To whom it may concern:

The attached packet contains materials that the Board of the Highlands at Mayfield Ranch Municipal Utility District will consider at the Board meeting noted on the attached agenda.

The attached documents should be considered draft versions until the Board has taken final action on such documents.

If you have any questions relating to the attached, please contact jcolmonero@abaustin.com.

ARMBRUST & BROWN, PLLC
ATTORNEYS AND COUNSELORS
100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

JAIME COLMENERO
(512) 435-2367
jcolmenero@abaustin.com

MEMORANDUM

TO: Board of Directors of Highlands at Mayfield Ranch Municipal Utility District
Darlene Oordt — Frederick W. Franklin
Carl Highsmith — Stacy Henderson

FROM: Jaime Colmenero, Legal Assistant

DATE: May 18, 2022

RE: Highlands at Mayfield Ranch Municipal Utility District
May 25, 2022 Meeting

Enclosed please find the agenda and support documents for the above-referenced meeting, which will be held on **Wednesday, May 25, 2022, at 12:00 noon**, at the offices of **Armbrust & Brown, PLLC**, 100 Congress Avenue, Suite 1300, Austin, Texas 78701.

If you will not be able to attend the meeting please contact Jaime Colmenero at (512) 435-2367 or jcolmenero@abaustin.com, or contact Christy Trahan at (512) 435-2327 or ctrahan@abaustin.com as soon as possible so that we can determine whether a quorum of the Board of Directors will be available.

cc: Sean Abbott
Blake Magee/Amy Payne
Catherine Mitchell
Mary Bott/Allen Douthitt
Julie Peak/Spencer Day
Noel Barfoot**
Carol Polumbo**
Clayton Chandler**
Cyndi Means**

**Agenda Only Via Email

Draft

HIGHLANDS AT MAYFIELD RANCH MUNICIPAL UTILITY DISTRICT

AGENDA

May 25, 2022

TO: THE BOARD OF DIRECTORS OF HIGHLANDS AT MAYFIELD RANCH MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Highlands at Mayfield Ranch Municipal Utility District will hold a meeting **at 12:00 noon on Wednesday, May 25, 2022,** at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

1. Citizens' communications and Board member announcements;

2. Resident inquiries/communications;

DIRECTOR ITEMS

3. Appointment of Director to fill vacancy, including:

   (a) Resignation letter for Terri Crauford;

   (b) Appoint Director to fill vacancy;

   (c) Sworn statement, Oath of Office for appointed Director and bond for appointed Director;

   (d) Open Meetings Act training and Public Access Option Form for new Director;

   (e) Election of Officers;

   (f) Revised account resolutions, including:

      i. Secretary's Certificate and Resolutions Regarding Bookkeeper's Account;

      ii. Resolution Approving Change in Bank Signatories and Change Certificate (Bookkeeper's Account);

      iii. Secretary's Certificate and Resolution Regarding Operating Account;

      iv. Resolution Approving Change in Bank Signatories and Change Certificate (Operating Account);

   (g) Update signature cards;

CONSENT ITEMS

(These items may be considered and acted upon collectively. Any of these items may be pulled for discussion upon the request of any member of the Board.)

4. Minutes of April 27, 2022 Board meeting;

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OTHER DISCUSSION/ACTION ITEMS

5. Budget and tax items, including:
   (a) Preliminary estimate of 2022 taxable value;
   (b) Schedule for adopting 2022-2023 budget and 2022 tax rate;
6. Developer's report, including:
   (a) Grading behind pond no. 5;
   (b) Additional landscaping behind E. New Hope Drive;
7. Bookkeeper's report and related action items, including:
   (a) Fund transfers and payment of bills and invoices;
   (b) Security patrol report;
8. Financial Advisor's report, including:
   (a) Potential tax exemptions;
   (b) Financial feasibility of bond refinancing;
9. Engineer's report and related action items, including:
   (a) Highlands Section 3A, including license agreement;
   (b) Water quality pond maintenance, including:
      i. Report from Aquatic Features, Inc.;
      ii. Ponds no. 4 and 5 sediment removal;
   (c) Status of storm water management plan waiver application;
   (d) Status of manhole coating repair;
   (e) Lift station pump, including status of repairs;
   (f) Greenbelt and trail items;
   (g) Pond no. 5 fencing, including approval of proposals;
10. Status of surplus funds and escrow funds application;
11. Additional Board considerations, including:
   (a) Conveyance of property from HOA to District;
   (b) Validation of pond electrical charges paid by HOA;

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12. Attorney's report and related action, including:

(a) Enforcement activities and penalties for violations of Rules Regarding Erosion Control and Protection of District Utility Systems;

(b) Assignment and Assumption of License Agreement;

(c) Engagement letter with McCall Gibson Swedlund Barfoot PLLC for preparation of supplemental report on reimbursable costs;

(d) Future Board meeting schedule and agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073) discussing personnel matters (Section 551.074); discussing security personnel or devices (Section 551.076); or discussing information technology security practices (Section 551.089). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the Presiding Officer will announce that an executive session will be held and will identify the item to be discussed and provision of the Open Meetings Act that authorizes the closed or executive session.

HIGHLANDS AT MAYFIELD RANCH MUNICIPAL UTILITY DISTRICT
WILLIAMSON COUNTY
TEXAS

_____
Attorney for the District

****

Highlands at Mayfield Ranch Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at 435-2300 more information.

Draft

April 29, 2022

Board of Directors
Highlands at Mayfield Ranch Municipal Utility District
c/o Armbrust & Brown, PLLC
100 Congress, Suite 2200
Austin, Texas 78701

Ladies and Gentlemen:

Please accept this as my resignation as a member of the Board of Directors of Highlands at Mayfield Ranch Municipal Utility District effective April 29, 2022.

Sincerely,

Terri Crauford

cc: Sean Abbott

Draft

MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF HIGHLANDS AT MAYFIELD RANCH MUNICIPAL UTILITY DISTRICT

April 27, 2022

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Highland at Mayfield Ranch Municipal Utility District was held on April 27, 2022, at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the notice is attached as **Exhibit "A"**.

The meeting was called to order at 12:02 p.m. and the roll of the members of the Board of Directors was called, as follows:

Frederick Franklin	-	President
Carl Highsmith	-	Vice President
Stacy Henderson	-	Secretary
Terri Crauford	-	Assistant Secretary
Darlene Oordt	-	Assistant Secretary

All of the Directors were present, except Director Crauford, thus constituting a quorum. Also present at the meeting were Julie Peak and Spencer Day of Masterson Advisors, LLC ("*Masterson*"). The following individuals participated in the meeting via telephone conference: Cathy Mitchell of Quiddity Engineering, LLC. ("*Quiddity*"); Tricia Melton of Bott & Douthitt, PLLC ("*B&D*"); and Sean Abbott of Armbrust & Brown, PLLC ("*A&B*").

1. Citizens' communications and Board member announcements; Resident Inquiries.

Director Franklin welcomed everyone to the meeting and stated that the Board would first receive citizens' communications and Board member announcements. There being none, Director Franklin suggested that the Board next consider matters pertaining to the District's financial advisor.

2. District financial advisor; Proposal from Masterson Advisors, LLC.

Director Franklin introduced Ms. Peak to the Board. Ms. Peak then provided an overview of Masterson, noting that she co-founded the company in 2018. She confirmed that her practice was specifically in water district finance, with the majority of her business being in the Houston area. She then introduced Mr. Day to the Board. Ms. Peak then stated that she was very interested in serving as the financial advisor to the District. She noted that Masterson's work would primarily be billed hourly, mostly relating to tax rates and the consideration of tax exemptions. She noted that her firm would be happy to run numbers relating to exemptions and present the data to the Board. She confirmed that she would generally advocate for the extension of a reasonable 65+ exemption.

Mr. Abbott then confirmed that he had contacted several financial advisory firms in the State about potentially representing the District and that he and Directors Henderson and Franklin had interviewed two different groups, including Masterson. Directors Henderson and

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Franklin then confirmed that, after discussion and analysis, they recommended the consideration of Masterson by the full Board.

Upon question by Director Highsmith, Ms. Peak confirmed that levying a reasonable 65+ tax exemption rarely had a tremendous effect on the overall finances of the District. She then briefly described the options that the District had available to them in terms of the scale and amount of a 65+ exemption. Ms. Peak noted that the District may have a refinancing available to them in the future and that rising interest rates were complicating such undertakings.

Mr. Abbott then reviewed the Financial Advisory Contract, attached as **Exhibit "B"**, with the Board. He confirmed that he had communicated with Masterson in advance of the meeting and had reviewed and revised the Contract. Director Oordt then asked Directors Henderson and Franklin why they thought Masterson was the best financial advisor candidate. Director Henderson stated that Masterson was eminently qualified and that Ms. Peak's desire to represent the District was evident and appreciated. He stated that he felt like Masterson would be truly focused on the needs of the District. He also noted that pricing seemed to be comparable between the candidates. Director Franklin stated that he appreciated Masterson's experience and the fact that Masterson would not charge for travel costs. He also noted that Masterson had a culture of diversity and a good "bedside manner." He concluded by stating that Masterson seemed to "check all of the boxes."

Director Highsmith stated that he was impressed with the overview that Ms. Peak presented and that he was satisfied with all of the answers he received to his questions. He also stated that he appreciated her understanding of the District's financial situation and the advice she had offered on moving forward. After discussion, upon motion by Director Henderson and second by Director Oordt, the Board voted 4-0 to approve the Financial Advisory Contract with Masterson.

3. Consent Items.

Director Franklin stated that the Board would next consider approving the minutes of the March 23, 2022 Board meeting. After discussion, upon motion by Director Oordt and second by Director Henderson, the Board voted 4-0 to approve the minutes.

4. Bookkeeper's report and related action items.

Director Franklin then recognized Ms. Melton for the purposes of receiving the bookkeeper's report. Ms. Melton reviewed the updated cash activity report attached as **Exhibit "C"**. She requested approval of the four transfers as described on the first page of her updated cash activity report. Ms. Melton reviewed the checks that had been written out of the bookkeeper's account since the last Board meeting and the disbursements being presented for approval. She confirmed she would void the check for Director Crauford due to her absence from the Board meeting.

Ms. Melton then confirmed that the District's general fund had approximately $748,000 of excess revenue and that the balance of the general fund was approximately $2.9 million. She then reviewed the budgetary comparison scheduled and noted that February financials were approximately $22,000 ahead of budget. She then confirmed that the District had a positive budgetary variance of approximately $48,000 for the fiscal year. Ms. Melton then reviewed the District's debt service schedule and noted that the District currently had approximately $32 Million in principal and $18 Million in interest payments outstanding and that the District's debt was scheduled to be paid off in 2051.

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Ms. Melton confirmed that winter-averaging costs relating to wastewater consumption had been finalized and that the District average had increased from 6,271 gallons to 6,787 gallons. She then stated that the new number was in the estimated range in the District's budget and, thus, the increase would have little to no effect on the budget for the current fiscal year.

After discussion, upon motion by Director Highsmith and second by Director Henderson, the Board voted 4-0 to approve the transfers and the payment of the bills and invoices as presented, with the void noted.

Ms. Melton then called the Board's attention to the security patrol report included in the meeting packet, a copy of which was attached as **Exhibit "D"**.

5. Engineer's report, greenbelt and trail items, and related action items.

Ms. Mitchell called the Board's attention to her report, attached as **Exhibit "E"**, and reviewed it with the Board. She confirmed that a license agreement with the City of Round Rock relating to drainage considerations for Highlands Section 3A had been issued to the Developer and confirmed that the District's attorney was working to confirm whether the Agreement could be assigned to the District.

Ms. Mitchell then stated that Aquatic Features continued to visit the wet ponds regularly for maintenance and that all equipment was functioning normally. She noted that Horizon Environmental had collected sediment samples from Ponds No. 4 and 5 during the first week of April and that the samples had been tested with results expected sometime in May.

Ms. Mitchell noted that the waiver application for the Storm Water Management Plan was still under review at the TCEQ. She noted that she was still working with Fuquay to schedule the coating repair on the manholes.

Ms. Mitchell then stated that DigDug Construction had completed the installation of the drainage inlet to address the standing water along Pond No. 5. Director Franklin noted that there were still grading issues to be addressed at Pond No. 5 behind homes on Winnie Place. Ms. Mitchell confirmed she had corresponded with Ms. Magee and that the homebuilders had indicated they would "clean up" the grading issues.

Ms. Mitchell stated that the City of Georgetown still had not received the repaired lift station pump, but that the wastewater lift station was still in operation.

Ms. Mitchell then stated that the escrow release and surplus funds application was still under review at the Texas Commission on Environmental Quality ("*TCEQ*"). She confirmed that the TCEQ had inspected the related facilities, as noted in the attached as **Exhibit "F"**, and that no deficiencies had been found.

Director Franklin then stated that residents had reported hearing "strange sounds" and "whiny noises" coming from Pond No. 5. He stated that that the sounds could be natural or potentially attributable to the machinery in the pond. Ms. Mitchell confirmed that Pond No. 5 had both a fountain and a well and that both made minimal noises that were attributable to their normal operation.

6. Additional Board considerations.

Director Franklin stated that the Board would discuss next the presence of feral hogs around Pond No. 5. Ms. Mitchell confirmed that residents had requested the addition of additional fencing to keep the hogs out of Pond No. 5. Director Highsmith confirmed that he

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and Director Franklin had met with a representative from the Texas Ag Extension service. He noted that the hogs had indeed been entering the Pond No. 5 property and that they were noisy, but otherwise tended to "do their business" and did not threaten anyone. He noted that there was some concerns that the hogs could potentially start entering the neighborhood through the cave lot, which backed up to Pond No. 5. Ms. Mitchell confirmed that it would be difficult to build a fence to prohibit entry into the pond lot because of where the outfall of the pond was located.

Director Highsmith noted that the hogs could be relocated, but that the problems would likely persist. He also noted that the pond could simply be conceded to the hogs. He confirmed that it was possible that, even if a fence was constructed, the hogs could potentially find a way to gain entry to the pond. He stated that one possible solution would be to seal the pond lot to ensure that no humans had access to the lots. Director Franklin noted that such a solution would ensure that residents did not fish or otherwise recreate on the pond lot. Director Henderson stated that the hogs were not hurting anything and that he had never seen them in the actual neighborhood. Director Oordt agreed and stated that there didn't seem to be a logical solution to the situation. The Directors all agreed that if a fence was constructed along the pond lot that the hogs would likely find a few way to access the pond.

Director Henderson stated that he did not want to take any affirmative action to prohibit the hogs. He also stated that he did not believe that the hogs would regularly enter the neighborhood as they generally avoided interaction with humans. He then suggested that they obtain estimates for: (1) fencing to keep the hogs out of the pond; and (2) fencing to keep humans out of the pond lot. Director Oordt agreed and stated that she would like to either do nothing or erect fences to keep people out of the pond lot. Director Highsmith agreed that cost estimates were needed for fencing. He added that the Board may not be able to successfully solve the problem. **The Board then directed Ms. Mitchell to obtain: (1) obtain an estimate to erect a fence along the north side of the pond to keep the hogs out of the pond; and (2) obtain an estimate to erect fences along the Winnie Place driveway and along the boundary of the cave lot to keep the hogs out of the neighborhood and the people out of the pond lot.**

Director Franklin then stated that landscaping had not occurred along E. New Hope Drive. Mr. Abbott stated that it was likely that, as the road was conveyed to the City of Round Rock, that the City was likely responsible for such maintenance and agreed to research the matter further and report back to the Board.

7. Attorney's report.

Director Franklin then stated that the Board would receive the attorney's report and recognized Mr. Abbott. Mr. Abbott stated that all of his directives were complete. He then reviewed the enforcement activities and penalties for violations of the Rules Regarding Erosion Control and Protection of District Utility Systems, noting that there were four outstanding violations.

Mr. Abbott then stated that the Board's next regular meeting was scheduled for May 25, 2022 at the offices of A&B.

There being no further business to come before the Board, the meeting was adjourned.

