

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

Minutes of the Meeting of Board of Directors
April 8, 2024

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 8, 2024, 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, thus constituting a quorum.

Also present were: Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Jennifer Abad of Municipal Accounts & Consulting, L.P. ("MA&C"); Dana Hollingsworth of Municipal District Services, LLC ("MDS"); Patty Rodriguez of BLICO, Inc., dba Bob Leared Interests ("BLICO"); Shamar O'Bryant on behalf of Astro Sunterra, L.P. ("Astro Sunterra"); 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 March 11, 2024. After discussion regarding the minutes previously forwarded for review, it was moved by Director Norris, seconded by Director Luton and unanimously carried, that said minutes be approved, as written. 7

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, 2024, 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 Luton and unanimously carried, the Board approved the TAC Report and authorized the

payments listed therein.

RESOLUTION REQUESTING APPRAISAL OF PROPERTY

The Board considered the approval and execution of a Resolution Requesting Appraisal of Property as of May 1, 2024. After discussion on the matter, Director Norris moved that the Board adopt a Resolution Authorizing Request for Appraisal of Property as of May 1, 2024, attached hereto as **Exhibit B**, and that the President be authorized to execute same on behalf of the Board and District. Director Luton seconded said motion, which unanimously carried.

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 8, 2024. After further discussion, it was moved by Director Norris, seconded by Director Luton, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit C**, 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 2023 delinquent real property tax accounts on July 1, 2024, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATOR'S REPORT

Ms. Hollingsworth presented to and reviewed with the Board the Operations Report dated April 8, 2024, a copy of which is attached hereto as **Exhibit D**. She noted that no Board action was required in connection with the Operations Report at this time.

IDENTITY THEFT PREVENTION PROGRAM

The Board then considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Hollingsworth 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.

DROUGHT CONTINGENCY PLAN

Ms. Cole next discussed with the Board the requirements of Title 30, Section 288.30 of the Texas Administrative Code for retail public water suppliers such as the District to review and, if appropriate, revise their Drought Contingency Plan ("DCP") no later than May 1, 2024, and every five years thereafter. She further advised that no changes are being recommended to the District's DCP at this time. After discussion, Director Norris moved that the District adopt the Resolution Regarding Review of Drought Contingency Plan, attached hereto as **Exhibit E**. Director Luton seconded such motion, which passed unanimously.

CONSUMER CONFIDENCE REPORT

The Board considered authorizing MDS to prepare a draft Consumer Confidence Report ("CCR") for review by the Board. Ms. Cole advised that pursuant to CCR requirements promulgated by the United States Environmental Protection Agency and the Texas Commission on Environmental Quality ("TCEQ"), the District is required to provide a report containing various information regarding the District's water supply to all customers of the District by July 1, 2024. After discussion on the matter, it was moved by Director Norris seconded by Director Luton and unanimously carried, that MDS be authorized to prepare a draft CCR and SPH be authorized to review same for compliance with the TCEQ's regulatory requirements and its 2024 template.

ENGINEERING REPORT

Mr. Bozoarth presented to and reviewed with the Board an Engineering Report dated April 8, 2024, a copy of which is attached hereto as **Exhibit F**, relative to the status of various engineering and construction projects within the District. Upon review, Director Norris moved that the Board approve (i) Pay Estimate No. 2 in the amount of \$919,280.40 from Durwood Greene Construction Co. for construction of paving facilities serving Sunterra Section 45, (ii) Pay Estimate No. 3 in the amount of \$42,219.92 from A&M Contractors, Inc. for construction of paving facilities serving Sunterra Section 51, (c) Pay Estimate No. 1 in the amount of \$973,569.92 from Gonzalez Construction Enterprises, Inc. for construction of water, sanitary sewer, and drainage facilities serving Sunterra Section 57, (d) Pay Estimate No. 1 in the amount of \$59,773.50 from Daco Paving, Inc. for construction of paving facilities serving Sunterra Section 57, (e) Pay Estimate No. 2 in the amount of \$277,199.36 from Principal Services, Ltd. for construction of water, sanitary sewer, and drainage facilities serving Sunterra Section 58, (f) Pay Estimate No. 1 in the amount of \$68,028.57 from Daco Paving, Inc. for construction of paving facilities serving Sunterra Section 58, and (g) Pay Estimate No. 1 in the amount of \$39,106.80 from De Crosta Construction, LLC for construction of paving facilities serving Sunterra Section 59. Director Luton seconded the motion, which unanimously carried.

SILT SOLUTIONS, INC.

The Board next considered a report from Silt Solutions, Inc. ("SSI") in connection with storm water pollutions and prevention services. Ms. Cole advised that SSI provided a report for the period March 11, 2024 – April 2, 2024, a copy of which is attached hereto as **Exhibit G**. No action was taken by the Board at this time.

LANDSCAPE ARCHITECT REPORT(S)

The Board reviewed a landscape architect report provided by KGA DeForest Design, LLC, a copy of which is attached hereto as **Exhibit H**, and noted that no action was required on behalf of the Board at this time.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Ms. Abad presented to and reviewed with the Board the Bookkeeper's Report, dated April 8, 2024, 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 29, 2024, 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 29, 2024, 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 Luton seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

The Board considered approval of an Unclaimed Property Report as of March 1, 2024, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2024. In connection therewith, Ms. Abad noted that the District has no unclaimed operating funds. Ms. Rodriguez then reported that the District has no unclaimed tax funds for the applicable reporting period, and noted that BLICO will submit its Unclaimed Property Report reflecting same. After discussion, Director Norris moved that MA&C and BLICO be authorized to file said Reports with the Comptroller prior to July 1, 2024. Director Luton seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Mr. O'Bryant discussed the status of development within the District.

SECURITY PATROL REPORT

Ms. Cole presented to and reviewed with the Board the Security Patrol Report prepared by On-Site Services, LLC for the month of March 2024, a copy of which is attached hereto as **Exhibit J**.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Ms. Cole advised the Board that the District is in receipt of an open records request from Real Cost Analytics requesting copies of certain documents related to the construction of facilities to serve Sunterra Sections 59, 60, 61, and 62. She further advised that SPH will provide the requested documents to

Real Cost Analytics on behalf of the District. It was noted that no action was required of the Board at this time in connection with said request.

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 Luton, and unanimously carried, the meeting was adjourned.

(SEAL)


Secretary

LIST OF ATTACHMENTS

- EXHIBIT A Tax Assessor-Collector's Report
- EXHIBIT B Resolution Authorizing Request for Appraisal of Property
- EXHIBIT C Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- EXHIBIT D Operations Report
- EXHIBIT E Resolution Regarding Review of Drought Contingency Plan
- EXHIBIT F Engineering Report
- EXHIBIT G Report from Silt Solutions, Inc.
- EXHIBIT H KGA Landscape Architect Report
- EXHIBIT I Bookkeeper's Report
- EXHIBIT J Security Patrol Report

Exhibit A

TAX COLLECTOR'S OATH

Harris Co. MUD #569

STATE OF TEXAS

COUNTY OF Harris }

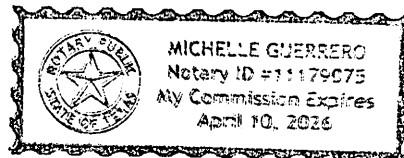
BRENDA MCLAUGHLIN, BEING duly sworn, states that she is the Tax Collector for the above named taxing unit and that the foregoing contains a true and correct report, accounting for all taxes collected on behalf of said taxing unit during the month therein stated.

Brenda McLaughlin
BRENDA MCLAUGHLIN

SWORN TO AND SUBSCRIBED BEFORE ME, this 4th day of
April, 2024.

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

3/31/2024

Taxes Receivable: 8/31/2023	\$	27,963.74	
Reserve for Uncollectables	(	.00)	
Adjustments		<u>.00</u>	\$ <u>27,963.74</u>
Original 2023 Tax Levy	\$	784,578.62	
Adjustments		<u>175,934.17</u>	<u>960,512.79</u>
Total Taxes Receivable			\$ 988,476.53
Prior Years Taxes Collected	\$	27,963.74	
2023 Taxes Collected (99.4%)		<u>955,042.88</u>	<u>983,006.62</u>
Taxes Receivable at: 3/31/2024			\$ <u>5,469.91</u>

2023 Receivables:

Maintenance	3,281.95
Contract	2,187.96

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 3/2024	Fiscal to Date 6/01/2023 - 3/31/2024
Beginning Cash Balance	\$ 44,142.15	11,437.11
Receipts:		
Current & Prior Years Taxes	131,310.45	983,006.62
Penalty & Interest	11,817.99	11,889.71
Tax Certificates		140.00
Overpayments	1,036.64	13,494.78
Void Checks		1,195.73
Funds Pending Certification		1,238.70
TOTAL RECEIPTS	\$ 144,165.08	1,010,965.54
Disbursements:		
CAD Quarterly Assessment	2,102.00	4,232.00
CAD Cost, Estimate of value		537.80
Publications, Legal Notice		850.90
Refund - due to overpayments		13,653.87
Tax A/C Bond Premium		50.00
Transfer to General Fund		517,320.29
Tax Assessor/Collector Fee	1,048.00	6,644.00
Transfer to Contract Fund	30,000.00	320,000.00
Computer Cost		30.00
Postage/Deliveries	155.98	834.93
Supplies		229.78
Tax Certificates		140.00
Audit Preparation		250.00
Additional Services - BLI		375.00
Records Maintenance		90.00
Copies		899.03
Envelopes - Original Stmts	252.12	252.12
Duplicate Statements	10.00	10.00
Mileage Expense	6.70	65.80
Check Cost		14.70
Positive Pay	25.00	225.00
SB2 Webpage		660.00
Tax Code 26.16 & 26.17		330.00
TOTAL DISBURSEMENTS	(\$ 33,599.80)	(867,695.22)
CASH BALANCE AT: 3/31/2024	\$ 154,707.43	154,707.43

HARRIS COUNTY M.U.D. #569

Disbursements for month of April, 2024

Check #	Payee	Description	Amount
	W/T Contract Fund	4/8/24 Transfer to Contract Fund	\$ 50,000.00
	W/T General Fund	4/8/24 Transfer to General Fund	80,705.44
1034	Lennar Homes Of TX Land & Cons	Refund - due to overpayments	1,036.64
1035	Bob Leared	Tax Assessor/Collector Fee	1,745.08
TOTAL DISBURSEMENTS			\$ 133,487.16
Remaining Cash Balance			\$ <u>21,220.27</u>
Stellar Bank			

HARRIS COUNTY M.U.D. #569

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 3/2024	Adjustments To Collections 3/2024	Total Tax Collections at 3/31/2024	Total Taxes Receivable at 3/31/2024	Collection Percentage
2023	131,310.45		955,042.88	5,469.91	99.431
2022			96,910.94		100.000
	(Percentage of collections same period last year			100.000	)

HARRIS COUNTY M.U.D. #569

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2023	64,034,089	03 / 03	1.500000	175,934.17		960,512.79
2022	4,596,478	05 / 05	1.500000	96,910.94		96,910.94

HARRIS COUNTY M.U.D. #569

TAX RATE COMPONENTS

Year	Maintenance Rate	Maintenance Levy	Contract Rate	Contract Levy
2023	.900000	576,307.67	.600000	384,205.12
2022	1.500000	96,910.94		

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:	2023	2022	2021
Homestead	.00000	.00000	.00000
Over 65	0	0	0
Disabled	0	0	0

Last Bond Premium Paid:

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

Adjustment Summary:	2023	
10/2023	/ CORR 002	137,714.09
11/2023	/ CORR 003	38,220.08
TOTAL		175,934.17

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>
*Total	Count 0			
(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 REQUESTING APPRAISAL OF PROPERTY

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

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

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

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

Section 1: The District hereby requests that the Harris Central Appraisal District conduct an appraisal of property located within the boundaries of the District as of May 1, 2024.

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

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

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

PASSED AND ADOPTED the 8th day of April, 2024.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 569

By: 

President, Board of Directors

(SEAL)

Exhibit C

**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.

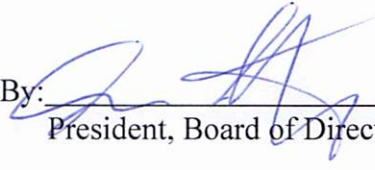
Section 6. Notwithstanding any provision in this Resolution to the contrary, the additional penalty imposed hereunder shall not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing An Additional Penalty on Delinquent Personal Property Taxes passed and approved by the District on the 8th day of January, 2024.

