAL BOND, OATH OF OFFICE, AND AFFIDAVIT OF CURRENT DIRECTOR

The Board next considered acceptance of the Qualification Statement, Official Bond, Oath of Office, and Affidavit of Current Director for Director Boehm. In that regard, Director Boehm presented his Qualification Statement, Official Bond, and Affidavit of Current Director, and took his Oath of Office. It was then moved by Director Norris, seconded by Director Pecina and unanimously carried that the Board accept said Qualification Statement, Official Bond, Oath of Office, and Affidavit of Current Director and declare Benjamin Boehm to be a duly appointed and qualified director of the District. Director Boehm then participated in the remainder of the meeting.

ELECTION NOT TO DISCLOSE CERTAIN INFORMATION

The Board considered the acceptance of an Election Not to Disclose Certain Information from Director Boehm. In that regard, Director Boehm presented his Election Not to Disclose Certain Information. After discussion on the matter, it was moved by Director Norris, seconded by Director Pecina and unanimously carried, that the Board approve said Election Not to Disclose Certain Information.

ELECTION OF OFFICERS

The next item to be considered was the reorganization of the Board and election of officers. The Board called for a nomination for the office of Assistant Secretary. After discussion, Director Boehm was nominated for that office. A vote was called, and upon motion duly made by Director Norris, seconded by Director Pecina and unanimously carried, Director Boehm was duly elected Assistant Secretary of the Board and District.

DISTRICT REGISTRATION FORM

The Board next considered authorizing the preparation and filing of a new District Registration Form, as required by the rules of the Texas Commission on Environmental Quality ("TCEQ"). Ms. Cole explained that, in accordance with certain provisions of the Texas Water Code, municipal utility districts are required to file the names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty days (30) after an election or appointment. She advised that with the Board's approval, SPH will prepare an updated District Registration

Form and will file same with the TCEQ. After discussion of the matter, Director Norris moved that the Board authorize SPH to complete the District Registration Form and file same with the TCEQ. Director Pecina seconded said motion, which unanimously carried.

PREPARATION AND MAINTENANCE OF LOCAL GOVERNMENT OFFICERS LIST

Ms. Cole advised the Board that, pursuant to Chapter 176 of the Texas Local Government Code, the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers, in connection with conflict of interest disclosure requirements. After discussion on the matter, Director Norris moved that the District update its list of local government officers as required by law. Director Pecina seconded said motion, which unanimously carried.

DISCUSSION OF CONFLICTS DISCLOSURE REPORTING REQUIREMENTS

Ms. Cole next advised the Board that Director Boehm had also been provided with a Memorandum prepared by SPH and a questionnaire regarding conflict of interest disclosure reporting and discussed same. Ms. Cole further advised that Director Boehm has completed the conflict of interest questionnaire.

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 March 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.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Ms. Cole advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. She noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 13, 2025. After further discussion, it was moved by Director Norris, seconded by Director Pecina, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit B**, be adopted by the District, and that the District's delinquent tax collections attorneys be authorized to proceed with the collection of the District's 2024 delinquent real property tax

accounts on July 1, 2025, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATOR'S REPORT

Ms. Marcucci presented to and reviewed with the Board the Operations Report dated April 14, 2025, a copy of which is attached hereto as **Exhibit C**. Ms. Marcucci advised the Board that there is one (1) delinquent account totaling \$331.93, which MDS has been unable to collect. She advised that MDS recommends this account be turned over to collections for further collection efforts. Following discussion, Director Norris moved that MDS be authorized to turn over the subject account to collections for further collection efforts, as discussed and as reflected in the Operations Report. Director Pecina seconded said motion, which unanimously carried.

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Marcucci presented MDS' annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft methods, the types of accounts maintained by the District and the District's business arrangements with other entities. She recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the District's Program at this time.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated April 14, 2025, a copy of which is attached hereto as **Exhibit D**, 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) approval of a proposal in the amount of \$7,050 provided by Fellers & Clark, LP to make necessary utility repairs in Sunterra Section 38, (b) approval of a proposal in the amount of \$17,542.50 provided by Allgood Construction Company, LLC to make necessary paving repairs in Sunterra Section 38, (c) approval of a proposal provided by Infrastructure Construction Services ("ICS") in the amount of \$11,727.50 to make necessary paving repairs in Sunterra Section 42, and (d) approval of a proposal provided by ICS in the amount of \$8,887.50 to make necessary paving repairs in Sunterra Section 43. 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.

SUMMARY OF COSTS IN CONNECTION WITH USE OF SURPLUS ROAD CONSTRUCTION FUNDS; AUDIT OF PAYMENTS; ADOPTION OF RESOLUTION

The Board next considered (i) approval of a Summary of Costs in connection with the use of surplus road construction funds, (ii) the status of audit of payments to the developer out of surplus road construction funds, and (iii) adoption of a Resolution Authorizing the Use of Surplus Road Construction Funds (the "Resolution") in connection therewith. In that regard, Ms. Ramirez addressed the Board on behalf of Forvis and presented and reviewed a draft audit of payments to the developer out of surplus road construction funds, a copy of which is attached hereto as **Exhibit E**. Following discussion, Director Norris moved that the Board approve the Summary of Costs

and draft audit of payments, as presented, adopt the Resolution, attached hereto as **Exhibit F**, and authorize disbursement of payment to the developer, subject to receipt by the District of an executed Receipt and Indemnity. Director Pecina seconded the motion, which unanimously carried.

SILT SOLUTIONS, INC.

The Board next considered reports from Silt Solutions, Inc. ("SSI") in connection with storm water pollution and prevention services. Ms. Cole advised that SSI provided reports for the period February 10, 2025 – March 3, 2025, and March 17, 2025 – April 7, 2025, copies of which are attached hereto as **Exhibit G**.

LANDSCAPE ARCHITECT REPORT(S)

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 H**. Following discussion, Director Norris moved to approve the action items requested by K&W, including (i) approval of plans and specifications and authorize advertisement for bids for landscape improvements (hardscape and softscape) for Sunterra Sections 63 and 64 (the "Project"), (ii) award of a construction contract for the Project to the lowest qualified bidder, subject to SPH's review of the payment and performance bonds and insurance certificate submitted in connection with the contract to determine if the payment and performance bonds and insurance meet the requirements of the bid specifications, the Texas Insurance Code, the rules of the TCEQ and the provisions of the Texas Water Code and Astro Sunterra's or Sunterra 6A-Katy, L.P., as applicable, execution of the special conditions of the contract under which Astro Sunterra or Sunterra 6A-Katy, L.P., as applicable, guarantees payment of all sums due thereunder, (iii) approval of pay applications and change orders listed in the K&W report, and (iv) acceptance of Quitclaim Conveyances of Facilities for Sunterra for (a) Sunterra Recreation Center Facility, (b) Sunterra Phase 6 – Landscape Improvements (Softscape) – Sections 35, 36, and 44, and (c) Sunterra Phase 6 – Landscape Improvements (Hardscape and Softscape) – Sections 45, 51, and 52. Director Pecina seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated April 14, 2025, attached hereto as **Exhibit I**, including the disbursements presented for payment, as prepared by MA&C. Ms. Abad also presented to and reviewed with the Board a Quarterly Investment Inventory Report for the investment period ended February 28, 2025, a copy of which report is included in the Bookkeeper's Report. After discussion, it was moved by Director Norris that (i) the Bookkeeper's Report be approved, and that the disbursements identified in the Bookkeeper's Report be authorized for payment, and (ii) the Quarterly Investment Report for the investment period ended February 28, 2025, be approved as presented, and the Investment Officers of the District be authorized to execute same on behalf of the Board and the District. Director Pecina seconded said motion, which unanimously carried.

Ms. Abad next presented and reviewed a letter from MA&C stating that the District has no

unclaimed property.

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 Security Patrol Reports prepared by On-Site Services, LLC for the months of February 2025 and March 2025, copies of which are attached hereto as **Exhibit J**. A discussion ensued regarding attendance by On-Site at Board meetings on a quarterly basis. Following discussion, the Board concurred that it is not necessary for On-Site to attend Board meetings at this time.

DESIGNATION OF LOCATION IN DISTRICT FOR POSTING NOTICES OF MEETINGS

The Board considered the designation of a different location in the District for posting notices of its meetings. After discussion of the matter, Director Norris moved that 5725 ½ Aurora Bend Drive, Katy, Texas 77493 be established as the location for posting notices of meetings, and that the Resolution Designating Location in District for Posting Notices of Meetings attached hereto as **Exhibit K**, be adopted by the Board. The motion was seconded by Director Pecina and carried by unanimous vote.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Cole presented and reviewed correspondence received from the TCEQ, a copy of which is attached hereto as **Exhibit L**, regarding lead and copper sampling requirements.

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.

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.



Asst. Secretary 

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- EXHIBIT C Operations Report
- EXHIBIT D Engineering Report
- EXHIBIT E Draft Audit
- EXHIBIT F Resolution Authorizing the Use of Surplus Road Construction Funds
- EXHIBIT G Reports provided by Silt Solutions, Inc.
- EXHIBIT H Landscape Architect Report (K&W)
- EXHIBIT I Bookkeeper's Report
- EXHIBIT J Security Patrol Reports
- EXHIBIT K Resolution Designating Location in District for Posting Notices of Meetings
- EXHIBIT L Correspondence from the Texas Commission on Environmental Quality

Exhibit A

TAX COLLECTOR'S OATH

Harris County 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

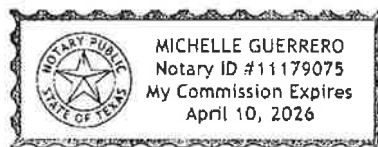
BRENDA MCLAUGHLIN

SWORN TO AND SUBSCRIBED BEFORE ME, this _____ day of _____, 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

3/31/2025

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>1,394,048.75</u>	<u>2,461,543.94</u>
Total Taxes Receivable			\$ 2,464,964.85
Prior Years Taxes Collected	\$	2,415.01	
2024 Taxes Collected (95.0%)		<u>2,340,491.42</u>	<u>2,342,906.43</u>
Taxes Receivable at: 3/31/2025			\$ <u>122,058.42</u>

2024 Receivables:

Maintenance	58,105.21
Contract	42,771.89
Road Debt	20,175.42

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 3/2025	Fiscal to Date 6/01/2024 - 3/31/2025
Beginning Cash Balance	\$ 158,969.02	19,863.09
Receipts:		
Current & Prior Years Taxes	71,327.39	2,344,884.65
Penalty & Interest	6,290.08	9,382.80
Additional Collection Penalty	353.49	1,086.12
Stale Dated Checks		1,831.01
Tax Certificates		40.00
Overpayments	94.01	4,667.72
Refund - due to adjustments		2,107.78
TOTAL RECEIPTS	\$ 78,064.97	2,364,000.08
Disbursements:		
Atty's Fees, Delq. collection		732.63
CAD Quarterly Assessment		13,137.00
CAD Cost, Estimate of value		699.29
Publications, Legal Notice		854.90
Refund - due to adjustments	763.23	2,037.00
Refund - due to overpayments		3,440.39
Tax A/C Bond Premium	50.00	50.00
Transfer to General Fund	57,723.65	1,092,396.69
Tax Assessor/Collector Fee	1,694.00	12,418.00
Transfer to Contract Fund	42,491.02	803,949.95
Transfer to Road Debt Fund	20,042.93	335,042.93
Postage/Deliveries	140.75	1,476.41
Supplies		368.76
Tax Certificates		40.00
Audit Preparation		250.00
Additional Services - BLI		360.00
Records Maintenance		90.00
Copies		756.76
Envelopes - Original Stmts	39.90	39.90
Duplicate Statements	1.75	1.75
Mileage Expense	7.00	73.95
Envelopes - Feb Delinq Stmts	23.70	23.70
Envelopes - May Del Stmts		2.70
Check Cost		29.40
Tax Rate Calculation		375.00
Positive Pay	25.00	250.00
SB2 Webpage		605.00
Tax Code 26.16 & 26.17		330.00
TOTAL DISBURSEMENTS	(\$ 123,002.93)	(2,269,832.11)
CASH BALANCE AT: 3/31/2025	\$ 114,031.06	114,031.06

HARRIS COUNTY M.U.D. #569

Disbursements for month of April, 2025

Check #	Payee	Description	Amount
	W/T General Fund	4/14/25 Transfer to General Fund	\$ 34,405.48
	W/T Contract Fund	4/14/25 Transfer to Contract Fund	25,267.80
	W/T Road Debt Fund	4/14/25 Transfer to Road Debt Fund	20,000.00
1060	Hellenberg Antoinette	Refund - due to overpayments	19.01
1061	HMH Lifestyles	Refund - due to overpayments	75.00
1062	Bob Leared	Tax Assessor/Collector Fee	2,041.67
TOTAL DISBURSEMENTS			\$ 81,808.96
Remaining Cash Balance			\$ 32,222.10
Stellar Bank			

HARRIS COUNTY M.U.D. #569

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 3/2025	Adjustments To Collections 3/2025	Total Tax Collections at 3/31/2025	Total Taxes Receivable at 3/31/2025	Collection Percentage
2024	69,924.66		2,340,491.42	121,052.52	95.082
2023	1,402.73		960,653.36	1,005.90	99.895
2022			96,910.94		100.000
(Percentage of collections same period last year				99.431	)

HARRIS COUNTY M.U.D. #569

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	164,102,803	07 / 07	1.500000	394,048.75		2,461,543.94
2023	64,110,520	19 / 19	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	1,181,541.09	.530000	869,745.44	.250000	410,257.41
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

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	3/13/2025	50.00
3/31/25-3/31/26		

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-
2/2025	/ CORR 006	763.23-
TOTAL		1,394,048.75

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

<u>Account no.</u>	<u>Tax</u> <u>Year</u>	<u>Last</u> <u>Payment</u> <u>Amount</u>	<u>Last</u> <u>Payment</u> <u>Date</u>	<u>Balance</u> <u>Due</u>
(I) 0340-003-0360	2024	580.85	03/23/25	5,506.98

*Total Count 1

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

Standard Payment Plans

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

Exhibit B

RESOLUTION AUTHORIZING
AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

WHEREAS, the Board of Directors of Harris County Municipal Utility District No. 569 (the "District") is desirous of defraying the costs of collection of delinquent taxes; and

WHEREAS, the District has contracted with an attorney for collection of delinquent taxes as set forth in Section 6.30 of V.T.C.A. Tax Code, as amended ("Tax Code"); and

WHEREAS, Section 33.07 of the Tax Code, as amended, provides that, if the District has contracted with an attorney under Section 6.30 of the Tax Code, as amended, for collection of the District's delinquent taxes, the District may impose an additional penalty not to exceed the amount of the compensation specified in the contract with the attorney to be paid in connection with the collection of the delinquent taxes on taxes that become delinquent on or after February 1 of a year but not later than May 1 of that year and that remain delinquent on July 1 of the year in which they become delinquent; and

WHEREAS, Section 33.08 of the Tax Code, as amended, provides that if the District imposes the additional penalty for collection costs under Section 33.07 of the Tax Code, as amended, and has contracted with an attorney under Section 6.30 of the Tax Code, as amended, for collection of the District's delinquent taxes, the District may impose an additional penalty not to exceed the amount of the compensation specified in the contract with the attorney to be paid in connection with the collection of the delinquent taxes on taxes that become delinquent on or after June 1 of a year; and

WHEREAS, said Section 6.30 provides that said compensation shall not exceed twenty percent (20%) of the amount of delinquent tax, penalty and interest collected. Therefore,

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

Section 1. The District has entered into a contract with an attorney pursuant to Section 6.30 of the Texas Tax Code, as amended, for the collection of delinquent taxes, penalty and interest.

Section 2. District taxes that become delinquent on or after February 1 of a year but not later than May 1 of that year and that remain delinquent on July 1 of the year in which such taxes become delinquent shall incur an additional penalty of twenty percent (20%) on the amount of such taxes, penalty and interest to defray the costs of collection of said delinquent taxes, in accordance with Section 33.07 of the Tax Code, as amended.

Section 3. District taxes that become delinquent on or after June 1 of a year shall incur an additional penalty of twenty percent (20%) of the amount of such taxes, penalty and interest on the first day of the first month that begins at least twenty-one (21) days after the date the notice of delinquency and penalty are sent, in accordance with Section 33.08 of the Tax Code, as amended.

Section 4. The District's tax collector shall deliver a notice of delinquency and of the penalty imposed pursuant to Section 2 above to the property owner at least thirty (30) and not more than sixty (60) days before July 1.

Section 5. The District's tax collector shall deliver a notice of delinquency and of the penalty imposed pursuant to Section 3 above to the property owner.

Section 6. Notwithstanding any provision in this Resolution to the contrary, the additional penalty imposed hereunder shall not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing An Additional Penalty on Delinquent Personal Property Taxes passed and approved by the District on the 13th day of January, 2025.

PASSED AND ADOPTED this the 14th day of April, 2025.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 569

ATTEST:

By: 
Secretary, Board of Directors

By: 
President, Board of Directors



Exhibit C

Harris County MUD #569

OPERATIONS REPORT

April 14, 2025

submitted by



I. Billing and Collections

Connections	2/24/2025	Billed Usage (in 1.0 MG)	
Residential:	548	Residential:	3.413
Builder:	510	Builder:	1.619
Commercial:	0	Commercial:	0.088
Irrigation:	17	Irrigation:	1.367
Temporary:	0	Temporary:	0
Rec Center:	2	Rec Center:	0.221
Vacant:	7	Multi Family:	0.093
MultiFamily	1	Vacant:	0
Total Connections:	1085	Accountability Only:	0
		Finals/Transfers:	0.221
		Total Billed Usage:	7.022

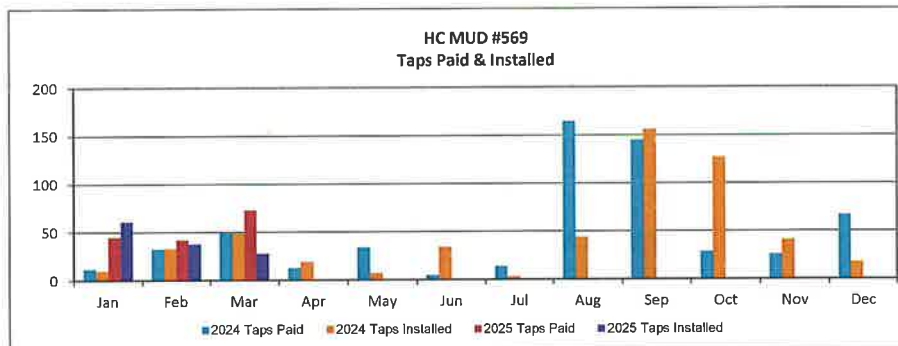
Billing as of	2/24/2025	Collections as of	3/3/2025
Penalty:	\$1,625.99	Penalty:	\$1,810.21
Water:	\$65,200.40	Water:	\$60,818.96
Sewer:	\$49,496.86	Sewer:	\$48,046.91
Deposit:	\$8,800.00	Deposit:	\$19,458.66
Backflow Annual Fee:	\$0.00	Backflow Annual Fee:	\$0.00
Back Charge:	\$10,837.58	Back Charge:	\$4,981.34
Inspection Fee:	\$87.00	Inspection Fee:	\$1,064.80
Rental Meter Fee:	\$15.00	Rental Meter Fee:	\$150.00
Transfer Fee:	\$1,360.00	Returned Pmt Fee:	\$89.62
Arrears:	\$54,282.21	Reconnect Fee:	\$0.00
Credits:	(\$5,865.07)	Delinquent Letter Fee	\$341.00
Net Receivable:	\$185,839.97	Transfer Fee:	\$723.43
		Deposits Applied:	\$4,550.00
		Total Collections:	\$142,959.25

Customer Aged Receivables

30 Day:	\$9,984.78
60 Day:	\$21,168.61
90 Day:	\$28,772.10
Overpayments:	(\$4,017.29)
Total Receivables:	\$55,908.20

II. Tap Activity

- Taps installed in the month of March: **28**
- Total taps installed to date: **1112**



III. Repairs & Maintenance Over \$1,000

Repairs & Maintenance during the month included:

- Replaced fire hydrant on Aurora Bend Dr that separated from the main line.
- Performed service line leak repairs at 27327 Azure Falls Dr, 6106 Sydney Cove Ln & 27430 Oasis Ridge Dr.
- Located secondary isolation valve and replaced valve stack and a-box at Luzon Grove & Talora Lake.
- Reset isolation valve to grade.

