SAN LEON MUNICIPAL UTILITY DISTRICT
443 24TH STREET
SAN LEON, TEXAS 77539

Regular Meeting

Notice is hereby given of the Regular Meeting of the Board of Directors of the San Leon Municipal Utility District at 6:30 p.m., Wednesday, August 21, 2019 at the San Leon Volunteer Fire Department 337 12th Street, San Leon, Texas for the purpose of Discuss/Consideration and Act/Approval upon the following matters:

* Call Meeting to Order;
* Comments from District Residents;
* Call Public Hearing concerning Adoption of the District Tax Rate and Authorize Publication of Notice of Public Hearing, take Record Vote on Proposed Tax Rate;
* Consider discussion from Boyd Thomure;
* Consider and Approve a Proposed Development at 24th and Ave N for John Arena;
* Consider and Approve a Proposed Development at 11th and Ave K for R. Saldierna;
* Approve the Minutes of the Regular Meeting on July 17, 2019;
* Consider and Approve the Engineer's Report;
* Discuss and Approve of Pay Est. No. 3, from C. F. McDonald Electric Inc.;
* Consider and Approve the Field Superintendent's Report;
* District Manager's Report;
* Review and Discuss Sludge Haul Proposals;
* Review and Adopt Amended Rate Order;
* Consider and Approve the Office Manager's Report;
* Discuss and Follow up on Outstanding Issues;
* Director's Report;
* Recess into Executive Session pursuant to Section 551.071/551.072 and 551.07 of the Texas Government Code regarding;
    * Consultation with District's Attorney;
    * Personnel Matters;
* Return to Regular Session and Act on Matters Discussed in Executive Session;
* Adjourn Meeting;

Prepared by:

Janice Hoffman

Janice Hoffman, Office Manager

Filing Date: 08/14/2019 2:38PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.

THE STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

SAN LEON
MUNICIPAL UTILITY DISTIRCT

TAX RATE SUMMARY

August 2019

SAMCO CAPITAL MARKETS, INC.
6805 CAPITAL OF TEXAS HIGHWAY, SUITE 350
AUSTIN, TEXAS 78731
(512) 914-0683
CLANE@SAMCOCAPITAL.COM
CHRISTINA M. LANE
MANAGING DIRECTOR

GALVESTON COUNTY

2019 CERTIFIED TOTALS

~~M07 - SAN LEON~~
ARB Approved Totals

As of Certification

Property Count: 5,491

7/19/2019 7:44:49PM

Land		Value
Homesite:		70,099,013
Non Homesite:		64,183,557
Ag Market:		1,948,010
Timber Market:		0

Total Land	(+)	136,230,580

Improvement		Value
Homesite:		224,538,657
Non Homesite:		80,765,703

Total Improvements	(+)	305,304,360

Non Real	Count	Value
Personal Property:	223	9,074,400
Mineral Property:	0	0
Autos:	0	0

Total Non Real	(+)	9,074,400
Market Value	=	450,609,340

Ag	Non Exempt	Exempt
Total Productivity Market:	1,948,010	0
Ag Use:	7,150	0
Timber Use:	0	0
Productivity Loss:	1,940,860	0

Productivity Loss	(-)	1,940,860
Appraised Value	=	448,668,480
Homestead Cap	(-)	32,626,632
Assessed Value	=	416,041,848
Total Exemptions Amount (Breakdown on Next Page)	(-)	46,117,090
Net Taxable	=	369,924,758

OR + 16,418,127

= 386,342,885

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,664,661.41 = 369,924,758 * (0.450000 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	111	1,012,800	0	1,012,800
DV1	13	0	122,690	122,690
DV2	10	0	111,000	111,000
DV3	6	0	66,000	66,000
DV4	17	0	204,000	204,000
DV4S	1	0	12,000	12,000
DVHS	23	0	4,129,465	4,129,465
DVHSS	1	0	125,594	125,594
EX-XV	103	0	15,227,030	15,227,030
EX-XV (Prorated)	1	0	8,101	8,101
EX366	12	0	2,640	2,640
HS	1,359	20,158,659	0	20,158,659
OV65	520	4,887,111	0	4,887,111
OV65S	6	50,000	0	50,000
	Totals	**26,108,570**	**20,008,520**	**46,117,090**

GALVESTON COUNTY

2019 CERTIFIED TOTALS

M07 - SAN LEON
Under ARB Review Totals

As of Certification

Property Count: 163

7/19/2019 7:44:49PM

Land		Value
Homesite:		2,401,760
Non Homesite:		3,731,740
Ag Market:		0
Timber Market:		0

Improvement		Value
Homesite:		7,687,670
Non Homesite:		7,595,890

Non Real	Count	Value
Personal Property:	3	41,650
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	0	0
Ag Use:	0	0
Timber Use:	0	0
Productivity Loss:	0	0

Total Land	(+)	6,133,500
Total Improvements	(+)	15,283,560
Total Non Real	(+)	41,650
Market Value	=	21,458,710
Productivity Loss	(-)	0
Appraised Value	=	21,458,710
Homestead Cap	(-)	965,356
Assessed Value	=	20,493,354
Total Exemptions Amount (Breakdown on Next Page)	(-)	1,177,910
Net Taxable	=	19,315,444

UR X 85%

= $16,418,127

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
86,919.50 = 19,315,444 * (0.450000 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	10,000	0	10,000
DV1	1	0	12,000	12,000
DV2	1	0	7,500	7,500
DVHS	1	0	234,036	234,036
HS	35	794,374	0	794,374
OV65	12	110,000	0	110,000
OV65S	1	10,000	0	10,000
	Totals	924,374	253,536	1,177,910

Land	Value
Homesite:	72,500,773
Non Homesite:	67,915,297
Ag Market:	1,948,010
Timber Market:	0

Improvement	Value
Homesite:	232,226,327
Non Homesite:	88,361,593

Non Real	Count	Value
Personal Property:	226	9,116,050
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	1,948,010	0
Ag Use:	7,150	0
Timber Use:	0	0
Productivity Loss:	1,940,860	0

Total Land	(+)	142,364,080
Total Improvements	(+)	320,587,920
Total Non Real	(+)	9,116,050
Market Value	=	472,068,050
Productivity Loss	(-)	1,940,860
Appraised Value	=	470,127,190
Homestead Cap	(-)	33,591,988
Assessed Value	=	436,535,202
Total Exemptions Amount (Breakdown on Next Page)	(-)	47,295,000
Net Taxable	=	389,240,202

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,751,580.91 = 389,240,202 * (0.450000 / 100)

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	112	1,022,800	0	1,022,800
DV1	14	0	134,690	134,690
DV2	11	0	118,500	118,500
DV3	6	0	66,000	66,000
DV4	17	0	204,000	204,000
DV4S	1	0	12,000	12,000
DVHS	24	0	4,363,501	4,363,501
DVHSS	1	0	125,594	125,594
EX-XV	103	0	15,227,030	15,227,030
EX-XV (Prorated)	1	0	8,101	8,101
EX366	12	0	2,640	2,640
HS	1,394	20,953,033	0	20,953,033
OV65	532	4,997,111	0	4,997,111
OV65S	7	60,000	0	60,000
	Totals	**27,032,944**	**20,262,056**	**47,295,000**