Draft

Date: _____

(SEAL)

_____
Stacy Henderson, Secretary
Board of Directors

Draft

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2022** As of: **Preliminary** Table Generated: **5/12/2022 8:31:19 AM**

M46 - Highlands at Mayfield Ranch MUD (ARB Approved Totals) **Number of Properties: 1104**

Land Totals

Land - Homesite	(+)	$109,772,640				
Land - Non Homesite	(+)	$975,087				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$110,747,727**	**(+)**	**$110,747,727**		

Improvement Totals

Improvements - Homesite	(+)	$498,232,185				
Improvements - Non Homesite	(+)	$56,843				
Total Improvements	**(=)**	**$498,289,028**	**(+)**	**$498,289,028**		

Other Totals

Personal Property (34)		$3,085,480	(+)	$3,085,480		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$612,122,235**		**$612,122,235**
Total Market Value 100%			**(=)**	**$612,840,950**		
Total Homestead Cap Adjustment (639)					(-)	**$114,970,519**
Total Exempt Property (9)					(-)	**$8,791**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			**(-)**	**$0**
Total Assessed					**(=)**	**$497,142,925**

Exemptions

			(HS Assd	**360,704,888)**		
(HS) Homestead Local (764)	(+)	$0				
(HS) Homestead State (764)	(+)	$0				
(O65) Over 65 Local (174)	(+)	$0				
(O65) Over 65 State (174)	(+)	$0				
(DP) Disabled Persons Local (4)	(+)	$0				
(DP) Disabled Persons State (4)	(+)	$0				
(DV) Disabled Vet (15)	(+)	$162,500				
(DVX) Disabled Vet 100% (22)	(+)	$9,799,160				
(DVXSS) DV 100% Surviving Spouse (1)	(+)	$482,988				
(AUTO) Lease Vehicles Ex (15)	(+)	$2,638,521				
(SOL) Solar (1)	(+)	$21,573				
(BI) Builders Inventory (65)	(+)	$4,367,444				
(HB366) House Bill 366 (8)	(+)	$8,916				
Total Exemptions	**(=)**	**$17,481,102**			**(-)**	**$17,481,102**
Net Taxable (Before Freeze)					**(=)**	**$479,661,823**

Draft

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2022** As of: **Preliminary** Table Generated: **5/12/2022 8:31:19 AM**

M46 - Highlands at Mayfield Ranch MUD (Under ARB Review Totals) **Number of Properties: 80**

Land Totals

Land - Homesite	(+)	$8,930,000				
Land - Non Homesite	(+)	$0				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$8,930,000**	**(+)**	**$8,930,000**		

Improvement Totals

Improvements - Homesite	(+)	$41,598,964				
Improvements - Non Homesite	(+)	$0				
Total Improvements	**(=)**	**$41,598,964**	**(+)**	**$41,598,964**		

Other Totals

Personal Property (0)		$0	(+)	$0		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$50,528,964**		**$50,528,964**
Total Market Value 100%			**(=)**	**$50,528,964**		
Total Homestead Cap Adjustment (21)					(-)	**$3,933,935**
Total Exempt Property (0)					(-)	**$0**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			**(-)**	**$0**
Total Assessed					**(=)**	**$46,595,029**

Exemptions

			(HS Assd	**26,783,421)**		
(HS) Homestead Local (47)	(+)	$0				
(HS) Homestead State (47)	(+)	$0				
(O65) Over 65 Local (13)	(+)	$0				
(O65) Over 65 State (13)	(+)	$0				
(DV) Disabled Vet (1)	(+)	$5,000				
(BI) Builders Inventory (1)	(+)	$79,069				
Total Exemptions	**(=)**	**$84,069**			**(-)**	**$84,069**
Net Taxable (Before Freeze)					**(=)**	**$46,510,960**

Draft

MEMORANDUM

To: Board of Directors – Highlands at Mayfield Ranch Municipal Utility District

From: Armbrust & Brown, PLLC

Re: Schedule for Establishing District Tax Rate for 2022

Date: May 25, 2022

Before the Board adopts a 2022 tax rate, it is required to give notice of "*each meeting at which the adoption of the tax rate will be considered.*" The notice must be published at least once in a newspaper of general circulation in the District *at least seven days* before the date of the hearing

The District's 2022-2023 budget must be adopted before the 2022 tax rate is set. However, these can be approved at the same meeting if the Resolution Adopting Budget is approved prior to adoption of the tax rate. A timetable for adopting the District's tax rate, which will require no special meetings and only one publication, follows:

July 25	Williamson County Chief Appraiser to certify tax rolls.
July _____, 2022	**Regular Meeting.** Discuss proposal to set tax rate and take record vote on proposed tax rate. Announce the date, time and place of the **August ___, 2022** regular meeting, at which the Board will hold a public hearing, vote on, and adopt the proposed 2021 tax rate. Call election to approve tax rate if proposed tax rate would trigger an election if adopted (statutory deadline to call election is 71 days before the November uniform election date, i.e., August 22, 2022.)
July _____	Deadline for publication in the *Round Rock Leader* of the Notice of Public Hearing on Tax Rate. **Notice will be published on August _____, 2022**
August ____, 2022	**Regular meeting.** Adopt the District's 2021-2022 budget. Hold a public hearing on the District's proposed tax rate. Take a record vote on the District's tax rate. Adopt an Order Levying Taxes and authorize filing the Order Levying Taxes with Williamson County Tax Assessor-Collector. (the statutory deadline to adopt the District's tax rate is 60 days after the certified tax roll is provided to the District).
September 15	Deadline to submit District's tax rate to Williamson County Tax Assessor-Collector.

NOTE: *If the district adopts a combined tax rate that would impose more than 1.035 times the amount of tax imposed by the District in the preceding year on a home appraised at the average appraised value of the homes within the District in that year (disregarding disabled and over-65 exemptions) plus the "unused increment rate" (defined below), an election must be held to determine whether to approve the adopted tax rate. If the adopted tax rate is not approved at the election, the District's tax rate will be reduced to the "voter-approval tax rate", which is the current year's debt service and contract tax rate, plus the operation and maintenance tax rate that would impose 1.035 times the amount of operations and maintenance tax imposed by the District in the preceding year on a home appraised at the average appraised value of the homes within the District that year (disregarding disabled and over-65 exemptions) and the "unused increment rate". The "unused increment rate" means the amount, if any, that the adopted tax rate was below the "voter-approved tax rate" (less the unused increment rate) for the prior three years.*

Draft

Highlands at Mayfield Ranch M.U.D.

Accounting Report

May 25, 2022

- Review cash activity report, including Collections and Expenditures.

  ☑ Action Items:

  - Approve director and vendor payments.
  - Approve fund transfers.

- Review March 31, 2022 Financial Statements.

Draft

Agenda Item No. 7

2022
Highlands at Mayfield Ranch M.U.D.

January

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31						

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September

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November

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December

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Notes

Jan 26	Board Meeting
Feb 22	Board Meeting
Mar 01	Bond Payments
Mar 23	Board Meeting
Apr 27	Board Meeting
May 25	Board Meeting

Draft

Highlands at Mayfield Ranch M.U.D.
Cash Activity Report
March 31, 2022 - May 25, 2022

				First Texas Bank Operating Account	First Texas Bank Bookkeeper's Account
Cash - Balance as of March 31, 2022				**$ 23,131.31**	**$ 52,249.69**
Subsequent Activity				**-**	**21,214.31**
Transfer from TexPool Operating to FTB Bookkeepers Acct approved at April 27, 2022 meeting			118,006.39		
Expenditures Approved at April 27, 2022 Board Meeting (Check # 5659 - 5678)			(89,399.95)		
Void lost checks #5381, 5356, 5568			422.52		
Security Payroll & Payroll Taxes		March/April 2022	(3,359.57)		
Highsmith , Carl	5679	Replace stale o/s check #5568	(138.52)		
Terri A. Crauford	5680	Replace stale o/s check #5381 & 5356	(284.00)		
City of Cedar Park	5681	WW Monthly Charges - March 2022 - Balance	(2,197.93)		
Pedernales Electric Cooperative, Inc.	5682	Street Lights/Lift Station Electric - April 2022	(1,834.63)		
		Total Bookkeeper's Account Activity	21,214.31		
Expenditures for Approval - May 25, 2022				**-**	**(47,681.65)**
Vendor	**Ck #**	**Memo**	**Amount**		
Crauford, Terri	5683	Director Fees - May 25, 2022	(170.12)		
Franklin, Frederick W.	5684	Director Fees - May 25, 2022	(174.79)		
Henderson, Stacy	5685	Director Fees - May 25, 2022	(154.91)		
Highsmith, Carl	5686	Director Fees - May 25, 2022	(170.11)		
Oordt, Darlene K	5687	Director Fees - May 25, 2022	(170.12)		
Aquatic Features, Inc.	5688	Pond Maintenance - April 2022	(1,300.75)		
Bott & Douthitt, P.L.L.C.	5689	Accounting Fees - April 2022	(1,500.00)		
Horizon Environmental Services, Inc.	5690	Pond Sediment Sampling - WQ Ponds	(6,150.00)		
Maxwebs Company	5691	Website Maintenance Fee - April 2022	(325.00)		
Perfect Cuts of Austin, LLC	5692	Landscape Maintenance - April 2022	(4,410.00)		
Quiddity Engineering, LLC	5693	Engineering Fees - April 2022	(5,182.50)		
Texas Disposal Systems, Inc.	5694	Garbage - April 2022	(24,545.60)		
Williams Mapping	5695	Erosion Control Inspection - May 2022	(350.00)		
Williamson Central Appraisal District	5696	3rd Quarter Tax Appraisal Fees 2021-2022	(3,077.75)		
		Total Expenditures	(47,681.65)		
Subtotal				**23,131.31**	**25,782.35**
Transfers to be Approved				**-**	**53,681.65**
Transfer for expenditures approved 5/25/22		Transfer from TexPool Operating Acct to FTB Bookkeeper's Acct	47,681.65		
Transfer to replenish bookkeeper's account		Transfer from TexPool Operating Acct to FTB Bookkeeper's Acct	6,000.00		
		Total Transfers	53,681.65		
Projected Ending Cash Balance as of May 25, 2022				**$ 23,131.31**	**$ 79,464.00**

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Highlands at Mayfield Ranch M.U.D.
Cash/Investment Activity Report
March 31, 2022 - May 25, 2022

	Interest Rates	Balance 3/31/2022	Subsequent Receipts	Subsequent Disbursements	Subtotal 5/25/2022	Transfers to be Approved 5/25/2022		Projected Balance 5/25/2022
General Fund -								
First Texas Bank Operating Account	n/a	$ 23,131.31	-	$ -	$ 23,131.31	$ -		$ 23,131.31
First Texas Bank Bookkeepers' Account	n/a	52,249.69	118,006.39	(144,473.73)	25,782.35	53,681.65	(1)(2)	79,464.00
TexPool - General Operating Account	0.6792%	2,977,787.61	35,055.49	(118,006.39)	2,894,836.71	(53,681.65)	(1)(2)(3)	2,841,155.06
Total - General Fund		**3,053,168.61**	**153,061.88**	**(262,480.12)**	**2,943,750.37**	**-**		**2,943,750.37**
Debt Service Fund -								
TexPool - Tax Account	0.6792%	98,059.17	-	(95,055.49)	3,003.68	-		3,003.68
TexPool - Debt Service Account	0.6792%	2,630,376.06	60,000.00	-	2,690,376.06	-		2,690,376.06
Total - Debt Service Fund		**2,728,435.23**	**60,000.00**	**(95,055.49)**	**2,693,379.74**	**-**		**2,693,379.74**
Capital Projects Fund -								
TexPool - SR2019 Capital Projects Account	0.6792%	204,424.35	-	-	204,424.35	-		204,424.35
TexPool - SR2020 Capital Projects Account	0.6792%	11,438.45	-	-	11,438.45	-		11,438.45
TexPool - SR2021 Capital Projects Account	0.6792%	77,097.93	-	-	77,097.93	-		77,097.93
BOKF - SR2020 Escrow	0.0100%	90,229.47	-	-	90,229.47	-		90,229.47
Total - Capital Projects Fund		**383,190.20**	**-**	**-**	**383,190.20**	**-**		**383,190.20**
Total - All Funds		**$ 6,164,794.04**	**$ 213,061.88**	**$ (357,535.61)**	**$ 6,020,320.31**	**$ -**		**$ 6,020,320.31**

Transfers to be approved:
(1) Transfer from TexPool General Operating Account to First Texas Bank Bookkeeper's Account: $47,681.65
(2) Transfer from TexPool General Operating Account to First Texas Bank Bookkeeper's Account: $6,000.00

Draft

Tax Collection Report

Draft

Recap & Standings Report

WTAXSaaS

Cycles: **All** Taxing Units: **Coupland ISD...** Deposit Date Range: **03/01/2022 to 03/31/2022** Sorted By: **By Year, Descending** Options: **Separate Rollbacks, Include**

Property Tax

M46 (Highlands at Mayfield Ranch MUD) **2021 Fiscal Year: 10/01/2021 - 09/30/2022**

Taxing Unit Totals (IS,MO,SA)

	Original Roll	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance	YTD Collections
2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	2,299,017.64	46,924.93	0.00	46,924.93	17,644.68	613.73	0.00	0.00	-1.78	29,278.47	2,272,164.32
2020	2,314,213.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-102.00
2019	1,907,518.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	1,574,882.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	1,180,179.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	736,865.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	430,443.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	109,861.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	90,170.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	125.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2002 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary											
Total Current	2,299,017.64	46,924.93	0.00	46,924.93	17,644.68	613.73	0.00	0.00	-1.78	29,278.47	2,272,164.32
Total Delinquent	8,344,259.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-102.00
Rollbacks		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	10,643,277.58	46,924.93	0.00	46,924.93	17,644.68	613.73	0.00	0.00	-1.78	29,278.47	2,272,062.32

Percentages		
% of Roll Collected - 2021 - 98.73%	Adjusted Original Roll -- $2,301,442.79	Current YTD Collected -- $2,272,164.32
Tax Collections Compared to Current Taxes Billed 37.60% Collected		
All Collections Compared to Current Taxes Billed 38.91% Collected		
Combined Collections (Collections + P&I Collected) -- 18,258.41		

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Highlands at Mayfield Ranch M.U.D.
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION 2021-2022
March 31, 2022

TAX YEAR	2021			Prior Years			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	$ 0.2321	$ 0.4000	$ 0.6321	$ 0.0000	$ -	$ 0.0000	$ -	$ -	$ -
	36.72%	63.28%	100.00%						
COLLECTIONS:									
OCT									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	21,790.91	37,554.34	59,345.25	0.00	0.00	0.00	21,790.91	37,554.34	59,345.25
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NOV									
TAX ADJUSTMENTS	554.05	954.85	1,508.90	0.00	0.00	0.00	554.05	954.85	1,508.90
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	47,097.23	81,167.14	128,264.37	0.00	0.00	0.00	47,097.23	81,167.14	128,264.37
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEC									
TAX ADJUSTMENTS	(2.42)	(4.17)	(6.59)	0.00	0.00	0.00	(2.42)	(4.17)	(6.59)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	604,059.57	1,041,033.30	1,645,092.87	0.00	0.00	0.00	604,059.57	1,041,033.30	1,645,092.87
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JAN									
TAX ADJUSTMENTS	338.86	583.98	922.84	(30.00)	(72.00)	(102.00)	308.86	511.98	820.84
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	126,611.20	218,201.12	344,812.32	(30.00)	(72.00)	(102.00)	126,581.20	218,129.12	344,710.32
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FEB									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	28,274.65	48,728.40	77,003.05	0.00	0.00	0.00	28,274.65	48,728.40	77,003.05
PENALTY	75.91	130.82	206.73	0.00	0.00	0.00	75.91	130.82	206.73
MAR									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	6,479.58	11,166.88	17,646.46	0.00	0.00	0.00	6,479.58	11,166.88	17,646.46
PENALTY	225.35	388.38	613.73	0.00	0.00	0.00	225.35	388.38	613.73
APR									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAY									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUN									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUL									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP									
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL									
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	834,313.14	1,437,851.18	2,272,164.32	(30.00)	(72.00)	(102.00)	834,283.14	1,437,779.18	2,272,062.32
PENALTY	301.26	519.20	820.46	0.00	0.00	0.00	301.26	519.20	820.46
TOTAL DISTRIBUTION	834,614.41	1,438,370.37	2,272,984.78	(30.00)	(72.00)	(102.00)	834,584.41	1,438,298.37	2,272,882.78
BEGINNING									
TAXES RECEIVABLE	844,173.38	1,454,844.26	2,299,017.64	0.00	0.00	0.00	844,173.38	1,454,844.26	2,299,017.64
TAX ADJUSTMENTS	890.49	1,534.66	2,425.15	(30.00)	(72.00)	(102.00)	860.49	1,462.66	2,323.15
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LESS: COLLECTIONS	(834,313.14)	(1,437,851.18)	(2,272,164.32)	30.00	72.00	102.00	(834,283.14)	(1,437,779.18)	(2,272,062.32)
TAX REC @ END OF PERIOD	10,750.72	18,527.75	29,278.47	0.00	0.00	0.00	10,750.72	18,527.75	29,278.47

Draft

Financial Statements

Draft

Highlands at Mayfield Ranch M.U.D.