IV. Action Items

Consider and approve:

- Annual review of Identity Theft Prevention Program (2024).
- Review write off list and authorize submittal to collections agency.
- Review confidential customer report of delinquent accounts scheduled for termination, pursuant to the Rules and Regulations of the District's Rate Order.

Harris County Municipal Utility District #569
Identity Theft Prevention Program Annual Review
January 1 to December 31, 2024

This report is to provide the status of Municipal District Services' implementation of the District's Identity Theft Prevention Program.

Status

Current Municipal District Services employees involved in handling customer information completed the annual training and signed acknowledgement forms by March 31, 2025. The Identity Theft Prevention Program on file with Municipal District Services for the District is dated May 2022. We have no suggested changes for the program as written.

Effectiveness of Policies and Procedures

Municipal District Services has implemented appropriate policies and procedures to comply with the District Identity Theft Prevention Program. During 2024 MDS began additional safeguards:

- Relocated all business-critical systems to a hardened facility outside the hurricane strike zone.
- Added improved redundant systems for connectivity via satellite backup service (Star Link).
- Upgraded infrastructure to the latest platform.

Service Provider Arrangements

Municipal District Services requires Service Providers to submit documentation annually that they are in compliance with the District's Red Flag rules.

Significant Incidents Involving Identity Theft and Management Response

1. Any significant incidents involving identity theft this year and action taken
 - a. There were no reported significant incidents involving identity theft during this period.
2. Any service provider significant incidents involving identity theft this year and action taken.
 - a. There were no reported significant incidents involving identity theft during this period.

Recommendations for Changes in the Identity Theft Prevention Program

1. Additions to the Identity Theft Prevention Program
 - a. None
2. Deletions to the Identity Theft Prevention Program
 - a. None

Sunterra Taps Paid as of 03/24/25

BUILDER	HC569 Total	HCW4 Total	HCW5 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	46		45		126	217
BEAZER HOMES C/O RADIUSPOINT DEPT 1	137					137
BRIGHTLAND HOMES	49		85	73	29	236
CASTLEROCK COMMUNITIES	5		42		66	113
CENTURY COMMUNITIES INC	1				1	2
CHESMAR HOMES	1		88		50	139
COLINA HOMES			79		8	87
DAVIDSON HOMES LLC	1				94	95
DL MEACHAM CONSTRUCTION			1			1
DR HORTON	164		26	238	129	557
EHT OF TEXAS, LP			70			70
EVERGREEN LIFESTYLES MANAGEMENT/ SU			2		6	8
GBFR SUNTERRA LP	1					1
HIGHLAND HOMES			144			144
HISTORY MAKER HOMES	1		107		52	160
KA GREAT MINDS WEST LLC		1				1
KATY 1093 LTD			1			1
KATY INDEPENDENCE SCHOOL DISTRICT					1	1
KB HOMES	1		1	81	137	220
LENNAR HOMES	540		112	261	106	1019
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	89		220	7	27	343
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			32		93
SUNTERRA POA	9		7	2	4	22
SUNTERRA POA C/O PMG HOUSTON			24	5	8	37
SUNTERRA POA INC	6	3	1	7	1	18
TRICOAST HOMES	1			6	31	38
TRIPLE C LANDSCAPES			3			3
UNITED CONSTRUCTORS OF TEXAS				1		1
WESTIN HOMES	2		32	42	69	145
Grand Total	1174	7	1747	756	1111	4795

Harris County MUD #569

April 14, 2025

MDS' March 2025 Invoice Summary

Basic Services	\$	7,821.62
Regulatory Services	\$	400.00
Water Distribution	\$	28,779.44
Wastewater Collection	\$	105.13
Backcharges - Restored sites following long tap installations.	\$	10,008.44
Taps and Meters - Installed commercial meters.	\$	29,805.00
Inspection Services	\$	39,939.70
	\$	116,859.33



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

CONFIDENTIAL REPORT

April 14, 2025

submitted by

Municipal District Services, LLC



COLLECTION ACCOUNTS DETAIL LISTING

Account	Name/Mailing Addr	Phone	Service	Address	CO-Signer	TDL / Soc.Sec	Conn.Date	Last PD Dte	Last Pmt	Final Dte	Balance	Sec. Dep	Day	Deql
							09/18/24			11/29/24	331.93	.00	120	Days

Totals	1										331.93			
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DELINQUENT LETTER ACCOUNTS LISTING - DUE 01/13/2025

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)
017-00396-01	\$ 1,188.11	\$ 1,188.11	\$ 104.50	\$ 1,303.61	\$ 1,303.61	\$ 250.00	1 Owner	\$ (1,053.61)
017-01888-02	\$ 607.31	\$ 607.31	\$ 121.70	\$ 740.01	\$ 740.01	\$ 350.00	4 Renter	\$ (390.01)
017-01412-02	\$ 581.74	\$ 581.74	\$ 104.50	\$ 697.24	\$ 697.24	\$ 350.00	1 Renter	\$ (347.24)
017-01500-01	\$ 439.60	\$ 439.60	\$ 104.50	\$ 555.10	\$ 555.10	\$ 250.00	1 Owner	\$ (305.10)
017-20344-01	\$ 378.29	\$ 378.29	\$ 108.80	\$ 498.09	\$ 498.09	\$ 250.00	1 Owner	\$ (248.09)
017-20406-01	\$ 320.81	\$ 320.81	\$ 143.20	\$ 475.01	\$ 475.01	\$ 250.00	1 Owner	\$ (225.01)
017-02078-01	\$ 343.70	\$ 343.70	\$ 104.50	\$ 459.20	\$ 459.20	\$ 250.00	9 Owner	\$ (209.20)
017-00830-01	\$ 231.64	\$ 231.64	\$ 207.70	\$ 450.34	\$ 450.34	\$ 250.00	1 Owner	\$ (200.34)
017-01388-01	\$ 313.16	\$ 313.16	\$ 104.50	\$ 428.66	\$ 428.66	\$ 250.00	1 Owner	\$ (178.66)
017-21132-01	\$ 313.16	\$ 313.16	\$ 104.50	\$ 428.66	\$ 428.66	\$ 250.00	1 Owner	\$ (178.66)
017-00642-01	\$ 387.84	\$ 387.84	\$ 104.50	\$ 503.34	\$ 503.34	\$ 350.00	4 Renter	\$ (153.34)
017-00612-01	\$ 114.95	\$ 114.95	\$ 267.90	\$ 393.85	\$ 393.85	\$ 250.00	1 Owner	\$ (143.85)
017-00362-01	\$ 229.90	\$ 229.90	\$ 104.50	\$ 345.40	\$ 345.40	\$ 250.00	5 Owner	\$ (95.40)
017-00376-01	\$ 229.90	\$ 229.90	\$ 104.50	\$ 345.40	\$ 345.40	\$ 250.00	7 Owner	\$ (95.40)
017-00450-01	\$ 208.94	\$ 208.94	\$ 104.50	\$ 324.44	\$ 324.44	\$ 250.00	2 Owner	\$ (74.44)
017-01916-03	\$ 249.45	\$ 249.45	\$ 104.50	\$ 364.95	\$ 364.95	\$ 350.00	2 Renter	\$ (14.95)
017-01184-01	\$ 144.95	\$ 144.95	\$ 104.50	\$ 260.45	\$ 260.45	\$ 250.00	1 Owner	\$ (10.45)
017-01558-01	\$ 239.36	\$ 239.36	\$ 104.50	\$ 354.86	\$ 354.86	\$ 350.00	1 Renter	\$ (4.86)
017-00328-01	\$ 136.95	\$ 136.95	\$ 104.50	\$ 252.45	\$ 252.45	\$ 250.00	5 Owner	\$ (2.45)
017-01932-01	\$ 124.41	\$ 124.41	\$ 113.10	\$ 248.51	\$ 248.51	\$ 250.00	3 Owner	\$ 1.49
017-01422-02	\$ 229.90	\$ 229.90	\$ 104.50	\$ 345.40	\$ 345.40	\$ 350.00	2 Renter	\$ 4.60
017-00012-02	\$ 229.84	\$ 229.84	\$ 104.50	\$ 345.34	\$ 345.34	\$ 350.00	4 Renter	\$ 4.66
017-02026-01	\$ 125.95	\$ 125.95	\$ 104.50	\$ 241.45	\$ 241.45	\$ 250.00	5 Owner	\$ 8.55
017-01274-01	\$ 124.41	\$ 124.41	\$ 104.50	\$ 239.91	\$ 239.91	\$ 250.00	1 Owner	\$ 10.09
017-00130-01	\$ 114.95	\$ 114.95	\$ 108.80	\$ 234.75	\$ 234.75	\$ 250.00	2 Owner	\$ 15.25
017-01654-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
017-01010-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-00956-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-00774-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-00422-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-01734-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
017-01536-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-01386-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-00664-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-01996-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-00650-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	1 Owner	\$ 19.55
017-01764-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
017-00548-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
017-00916-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-00666-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
017-01628-01	\$ 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	5 Owner	\$ 19.55
017-00076-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	3 Owner	\$ 19.55
017-01626-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-00398-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
017-00346-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	2 Owner	\$ 19.55
017-01014-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 250.00	4 Owner	\$ 19.55
017-00460-01	\$ 114.89	\$ 114.89	\$ 104.50	\$ 230.39	\$ 230.39	\$ 250.00	4 Owner	\$ 19.61
017-01706-01	\$ 114.89	\$ 114.89	\$ 104.50	\$ 230.39	\$ 230.39	\$ 250.00	4 Owner	\$ 19.61
017-00556-01	\$ 114.65	\$ 114.65	\$ 104.50	\$ 230.15	\$ 230.15	\$ 250.00	7 Owner	\$ 19.85
017-00466-01	\$ 111.59	\$ 111.59	\$ 104.50	\$ 227.09	\$ 227.09	\$ 250.00	1 Owner	\$ 22.91
017-01556-02	\$ 202.30	\$ 202.30	\$ 104.50	\$ 317.80	\$ 317.80	\$ 350.00	4 Renter	\$ 32.20
017-00352-01	\$ 99.00	\$ 99.00	\$ 104.50	\$ 214.50	\$ 214.50	\$ 250.00	5 Owner	\$ 35.50
017-01856-02	\$ 164.21	\$ 164.21	\$ 121.70	\$ 296.91	\$ 296.91	\$ 350.00	4 Renter	\$ 53.09
017-01840-02	\$ 170.65	\$ 170.65	\$ 104.50	\$ 286.15	\$ 286.15	\$ 350.00	6 Renter	\$ 63.85
017-00194-01	\$ 156.85	\$ 156.85	\$ 104.50	\$ 272.35	\$ 272.35	\$ 350.00	2 Renter	\$ 77.65
017-01754-02	\$ 133.87	\$ 133.87	\$ 126.00	\$ 270.87	\$ 270.87	\$ 350.00	4 Renter	\$ 79.13
017-00370-01	\$ 49.88	\$ 49.88	\$ 104.50	\$ 165.38	\$ 165.38	\$ 250.00	7 Owner	\$ 84.62
017-00532-02	\$ 125.95	\$ 125.95	\$ 104.50	\$ 241.45	\$ 241.45	\$ 350.00	8 Renter	\$ 108.55
017-00640-02	\$ 125.40	\$ 125.40	\$ 104.50	\$ 240.90	\$ 240.90	\$ 350.00	5 Renter	\$ 109.10
017-01478-02	\$ 122.45	\$ 122.45	\$ 104.50	\$ 237.95	\$ 237.95	\$ 350.00	4 Renter	\$ 112.05
017-00182-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	2 Renter	\$ 119.55
017-02042-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	3 Renter	\$ 119.55
017-00630-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	1 Renter	\$ 119.55
017-01892-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	7 Renter	\$ 119.55
017-01642-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	4 Renter	\$ 119.55
017-00054-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	4 Renter	\$ 119.55
017-00080-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	8 Renter	\$ 119.55
017-01828-01	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	2 Renter	\$ 119.55
017-00102-02	\$ 114.95	\$ 114.95	\$ 104.50	\$ 230.45	\$ 230.45	\$ 350.00	1 Renter	\$ 119.55
	\$ 12,979.25	\$ 12,979.25	\$ 7,693.40	\$ 21,442.65	\$ 21,442.65	\$ 19,900.00		\$ (1,542.65)

Items Count: 70

Exhibit D



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

April 14, 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 April 14, 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

Pay Estimate No. 4: \$95,989.94

WS&D Revised Contract Amount - \$1,199,874.18

Change Order No. 3: \$2,000.00

WS&D Contractor: Gonzalez Construction

- i. The project is complete.
- ii. We received Pay Estimate No. 5 & Final for in the amount of \$23,997.48 for Board's approval.
- iii. We received Change Order No. 4 for adjustment to final quantities in the amount of \$-800.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 5 & Final, Change Order No. 4, and the Certificate of Substantial Completion

b) Sunterra Section 45 Paving Facilities:

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

Pay Estimate No. 4: \$35,179.06

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

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

Paving Contractor: Durwood Greene Construction Co.

- i. The project is complete and accepted into the 1-year maintenance period.
- ii. We received Pay Estimate Nos. 5 and 6 & Final for in the amounts of \$19,590.12 and \$2,238.87 for Board's approval.

Action Item: Approval of Pay Estimate Nos. 5 and 6 & Final and the Certificate of Substantial Completion



c) Sunterra Section 51 WS&D Facilities:

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

Pay Estimate No. 3: \$46,845.72

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: TexaSite, LLC

- i. The project is complete.
- ii. We received Pay Estimate No. 4 & Final for in the amount of \$22,013.98 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-13,830.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 4 & Final, Change Order No. 1, and the Certificate of Substantial Completion

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. The project is complete and accepted into the 1-year maintenance period.
- ii. We received Pay Estimates No. 4 and 5 & Final for in the amount of \$16,162.76 and \$10,775.18 for Board's approval.

Action Item: Approval of Pay Estimate No. 4, Pay Estimate No. 5 & Final, and the Certificate of Substantial Completion

e) Sunterra Section 52 WS&D Facilities:

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

Pay Estimate No. 2: \$47,119.82

WS&D Revised Contract Amount - \$433,534.00

Change Order No. 1: \$-13,630.00

WS&D Contractor: TexaSite, LLC

- i. The project is complete. Awaiting Harris County to issue the acceptance letter.

Action Item: None

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.

- i. The project is complete. Awaiting Harris County to issue the acceptance letter.
- ii. We received Pay Estimate No. 6 for in the amount of \$5,933.01 for Board's approval.

Action Item: Approval of Pay Estimate No. 6

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. The project is complete. Awaiting Harris County reinspection.

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. The contractor is complete with the punch items and Harris County reinspection was requested.
- ii. We received Pay Estimate No. 5 for in the amount of \$11,361.89 for Board's approval.
- iii. We received Change Order No. 2 for adjustment to final quantities in the amount of \$-18,792.80 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 5 and Change Order No. 2

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. The project is complete. Awaiting Harris County reinspection.

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. The contractor is complete with the punch items and Harris County reinspection was requested.
- ii. We received Pay Estimate No. 5 for in the amount of \$14,097.72 for Board's approval.

Action Item: Approval of Pay Estimate No. 5

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. The project is complete.
- ii. We received Pay Estimate No. 3 & Final for in the amount of \$39,938.53 for Board's approval.
- iii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-30,813.80 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 3 & Final, Change Order No. 1, and the Certificate of Substantial Completion



l) Suntercra 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: DeCrosta Construction, LLC

- i. The project is complete and accepted into the 1-year maintenance period.
- ii. We will present the final pay estimate next month.

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. The project is complete. Awaiting Harris County reinspection.
- ii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-52,170.60 for the Boards Approval.

Action Item: Change Order No. 1

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. The contractor is complete with the punch items and Harris County reinspection was requested.
- ii. We received Change Order No. 1 for adjustment to final quantities in the amount of \$-44,290.16 for the Boards Approval.

Action Item: Change Order No. 1

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 - \$698,259.20

Change Order No. 1: \$

WS&D Contractor: A&M Contractors, Inc

- i. The project is complete.
- ii. We received Pay Estimate No. 4 & Final for in the amount of \$56,762.96 for Board's approval.
- iii. We received Change Order No. 1 for adjustment of E-inlets to Type C manholes in the amount of \$11,000.00 for the Boards Approval.
- iv. We received Change Order No. 2 for adjustment to final quantities in the amount of \$-41,011.00 for the Boards Approval.

Action Item: Approval of Pay Estimate No. 4 & Final, Change Order Nos. 1 & 2, and the Certificate of Substantial Completion



QUIDDITY

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: \$-41,149.82

Paving Contractor: Allgood Construction Company, LLC

- i. The project is complete and accepted into the 1-year maintenance period.
- ii. We received Pay Estimate No. 5 & Final for in the amount of \$9,804.50 for Board's approval.

Action Item: Approval of Pay Estimate No. 5 & Final and the Certificate of Substantial Completion

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: \$-29,873.15

WS&D Contractor: Fellers & Clark, LP

- i. The project is complete. Awaiting Harris County reinspection.

Action Item: None

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. The contractor is complete with the punch items and Harris County reinspection was requested.

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.
- ii. We received Pay Estimate No. 2 for in the amount of \$124,143.05 for Board's approval.

Action Item: Approval of Pay Estimate No. 2

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) None at this time.

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. Awaiting the final invoice from the Contractor.

Action: None

- b) **Sunterra Sec 36:** The 1-yr inspection has been requested from Harris County.

- c) **Sunterra Sec 37:** Has been accepted into Harris County maintenance.

- d) **Sunterra Sec 38:** Harris County issued the punch list and we received a proposal from the contractor to repair the non-warranty items. The cost is \$7,050.00 and we would propose to award to Fellers & Clark and back charge the home builders.

Action: Approve Fellers & Clark to perform the WS&D non-warranty repairs for \$7,050.00. Approve Allgood to perform the Paving non-warranty repairs.

- e) **Sunterra Sec 39:** Has been accepted into Harris County maintenance.

- f) **Sunterra Sec 42:** Harris County issued the punch list and we received a proposal from the contractor to repair the non-warranty items. The cost is \$11,727.50 and we would propose to award to Infrastructure Construction Services (ICS).

Action: Approve ICS to perform the non-warranty repairs for \$11,727.50.

- g) **Sunterra Sec 43:** Harris County issued the punch list and we received a proposal from the contractor to repair the non-warranty items. The cost is \$8,887.50 and we would propose to award to Infrastructure Construction Services (ICS).

Action: Approve ICS to perform the non-warranty repairs for \$8,887.50.

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:** We received comments from the TCEQ and have addressed all comments and questions. The pre-purchase inspection has passed.
- b) **2025 Road Bond:** A draft summary of cost will be presented at the May board meeting.
- c) **2026 WS&D Bond:** We have begun preparing the draft summary of cost.