PASSED AND ADOPTED this the 8th day of April, 2024.

HARRIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 569

ATTEST:

By: 
Secretary, Board of Directors

By: 
President, Board of Directors

(SEAL)

720999

Exhibit D

Harris County MUD #569

OPERATIONS REPORT

April 8, 2024

submitted by



MUNICIPAL
DISTRICT
SERVICES

I. Billing and Collections

Connections	3/24/2024
Residential:	183
Builder:	317
Commercial:	0
Irrigation:	7
Temporary:	2
Rec Center:	0
Vacant:	17
Total Connections:	527

Billed Usage (in 1.0 MG)	
Residential:	0.858
Builder:	0.128
Commercial:	0
Irrigation:	0.919
Temporary:	0.102
Rec Center:	0
Vacant:	0
Accountability Only:	0.029
Finals/Transfers:	0.022
Total Billed Usage:	2.058

Billing as of	3/24/2024
Penalty:	\$1,098.89
Water:	\$34,228.50
Sewer:	\$22,820.70
Deposit:	\$19,250.00
Backflow Annual Fee:	\$0.00
Back Charge:	\$25,209.22
Inspection Fee:	\$866.00
Rental Meter Fee:	\$300.00
Transfer Fee:	\$2,850.00
Arrears:	\$20,518.07
Credits:	(\$7,461.20)
Net Receivable:	\$119,680.18

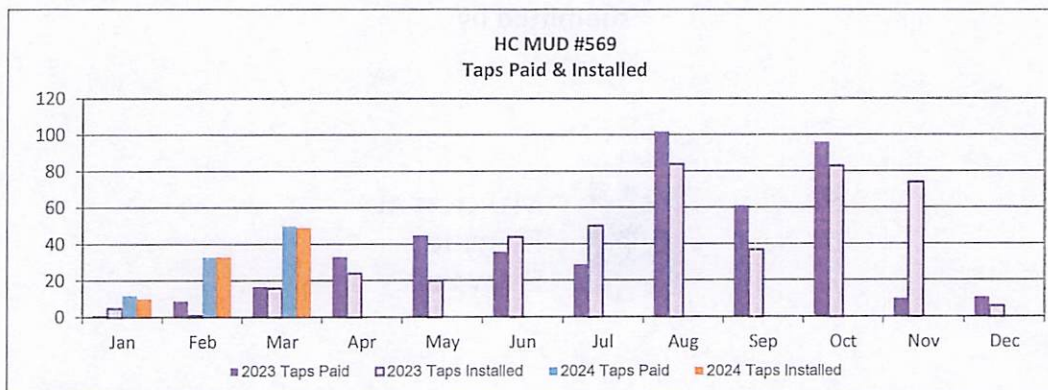
Collections as of	4/1/2024
Penalty:	\$2,015.87
Water:	\$35,681.95
Sewer:	\$28,020.04
Deposit:	\$32,919.93
Backflow Annual Fee:	\$0.00
Back Charge:	\$11,024.52
Inspection Fee:	\$523.83
Rental Meter Fee:	\$40.00
Returned Pmt Fee:	\$0.00
Reconnect Fee:	\$0.00
Delinquent Letter Fee:	\$0.00
Transfer Fee:	\$1,822.26
Deposits Applied:	\$11,250.00
Total Collections:	\$123,298.40

Customer Aged Receivables

30 Day:	\$17,551.00
60 Day:	\$2,886.80
90 Day:	\$9,491.97
Overpayments:	(\$8,312.81)
Total Receivables:	\$21,616.96

II. Tap Activity

- Taps installed in the month of March: 49
- Total taps installed to date: 538



III. Repairs & Maintenance Over \$1,000

Repairs & Maintenance during the month included:

- Performed sanitary sewer pump and hauls from plugged line.

IV. Action Items

Consider and approve:

- Review confidential customer report of delinquent accounts schedule for termination, pursuant to the Rules and Regulations of the District's Rate Order.
- Annual Review of District's Identity Theft Prevention Program.

Harris County Municipal Utility District #569
Identity Theft Prevention Program Annual Review
January 1 to December 31, 2023

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 April 30, 2024. 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 2023 MDS began additional safeguards:

- Relocating data systems to a hardened facility outside the hurricane strike zone.
- Added improved redundant systems for power, fiber optic connectivity and server failover capacity.
- Enhanced the MDS threat detection and response platform that employs AI detection resources.
- Upgraded Microsoft infrastructure to the latest platform(s).

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 TAP FEES PROCESSED

As of 4/4/2024

BUILDER	HC569 Total	HCW4 Total	HCW5 Total	WC35 Total	WC37 Total	Grand Total
		19	46			
ADAMS HOMES LONE STAR LLC		1	54			1
ANGLIA HOMES,LP	3		1		47	51
ASHTON WOODS	23		45		115	183
BEAZER HOMES C/O RADIUSPOINT DEPT 1	86					86
BRIGHTLAND HOMES	26		85	38	23	172
CASTLEROCK COMMUNTIES	3		42		32	77
CHESMAR HOMES	1		88		29	118
COLINA HOMES			79		8	87
DAVIDSON HOMES LLC	1				79	80
DL MEACHAM CONSTRUCTION			1			1
DR HORTON	2		26	217	129	374
EHT OF TEXAS, LP			70			70
EVERGREEN LIFESTYLES MANAGEMENT/ SU			2		6	8
GBFR SUNTERRA LP	1					1
HAMILTON THOMAS HOMES			24			24
HIGHLAND HOMES			112			112
HISTORY MAKER HOMES	1		81		32	114
KATY 1093 LTD			1			1
KB HOMES	1		1	7	100	109
LENNAR HOMES	246		112	37	106	501
LGI HOMES GROUP LLC	1				31	32
LONG LAKE, LTD	26				68	94
NUWAY HOMES TEXAS LP	57		56		21	134
ONM LIVING			114			114
PERRY HOMES			75			75
PULTE HOMES, LP			274			274
SHEA HOMES HOUSTON LLC			76			76
STARLIGHT HOMES-HOUSTON	61					61
SUNTERRA POA	4		7		4	15
SUNTERRA POA C/O PMG HOUSTON			24	2	8	34
SUNTERRA POA INC	6			3	1	10
TRICOAST HOMES	1				19	20
TRIPLE C LANDSCAPES			3			3
WESTIN HOMES	2		32	22	43	99
Grand Total	552	1	1485	326	901	3265

Harris County
Municipal Utility District No. 569

CONFIDENTIAL REPORT

April 8, 2024

submitted by
Municipal District Services, LLC



DELINQUENT LETTER ACCOUNTS LISTING - DUE 04/08/2024

District: 17 HARRIS COUNTY MUD 569 Select Status... Arrears Only Date: 04/02/2024 Page: 1

Account	* Name	Service Address	Total Arrears	Total Current	Letter Due	Deposit
017-00460-01			102.37	104.50	217.87	250.00
017-00588-01			539.71	156.10	706.81	250.00
017-00340-00			68.97	104.50	184.47	250.00
017-00702-00			125.40	104.50	240.90	250.00
017-00770-00			125.40	104.50	240.90	250.00
017-00912-00			125.40	104.50	240.90	250.00
017-00916-00			125.40	104.50	240.90	250.00
017-00976-00			125.40	104.50	240.90	250.00
017-00980-00			125.40	126.00	262.40	250.00
017-00988-00			125.40	104.50	240.90	250.00
017-00992-00			125.40	104.50	240.90	250.00
017-00994-00			125.40	104.50	240.90	250.00
017-00996-00			125.40	104.50	240.90	250.00
017-00998-00			125.40	104.50	240.90	250.00
017-01000-00			125.40	104.50	240.90	250.00
017-01002-00			125.40	104.50	240.90	250.00
017-01008-00			125.40	113.10	249.50	250.00
017-01010-00			125.40	147.50	283.90	250.00
017-01692-00			125.40	104.50	240.90	250.00
017-01694-00			125.40	104.50	240.90	250.00
017-01696-00			125.40	498.10	634.50	250.00
017-01698-00			125.40	104.50	240.90	250.00
017-01700-00			125.40	104.50	240.90	250.00
017-01702-00			125.40	104.50	240.90	250.00
017-01704-00			125.40	104.50	240.90	250.00
017-01708-00			125.40	104.50	240.90	250.00
017-01716-00			125.40	104.50	240.90	250.00
017-01722-00			125.40	104.50	240.90	250.00
017-01724-00			125.40	104.50	240.90	250.00
017-01726-00			125.40	104.50	240.90	250.00
017-01764-00			125.40	188.80	325.20	250.00
017-01788-00			125.40	104.50	240.90	250.00
017-01800-00			125.40	204.35	340.75	250.00
017-01212-01			521.70	104.50	637.20	250.00
017-01900-01			295.62	104.50	411.12	250.00
017-00562-01			422.45	104.50	537.95	350.00
017-00556-01			114.95	104.50	230.45	250.00
017-01190-01			464.22	104.50	579.72	250.00
017-00678-00			163.24	301.55	475.79	250.00
017-00778-01			437.40	104.50	552.90	250.00
017-00338-01			114.95	104.50	230.45	250.00
017-00328-01			114.95	104.50	230.45	250.00
017-01852-01			125.40	104.50	240.90	250.00
017-01890-01			476.09	104.50	591.59	350.00
017-00352-01			110.00	108.80	229.80	250.00
017-01564-01			410.57	104.50	526.07	250.00
017-00376-01			114.95	104.50	230.45	250.00
017-00766-01			87.39	104.50	202.89	250.00
017-01842-01			476.09	108.80	595.89	350.00
017-01596-00			170.84	104.50	286.34	250.00
017-00726-00			4,585.00	464.00	5,060.00	.00
017-02088-00			470.10	1,264.00	1,745.10	.00
017-02091-00			2,107.49	700.00	2,818.49	.00
017-00624-01			399.08	104.50	514.58	250.00

Exhibit E

RESOLUTION REGARDING REVIEW
OF DROUGHT CONTINGENCY PLAN

WHEREAS, Harris County Municipal Utility District No. 569 ("District") adopted its Drought Contingency Plan, dated July 10, 2023 (the "Plan") pursuant to Chapter 288, Texas Administrative Code; and

WHEREAS, Chapter 288, Texas Administrative Code, requires the District to perform a review of the Plan on an established five (5) year schedule, and a review is required on or before May 1, 2024; and

WHEREAS, the District has, on the date hereof, performed said review;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of Harris County Municipal Utility District No. 569 that the policies, procedures, and provisions set forth in the Plan are hereby affirmed and the Plan shall remain in effect until amended by further action of the District.

PASSED AND ADOPTED ON THIS 8th day of April, 2024.

HARRIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 569

ATTEST:

By: _____

Secretary
Board of Directors

By: _____

President
Board of Directors

(SEAL)

Exhibit F



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

April 8, 2024

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 8, 2024

Dear Directors:

This report summarizes our activities during the past month:

6a. 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) Sunterra Section 63 WS&D and Paving Facilities (Astro):

- i. The construction plans are approved.
- ii. We received bids for the WS&D project on April 5 and will present at next month's meeting.
- iii. We will receive paving bids later this month.

Action Item: None

b) Sunterra Section 64 WS&D and Paving Facilities (Astro):

- i. The construction plans are approved.
- ii. We received bids for the WS&D project on April 5 and will present at next month's meeting.
- iii. We will receive paving bids later this month.

Action Item: None

6b. Status of construction contracts, including the approval of any pay estimates, change orders and/or acceptance of facilities for operation and maintenance purposes, and authorize acceptance of TEC Form 1295:

a) Sunterra Section 45 WS&D Facilities:

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

WS&D Revised Contract Amount - \$1,191,369.00

WS&D Contractor: Gonzalez Construction

Pay Estimate No. 2: \$768,185.54

Change Order No. 1: \$60,306.24

- i. No Pay Application was submitted this month.

Action Item: None



b) Sunterra Section 45 Paving Facilities:

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

Pay Estimate No. 1: \$87,518.98

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: Durwood Greene Construction Co.