6

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,632		$5,759,700	$354,631,446	$292,287,021
B	MULTIFAMILY RESIDENCE	14		$0	$1,683,500	$1,583,706
C1	VACANT LOTS AND LAND TRACTS	2,115		$0	$37,837,863	$37,815,244
D1	QUALIFIED OPEN-SPACE LAND	15	114.7690	$0	$1,948,010	$6,883
E	RURAL LAND, NON QUALIFIED OPE	32	121.0402	$0	$3,006,304	$2,698,845
F1	COMMERCIAL REAL PROPERTY	137		$1,562,870	$19,155,696	$19,095,745
J2	GAS DISTRIBUTION SYSTEM	1		$0	$368,460	$368,460
J3	ELECTRIC COMPANY (INCLUDING C	1		$0	$2,566,120	$2,566,120
J4	TELEPHONE COMPANY (INCLUDI	5		$0	$360,390	$360,390
J6	PIPELAND COMPANY	1		$0	$19,160	$19,160
L1	COMMERCIAL PERSONAL PROPE	193		$0	$4,865,330	$4,865,330
L2	INDUSTRIAL AND MANUFACTURIN	8		$0	$882,560	$882,560
M1	TANGIBLE OTHER PERSONAL, MOB	451		$810,110	$7,508,640	$6,837,204
O	RESIDENTIAL INVENTORY	24		$0	$533,750	$533,750
S	SPECIAL INVENTORY TAX	1		$0	$4,340	$4,340
X	TOTALLY EXEMPT PROPERTY	116		$0	$15,237,771	$0
		Totals	235.8092	$8,132,680	$450,609,340	$369,924,758

2019 CERTIFIED TOTALS

M07 - SAN LEON

Under ARB Review Totals

As of Certification

7/19/2019 7:44:59PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	100		$1,197,690	$16,527,800	$14,384,534
B	MULTIFAMILY RESIDENCE	7		$0	$1,346,610	$1,346,610
C1	VACANT LOTS AND LAND TRACTS	49		$0	$1,284,350	$1,284,350
E	RURAL LAND, NON QUALIFIED OPE	2	17.9900	$0	$678,560	$678,560
F1	COMMERCIAL REAL PROPERTY	4		$58,510	$1,531,120	$1,531,120
L1	COMMERCIAL PERSONAL PROPE	3		$0	$41,650	$41,650
M1	TANGIBLE OTHER PERSONAL, MOB	8		$0	$48,620	$48,620
	Totals		17.9900	$1,256,200	$21,458,710	$19,315,444

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,732		$6,957,390	$371,159,246	$306,671,555
B	MULTIFAMILY RESIDENCE	21		$0	$3,030,110	$2,930,316
C1	VACANT LOTS AND LAND TRACTS	2,164		$0	$39,122,213	$39,099,594
D1	QUALIFIED OPEN-SPACE LAND	15	114.7690	$0	$1,948,010	$6,883
E	RURAL LAND, NON QUALIFIED OPE	34	139.0302	$0	$3,684,864	$3,377,405
F1	COMMERCIAL REAL PROPERTY	141		$1,621,380	$20,686,816	$20,626,865
J2	GAS DISTRIBUTION SYSTEM	1		$0	$368,460	$368,460
J3	ELECTRIC COMPANY (INCLUDING C	1		$0	$2,566,120	$2,566,120
J4	TELEPHONE COMPANY (INCLUDI	5		$0	$360,390	$360,390
J6	PIPELAND COMPANY	1		$0	$19,160	$19,160
L1	COMMERCIAL PERSONAL PROPE	196		$0	$4,906,980	$4,906,980
L2	INDUSTRIAL AND MANUFACTURIN	8		$0	$882,560	$882,560
M1	TANGIBLE OTHER PERSONAL, MOB	459		$810,110	$7,557,260	$6,885,824
O	RESIDENTIAL INVENTORY	24		$0	$533,750	$533,750
S	SPECIAL INVENTORY TAX	1		$0	$4,340	$4,340
X	TOTALLY EXEMPT PROPERTY	116		$0	$15,237,771	$0
		Totals	253.7992	$9,388,880	$472,068,050	$389,240,202

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	2,368		$5,689,550	$337,606,825	$278,194,777
A2	REAL, RESIDENTIAL, MOBILE HOME	430		$70,150	$17,008,381	$14,076,004
A9	PARSONAGES	1		$0	$16,240	$16,240
B1	APARTMENTS	2		$0	$62,410	$50,811
B2	DUPLEXES	12		$0	$1,621,090	$1,532,895
C1	VACANT LOT	2,114		$0	$37,829,323	$37,806,704
C9	VACANT LOT EXEMPT	1		$0	$8,540	$8,540
D1	QUALIFIED AG LAND	15	114.7690	$0	$1,948,010	$6,883
E1	FARM OR RANCH IMPROVEMENT	32		$0	$3,006,304	$2,698,845
F1	COMMERCIAL REAL PROPERTY	137		$1,562,870	$19,155,696	$19,095,745
J2	GAS DISTRIBUTION SYSTEM	1		$0	$368,460	$368,460
J3	ELECTRIC COMPANY	1		$0	$2,566,120	$2,566,120
J4	TELEPHONE COMPANY	5		$0	$360,390	$360,390
J6	PIPELINE COMPANY	1		$0	$19,160	$19,160
L1	COMMERCIAL PERSONAL PROPER	193		$0	$4,865,330	$4,865,330
L2	INDUSTRIAL PERSONAL PROPERTY	8		$721,560	$882,560	$882,560
M1	MOBILE HOMES	35		$88,550	$864,020	$811,484
M3	Converted code M3	415		$0	$6,639,620	$6,022,041
M4	M4	1		$0	$5,000	$3,679
O1	RESIDENTIAL INVENTORY VACANT L	24		$0	$533,750	$533,750
S	SPECIAL INVENTORY	1		$0	$4,340	$4,340
X		116			$15,237,771	$0
		Totals	114.7690	$8,132,680	$450,609,340	$369,924,758

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	96		$1,197,690	$16,107,300	$14,002,676
A2	REAL, RESIDENTIAL, MOBILE HOME	9		$0	$420,500	$381,858
B2	DUPLEXES	7		$0	$1,346,610	$1,346,610
C1	VACANT LOT	49		$0	$1,284,350	$1,284,350
E1	FARM OR RANCH IMPROVEMENT	2		$0	$678,560	$678,560
F1	COMMERCIAL REAL PROPERTY	4		$58,510	$1,531,120	$1,531,120
L1	COMMERCIAL PERSONAL PROPER	3		$0	$41,650	$41,650
M3	Converted code M3	8		$0	$48,620	$48,620
		Totals	0.0000	$1,256,200	$21,458,710	$19,315,444