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

Sincerely,

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\04 - April\HARRIS COUNTY MUD NO. 569
ENGINEERING REPORT.docx

Fellers & Clark, LP

18111 Domino Road
Waller, Texas 77484
PHONE: (281) 581-0770

PROPOSAL

March 20, 2025

To: Harris County MUD No. 569

Attn: Blair Bozarth

Project: Sunterra Sec. 38 - Harris County Surety/Bond Cancellation Inspection

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL
ANGEL CREEK LANE					
22	MH SEAL WALLS @ STA 2+27RT(SW DAMAGES)	1	EA	\$ 300.00	\$ 300.00
BLESSING DRIVE					
18	INLET SEAL WALLS	1	EA	WARRANTY	\$ -
21	MH TOP DAMAGED - @5107 (5' X 10' SIDEWALK R&R)	1	LS	\$ 3,000.00	\$ 3,000.00
PEACEFUL COVE DRIVE					
21	MH TOP DAMAGED @ 27007 RESET (RMV.& RPLC. SW)	1	LS	\$ 1,500.00	\$ 1,500.00
21	MH TOP DAMAGED @ 27126 RESET (RMV.& RPLC. SW)	1	LS	\$ 2,250.00	\$ 2,250.00
SEDONA CREEK DRIVE					
18	INLET SEAL WALLS @5106	1	EA	WARRANTY	\$ -
COMM.	INSPECT & SEAL MH ACROSS 5122	1	EA	WARRANTY	\$ -
WANDERING GLEN LANE					
18	INLET SEAL WALLS @ 27010	1	EA	WARRANTY	\$ -
Total Amount Bid				\$	7,050.00

Please note the following clarifications:

- 1 Our bid price is good for thirty days.
- 2 Our bid price does NOT include any work that is not specifically listed on this schedule of values

Sincerely,

Shay Ulrich
Estimator

Approved By:

SIGNATURE

NAME

DATE

Exhibit E

**Independent Accountants' Report on
Application of Agreed-upon Procedures**

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

We issued a report dated October 14, 2024, regarding amounts to be reimbursed to the District's developer from the proceeds of its \$8,855,000 Unlimited Tax Road Bonds, Series 2024. At that time, the items depicted below had not been submitted for reimbursement. Interest was calculated from the date of payment through two years after payment on construction contracts and related costs or April 14, 2025. This report reflects amounts due to Astro Sunterra, LP (the developer) for these items.

	<u>% Complete</u> <u>Date Complete</u>	<u>Amount Reimbursable</u>	
Daco Paving, Inc.			
Construction of paving facilities to serve			
Sunterra, Section 57	97%	\$ 618,094.35	
Less retainage payable	06/24	<u>(12,361.89)</u>	
		605,732.46	
Less amount previously reimbursed		<u>(418,414.16)</u>	
		187,318.30	
Less amount to be funded in the future		<u>(47,840.01)</u>	\$ 139,478.29
Interest accrued at 4.270864%			<u>4,906.62</u>
Total amounts reimbursable to the developer			<u><u>\$ 144,384.91</u></u>

This report is subject to the same limitations as our report dated October 14, 2024.

April 14, 2025

Exhibit F

RESOLUTION AUTHORIZING
USE OF SURPLUS ROAD BOND CONSTRUCTION FUNDS AND
INTEREST EARNED ON ROAD BOND CONSTRUCTION FUNDS

WHEREAS, Harris County Municipal Utility District No. 569 (the "District") has previously issued bonds to finance the acquisition and/or construction of certain road facilities to serve land within the District and land acquisition therefor; and

WHEREAS, the District now has surplus funds from the proceeds of said bonds and interest earned on road bond construction funds, and the Board of Directors desires to utilize a portion of said surplus road bond construction funds and interest earned on road bond construction funds to pay a portion of the cost of the construction of paving improvements to serve Sunterra, Section 57 and developer interest related to same (the "Project"); and

WHEREAS, the District is legally entitled to authorize the use of such funds to pay the cost of such Project;

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

(1) Use of surplus road bond construction funds and interest earned on road bond construction funds in the amount of \$144,384.91 to pay the cost of the Project is hereby authorized and approved; and

(2) The District's auditor is hereby requested and directed to report the expenditure of said funds in the District's annual audit report for the fiscal year ending May 31, 2025.

BE IT FURTHER RESOLVED that the President or Vice-President and Secretary or Assistant Secretary of the Board of Directors and the District's attorneys and bookkeepers are hereby authorized and directed to do any and all things necessary and proper in connection with this Resolution.

PASSED AND ADOPTED this 14th day of April, 2025.

ATTEST:

HARRIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 569

By: _____

Secretary, Board of Directors

By: _____

President, Board of Directors



Exhibit G

SWPPP Inspections Harris County MUD 569

Sunterra Subdivision
Inspection Photo's
March 2025 MUD Meeting

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



Harris County MUD 569

Inspection Date	Section #	Total Inspected	Total Out of Compliance	Builders Out of Compliance per Section
2/10/2025	35	13	8	Nuway (8)
2/17/2025	35	17	11	Nuway (11)
2/24/2025	35	17	12	Nuway (12)
3/3/2025	35	17	15	Nuway (15)
2/10/2025	36	14	6	Gehan (2) Angilia (1) Ashton Woods (3)
2/17/2025	36	16	12	Gehan (4) Ashton Woods (8)
2/24/2025	36	17	8	Gehan (4) Ashton Woods (4)
3/3/2025	36	21	6	Gehan (3) Ashton Woods (3)
2/10/2025	38	5	2	Long Lake (1) Nuway (1)
2/17/2025	38	5	3	Long Lake (2) Nuway (1)
2/24/2025	38	4	0	
3/3/2025	38	4	3	Long Lake (2) Nuway (1)
2/10/2025	42	2	2	Beazer (2)
2/17/2025	42	2	1	Beazer (1)
2/24/2025	42	2	0	
3/3/2025	42	3	1	Beazer (1)
2/10/2025	43	1	1	Beazer (1)
2/17/2025	43	1	0	
2/24/2025	43	1	0	
3/3/2025	43	1	0	
2/10/2025	44	7	0	
2/17/2025	44	7	4	Beazer (4)
2/24/2025	44	7	3	Beazer (3)
3/3/2025	44	9	5	Beazer (5)

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

Sec 35 Blk 5 Lot 2



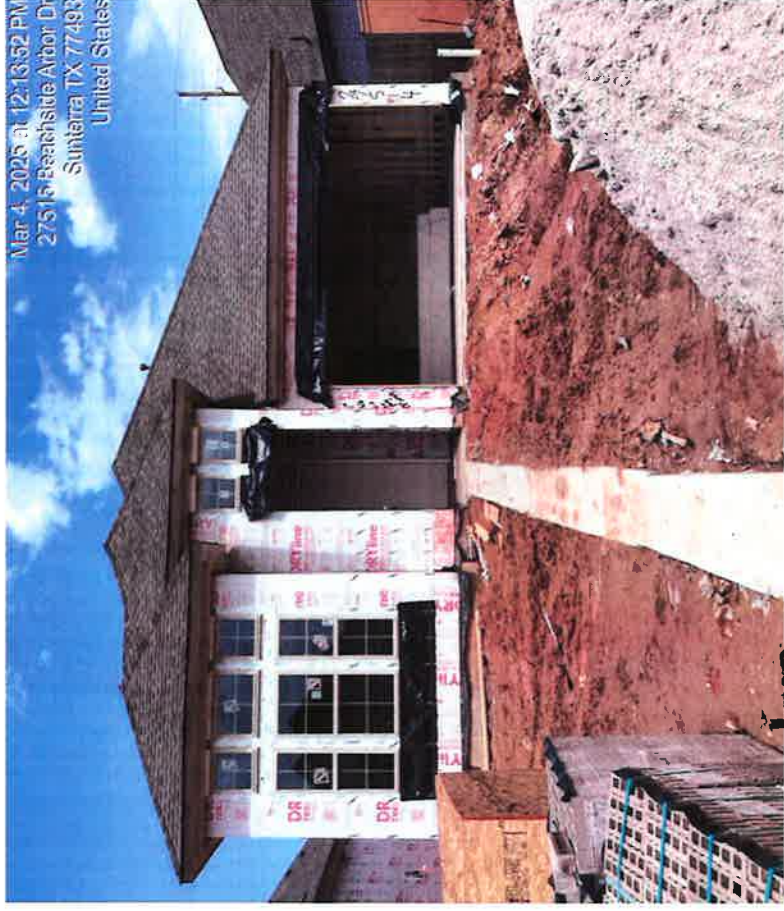
Sec 35 Blk 5 Lot 3



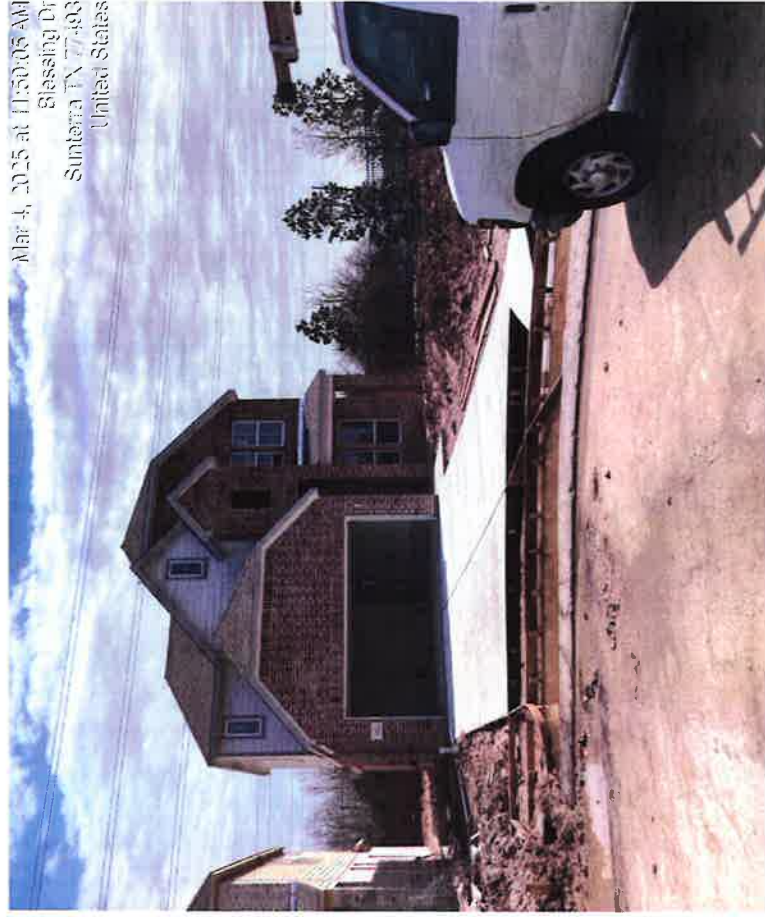
Sec 36 Blk 1 Lot 6



Sec 36 Blk 1 Lot 7



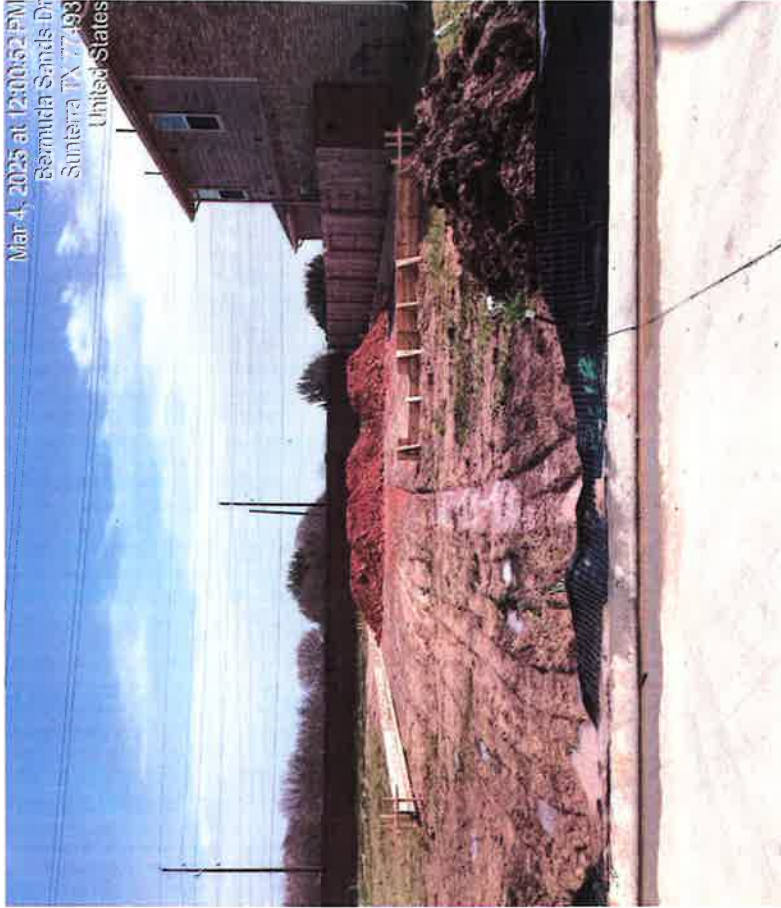
Sec 38 Blk 1 Lot 22



Sec 38 Blk 1 Lot 23



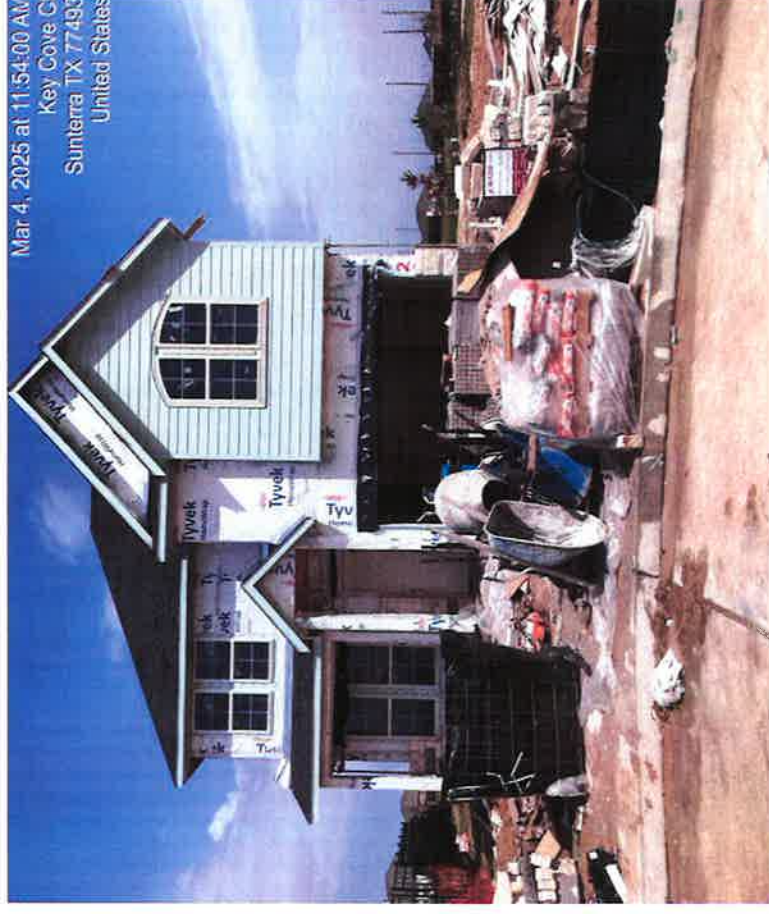
Sec 42 Blk 1 Lot 30



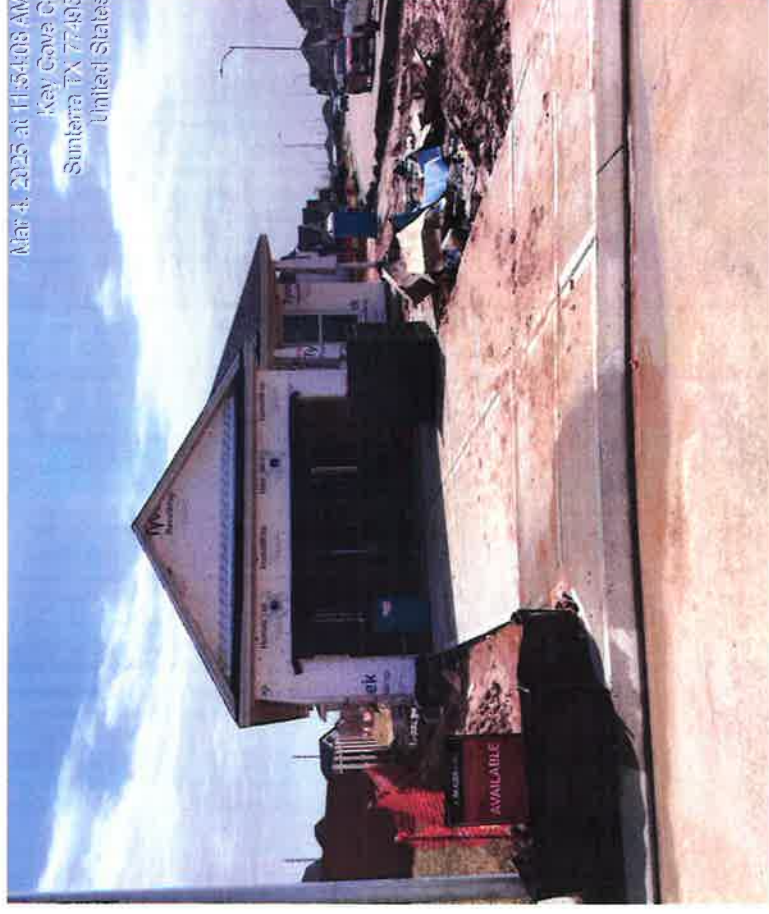
Sec 42 Blk 1 Lot 34



Sec 44 Blk 5 Lot 7



Sec 44 Blk 5 Lot 10



SWPPP Inspections Harris County MUD 569

Sunterra Subdivision
Inspection Photo's
April 2025 MUD Meeting

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



Harris County MUD 569

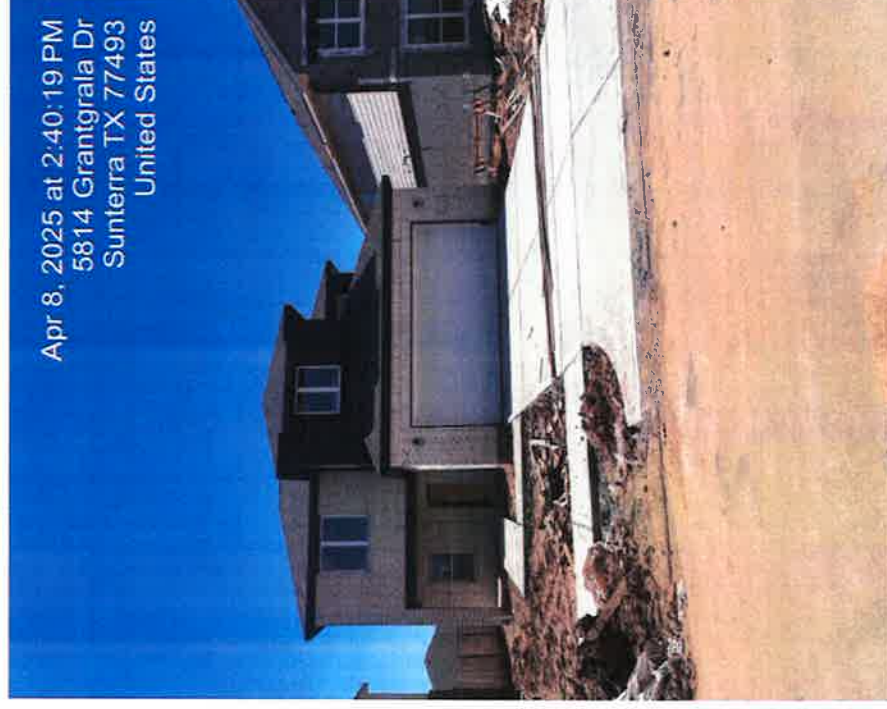
Inspection Date	Section #	Total Inspected	Total Out of Compliance	Builders Out of Compliance per Section
3/17/2025	35	18	14	Nuway (14)
3/24/2025	35	21	13	Nuway (11) Ashton Starlight (2)
3/31/2025	35	22	14	Nuway (14)
4/7/2025	35	18	12	Anglia (1) Nuway (9) Ashton Starlight (2)
3/17/2025	36	23	7	Gehan (2) Anglia (2) Ashton Woods (3)
3/24/2025	36	24	5	Gehan (1) Ashton Woods (4)
3/31/2025	36	26	8	Gehan (3) Anglia (1) Ashton Woods (4)
4/7/2025	36	29	7	Gehan (3) Anglia (4)
3/17/2025	38	4	3	Long Lake (2) Nuway (1)
3/24/2025	38	3	1	Nuway (1)
3/31/2025	38	3	1	Nuway (1)
4/7/2025	38	1	0	
3/17/2025	42	4	0	
3/24/2025	42	5	2	Beazer (2)
3/31/2025	42	5	4	Beazer (4)
4/7/2025	42	5	5	Beazer (5)
3/17/2025	44	9	5	Beazer (5)
3/24/2025	44	9	4	Beazer (4)
3/31/2025	44	9	7	Beazer (7)
4/7/2025	44	9	3	Beazer (3)