Accountant's Compilation Report

March 31, 2022

The District is responsible for the accompanying financial statements of the governmental activities of Highlands at Mayfield Ranch M.U.D., as of and for the six months ended March 31, 2022, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The District has omitted the management's discussion and analysis, the Statement of Net Assets, and Statement of Activities that the Governmental Accounting Standards Board required to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context.

In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows and the components required by GASB 34 were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Accounting principles generally accepted in the United States of America require that budgetary comparison information be presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. The required supplementary information was subject to our compilation engagement. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Supplementary Information

The supplementary information contained in the schedules described in the Supplementary Information Index is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to Highlands at Mayfield Ranch M.U.D.

BOTT & DOUTHITT, P.L.L.C.

May 17, 2022
Round Rock, TX

Draft

Highlands at Mayfield Ranch M.U.D.
Governmental Funds Balance Sheet
March 31, 2022

	Governmental Funds			
	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total
Assets				
Cash and Cash Equivalents				
Cash	$ 75,381.00	$ -	$ -	$ 75,381.00
Cash Equivalents	2,977,787.61	2,728,435.23	383,190.20	6,089,413.04
Property Taxes	10,750.73	18,527.74	-	29,278.47
Service Accounts, net of allowance for doubtful accounts of $ -	7,379.01	-	-	7,379.01
Prepaid Expenses	650.00	-	34,615.16	35,265.16
A/R Other	138.52	-	-	138.52
Interfund	46,633.25	-	-	46,633.25
Total Assets	$ 3,118,720.12	$ 2,746,962.97	$ 417,805.36	$ 6,283,488.45
Liabilities				
Accounts Payable	$ 90,407.83	$ -	$ -	$ 90,407.83
Deposit Payable	8,459.00	-	-	8,459.00
Accrued Expenses	12,696.20	-	-	12,696.20
Payroll Liabilities	6.00	-	-	6.00
Builder Deposits	10,000.00	-	-	10,000.00
Accrued WW Capital Charges	6,000.00	-	-	6,000.00
Interfund	-	35,055.49	11,577.76	46,633.25
Total Liabilities	127,569.03	35,055.49	11,577.76	174,202.28
Deferred Inflows of Resources				
Deferred Rev - Uncollected Taxes	10,750.73	18,527.74	-	29,278.47
Total Deferred Inflows of Resources	10,750.73	18,527.74	-	29,278.47
Fund Balance				
Fund Balances:				
Restricted for				
Debt Service	-	2,693,379.74	-	2,693,379.74
Capital Projects	-	-	406,227.60	406,227.60
Unassigned	2,980,400.36	-	-	2,980,400.36
Total Fund Balances	2,980,400.36	2,693,379.74	406,227.60	6,080,007.70
Total Liabilities and Fund Balances	$ 3,118,720.12	$ 2,746,962.97	$ 417,805.36	$ 6,283,488.45

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Highlands at Mayfield Ranch M.U.D.
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2021 - March 31, 2022

	Governmental Funds			
	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total
Revenues:				
Property Taxes, Including Penalties	$ 834,584.40	$1,438,298.38	$ -	$2,272,882.78
Wastewater Service Revenue	432,144.96	-	-	432,144.96
Wastewater Tap Connection Fees	4,800.00	-	-	4,800.00
Other Income	4,000.00	-	-	4,000.00
Interest Income	711.53	839.27	86.92	1,637.72
Total Revenues	1,276,240.89	1,439,137.65	86.92	2,715,465.46
Expenditures:				
Current-				
District Facilities				
Wastewater Expenditures	161,931.08	-	-	161,931.08
Garbage Fees	141,682.40	-	-	141,682.40
Operations Expense	38,180.55	-	-	38,180.55
Collection Fees	1,669.74	-	-	1,669.74
Landscape Maintenance	12,300.00	-	-	12,300.00
Pond Maintenance	7,262.00	-	-	7,262.00
Repairs & Maintenance	7,465.36	-	-	7,465.36
Greenbelt Maintenance	600.00	-	-	600.00
WW Line Televising	20,375.48	-	-	20,375.48
Erosion Control	1,750.00	-	-	1,750.00
Street Sweeping	6,050.00	-	-	6,050.00
Security Lights	8,376.02	-	-	8,376.02
Utilities	2,509.74	-	-	2,509.74
Administrative Services				
Director Fees	3,150.00	-	-	3,150.00
Employers Payroll Tax Expense	1,116.74	-	-	1,116.74
Mileage Reimbursement	525.42			525.42
Tax Appraisal/Collection Fees	2,353.26	4,120.38	-	6,473.64
Election Expense	148.00	-	-	148.00
Website	1,750.00	-	-	1,750.00
Miscellaneous Expenses	589.00	-	-	589.00
Professional Fees				
Security Fees	12,982.00	-	-	12,982.00
Legal Fees	44,978.97	-	-	44,978.97
Accounting	10,000.00	-	-	10,000.00
Engineering Fees	30,460.64	-	-	30,460.64
Audit Fees	13,000.00	-	-	13,000.00
Financial Advisor Fees	1,101.60	1,898.40	-	3,000.00
Debt Service				
Bond Interest Expense	-	539,477.57	-	539,477.57
Paying Agent Fees	-	1,200.00	-	1,200.00
Developer Interest			144,690.41	144,690.41
Bond Insuance Premium	-	-	26,871.00	26,871.00
Total Expenditures	532,308.00	546,696.35	171,561.41	1,250,565.76
Excess/(Deficiency) of Revenues over Expenditures	743,932.89	892,441.30	(171,474.49)	1,464,899.70
Other Financing Sources (Uses)				
Bond Proceeds	-	-	1,690,000.00	1,690,000.00
Bond Reoffering Premium	-	-	14,416.15	14,416.15
Bond Issuance Costs	-	-	(151,750.15)	(151,750.15)
Capital Outlay - Land	-	-	(112,051.67)	(112,051.67)
Capital Outlay - Infrastructure	-	-	(1,191,373.89)	(1,191,373.89)
Original Issue Discount	-	-	(5,381.40)	(5,381.40)
Underwriters Discount	-	-	(12,808.50)	(12,808.50)
Total Other Financing Sources (Uses)	-	-	231,050.54	231,050.54
Excess/(Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	743,932.89	892,441.30	59,576.05	1,695,950.24
Fund Balance, October 1, 2021	2,236,467.47	1,800,938.44	346,651.55	4,384,057.46
Fund Balance, March 31, 2022	$2,980,400.36	$2,693,379.74	$ 406,227.60	$6,080,007.70

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See Accountants' Report.

Supplementary Information

Index

General Fund:

Budgetary Comparison Schedule

Revenues and Expenditures: Actual + Budgeted

Analysis of Wastewater Revenue and Expenditures

Builder Deposits

Debt Service Fund:

Debt Service Schedule

Draft

General Fund

Draft

Highlands at Mayfield Ranch M.U.D.
Budgetary Comparison Schedule-General Fund
March 31, 2022

	Current Month			Year to Date		
	Actual	Budget	Difference	Actual	Budget	Difference
Revenues:						
Property Tax Revenues, including p&i	$ 6,704.93	$ 20,334.00	$ (13,629.07)	$ 834,584.40	$ 826,678.00	$ 7,906.40
Wastewater Service Revenue	73,443.35	72,997.00	446.35	432,144.96	437,982.00	(5,837.04)
Wastewater Tap Connection Fees	-	-	-	4,800.00	-	4,800.00
Other Income	-	-	-	4,000.00	-	4,000.00
Interest Income	367.03	-	367.03	711.53	-	711.53
Total Revenues	80,515.31	93,331.00	(12,815.69)	1,276,240.89	1,264,660.00	11,580.89
Expenditures:						
District Facilities						
Wastewater Expenditures	28,909.57	30,809.00	1,899.43	161,931.08	184,854.00	22,922.92
Garbage Expense	24,452.80	22,040.00	(2,412.80)	141,682.40	132,240.00	(9,442.40)
Operations Expense	6,553.15	6,380.00	(173.15)	38,180.55	38,280.00	99.45
Collection Fees - City of Georgetown	-	1,100.00	1,100.00	1,669.74	2,100.00	430.26
Landscape Maintenance	-	4,100.00	4,100.00	12,300.00	24,600.00	12,300.00
Repairs & Maintenance	5,167.25	5,200.00	32.75	7,465.36	7,570.00	104.64
Wet Pond Maintenance	1,235.75	1,500.00	264.25	7,262.00	9,000.00	1,738.00
WW Line Televising	-	-	-	20,375.48	20,000.00	(375.48)
Erosion Control	-	350.00	350.00	1,750.00	1,750.00	-
Street Sweeping	1,250.00	1,040.00	(210.00)	6,050.00	6,240.00	190.00
Greenbelt Maintenance	-	600.00	600.00	600.00	1,200.00	600.00
Security Fees	4,118.97	3,333.00	(785.97)	13,857.76	19,998.00	6,140.24
Security Lights	1,431.58	1,600.00	168.42	8,376.02	9,600.00	1,223.98
Utilities	420.46	450.00	29.54	2,509.74	2,700.00	190.26
Administrative Services						
Director Fees, including payroll taxes	645.90	815.00	169.10	3,390.98	4,890.00	1,499.02
Director Reimbursements	287.62	100.00	(187.62)	525.42	600.00	74.58
Tax Appraisal/Collection Fees	1,130.12	1,500.00	369.88	2,353.26	2,800.00	446.74
Website	225.00	175.00	(50.00)	1,750.00	1,050.00	(700.00)
Election Expense	148.00	200.00	52.00	148.00	200.00	52.00
Bank Fees	34.00	50.00	16.00	194.00	300.00	106.00
Other Expenses	395.00	100.00	(295.00)	395.00	600.00	205.00
Professional Fees						
Legal Fees	9,719.91	6,500.00	(3,219.91)	44,978.97	39,000.00	(5,978.97)
Accounting	1,500.00	1,500.00	-	10,000.00	9,750.00	(250.00)
Engineering Fees	2,608.75	3,750.00	1,141.25	21,440.00	22,500.00	1,060.00
Engineering Fees - Special Projects	2,722.50	2,725.00	2.50	9,020.64	9,275.00	254.36
Financial Advisor Fees	-	-	-	1,101.60	1,200.00	98.40
Audit Fees	-	-	-	13,000.00	14,000.00	1,000.00
Total Expenditures	92,956.33	95,917.00	2,960.67	532,308.00	566,297.00	33,989.00
Excess/(Deficiency) of Revenues over Expenditures	$ (12,441.02)	$ (2,586.00)	$ (9,855.02)	$ 743,932.89	$ 698,363.00	$ 45,569.89

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Highlands at Mayfield Ranch M.U.D.
Revenues and Expenditures - General Fund: Actual & Budgeted
Fiscal Year 2021-2022

	FY 2021 Budget Approved 8/26/2021	Actual Oct-21	Actual Nov-21	Actual Dec-21	Actual Jan-22	Actual Feb-22	Actual Mar-22	Budget Apr-22	Budget May-22	Budget Jun-22	Budget Jul-22	Budget Aug-22	Budget Sep-22	Total	Variance
Revenues:															
Property Taxes, inc penalties	826,677	21,791	47,097	604,060	126,581	28,351	6,705	-	-	-	-	-	-	834,584	7,907
Wastewater Service Revenue	875,958	71,814	72,033	68,572	72,798	73,484	73,443	72,997	72,997	72,997	72,997	72,997	72,991	870,121	(5,837)
Wastewater Tap Connection Fees	-	1,800	2,400	-	600	-	-	-	-	-	-	-	-	4,800	4,800
Other Income	-	3,060	61	60	59	1,106	367	-	-	-	-	-	-	4,712	4,712
Total Revenues	1,702,635	98,465	121,591	672,692	200,038	102,940	80,515	72,997	72,997	72,997	72,997	72,997	72,991	1,714,217	11,582
Expenditures:															
District Facilities															
Wastewater Expenditures	369,706	26,516	26,443	26,663	26,687	26,712	28,910	30,809	30,809	30,809	30,809	30,809	30,809	346,785	22,921
Garbage Expense	264,480	22,574	22,898	23,502	23,966	24,290	24,453	22,040	22,040	22,040	22,040	22,040	22,040	273,922	(9,442)
Operations Expense	76,560	6,305	6,287	6,339	6,345	6,351	6,553	6,380	6,380	6,380	6,380	6,380	6,380	76,461	99
Collection Fees - City of GT	4,600	811	-	817	42	-	-	-	-	1,200	-	-	1,300	4,170	430
Landscape Maintenance	49,200	4,100	4,100	4,100	-	-	-	4,100	4,100	4,100	4,100	4,100	4,100	36,900	12,300
Repairs & Maintenance	275,000	270	-	1,433	595	-	5,167	-	-	-	-	-	267,430	274,895	105
Wet Pond Maintenance	18,000	1,196	1,241	1,196	1,196	1,196	1,236	1,500	1,500	1,500	1,500	1,500	1,500	16,262	1,738
Fountain & Well Maintenance	15,000	-	-	-	-	-	-	5,000	-	-	5,000	-	5,000	15,000	-
WW Line Televising	20,000	-	20,064	312	-	-	-	-	-	-	-	-	-	20,375	(375)
Street Sweeping	12,480	960	1,200	960	1,200	480	1,250	1,040	1,040	1,040	1,040	1,040	1,040	12,290	190
Erosion Control	4,200	350	350	350	350	350	-	350	350	350	350	350	700	4,200	-
Greenbelt Maintenance	4,800	600	-	-	-	-	-	600	600	600	600	600	600	4,200	600
Security Fees	40,000	2,167	2,174	2,051	2,209	1,105	4,119	3,333	3,333	3,333	3,333	3,333	3,337	33,826	6,174
Security Lights	19,200	1,386	1,273	1,422	1,432	1,432	1,432	1,600	1,600	1,600	1,600	1,600	1,600	17,976	1,224
Security Light Maintenance	8,400	-	-	-	-	-	-	-	2,100	-	-	2,100	4,200	8,400	-
Utilities	5,400	394	390	416	447	442	420	450	450	450	450	450	450	5,210	190
Administrative Services															
Director Fees	9,780	653	7	815	815	488	646	815	815	815	815	815	815	8,315	1,465
Director Reimbursements	1,200	67	-	67	67	36	288	100	100	100	100	100	100	1,125	75
Tax Appraisal/Collection Fees	6,200	93	-	1,130	-	-	1,130	-	-	-	-	1,500	1,900	5,753	447
Insurance	12,600	-	-	-	-	-	-	-	-	400	12,000	-	200	12,600	-
Election Expense	10,000	-	-	-	-	-	148	-	-		-	-	9,800	9,948	52
Website	3,750	275	325	325	325	275	225	175	175	175	175	175	1,825	4,450	(700)
Publications	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000	2,000	-
Bank Fees	600	34	24	34	34	34	34	50	50	50	50	50	50	494	106
Other Expenses	1,200	-	-	-	-	-	395	100	100	100	100	100	100	995	205
Professional Fees															
Legal Fees	78,000	6,597	5,514	6,178	7,575	9,395	9,720	6,500	6,500	6,500	6,500	6,500	6,500	83,979	(5,979)
Accounting	18,750	1,500	1,500	1,500	2,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	19,000	(250)
Engineering Fees	45,000	7,154	2,925	3,048	3,243	2,463	2,609	3,750	3,750	3,750	3,750	3,750	3,750	43,940	1,060
Engineering Fees-Sp Proj	40,000	1,689	1,739	228	834	1,809	2,723	-	-	-	-	-	30,725	39,746	254
Financial Advisor Fees	1,200	-	-	1,102	-	-	-	-	-	-	-	-	-	1,102	98
Audit Fees	14,000	-	-	-	10,500	2,500	-	-	-	-	-	-	-	13,000	1,000
Total Expenditures	1,431,306	85,691	98,455	83,987	90,361	80,857	92,956	90,192	87,292	86,792	102,192	88,792	409,751	1,397,319	33,987
Excess/(Deficiency) of Revenues over Expenditures	$ 271,329	$ 12,774	$ 23,136	$ 588,704	$ 109,677	$ 22,083	$ (12,441)	$ (17,195)	$ (14,295)	$ (13,795)	$ (29,195)	$ (15,795)	$ (336,760)	$ 316,898	$ 45,569