- i. We will present Pay Estimate No. 2 in the amount of \$919,280.40 for the Board's approval.

Action Item: Approval of Pay Estimate No. 2

c) Sunterra Section 51 WS&D Facilities:

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

Pay Estimate No. 2: \$39,825.00

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: TexaSite, LLC

- i. Contractor is complete. Awaiting final County inspections.

Action Item: None

d) Sunterra Section 51 Paving Facilities:

Paving Original Contract Amount – \$617,003.50

Pay Estimate No. 2: \$440,762.40

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: A&M Contractors, Inc.

- i. We will present Pay Estimate No. 3 in the amount of \$42,219.92 for the Board's approval.

Action Item: Approval of Pay Estimate No. 3

e) Sunterra Section 52 WS&D Facilities:

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

Pay Estimate No. 1: \$377,743.50

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: TexaSite, LLC

- i. Contractor is complete. Awaiting final County inspections.

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: \$

Paving Contractor: A&M Contractors, Inc.

- i. Contractor is complete and we are awaiting the plat recordation to schedule the final County inspection.

Action Item: None

g) Sunterra Section 57 WS&D Facilities:

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

Pay Estimate No. 1: \$

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Gonzalez Construction Enterprises, Inc.

- i. Contractor is complete with first stage utilities.

- ii. We will present Pay Estimates No. 1 in the amount of \$973,569.92 for Board's approval.

Action Item: Approval of Pay Estimate No. 1



h) Sunterra Section 57 Paving Facilities:

Paving Original Contract Amount – \$659,000.00

Pay Estimate No. 1: \$

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: Daco Paving, Inc.

- i. We will present Pay Estimate No. 1 in the amount of \$59,773.50 for the Board's approval.

Action Item: Approval of Pay Estimate No. 1

i) Sunterra Section 58 WS&D Facilities:

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

Pay Estimate No. 1: \$777,538.67

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Principal Services, Ltd.

- i. Contractor is complete with first stage utilities.

- ii. We will present Pay Estimate No. 2 in the amount of \$277,199.36 for the Board's approval.

Action Item: Approval of Pay Estimate No. 2

j) Sunterra Section 58 Paving Facilities:

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

Pay Estimate No. 1: \$

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: Daco Paving, Inc.

- i. We will present Pay Estimate No. 1 in the amount of \$68,028.57 for the Board's approval.

Action Item: Approval of Pay Estimates No. 1

k) Sunterra Section 59 WS&D Facilities:

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

Pay Estimate No. 1: \$

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Principal Services, Ltd.

- i. Contractor is working on first stage utilities.

Action Item: None

l) Sunterra Section 59 Paving Facilities:

Paving Original Contract Amount - \$750,247.98

Pay Estimate No. 1: \$

Paving Revised Contract Amount - \$

Change Order No. 1: \$

Paving Contractor: De Crosta Construction, LLC

- i. We will present Pay Estimate No. 1 in the amount of \$39,106.80 for Board's approval.

Action Item: Approval of Pay Estimates No. 1

m) Sunterra Section 60 WS&D Facilities:

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

Pay Estimate No. 1: \$

WS&D Revised Contract Amount - \$

Change Order No. 1: \$

WS&D Contractor: Blazey Construction Services, LLC

- i. Contractor is mobilizing this week.

Action Item: None



n) Sunterra Section 60 Paving Facilities:

Paving Original Contract Amount - \$647,165.69

Paving Revised Contract Amount - \$

Paving Contractor: Allgood Construction Company, LLC

- i. Contractor will be moving in this month.

Action Item: None

Pay Estimate No. 1: \$

Change Order No. 1: \$

o) Sunterra Section 61 WS&D Facilities:

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

WS&D Revised Contract Amount - \$

WS&D Contractor: A&M Contractors, Inc

- ii. Contractor is working on first stage utilities.

Action Item: None

Pay Estimate No. 1: \$

Change Order No. 1: \$

p) Sunterra Section 61 Paving Facilities:

Paving Original Contract Amount - \$531,374.98

Paving Revised Contract Amount - \$

Paving Contractor: Allgood Construction Company, LLC

- i. Contractor will be moving in this month.

Action Item: None

Pay Estimate No. 1: \$

Change Order No. 1: \$

q) Sunterra Section 62 WS&D Facilities:

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

WS&D Revised Contract Amount - \$

WS&D Contractor: Fellers & Clark, LP

- i. Contractor is working on first stage utilities.

Action Item: None

Pay Estimate No. 1: \$

Change Order No. 1: \$

r) Sunterra Section 62 Paving Facilities:

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

Paving Revised Contract Amount - \$

Paving Contractor: De Crosta Construction, LLC

- i. Contractor will be moving in this month.

Action Item: None

Pay Estimate No. 1: \$

Change Order No. 1: \$

6c. Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District:

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

6d. Review and approval of Stormwater Quality Management Plans related to construction Contracts.

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



6e. Status of acceptance by Harris County of Streets for maintenance; authorize any action required in connection therewith.

a) **None at this time.**

6f. Status of the Summary of Costs for Series 2024 WS&D Bonds and BAN.

a) **No new update. We have received the DAC letter and the Pre-Purchase Inspection letter.**

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\2024\04 - April\HARRIS COUNTY MUD NO. 569 ENGINEERING REPORT.docx

Exhibit G



Turn-Key Stormwater Management

Harris County MUD 569

Inspection Date	Section #	Total Inspected	Total Out of Compliance	Builders Out of Compliance per Section
3/11/2024	33	1	1	Long Lake (1)
3/19/2024	33	2	0	
3/25/2024	33	2	2	Long Lake (1) Anglia (1)
4/2/2024	33	2	1	Anglia (1)
3/11/2024	35	21	4	Ashton Starlight (4)
3/19/2024	35	19	2	Ashton Starlight (2)
3/25/2024	35	16	8	Ashton Starlight (8)
4/2/2024	35	15	3	Ashton Starlight (3)
3/11/2024	36	8	2	Gehan (2)
3/19/2024	36	8	6	Gehan (5) Anglia (1)
3/25/2024	36	9	3	Gehan (3)
4/2/2024	36	9	3	Gehan (3)
3/11/2024	37	9	3	Lennar (3)
3/19/2024	37	5	1	Lennar (1)
3/25/2024	37	4	1	Lennar (1)
4/2/2024	37	3	0	
3/11/2024	38	11	7	Long Lake (5) Nuway/Colina (2)
3/19/2024	38	13	8	Long Lake (4) Nuway/Colina (4)
3/25/2024	38	13	9	Long Lake (3) Nuway/Colina (6)
4/2/2024	38	16	5	Long Lake (1) Nuway/Colina (4)
3/11/2024	39	16	4	Lennar (4)
3/19/2024	39	16	6	Lennar (6)
3/25/2024	39	23	7	Lennar (7)
4/2/2024	39	22	6	Lennar (6)
3/11/2024	40	19	4	Castle Rock (3) Nuway/Colina (1)
3/18/2024	40	18	6	Castle Rock (1) Nuway/Colina (5)
3/25/2024	40	19	10	Castle Rock (4) Nuway/Colina (6)
4/2/2024	40	18	4	Castle Rock (3) Ashton Woods (1)
3/11/2024	42	10	1	Beazer Homes (1)
3/19/2024	42	8	1	Beazer Homes (1)
3/25/2024	42	6	2	Beazer Homes (2)
4/2/2024	42	7	1	Beazer Homes (1)
3/11/2024	43	9	1	Beazer Homes (1)
3/19/2024	43	8	1	Beazer Homes (1)
3/25/2024	43	7	6	Beazer Homes (6)
4/2/2024	43	6	0	
3/11/2024	44	12	5	Beazer Homes (5)
3/19/2024	44	12	3	Beazer Homes (3)
3/25/2024	44	14	4	Beazer Homes (4)
4/2/2024	44	14	2	Beazer Homes (2)



Turn-Key Stormwater Management

Harris County MUD 569

Inspection Date	Section #	Total Inspected	Total Out of Compliance	Builders Out of Compliance per Section
3/11/2024	45	0	0	Open Lots
3/19/2024	45	0	0	Open Lots
3/25/2024	45	0	0	Open Lots
4/2/2024	45	0	0	Open Lots
3/11/2024	51	0	0	Open Lots
3/19/2024	51	0	0	Open Lots
3/25/2024	51	0	0	Open Lots
4/2/2024	51	0	0	Open Lots
3/11/2024	52	0	0	Open Lots
3/19/2024	52	0	0	Open Lots
3/25/2024	52	0	0	Open Lots
4/2/2024	52	0	0	Open Lots