Sections 33,39,40,43,45,51 and 52 are ALL Open Lots with No Inspections

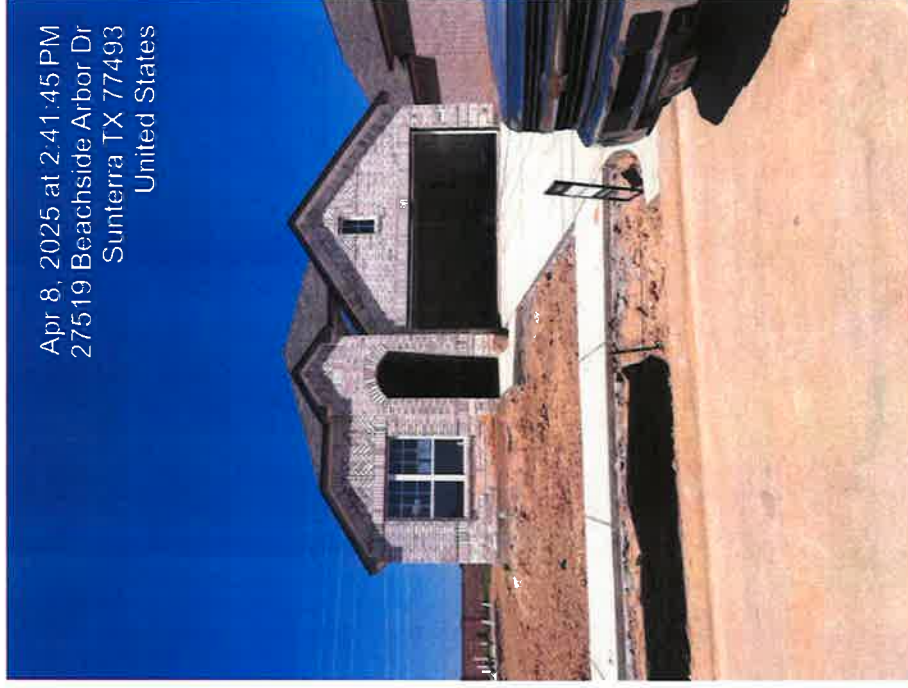
Sec 35 Blk 5 Lot 2



Sec 35 Blk 5 Lot 3

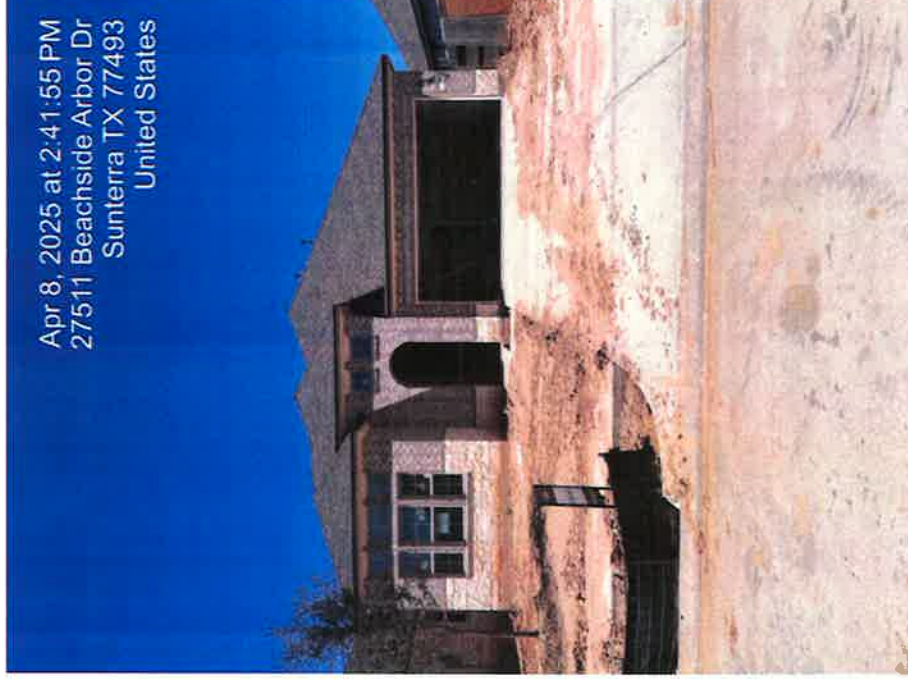


Sec 36 Blk 1 Lot 6



Apr 8, 2025 at 2:41:45 PM
27519 Beachside Arbor Dr
Sunterra TX 77493
United States

Sec 36 Blk 1 Lot 7

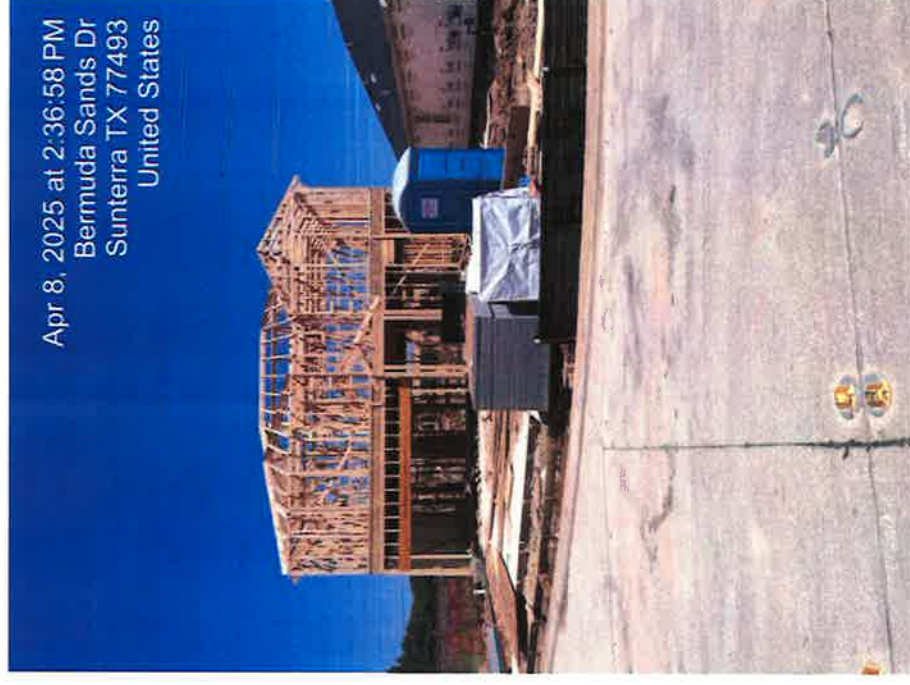


Apr 8, 2025 at 2:41:55 PM
27511 Beachside Arbor Dr
Sunterra TX 77493
United States

Sec 38 Blk 2 Lot 33



Sec 42 Blk 1 Lot 29



Sec 42 Blk 1 Lot 30



Apr 8, 2025 at 2:37:08 PM
Bermuda Sands Dr
Sunterra TX 77493
United States

Sec 44 Blk 5 Lot 1



Apr 8, 2025 at 2:34:59 PM
Cinnamon Shores Dr
Sunterra TX 77493
United States

Sec 44 Blk 5 Lot 2

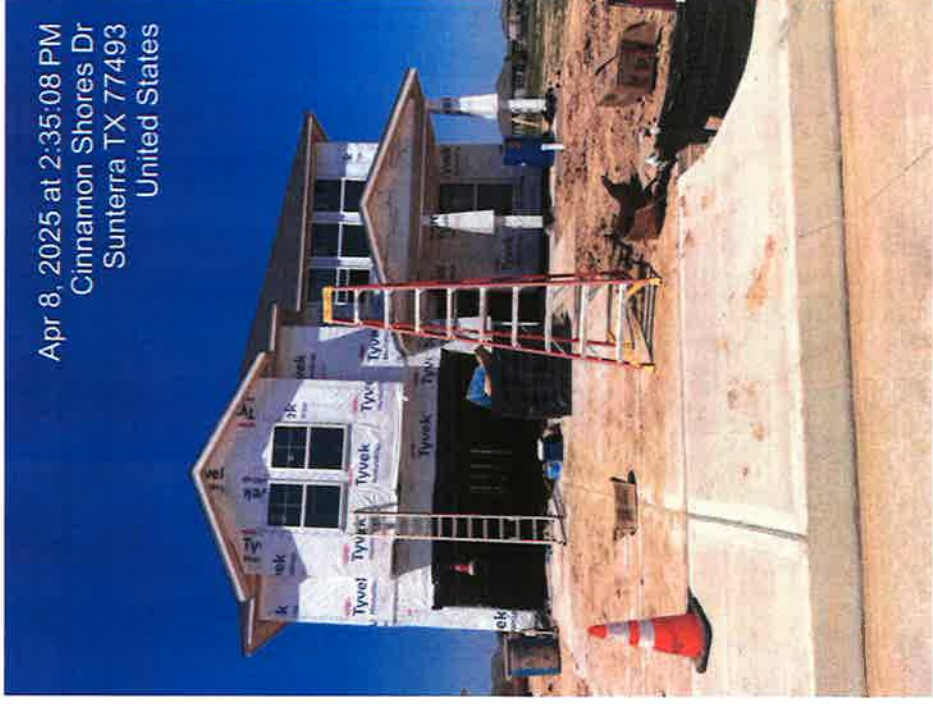


Exhibit H

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

Landscape Architect's Report

Sunterra

April 14, 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. **Phase 7 Package 4: Hardscape and Softscape (Sections 63 and 64)**
- C. Review bids and award contracts, as appropriate, for the following construction projects:
- i. **Phase 7 Package 4: Hardscape and Softscape (Sections 63 and 64)**
- 1) **WCI Services, Inc \$338,083.19**
- 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
Original Contract	\$ 484,484.36	Comment(s)
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
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
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 11/20/23. **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
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 Pay Applications #7.**

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
Pay Application #7	\$ 47,453.42	03/10/2025
Current Contract Value	\$ 833,215.34	
Balance to Finish	\$ 121,559.69	

- **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 #2; Approve Pay Applications #7, #8.**

Item	Amount	Notes
Original Contract	\$ 1,817,435.60	Comment(s)
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
Change Order #2	\$ 141,165.62	02/20/2025
Pay Application #7	\$ 63,588.33	03/10/2025
Pay Application #8	\$ 63,549.90	04/02/2025
Current Contract Value	\$ 1,999,596.66	
Balance to Finish	\$ 684,552.71	

- **Phase 7 Package 2A: Off-Site: Softscape.** (Detention Pond 2A). Project was awarded 07/19/2024 to Earth First Landscapes, LLC. MUD contract executed 12/19/2024, NTP issued 01/23/2025. **Approve Change Order #1; Approve Pay Applications #1, #2.**

Item	Amount	Notes
Original Contract	\$ 103,561.87	Comment(s)
Change Order #1	\$ 11,908.86	03/05/2025
Pay Application #1	\$ 59,860.68	04/02/2025
Pay Application #2	\$ 42,060.48	04/02/2025
Current Contract Value	\$ 115,470.73	
Balance to Finish	\$ 13,549.57	

- **Phase 7 Package 2B: On-Site: Hardscape and Softscape.** (Sections 59, 60, 61). Project was awarded 07/19/2024 to Earth First Landscapes, LLC. MUD contract executed 09/12/2024, NTP issued 09/12/2024. **Approve Change Order #1; Approve Pay Applications #1, #2, #3, #4, #5, #6, #7.**

Item	Amount	Notes
Original Contract	\$ 124,714.37	Comment(s)
Pay Application #1	\$ 5,672.14	09/27/2024
Pay Application #2	\$ 59,391.90	10/29/2024
Pay Application #3	\$ 30,249.90	12/04/2024
Pay Application #4	\$ 19,411.20	01/10/2025
Change Order #1	\$ 3,708.00	01/10/2025
Pay Application #5	\$ 284.40	01/28/2025



Pay Application #6	\$	284.40	02/28/2025
Pay Application #7	\$	286.20	03/25/2025

Current Contract Value	\$	128,422.38
Balance to Finish	\$	12,842.24

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 Pay Applications #7.**
- 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 #2; Approve Pay Applications #7, #8.**
- Phase 7 Package 2A: Off-Site: Softscape. (Detention Pond 2A). Project was awarded 07/19/2024 to Earth First Landscapes, LLC. MUD contract executed 12/19/2024, NTP issued 01/23/2025. **Approve Change Order #1; Approve Pay Applications #1, #2.**
- Phase 7 Package 2B: On-Site: Hardscape and Softscape. (Sections 59, 60, 61). Project was awarded 07/19/2024 to Earth First Landscapes, LLC. MUD contract executed 09/12/2024, NTP issued 09/12/2024. **Approve Change Order #1; Approve Pay Applications #1, #2, #3, #4, #5, #6, #7.**

Sincerely,

LUKE ANDERSON, ASLA, PLA, LI
Project Manager

Direct: 210.469.3510
Email: landerson@kwtxas.com

4039 Broadway Street, San Antonio, TX, 78209

Exhibit I



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

Bookkeeper's Report | April 14, 2025

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



WEBSITE

www.municipalaccounts.com



ADDRESS

1281 Brittmoore Road
Houston, Texas 77043



CONTACT

Phone: 713.623.4539
Fax: 713.629.6859

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Harris County Municipal Utility District No. 569

BOOKKEEPER'S REPORT | 04/14/2025



Spotlight On Funding Your Capital Improvements Plan (CIP)

What is it and why is it important? Your CIP is a tool for planning how your District will pay for maintenance, repairs, new construction and unexpected projects that come up over the next 5-20 year period. Will you issue Bonds? Do you have Operating reserves & surplus funds? Can you utilize your Maintenance & Operations tax and Water and Wastewater revenues? What action do you need to take now to be prepared 5 years down the line? Working with your Engineer to prepare this plan enables the District to determine its financial needs and plan accordingly.

Bonds Summary

Water, Sewer, Drainage	Park, Roads, Other
Total Authorized \$241.5M	Total Authorized \$225.7M
Total Issued \$3.4M	Total Issued \$13.4M
\$Available to Issue \$238.1M	\$Available to Issue \$212.3M

Most Recent Audited Revenue Sources

Maximum Approved M&O Rate	\$1.50
Audited M&O Rate	\$0.90
Audited M&O Revenue	\$601.7K
Audited Retail Service Rate Per 10,000 gallons	\$104.50
Audited Water/Wastewater Revenue	\$450.1K
Audited Sales Tax Revenue	N/A

General Operating Reserves

Operating Fund Balance \$2,320,014
Total Expenditures Excluding Capital Costs \$2,134,800
15.9 Months

Account Balance | As of 04/14/2025

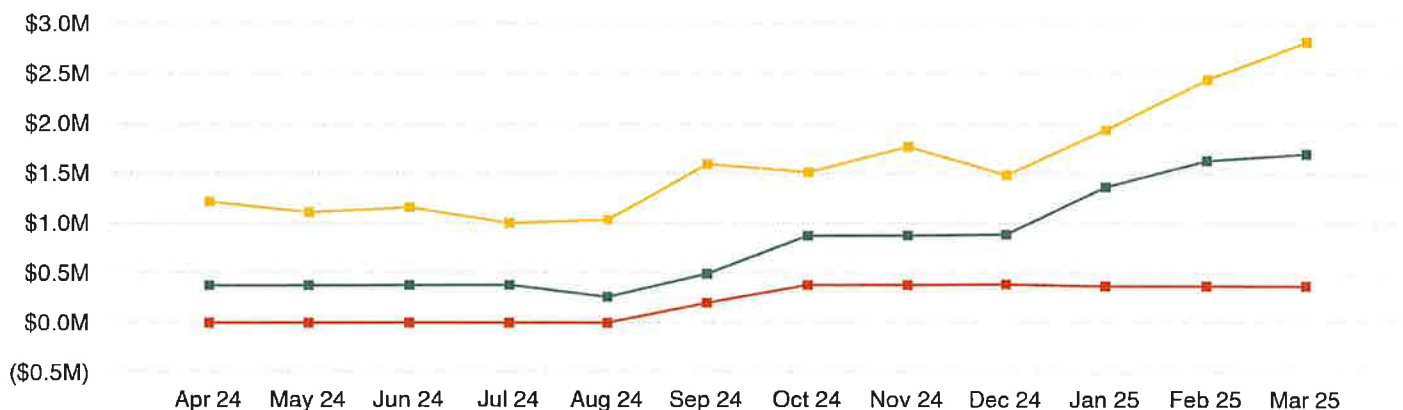
General Operating
\$2,320,014

Capital Projects
\$371,373

Debt Service
\$925,897

Total For All Accounts: \$3,617,283

Account Balance By Month | April 2024 - March 2025



Monthly Financial Summary - General Operating Fund

Harris County MUD No. 569 - GOF



Account Balance Summary

Balance as of 02/25/2025 **\$2,158,984**

Receipts 1,187,285

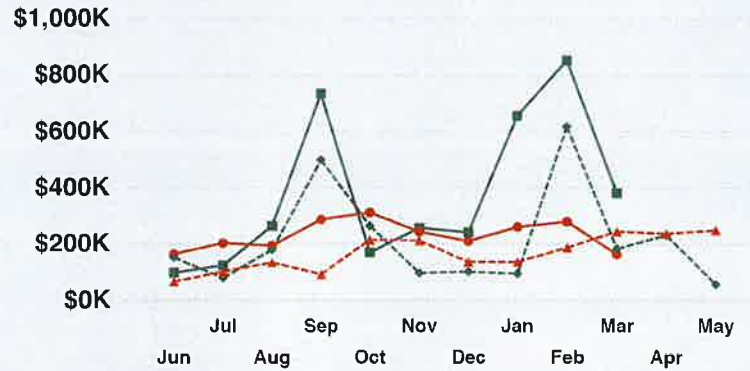
Disbursements (1,026,255)

Balance as of 04/14/2025 **\$2,320,014**

Overall Revenues & Expenditures

By Month (Year to Date)

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



March 2025

Revenues

Actual	Budget	Over/(Under)
\$381,753	\$146,408	\$235,345

Expenditures

Actual	Budget	Over/(Under)
\$163,790	\$169,295	(\$5,505)

June 2024 - March 2025 (Year to Date)