Fund Balance	2,980,400
Budget thru 9/30/22	(427,035)
Fund Balance + Budgeted	$ 2,553,365

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Highlands at Mayfield Ranch MUD
Analysis of Wastewater Revenue and Expenditures
October 1, 2021 - March 31, 2022

			REVENUE	EXPENSE			
Month		# Active Connections	Billed by City of Georgetown	# Gallons Multiplier	Rate	Accrued for Month	Paid to City of Cedar Park
Prior Year Balance						-	(199.38)
Oct-21	Res	1087	71,814.42	6,271	0.00389	26,516.48	26,796.05
Nov-21	Res	1084	72,033.29	6,271	0.00389	26,443.30	26,844.83
Dec-21	Res	1093	72,713.20	6,271	0.00389	26,662.85	26,383.28
Jan-22	Res	1094	72,797.96	6,271	0.00389	26,687.24	26,687.24
Feb-22	Res	1095	70,104.49	6,271	0.00389	26,711.64	26,711.64
Mar-22	Res	1095	73,443.35	6,787	0.00389	29,111.72	28,909.57
Apr-22	Res	-	-	6,787	0.00389	-	-
May-22	Res	-	-	6,787	0.00389	-	-
Jun-22	Res	-	-	6,787	0.00389	-	-
Jul-22	Res	-	-	6,787	0.00389	-	-
Aug-22	Res	-	-	6,787	0.00389	-	-
Sep-22	Res	-	-	6,787	0.00389	-	-
Balance			$ 432,906.71			$ 162,133.24	$ 162,133.23
					Balance Owed to (from) City of Cedar Park		$ -

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Highlands at Mayfield Ranch M.U.D.
Builder Deposits
March 31, 2022

Builder	Deposit Date	Amount
M/I Homes of Austin	8/31/2013	2,000.00
Highland Homes	5/20/2014	2,000.00
Sitterle Homes	11/30/2016	2,000.00
Trendmaker Homes	11/21/2017	2,000.00
Ashton Woods	11/30/2018	2,000.00
		$ 10,000.00

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Debt Service Fund

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Highlands at Mayfield Ranch M.U.D.
Debt Service Schedule

		Series 2015		Series 2016		Series 2017		Series 2018		Series 2019		Series 2020		Series 2021		Total	
		Interest Rates 2.00% - 4.50%		Interest Rates 2.10% - 4.25%		Interest Rates 3.00% - 4.00%		Interest Rates 3.50% - 6.25%		Interest Rates 2.00% - 3.00%		Interest Rates 2.00% - 2.50%		Interest Rates 2.00% - 2.50%			
Due Date	Paid Date	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
3/1/2016	2/26/2016	-	106,611	-	-	-	-	-	-	-	-	-	-	-	-	-	106,611
9/1/2016	8/30/2016	-	71,873	-	-	-	-	-	-	-	-	-	-	-	-	-	71,873
FY 2016		**-**	**178,483**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**178,483**
3/1/2017	3/1/2017	-	71,873	-	-	-	-	-	-	-	-	-	-	-	-	-	71,873
9/1/2017	9/1/2017	-	71,873	-	117,044	-	-	-	-	-	-	-	-	-	-	-	188,916
FY 2017		**-**	**143,745**	**-**	**117,044**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**260,789**
3/1/2018	3/1/2018	-	71,873	-	83,936	-	61,613	-	-	-	-	-	-	-	-	-	217,421
9/1/2018	9/1/2018	55,000	71,873	-	83,936	-	110,903	-	-	-	-	-	-	-	-	55,000	266,711
FY 2018		**55,000**	**143,745**	**-**	**167,871**	**-**	**172,516**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**55,000**	**484,132**
3/1/2019	3/1/2019	-	71,323	-	83,936	-	110,903	-	-	-	-	-	-	-	-	-	266,161
9/1/2019	9/1/2019	55,000	71,323	85,000	83,936	-	110,903	-	188,760	-	-	-	-	-	-	140,000	454,921
FY 2019		**55,000**	**142,645**	**85,000**	**167,871**	**-**	**221,806**	**-**	**188,760**	**-**	**-**	**-**	**-**	**-**	**-**	**140,000**	**721,082**
3/1/2020	3/1/2020	-	70,704	-	83,043		110,903	-	135,366	-	47,412	-	-	-	-	-	447,427
9/1/2020	9/1/2020	60,000	70,704	90,000	83,043	150,000	110,903	-	135,366	-	67,198	-	-	-	-	300,000	467,213
FY 2020		**60,000**	**141,408**	**90,000**	**166,086**	**150,000**	**221,806**	**-**	**270,731**	**-**	**114,609**	**-**	**-**	**-**	**-**	**300,000**	**914,640**
3/1/2021	3/1/2021	-	69,984	-	82,031	-	107,903	-	135,366	-	67,198	-	40,961	-	-	-	503,442
9/1/2021	9/1/2021	65,000	69,984	95,000	82,031	150,000	107,903	120,000	135,366	-	67,198	-	72,284	-	-	430,000	534,765
FY 2021		**65,000**	**139,968**	**95,000**	**164,061**	**150,000**	**215,806**	**120,000**	**270,731**	**-**	**134,395**	**-**	**113,245**	**-**	**-**	**430,000**	**1,038,207**
3/1/2022	3/1/2022	-	69,123	-	80,891	-	104,903	-	131,616	-	67,198	-	72,284	-	13,464	-	539,478
9/1/2022		70,000	69,123	95,000	80,891	155,000	104,903	125,000	131,616	85,000	67,198	-	72,284	-	19,703	530,000	545,717
FY 2022		**70,000**	**138,245**	**95,000**	**161,781**	**155,000**	**209,806**	**125,000**	**263,231**	**85,000**	**134,395**	**-**	**144,569**	**-**	**33,167**	**530,000**	**1,085,194**
3/1/2023		-	68,108	-	79,703	-	101,803	-	128,178	-	66,348	-	72,284	-	19,703	-	536,127
9/1/2023		75,000	68,108	100,000	79,703	155,000	101,803	130,000	128,178	90,000	66,348	110,000	72,284	35,000	19,703	695,000	536,127
FY 2023		**75,000**	**136,215**	**100,000**	**159,406**	**155,000**	**203,606**	**130,000**	**256,356**	**90,000**	**132,695**	**110,000**	**144,569**	**35,000**	**39,406**	**695,000**	**1,072,254**
3/1/2024		-	66,983	-	78,203	-	98,703	-	124,603	-	65,448	-	70,084	-	19,353	-	523,377
9/1/2024		75,000	66,983	105,000	78,203	160,000	98,703	135,000	124,603	95,000	65,448	115,000	70,084	40,000	19,353	725,000	523,377
FY 2024		**75,000**	**133,965**	**105,000**	**156,406**	**160,000**	**197,406**	**135,000**	**249,206**	**95,000**	**130,895**	**115,000**	**140,169**	**40,000**	**38,706**	**725,000**	**1,046,754**
3/1/2025		-	65,783	-	76,628	-	95,503	-	120,891	-	64,498	-	67,784	-	18,753	-	509,839
9/1/2025		80,000	65,783	110,000	76,628	160,000	95,503	145,000	120,891	100,000	64,498	120,000	67,784	40,000	18,753	755,000	509,839
FY 2025		**80,000**	**131,565**	**110,000**	**153,256**	**160,000**	**191,006**	**145,000**	**241,781**	**100,000**	**128,995**	**120,000**	**135,569**	**40,000**	**37,506**	**755,000**	**1,019,679**
3/1/2026		-	64,443	-	74,428	-	92,303	-	116,903	-	63,498	-	65,384	-	18,353	-	495,312
9/1/2026		85,000	64,443	115,000	74,428	165,000	92,303	150,000	116,903	105,000	63,498	125,000	65,384	40,000	18,353	785,000	495,312
FY 2026		**85,000**	**128,885**	**115,000**	**148,856**	**165,000**	**184,606**	**150,000**	**233,806**	**105,000**	**126,995**	**125,000**	**130,769**	**40,000**	**36,706**	**785,000**	**990,624**
3/1/2027		-	62,955	-	72,128	-	89,828	-	112,778	-	62,448	-	64,134	-	17,953	-	482,224
9/1/2027		90,000	62,955	120,000	72,128	170,000	89,828	155,000	112,778	110,000	62,448	130,000	64,134	40,000	17,953	815,000	482,224
FY 2027		**90,000**	**125,910**	**120,000**	**144,256**	**170,000**	**179,656**	**155,000**	**225,556**	**110,000**	**124,895**	**130,000**	**128,269**	**40,000**	**35,906**	**815,000**	**964,449**
3/1/2028		-	61,335	-	69,728	-	87,278	-	110,066	-	61,348	-	62,834	-	17,553	-	470,142
9/1/2028		95,000	61,335	120,000	69,728	180,000	87,278	165,000	110,066	115,000	61,348	140,000	62,834	45,000	17,553	860,000	470,142
FY 2028		**95,000**	**122,670**	**120,000**	**139,456**	**180,000**	**174,556**	**165,000**	**220,131**	**115,000**	**122,695**	**140,000**	**125,669**	**45,000**	**35,106**	**860,000**	**940,284**
3/1/2029		-	59,578	-	67,328	-	84,578	-	107,178	-	60,140	-	61,434	-	17,103	-	457,339
9/1/2029		105,000	59,578	125,000	67,328	180,000	84,578	170,000	107,178	120,000	60,140	145,000	61,434	45,000	17,103	890,000	457,339
FY 2029		**105,000**	**119,155**	**125,000**	**134,656**	**180,000**	**169,156**	**170,000**	**214,356**	**120,000**	**120,280**	**145,000**	**122,869**	**45,000**	**34,206**	**890,000**	**914,679**
3/1/2030		-	57,583	-	64,828	-	81,878	-	104,203	-	58,880	-	59,984	-	16,653	-	444,009
9/1/2030		110,000	57,583	130,000	64,828	190,000	81,878	180,000	104,201	125,000	58,880	150,000	59,984	45,000	16,653	930,000	444,007
FY 2030		**110,000**	**115,165**	**130,000**	**129,656**	**190,000**	**163,756**	**180,000**	**208,404**	**125,000**	**117,760**	**150,000**	**119,969**	**45,000**	**33,306**	**930,000**	**888,017**
3/1/2031		-	55,383	-	62,228	-	79,028	-	100,828	-	57,474	-	58,484	-	16,203	-	429,628
9/1/2031		115,000	55,383	140,000	62,228	190,000	79,028	185,000	100,828	135,000	57,474	155,000	58,484	50,000	16,203	970,000	429,628
FY 2031		**115,000**	**110,765**	**140,000**	**124,456**	**190,000**	**158,056**	**185,000**	**201,656**	**135,000**	**114,948**	**155,000**	**116,969**	**50,000**	**32,406**	**970,000**	**859,256**
3/1/2032		-	53,083	-	59,428	-	76,178	-	97,359	-	55,955	-	56,934	-	15,703	-	414,641
9/1/2032		120,000	53,083	145,000	59,428	200,000	76,178	195,000	97,359	140,000	55,955	165,000	56,934	50,000	15,703	1,015,000	414,641
FY 2032		**120,000**	**106,165**	**145,000**	**118,856**	**200,000**	**152,356**	**195,000**	**194,719**	**140,000**	**111,910**	**165,000**	**113,869**	**50,000**	**31,406**	**1,015,000**	**829,281**
3/1/2033		-	50,383	-	56,528	-	73,178	-	93,703	-	54,310	-	55,284	-	15,203	-	398,589
9/1/2033		130,000	50,383	150,000	56,528	200,000	73,178	205,000	93,703	145,000	54,310	170,000	55,284	50,000	15,203	1,050,000	398,589
FY 2033		**130,000**	**100,765**	**150,000**	**113,056**	**200,000**	**146,356**	**205,000**	**187,406**	**145,000**	**108,620**	**170,000**	**110,569**	**50,000**	**30,406**	**1,050,000**	**797,179**
3/1/2034		-	47,458	-	53,528	-	70,178	-	89,859	-	52,606	-	53,584	-	14,703	-	381,917
9/1/2034		135,000	47,458	155,000	53,528	210,000	70,178	215,000	89,859	155,000	52,606	180,000	53,584	55,000	14,703	1,105,000	381,917
FY 2034		**135,000**	**94,915**	**155,000**	**107,056**	**210,000**	**140,356**	**215,000**	**179,719**	**155,000**	**105,213**	**180,000**	**107,169**	**55,000**	**29,406**	**1,105,000**	**763,834**
3/1/2035		-	44,690	-	50,428	-	66,766	-	85,828	-	50,669	-	51,784	-	14,119	-	364,284
9/1/2035		145,000	44,690	160,000	50,428	220,000	66,766	225,000	85,828	160,000	50,669	190,000	51,784	55,000	14,119	1,155,000	364,284
FY 2035		**145,000**	**89,380**	**160,000**	**100,856**	**220,000**	**133,531**	**225,000**	**171,656**	**160,000**	**101,338**	**190,000**	**103,569**	**55,000**	**28,238**	**1,155,000**	**728,568**
3/1/2036		-	41,718	-	47,228	-	63,191	-	81,328	-	48,669	-	49,766	-	13,534	-	345,433
9/1/2036		155,000	41,718	165,000	47,228	230,000	63,191	235,000	81,328	170,000	48,669	195,000	49,766	55,000	13,534	1,205,000	345,433
FY 2036		**155,000**	**83,435**	**165,000**	**94,456**	**230,000**	**126,381**	**235,000**	**162,656**	**170,000**	**97,338**	**195,000**	**99,531**	**55,000**	**27,069**	**1,205,000**	**690,866**
3/1/2037		-	38,540	-	43,928	-	59,309	-	76,628	-	46,438	-	47,694	-	12,950	-	325,487
9/1/2037		165,000	38,540	175,000	43,928	240,000	59,309	245,000	76,628	180,000	46,438	205,000	47,694	60,000	12,950	1,270,000	325,487
FY 2037		**165,000**	**77,080**	**175,000**	**87,856**	**240,000**	**118,619**	**245,000**	**153,256**	**180,000**	**92,875**	**205,000**	**95,388**	**60,000**	**25,900**	**1,270,000**	**650,974**
3/1/2038		-	35,158	-	40,319	-	55,259	-	71,728	-	44,075	-	45,388	-	12,313	-	304,239
9/1/2038		175,000	35,158	180,000	40,319	250,000	55,259	255,000	71,728	185,000	44,075	215,000	45,388	60,000	12,313	1,320,000	304,239
FY 2038		**175,000**	**70,315**	**180,000**	**80,638**	**250,000**	**110,519**	**255,000**	**143,456**	**185,000**	**88,150**	**215,000**	**90,775**	**60,000**	**24,625**	**1,320,000**	**608,478**
3/1/2039		-	31,570	-	36,606	-	51,041	-	66,628	-	41,531	-	42,969	-	11,563	-	281,908
9/1/2039		185,000	31,570	190,000	36,606	255,000	51,041	265,000	66,628	195,000	41,531	225,000	42,969	65,000	11,563	1,380,000	281,908
FY 2039		**185,000**	**63,140**	**190,000**	**73,213**	**255,000**	**102,081**	**265,000**	**133,256**	**195,000**	**83,063**	**225,000**	**85,938**	**65,000**	**23,125**	**1,380,000**	**563,815**
3/1/2040		-	27,778	-	32,688	-	46,738	-	61,328	-	38,850	-	40,438	-	10,750	-	258,568
9/1/2040		195,000	27,778	195,000	32,688	265,000	46,738	280,000	61,328	205,000	38,850	235,000	40,438	65,000	10,750	1,440,000	258,568
FY 2040		**195,000**	**55,555**	**195,000**	**65,375**	**265,000**	**93,475**	**280,000**	**122,656**	**205,000**	**77,700**	**235,000**	**80,875**	**65,000**	**21,500**	**1,440,000**	**517,136**
3/1/2041		-	23,780	-	28,666	-	42,266	-	55,728	-	35,775	-	37,500	-	9,938	-	233,652