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	2,464		$6,887,240	$353,714,125	$292,197,453
A2	REAL, RESIDENTIAL, MOBILE HOME	439		$70,150	$17,428,881	$14,457,862
A9	PARSONAGES	1		$0	$16,240	$16,240
B1	APARTMENTS	2		$0	$62,410	$50,811
B2	DUPLEXES	19		$0	$2,967,700	$2,879,505
C1	VACANT LOT	2,163		$0	$39,113,673	$39,091,054
C9	VACANT LOT EXEMPT	1		$0	$8,540	$8,540
D1	QUALIFIED AG LAND	15	114.7690	$0	$1,948,010	$6,883
E1	FARM OR RANCH IMPROVEMENT	34		$0	$3,684,864	$3,377,405
F1	COMMERCIAL REAL PROPERTY	141		$1,621,380	$20,686,816	$20,626,865
J2	GAS DISTRIBUTION SYSTEM	1		$0	$368,460	$368,460
J3	ELECTRIC COMPANY	1		$0	$2,566,120	$2,566,120
J4	TELEPHONE COMPANY	5		$0	$360,390	$360,390
J6	PIPELINE COMPANY	1		$0	$19,160	$19,160
L1	COMMERCIAL PERSONAL PROPER	196		$0	$4,906,980	$4,906,980
L2	INDUSTRIAL PERSONAL PROPERTY	8		$0	$882,560	$882,560
M1	MOBILE HOMES	35		$721,560	$864,020	$811,484
M3	Converted code M3	423		$88,550	$6,688,240	$6,070,661
M4	M4	1		$0	$5,000	$3,679
O1	RESIDENTIAL INVENTORY VACANT L	24		$0	$533,750	$533,750
S	SPECIAL INVENTORY	1		$0	$4,340	$4,340
X		116		$0	$15,237,771	$0
		Totals	114.7690	$9,388,880	$472,068,050	$389,240,202

For Entity : SAN LEON
Year: 2019
State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
652909	CENTERPOINT ENERGY HOUSTON	$2,566,120	$2,566,120
546469	HALILI HAJRULLA TRUSTEE	$2,178,080	$2,111,097
317485	HALILI HAJRULLA	$2,799,970	$1,693,521
545123	WIGGINS MATTHEW JR	$1,534,110	$1,534,110
515318	JARDINA CHARLES C	$1,510,510	$1,454,430
635079	IN GOD WE TRUST INVESTMENTS LLC	$1,329,010	$1,329,010
658681	GAZANIA INVESTMENTS LLC	$1,185,737	$1,185,737
136061	MOORE CLIFFORD A & PAT M	$1,195,430	$1,161,357
461860	HALILI RAZZ TRUST	$1,157,910	$1,157,910
174872	SHAHROODI SHAHROKH	$1,110,590	$1,110,590
565274	CASSIUS LIMITED	$1,037,590	$1,037,590
561372	BARRETT STEPHEN P & SHERYL	$1,011,190	$1,011,190
514870	HNF HOLDINGS CO LLC	$1,011,010	$1,011,010
594593	STARSHIP CONROE LP	$979,480	$979,480
566884	BRIERS RAYMOND LEE & STACY HITE	$1,030,000	$927,000
558172	BRADY KEVIN & TINA	$876,730	$876,730
514112	ARNETT THOMAS WILLIAM	$853,550	$853,550
358013	LORING JON E JR & SAMANTHA L	$1,100,000	$843,886
457701	ECKHARDT GARY & DENESE	$836,760	$836,760
581145	GALVESTON BAY INVESTORS LLC	$831,360	$831,360

Water District Rollback Tax Rate Worksheet

Date: 07/29/2019 02:38 PM

San Leon MUD
Water District Name

Phone *(area code and number)*

Water District's Address, City, State, ZIP Code

Water District's Website Address

GENERAL INFORMATION: Water Code Section 49.001 defines a water district as any district or authority created by Texas Constitution, Article XVI, Section 59 or Article III, Sections 52(b)(1) and (2), but does not include:

- any navigation district or port authority created under general or special law or any conservation and reclamation district created by Chapter 62, Acts of the 52nd Legislature, 1951 (Article 8280-141, Vernon's Texas Civil Statutes), or
- any conservation and reclamation district governed by Water Code Chapter 36 unless a special law creating the district or amending the law creating the district states that Water Code Chapter 49 applies to that district.

Water Code Sections 49.107(g) and 49.108(f) provide that Tax Code Sections 26.04, 26.05 and 26.07 do not apply to taxing units created under Water Code Section 49.001 that levy and collect taxes under Water Code Sections 49.107 and 49.108. Water districts must follow Water Code Section 49.236, requiring a public hearing on a proposed tax rate and publishing a special hearing notice.

This worksheet is provided to assist water districts in determining their rollback tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Rollback Tax Rate

The rollback tax rate is the highest rate the water district may adopt without authorizing qualified voters to petition for a rollback election. The rollback rate is the current year's debt service and contract tax rates, plus the maintenance and operation (M&O) rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

Activity	Amount/Rate
1. 2018 average appraised value of residence homestead.	2018 $140,697
2. 2018 general exemptions available for the average homestead (excluding age 65 or older or disabled persons exemptions).	$14,070
3. 2018 average taxable value of residence homestead (Line 1 minus Line 2).	After HS 2018 $126,627
4. 2018 adopted M&O tax rate (per $100 of value).	$0.270000/$100
5. 2018 M&O tax on average residence homestead (Multiply Line 3 by Line 4, divide by $100).	$341.89
6. Highest M&O tax on average residence homestead with increase (Multiply Line 5 by 1.08).	$369.24
7. 2019 average appraised value of residence homestead.	2019 $150,884
8. 2019 general exemptions available for the average homestead (Excluding age 65 or older or disabled persons exemptions).	$15,088
9. 2019 average taxable value of residence homestead (Line 7 minus Line 8).	After HS 2019 $135,796
10. Highest 2019 M&O Tax Rate (Line 6 divided by Line 9, multiply by $100).	$0.271907/$100
11. 2019 Debt Tax Rate.	$0.546121/$100
12. 2019 Contract Tax Rate.	$0.000000/$100
13. 2019 Rollback Tax Rate (Add Lines 10, 11, and 12). This is the highest rate that the water district may adopt without authorizing voters to petition for a rollback election.	$0.818028/$100

SECTION 2: Taxing Unit Representative Name & Signature

Enter the name of the person preparing the rollback tax rate as authorized by the governing body of the water district.

print here
Printed Name of Water District Representative

sign here _____ Date _____
Water District Representative

14

DRAFT

SAN LEON
MUNICIPAL UTILITY DISTRICT
Comparison of Historical Assessed Valuations & Tax Rates
2019