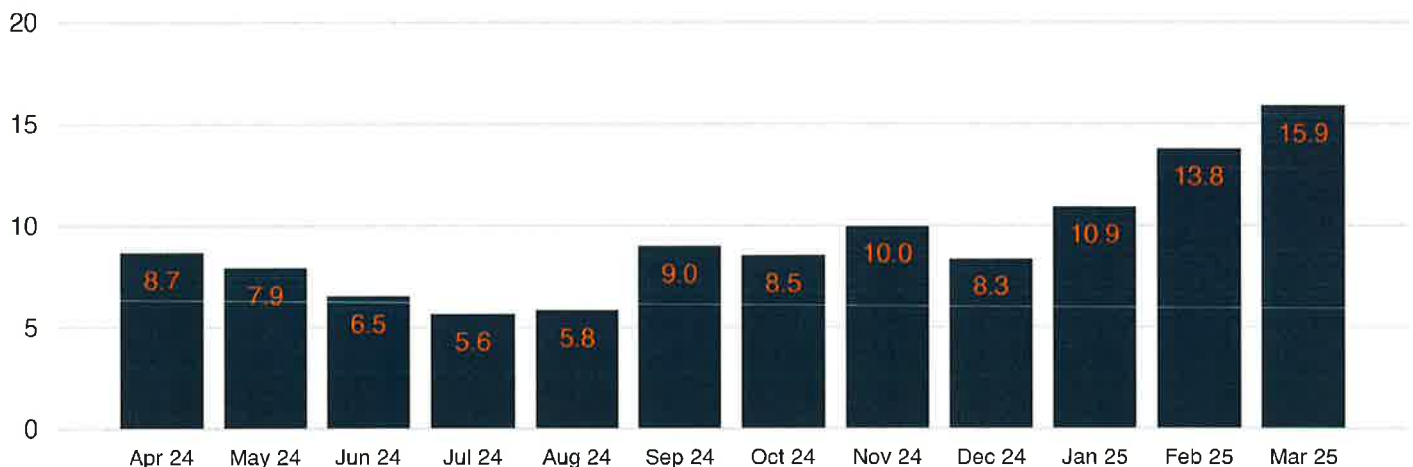
Revenues

Actual	Budget	Over/(Under)
\$3,785,939	\$2,433,453	\$1,352,486

Expenditures

Actual	Budget	Over/(Under)
\$2,325,306	\$1,777,990	\$547,316

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Harris County MUD No. 569 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/25/2025				\$2,424.44
Receipts				
	Transfer from Operator		255,778.15	
	Interest Earned on Checking Account		101.99	
	Sunterra POA - Security Billing Payment		5,000.00	
	Interest Earned on Checking Account		142.76	
	Transfer from Operator		263,392.64	
Total Receipts				\$524,415.54
Disbursements				
1403	A & M Contractor	Customer Refund	(597.30)	
1404	Azucena Mendez	Customer Refund	(208.20)	
1405	Basavaiah Anagani Venkata	Customer Refund	(289.65)	
1406	Fang Hua	Customer Refund	(166.40)	
1407	Kristopher Kodys & Jordan Kodys	Customer Refund	(276.85)	
1408	Sovanry Oem	Customer Refund	(148.98)	
1409	Waseem Peracha	Customer Refund	(229.10)	
1410	Zachary Matthews	Customer Refund	(451.02)	
1411	Best Trash	Garbage Expense	(27,008.40)	
1412	Harris-Waller Co. MUD 4	Purchase Water & Mowing	(313,313.78)	
1413	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(7,299.53)	
1414	On-Site Protection, LLC	Security Expense	(10,576.30)	
1415	Quiddity Engineering, LLC	Engineering Fees	(9,198.75)	
1416	Schwartz, Page & Harding, L.L.P.	Legal Fees	(11,928.93)	
1417	Silt Solutions, Inc	Inspection Expense	(3,900.00)	
1418	Envirodyne Labs, Inc	Chemicals Expense	(700.00)	
1419	Municipal District Services, LLC	Maintenance & Repairs	(116,859.33)	
1420	Water Utility Services	Laboratory Expense	(92.00)	
HR&P	Blakely Norris.	Fees of Office - 02/24/2025	(204.10)	
HR&P	Jason Schultz.	Fees of Office - 02/24/2025	(250.30)	
HR&P	Julia Pecina.	Fees of Office - 02/24/2025	(204.10)	
HR&P	HR&P	Payroll Administration Fee	(50.00)	
HR&P	United States Treasury	Payroll Tax	(101.40)	
Svc Chg	Central Bank	Service Charge	(25.00)	
Svc Chg	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$504,084.42)
Balance as of 04/14/2025				\$22,755.56

Cash Flow Report - Operator Account

Harris County MUD No. 569 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/25/2025				\$92,799.49
Receipts				
	Accounts Receivable		121,005.90	
	Accounts Receivable		3,645.16	
	Tap Connections (9)		21,480.00	
	Tap Connections (3)		7,160.00	
	Tap Connections (25)		59,625.00	
	Tap Connections (27)		64,065.00	
	Tap Connections (3)		7,035.00	
	Accounts Receivable		118,108.22	
	Accounts Receivable		1,712.68	
	Tap Connections (1)		6,680.00	
	Builder Deposit - Castlerock		5,000.00	
	Tap Connections (14)		34,580.00	
	Tap Connections (22)		54,090.00	
	Tap Connections (8)		19,760.00	
	Tap Connections (4)		9,380.00	
	Tap Connections (21)		49,620.00	
	Tap Connections (3)		7,410.00	
Total Receipts				\$590,356.96
Disbursements				
Rtn Cks	Central Bank	Returned Customer Checks (3)	(2,666.58)	
Rtn Cks	Central Bank	Chargeback Fee	(10.00)	
Rtn Cks	Central Bank	Returned Customer Checks (2)	(313.50)	
Svc Chg	Central Bank	Service Charge	(5.00)	
Svc Chg	Central Bank	Service Charge	(5.00)	
Sweep	Central Bank	Transfer to Checking	(255,778.15)	
Sweep	Central Bank	Transfer to Checking	(263,392.64)	
Total Disbursements				(\$522,170.87)
Balance as of 04/14/2025				\$160,985.58

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



		March 2025			June 2024 - March 2025			Annual Budget
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues								
Water Revenue								
14101	Water- Customer Service Revenue	81,595	43,400	38,195	709,302	508,400	200,902	620,000
14108	Transfer Fees	3,400	1,108	2,292	18,239	11,083	7,156	13,300
Total Water Revenue		84,995	44,508	40,487	727,541	519,483	208,057	633,300
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	58,544	33,858	24,686	385,220	319,770	65,450	376,200
14203	Wastewater Inspection Fees	0	11,792	(11,792)	147,402	117,917	29,485	141,500
Total Wastewater Revenue		58,544	45,650	12,894	532,622	437,687	94,935	517,700
Property Tax Revenue								
14301	Maintenance Tax Collections	57,724	0	57,724	1,092,397	848,698	243,699	981,100
Total Property Tax Revenue		57,724	0	57,724	1,092,397	848,698	243,699	981,100
Tap Connection Revenue								
14501	Tap Connections	138,771	43,750	95,021	1,170,983	437,500	733,483	525,000
14502	Inspection Fees	25,196	4,050	21,146	68,180	40,500	27,680	48,600
Total Tap Connection Revenue		163,967	47,800	116,167	1,239,163	478,000	761,163	573,600
Administrative Revenue								
14702	Penalties & Interest	3,457	1,525	1,932	29,735	15,250	14,485	18,300
Total Administrative Revenue		3,457	1,525	1,932	29,735	15,250	14,485	18,300
Interest Revenue								
14801	Interest Earned on Checking	143	92	51	1,195	917	278	1,100
14802	Interest Earned on Temp. Invest	7,923	1,833	6,090	47,793	18,333	29,459	22,000
Total Interest Revenue		8,066	1,925	6,141	48,988	19,250	29,738	23,100
Other Revenue								
15802	Sunterra POA Contribution	5,000	5,000	0	50,000	50,000	0	60,000
Total Other Revenue		5,000	5,000	0	50,000	50,000	0	60,000
Total Revenues		381,753	146,408	235,345	3,720,445	2,368,368	1,352,077	2,807,100

Expenditures

Water Service

16102 Operations - Water	1,915	483	1,432	17,072	4,833	12,238	5,800
16104 Purchase Water / JWP	0	31,885	(31,885)	478,378	373,510	104,868	455,500
16105 Maintenance & Repairs - Water	34,659	14,592	20,068	122,441	145,917	(23,476)	175,100
16107 Chemicals - Water	0	0	0	350	0	350	0
16108 Laboratory Expense - Water	0	433	(433)	1,334	4,333	(2,999)	5,200
16111 Reconnection Expense	0	0	0	1,720	0	1,720	0

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



			March 2025		June 2024 - March 2025				
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures									
Water Service									
16112	Disconnection Expense		696	0	696	12,287	0	12,287	0
16113	Transfer Expense		3,210	2,525	685	34,077	25,250	8,827	30,300
16116	Permit Expense - Water		0	0	0	448	0	448	0
16117	TCEQ Regulatory Expense - Water		0	0	0	1,639	2,500	(861)	2,500
Total Water Service			40,480	49,918	(9,439)	669,747	556,343	113,404	674,400
Wastewater Service									
16202	Operations - Wastewater		1,462	550	912	11,044	5,500	5,544	6,600
16203	Wastewater Inspection Expense		4,144	2,500	1,644	36,514	25,000	11,514	30,000
16204	Purchase Wastewater Service		0	37,958	(37,958)	478,378	379,583	98,795	455,500
16205	Maint & Repairs - Wastewater		105	10,650	(10,545)	29,396	106,500	(77,104)	127,800
16207	Chemicals - Wastewater		0	0	0	350	0	350	0
16217	TCEQ Regulatory Exp-Wastewater		0	0	0	1,639	2,000	(361)	2,000
Total Wastewater Service			5,711	51,658	(45,947)	557,320	518,583	38,737	621,900
Garbage Service									
16301	Garbage Expense		13,897	4,533	9,364	110,152	45,333	64,818	54,400
Total Garbage Service			13,897	4,533	9,364	110,152	45,333	64,818	54,400
Storm Water Quality									
16401	SWQ Management		2,940	1,250	1,690	22,660	12,500	10,160	15,000
16403	Detention Pond Maintenance		0	15,000	(15,000)	139,992	150,000	(10,008)	180,000
Total Storm Water Quality			2,940	16,250	(13,310)	162,652	162,500	152	195,000
Tap Connection									
16501	Tap Connection Expense		31,010	21,875	9,135	427,085	218,750	208,335	262,500
16502	Inspection Expense		38,126	2,025	36,101	138,824	20,250	118,574	24,300
Total Tap Connection			69,136	23,900	45,236	565,909	239,000	326,909	286,800
Administrative Service									
16703	Legal Fees		11,337	8,333	3,004	81,439	83,333	(1,895)	100,000
16705	Auditing Fees		0	0	0	18,500	15,800	2,700	15,800
16706	Engineering Fees		9,199	2,917	6,282	41,490	29,167	12,324	35,000
16712	Bookkeeping Fees		2,527	3,010	(483)	39,970	36,980	2,990	43,000
16713	Legal Notices & Other Publ.		84	0	84	1,019	0	1,019	0
16714	Printing & Office Supplies		1,086	842	244	7,675	8,417	(742)	10,100
16715	Filing Fees		0	92	(92)	0	917	(917)	1,100
16716	Delivery Expense		0	158	(158)	250	1,583	(1,334)	1,900
16717	Postage		760	258	502	6,280	2,583	3,696	3,100
16718	Insurance & Surety Bond		767	0	767	3,287	3,200	87	3,200
16721	Meeting Expense		358	358	0	2,943	3,583	(640)	4,300

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



March 2025			June 2024 - March 2025			Annual Budget
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
10	25	(15)	200	250	(50)	300
7	75	(68)	442	750	(308)	900
0	117	(117)	0	1,167	(1,167)	1,400
30	17	14	313	167	146	200
26,166	16,202	9,965	203,807	187,897	15,910	220,300
5,460	5,000	460	45,975	50,000	(4,025)	60,000
5,460	5,000	460	45,975	50,000	(4,025)	60,000
0	1,108	(1,108)	6,188	11,083	(4,895)	13,300
0	50	(50)	400	500	(100)	600
0	83	(83)	473	833	(360)	1,000
0	1,242	(1,242)	7,061	12,417	(5,355)	14,900
0	592	(592)	2,683	5,917	(3,234)	7,100
0	592	(592)	2,683	5,917	(3,234)	7,100
163,790	169,295	(5,505)	2,325,306	1,777,990	547,316	2,134,800
217,963	(22,887)	240,850	1,395,139	590,378	804,761	672,300
0	0	0	65,493	65,085	408	65,085
0	0	0	65,493	65,085	408	65,085
0	0	0	65,493	65,085	408	65,085
0	0	0	65,493	65,085	408	65,085
217,963	(22,887)	240,850	1,460,632	655,463	805,169	737,385

Balance Sheet as of 03/31/2025

Harris County MUD No. 569 - GOF



Assets	
Bank	
11101 Cash in Bank	\$526,000
11102 Operator	160,986
Total Bank	<u>\$686,986</u>
Investments	
11201 Time Deposits	\$2,136,273
Total Investments	<u>\$2,136,273</u>
Receivables	
11301 Accounts Receivable	\$218,999
11303 Maintenance Tax Receivable	3,282
Total Receivables	<u>\$222,281</u>
Interfund Receivables	
11401 Due From Capital Projects	\$62,585
11403 Due From Tax Account	22,641
11406 Due From Sunterra POA	10,000
Total Interfund Receivables	<u>\$95,226</u>
Prepays	
11701 Prepaid Insurance	\$2,302
Total Prepays	<u>\$2,302</u>
Total Assets	<u><u>\$3,143,068</u></u>
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$500,877
Total Accounts Payable	<u>\$500,877</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	\$515,457
Total Deposits	<u>\$515,457</u>
Total Liabilities	<u>\$1,113,156</u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$569,279
Total Unassigned Fund Balance	<u>\$569,279</u>

Balance Sheet as of 03/31/2025

Harris County MUD No. 569 - GOF



Liabilities & Equity

Equity	
Net Income	\$1,460,632
Total Equity	\$2,029,911
Total Liabilities & Equity	\$3,143,068

Monthly Financial Summary - Capital Projects Fund

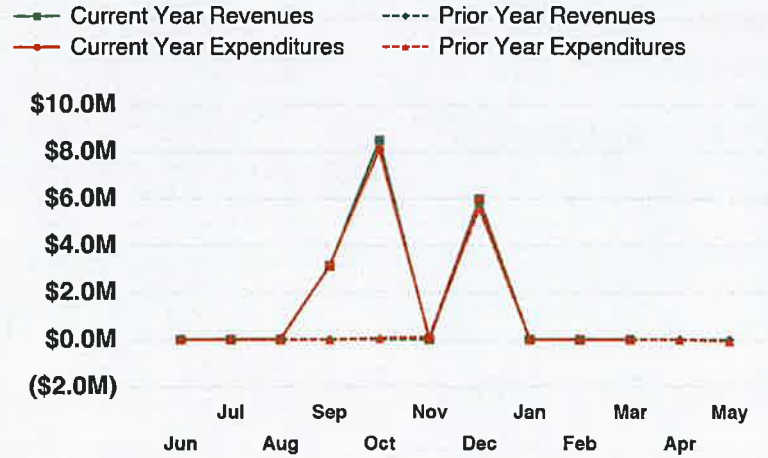
Harris County MUD No. 569 - CPF



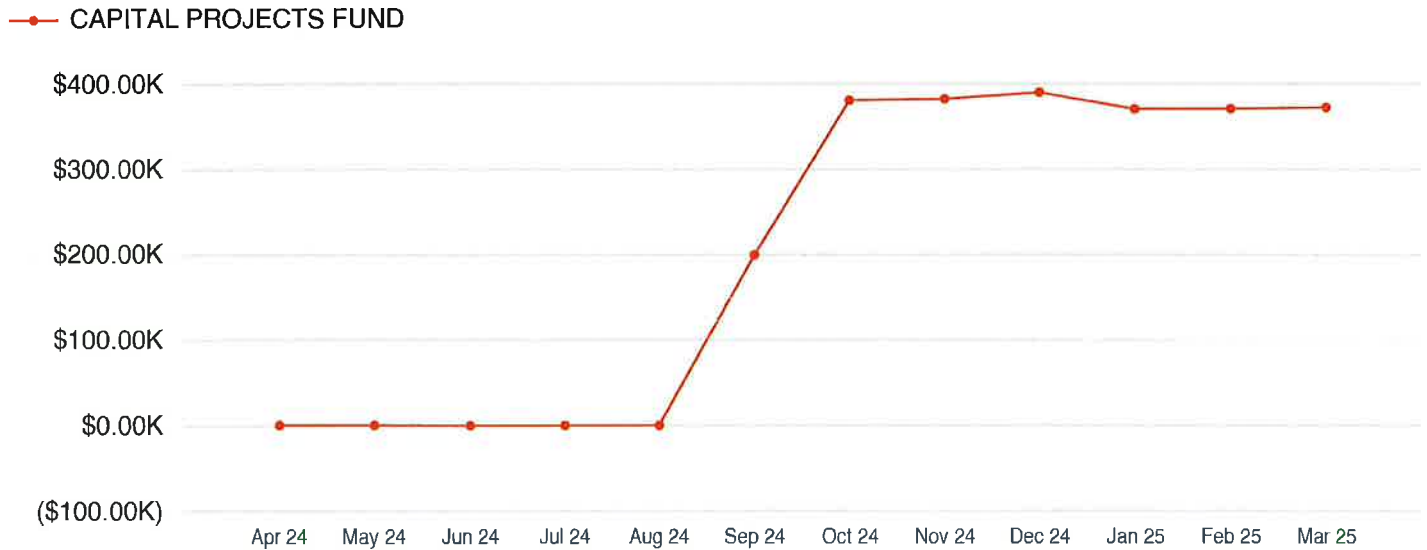
Account Balance Summary

Balance as of 02/25/2025	\$369,525
Receipts	3,493
Disbursements	(1,645)
Balance as of 04/14/2025	\$371,373

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | April 2024 - March 2025



Cash Flow Report - Checking Account

Harris County MUD No. 569 - CPF



Number	Name	Memo	Amount	Balance
Balance as of 02/25/2025				\$470.00
Receipts				
	Transfer from Money Market - S2024		317.30	
	Transfer from Money Market - S2024 Road		500.00	
Total Receipts				\$817.30
Disbursements				
1032	Schwartz Page & Harding LLP	Legal Fees	(817.30)	
Fee	Central Bank	Service Charge	(5.00)	
Fee	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$827.30)
Balance as of 04/14/2025				\$460.00

District Debt Summary as of 04/14/2025

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	\$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

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	\$0.00	\$120,085.00	\$120,085.00
Total Due 03/01/2026		\$0.00	\$386,553.75	\$386,553.75

Investment Profile as of 04/14/2025

Harris County MUD No. 569

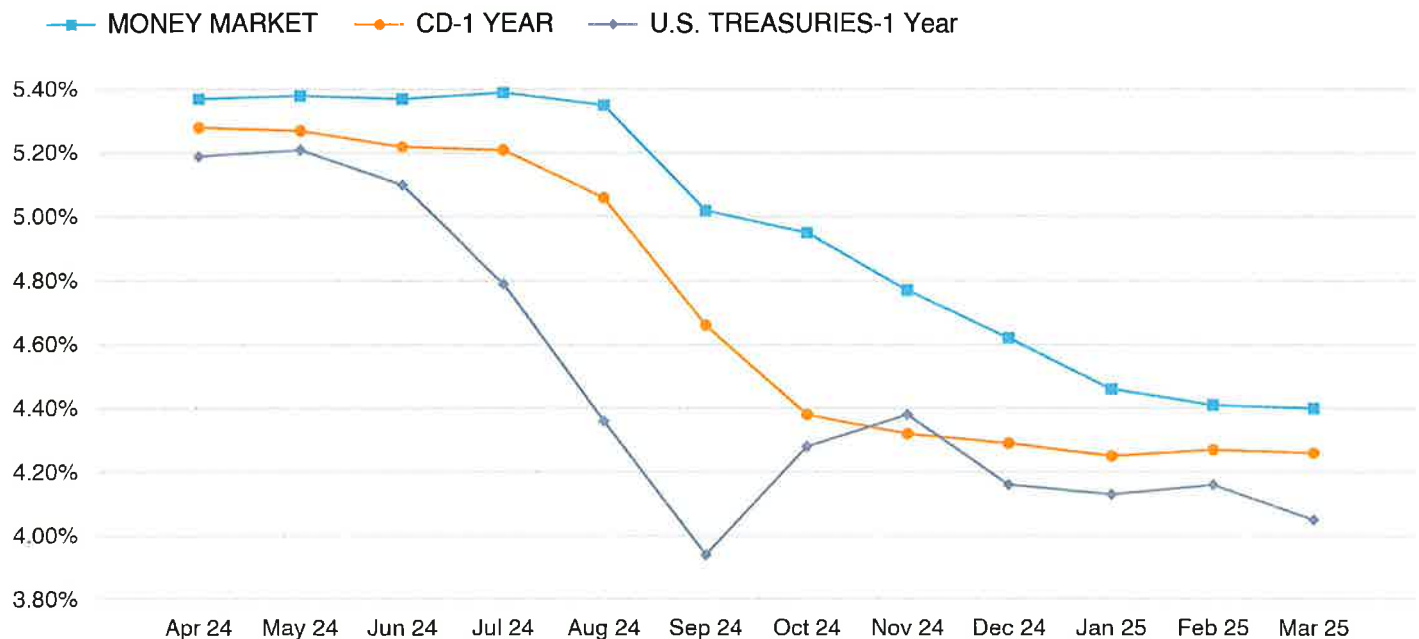


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$2,320,014	Funds Available to Invest \$371,373	Funds Available to Invest \$925,897	Funds Available to Invest N/A
Funds Invested \$2,136,273	Funds Invested \$370,913	Funds Invested \$925,897	Funds Invested N/A
Percent Invested 92%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.40%	180 Days	4.37%	180 Days	4.07%
		270 Days	4.27%	270 Days	4.07%
		1 Yr	4.26%	1 Yr	3.80%
		13 Mo	3.00%	13 Mo	N/A
		18 Mo	3.68%	18 Mo	3.80%
		2 Yr	2.96%	2 Yr	3.66%