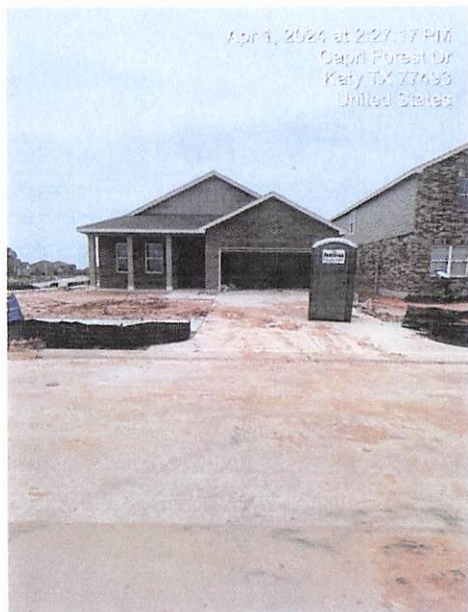
SWPPP Inspections Harris County MUD 569

Sunterra Subdivision
Inspection Photo's
April 2024 MUD Meeting

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

 **SILT
SOLUTIONS, INC.** Turn-Key Stormwater Management

Sec 35 Blk 5 Lot 32



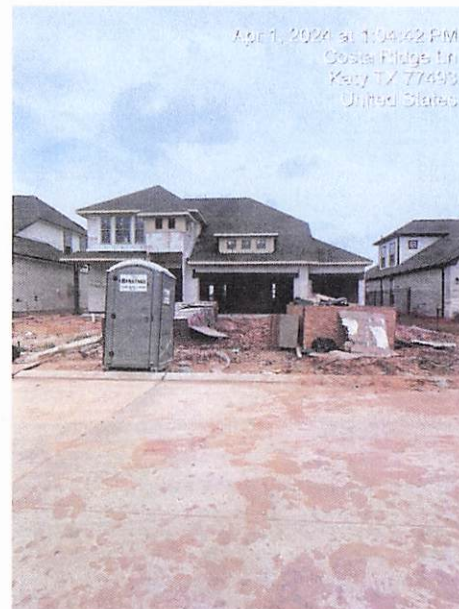
Sec 36 Blk 4 Lot 30



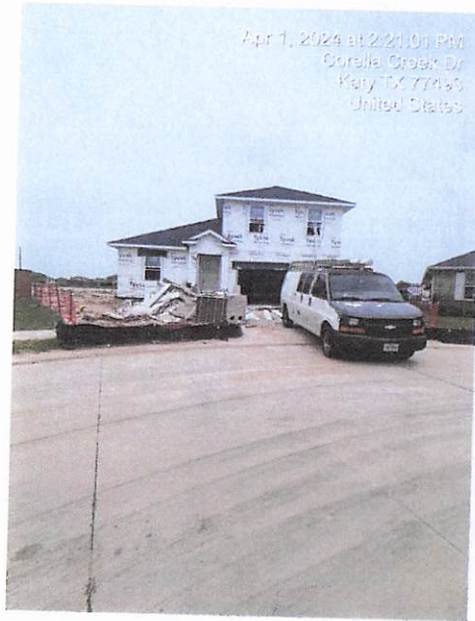
Sec 38 Blk 1 Lot 4



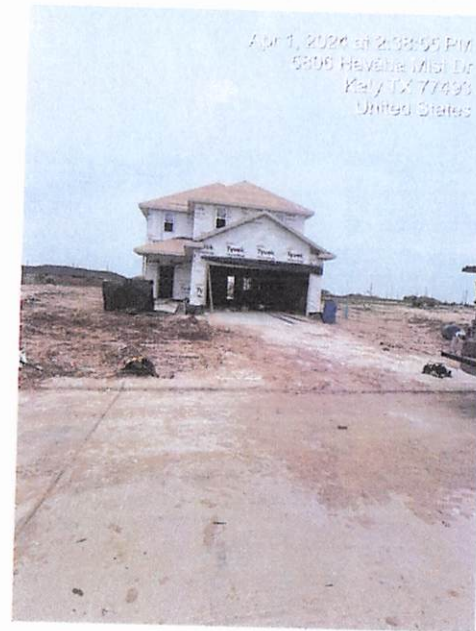
Sec 40 Blk 4 Lot 23



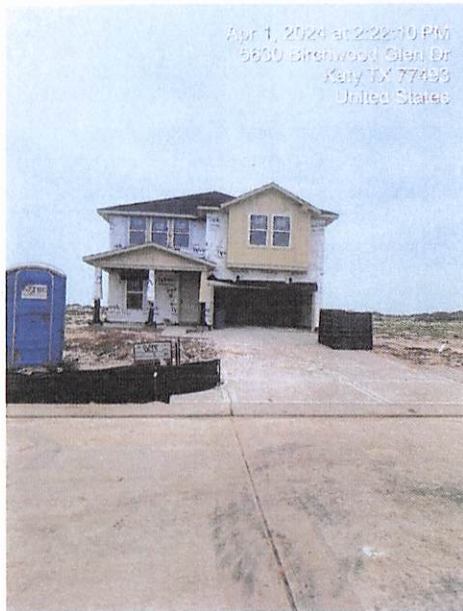
Sec 42 Blk 1 Lot 16



Sec 43 Blk 2 Lot 35



Sec 44 Blk 5 Lot 22



Sec 33 Blk 2 Lot 8



Exhibit H



Harris County Municipal Utility District No. 569

Landscape Architect Report

April 08, 2024 @ 1:00 pm

8. Landscape Architect Report, including:
- b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295; and
- i. Sunterra Recreation Center Facility; (KGADD# 299-22-180) LH
- Contractor: Millis** **Notice to Proceed: 05/22/23**
Original Contract Amount: \$8,013,337.95 **Contract Days: (360)**
Substantial Completion: **Maintenance Period: (4) months**

Previous Pay Applications Approved

Pay Application #1	\$332,330.66	Pay Application #6	\$539,745.37
Pay Application #2	\$373,630.36	Pay Application #7	\$580,860.04
Pay Application #3	\$791,340.87	Pay Application #8	\$634,533.29
Pay Application #4	\$496,345.07	Pay Application #9	\$556,798.72
Pay Application #5	\$646,532.90	Pay Application #10	\$633,207.29

Previous Change Orders Approved

Change Order #1	\$78,812.16 (Civil work scope changes, add'l sidewalk)
Change Order #2	\$23,162.69 (Electrical changes)
Change Order #3	\$19,771.96 (additional 2" HDPE conduit for data sleeves)
Change Order #4	\$26,705.61 (water meter upsize from 2" to 3")
Change Order #5	\$10,328.18 (electrical modification to upgrade the Tap Box)
Change Order #6	\$18,735.07 (Additional Conduit)

Current Pay Applications Recommended for Board Approval

None

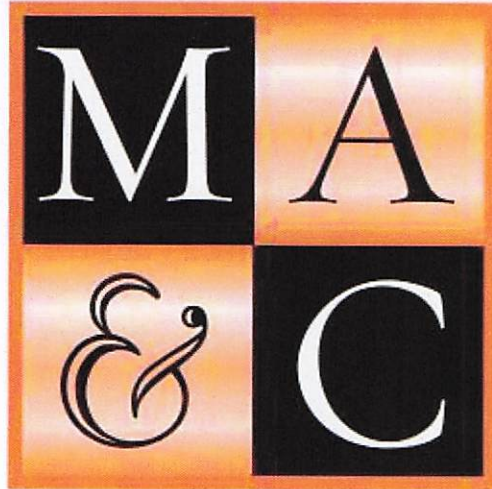
Current Change Orders Recommended for Board Approval

None

Job Status

- Irrigation and landscaping underway
- Courtyard hardscape underway
- Masonry at shade structures complete
- Driveway curbs and ramps are complete
- Wood cladding on buildings complete
- Light fixture installation underway
- Pool slide installation beginning mid-April

Exhibit I



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | April 8, 2024

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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Monthly Financial Summary - General Operating Fund

Harris County MUD No. 569 - GOF



Account Balance Summary

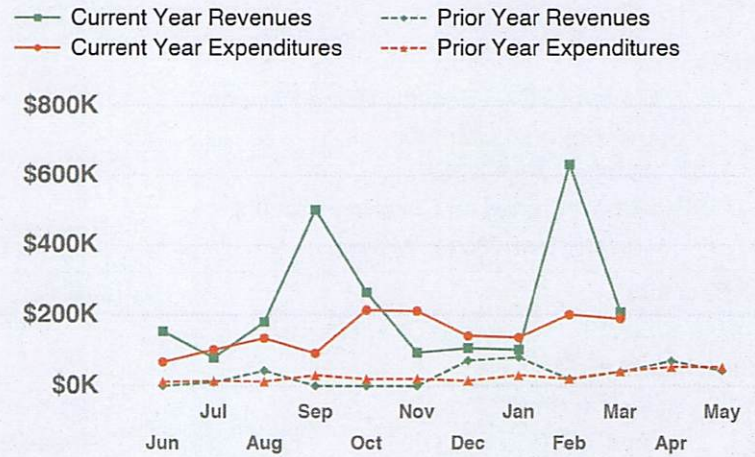
Balance as of 03/12/2024 **\$976,739**

Receipts 400,889

Disbursements (437,206)

Balance as of 04/08/2024 **\$940,421**

Overall Revenues & Expenditures By Month (Year to Date)



March 2024

Revenues

Actual	Budget	Over/(Under)
\$209,329	\$158,289	\$51,040

Expenditures

Actual	Budget	Over/(Under)
\$190,790	\$156,643	\$34,147

June 2023 - March 2024 (Year to Date)

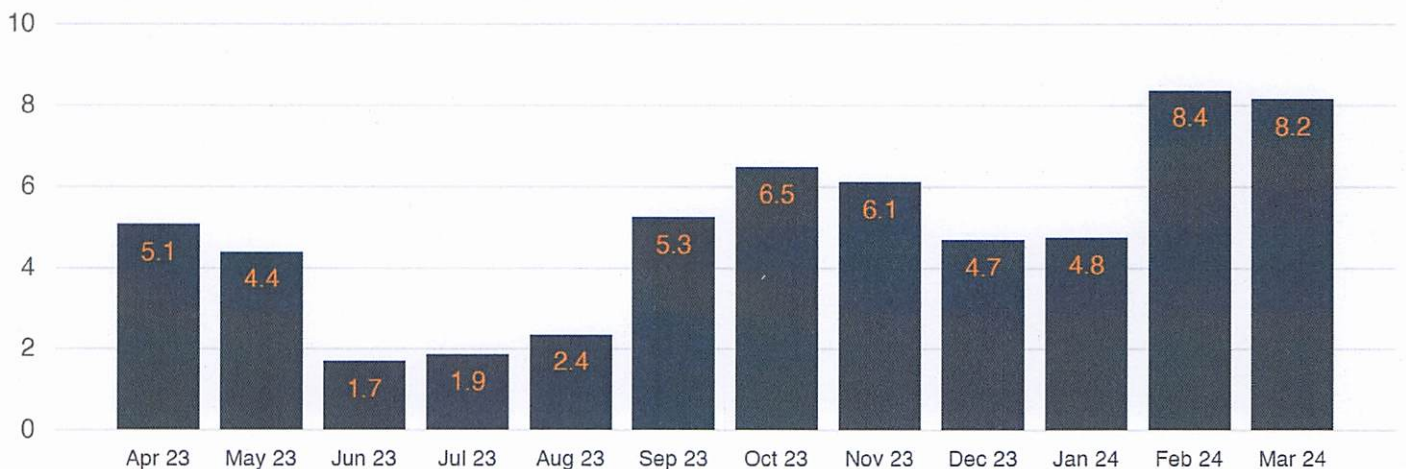
Revenues

Actual	Budget	Over/(Under)
\$2,329,292	\$2,014,845	\$314,447

Expenditures

Actual	Budget	Over/(Under)
\$1,499,044	\$1,410,878	\$88,166

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 03/12/2024				\$5,417.88
Receipts				
	Sunterra POA - Security Billing Payment		5,000.00	
	Transfer from Operator		178,183.35	
	Accounts Receivable		15,292.16	
	Interest Earned on Checking Account		1.94	
	Transfer from Money Market		4,000.00	
Total Receipts				\$202,477.45
Disbursements				
1238	Joshua Nnaji	Customer Refund	(218.65)	
1239	Best Trash	Garbage Expense	(2,570.40)	
1240	Harris-Waller Co. MUD 4	Purchase Water & Mowing Expense	(64,518.03)	
1241	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(5,039.58)	
1242	Municipal District Services, LLC	Maintenance & Repairs	(103,380.31)	
1243	On-Site Protection, LLC	Security Expense	(4,077.64)	
1244	Quiddity Engineering, LLC	Engineering Fees	(5,756.15)	
1245	Schwartz, Page & Harding, L.L.P.	Legal Fees	(13,693.81)	
1246	Silt Solutions, Inc	Storm Water Management Plan	(4,460.00)	
HR&P	David Jezierski.	Fees of Office - 03/11/2024	(204.10)	
HR&P	Nicholas J Luton.	Fees of Office - 03/11/2024	(204.10)	
HR&P	Blakely Norris.	Fees of Office - 03/11/2024	(248.32)	
HR&P	Julia Pecina.	Fees of Office - 03/11/2024	(204.10)	
HR&P	Jason Schultz.	Fees of Office - 03/11/2024	(218.84)	
HR&P	HR&P	Payroll Administration Fee	(50.00)	
HR&P	HR&P	United States Treasury	(169.00)	
Svc Chg	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$205,018.03)
Balance as of 04/08/2024				\$2,877.30

Cash Flow Report - Operator Account

Harris County MUD No. 569 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 03/12/2024				\$50,472.90
Receipts				
	Tap Connections (26)		58,403.00	
	Accounts Receivable		74,807.91	
	Tap Connection - Irrigation (1)		1,725.00	
	Tap Connections (14)		31,837.00	
	Tap Connections (2)		9,581.00	
	Tap Connections (8)		17,864.00	
Total Receipts				\$194,217.91
Disbursements				
Svc Chg	Central Bank	Service Charge	(5.00)	
Sweep	Central Bank	Transfer to Checking	(178,183.35)	
Total Disbursements				(\$178,188.35)
Balance as of 04/08/2024				\$66,502.46

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



			March 2024			June 2023 - March 2024			Annual Budget
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues									
Water Revenue									
14101	Water- Customer Service Revenue	65,363	32,064	33,299	279,115	356,712	(77,597)	400,800	
14108	Transfer Fees	2,888	0	2,888	7,031	0	7,031	0	
Total Water Revenue		68,251	32,064	36,187	286,146	356,712	(70,566)	400,800	
Wastewater Revenue									
14201	Wastewater-Customer Service Rev	28,446	17,100	11,346	151,513	161,500	(9,987)	190,000	
14203	Wastewater Inspection Fees	16,000	10,108	5,892	124,535	101,083	23,452	121,300	
Total Wastewater Revenue		44,446	27,208	17,237	276,048	262,583	13,465	311,300	
Property Tax Revenue									
14301	Maintenance Tax Collections	0	0	0	517,320	405,383	111,937	559,000	
Total Property Tax Revenue		0	0	0	517,320	405,383	111,937	559,000	
Tap Connection Revenue									
14501	Tap Connections	85,910	87,500	(1,590)	1,129,479	875,000	254,479	1,050,000	
14502	Inspection Fees	866	3,417	(2,551)	41,767	34,167	7,600	41,000	
Total Tap Connection Revenue		86,776	90,917	(4,141)	1,171,246	909,167	262,079	1,091,000	
Administrative Revenue									
14702	Penalties & Interest	661	1,500	(839)	13,532	15,000	(1,468)	18,000	
Total Administrative Revenue		661	1,500	(839)	13,532	15,000	(1,468)	18,000	
Interest Revenue									
14801	Interest Earned on Checking	2	100	(98)	886	1,000	(114)	1,200	
14802	Interest Earned on Temp. Invest	4,194	1,500	2,694	14,114	15,000	(886)	18,000	
Total Interest Revenue		4,196	1,600	2,596	15,000	16,000	(1,000)	19,200	
Developer Advance									
14902	Sunterra POA Contribution	5,000	5,000	0	50,000	50,000	0	60,000	
Total Developer Advance		5,000	5,000	0	50,000	50,000	0	60,000	
Total Revenues		209,329	158,289	51,040	2,329,292	2,014,845	314,447	2,459,300	