	Assessed Valuation	Tax Rate D/S	Tax Rate M&O	Tax Rate Total
2019	$386,342,885	$0.4500	$0.1800	$0.6300
2018	$358,730,890	$0.1800	$0.2700	$0.4500
2017	$339,550,099	$0.2582	$0.1918	$0.4500
2016	$268,254,303	$0.2459	$0.2041	$0.4500
2015	$253,105,006	$0.2622	$0.1878	$0.4500
2014	$227,066,477	$0.3000	$0.1500	$0.4500
2013	$217,581,976	$0.3000	$0.1500	$0.4500
2012	$211,497,268	$0.1500	$0.3000	$0.4500
2011	$207,311,551	$0.1500	$0.3000	$0.4500
2010	$199,252,641	$0.1500	$0.3000	$0.4500
2009	$188,701,790	$0.1500	$0.3000	$0.4500
2008	215,245,142	0.1500	0.3000	0.4500
2007	201,461,691	0.1500	0.3000	0.4500
2006	195,004,710	0.1721	0.2624	0.4345
2005	183,542,200	0.1794	0.2553	0.4347
2004	169,027,901	0.1978	0.2513	0.4491
2003	158,702,073	0.2108	0.2397	0.4505
2002	132,303,786	0.2780	0.2100	0.4880
2001	126,325,921	0.2360	0.2100	0.4460
2000	112,917,354	0.0400	0.2470	0.2870
1999	108,838,012	0.0420	0.2450	0.2870
1998	105,701,374	0.2900	0.0000	0.2900
1997	104,240,045	0.0000	0.0000	0.0000

LAST YEAR'S TAX:

		Avg. Tax Bill	Total Tax Rate	
2018 Average Taxable Home Value:	$126,627	$570	0.4500	
	$100,000	$450	0.4500	
	$200,000	$900	0.4500	Increase or
	$300,000	$1,350	0.4500	(Decrease)

EXAMPLES OF THIS YEAR'S TAX RATE:

2019 Average Taxable HomeValue:	$135,796	$856	0.6300	$285.69
	$100,000	$630	0.6300	$180.00
MAXIMUM	$200,000	$1,260	0.6300	$360.00
	$300,000	$1,890	0.6300	$540.00
	$135,796	$842	0.6200	$272.11
	$100,000	$620	0.6200	$170.00
IN-BETWEEN	$200,000	$1,240	0.6200	$340.00
	$300,000	$1,860	0.6200	$510.00
	$135,796	$815	0.6000	$244.95
	$100,000	$600	0.6000	$150.00
MINIMUM	$200,000	$1,200	0.6000	$300.00
	$300,000	$1,800	0.6000	$450.00

D/S Tax Bill @ 100%					
$611		$0.45000	/$100 A.V.	$1,703,772 @	98% Collections
$679		$0.50000	/$100 A.V.	$1,893,080 @	98% Collections
$742		$0.54610	/$100 A.V.	$2,067,622 @	98% Collections

Estimated Maintenance and Operations Tax:

Avg. SF M&O Tax Bill @ 100%					
$339		$0.2500	/$100 A.V.	$946,540 @	98% Collections
$299		$0.2200	/$100 A.V.	$832,955 @	98% Collections
$272		$0.2000	/$100 A.V.	$757,232 @	98% Collections
$244		$0.1800	/$100 A.V.	$681,509 @	98% Collections
$204		$0.1500	/$100 A.V.	$567,924 @	98% Collections

2019 Maintenance and Operations Tax collections at 98% were approx. $ 949,202

Estimated Total Tax Rate Examples:

D/S	M&O	Total
0.4500	0.1500	$0.6000
0.4500	0.1800	$0.6300

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SAN LEON
MUNICIPAL UTILITY DISTRICT
Debt Service Fund Management Index
2019

Debt Service Tax	$0.4500	/$100 A.V.
Maintenance & Operations Tax	0.1500	/$100 A.V.
ESTIMATED Tax Rate	**$0.6000**	**/$100 A.V.**

09/02/19	***Estimated*** Debt Service Fund Balance (a)					$794,252
	Estimated Capitalized Interest (INCLUDED IN BOND ISSUE)					$796,250
						$1,590,502
09/02/19	Projected Debt Service Fund Balance					
PLUS:	Interest Income, Estimated @	1.00%				15,905
PLUS:	Tax Collections					
	Certified A.V.:	$386,342,885	X $0.4500 @	98%	1,703,772	
	Uncertified A.V.:	0	X $0.4500 @	98%	0	1,703,772
		$386,342,885				$3,310,179
LESS:	2020 Debt Service Requirement (INCLUDES $1,260,000 IN NEW DEBT PAYMENTS)					(2,109,900)
09/02/20	Projected Debt Service Fund Balance				TOTAL:	$1,200,279
	Percentage of coverage of next year Debt Service Requirements					57%
	2021 Debt Service Requirements					$2,111,515
	Average Annual Debt Service					$2,194,122

(a) Debt Service Fund Balance provided by the District.

16

SAN LEON MUNICIPALUTILITY DISTRICT
PROJECTION OF INCOME AND EXPENSES

Growth Assumptions:
(a) Certified AV provided by GCAD; NO GROWTH.
(b) Includes previous year's fund balance.
(c) ESTIMATED year end D/S fund balance (LESS) Sept payments. Provided by District.
(d) Includes one year of capitalized interest.

$22,750,000 Unlimited Tax Bonds, Series 2019/2020 @ 3.50% RATED & INSURED

DRAFT

As prepared by SAMCO Capital Markets, Inc.

Average Annual D/S: $2,194,122 (2025-2033)