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

Investment Rates Over Time (By Month) | April 2024 - March 2025



Account Balance as of 04/14/2025

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		4.45%	2,136,272.50	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3660)			0.00%	22,755.56	Checking Account
CENTRAL BANK - CHECKING (XXXX8883)			0.00%	160,985.58	Operator
Totals for General Operating Fund				\$2,320,013.64	

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		4.45%	182,142.06	Series 2024
TEXAS CLASS (XXXX0009)	09/18/2024		4.45%	183,973.50	Series 2024 Road
TEXAS CLASS (XXXX0010)	10/09/2024		4.45%	4,797.65	Series 2024 BAN
Checking Account(s)					
CENTRAL BANK (XXXX2325)			0.00%	460.00	Cash In Bank
Totals for Capital Projects Fund				\$371,373.21	

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		4.45%	92,321.05	Contract Tax
TEXAS CLASS (XXXX0006)	11/29/2023		4.45%	669,098.02	Road
TEXAS CLASS (XXXX0008)	08/06/2024		4.45%	164,477.45	WSD
Totals for Debt Service Fund				\$925,896.52	

Grand Total for Harris County MUD No. 569 : **\$3,617,283.37**

Capital Projects Fund Breakdown

HARRIS COUNTY MUD NO. 569
As of 04/14/2025

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2024	\$3,375,000.00
Interest Earnings - Series 2024	5,730.27
Bond Proceeds - Series 2024 Road	8,855,000.00
Interest Earnings - Series 2024 Road	9,156.85
Bond Proceeds - Series 2024 BAN	5,985,000.00
Interest Earnings - Series 2024 BAN	122.84

Disbursements

Disbursements - Series 2024	(3,198,128.21)
Disbursements - Series 2024 Road	(8,680,183.35)
Disbursements - Series 2024 BAN	(5,980,325.19)

Total Cash Balance	\$371,373.21
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Balances by Account

Central Bank - Checking XXXX325	\$460.00
Texas CLASS Series 2024 TX-0007	182,142.06
Texas CLASS Series 2024 Road TX-0009	183,973.50
Texas CLASS Series 2024 BAN TX-0010	4,797.65

Total Cash Balance	\$371,373.21
---------------------------	---------------------

Balances by Bond Series

Bond Proceeds - Series 2024	\$182,602.06
Bond Proceeds - Series 2024 Road	183,973.50
Bond Proceeds - Series 2024 BAN	4,797.65

Total Cash Balance	\$371,373.21
---------------------------	---------------------

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$180,000.00
Remaining Costs - Series 2024 Road	38,559.84

Total Amount in Remaining Costs	218,559.84
--	-------------------

Surplus & Interest - Series 2024	\$2,602.06
Surplus & Interest - Series 2024 Road	145,413.66
Surplus & Interest - Series 2024 BAN	4,797.65

Total Surplus & Interest Balance	\$152,813.37
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Total Remaining Costs/Surplus	\$371,373.21
--------------------------------------	---------------------

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	47,875.64	0.00	0.00	(4,822.64)
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	\$1,014,357.03	\$121,200.00	\$180,000.00	(\$3,128.03)
TOTAL BOND ISSUE REQUIREMENT	\$3,375,000.00	\$1,633,128.21	\$1,565,000.00	\$180,000.00	(\$3,128.21)
Interest Earned					\$5,730.27
Total Surplus & Interest					\$2,602.06
Total Remaining Funds					<u>\$182,602.06</u>

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	39,450.05	0.00	(7,385.05)
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	\$1,555,789.13	\$1,600.00	\$117,604.87
TOTAL BOND ISSUE REQUIREMENT	\$8,855,000.00	\$8,680,183.35	\$38,559.84	\$136,256.81
Interest Earned				\$9,156.85
Total Surplus & Interest				\$145,413.66
Total Remaining Funds				\$183,973.50



Harris County Municipal Utility District No. 569 Quarterly Investment Inventory Report Period Ending February 28, 2025

BOARD OF DIRECTORS
Harris County Municipal
Utility District No. 569

Attached is the Quarterly Investment Inventory Report for the
Period ending February 28, 2025.

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

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

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS

Mark M. Burton

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)
December 16, 2023 (Texpool Academy 10 Hours)
November 5, 2015 (Texpool Academy 10 Hours)
November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)
December 26, 2023 (Texpool Academy 10 Hours)

Ghia Lewis

Summary of Money Market Funds

12/01/2024 - 02/28/2025

Fund: Operating

Financial Institution: TEXAS CLASS

Account Number: XXXX0001 Date Opened: 08/22/2023 Current Interest Rate: 4.41%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		1,033,549.10				
12/09/2024	Transfer from Checking		130,000.00			
12/09/2024	TAX TRANSFER		9,976.80			
12/31/2024					4,561.60	
01/13/2025	Transfer from Checking		51,000.00			
01/15/2025	TAX TRANSFER		452,220.80			
01/31/2025					5,602.30	
02/10/2025	Transfer to Checking			(106,000.00)		
02/10/2025	TAX TRANSFER		568,849.80			
02/24/2025	Transfer to Checking			(86,000.00)		
02/28/2025					6,865.04	
Totals for Account XXXX0001:		\$1,033,549.10	\$1,212,047.40	(\$192,000.00)	\$17,028.94	\$2,070,625.44
Totals for Operating Fund:		\$1,033,549.10	\$1,212,047.40	(\$192,000.00)	\$17,028.94	\$2,070,625.44

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/ Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/ AUM Accounts:	Balance = Book Value = Current Market

Harris County Municipal Utility District No. 569
Summary of Money Market Funds
12/01/2024 - 02/28/2025

Fund: Capital Projects						
Financial Institution: TEXAS CLASS						
Account Number: XXXX0007		Date Opened: 08/06/2024		Current Interest Rate: 4.41%		
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		191,424.43				
12/09/2024	Transfer to Checking			(5,967.72)		
12/31/2024					756.43	
01/13/2025	Transfer to Checking			(5,575.73)		
01/31/2025					706.82	
02/24/2025	Transfer to Checking			(197.30)		
02/28/2025					626.08	
Totals for Account XXXX0007:		\$191,424.43		(\$11,740.75)	\$2,089.33	\$181,773.01
Account Number: XXXX0009	Date Opened: 09/18/2024	Current Interest Rate: 4.41%				
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		190,303.61				
12/09/2024	Transfer to Checking			(8,490.24)		
12/31/2024					743.74	
01/13/2025	Transfer to Checking			(117.50)		
01/31/2025					703.54	
02/28/2025					632.44	
Totals for Account XXXX0009:		\$190,303.61		(\$8,607.74)	\$2,083.72	\$183,779.59
Account Number: XXXX0010	Date Opened: 10/09/2024	Current Interest Rate: 4.41%				
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		0.00				
12/16/2024	S2024 BAN - SPH			(59,850.00)		
12/16/2024	Transfer to Checking			(3,000.00)		
12/16/2024	S2024 BAN Proceeds		5,985,000.00			
12/16/2024	Astro Sunterra Dev Reimb			(3,867,332.77)		
12/16/2024	Beaver Homes Dev Reimb			(1,974,461.73)		
12/16/2024	S2024 - BAIRD			(59,850.00)		
12/31/2024					42.01	
01/13/2025	Transfer to Checking			(15,150.00)		
01/31/2025					43.78	
02/10/2025	Transfer to Checking			(680.69)		

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest
Securities / Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/ABM Accounts: Balance = Book Value = Current Market

Summary of Money Market Funds

12/01/2024 - 02/28/2025

Fund: Capital Projects						
Financial Institution: TEXAS CLASS						
Account Number: XXXX0010		Date Opened: 10/09/2024	Current Interest Rate: 4.41%			
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
02/28/2025					18.78	
	Totals for Account XXXX0010:	\$0.00	\$5,985,000.00	(\$5,980,325.19)	\$104.57	\$4,779.38
	Totals for Capital Projects Fund:	\$381,728.04	\$5,985,000.00	(\$6,000,673.68)	\$4,277.62	\$370,331.98

Methods Used For Reporting Market Values

Certificates of Deposit: Face Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

Harris County Municipal Utility District No. 569
Summary of Money Market Funds
12/01/2024 - 02/28/2025

Fund: Debt Service						
Financial Institution: TEXAS CLASS						
Account Number: XXXX0004		Date Opened: 11/09/2023	Current Interest Rate: 4.41%			
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		57,216.55				
12/09/2024	TAX TRANSFER		7,344.04			
12/30/2024					252.30	
01/15/2025	TAX TRANSFER		332,884.73			
01/31/2025					951.82	
02/10/2025	TAX TRANSFER		418,736.61			
02/28/2025					2,355.59	
Totals for Account XXXX0004:		\$57,216.55	\$758,965.38		\$3,559.71	\$819,741.64
Account Number: XXXX0006						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		587,667.33				
12/31/2024					2,366.98	
01/15/2025	TAX TRANSFER		140,000.00			
01/31/2025					2,576.18	
02/10/2025	TAX TRANSFER		175,000.00			
02/28/2025	BOND PAYMENT BONY			(263,939.70)		
02/28/2025					2,906.48	
Totals for Account XXXX0006:		\$587,667.33	\$315,000.00	(\$263,939.70)	\$7,849.64	\$646,577.27
Account Number: XXXX0008						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		234,077.25				
12/31/2024					942.81	
01/31/2025					908.68	
02/28/2025	BOND PAYMENT BONY			(72,875.70)		
02/28/2025					805.73	
Totals for Account XXXX0008:		\$234,077.25		(\$72,875.70)	\$2,657.22	\$163,858.77
Totals for Debt Service Fund:		\$878,961.13	\$1,073,965.38	(\$336,815.40)	\$14,066.57	\$1,630,177.68

Harris County Municipal Utility District No. 569
Summary of Certificates of Deposit with Money Market
12/01/2024 - 02/28/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Totals for Operating Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:	\$0.00							Interest Earned:	\$0.00						
Plus Principal From Cash:	\$0.00							Less Beg Accrued Interest:	\$0.00						
Less Principal Withdrawn:	\$0.00							Plus End Accrued Interest:	\$0.00						
Plus Interest Reinvested:	\$0.00							Fixed Interest Earned:	\$0.00						
Fixed Balance:	\$0.00							MM Interest Earned:	\$17,028.94						
MM Balance:	\$2,070,623.44							Total Interest Earned:	\$17,028.94						
Total Balance:	\$2,070,623.44														

Methods Used For Reporting Market Values

Certificates of Deposits: Piece Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Waiting
Public Fund Investment Pool/ADM Accounts: Balance = Book Value = Current Market

Harris County Municipal Utility District No. 569

Fund: Capital Projects

Methods Used For Reporting Market Values

Harris County Municipal Utility District No. 569
Summary of Certificates of Deposit with Money Market
12/01/2024 - 02/28/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Totals for Debt Service Fund:															
				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00													
Plus Principal From Cash:		\$0.00													
Less Principal Withdrawn:		\$0.00													
Plus Interest Reinvested:		\$0.00													
Fixed Balance:		\$0.00													
MM Balance:		\$1,630,177.68													
Total Balance:		\$1,630,177.68													
Interest Earned:															
Less Beg Accrued Interest:															
Plus End Accrued Interest:															
Fixed Interest Earned:															
MM Interest Earned:															
Total Interest Earned:															
				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Totals for District:															

Harris County Municipal Utility District No. 569

Detail of Pledged Securities

12/01/2024 - 02/28/2025

Financial Institution: CENTRAL BANK - CHECKING												
Security: FHLLB CUSIP: 9128284N7	Par Value:	160,000.00	Maturity Date:	05/15/2028	Pledged:	02/10/2025	Released:	03/06/2025	Amount Released:	160,000.00		
	Date	Value										
	02/28/2025	153,039.09										
Security: FHLLMC CUSIP: 68523PW0	Par Value:	100,000.00	Maturity Date:	02/01/2028	Pledged:	11/12/2024	Released:		Amount Released:			
	Date	Value										
	12/31/2024	101,599.80										

Methods Used For Reporting Market Values

Certificates of Deposits: Price Value Plus Accrued Interest
Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AIM Accounts: Balance = Book Value = Current Market

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/ADM Accounts:	Balance = Book Value = Current Market

Proposed Budget

Harris County MUD No. 569 - Fiscal Year Ending May 31, 2026

	Ten Months Actuals 06/2024-3/2025	Twelve Months Annualized FYE 05/2025	Adopted 2025 Budget	Proposed 2026 Budget
Revenues				
14101 • Water - Customer Service Revenue	\$709,302	\$874,302	\$620,000	\$987,900
14108 • Transfer Fees	18,239	21,887	13,300	23,000
14201 • Wastewater-Customer Service Rev	385,220	501,220	376,200	755,300
14203 • Wastewater Inspection Fees	147,402	147,402	141,500	154,800
14301 • Maintenance Tax Collections	1,092,397	1,092,397	981,100	1,000,000
14501 • Tap Connection Revenue	1,170,983	1,170,983	525,000	823,200
14502 • Inspection Fees	68,180	68,180	48,600	144,000
14702 • Penalties & Interest	29,735	35,682	18,300	53,500
14801 • Interest Earned on Checking	1,195	1,434	1,100	1,600
14802 • Interest Earned on Temp. Invest	47,793	57,351	22,000	85,500
15802 • Sunterra POA Contribution	50,000	60,000	60,000	60,000
Total Revenues	\$3,720,445	\$4,030,838	\$2,807,100	\$4,088,800
Expenditures				
16102 - Operations - Water	\$17,072	21,022	\$5,800	\$22,500
16104 • Purchase Water / JWP	478,378	700,378	455,500	909,900
16105 • Maintenance & Repairs - Water	122,441	152,441	175,100	160,100
16107 • Chemicals - Water	350	350	0	400
16108 • Laboratory Expense - Water	1,334	1,634	5,200	1,800
16111 • Reconnection Expense	1,720	2,065	0	2,300
16112 • Disconnection Expense	12,287	14,744	0	22,100
16113 • Transfer Expense	34,077	39,877	30,300	40,000
16116 • Permit Expense - Water	448	448	0	500
16117 • TCEQ Regulatory Expense - Water	1,639	3,439	2,500	4,400
16202 • Operations - Wastewater	11,044	14,044	6,600	22,500
16203 • Wastewater Inspection Expense	36,514	43,816	30,000	48,200
16204 • Purchase Wastewater Service	478,378	700,378	455,500	909,900
16205 • Maintenance and Repairs - Wastewater	29,396	35,275	127,800	52,900
16207 • Chemicals - Wastewater	350	350	0	400
16217 • TCEQ Regulatory Expense - Wastewater	1,639	3,439	2,000	4,400
16301 • Garbage Expense	110,152	138,652	54,400	421,400
16401 • SWQ Management	22,660	27,192	15,000	28,600
16403 • Detention Pond Maintenance	139,992	186,656	180,000	193,900
16501 • Tap Connection Expense	427,085	427,085	262,500	324,000
16502 • Inspection Expense	138,824	138,824	24,300	96,000
16703 • Legal Fees	81,439	97,727	100,000	100,000
16705 • Auditing Fees	18,500	18,500	15,800	19,000
16706 • Engineering Fees	41,490	49,788	35,000	50,000
16712 • Bookkeeping Fees	39,970	48,470	43,000	60,000
16713 • Legal Notices & Other Publ.	1,019	1,223	0	1,300
16714 • Printing & Office Supplies	7,675	9,209	10,100	13,800
16715 • Filing Fees	0	0	1,100	0
16716 • Delivery Expense	250	374	1,900	600
16717 • Postage	6,280	7,535	3,100	11,300
16718 • Insurance & Surety Bond	3,287	3,287	3,200	3,500
16721 • Meeting Expense	2,943	3,843	4,300	4,300
16722 • Bank Service Charges	200	220	300	300
16723 • Travel Expense	442	530	900	900
16724 • Publication Expense (SB 622)	0	0	1,400	0
16728 • Record Storage Fees	313	375	200	600
16801 • Security Expense	45,975	56,975	60,000	60,000
17101 • Payroll Expenses	6,188	8,398	13,300	13,300
17102 • Payroll Administration	400	500	600	600
17103 • Payroll Tax Expense	473	643	1,000	1,000
17802 • Miscellaneous Expense	2,683	2,683	7,100	3,000
Total Expenditures	\$2,325,306	\$2,962,392	\$2,134,800	\$3,609,700
Other Revenues				
15902 • Transfer from Capital Projects	65,493	65,493	\$65,085	\$62,600
Total Other Revenues	\$65,493	\$65,493	\$65,085	\$62,600
Net Excess Revenues <Expenditures>	\$1,460,632	\$1,133,939	\$737,385	\$541,700

Those appendix items required by Texas Water Code Section 49.057(b) are filed in the District's official records and are available upon request. Any person wishing to obtain a copy of such documents may submit a request under the Texas Public Information Act to the following address: Harris County M.U.D. 569 c/o Schwartz, Page & Harding, L.L.P., 1300 Post Oak Blvd., Suite 2400, Houston, TX. 77056, (713) 623-4531.



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

April 14, 2025

Christina Cole
Schwartz Page & Harding
1300 Post Oak Boulevard, Suite 2400
Houston, TX 77056

Re: Harris County MUD No. 569
Unclaimed Property for the Reporting Period March 1, 2023 – February 29, 2024

Dear Christina:

For the reporting period referenced above, please be advised that Harris County MUD No. 569 has:

- ☒ No unclaimed property to report
- ☐ Unclaimed property to report (see attached)

Should you have any questions regarding the above, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Abad', is written over the printed name.