Expenditures

Water Service

16102 Operations - Water	682	1,250	(568)	4,135	12,500	(8,365)	15,000
16104 Purchase Water / JWP	0	22,417	(22,417)	182,404	224,167	(41,763)	269,000
16105 Maintenance & Repairs - Water	19,331	4,917	14,414	97,397	49,167	48,231	59,000
16111 Reconnection Expense	0	1,667	(1,667)	0	16,667	(16,667)	20,000
16113 Transfer Expense	2,662	0	2,662	20,083	0	20,083	0
16117 TCEQ Regulatory Expense - Water	0	0	0	382	382	0	1,200

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



March 2024				June 2023 - March 2024			
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures							
Total Water Service	22,675	30,250	(7,575)	304,401	302,882	1,519	364,200
Wastewater Service							
16202 Operations - Wastewater	656	1,250	(594)	3,924	12,500	(8,576)	15,000
16203 Wastewater Inspection Expense	1,849	2,500	(651)	23,698	25,000	(1,302)	30,000
16204 Purchase Wastewater Service	0	22,417	(22,417)	182,404	224,167	(41,763)	269,000
16205 Maint & Repairs - Wastewater	24,599	9,667	14,932	65,343	96,667	(31,323)	116,000
16217 TCEQ Regulatory Exp-Wastewater	0	0	0	382	382	0	1,200
Total Wastewater Service	27,104	35,833	(8,730)	275,751	358,715	(82,964)	431,200
Garbage Service							
16301 Garbage Expense	2,570	833	1,737	5,069	8,333	(3,264)	10,000
Total Garbage Service	2,570	833	1,737	5,069	8,333	(3,264)	10,000
Storm Water Quality							
16403 Detention Pond Maintenance	4,460	11,667	(7,207)	116,925	116,667	259	140,000
Total Storm Water Quality	4,460	11,667	(7,207)	116,925	116,667	259	140,000
Tap Connection							
16501 Tap Connection Expense	42,402	29,667	12,736	397,742	296,667	101,076	356,000
16502 Inspection Expense	10,443	5,417	5,026	75,204	54,167	21,037	65,000
Total Tap Connection	52,845	35,083	17,762	472,947	350,833	122,113	421,000
Administrative Service							
16703 Legal Fees	11,320	8,333	2,987	90,752	83,333	7,418	100,000
16705 Auditing Fees	0	0	0	15,000	15,000	0	15,000
16706 Engineering Fees	5,756	2,917	2,839	30,104	29,167	937	35,000
16709 Election Expense	1,018	0	1,018	1,082	0	1,082	0
16712 Bookkeeping Fees	4,633	2,660	1,973	29,983	32,680	(2,697)	38,000
16714 Printing & Office Supplies	739	750	(11)	7,803	7,500	303	9,000
16715 Filing Fees	67	50	17	369	500	(131)	600
16716 Delivery Expense	17	167	(150)	1,678	1,667	12	2,000
16717 Postage	410	250	160	2,254	2,500	(246)	3,000
16718 Insurance & Surety Bond	504	950	(446)	3,020	5,700	(2,680)	5,700
16721 Meeting Expense	0	0	0	3,159	0	3,159	0
16722 Bank Service Charge	10	0	10	210	0	210	0
16723 Travel Expense	66	100	(34)	609	1,000	(391)	1,200
16724 Publication Expense (SB 622)	218	167	51	1,293	1,667	(373)	2,000
16728 Record Storage Fees	0	0	0	138	0	138	0
Total Administrative Service	24,757	16,343	8,413	187,454	180,713	6,741	211,500

Actual vs. Budget Comparison

Harris County MUD No. 569 - GOF



	March 2024			June 2023 - March 2024			
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures							
Security Service							
16801 Security Expense	4,078	5,000	(922)	47,236	50,000	(2,764)	60,000
Total Security Service	4,078	5,000	(922)	47,236	50,000	(2,764)	60,000
Payroll Expense							
17101 Payroll Expenses	1,105	883	222	8,335	8,833	(498)	10,600
17102 Payroll Administration	50	50	0	500	500	0	600
17103 Payroll Tax Expense	85	75	10	637	750	(113)	900
Total Payroll Expense	1,240	1,008	231	9,472	10,083	(611)	12,100
Other Expense							
17802 Miscellaneous Expense	1,062	925	137	6,418	9,250	(2,832)	11,100
17805 Contract Tax Payment	50,000	19,700	30,300	69,695	19,700	49,995	19,700
Total Other Expense	51,062	20,625	30,437	76,113	28,950	47,163	30,800
Total Expenditures	190,790	156,643	34,147	1,495,370	1,407,178	88,192	1,680,800
Total Revenues (Expenditures)	18,539	1,646	16,893	833,922	607,667	226,255	778,500
Other Expenditures							
Bond Expense							
17701 Bond Issuance Expense	0	0	0	3,674	3,700	(26)	3,700
Total Bond Expense	0	0	0	3,674	3,700	(26)	3,700
Total Other Expenditures	0	0	0	3,674	3,700	(26)	3,700
Total Other Revenues (Expenditures)	0	0	0	(3,674)	(3,700)	26	(3,700)
Excess Revenues (Expenditures)	18,539	1,646	16,893	830,248	603,967	226,281	774,800

Balance Sheet as of 03/31/2024

Harris County MUD No. 569 - GOF



Assets	
Bank	
11101 Cash in Bank	\$202,592
11102 Operator	66,502
Total Bank	<u>\$269,094</u>
Investments	
11201 Time Deposits	<u>\$875,042</u>
Total Investments	<u>\$875,042</u>
Receivables	
11301 Accounts Receivable	<u>\$125,247</u>
Total Receivables	<u>\$125,247</u>
Interfund Receivables	
11401 Due From Capital Projects	\$61,000
11403 Due From Tax Account	18,947
Total Interfund Receivables	<u>\$79,947</u>
Prepays	
11701 Prepaid Insurance	<u>\$2,520</u>
Total Prepays	<u>\$2,520</u>
Total Assets	<u><u>\$1,351,850</u></u>
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	<u>\$203,496</u>
Total Accounts Payable	<u>\$203,496</u>
Deferrals	
12501 Tap Connection Fees Advance	<u>\$21,125</u>
Total Deferrals	<u>\$21,125</u>
Deposits	
12601 Customer Meter Deposits	<u>\$267,714</u>
Total Deposits	<u>\$267,714</u>
Total Liabilities	<u>\$492,335</u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	<u>\$29,266</u>
Total Unassigned Fund Balance	<u>\$29,266</u>
Net Income	<u>\$830,248</u>
Total Equity	<u>\$859,515</u>
Total Liabilities & Equity	<u><u>\$1,351,850</u></u>

Monthly Financial Summary - Capital Projects Fund

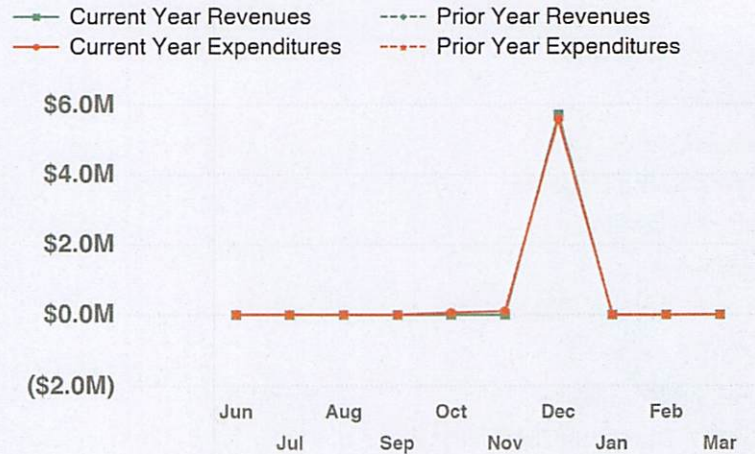
Harris County MUD No. 569 - CPF



Account Balance Summary

Balance as of 03/12/2024	\$569
Receipts	11
Disbursements	(10)
Balance as of 04/08/2024	\$569

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | April 2023 - March 2024



Cash Flow Report - Checking Account

Harris County MUD No. 569 - CPF



Number	Name	Memo	Amount	Balance
Balance as of 03/12/2024				\$568.94
Receipts				
	Transfer from Money Market - S2023 BAN		5.32	
Total Receipts				\$5.32
Disbursements				
Fee	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$5.00)
Balance as of 04/08/2024				\$569.26

District Debt Summary as of 04/08/2024

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
\$4.52M		N/A	\$4.52M	N/A
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
27	N-R	\$241.50M	\$221.18M	\$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
2023 - Road	\$4,520,000	2051	\$4,520,000
Total	\$4,520,000		\$4,520,000

District Debt Schedule

Harris County MUD No. 569 - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2023 - Road	\$0.00	\$121,960.00	\$121,960.00
Total Due 09/01/2024		\$0.00	\$121,960.00	\$121,960.00

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2023 - Road	\$0.00	\$121,960.00	\$121,960.00
Total Due 03/01/2025		\$0.00	\$121,960.00	\$121,960.00

Investment Profile as of 04/08/2024

Harris County MUD No. 569

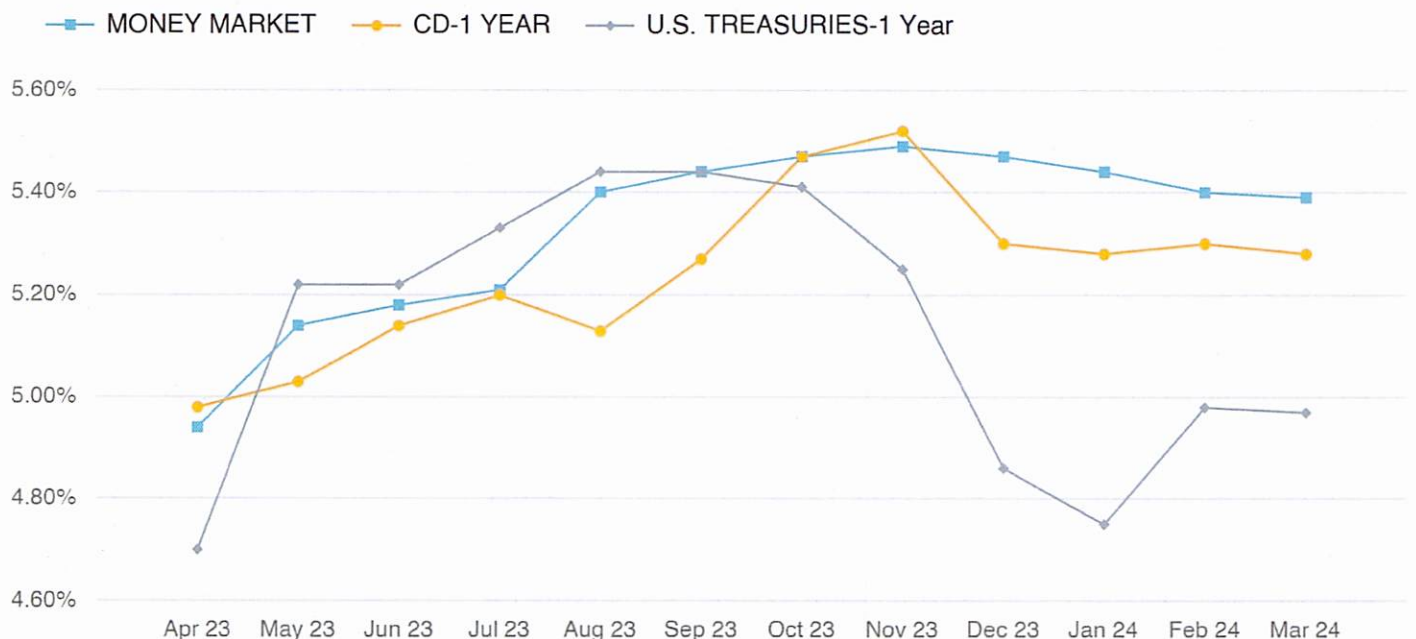


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$940,421	Funds Available to Invest \$569	Funds Available to Invest \$322,366	Funds Available to Invest N/A
Funds Invested \$871,042	Funds Invested \$0	Funds Invested \$322,366	Funds Invested N/A
Percent Invested 93%	Percent Invested 0%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.40%	180 Days	5.42%	180 Days	5.31%
		270 Days	5.37%	270 Days	5.31%
		1 Yr	5.28%	1 Yr	5.01%
		13 Mo	5.13%	13 Mo	N/A
		18 Mo	4.20%	18 Mo	5.01%
		2 Yr	1.91%	2 Yr	4.62%