YEAR ENDING 12/31	PROJECTED ASSESSED VALUATION	PROJECTED D/S TAX RATE	TOTAL DEBT SERV. TAX COLLECTIONS 100%	PROJECTED INVESTMENT INCOME 0.10%	TOTAL REVENUE AVAILABLE (b)	Series 2012 Refunding 3.40%	SERIES 2013 AGM Insured $7MM @ 3.52%	SERIES 2017 MAC Insured $3MM @ 3.1959%	FUTURE W/W PLANT INSURED $22,750M @ 3.50%	TOTAL DEBT SERVICE REQUIREMENTS	CUMULATIVE ENDING BALANCE	% OF NEXT YEAR'S DEBT SERVICE
2011	207,311,551	0.1500										
2012	205,386,424	0.1500										
2013	217,581,976	0.3000										
2014	227,066,477	0.3000										
2015	253,105,006	0.2622										
2016	268,254,303	0.2459										
2017	339,550,099	0.2562									910,410	107.41%
2018	358,730,890	0.1800			$910,410 (c)					847,625	1,504,751	71.32%
2019	386,342,885 (a)	0.5200	$645,716		2,352,376 (d)	285,350	380,819	181,456		2,109,900	1,403,834	66.48%
2020	405,660,029	0.5200	2,008,983		3,513,734	292,700	373,594	183,606	1,260,000	2,111,515	1,401,751	66.13%
2021	425,943,031	0.5200	2,109,432		3,513,266	289,540	376,369	185,606	1,260,000	2,119,635	1,497,020	70.55%
2022	447,240,182	0.5200	2,214,904		3,616,655	291,210	380,969	187,456	1,260,000	2,121,965	1,700,704	79.90%
2023	469,602,191	0.5200	2,325,649		3,822,669	292,540	380,269	189,156	1,260,000	2,128,655	2,013,980	94.35%
2024	493,082,301	0.5200	2,441,931		4,142,635	293,530	384,419	190,706	1,260,000	2,134,555	2,443,453	113.61%
2025	493,082,301	0.5200	2,564,028		4,578,008	279,180	403,269	192,106	1,260,000	2,150,663	2,856,818	132.16%
2026	493,082,301	0.5200	2,564,028		5,007,481		691,369	199,294	1,260,000	2,161,706	3,259,140	149.78%
2027	493,082,301	0.5200	2,564,028		5,420,846		700,619	201,088	1,260,000	2,176,019	3,647,149	166.27%
2028	493,082,301	0.5200	2,564,028		5,823,168		713,431	202,588	1,260,000	2,193,544	4,017,634	181.87%
2029	493,082,301	0.5200	2,564,028		6,211,177		725,306	208,238	1,260,000	2,209,069	4,372,593	196.74%
2030	493,082,301	0.5200	2,564,028		6,581,662		735,481	213,588	1,260,000	2,222,519	4,714,102	210.49%
2031	493,082,301	0.5200	2,564,028		6,936,621		748,881	213,638	1,260,000	2,239,638	5,038,493	223.00%
2032	493,082,301	0.5200	2,564,028		7,278,130		761,100	218,538	1,260,000	2,259,388	5,343,133	359.22%
2033	493,082,301	0.5200	2,564,028		7,602,521		776,250	223,138	1,260,000	1,487,438	6,419,724	430.51%
2034	493,082,301	0.5200	2,564,028		7,907,161			227,438	1,260,000	1,491,188	7,492,564	501.30%
2035	493,082,301	0.5200	2,564,028		8,983,752			231,188	1,260,000	1,494,625	8,561,967	571.76%
2036	493,082,301	0.5200	2,564,028		10,056,592			234,625	1,260,000	1,497,475	9,628,520	764.17%
2037	493,082,301	0.5200	2,564,028		11,125,995			237,475	1,260,000	1,260,000	10,932,548	867.66%
2038	493,082,301	0.5200	2,564,028		12,192,548				1,260,000	1,260,000	12,236,576	971.16%
2039	493,082,301	0.5200	2,564,028		13,496,576				1,260,000	1,260,000	13,540,604	1074.65%
2040	493,082,301	0.5200	2,564,028		14,800,604				1,260,000	1,260,000	14,844,632	1178.15%
2041	493,082,301	0.5200	2,564,028		16,104,632				1,260,000	1,260,000	16,148,660	1281.64%
2042	493,082,301	0.5200	2,564,028		17,408,660				1,260,000	1,260,000	17,452,688	1385.13%
2043	493,082,301	0.5200	2,564,028		18,712,688				1,260,000	1,260,000	18,756,716	1488.63%
2044	493,082,301	0.5200	2,564,028		20,016,716				1,260,000	1,260,000	20,060,744	1592.12%
2045	493,082,301	0.5200	2,564,028		21,320,744				1,260,000	1,260,000	21,364,772	1695.62%
2046	493,082,301	0.5200	2,564,028		22,624,772				1,260,000	1,260,000	22,668,800	1799.11%
2047	493,082,301	0.5200	2,564,028		23,928,800				1,260,000	1,260,000	23,972,828	1902.61%
2048	493,082,301	0.5200	2,564,028		25,232,828				1,260,000	1,260,000	25,276,856	
2049	493,082,301	0.5200	2,564,028		26,536,856				1,260,000			
			$75,847,315	$0		$2,024,050	$8,532,144	$3,920,925	$37,800,000	$52,277,119		

08/01/19

File: San Leon Cashflow 2018

SAN LEON MUNICIPAL UTILITY DISTRICT
PROJECTION OF INCOME AND EXPENSES

Growth Assumptions:
(a) Certified AV provided by GCAD; assumes 5% growth for 5 years.
(b) Includes previous year's fund balance.
(c) ESTIMATED year end D/S fund balance (LESS) Sept payments. Provided by District.
(d) Includes one year of capitalized interest.

$22,750,000 Unlimited Tax Bonds, Series 2019/2020 @ 3.50% RATED & INSURED

DRAFT

As prepared by SAMCO Capital Markets, Inc.

Average Annual D/S: $2,194,122 (2025-2033)

YEAR ENDING 12/31	PROJECTED ASSESSED VALUATION	PROJECTED D/S TAX RATE	TOTAL DEBT SERV. TAX COLLECTIONS 100%	PROJECTED INVESTMENT INCOME 0.10%	TOTAL REVENUE AVAILABLE (b)	Series 2012 Refunding 3.40%	SERIES 2013 AGM Insured $7MM @ 3.52%	SERIES 2017 MAC Insured $3MM @ 3.1959%	FUTURE W/W PLANT INSURED $22,750M @ 3.50%	TOTAL DEBT SERVICE REQUIREMENTS	CUMULATIVE ENDING BALANCE	% OF NEXT YEAR'S DEBT SERVICE
2011	207,311,551	0.1500										
2012	205,386,424	0.1500										
2013	217,581,976	0.3000										
2014	227,066,477	0.3000										
2015	253,105,006	0.2622										
2016	268,254,303	0.2459										
2017	339,550,099	0.2582										
2018	358,730,890	0.1800										
2019	386,342,885 (a)	0.4500			$794,252 (c)						794,252	37.64%
2020	405,660,029	0.4500	$1,738,543		3,329,045 (d)	292,700	373,594	183,606	1,260,000	2,109,900	1,219,145	57.74%
2021	425,943,031	0.4500	1,825,470		3,044,615	289,540	376,369	185,606	1,260,000	2,111,515	933,100	44.02%
2022	447,240,182	0.4500	1,916,744		2,849,844	291,210	380,969	187,456	1,260,000	2,119,635	730,209	34.41%
2023	469,602,191	0.4500	2,012,581		2,742,790	292,540	380,269	189,156	1,260,000	2,121,965	620,825	29.17%
2024	493,082,301	0.4500	2,113,210		2,734,035	293,530	384,419	190,706	1,260,000	2,128,655	605,380	28.36%
2025	493,082,301	0.4500	2,218,870		2,824,250	279,180	403,269	192,106	1,260,000	2,134,555	689,695	32.07%
2026	493,082,301	0.4500	2,218,870		2,908,565		691,369	199,294	1,260,000	2,150,663	757,902	35.06%
2027	493,082,301	0.4500	2,218,870		2,976,772		700,619	201,088	1,260,000	2,161,706	815,066	37.46%
2028	493,082,301	0.4500	2,218,870		3,033,936		713,431	202,588	1,260,000	2,176,019	857,917	39.11%
2029	493,082,301	0.4500	2,218,870		3,076,787		725,306	208,238	1,260,000	2,193,544	883,244	39.98%
2030	493,082,301	0.4500	2,218,870		3,102,114		735,481	213,588	1,260,000	2,209,069	893,045	40.18%
2031	493,082,301	0.4500	2,218,870		3,111,915		748,881	213,638	1,260,000	2,222,519	889,396	39.71%
2032	493,082,301	0.4500	2,218,870		3,108,266		761,100	218,538	1,260,000	2,239,638	868,629	38.45%
2033	493,082,301	0.4500	2,218,870		3,087,499		776,250	223,138	1,260,000	2,259,388	828,111	55.67%
2034	493,082,301	0.4500	2,218,870		3,046,981			227,438	1,260,000	1,487,438	1,559,544	104.58%
2035	493,082,301	0.4500	2,218,870		3,778,414			231,188	1,260,000	1,491,188	2,287,226	153.03%
2036	493,082,301	0.4500	2,218,870		4,506,096			234,625	1,260,000	1,494,625	3,011,471	201.10%
2037	493,082,301	0.4500	2,218,870		5,230,341			237,475	1,260,000	1,497,475	3,732,866	296.26%
2038	493,082,301	0.4500	2,218,870		5,951,736				1,260,000	1,260,000	4,691,736	372.36%
2039	493,082,301	0.4500	2,218,870		6,910,606				1,260,000	1,260,000	5,650,606	448.46%
2040	493,082,301	0.4500	2,218,870		7,869,476				1,260,000	1,260,000	6,609,476	524.56%
2041	493,082,301	0.4500	2,218,870		8,828,346				1,260,000	1,260,000	7,568,346	600.66%
2042	493,082,301	0.4500	2,218,870		9,787,216				1,260,000	1,260,000	8,527,216	676.76%
2043	493,082,301	0.4500	2,218,870		10,746,086				1,260,000	1,260,000	9,486,086	752.86%
2044	493,082,301	0.4500	2,218,870		11,704,956				1,260,000	1,260,000	10,444,956	828.96%
2045	493,082,301	0.4500	2,218,870		12,663,826				1,260,000	1,260,000	11,403,826	905.07%
2046	493,082,301	0.4500	2,218,870		13,622,696				1,260,000	1,260,000	12,362,696	981.17%
2047	493,082,301	0.4500	2,218,870		14,581,566				1,260,000	1,260,000	13,321,566	1057.27%
2048	493,082,301	0.4500	2,218,870		15,540,436				1,260,000	1,260,000	14,280,436	1133.37%
2049	493,082,301	0.4500	2,218,870		16,499,306				1,260,000	1,260,000	15,239,306	
			$65,078,298	$0		$1,738,700	$8,151,325	$3,739,469	$37,800,000	$51,429,494		