Jennifer Abad
Harris County MUD No. 569

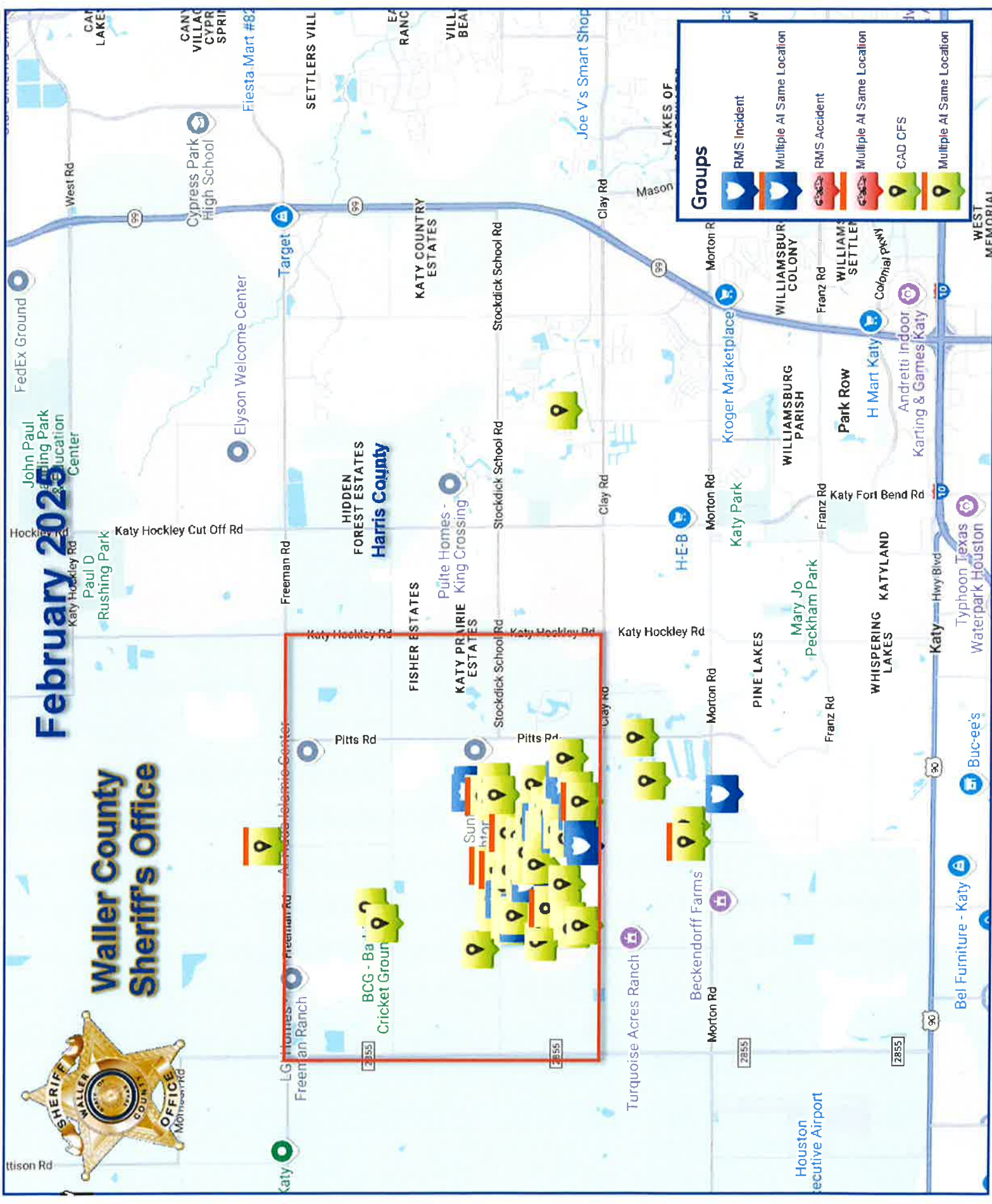
Exhibit J



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

February 2025

- The rate of reported disturbances **increased** for the month of February due to juvenile activity. Law enforcement has responded to aggressive behavior at the community center and discussed action with the staff. A meeting is to be held in March with all site staff and law enforcement on how to handle these issues going forward.
- Two B/F suspects were arrested after engaging in a road rage incident. One of the females used her vehicle as a battering ram against the other suspect's vehicle. Initial reports indicate that this incident was the result of internal strife within the women's familial relationships. *Suspect #1 was booked into jail on \$50,000 bond. Suspect #2 was booked into jail on \$5,000 bond.* (See photos)
- A report of overly aggressive independent realtors trying to solicit new business at the sales office and at the model homes was relayed to OSP by a Starwood representative. *Update: The deputies have responded to this complaint. The initial refusal must be initiated by the owners of the model homes and management staff before law enforcement can enforce the trespass complaint. Starwood and the management staff have been updated on the process.*
- 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. Her mother grabbed her and left the center to report it to the police. *Update: Law enforcement has identified the individual and reviewed the incident. No charges are pending at this time.*





Waller County Sheriff's Office

Sunterra South February 2025

Groups

RMS Incident

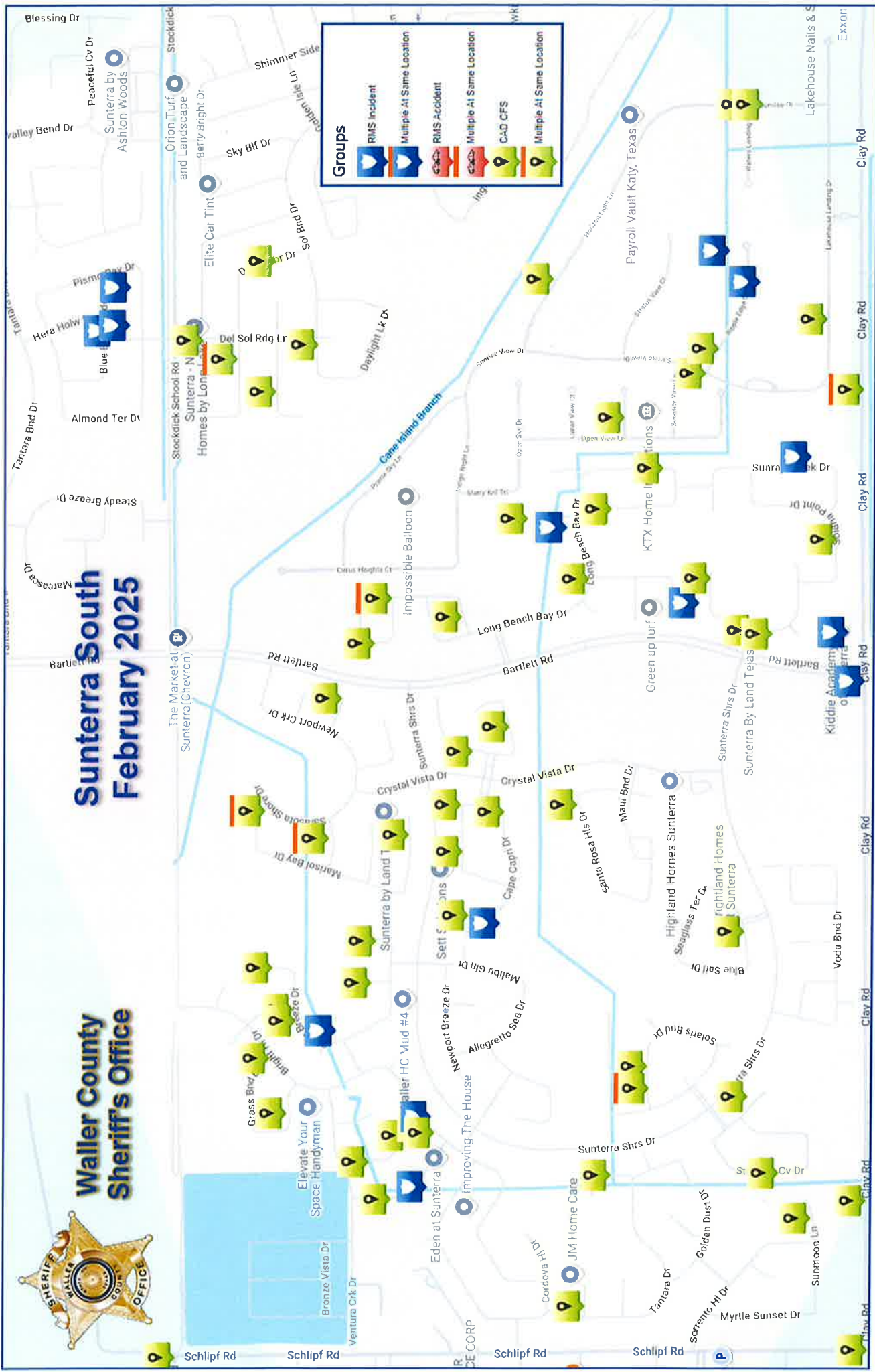
Multiple At Same Location

RMS Accident

Multiple At Same Location

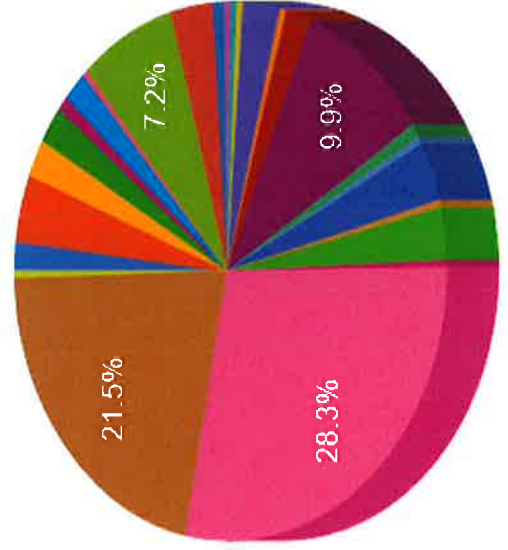
CAD CFS

Multiple At Same Location



- 13A Aggravated Assault
- 13B Simple Assault
- 13C Intimidation
- 220 Burglary/Breaking & Entering
- 23D Theft From Building
- 23F Theft From Motor Vehicle
- 23G Theft of Motor Vehicle Parts or Accessories
- 23H All Other Larceny
- 240 Motor Vehicle Theft
- 250 Counterfeiting/Forgery
- 720 Animal Cruelty
- 90D Driving Under the Influence
- 90J Trespass of Real Property
- 90Z All Other Offenses
- ZZI INFORMATION ONLY
- ZZZ HOSPICE \ NATURAL DEATH

- 26A False Pretenses/Swindle/Confidence Game
- 26C Impersonation
- 26E Wire Fraud
- 26F Identity Theft
- 280 Stolen Property Offenses
- 290 Destruction/Damage/Vandalism of Property
- 35A Drug/Narcotic Violations
- 35B Drug Equipment Violations
- 370 Pornography/Obscene Material
- 520 Weapon Law Violations





Daily Incident Report 100

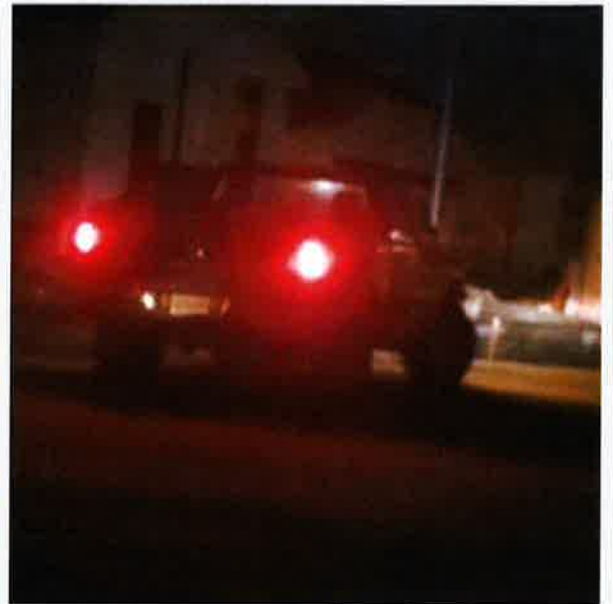
Yo estaba hablando a mis dos hijos
Ivan y Emily, en el gimnasio y luego
de entrar al gimnasio, un hombre
les preguntó con una estatura baja
y delgado con una actitud de perseguidor
a los jóvenes. Entró y les preguntó
su código y dónde viven y como
se llaman. Yo entre en el gimnasio
y le dije que porque se
acercó a ellos, y se molestó fue agresivo
y les habló a ellos como que tienen
compañeros. A lo que mis hijos me dijeron
se miró al día los malos y otras cosas
para insultar.

Daily Incident Report 100

What happened in detail, include Names, Addresses and DOB of parties involved in this
The mother was distraught after a man confronted her
daughter and son inside the gym asking for
code into the facilities. The mother walked into the
gym and confronted him asking what he was doing
and he claimed they were old enough
to be friends. He kept trying to talk to the kids
and she spoke up asking why he
was there and she spoke up asking why he
was addressing the kids. He then said he wasn't going
to harm my kids to which he responded "Do you
any do to kids in Mexico? They kill them. Do you
any get killed in a day? So kids get killed with
OK I would hurt your kids. The mother tried
he situation not as crazy. Shook hands and
walked up to the pool door where I notice
walking past the team when Chris



**Suspicious
persons/ activity**



Dashboard Booking - Days Held: 1

Person Charges Property Keep Separate Classification Medical

IN CUSTODY \$50,000.00 Bond Proj Release Date

LOCAL OR STATE

Current
Confinement



Resident of Sunterra
Assault with a deadly
weapon, drove her
vehicle purposely into
the other parties vehicle