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

Investment Rates Over Time (By Month) | April 2023 - March 2024



Account Balance as of 04/08/2024

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		5.46%	871,041.64	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3660)			0.00%	2,877.30	Checking Account
CENTRAL BANK - CHECKING (XXXX8883)			0.00%	66,502.46	Operator
Totals for General Operating Fund				\$940,421.40	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Checking Account(s)					
CENTRAL BANK (XXXX2325)			0.00%	569.26	Cash In Bank
Totals for Capital Projects Fund				\$569.26	

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		5.46%	2,853.09	Contract Tax
TEXAS CLASS (XXXX0006)	11/29/2023		5.46%	319,512.42	Road
Checking Account(s)					
CENTRAL BANK (XXXX1101)			0.00%	0.00	Cash in Bak
Totals for Debt Service Fund				\$322,365.51	

Grand Total for Harris County MUD No. 569 : **\$1,263,356.17**

Capital Projects Fund Breakdown

HARRIS COUNTY MUD NO. 569

As of Date 4/8/2024

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2023 BAN	\$1,565,000.00
Interest Earnings - Series 2023 BAN	62.83

Disbursements

Disbursements - Series 2023 BAN	(1,564,493.57)
---------------------------------	----------------

Total Cash Balance	\$569.26
---------------------------	-----------------

Balances by Account

Central Bank - Checking	\$569.26
-------------------------	----------

Total Cash Balance	\$569.26
---------------------------	-----------------

Balances by Bond Series

Bond Proceeds - Series 2023 BAN	\$569.26
---------------------------------	----------

Total Cash Balance	\$569.26
---------------------------	-----------------

Remaining Costs/Surplus By Bond Series

Total Amount in Remaining Costs	\$0.00
--	---------------

Surplus & Interest - Series 2023 BAN	\$569.26
--------------------------------------	----------

Total Surplus & Interest Balance	\$569.26
---	-----------------

Total Remaining Costs/Surplus	\$569.26
--------------------------------------	-----------------

Proposed Budget

Harris County MUD No. 569 - Fiscal Year Ending May 31, 2025

	Ten Months Actuals 06/2023-03/2024	Twelve Months Annualized FYE 05/2024	Adopted 2024 Budget	Proposed 2025 Budget
Revenues				
14101 · Water - Customer Service Revenue	\$279,115	\$404,115	\$400,800	\$620,000
14108 · Transfer Fees	\$7,031	\$11,031	\$0	\$12,100
14201 · Wastewater-Customer Service Rev	151,513	208,513	190,000	376,200
14203 · Wastewater Inspection Fees	124,535	124,535	121,300	60,650
14301 · Maintenance Tax Collections	517,320	517,320	559,000	559,000
14501 · Tap Connection Revenue	1,129,479	1,129,479	1,050,000	525,000
14502 · Inspection Fees	41,767	41,767	41,000	20,500
14702 · Penalties & Interest	13,532	16,238	18,000	\$17,900
14801 · Interest Earned on Checking	886	891	1,200	\$1,000
14802 · Interest Earned on Temp. Invest	14,114	19,514	18,000	\$21,500
14902 · HOA Contribution	50,000	60,000	60,000	60,000
Total Revenues	\$2,329,292	\$2,533,404	\$2,459,300	\$2,273,850
Expenditures				
16102 - Operations - Water	\$4,135	\$5,535	\$15,000	\$6,100
16104 · Purchase Water Service	182,404	287,404	269,000	440,900
16105 · Maintenance & Repairs - Water	97,397	116,877	59,000	\$128,600
16111 · Transfer Expense	20,083	24,099	20,000	\$26,500
16117 · TCEQ Regulatory Expense - Water	382	1,182	1,200	\$1,300
16202 · Operations - Wastewater	3,924	5,274	15,000	\$5,800
16203 · Wastewater Inspection Expense	23,698	28,438	30,000	15,000
16204 · Purchase Wastewater Service	182,404	287,404	269,000	440,900
16205 · Maintenance and Repairs - Wastewater	65,343	108,905	116,000	\$119,800
16217 · TCEQ Regulatory Expense - Wastewater	382	1,182	1,200	\$1,300
16301 · Garbage Expense	5,069	10,369	10,000	34,300
16403 · Detention Pond Maintenance	116,925	126,925	140,000	140,000
16501 · Tap Connection Expense	397,742	397,742	356,000	178,000
16502 · Inspection Expense	75,204	75,204	65,000	32,500
16703 · Legal Fees	90,752	99,752	100,000	100,000
16705 · Auditing Fees	15,000	15,000	15,000	15,800
16706 · Engineering Fees	30,104	35,000	35,000	35,000
16709 · Election Expense	1,082	1,082	0	0
16712 · Bookkeeping Fees	29,983	38,983	38,000	42,900
16714 · Printing & Office Supplies	7,803	9,364	9,000	10,300
16715 · Filing Fees	369	442	600	500
16716 · Delivery Expense	1,678	2,014	2,000	2,100
16717 · Postage	2,254	2,704	3,000	2,800
16718 · Insurance & Surety Bond	3,020	3,020	5,700	3,200
16721 · Meeting Expense	3,159	3,959	0	4,200
16722 · Bank Service Charges	210	220	0	300
16723 · Travel Expense	609	731	1,200	800
16724 · Publication Expense (SB 622)	1,293	1,293	2,000	1,400
16728 · Record Storage Fees	138	158	0	200
16801 · Security Expense	47,236	57,236	60,000	60,000
17101 · Payroll Expenses	8,335	10,545	10,600	15,500
17102 · Payroll Administration Expenses	500	600	600	600
17103 · Payroll Tax Expense	637	806	900	1,200
17701 · Bond Issuance Expense	3,674	3,674	3,700	0
17802 · Miscellaneous Expense	6,418	7,702	11,100	7,800
17805 · Contract Tax Payment	69,695	69,695	19,700	0
Total Expenditures	\$1,499,044	\$1,840,523	\$1,684,500	\$1,875,600
Net Excess Revenues <Expenditures>	\$830,248	\$692,881	\$774,800	\$398,250

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.

**Harris County Municipal
Utility District No. 569
Quarterly Investment Inventory Report
Period Ending February 29, 2024**

BOARD OF DIRECTORS

Harris County Municipal
Utility District No. 569

Attached is the Quarterly Investment Inventory Report for the
Period ending February 29, 2024.

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

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

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

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

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

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)

Harris County Municipal Utility District No. 569

Summary of Money Market Funds

12/01/2023 - 02/29/2024

Fund: Operating

Financial Institution: TEXAS CLASS

Account Number: XXXX0001 Date Opened: 08/22/2023 Current Interest Rate: 5.46%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2023		727,762.81				
12/11/2023	Transfer to Checking			(250,000.00)		
12/14/2023	Transfer from CPF - S2023 Rd		28,301.03			
12/31/2023					2,762.97	
01/08/2024	Transfer to Checking			(71,000.00)		
01/08/2024	TAX TRANSFER		11,050.20			
01/31/2024					2,185.75	
02/12/2024	Transfer from CPF - S2023 Rd		1,825.90			
02/20/2024	TAX TRANSFER		481,270.09			
02/29/2024					2,689.13	
Totals for Account XXXX0001:		\$727,762.81	\$522,447.22	(\$321,000.00)	\$7,637.85	\$936,847.88
Totals for Operating Fund:		\$727,762.81	\$522,447.22	(\$321,000.00)	\$7,637.85	\$936,847.88

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/AFM Accounts:	Balance = Book Value = Current Market

Harris County Municipal Utility District No. 569

Summary of Money Market Funds

12/01/2023 - 02/29/2024

Fund: Capital Projects

Financial Institution: TEXAS CLASS

Account Number: XXXX0002 Date Opened: 10/09/2023 Current Interest Rate: 5.46%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2023		0.00				
12/14/2023	S2023 Road Bond - Proceeds		4,017,770.00			
12/14/2023	S2023 Road Bond - RW Baird			(92,945.34)		
12/14/2023	S2023 Road Bond - SPH			(123,119.60)		
12/14/2023	S2023 Road Bond - Dev. Wire			(3,746,003.96)		
12/14/2023	Transfer to Checking			(19,800.00)		
12/14/2023	Transfer to GOF MM 0001			(28,301.03)		
12/30/2023					33.01	
01/08/2024	Transfer to Checking			(5,115.00)		
01/31/2024					18.03	
02/12/2024	Transfer to Checking			(710.21)		
02/12/2024	Transfer to GOF MM 0001			(1,825.90)		
02/29/2024					4.57	
Totals for Account XXXX0002:		\$0.00	\$4,017,770.00	(\$4,017,821.04)	\$55.61	\$4.57

Account Number: XXXX0003 Date Opened: 10/09/2023 Current Interest Rate: 5.46%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2023		0.00				
12/18/2023	S2023 BAN - Proceeds		1,564,500.00			
12/18/2023	S2023 BAN - Developer Wire			(1,522,049.41)		
12/18/2023	S2023 BAN - RW Baird			(15,650.00)		
12/18/2023	S2023 BAN - SPH			(15,650.00)		
12/30/2023					23.82	
01/05/2024	Transfer to Checking			(3,000.00)		
01/08/2024	Transfer to Checking			(4,935.18)		
01/31/2024					23.05	
02/12/2024	Transfer to Checking			(1,392.93)		
02/29/2024					10.64	
Totals for Account XXXX0003:		\$0.00	\$1,564,500.00	(\$1,562,677.52)	\$37.51	\$1,879.99
Totals for Capital Projects Fund:		\$0.00	\$5,582,270.00	(\$5,580,498.56)	\$113.12	\$1,884.56

Methods Used For Reporting Market Values

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

Harris County Municipal Utility District No. 569

Summary of Money Market Funds

12/01/2023 - 02/29/2024

Fund: Debt Service

Financial Institution: TEXAS CLASS

Account Number: XXXX0004 Date Opened: 11/09/2023 Current Interest Rate: 5.46%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2023		0.00				
02/12/2024	TAX TRANSFER		290,000.00			
02/29/2024					781.93	
Totals for Account XXXX0004:		\$0.00	\$290,000.00		\$781.93	\$290,781.93

Account Number: XXXX0006 Date Opened: 11/29/2023 Current Interest Rate: 5.46%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2023		0.00				
12/14/2023	S2023 Road Bond - Cap Int		365,880.00			
12/30/2023					1,006.25	
01/30/2024					1,725.33	
02/29/2024	BOND PAYMENT BONY			(52,171.78)		
02/29/2024					1,597.27	
Totals for Account XXXX0006:		\$0.00	\$365,880.00	(\$52,171.78)	\$4,328.85	\$318,037.07
Totals for Debt Service Fund:		\$0.00	\$655,880.00	(\$52,171.78)	\$5,110.78	\$608,819.00

Methods Used For Reporting Market Values

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

Harris County Municipal Utility District No. 569
Summary of Certificates of Deposit with Money Market
 12/01/2023 - 02/29/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
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:		\$7,637.85					
MM Balance:		\$936,847.88						Total Interest Earned:		\$7,637.85					
Total Balance:		\$936,847.88													

Methods Used For Reporting Market Values

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

Harris County Municipal Utility District No. 569
Summary of Certificates of Deposit with Money Market
 12/01/2023 - 02/29/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Capital Projects															
Totals for Capital Projects Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:		\$0.00								Interest Earned:		\$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:		\$113.12			
MM Balance:		\$1,884.56								Total Interest Earned:		\$113.12			
Total Balance:		\$1,884.56													