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Highlands at Mayfield Ranch M.U.D.
Debt Service Schedule

Due Date	Paid Date	Series 2015 Interest Rates 2.00% - 4.50% Principal	Series 2015 Interest	Series 2016 Interest Rates 2.10% - 4.25% Principal	Series 2016 Interest	Series 2017 Interest Rates 3.00% - 4.00% Principal	Series 2017 Interest	Series 2018 Interest Rates 3.50% - 6.25% Principal	Series 2018 Interest	Series 2019 Interest Rates 2.00% - 3.00% Principal	Series 2019 Interest	Series 2020 Interest Rates 2.00% - 2.50% Principal	Series 2020 Interest	Series 2021 Interest Rates 2.00% - 2.50% Principal	Series 2021 Interest	Total Principal	Total Interest
9/1/2041		205,000	23,780	205,000	28,666	275,000	42,266	290,000	55,728	215,000	35,775	245,000	37,500	70,000	9,938	1,505,000	233,652
FY 2041		**205,000**	**47,560**	**205,000**	**57,331**	**275,000**	**84,531**	**290,000**	**111,456**	**215,000**	**71,550**	**245,000**	**75,000**	**70,000**	**19,875**	**1,505,000**	**467,304**
3/1/2042		-	19,578	-	24,438	-	37,625	-	49,928	-	32,550	-	34,438	-	9,063	-	207,618
9/1/2042		220,000	19,578	210,000	24,438	285,000	37,625	305,000	49,928	225,000	32,550	255,000	34,438	70,000	9,063	1,570,000	207,618
FY 2042		**220,000**	**39,155**	**210,000**	**48,875**	**285,000**	**75,250**	**305,000**	**99,856**	**225,000**	**65,100**	**255,000**	**68,875**	**70,000**	**18,125**	**1,570,000**	**415,236**
3/1/2043		-	15,068	-	19,975	-	32,638	-	43,828	-	29,175	-	31,250	-	8,188	-	180,121
9/1/2043		230,000	15,068	220,000	19,975	300,000	32,638	315,000	43,828	240,000	29,175	265,000	31,250	70,000	8,188	1,640,000	180,121
FY 2043		**230,000**	**30,135**	**220,000**	**39,950**	**300,000**	**65,275**	**315,000**	**87,656**	**240,000**	**58,350**	**265,000**	**62,500**	**70,000**	**16,375**	**1,640,000**	**360,241**
3/1/2044		-	10,353	-	15,300	-	27,388	-	37,331	-	25,575	-	27,938	-	7,313	-	151,196
9/1/2044		245,000	10,353	230,000	15,300	305,000	27,388	330,000	37,331	250,000	25,575	280,000	27,938	75,000	7,313	1,715,000	151,196
FY 2044		**245,000**	**20,705**	**230,000**	**30,600**	**305,000**	**54,775**	**330,000**	**74,663**	**250,000**	**51,150**	**280,000**	**55,875**	**75,000**	**14,625**	**1,715,000**	**302,393**
3/1/2045		-	5,330	-	10,413	-	22,050	-	30,525	-	21,825	-	24,438	-	6,375	-	120,955
9/1/2045		260,000	5,330	240,000	10,413	320,000	22,050	345,000	30,525	265,000	21,825	290,000	24,438	80,000	6,375	1,800,000	120,955
FY 2045		**260,000**	**10,660**	**240,000**	**20,825**	**320,000**	**44,100**	**345,000**	**61,050**	**265,000**	**43,650**	**290,000**	**48,875**	**80,000**	**12,750**	**1,800,000**	**241,910**
3/1/2046		-	-	-	5,313	-	16,450	-	23,409	-	17,850	-	20,813	-	5,375	-	89,209
9/1/2046		-	-	250,000	5,313	460,000	16,450	360,000	23,409	275,000	17,850	305,000	20,813	80,000	5,375	1,730,000	89,209
FY 2046		**-**	**-**	**250,000**	**10,625**	**460,000**	**32,900**	**360,000**	**46,819**	**275,000**	**35,700**	**305,000**	**41,625**	**80,000**	**10,750**	**1,730,000**	**178,419**
3/1/2047		-	-	-	-	-	8,400	-	15,984	-	13,725	-	17,000	-	4,375	-	59,484
9/1/2047		-	-	-	-	480,000	8,400	380,000	15,984	290,000	13,725	320,000	17,000	85,000	4,375	1,555,000	59,484
FY 2047		**-**	**-**	**-**	**-**	**480,000**	**16,800**	**380,000**	**31,969**	**290,000**	**27,450**	**320,000**	**34,000**	**85,000**	**8,750**	**1,555,000**	**118,969**
3/1/2048		-	-	-	-	-	-	-	8,147	-	9,375	-	13,000	-	3,313	-	33,834
9/1/2048		-	-	-	-	-	-	395,000	8,147	305,000	9,375	330,000	13,000	85,000	3,313	1,115,000	33,834
FY 2048		**-**	**-**	**-**	**-**	**-**	**-**	**395,000**	**16,294**	**305,000**	**18,750**	**330,000**	**26,000**	**85,000**	**6,625**	**1,115,000**	**67,669**
3/1/2049		-	-	-	-	-	-	-	-	-	4,800	-	8,875	-	2,250	-	15,925
9/1/2049		-	-	-	-	-	-	-	-	320,000	4,800	345,000	8,875	90,000	2,250	755,000	15,925
FY 2049		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**320,000**	**9,600**	**345,000**	**17,750**	**90,000**	**4,500**	**755,000**	**31,850**
3/1/2050		-	-	-	-	-	-	-	-	-	-	-	4,563	-	1,125	-	5,688
9/1/2050		-	-	-	-	-	-	-	-	-	-	365,000	4,563	90,000	1,125	455,000	5,688
FY 2050		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**365,000**	**9,125**	**90,000**	**2,250**	**455,000**	**11,375**
3/1/2051		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9/1/2051		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FY 2051		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total - All Series		**$ 3,700,000**	**$ 3,041,498**	**$ 4,300,000**	**$ 3,284,690**	**$ 6,500,000**	**$ 4,160,854**	**$ 6,500,000**	**$ 5,023,252**	**$ 5,000,000**	**$ 2,751,062**	**$ 5,970,000**	**$ 2,749,939**	**$ 1,690,000**	**$ 712,723**	**$ 33,660,000**	**$ 21,724,018**
Principal & Interest payments made		**(235,000)**	**(959,116)**	**(270,000)**	**(863,824)**	**(300,000)**	**(936,838)**	**(120,000)**	**(861,838)**	**-**	**(316,202)**	**-**	**(185,530)**	**-**	**(13,464)**	**(925,000)**	**(3,597,334)**
Balance Outstanding		**$ 3,465,000**	**$ 2,082,383**	**$ 4,030,000**	**$ 2,420,866**	**$ 6,200,000**	**$ 3,224,016**	**$ 6,380,000**	**$ 4,161,414**	**$ 5,000,000**	**$ 2,434,860**	**$ 5,970,000**	**$ 2,564,410**	**$ 1,690,000**	**$ 699,260**	**$ 32,735,000**	**$ 18,126,685**

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Expenditures to be Approved

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Highlands at Mayfield Ranch M.U.D.
Payroll Register
May 25, 2022

Date	Source Name	Payroll Item	Amount
05/25/2022	Crauford, Terri	Directors Wages	150.00
	Crauford, Terri	Mileage Reimbursement	31.59
	Crauford, Terri	Federal Withholding	0.00
	Crauford, Terri	Social Security Employee	(9.30)
	Crauford, Terri	Medicare Employee	(2.17)
			170.12
05/25/2022	Franklin, Frederick W.	Directors Wages	150.00
	Franklin, Frederick W.	Mileage Reimbursement	36.27
	Franklin, Frederick W.	Federal Withholding	0.00
	Franklin, Frederick W.	Social Security Employee	(9.30)
	Franklin, Frederick W.	Medicare Employee	(2.18)
			174.79
05/25/2022	Henderson, Stacy	Directors Wages	150.00
	Henderson, Stacy	Mileage Reimbursement	16.38
	Henderson, Stacy	Federal Withholding	0.00
	Henderson, Stacy	Social Security Employee	(9.30)
	Henderson, Stacy	Medicare Employee	(2.17)
			154.91
05/25/2022	Highsmith, Carl	Directors Wages	150.00
	Highsmith, Carl	Mileage Reimbursement	31.59
	Highsmith, Carl	Federal Withholding	0.00
	Highsmith, Carl	Social Security Employee	(9.30)
	Highsmith, Carl	Medicare Employee	(2.18)
			170.11
05/25/2022	Oordt, Darlene K	Directors Wages	150.00
	Oordt, Darlene K	Mileage Reimbursement	31.59
	Oordt, Darlene K	Federal Withholding	0.00
	Oordt, Darlene K	Social Security Employee	(9.30)
	Oordt, Darlene K	Medicare Employee	(2.17)
			170.12
TOTAL			840.05

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Aquatic Features, Inc.

6611 Burnet Lane
Austin, TX 78757

Invoice

Date	Invoice #
5/5/2022	202205437

Bill To	Info
Highlands at Mayfield Ranch 3 c/o Bott & Douthitt, PLLC Attn: Tricia Melton P.O. Box 2445 Round Rock, TX 78680	

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Wet pond maintenance: work done in previous month from invoice date; three ponds.	975.00	975.00
1.9	Sonar growth inhibitors amortized over 12 months; Updated March 11, 2022	42.50	80.75
7	Pond dye	15.00	105.00
5	Beneficial-engineered microbes to help digest sulfur smell, digestion of leaf/ plant material reduce sludge.	15.00	75.00
1	03/31/22algea#1cutrine.5 gal 4/18/2022algea#1cutrine.5 gal	45.00	45.00
10	3/31/2022algea#1diqaut10 oz	2.00	20.00
	Travis sales tax	8.25%	0.00

By/Date Received: DR 5.3.22
By/Date Posted: AL 5/4/22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6270

Total $1,300.75

Phone #	E-mail	Web Site
(512) 301-3199	scott@aquaticfeaturesinc.com	aquaticfeaturesinc.com

Draft

Invoice

Bott & Douthitt PLLC

Date	Invoice #
4/30/2022	11856

Bill To

Highlands at Mayfield Ranch MUD
PO Box 2445
Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	1,500.00

By/Date Received: LO 5/3/22
By/Date Posted: LO 5-3-22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 1d030

Thank you for your business!

Total $1,500.00

Draft

PO Box 2445 • Round Rock, TX • 78680
Phone (512) 733-0700 • Fax (512) 733-0704

Horizon™
Environmental Services, Inc.

1507 S. Interstate 35
Austin, TX 78741-2502

Phone 512.328.2430
Fax 512.328.1804
www.horizon-esi.com

May 17, 2022

Invoice No: 202212315

For services through 5/17/2022

Bill To:
Accounts Payable
Highlands at Mayfield Ranch MUD
c/o Bott & Douthitt, PLLC
Tricia Melton
PO Box 2445
Round Rock, TX 78680

Questions about the invoice? *Please email ahand@horizon-esi.com*

Questions about the payment? *Please email ahand@horizon-esi.com*

Project No: H297-22123 **Highlands at Mayfield Ranch MUD Sediment Sampling**

E-MAIL invoice to: tricia@bottdouthitt.com; cmitchell@quiddity.com

Visa and Mastercard accepted - Please call (512) 439-4778.

Fixed Fee Phases		Contract Amount	Percent Complete	Billed To Date	Previous Billed	Current Billed
001.SED	Ponds 4 & 5 Forebays (Contract 20220323-10(6ii))	$6,150.00	100.00	$6,150.00	$0.00	$6,150.00
	Subtotals	*$6,150.00*		*$6,150.00*	*$0.00*	*$6,150.00*
					Total Fixed Fees	**$6,150.00**

TOTAL AMOUNT DUE **$6,150.00**

Approved By: Lee Sherrod

Lee Sherrod

Mail checks payable to:
Horizon Environmental Services, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, TX 77042

Send ACH or Wire payments to:

Account Name	Horizon Environmental Services, Inc.
Name of Bank	Amegy Bank
ABA Routing Number	113011258
Account Number	5791901894
Swift Code	ZFNBUS55

Please email a remittance advice to ahand@horizon-esi.com

By/Date Received: 5.17.22
By/Date Posted: tm 5.17.22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6265

Draft

Maxwebs Company

11004 Froke Cedar Trail
Austin, TX 78750

Invoice

Date	Invoice #
5/3/2022	2977

Bill To

Highlands at Mayfield Ranch MUD
tricia@bottdouthitt.com

P.O. No.	Terms	Due Date	Account #
	Net 30	6/2/2022	HMRMUD

Description	Qty	Rate	Amount
Monthly WebSite Maintenance Fee - 3	1	175.00	175.00
Special Service: time on email blasts	3	50.00	150.00

By/Date Received: 05-24-22
By/Date Posted: AL 5/24/22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 60575

Total	$325.00
Payments/Credits	$0.00
Balance Due	$325.00

Draft

Perfect Cuts of Austin LLC
PO Box 9742
Austin, TX 78766
512-453-5569 | 512-331-8302 (fax)

Invoice: 224984

Date 4/25/2022
Terms Due on receipt
PO Number
Account #

Bill To

HIGHLANDS AT MAYFIELD RANCH MUNICIPAL
Attn: C/O BOTT & DOUTHITT, P.L.L.C
PO BOX 2445
ROUND ROCK, TX 78680

Property Address

HIGHLANDS AT MAYFIELD RANCH MUNICIPAD RAN
123 MAYFIELD
ROUND ROCK, TX 78665

Date/Time	Description	Quantity	Price	Total
4/1/2022	April pond #4	1.00	4410.00	4410.00
	April pond #3			
	April pond #1			
	April pond #2			
	April Channel 1			
	April Channel 2			
	April Channel 3			
	April pond #5			
	April Invoice is $155 more than the contracted amount to account for the low billing in November 2021			

By/Date Received: 01.5.22
By/Date Posted: AL 9/11/22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6268

Subtotal:	4410.00
Sales Tax	0.00
Invoice Total:	$4,410.00

Draft

PAYMENT COUPON

Perfect Cuts of Austin LLC

PO Box 9742
Austin, TX 78766
512-453-5569 | 512-331-8302 (fax)

Terms Due on receipt
Account #
PO Number

HIGHLANDS AT MAYFIELD RANCH MUNICIPAL
123 MAYFIELD
ROUND ROCK, TX 78665

Invoice #	224984
Invoice Date	4/25/2022
Invoice Balance	$4,410.00
Amount Enclosed	

QUIDDITY

Invoice Total $3,362.50

May 12, 2022
Project No: 0A640-0900-22
Invoice No: 00340315

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:	ACH INFORMATION:
Quiddity Engineering, LLC	Truist Bank
P.O. Box 95562	Account #: 1440017655101
Grapevine, TX 76099-9708	Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@Quiddity.com
Payment Terms: Due upon Receipt

Highlands at Mayfield Ranch MUD
c/o Bott & Douthitt
P.O. Box 2445
Round Rock, TX 78680

Project 0A640-0900-22 2022 General Consultation (Highlands at Mayfield Ranch MUD)

Services include preparation for and attendance at April Board meeting, making updates to Professional Services Agreement for engineering services, and discussion of same with Attorney; review of BMP invoice; discussions with resident and Director Franklin regarding hogs in Pond 5; discussion with contractor regarding inlet installation at Pond 5, and site visit to observe same; discussions with Aquatic Features regarding pond equipment; discussions with Attorney regarding maintenance agreement for water quality filter; sending hazardous waste collection information and location to Director Franklin; site visits to observe pool construction sites, and notifications to pool builders regarding restoration needed.