Person Charges Property Keep Separate Classification Medical

IN CUSTODY \$5,000.00 Bond Proj Release Date

LOCAL OR STATE

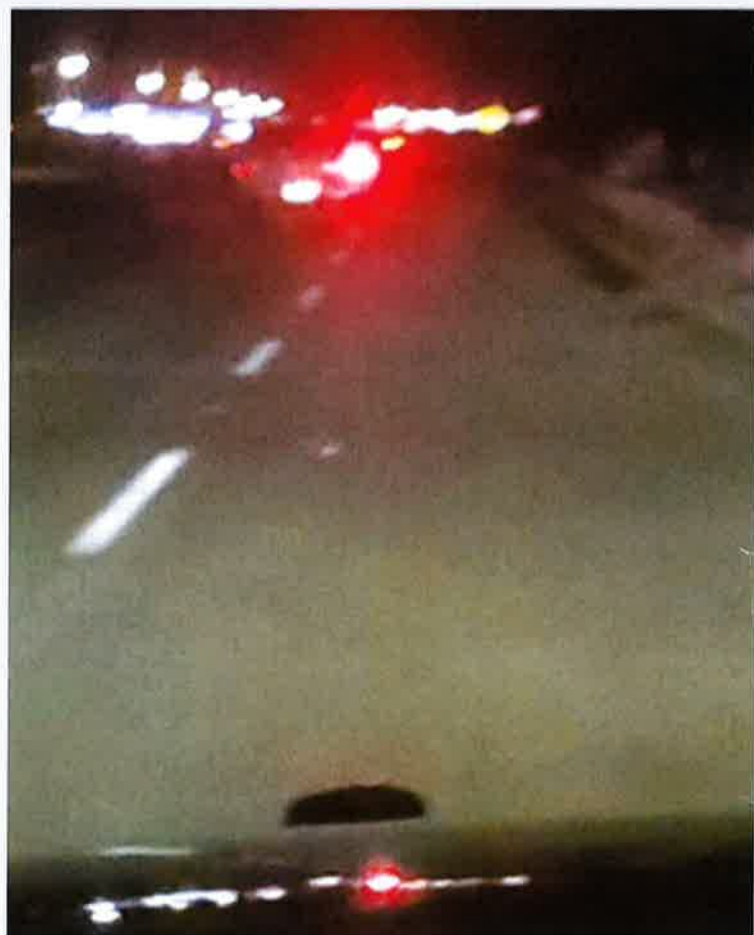
Current
Confinement



Assault
causing bodily
injury,
Fighting with
other party
involved



Suspicious Vehicles





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

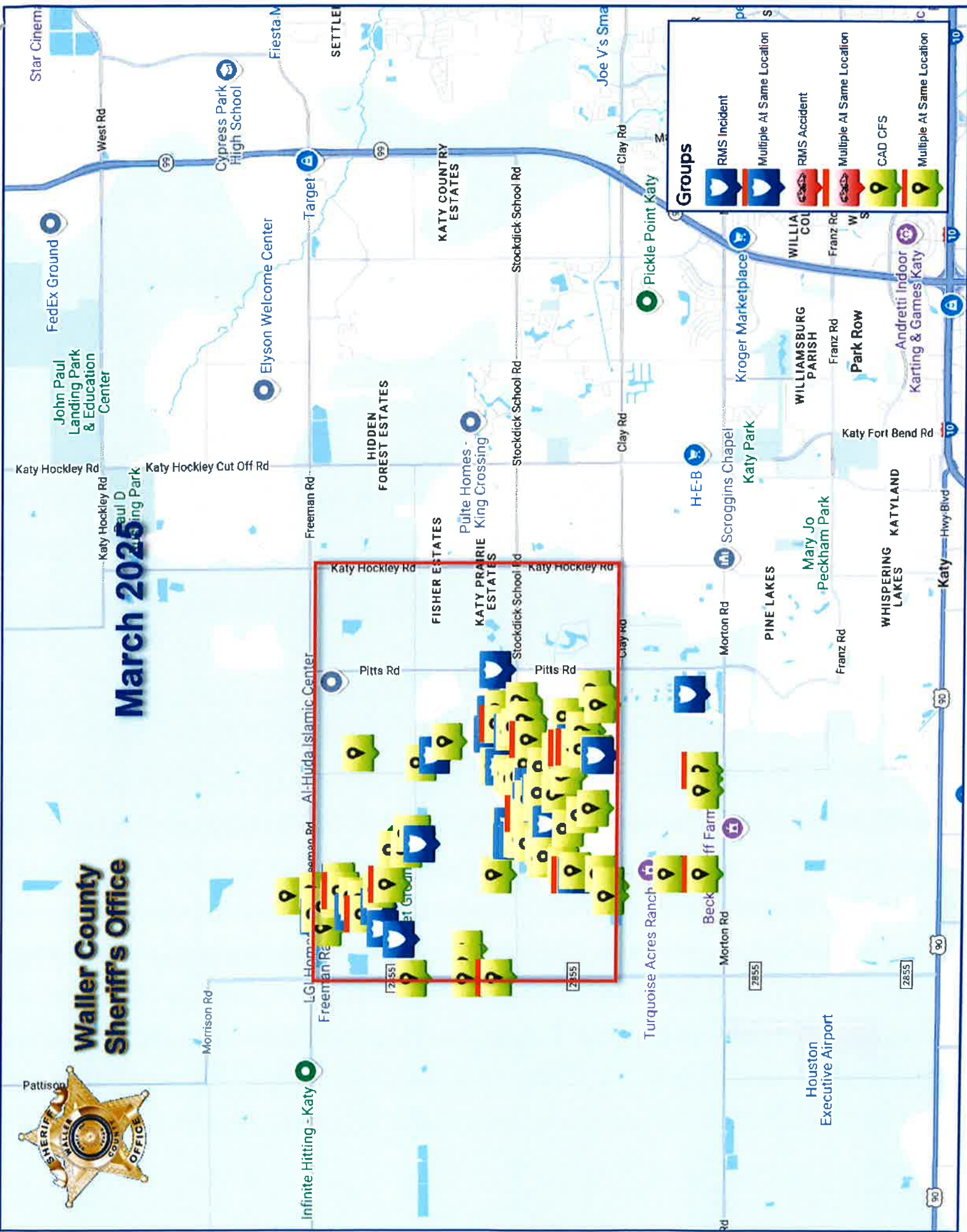
March 2025

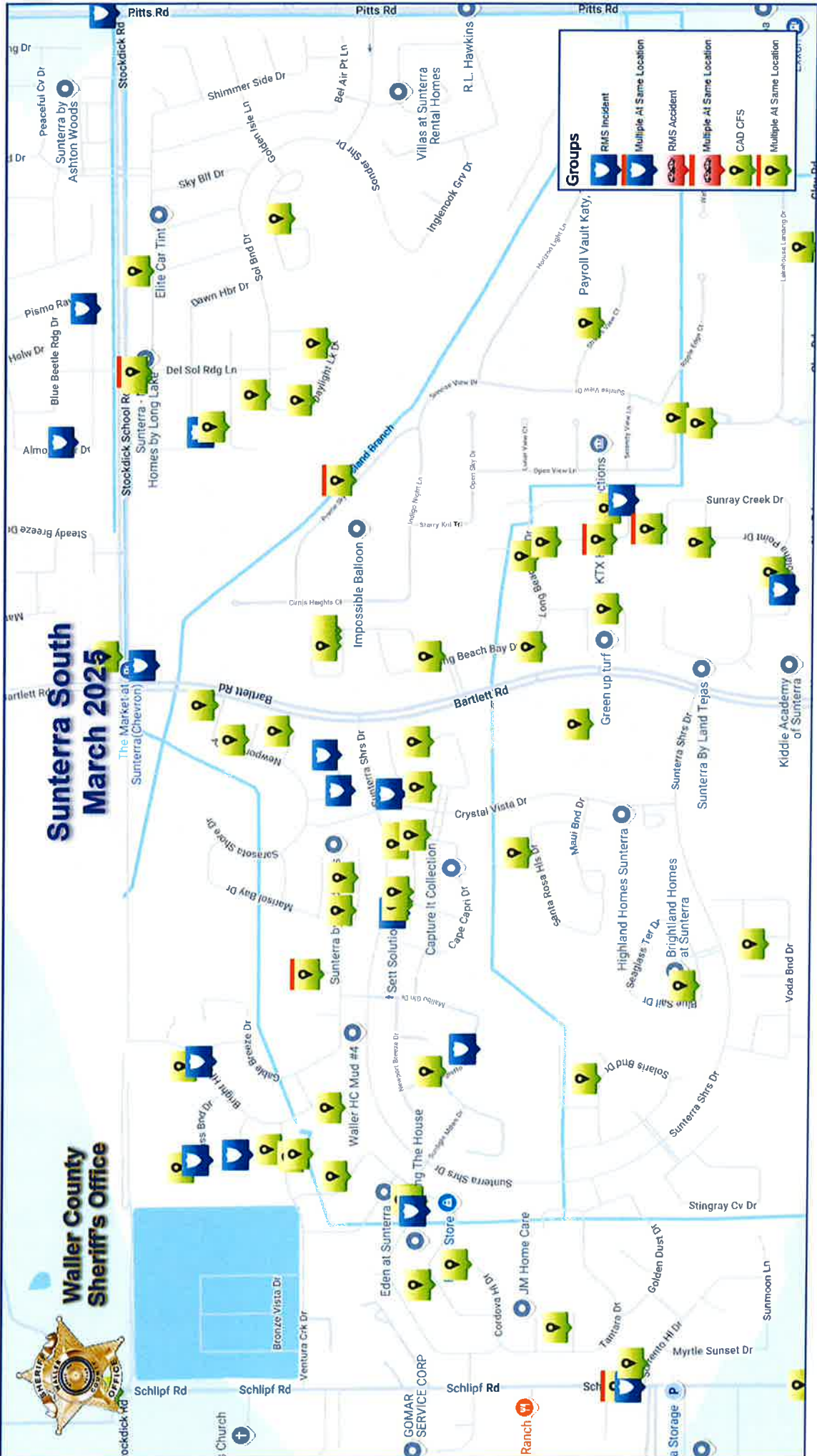
- The rate of reported disturbances **decreased** for the month of March due to juvenile activity. A community meeting about the juvenile activity was held at the community center hosted by the management company. Members of the community met with me to discuss the issues and responses.
- A H/M was observed stealing building materials, doors, and installable windows from multiple home sites. The suspect blended in with regular workers since he did work for one of the builders. The observing deputy noticed that he went to multiple builder sites and detained him for questioning. *Of the builders that were victims of the theft, only one was willing to press charges. (See photos)*
- A report of overly aggressive independent realtors trying to solicit new business at the sales office and at the model homes was relayed to OSP by a Starwood representative. *Update #2: There have been no reported issues involving the freelance realtors.*
- As the MUDs gain residents, it is recommended that a portion of the security budget be used to fund a patrol contract with the WCSO. The original extra job patrol focus is to prevent theft during the development phase and as more residents move in, the type of criminal activity alters. A contract for a morning shift / evening shift deputy is the recommended action as the development completes.



Waller County Sheriff's Office

March 2025





Sunterra South March 2025

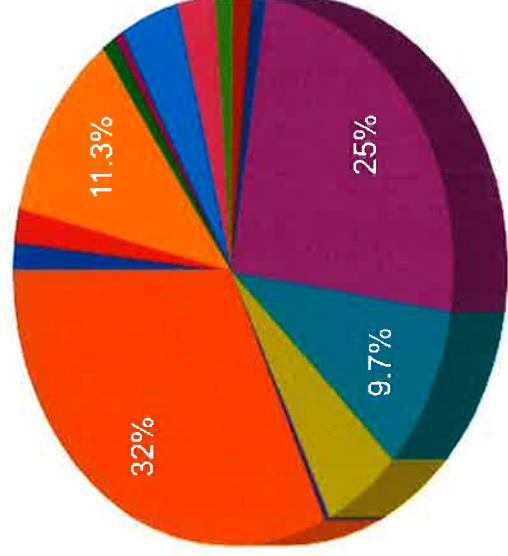


Groups

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

All Offenses: 03/01/2025 - 03/31/2025

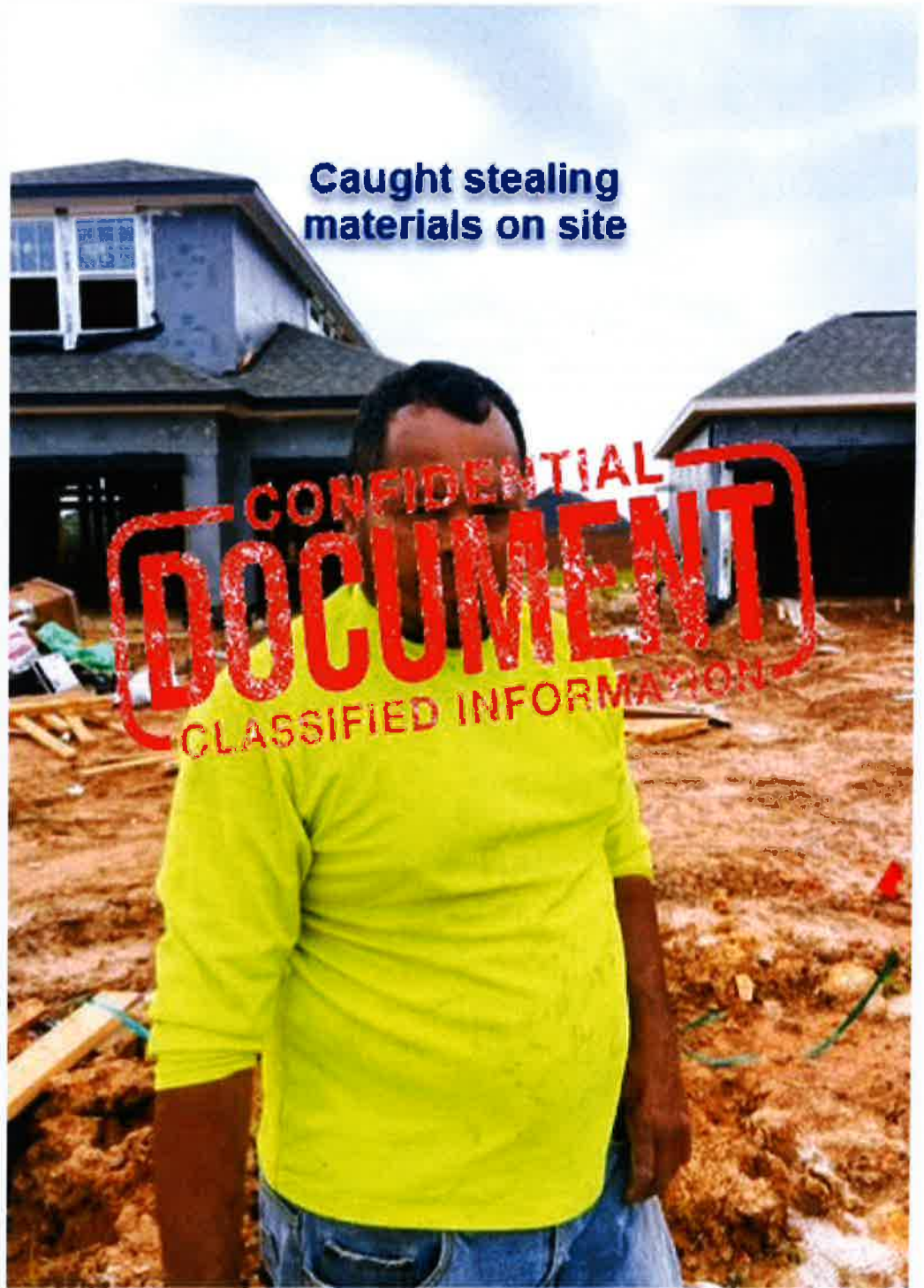
- 120 - Robbery
- 13A - Aggravated Assault
- 13B - Simple Assault
- 220 - Burglary/Breaking & Entering
- 23F - Theft From Motor Vehicle
- 23H - All Other Larceny
- 240 - Motor Vehicle Theft
- 250 - Counterfeiting/Forgery
- 26A - False Pretenses/Swindle/Confidence Game
- 280 - Stolen Property Offenses
- 35A - Drug/Narcotic Violations
- 520 - Weapon Law Violations
- 90D - Driving Under the Influence
- 90F - Family Offenses, Nonviolent
- 90Z - All Other Offenses



March 2025



**Waller County
Sheriff's Office**



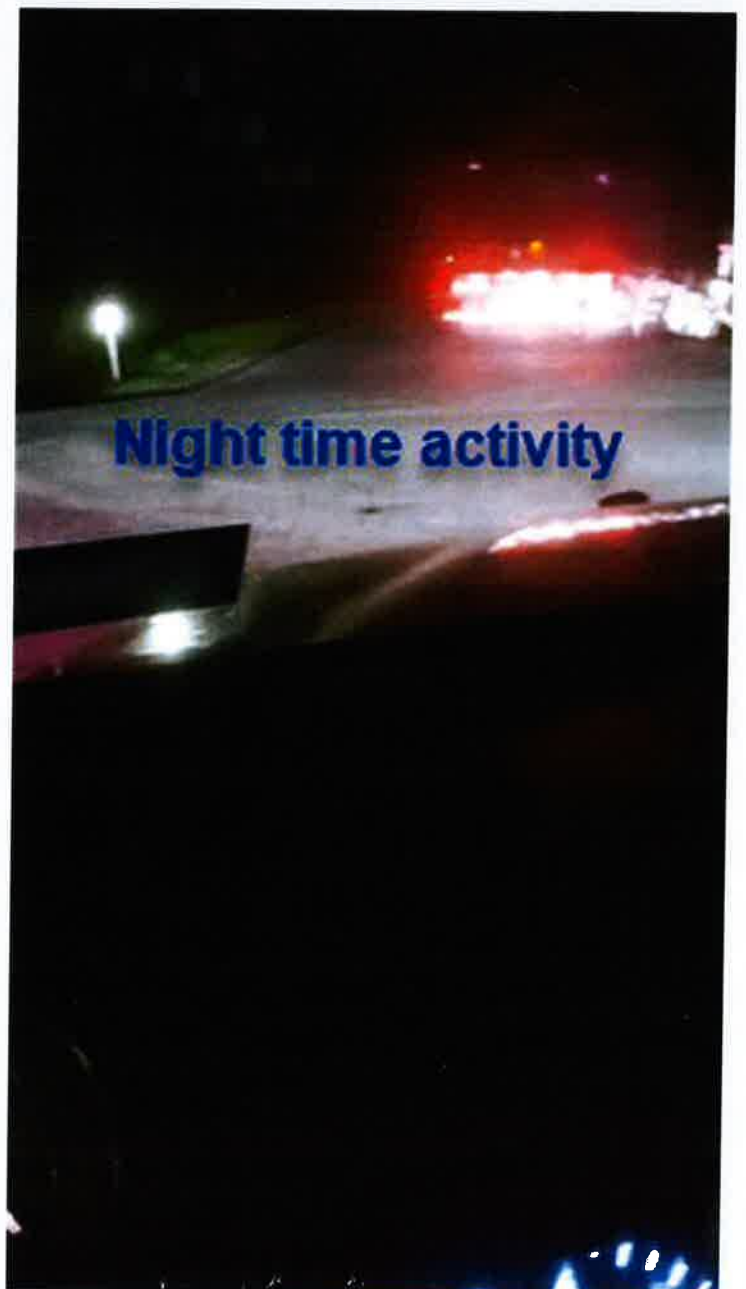


EXHIBIT K

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569
RESOLUTION DESIGNATING LOCATION IN DISTRICT FOR
POSTING NOTICES OF MEETINGS

WHEREAS, in accordance with the provisions of V.T.C.A., Water Code § 49.063 and Chapter 551, Texas Government Code, the Board of Directors of Harris County Municipal Utility District No. 569 (the "District") has been required to post notices of meetings of the Board of Directors within the District, at the administrative office of the District, and at the Harris County courthouse; and

WHEREAS, pursuant to the terms of V.T.C.A., Water Code § 49.063, as amended, notices of meetings of the Board of Directors shall be given as set forth in the open meeting law, Chapter 551, Texas Government Code, except that if the District does not have a meeting place within the District, the District shall post notices of its meetings at a public place within the District specified by the Board of Directors in a written resolution, and said public place is to be a bulletin board or other place within the District which is reasonably available to the public; and

WHEREAS, the District has designated a meeting place within the District and a meeting place outside the District and regularly meets outside the District; and

WHEREAS, by Resolution adopted on August 3, 2021, the Board of Directors of the District designated a location in the District for posting notices of meetings; and

WHEREAS, the Board of Directors of the District now desires to adopt this Resolution designating a different location in the District for posting notices of its meetings;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Harris County Municipal Utility District No. 569 that the Resolution Designating Location in the District for Posting Notices of Meetings adopted on August 3, 2021, is hereby revoked and that notices of meetings of the Board of Directors of the District shall hereafter be posted at 5725 ½ Aurora Bend Drive, Katy, Texas 77493 within the District, which location is reasonably available to the public; and

BE IT FURTHER RESOLVED that such notices shall be posted at said location for meetings held after the date of this Resolution until such time as this Resolution is amended or revoked by action of the Board of Directors or by operation of law.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED ON THIS 14th day of April, 2025.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 569

By: _____
President, Board of Directors

ATTEST:

By: _____
Secretary, Board of Directors



EXHIBIT L



Texas Commission on Environmental Quality

Protecting Texas by Reducing and Preventing Pollution

March 31, 2025

Delivered Via Regular Mail DWQ/LCR/35

HARRIS COUNTY MUD 569
CHRISTINA COLE, PRESIDENT
1300 POST OAK BLVD STE 2400
HOUSTON, TX 77056-3044

SUBJECT: LEAD AND COPPER TAP SAMPLE MONITORING
HARRIS COUNTY MUD 569 - PWS ID NO. TX1013806
HARRIS County, TX

Attention: Public Water System Owner / Manager / Operator

Title 30 of the Texas Administrative Code (30 TAC), Chapter 290, Section 290.117, *Regulation of Lead and Copper* and Title 40 of the Code of Federal Regulations (40 CFR), Chapter I, Subchapter D, Part 141, Subpart I, *Control of Lead and Copper*, establishes requirements for public water systems (PWS) to monitor for and meet designated lead and copper levels.

Based on the Texas Commission on Environmental Quality's (TCEQ) records, **your PWS is scheduled to conduct lead and copper tap sampling for initial or routine monitoring between January 1, 2025 - June 30, 2025.** Please disregard this letter if your PWS has completed both monitoring and lead consumer notice requirements.

TCEQ's Texas Drinking Water Watch is available to view and confirm your PWS's Lead and Copper Rule sampling requirements, sample results, sampling schedules, violations, points of contact, and more, located at:

< www.tceq.texas.gov/goto/dww >

The TCEQ provides necessary compliance guidance, forms, laboratory information, sampling instructions, and monitoring schedules on the TCEQ Drinking Water Lead and Copper Program webpage, located at:

< https://www.tceq.texas.gov/drinkingwater/chemicals/lead_copper/lead-copper.html >

If you have questions or require additional assistance concerning lead and copper monitoring requirements for your PWS, please contact the TCEQ LCR program at (512) 239-4691 or PWSLCR@tceq.texas.gov.

Please note the following steps for sampling under the LCR:

- **Complete TCEQ Form 20467 (a) or (b), Lead and Copper Sample Site Selection Pool and Material Survey if needed.** All PWSs are required to have an updated sampling pool of addresses. If you have not completed this form in the past or do not have a complete sampling pool with an updated Materials Survey, you are required to update your sampling pool prior to sampling. Instructions for identifying suitable sample taps, including targeted tier requirements within the sampling pool can be found in 30 TAC Chapter 290, Section 290.117(c)(1)(C) and the TCEQ Drinking Water Lead and Copper Program webpage. Enclosed please find the sample sites currently approved and on file with the TCEQ.
- **Locate a NELAP accredited laboratory that uses methods associated with the LCR.** The laboratory you choose can provide the required laboratory grade one-liter bottles for sampling, including the EPA-recommended wide-mouth bottles. The list of accredited laboratories can be found on the TCEQ Drinking Water Lead and Copper Program webpage.
- **Complete TCEQ Form 20683, the Lead and Copper Rule Monitoring Form.** This is your chain of custody which accompanies your bottles to the laboratory. The LCR chain of custody can be found on the TCEQ Drinking Water Lead and Copper Program webpage. Please note that sample collection sites must be matched to their corresponding LCR numbers on all paperwork and sample bottles when submitted to the laboratory.
- **Complete TCEQ Form 20680 (a) or (b), Lead Consumer Notice (LCN).** Requirements for the LCN can be found in 30 TAC Chapter 290, Section 290.117(j). All forms including the LCN can be found on the TCEQ Lead and Copper Rule (LCR) program webpage. This form can also be submitted to PWSLCR@tceq.texas.gov when sampling is complete.

Sincerely,



Laura Higgins, Section Manager
Drinking Water Standards Section
Water Supply Division
Texas Commission on Environmental Quality

Enclosures

cc: TCEQ Region 12

SUSAN K YOUNG, VP REGULATORY AFFAIR 406 W GRAND PKWY S STE 260 KATY, TX
77494-8360

Public Water System: TX1013806 HARRIS COUNTY MUD 569

SAMPLE SITE	SITE STATUS	TIER	LOCATION
LCR001	A	N	5102 MARLIN REEF DR
LCR002	A	N	5303 MYSTIC SEA DR
LCR003	A	N	27102 BREAKAWAY LN
LCR004	A	N	27214 LEEWARD JETTY DR
LCR005	A	N	5307 ACAPULCO MIST DR
LCR006	A	N	27003 SUNSET PALACE DR
LCR007	A	N	5315 COSTA RIDGE LN
LCR008	A	N	27030 COSTA CREEK DR
LCR009	A	N	5622 BIRCHWOOD GLEN DR
LCR010	A	N	27018 RIVER BIRCH RIDGE DR
LCR011	A	N	5215 BISCAY COVE LN
LCR012	A	N	27110 BREAKAWAY LN
LCR013	A	N	27215 AQUALINA DR
LCR014	A	N	27023 COSTA CREEK DR
LCR015	A	N	27031 RIVER BIRCH RIDGE DR
LCR016	A	N	27106 BREAKAWAY LN
LCR017	A	N	27123 PEACEFUL COVE DR
LCR018	A	N	5231 SUNVALLEY BEND DR
LCR019	A	N	27314 LEEWARD JETTY DR
LCR020	A	N	27310 LEEWARD JETTY DR
LCR021	A	N	5310 PARADISE COVE LN
LCR022	A	N	27107 ANGEL CREEK LN
LCR023	A	N	27115 RIVER BIRCH RIDGE DR
LCR024	A	N	27111 BREAKAWAY LN
LCR025	A	N	27126 ANGEL CREEK LN
LCR026	A	N	27122 TALORA LAKE DR
LCR027	A	N	5011 CANYON GROVE DR
LCR028	A	N	27246 HENLEY RIDGE DR
LCR029	A	N	5455 AURORA BEND DR
LCR030	A	N	27110 PEACEFUL COVE DR
LCR031	A	N	27114 PEACEFUL COVE DR
LCR032	A	N	5338 ACAPULCO MIST DR
LCR033	A	N	27106 ANGEL CREEK LN
LCR034	A	N	27130 TALORA LAKE DR