Methods Used For Reporting Market Values

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

Harris County Municipal Utility District No. 569
Summary of Certificates of Deposit with Money Market
12/01/2023 - 02/29/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Totals for Debt Service Fund:				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:	\$608,819.00														
Total Balance:	\$608,819.00														
Totals for District:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00

Harris County Municipal Utility District No. 569
Detail of Pledged Securities
12/01/2023 - 02/29/2024

Financial Institution: CENTRAL BANK - CHECKING															
Security: FHLB	Par Value:	42,500.00	Maturity Date:	06/15/2028	Pledged:	02/09/2024	Released:		Amount Released:						
CUSIP: 088281Y87	Date	Value													
	02/29/2024	37,874.34													

Methods Used For Reporting Market Values

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

April 8, 2024

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, 2022 – February 28, 2023

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,

Jennifer Abad
Harris County MUD No. 569

Exhibit J



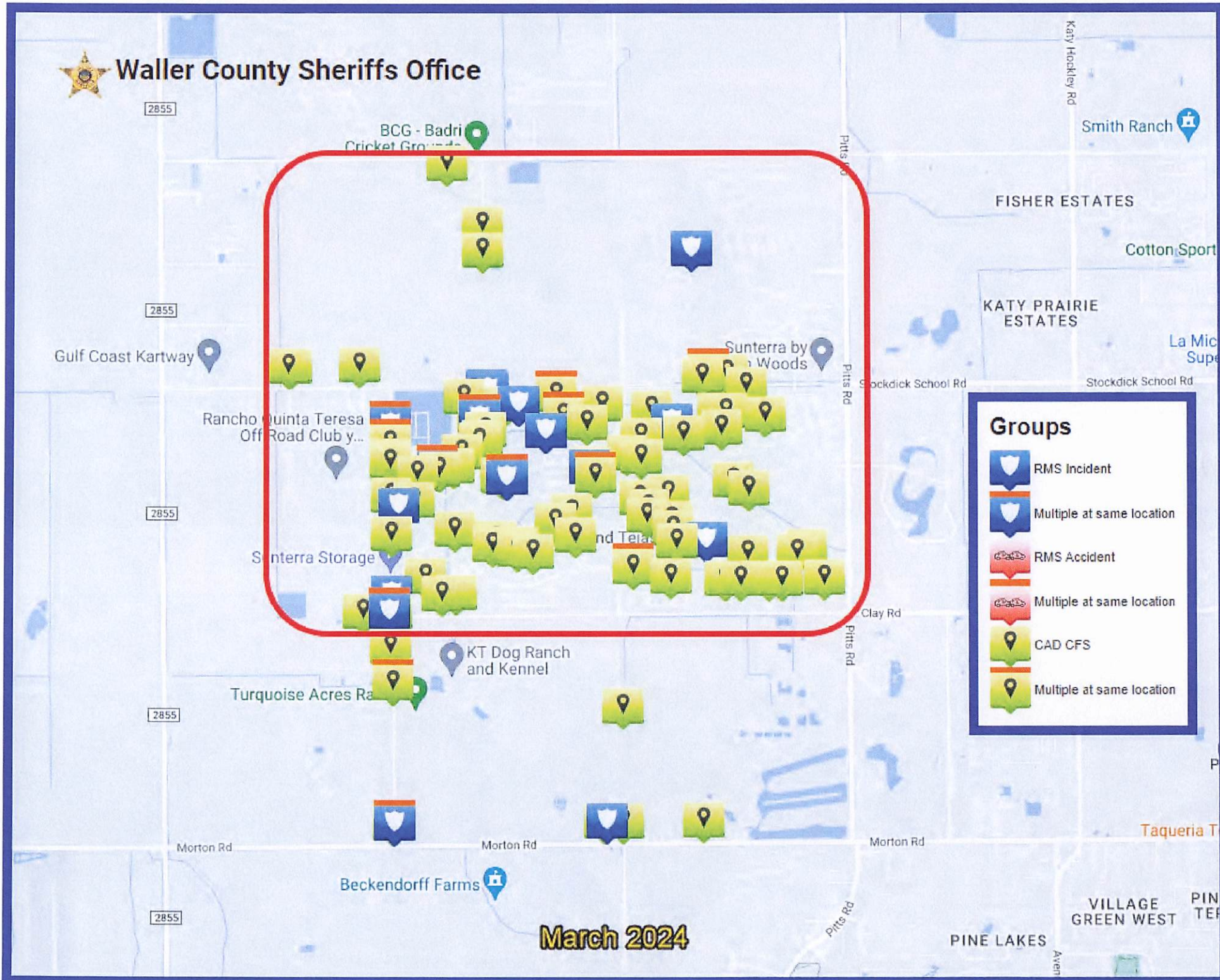
To: BOD – Harris-Waller Counties MUD 5 /
Waller County MUD 37 / Harris County MUD 569 / Waller County MUD 35

March 2024

- The rate of reported theft **rose** for the month of March.
- Spotter activity during the day and **night** has increased.
- Time of offenses has continued to occur during the late afternoon and evening hours during the middle of the week.
- Appliance and material theft has become a big problem for homes under construction.
- Deputies are patrolling the northern section more closely due to a request from builders complaining about increased material theft.
- There have been multiple requests from builders for the patrol units to watch a certain area (mainly the newly developing northern area) – they have experienced a high amount of material theft.



Waller County Sheriffs Office



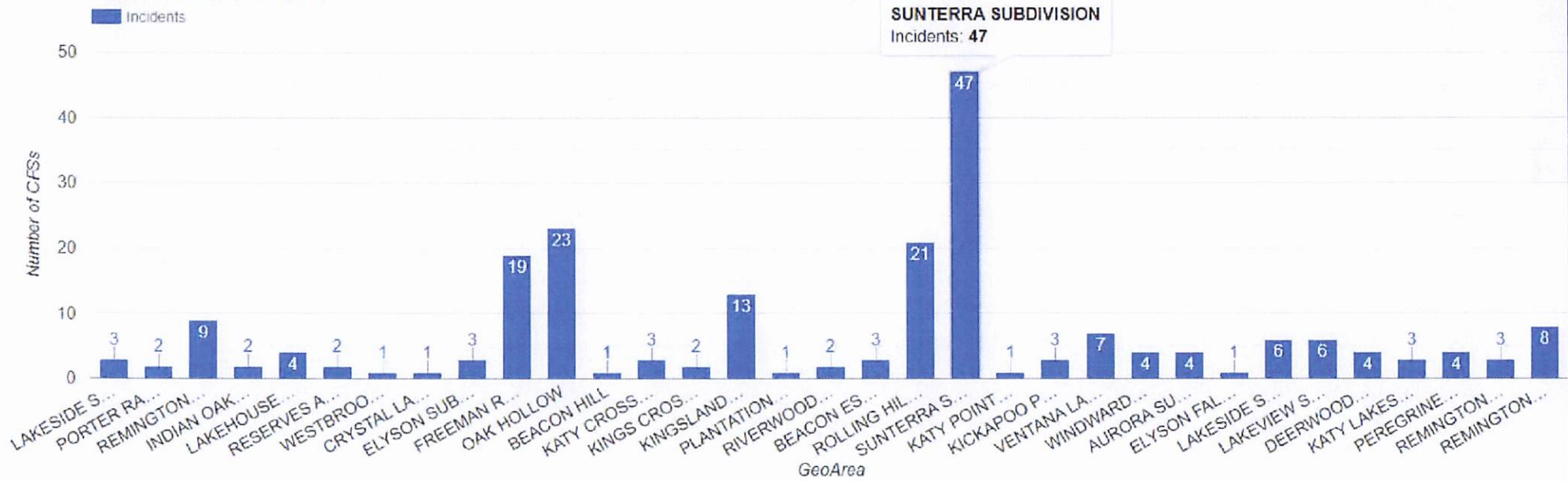
March 2024



Waller County Sheriffs Office

GeoArea: 3/1/2024 - 3/31/2024

Incidents



Incidents between 03/01/2024 and 03/31/2024

Show entries



Waller County Sheriffs Office

burglary

DISTANCE	RECORD	DATE	LOCATION	INC TYPE	RECORD TYPE
954 72977283289	2024010340	03/12/2024	2467 SOLARIS BEND DR WALLER COUNTY	BURGLARY OF RESIDENCE	CAD CFS
1719.6594643333	2024010325	03/11/2024	29015 QUAIL DR WALLER COUNTY	BURGLARY OF RESIDENCE	CAD CFS
1719.6594643333	2024010325	03/11/2024	29015 QUAIL DR WALLER COUNTY	BURGLARY OF RESIDENCE	CAD CFS
1719.6594643333	2400386	03/11/2024	29015 QUAIL DR Katy	220 - BURGLARY OF HABITATION	Incident



Incidents between 03/01/2024 and 03/31/2024

Show entries

theft

DISTANCE	RECORD	DATE	LOCATION	INC TYPE	RECORD TYPE
1063.8103993484	2024008747	03/01/2024	2548 ALLEGRETTO SEA DR WALLER COUNTY	THEFT	CAD CFS
1074.0459452151	2400370	03/08/2024	908 MARISOL BAY DR WALLER COUNTY	23H - THEFT PROP >=\$2,500<\$30K	Incident
1074.0459452151	2024009825	03/08/2024	908 MARISOL BAY DR WALLER COUNTY	THEFT	CAD CFS
1334.6651116827	2400402	03/14/2024	1248 GABLE BREEZE DR WALLER COUNTY	23D - THEFT PROP >=\$2,500<\$30K	Incident
1334.6651116827	2024010645	03/14/2024	1248 GABLE BREEZE DR WALLER COUNTY	THEFT	CAD CFS
1546.8492247701	2400360	03/06/2024	1417 GRASS BEND DR WALLER COUNTY	23H - THEFT PROP >=\$2,500<\$30K	Incident
1563.164517533	2400358	03/06/2024	1413 GRASS BEND DR WALLER COUNTY	23H - THEFT PROP >=\$2,500<\$30K	Incident
1654.0981150269	2400483	03/28/2024	2932 TANTARA DR Katy	23H - THEFT PROP >=\$750<\$2,500	Incident
2232.9759594196	2400507	03/28/2024	4712 PEONY GREEN Katy	23H - THEFT PROP >=\$100<\$750	Incident

Incidents between 03/01/2024 and 03/31/2024

Show entries


Waller County Sheriffs Office

susp

DISTANCE	RECORD	DATE	LOCATION	INC TYPE	RECORD TYPE
329.73757867334	2024010850	03/16/2024	139 SOLANA POINT DR WALLER COUNTY	SUSPICIOUS PERSON / VEHICLE	CAD CFS
393.11211606491	2024009002	03/02/2024	213 BONITA BEACH DR WALLER COUNTY	SUSPICIOUS PERSON / VEHICLE	CAD CFS
774.47753776877	2024012554	03/27/2024	2336 BLUE SAIL DR WALLER COUNTY	SUSPICIOUS PERSON / VEHICLE	CAD CFS
1390.0794916224	2024012856	03/29/2024	1200 SUMMER BEND DR WALLER COUNTY	SUSPICIOUS PERSON / VEHICLE	CAD CFS
1408.6665419917	2024011870	03/23/2024	2028 TERRA ROSE DR WALLER COUNTY	SUSPICIOUS PERSON / VEHICLE	CAD CFS
1485.9814578781	2024011837	03/22/2024	1529 DAWN HARBOR DR WALLER COUNTY	SUSPICIOUS PERSON / VEHICLE	CAD CFS
2725.27012565	2024010930	03/16/2024	29425 STOCKDICK RD WALLER COUNTY	SUSPICIOUS PERSON / VEHICLE	CAD CFS