File: San Leon Cashflow 2018

08/01/19

Water District
Notice of Public Hearing on Tax Rate

San Leon Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2019 on September ___, 2019 6:30 p.m. at the San Leon Volunteer Fire Department located at 337 12th Street, San Leon, Texas. Your individual taxes may increase or decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

FOR the proposal:
AGAINST the proposal:
PRESENT and not voting:
ABSENT:

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	**This Year**
Total tax rate (per $100 of value)	$0.45/$100 Adopted	$0.63/$100 Proposed
Difference in rates per $100 of value	$0.18/$100	
Percentage increase/decrease in rates (+/-)	40.00%	
Average appraised value	$140,697	$150,884
General exemptions available (excluding senior citizen's or disabled person's exemptions)	$14,070	$15,088
Average taxable value	$126,627	$135,796
Tax on average residence homestead	$569.82	$855.51
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	+$285.69 +50.13%	

NOTICE OF TAXPAYERS' RIGHT TO ROLLBACK ELECTION

If taxes on the average residence homestead increase by more than eight percent, the qualified voters of the district by petition may require that an election to be held to determine whether to reduce the operation and maintenance tax rate to the rollback tax rate under Section 49.236(d), Water Code.

The San Leon Municipal Utility District proposes to use the tax increase for the purpose of new debt being issued to pay for a new wastewater plant and other system improvements.

2019 Water District Tax Calculations

SAN LEON MUD

August 1, 2019

Data Entry Page

1. The Districts PROPOSED 2019 Total Tax Rate	$	0.6300	/$100
2. 2019 average appraised value of residence homestead. (TCAD Certification, page 2, Item K).	$	150,884	
3. 2019 average taxable value of residence homestead. (TCAD Certification, page 2, Item L).	$	135,796	
4. 2018 average appraised value of residence homestead. (TCAD Certification, page 2, Item M).	$	140,697	
5. 2018 average taxable value of residence homestead. (TCAD Certification, page 2, Item N).	$	126,627	
6. The district's 2018 Total Tax Rate.	$	0.4500	/$100
7. The district's 2018 Maintenance & Operation Tax Rate.	$	0.2700	/$100

Complete lines 8 thru 14 ONLY if you have qualified debt or contract service.

8. 2019 Net Taxable Value (TCAD Certification, pg 1, bottom)	$	386,342,885	
9. 2019 Total Qualified Contract Service	$	0.00	
10. 2019 Total Qualified Debt Service	$	2,109,900.00	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2019 tax levy (e.g. from fund reserves).	$	371,357.01	
12. **Your Final Calculated Debt Rate is:**	**$**	**0.4500**	**/$100**

NOTE1: If line 12 displays "NEG#", then the amount entered on line 11 is too high.

Use the following ONLY if you wish a specified debt rate.

NOTE2: If you have a specific TARGET DEBT RATE, enter that rate on line 13 and enter the amount that appears in line 14 into line 11. If you have done this correctly, line 12 will now equal line 13. If line 14 displays "NEG#", then your target debt rate is higher than the law permits; you may not use that target rate.

13. 2019 Target Debt Rate	$	0.4500	/$100
14. Amount you need to enter into line 11	$	371,357.01	

20

2019 Water District Tax Calculations

SAN LEON MUD

August 1, 2019

NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publicaton. An example of the notice is provided on page 45 of the Comptrollers 2019 Truth in Taxation Guide. Details regarding this notice are discussed in "Part C. Water Districts", on page 25 of the guide.

Notice of Public Hearing Notice Calculations

1.	2018 average appraised value of residence homestead	$	140,697
2.	homestead (excluding senior citizen's or disabled person's exemptions)	- $	14,070
3.	2018 average taxable value of residence homestead (line 1 minus line 2)	= $	126,627
4.	2018 adopted TOTAL tax rate (per $100 of value)	x $	0.4500 /$100
5.	2018 Total tax on average residence homestead (multiply line 3 by line 4, divide by $100)	= $	569.82
6.	2019 average appraised value of residence homestead	$	150,884
7.	2019 general exemptions available for the average homestead (excluding senior citizen's or disabled person's	- $	15,088
8.	2019 average taxable value of residence homestead (line 8 minus line 9)	= $	135,796
9.	2019 proposed TOTAL tax rate (per $100 of value)	x $	0.6300 /$100
10.	2019 Total tax on average residence homestead (multiply line 8 by line 9, divide by $100)	= $	855.51
11.	Difference in Rates per $100 value	$	0.1800 /$100
12.	Percentage increase/decrease in rates (+/-)		40.00%
13.	Annual increase/decrease in taxes if proposed tax rate is adopte	$	285.69
14.	percentage of increase		50.13%

2019 Water District Tax Calculations

SAN LEON MUD

August 1, 2019

Rollback Worksheet

1.	2018 average appraised value of residence homestead		$	140,697
2.	2018 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	-	$	14,070
3.	2018 average taxable value of residence homestead (line 1 minus line 2)	=	$	126,627
4.	2018 adopted M&O tax rate (per $100 of value)	x	$	0.2700 /$100
5.	2018 M&O tax on average residence homestead (multiply line 3 by line 4, divide by $100)	=	$	341.89
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.08)	=	$	369.24
7.	2019 average appraised value of residence homestead		$	150,884
8.	2019 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	-	$	15,088
9.	2019 average taxable value of residence homestead (line 7 minus line 8)	=	$	135,796
10.	**Highest 2019 M&O Tax Rate** (line 6 divided by line 9, multiply by 100)		$	**0.2719** /$100
11.	**2019 Debt Tax Rate**	+	$	**0.4500** /$100
12.	2019 Contract Tax Rate	+	$	**0.0000** /$100
13.	**2019 Rollback Tax Rate** (add lines 10, 11, and 12)	=	$	**0.7219** /$100