Professional Services from April 2, 2022 to April 29, 2022

Task 001 District Meeting Preparation & Attendance

Number of units	1.00
Fee Each	1,000.00
Total Fee	1,000.00

Total Fee **1,000.00**

Task 002 District Operations

	Hours	Rate	Amount	
Professional Engineer III	11.50	195.00	2,242.50	
Engineer's Assistant I	2.00	60.00	120.00	
Totals	13.50		2,362.50	
Total Labor				2,362.50

TOTAL THIS INVOICE **$3,362.50**

By/Date Received: DL 5.13.22
By/Date Posted: tm 5.17.22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6322

Draft

QUIDDITY

Invoice Total $731.25

May 12, 2022
Project No: 0A640-0050-00
Invoice No: 00340313

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:	ACH INFORMATION:
Quiddity Engineering, LLC	Truist Bank
P.O. Box 95562	Account #: 1440017655101
Grapevine, TX 76099-9708	Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@Quiddity.com
Payment Terms: Due upon Receipt

Highlands at Mayfield Ranch MUD
c/o Bott & Douthitt
P.O. Box 2445
Round Rock, TX 78680

Project 0A640-0050-00 Escrow Release Application

Services include preparation for and attendance at TCEQ pre-purchase inspection, and review and distribution of approval letter; discussion with Auditor regarding application.

Professional Services from April 2, 2022 to April 29, 2022

Task 001 Appl. Prep, Submittal & Coordination

	Hours	Rate	Amount	
Professional Engineer III	.75	195.00	146.25	
Totals	.75		146.25	
Total Labor				**146.25**

Task 002 Pre-Purchase Inspection Coordination

	Hours	Rate	Amount	
Professional Engineer III	3.00	195.00	585.00	
Totals	3.00		585.00	
Total Labor				**585.00**

TOTAL THIS INVOICE **$731.25**

By/Date Received: 5-13-22
By/Date Posted: tm 5.17.22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 1174

Draft

QUIDDITY

Invoice Total $705.00

May 12, 2022
Project No: 0A640-0051-00
Invoice No: 00340314

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:	ACH INFORMATION:
Quiddity Engineering, LLC	Truist Bank
P.O. Box 95562	Account #: 1440017655101
Grapevine, TX 76099-9708	Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@Quiddity.com
Payment Terms: Due upon Receipt

Highlands at Mayfield Ranch MUD
c/o Bott & Douthitt
P.O. Box 2445
Round Rock, TX 78680

Project 0A640-0051-00 Highl. Ponds 4 & 5 Sed. Removal - 2022
Services include design phase services.

Professional Services from April 2, 2022 to April 29, 2022

Task 200 Design Phase Services

	Hours	Rate	Amount
Professional Engineer III	1.50	195.00	292.50
Design Engineer I	3.75	110.00	412.50
Totals	5.25		705.00
Total Labor			**705.00**

TOTAL THIS INVOICE **$705.00**

By/Date Received: DA 5-13-22
By/Date Posted: tm 5.17.22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 0324

Draft

QUIDDITY

Invoice Total $383.75

May 12, 2022
Project No: 0A640-0049-00
Invoice No: 00340312

PLEASE NOTE OUR REMIT INFO

REMIT ADDRESS:	ACH INFORMATION:
Quiddity Engineering, LLC	Truist Bank
P.O. Box 95562	Account #: 1440017655101
Grapevine, TX 76099-9708	Routing #: 111017694

Please send remittance advice to:
AccountsReceivable@Quiddity.com
Payment Terms: Due upon Receipt

Highlands at Mayfield Ranch MUD
c/o Bott & Douthitt
P.O. Box 2445
Round Rock, TX 78680

Project 0A640-0049-00 Highlands Sec. 4A, 5 & 12A WW Line Televising
Services include preparation and submittal of documentation to TCEQ.
Professional Services from April 2, 2022 to April 29, 2022

Task 400 Video Review and Documentation

	Hours	Rate	Amount
Professional Engineer III	1.25	195.00	243.75
Engineer's Assistant I	2.00	60.00	120.00
Admin II	.25	80.00	20.00
Totals	3.50		383.75
Total Labor			**383.75**

TOTAL THIS INVOICE **$383.75**

Draft

By/Date Received: DL 5.13.22
By/Date Posted: tm 5.17.24
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6324

TEXAS DISPOSAL SYSTEMS
PO BOX 674090
DALLAS, TX 75267
800-375-8375

Invoice

Date	Invoice #
04/30/2022	6582681
Customer Number	**Invoice Total**
6-39795	24545.60
Payment Amount	

0600397952658268100024545606

Bill To:

HIGHLANDS AT MAYFIELD RANCH
PO BOX 2445
ROUND ROCK TX 78680

Service Address:

HIGHLANDS AT MAYFIELD RANCH
VARIOUS ADDRESSES
ROUND ROCK TX 78664

For proper credit please return this portion.

Service Period APRIL SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
	** SUB ACCT: 6 - 26 MUNSEY			
	3728 ASHBURY RD			
04/30/22	96G TRASH@CURB+3BGS/BNDL	1.00		23.20
	Sub-Account:			
	Total 23.20			
	** SUB ACCT: 6 - 110 DOWELL			
	3723 PACIFIC LN			
04/30/22	96G TRASH@CURB+3BGS/BNDL	1.00		23.20
	Sub-Account:			
	Total 23.20			
	** SUB ACCT: 6 - 149 KELLY			
	4107 CAPORA WAY			
04/30/22	96G TRASH@CURB+3BGS/BNDL	1.00		23.20
	Sub-Account:			
	Total 23.20			
	** SUB ACCT: 6 - 378 NONWEILER			
	4112 PRESIDIO LN			
04/30/22	96G TRASH@CURB+3BGS/BNDL	1.00		23.20
	Sub-Account:			
	Total 23.20			
	** SUB ACCT: 6 - 397 SUPPE			
	4121 HAIGHT ST			
04/30/22	96G TRASH@CURB+3BGS/BNDL	1.00		23.20
	Sub-Account:			
	Total 23.20			
	** SUB ACCT: 6 - 399 STEWART			
	3612 HERMANN ST			
04/30/22	96G TRASH@CURB+3BGS/BNDL	1.00		23.20
	Sub-Account:			

By/Date Received: DL 5-4-22
By/Date Posted: AD 5/11/22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6277

Account Balance
(CONT.)

TEXAS DISPOSAL SYSTEMS

Account No.: 6-39795 2 **Service Period:** APRIL SERVICE

Billing Name: HIGHLANDS AT MAYFIELD RANCH **Invoice #:** 6582681

Draft

Williams Mapping
7124 Avignon Drive
Round Rock, Texas 78681

(512) 567-9360

Highlands at Mayfield Ranch MUD

Invoice Number	0000620
Date of Issue	05/01/2022
Due Date	05/31/2022
Amount Due (USD)	$350.00

Description	Rate	Qty	Line Total
Monthly Erosion Control Inspection Highlands at Mayfield Ranch MUD	$350.00	1	$350.00

Subtotal	350.00
Tax	0.00
Total	350.00
Amount Paid	0.00
Amount Due (USD)	$350.00

Notes
Please make all checks payable to Colin Williams - thank you!

Draft

By/Date Received: 5-4-22
By/Date Posted: AL 5/11/22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6272

WCAD
Williamson Central Appraisal District

CEAA
IAAO

"We will provide quality service with the highest standards of professionalism, integrity and respect. We will uphold these standards while providing an accurate, fair and cost-effective appraisal roll in compliance with the laws of the State of Texas."

May 12, 2022

Highlands @ Mayfield Ranch MUD
Jaime Colmenero
Armbrust & Brown LLP
100 Congress Ave. Ste 1300
Austin, Texas 78701

Dear Jaime Colmenero:

As you know, the Property Tax Division of the State Comptroller's Office periodically audits the Appraisal District. One area of audit is in the proper receipt and processing of each taxing unit's payment to the District.

Section 6.06(e) of the Property Tax Code states, "Unless the governing body of a unit and the chief appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter, and the first payment shall be made before January 1 of the year in which the budget takes effect. A payment is delinquent if not paid on the date it is due." Section 6.06(f) of the Property Tax Code states, "Payments shall be made to a depository designated by the district board of directors."

Please make note of your **third quarterly** payment in the amount of **$3,077.75…Invoice #2022-273** that is due **prior to July 1, 2022.**

Please make check payable to Williamson Central Appraisal District and mail copy of invoice and check directly to:

Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626-8050

In the past the District has sent each taxing unit a courtesy letter reminding them of its obligation approximately six weeks prior to the due date. We will continue to provide you with this courtesy letter.

Please feel free to call if you have any questions.

With kindest regards,

Alvin Lankford

Alvin Lankford
Chief Appraiser

AL/krg

By/Date Received: DL 5.17.22
By/Date Posted: tm 5.17.22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 1176 1947.63
6540 1130.12

Draft

Bookkeeper’s Account Expenditures

Draft

City of Cedar Park 5/5/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/31/2022	Bill	011-990010-00 3/22-2	2,197.93	2,197.93		2,197.93
					Check Amount	2,197.93

Draft

First Texas Bank - Bo WW Monthly Charges - March 2022 - Remaining 2,197.93

CITY OF CEDAR PARK
450 Cypress Creek Road, Bldg.2
Cedar Park, TX 78613
www.cedarparktexas.gov

Account Number	Amount Due
011-990010-00	**$28,909.57**
Due Date	**After Due Date Pay**
5/2/2022	$28,909.57
Service Address	
HIGLANDS MAYFIELD RANCH # SWR	

There will be a $25.00 charge on all returned checks. Please return this portion with your payment. When paying in person, please bring both portions of this bill.

Highlands @ Mayfield Ranch
Tricia Melton/Bott & Douthitt
PO Box 2445
Round Rock, TX 78680

Utility Billing (512) 401-5300
Fax (512) 401-5301
Field Operations (512) 401-5550
Monday - Friday 8:00 AM - 5:00 PM
Concerns regarding City provided waste collection
(512) 401-5678

Please return this portion with your payment. When paying in person please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name				Service Address		Account Number
Highlands @ Mayfield Ranch				HIGLANDS MAYFIELD RANCH # SWR		011-990010-00
Status	**Service Dates**			**Bill Date**	**Penalty Date**	**Due Date**
	From	**To**	**# Days**			
Active	3/1/2022	4/1/2022	31	4/15/2022	5/6/2022	5/2/2022

PREVIOUS BALANCE	$26,711.64
PAYMENTS	$0.00
ADJUSTMENTS	($26,711.64)
PENALTIES	$0.00
PAST DUE AMOUNT	**$0.00**
Sewer	28,909.57
Tax	$0.00
ADJUSTED BILL	**$28,909.57**
AMOUNT DUE	**$28,909.57**
AMOUNT DUE AFTER 05/02/2022	$28,909.57

CURRENT		PREVIOUS		
DATE	READING	DATE	READING	USAGE

* To calculate your usage subtract the previous reading from the current reading then multiply by 10.

By/Date Received: AL 5/5/22
By/Date Posted: AL 5/5/22
Approved for Payment:
Hand Delivered to:
Mailed By/Date: AL 5/5/22
GL#: 2118

To pay with Visa or MasterCard, you can register at www.municipalonlinepayments.com/cedarparktx and make a ONE-TIME PAYMENT free of charge. To set up RECURRING MONTHLY PAYMENTS through your checking/savings account, Visa, or MasterCard, go to www.cedarparktexas.gov/departments/water-utility-billing/autodraft. Complete the Automatic Debit Authorization and return to us by email, fax, mail, or in person at our office.

Draft

Pedernales Electric Cooperative, Inc. 5/11/2022

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/30/2022	Bill	3000453402 4/2022	1,834.63	1,834.63		1,834.63
					Check Amount	1,834.63

Draft

First Texas Bank - Bo Street Lights/Lift Station Electric - April 2022 1,834.63

YNNY

Questions? Call 888-554-4732
Monday through Friday, 8 a.m. – 5:30 p.m.
Report an outage: 888-883-3379
pec.coop ***Se habla Español***

Member-owned since 1938
Not-for-profit

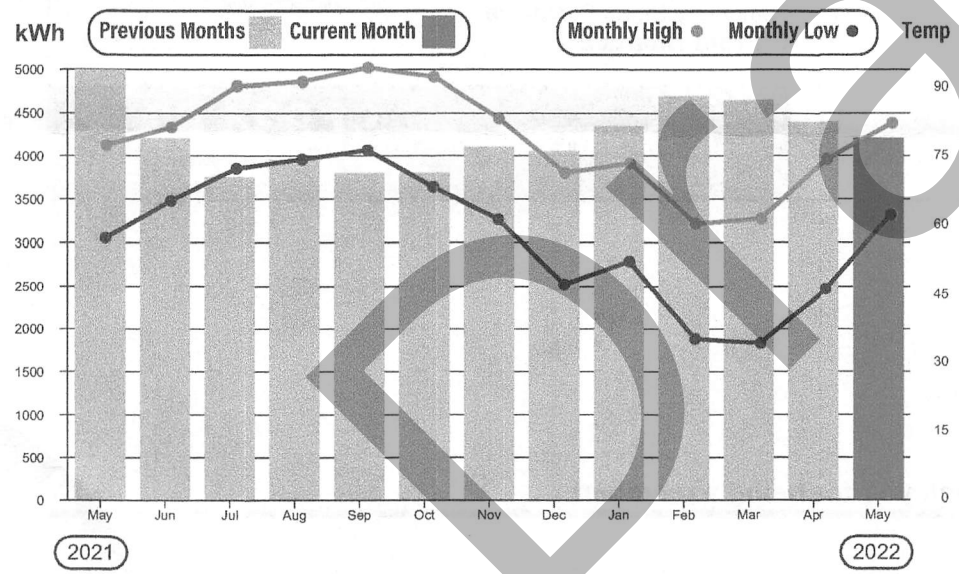
TOTAL AMOUNT DUE
$1,834.63
Due Date 05/21/2022

Account #: 3000453402
Member Name: HIGHLANDS AT MAYFIELD RANCH MUD
Director District: 1
Bill Date: 05/04/2022

This bill does not reflect payments after 05/04/2022.
Charge detail found on the back of this page.

Service Address: 3900 ARTERIAL LIFT STATION

Monthly energy use



Energy comparison

Total energy use this month
4,200 kWh
$403.05

Total energy use last month
4,400 kWh
$420.46

Total energy use this month last year
5,000 kWh
$432.85

Average daily use and temp this month
145 kWh/Day
72°

IMPORTANT MEMBER INFORMATION

May is Electrical Safety Month! Do you know the downed line shuffle? Knowing what to do if you encounter a downed power line could save your life. Learn the shuffle and more at pec.coop/safety.