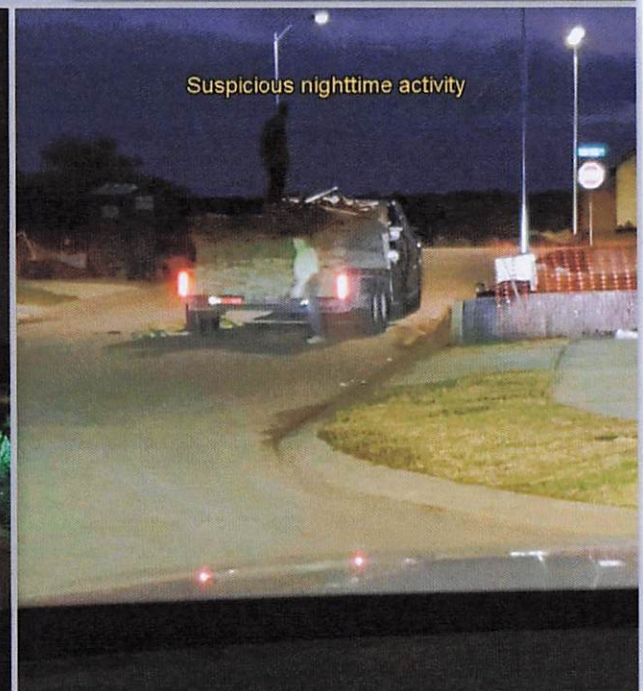
Suspicious nighttime activity

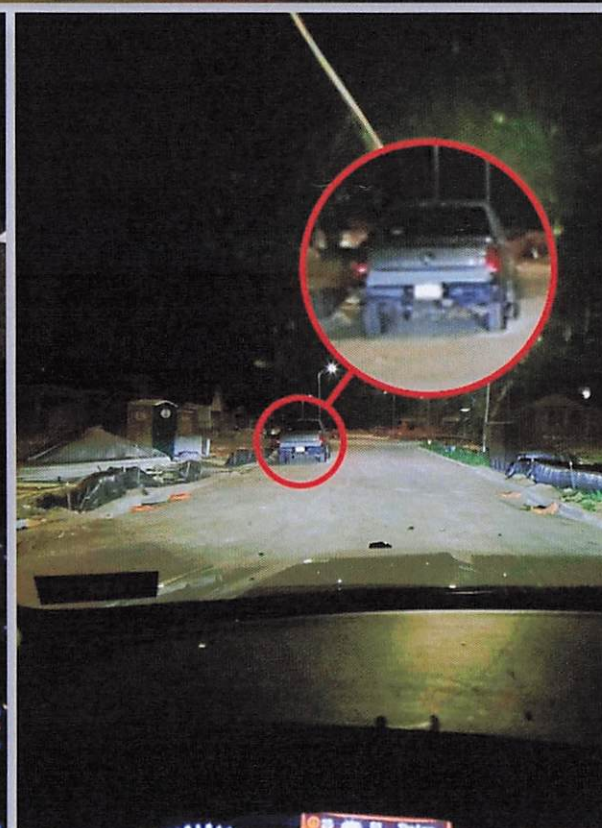
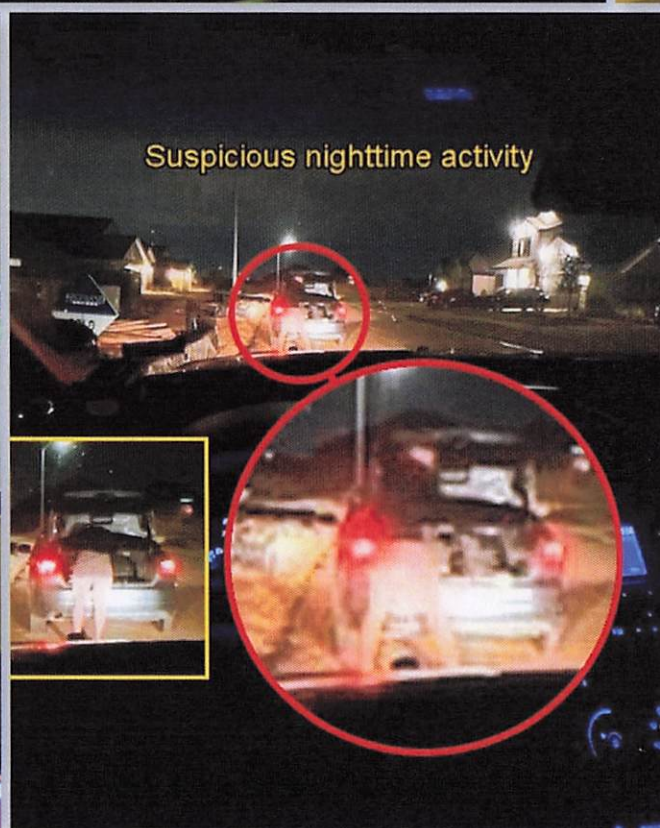
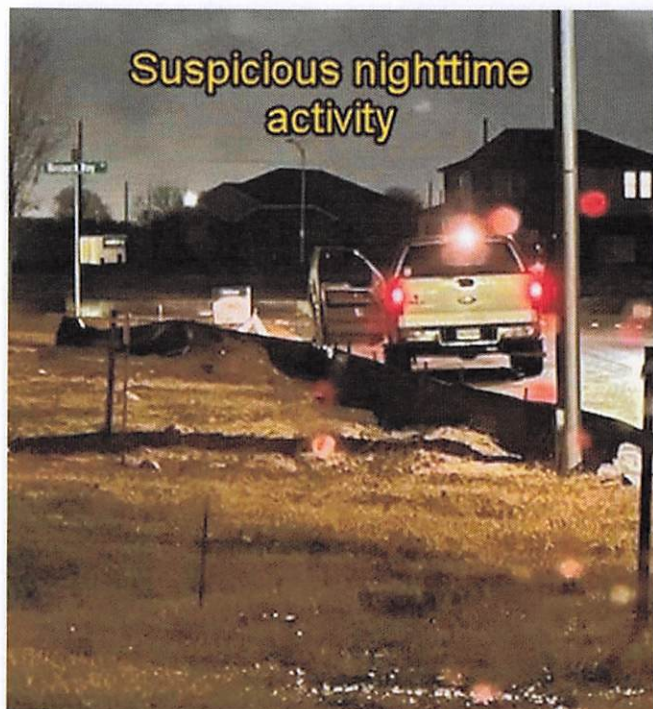


Some video measures
in place

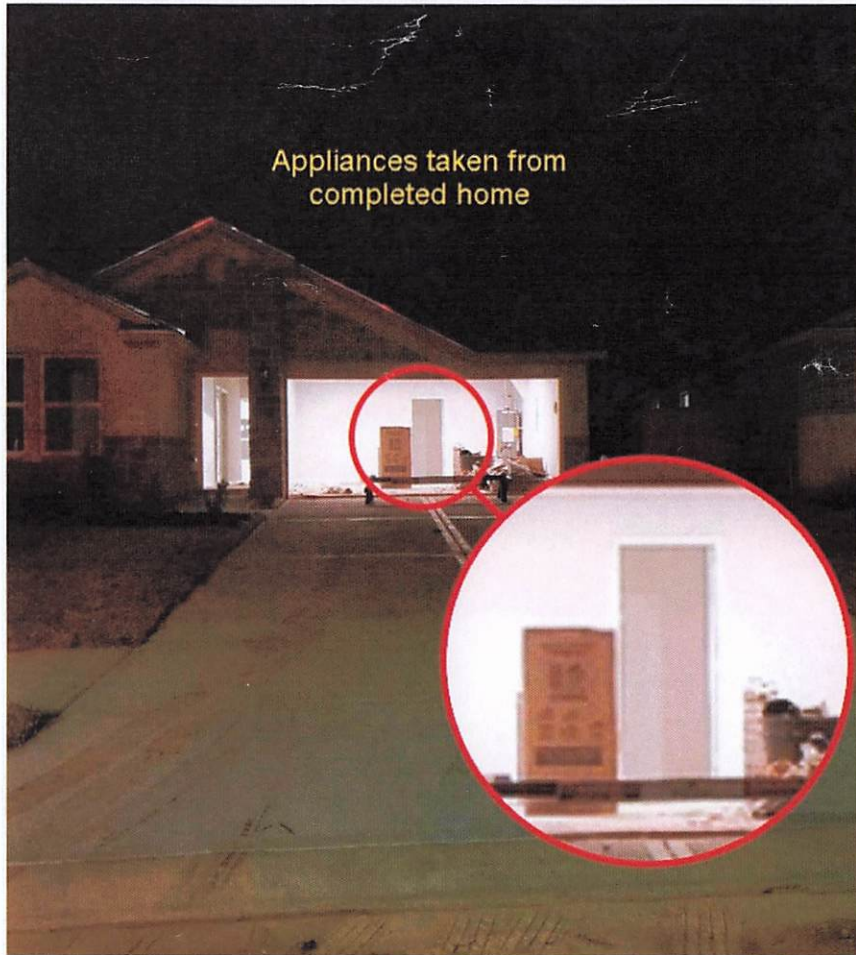


Suspicious nighttime activity

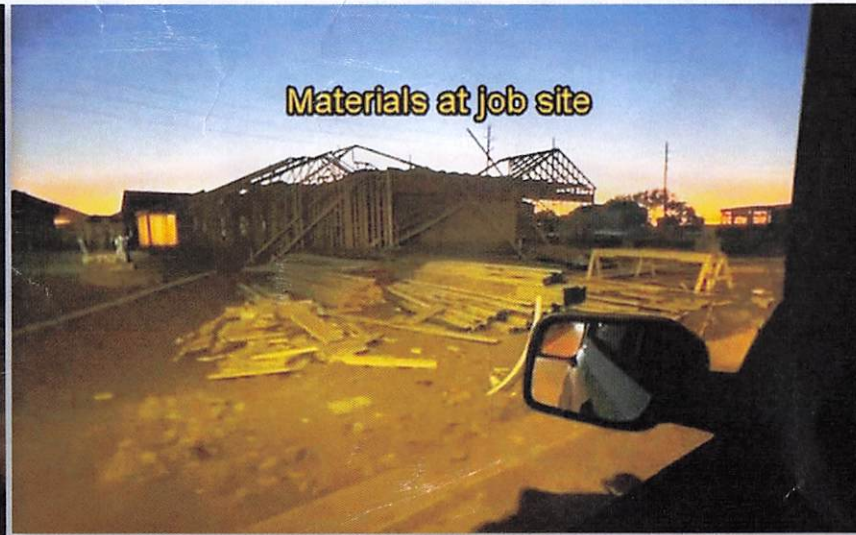




Appliances taken from
completed home



Materials at job site



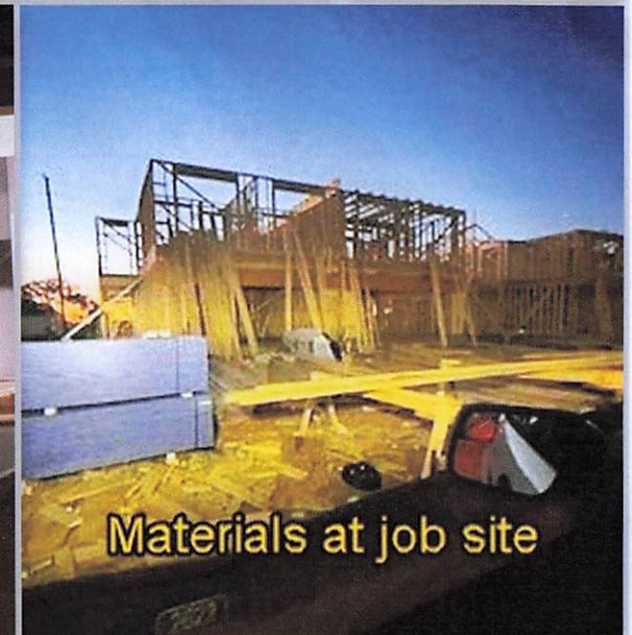
Materials at job site



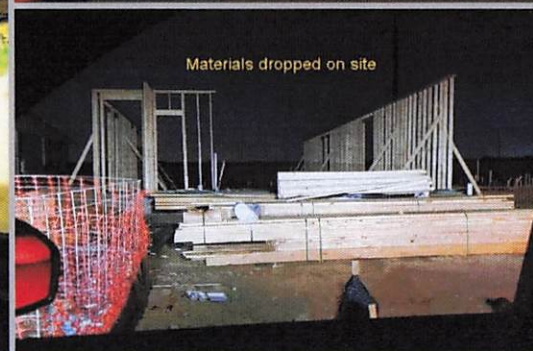
Materials left out in the open



Materials at job site



Materials dropped on site



Materials at job site