22

MINUTES OF REGULAR MEETING OF
SAN LEON MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §
§
COUNTY OF GALVESTON §

The Board of Directors of the San Leon Municipal Utility District met in regular session, open to the public, on Wednesday, July 17, 2019, at 6:30 p.m. at the District's regular meeting place at the San Leon Volunteer Fire Department 337 12th Street, San Leon, Texas. Constituting a quorum, the following members of the Board were present, to-wit:

Joe Manchaca, President
Kenneth Bishop, Treasurer
Keith Gossett, Secretary
Tyson Kennedy, Vice President
Kelly Neason, Asst. Secretary

Also present were Janice Hoffman, Office Manager, Ken Keller, Field Superintendent, Andrew Miller, District Manager, Steve Don Carlos, District's Attorney, Hal Walker, District's Engineer and Perry Larvin, Security.

Call Meeting to Order;
Meeting called to order at 6:30 pm.
Comments from District Residents;
There were no comments from District residents.
Web Services Presentation by Off Cinco;
Treacy Ware with Off Cinco (Shannon Waugh is the owner) presented and discussed a web site proposal to the Board. There was much discussion regarding Off Cinco's web site proposal. Nothing was approved, presentation only.
Approve the Minutes of the Regular Meeting for June 19, 2019;
Keith Gossett made the motion to approve the Minutes of the Regular Meeting for June 19, 2019, seconded by Ken Bishop. All in favor, motion carried unanimously.
Consider and Approve the Engineer's Report and Pay Est. No. 1 and No. 2, from C. F. McDonald Electric Inc.;
Hal Walker presented the Engineer's Report and Pay Est. No. 1 and No. 2, from C. F. McDonald Electric Inc.to the Board. WWTP Expansion; still looking into doing some updates and waiting on the electrical design. Pay Est. No. 1 in the amount of $18,000 and No. 2 in the amount of $106,272.90 for the generator and controls at the WWTP and recommends payment to McDonald Electric. The Bond report is complete and will be a 45-day review. Utility Master Plan Update is on hold due to priority to other San Leon projects, but Costello will the begin the evaluation shortly. Ken Bishop made the motion to approve the Engineer's Report and Pay Est. No. 1 and No. 2, from C. F. McDonald Electric Inc., seconded by Tyson Kennedy. All in favor, motion carried unanimously.
Consider and Approve the Field Superintendent's Report;
Ken Keller presented the Field Superintendent's Report to the Board. Received a lot of water from GCWA. The crew repaired several big leaks and fires. We should receive a considerable drop in water usage. Twenty-one (21) water and sewer taps were installed. Kelly Neason made the motion to approve the Field Superintendent's Report, seconded by Keith Gossett. All in favor, motion carried unanimously.
District Manager's Report;
No current updates on GCWA or Harris/Galveston Subsidence District. The District did get parts of the emergency radios in this week and still waiting on the actual radios. Galveston County Heavy trash days and said it was their largest one yet. Working with the county with the grant department regarding potential grant opportunities for the District. Received a letter from TCEQ regarding the fire department fees that have been approved by the Board a previous meeting and will be effective September 2019 billing. The Fire Department fees will increase to; residential/residential multi, $8.00 to $10.00; commercial, $8.00 to a base rate of $20.00; commercial multi, $5.00 per occupied space.

Meeting with Dickinson's District Manager regarding operations and efficiencies. The Elevated Storage Tank MCC project is finally completed and it is potentially under budget, so will keep in communication with the GLO and the county to see if we can access those funds. Update on iTrackers; working with K. Keller on the next area of implementation. The Shell development on FM 517 is still going on. On the collection rehabs replacements; after discussing with K. Keller, now that the WWTP expansion is going into effect, we feel that TCEQ is not going to be looking at our flows. We will be doing replacements instead of point repairs. Consultant meeting during the month with the District's engineer and attorney. Discussion regarding Payscale and Salary.com. Look into an electronic sign for the District for notifications. Professional development opportunities for District employees. Community engagements; finished up the sewer main project in the 2300 block of Ave H; several CCR questions asking if the water was safe to drink; in the Seabreeze and the Eagle Point, the District had an article regarding the customer's shutoff valves. Had the town hall meeting July 16th, mostly regarding hurricane planning and there were about fifty (50) people in attendance. As far as the taps this month, there were twenty-three (23) taps requested, fifteen (15) were available and eight (8) were unavailable and quoted for line improvements. There also were two (2) requested for five (5) acre developments for thirty (30) to fifty (50) homes. There were only two (2) collection accounts. Will be meeting next month with Harris County WICD #36 regarding grant proposals.

Review and Approve new Rates for Fire Protection;

Received a letter dating July 8, 2019 from TCEQ approving an amendment to the fire protection plan for San Leon Municipal Utility District. Approved by the Board on September 19, 2018 regular meeting.

Consider and Approve the Office Manager's Report;

Janice Hoffman presented the Office Manager's Report to the Board. Ken Bishop made the motion to approve the Office Manager's Report; seconded by Tyson Kennedy. All in favor, motion carried unanimously.

Consider and Approve 2nd Quarter Investment Report Ending June 30, 2019;

Ken Bishop presented the 2nd Quarter Investment Report Ending June 30, 2019 to the Board. Tyson Kennedy made the motion to approve the Office Manager's Report; seconded by Kelly Neason. All in favor, motion carried unanimously.

Discuss and Follow up on Outstanding Issues;

There were no outstanding issues.

Director's Report;

There were no Directors Reports.

Recess into Executive Session Pursuant to Section 551.0711551.072 and 551.074 of the Texas Government Code;

Recess into Executive Session at 7:20 p. m.

Return to Regular Session and Act on Matters Discussed in Executive Session;

Returned to Regular Session at 7:34 pm and acted on matters discussed in Executive Session. There were discussions regarding two (2) employee's annual appraisals in Executive Session and the Board agreed on what was discussed. There was nothing approved, discussions only.

Adjourn Meeting;

Kelly Neason made the motion to adjourn the meeting at 7:34 pm, seconded by Keith Gossett. All in favor, motion carried unanimously.

Approved:

Joe Manchaca
President, Board of Directors

Attest:

Keith Gossett
Secretary, Board of Directors

Costello

SAN LEON MUNICIPAL UTILITY DISTRICT

ENGINEER'S REPORT

FOR

AUGUST 21, 2019

CI Project NO. 2018145-000-DS
Prepared on 08/15/2019

This report provides the District with current information regarding updates, progress, or documentation on the projects below as authorized by the District.

1) **WWTP EXPANSION DESIGN**
Structural drawings were delayed but will resume within two weeks. Electrical design and drawings are still in progress.

2) **WWTP EMERGENCY GENERATOR AND CONTROLS CONSTRUCTION**
Approximately 60% of the work is complete. The main item remaining is the arrival and installation of the generator. McDonald Electric has submitted their third pay application.