By/Date Received: OL 5.9.22
Date Posted: AR 5/11/22
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6285, 6280

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 04-06-2022

Officer Performing Security: D. Oberg Unit #: 1418

Vehicle mileage: Beg_40140 End _40183 Total 43_ Door # SB2042_

Start Time: 1115 End Time: 1615 Total Hours: 5.0

Activity and work performed during security:

1115 checked on duty for the MUD
1132 checked area of Soma Cv
1144 traffic stop due to speeding on Mayfield Ranch Blvd
1211 checked area of Kyler Glen Rd
1238 traffic stop due to speeding on Mayfield Ranch Blvd
1315 checked pond on Hannover Way, no one in the area
1336 checked area of Whitetail Dr
1405 traffic stop due to speeding on Mayfield Ranch Blvd
1422 traffic stop due to speeding on Mayfield Ranch Blvd
1536 checked area of Hermann St
1544 checked pond on Kingsley Ave, no one fishing in the area
1552 checked area of Hood Park Dr
1559 checked on Community Center, doors secure
1615 end of shift DO13670

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted]
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 4/11/2022

Officer Performing Security: S. FELDMANN Unit #: 1317

Vehicle mileage: Beg 80,034 End 80,051 Total 17 Door # 1864

Start Time: 0530 End Time: 1030 Total Hours: 5

Activity and work performed during security:

0530 Checked on duty for the MUD
0538 checked the area of Kirby Cove
0616 traffic enforcement on Mayfield Ranch Blvd (no violations observed)
0653 checked the area of Capora Way
0731 traffic enforcement on Whitetail Drive (no violations observed)
0808 checked the area of Flowstone Lane
0846 traffic enforcement on Mayfield Ranch Blvd (1 resident, 1 visitor)
0924 checked the area of Mason Cove
1005 checked the area of Cole Valley Lane
1030 end of shift SJF14706

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
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If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

S. FELDMANN #: 14706
Officer's Signature and Unit Number

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 04-12-2022

Officer Performing Security: D. Oberg Unit #: 1418

Vehicle mileage: Beg_40210 End _40257 Total 47_ Door # SB2042_

Start Time: 1105 End Time: 1605 Total Hours: 5.0

Activity and work performed during security:

1105 checked on duty for the MUD
1108 checked area of Bainbridge St
1155 traffic stop due to speeding on Mayfield Ranch Blvd
1213 traffic stop due to speeding on Mayfield Ranch Blvd
1231 checked area of Pacific Ln
1256 checked area of Cole Valley Ln
1409 checked area of Hannover Way
1445 checked pond off of Hannover Way, no one in the area
1505 checked Community Center, building secure
1536 checked pond on Kingsley Ave, no one was fishing
1605 end of shift DO13670

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted]
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

D. Oberg _____# 13670_____
Officer's Signature and Unit Number

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 4/15/2022

Officer Performing Security: S. FELDMANN Unit #: 1317

Vehicle mileage: Beg 80,745 End 80,766 Total 21 Door # SB1864

Start Time: 1100 End Time: 1600 Total Hours: 5

Activity and work performed during security:

1100 checked on duty for the MUD
1109 security check at the pool on Bainbridge Cove
1146 checked the area of Van Ness Ave
1223 traffic enforcement on Mayfield Ranch Blvd (1 resident)
1300 checked the area of Skyview Way
1337 checked the area of Flowstone Lane
1414 checked the area of Stanyan Drive
1451 traffic enforcement on Whitetail Drive (no violations observed)
1527 checked the area of Hannover Way
1600 end of shift SJF14706

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted]
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

S. FELDMANN #: 14706
Officer's Signature and Unit Number

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 4/20/2022

Officer Performing Security: S. FELDMANN Unit #: 1317

Vehicle mileage: Beg 98,253 End 98,267 Total 14 Door # SA0703

Start Time: 1700 End Time: 1930 Total Hours: 2.5

Activity and work performed during security:

1700 checked on duty for the MUD
1708 checked the area of Arques Ave
1746 checked the area of Geary St
1801 assisted patrol with weapons call at the Williamson County regional park
1907 checked the pond on Kingsley Ave
1930 end of shift SJF14706

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted]
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

S. FELDMANN #: 14706
Officer's Signature and Unit Number

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 04-27-2022

Officer Performing Security: D. Oberg Unit #: 1418

Vehicle mileage: Beg_52 End _92 Total _40 Door # SB2055_

Start Time: 1045 End Time: 1545 Total Hours: 5.0

Activity and work performed during security:

1045 checked on duty for the MUD
1054 checked area of Broadway Path
1116 checked on Community Center, doors secure
1124 call for service on Sutter Cv reference wild animals
1141 checked area of Bainbridge St
1148 checked retention pond off of Winnie Pl, no one in area
1233 traffic stop due to speeding on Mayfield Ranch Blvd
1239 checked area of Whitetail Dr
1329 checked pond off of Hannover Way, no one in area
1335 checked area of Lombard St
1408 checked area of Hermann St
1421 checked area of Haight St
1512 traffic stop due to speeding on Mayfield Ranch Blvd
1520 checked pond on Kingsley Cv, no one in area
1545 end of shift DO13670

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted]
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 04-28-2022

Officer Performing Security: D. Oberg Unit #: 1418

Vehicle mileage: Beg_92 End _135 Total 43_ Door # SB2055_

Start Time: 1115 End Time: 1615 Total Hours: 5.0

Activity and work performed during security:

1115 checked on duty for the MUD
1400 checked area of Haight St
1404 checked area of Skyview Way
1413 checked area of Stanyan Dr
1415 checked area of Park Point Path
1420 checked pond off of Winnie Pl, no one in area
1430 checked area of Post Loop
1435 checked pond off of Kingsley Ave, no one in area
1511 traffic stop due to speeding on Mayfield Ranch Blvd
1518 checked pond off of Hannover Way, no one in area
1531 traffic stop due to speeding on Mayfield Ranch Blvd
1539 checked area of Hermann St
1615 end of shift DO13670

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted]
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

D. Oberg _____# 13670

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 4/29/2022

Officer Performing Security: S. FELDMANN Unit #: 1317

Vehicle mileage: Beg 81,334 End 81,356 Total 22 Door # SB1864

Start Time: 0530 End Time: 1030 Total Hours: 5

Activity and work performed during security:

0530 checked on duty for the MUD
0542 checked the area of Sir Noah Tucker Drive
0620 checked the area of Geary St
0658 traffic enforcement on Mayfield Ranch Blvd
0735 checked the area of Capora Way
0806 assisted patrol in taking a juvenile into custody
0922 traffic enforcement on Whitetail Drive
1002 checked the area of Kearney Lane
1030 end of shift SJF14706

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted]
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

S. FELDMANN #: 14706
Officer's Signature and Unit Number

Draft

Highlands at Mayfield Ranch MUD
Security

Date Work Performed: 4/30/2022

Officer Performing Security: S. FELDMANN Unit #: 1317

Vehicle mileage: Beg 81,400 End 81,411 Total 11 Door # SB1864

Start Time: 0800 End Time: 1030 Total Hours: 2.5

Activity and work performed during security:

0800 checked on duty for the MUD
0810 checked the area of Skyview Way
0838 traffic enforcement on Mayfield Ranch Blvd
0919 checked the area of Hermann Street
0950 traffic enforcement on Whitetail Drive
1019 checked the area of Kingsley Ave
1030 end of shift SJF14706

Each night every officer shall patrol and physically check the district's property to include all parks, Community center, and any other buildings operated by the MUD. During the walk-through, the deputy will monitor the facilities located in the parks for vandalism. You will document on this form the times you check the property and any incidents or other activities to include calls you assist patrol on. Do not list suspect or victim's names on this form. Our goal is high visibility to deter crime before it happens and to quickly respond when it does.
**Be sure and check 10-41 on extra job in Highlands at Mayfield Ranch on Call 1 and monitor Call 1 for any calls in the M.U.D. district. **
This form must be returned to Sgt. M. Huntley the morning of the last day of the month.
All issues with this job are to be directed to Sgt. M. Huntley at [redacted].
If you cannot work your shift you will locate an officer currently on the approved schedule for Highlands at Mayfield Ranch to cover your shift and notify Sgt. M. Huntley ASAP of the change.
You must work the hours assigned. Failure to show for the shift or work the scheduled hours will result in your removal from working this extra job.

S. FELDMANN #: 14706
Officer's Signature and Unit Number

Draft

MASTERSON ADVISORS LLC

Highlands at Mayfield Ranch MUD

Proforma Cash Flow Analysis - NO GROWTH / EXISTING DEBT / SENATE BILL 2

Tax Year	Taxable Appraised Value		Debt Tax Rate	Projected Collections 98%	Calendar Year	Beginning Balance (c)	Total Funds Available	Outstanding Debt Service	Ending Fund Balance	% of Next Year's Debt Service
2021	363,441,686	(a)	0.400	1,424,691	2022	2,339,384	3,764,075	1,615,194	2,148,881	121.59%
2022	479,661,823	(b)	0.385	1,809,764	2023	2,148,881	3,958,645	1,767,254	2,191,391	123.68%
2023	479,661,823		0.385	1,809,764	2024	2,191,391	4,001,155	1,771,754	2,229,401	125.62%
2024	479,661,823		0.385	1,809,764	2025	2,229,401	4,039,165	1,774,679	2,264,487	127.53%
2025	479,661,823		0.385	1,809,764	2026	2,264,487	4,074,251	1,775,624	2,298,627	129.18%
2026	479,661,823		0.385	1,809,764	2027	2,298,627	4,108,391	1,779,449	2,328,942	129.37%
2027	479,661,823		0.385	1,809,764	2028	2,328,942	4,138,706	1,800,284	2,338,423	129.58%
2028	479,661,823		0.385	1,809,764	2029	2,338,423	4,148,187	1,804,679	2,343,508	128.90%
2029	479,661,823		0.385	1,809,764	2030	2,343,508	4,153,272	1,818,019	2,335,253	127.66%
2030	479,661,823		0.385	1,809,764	2031	2,335,253	4,145,017	1,829,256	2,315,761	125.56%
2031	479,661,823		0.385	1,809,764	2032	2,315,761	4,125,525	1,844,281	2,281,244	123.50%
2032	479,661,823		0.385	1,809,764	2033	2,281,244	4,091,008	1,847,179	2,243,829	120.07%
2033	479,661,823		0.385	1,809,764	2034	2,243,829	4,053,593	1,868,834	2,184,759	115.99%
2034	479,661,823		0.385	1,809,764	2035	2,184,759	3,994,523	1,883,568	2,110,956	111.35%
2035	479,661,823		0.385	1,809,764	2036	2,110,956	3,920,720	1,895,866	2,024,854	105.41%
2036	479,661,823		0.385	1,809,764	2037	2,024,854	3,834,618	1,920,974	1,913,644	99.23%
2037	479,661,823		0.385	1,809,764	2038	1,913,644	3,723,408	1,928,478	1,794,931	92.34%
2038	479,661,823		0.385	1,809,764	2039	1,794,931	3,604,695	1,943,815	1,660,880	84.86%
2039	479,661,823		0.385	1,809,764	2040	1,660,880	3,470,644	1,957,136	1,513,507	76.74%
2040	479,661,823		0.385	1,809,764	2041	1,513,507	3,323,272	1,972,304	1,350,968	68.05%
2041	479,661,823		0.385	1,809,764	2042	1,350,968	3,160,732	1,985,236	1,175,496	58.77%
2042	479,661,823		0.385	1,809,764	2043	1,175,496	2,985,260	2,000,241	985,018	48.83%
2043	479,661,823		0.385	1,809,764	2044	985,018	2,794,782	2,017,393	777,390	38.07%
2044	479,661,823		0.385	1,809,764	2045	777,390	2,587,154	2,041,910	545,244	28.57%
2045	479,661,823		0.385	1,809,764	2046	545,244	2,355,008	1,908,419	446,589	26.68%
2046	479,661,823		0.385	1,809,764	2047	446,589	2,256,353	1,673,969	582,385	49.24%
2047	479,661,823		0.385	1,809,764	2048	582,385	2,392,149	1,182,669	1,209,480	153.71%
2048	479,661,823		0.385	1,809,764	2049	1,209,480	3,019,244	786,850	2,232,394	478.67%
2039	479,661,823		0.385	1,809,764	2040	1,660,880	3,470,644	466,375	3,004,269	
								50,861,686		

(a) Reflects the Certified 2021 Taxable Assessed Valuation as provided by Williamson County Appraisal District (WCAD).

(b) 2022 Preliminary Assessed Value as provided by WCAD.

(c) Debt Service Fund Balance as of July 29, 2021 1,374,619
Less: Remaining 2021 Debt Service Payment 964,765
Funds Available for 2022 Debt Service 2,339,384

	Actual 2021			Estimated 2022		
Debt Service	0.4000		**Produces**	0.3850		**Produces**
M&O	0.2321	⇨	826,677	0.1583	⇨	744,119
Total	0.6321			0.5433		

General Fund Balance (4/27/22)	$	2,777,586
FY 2022 Budgeted Expenditures	$	1,431,306
FYE 2022 Budgeted M&O Tax Rev.	$	826,677
FYE 2022 Budgeted Surplus	$	271,330
Operating Reserve (Months)		23.3
M&O Tax Rate to Balance Budget	$	0.1181
M&O Tax Rate to Produce Budget	$	0.1759

2021 Assessed Value		***$363,441,686***
2021 Tax Rate:		
Debt service	$	0.4000
M&O	$	0.2321
Total	$	0.6321
2021 avg HS		$392,078
*2022 avg HS		$472,127
2021 avg tax bill		$2,478
2022 Calculated Tax Rates:		
Parity		$0.5249
Rollback Rate		3.50%
Rollback (3.50%)	$	0.5433
M&O Rollback	$	0.1995

5/19/2022

Draft

MASTERSON ADVISORS LLC

Highlands at Mayfield Ranch MUD

2022 Tax Rate/ Over 65/Disabled Exemption Analysis

Over 65 Eligible		174
Disabled Eligible		4
Value of Eligible Homesteads	$	84,038,573
Average 2022 Homestead Value		$472,127
Total 2022 Preliminary Taxable Value	$	479,661,823
2021 Total Tax Rate ($0.40 debt/$0.2321 M&O)		$0.6321
2021 Average Tax Bill		$2,478
2021 Tax Levy ($363,441,686 * $0.6321/100)	$	2,297,315

2022 OVER 65/DISABLED ANALYSIS

Average Home Value	Over 65/Disabled Exemption $	Taxable Value Lost	2022 Tax Rate Required Debt	2022 Tax Rate Required M&O	2022 Total Tax Rate Required	Average Tax Bill	Tax Bill (Savings)/Increase
$ 472,127	$ -	$ -	0.3850	0.1583	0.5433	$ 2,565	$ -
$ 462,127	$ 10,000	$ 1,780,000	0.3865	0.1568	0.5433	$ 2,511	$ (54)
$ 452,127	$ 20,000	$ 3,560,000	0.3875	0.1558	0.5433	$ 2,456	$ (109)
$ 442,127	$ 30,000	$ 5,340,000	0.3900	0.1533	0.5433	$ 2,402	$ (163)
$ 432,127	$ 40,000	$ 7,120,000	0.3915	0.1518	0.5433	$ 2,348	$ (217)
$ 422,127	$ 50,000	$ 8,900,000	0.3925	0.1508	0.5433	$ 2,293	$ (272)

Draft

QUIDDITY

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
www.quiddity.com

May 18, 2022

Board of Directors
Highlands at Mayfield Ranch MUD
c/o Armbrust & Brown, PLLC
100 Congress Ave, Suite 1300
Austin, TX 78701

Re: Monthly Status Report
Highlands at Mayfield Ranch MUD Regular Board Meeting of May 25, 2022

Dear Directors:

The following is a brief summary that describes our activities since the last meeting:

1. **Highlands Sec. 3A** – The City of Round Rock issued the license agreement for the Jellyfish filter to the Developer. We are working with the Attorney to have it assigned to the MUD.

2. **Water Quality Maintenance**

   a. Routine Maintenance – Aquatic Features continues to visit the wet ponds regularly for maintenance. All equipment is functioning normally at this time with the exception of the irrigation well for Pond No. 3. Aquatic Features had the well assessed, and they will need to replace some electrical components. The cost is estimated at $720.

   b. Pond Nos. 4 & 5 Sediment Removal – Horizon Environmental collected the sediment samples during the first week of April. The test results were received this week, and they show that the material is non-hazardous. We are finalizing the bid package. We intend to begin advertising for bids the week of May 30.

3. **Storm Water Management Plan Waiver** –The waiver application is in review with TCEQ.

4. **Manhole Coating Repair** – We are working with Fuquay to schedule the coating repair.

5. **Lift Station Pump** – The City of Georgetown has not yet received the repaired lift station pump. We will continue to follow up with them. The lift station is still in operation.

6. **Greenbelt and Trail Items** – No report at this time.

7. **Escrow Release/Surplus Funds Application** – The application is currently in review with TCEQ.

Draft

8. **Pond No. 5 Fencing** – We solicited proposals from two fence companies for fencing options along the north side of the pond and along the south side of the pond. We will present the proposals at the meeting.

   BOARD ACTION: Consider approval of a fence proposal.

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

Sincerely,

Catherine B. Mitchell

Catherine Garza Mitchell, PE

CGM/cgm
K:\0A640\0900-22\MeetingFiles\StatusReports\STATUS REPORT for Highlands 20220518.doc

Draft

MEMORANDUM

To: Board of Directors, Highlands at Mayfield Ranch Municipal Utility District

From: Armbrust & Brown PLLC

Re: Violations of District Rules

Date: May 25, 2022

The following Requests for Corrective Action either were received or remained outstanding since the last Board meeting:

Requests for Corrective Action

Builder	Address	Date	Status
Highland Homes	4391 Hannover Silt fence needs to be installed at curb; roadway and curb inlet need to be cleaned	4/27/2022	Resolved
Sitterle Homes	3829 Lombard Silt fence needs to be repaired	5/5/2022	Resolved
Sitterle Homes	3816 Lombard Silt fence needs to be repaired	5/5/2022	Resolved
Sitterle Homes	4231 Arques Silt fence needs to be repaired	5/11/2022	Resolved
Highland Homes	4427 Hannover Curb inlet cover need to be removed	5/11/2022	Resolved
Sitterle Homes	3836 Stanyan Curb inlet cover across the street from lot needs to be removed	5/18/2022	Pending
Sitterle Homes	4234 Arques Silt fence needs to be repaired at curb	5/18/2022	Pending
Highland Homes	4391 Hannover Trash box needs to be installed on lot	5/18/2022	Pending

The following Notices of Penalty for Violations were received since the last Board meeting.

NONE

Draft

ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

THIS ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT (this "*Assignment*") is entered into to be effective as of _____, 2022 (the "*Effective Date*"), by and between **HMR HOLDINGS, INC.**, a Texas corporation ("*Assignor*"), and **HIGHLANDS AT MAYFIELD RANCH MUNICIPAL UTILITY DISTRICT**, a Texas local government entity ("*Assignee*"), and is as follows:

RECITALS

A. The City of Round Rock, Texas, a Texas home rule municipality (the "*Licensor*"), has granted to Assignee, a license and right to enter onto that certain real property in Williamson County, Texas, for the purpose of installing, maintaining, and repairing a jellyfish structure at Flowstone Lane, north of its intersection with Arterial H pursuant to the License Agreement dated effective December 3, 2021, and recorded as Document No. 2021189643 of the Official Public Records of Williamson County, Texas (the "*License*").

B. Assignor now desires to assign to Assignee all of Assignor's right, title, and interest in and to the License, and Assignee desires to assume all of Assignor's rights and obligations under or in connection with the License.

C. As provided in Section 3.1 of the License, the License is not assignable without the consent of Licensor. Licensor joins in the execution of this Assignment for the purpose of providing such consent to this Assignment.

AGREEMENT

NOW THEREFORE, for and in consideration of the premises herein stated and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, Assignor and Assignee hereby agree as follows:

1. Assignment to Assignee. Assignor has this day ASSIGNED, TRANSFERRED, CONVEYED, AND DELIVERED, and by these presents does hereby ASSIGN, TRANSFER, CONVEY, AND DELIVER unto Assignee, all of Assignor's right, title, and interest in, to, and under the License.

2. Assumption. By its execution hereof, Assignee hereby accepts the assignment of the License as provided for herein, and hereby assumes and agrees to perform and discharge all duties and obligations to be performed and/or discharged by the "Licensee" thereunder from and after the date hereof, to the extent permitted by applicable law.

3. Indemnity Agreements. Assignor will indemnify and hold Assignee harmless from and against all obligations of the "Licensee" under the License to the extent such obligations were applicable to the period and required to be performed prior to the date of this Assignment. To the extent permitted by applicable law, Assignee will indemnify and hold Assignor harmless from and against all obligations of the "Licensee" under the License to the extent that such obligations are applicable to the period and required to be performed from and after the date of this Assignment.

Draft

4. Legal Expenses. If either party to this Assignment brings suit or otherwise becomes involved in any legal proceedings seeking to enforce the terms of this Assignment, or to recover damages for their breach, the prevailing party will be entitled to recover its costs and expenses incurred in connection therewith.

5. Successors and Assigns. This Assignment will be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

6. Execution. To facilitate execution, this Assignment may be executed in any number of counterparts as may be convenient or necessary, and it will not be necessary that the signatures of all parties be contained in any one counterpart hereof. Additionally, the parties hereto hereby covenant and agree that, for purposes of facilitating the execution of this instrument: (a) the signature pages taken from separate individually executed counterparts of this instrument may be combined to form multiple fully executed counterparts; and (b) a signature delivered by facsimile or in another electronic format (*e.g.*, .PDF via email) will be deemed to be an original signature for all purposes. All executed counterparts of this instrument shall be deemed to be originals, but all such counterparts, when taken together, shall constitute one and the same agreement.

[SIGNATURE PAGE(S) FOLLOWS]

Draft

COUNTERPART SIGNATURE PAGE TO ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT

ASSIGNOR: **HMR HOLDINGS, INC.**, a Texas corporation

By: _____
Name: _____
Title: _____

Date: _____

THE STATE OF TEXAS §

COUNTY OF _____§

This instrument was acknowledged before me this _____ day of _____, 2022, by _____, _____ of HMR Holdings, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)

_____
Notary Public Signature

Draft

COUNTERPART SIGNATURE PAGE TO ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT

ASSIGNEE: **HIGHLANDS AT MAYFIELD RANCH MUNICIPAL UTILITY DISTRICT**, a Texas local government entity

By: _____
Name: _____
Title: _____

Date: _____

Address: c/o Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

THE STATE OF TEXAS §

COUNTY OF _____§

This instrument was acknowledged before me this _____ day of _____, 2022, by _____, _____ of Highlands at Mayfield Ranch Municipal Utility District, a Texas local government entity, on its behalf.

(SEAL)

_____
Notary Public Signature

Draft

CONSENT AND JOINDER

Licensor hereby consents to and joins in the execution of this Assignment for purposes of confirming and evidencing its consent to this Assignment in accordance with Section 3.1 of the License.

LICENSOR: **CITY OF ROUND ROCK, TEXAS**, a Texas home rule municipality

By: _____
Name: _____
Title: _____

Date: _____

THE STATE OF TEXAS §

COUNTY OF _____§

This instrument was acknowledged before me this _____ day of _____, 2022, by _____, _____ of the City of Round Rock, Texas, a Texas home rule municipality, on its behalf.

(SEAL)

_____
Notary Public Signature

Draft

Draft

ELECTRONICALLY RECORDED 2021189643
Williamson County, Texas Total Pages: 7

LICENSE AGREEMENT

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

This Agreement is made this 3rd day of Dec, 2021, by and between the **CITY OF ROUND ROCK, TEXAS** a Texas home rule municipality, whose address is 221 East Main Street, Round Rock, Texas 78664 (hereinafter "Licensor"), and **HMR HOLDINGS, INC.**, whose mailing address is 1011 North Lamar Boulevard, Austin, Texas 78703 (hereinafter the "Licensee").

Whereas, Licensor is the owner of the real property (hereinafter, "Property") in the City of Round Rock, Williamson County, Texas, which is public rights-of-ways, specifically Flowstone Lane, as depicted by in Exhibit "A," attached hereto and incorporated herein; and

Whereas, Licensee desire to exercise certain rights and privileges upon the public rights-of-ways located within the Property; and

Whereas, Licensor desires to grant Licensee certain rights and privileges upon public rights-of-ways within the Property; and

NOW, THEREFORE, it is agreed as follows:

I. License

1.1 Licensee shall have the right to enter the Property to install, maintain, and repair a jellyfish structure at Flowstone Lane, north of its intersection with Arterial H, as depicted in Exhibit "A," subject to all conditions recited herein.

1.2 It is understood that this Agreement creates a license only and that Licensee do not and shall not claim at any time any interest or estate of any kind in the public right-of-way located within the Property by virtue of this license.

1.3 It is further understood that before the installation of any of the current or subsequent improvements depicted in Exhibit "A," Licensee shall present a detailed plan to the Development Services Manager for review and approval. Approval of any plan shall be solely within the discretion of the Development Services Manager.

1.4 It is further understood that Licensee must comply with all other requirements of the Code of Ordinances of the City of Round Rock, Texas.

1.5 It is further understood that Licensor has no duty to maintain, operate, replace, or repair any improvement in or upon the Property, including the payment of any fees of any kind associated with any improvements.

CM-2021-317
4853-6829-1076/ss2
LAGR2110-0001

Draft

II. Consideration

2.1 In consideration for this license, Licensee shall pay Licensor $10.00 and other good and valuable consideration.

III. Nonassignability

3.1 The license granted in this Agreement is personal to Licensee. This Agreement is not assignable. Any assignment in violation of this Agreement will automatically terminate the license. Notwithstanding the foregoing, with the consent of the Licensor, Licensee shall be permitted to assign Licensee's license under this Agreement to any entity acquiring all or a portion of Licensee's property adjacent to the Property or a property owners association created to maintain Licensee's improvements provided such assignee assumes Licensee's obligations and rights granted under this Agreement, and Licensee shall be released from any and all obligations hereunder accruing after such assignment.

IV. Terminable at Will

4.1 This Agreement is terminable by either party at will by the giving of actual notice to the other party. Upon termination, any improvements to the Property, at Licensor's option exercised in writing, will become the property of Licensor and it is agreed that Licensor will not reimburse Licensee for any costs expended for said improvements.

V. Indemnity

5.1 **LICENSEE SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS, AND SHALL INDEMNIFY AND HOLD HARMLESS LICENSOR, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES, FOR INJURY TO OR DEATH OF ANY PERSON, OR FOR DAMAGE TO ANY PROPERTY, ARISING OUT OF OR IN CONNECTION WITH LICENSEE'S EXERCISE OF THE LICENSE UNDER THIS AGREEMENT, EXCEPT FOR ACTS OF LICENSOR OR ITS OFFICERS, AGENTS OR EMPLOYEES, THAT ARE NEGLIGENT OR OF WILLFUL MISCONDUCT OR OF LICENSOR'S CONTRACTOR'S ACTS THAT ARE NEGLIGENT OR OF WILLFUL MISCONDUCT.**

VI. Release

6.1 Licensee assume full responsibility for its exercise of the license, and hereby releases, relinquishes and discharges Licensor, its officers, agents and employees, from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to, including death, of any person (whether they be third persons,

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contractor, or employees of either of the parties hereto) and any loss of or damage to property (whether the same be that either of the parties hereto or of third parties) caused by or alleged to be caused, arising out of, or in connection with Licensee's exercise of the license under this Agreement whether or not said claims, demands and causes of action in whole or in part are covered by insurance.

VII. Venue

7.1 This Agreement shall be construed under and accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas. Venue for any dispute under this Agreement shall lie exclusively in the courts of Williamson County, Texas.

VIII. Notice

8.1 Notice shall be mailed to the addresses designated herein or as may be designated in writing by the parties from time to time and shall be deemed received when sent postage prepaid U.S. mail to the following addresses:

LICENSOR: City of Round Rock
ATTN: City Manager
221 East Main Street
Round Rock, Texas 78664

LICENSEE: HMR Holdings, Inc.
1011 North Lamar Boulevard
Austin, Texas 78703

IN WITNESS WHEREOF, this AGREEMENT is executed on this 3rd day of December, 2021.

[Signature pages to follow.]

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LICENSEE:

HMR HOLDINGS, INC.

By: _____

Title: President

Date: 11/22/21

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned, a notary public in and for said county and state, on this day personally appeared Blake J. Magee (Name), President (Title) of **HMR HOLDINGS, INC.**, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given my hand and seal of office on this the 22nd day of November, 2021.

Holly H. Fullerton
Notary Public, State of Texas

HOLLY H. FULLERTON
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 132499027

After executing, please return to:

Planning and Development Services
301 W. Bagdad Ave., Suite 210
Round Rock, TX 78664

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LICENSOR:

City of Round Rock, Texas

By: Laurie Hadley
Laurie Hadley, City Manager

Date: 12-3-21

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on this 3rd day of Dec, 2021, by Laurie Hadley, City Manager of the City of Round Rock, in the capacity and for the purposes and consideration therein indicated.

MONIQUE ADAMS NOTARY PUBLIC STATE OF TEXAS ID# 126257913 EXPIRES 3-22-2022

Monique Adams
Signature

MONIQUE ADAMS
Printed Name

Notary Public, State of Texas

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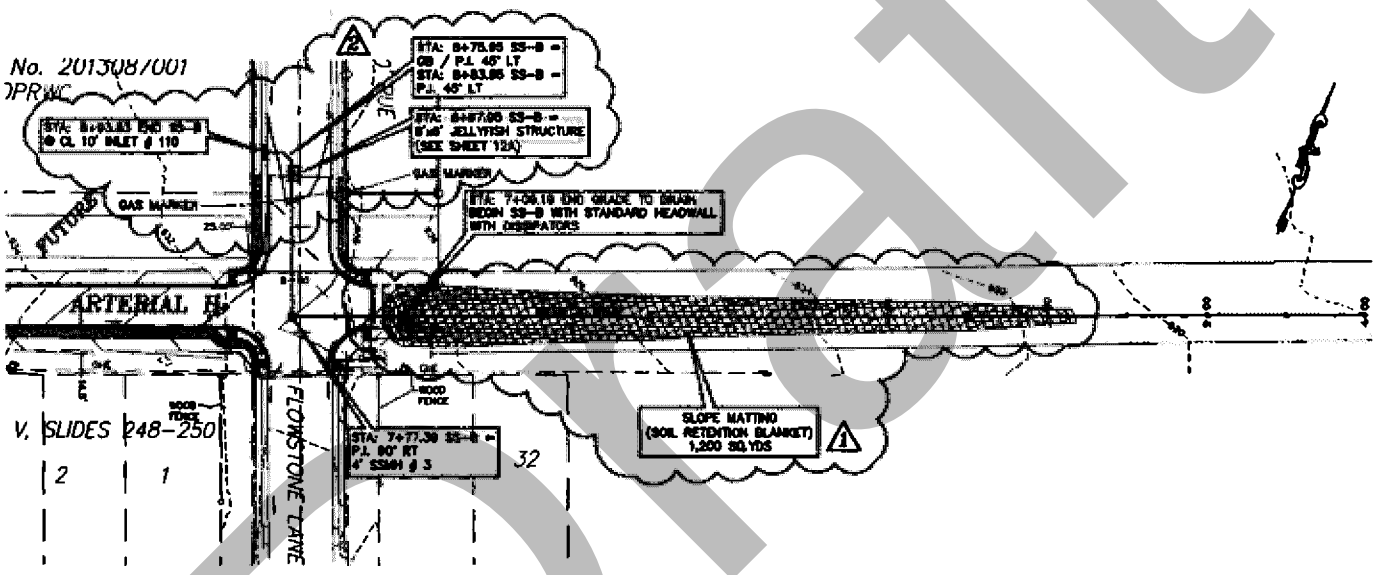
Exhibit "A"



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RECORDERS MEMORANDUM

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

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Pages: 7 Fee: $54.00
12/15/2021 08:26 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

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MEMORANDUM

To: Highlands at Mayfield Ranch Municipal Utility District
Board of Directors

Re: Scheduled Meeting Dates

Date May 25, 2022

The following is a list of scheduled meeting dates for 2022 based on the Board's previously approved meeting date (the fourth Wednesday of each month).

Regular Meeting Date	**Time**	**Need to Meet**	**Location of Meeting**	**Comments**
January 26, 2022		Approve audit; annual review items	A&B	
February 23, 2022			A&B	
March 23, 2022			A&B or Neighborhood Meeting	
April 27, 2022				
May 25, 2022				
June 22, 2022				
July 27, 2022	6:30 p.m.	First budget and tax meeting; Engage auditor for fiscal year ended September 30, 2022; call Director Election for November 2022	Neighborhood Meeting	WCAD will certify appraisal rolls on July 25, 2022
August 24, 2022	6:30 p.m.	Second budget and tax meeting	Neighborhood Meeting	
September 28, 2022				
October 26, 2022				
November 23, 2022		Discuss canceling December Board meeting		Day before Thanksgiving
December 28, 2022				Three days after Christmas

* Not regular meeting date

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