Costello has reviewed the application and presents it to the Board this evening. **Pay Estimate No. 3** is in the amount of **$32,124.60**, which represents payment for completion of the generator pad and a partial payment for electrical work including the installation of the motor control center. A 10% retainage has been withheld. The work appears to have been performed in accordance with the plans and specifications. It is our recommendation to pay McDonald Electric for the work provided.

3) **BOND REPORT**
The application has completed the Administrative Review (see attached letter of compliance) and is undergoing the Technical Review. Costello has responded to some minor questions and submitted additional information regarding construction cost estimates for the proposed projects. If there are no major issues, we're anticipating the 45- day review to be completed the week of September 9th.

4) **UTILITY MASTER PLAN UPDATE**
No work performed since the previous meeting.

Prepared by:
Harry B. "Hal" Walker, P.E.
Senior Project Manager
TBPE Firm Registration No. 280

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 1, 2019

Mr. Joe Manchaca, President
San Leon MUD
443 24th Street
San Leon, Texas 77539

Re: San Leon Municipal Utility District of Galveston County; Application for Approval of $22,750,000 Expedited Bond Issue Pending Approval
TCEQ Internal Control No. D-07312019-031
CN: 600636765 RN: 101451979

Dear Mr. Manchaca:

The above referenced application was received by the Texas Commission on Environmental Quality (TCEQ) on July 31, 2019. An administrative review of the application has been conducted and the application was declared administratively complete on August 1, 2019.

Please refer to Internal Control No. D-07312019-031 when corresponding regarding this specific application.

This application has been forwarded to Mr. Daniel Harrison, Districts Section (Mail Code 152), Water Supply Division, to complete the technical review. If additional information is needed during the technical review of the application, you will be notified by the TCEQ of the deficiency and be requested to supplement the application. **In addition, a meeting to discuss the information in your application may be scheduled at your request, or at the request of the TCEQ, to discuss the information in your application or notice of deficiency response in greater detail. To schedule a meeting at your request, please contact the technical manager assigned to review your application, preferably within the first 15 days.**

To track the status of this application, please log on to our web site at https://www14.tceq.texas.gov/iwud/. Once you are on our home page, go to the site search and enter the Water District Name or Number. To open the district, click on the name, and then click on the document's icon. Then click to select the specific document you wish to track.

If you should have any questions on the administrative review portion of this application, please call James Walker at (512) 239-2532. For questions about the technical review phase of your application, please contact **Mr. Daniel Harrison by phone (512) 239-1224, or by email at Daniel.Harrison@tceq.texas.gov.** When corresponding with TCEQ regarding your application by email, **please also copy Mr. Chris Ulmann at Chris.Ulmann@tecq.texas.gov.**

Sincerely,

Chris Ulmann, P.E., Section Manager
Water Supply Division - Districts Section
Texas Commission on Environmental Quality

CSU/jkw

cc: Mr. Stephen DonCarlos - Reid, Strickland & Gillette, LLP (via e-mail)
Mr. Harry Walker, P.E. - Costello, Inc. (via e-mail)
Ms. Christina Lane - SAMCO Capital Markets (via e-mail)

Costello

August 13, 2019

Ms. Janice Hoffman
San Leon Municipal Utility District
443 24th Street
San Leon, Texas 77539

RE: San Leon MUD
Wastewater Treatment Plant Emergency Generator Replacement
Pay Estimate No. 3
CI Job No. 2018145-202-DS

Dear Ms. Hoffman:

The third application for partial payment from C.F. McDonald Electric, Inc. for the above-referenced project is enclosed. The Contractor included a "progress estimate spreadsheet" and "Partial Waiver of Lien" and "Affidavit of Bills Paid" with this application. Attached are additional details of the current project status for your review. The work completed to date appears to have been performed in general conformance with the plans and specifications.

We recommend payment of this application in the amount of **$32,124.60**. This amount represents the completion of the generator pad and partial installation of the motor control center. A 10% retainage has been withheld in accordance with the contract requirements.

Please call if you have any questions or need any additional information.

Sincerely,
Costello, Inc.

Harry B. "Hal" Walker, P.E.
Senior Project Manager

hw/rm

cc:
Mr. Wayne Berkenmeier - C.F. McDonald Electric, Inc.
Mr. Stephen DonCarlos – Reid Strickland & Gillette, LLP

W:\2018\2018145 San Leon MUD\202-Wastewater Treatment Plant Emergency Generator Replacement\102 CPS\Pay Estimates\Pay Estimate 3\Pay Estimate No. 3 _CL.docx

Construction Progress Report for Pay Estimate No. 3

Period: July 1, 2019

to: July 31, 2019

Wastewater Treatment Plant Emergency Generator Replacement

CI Project No. 2018145-202-DS

CI Project Manager: Harry B. "Hal" Walker, P.E.

A.	Contractor:	**C.F. McDonald Electric, Inc.**
B.	Contract Date:	May 2, 2019
C.	Authorization to Proceed:	May 24, 2019
D.	Calendar Days to Complete the Project:	210
E.	Time Extension (in Calendar Days):	0
F.	Completion Date:	December 20, 2019
G.	Contract Time Used (in Calendar Days):	68

I. Status of Project:

Majority of the work completed. Awaiting delivery of generator and fuel tank for installation.

II. Change Orders:

None to date

III. Completion Report:

A. Construction Cost			
1.	Contract Bid Price	$	289,469.00
2.	Change Orders *(none currently approved)*		-
3.	Final Quantity Adjustment		-
4.	**Total Estimated Contract Price as of this Report**		**289,469.00**
B.	Actual Cost as of this Report		173,775.00
C.	Materials on Site		-
D.	Total Previously Paid to Contractor		124,272.90
E.	Amount Retained at: 10%		17,377.50
F.	Estimated Cost Remaining		115,694.00
G.	Percent Construction Complete		60.0%
H.	**Amount Due**		**32,124.60**

Signature Harry B. Walker 8/13/2019

Harry B. "Hal" Walker, P.E.

INVOICE

McDONALD ELECTRIC
CONTRACTORS • ENGINEERS

5044 Timber Creek Drive • Houston, TX 77017 • (713) 921-1368

Date: 7/24/19

Sold To:

San Leon MUD
C/O Costello, Inc.
2107 City West Blvd, 3rd Floor
Houston, TX 77042

Invoice No : W020171-3

P.O. NO.	PROJECT NAME AND / OR ADDRESS	WWTP Emergency Generator Replacement	SUBCONTRACT NO. 2018145-202-DS

NOTICE: Invoice due upon receipt. A Service charge equal to the maximum legal rate of interest allowable per month will be charged on any payment not received within 30 days after date of this invoice. "Regulated by The Texas Department of Licensing and Regulations, License #18339, P.O. Box 12157, Austin, TX 78711, 1-800-803-9302, 512-463-6599, website: www.license.state.tx.us/complaints"

Base Contract Amount	$289,469.00
Progress Billing - Tax Exempt -	$173,775.00
Less 10% Retained	$17,377.50
	$156,397.50
Less Previous Billings	$124,272.90
TOTAL THIS INVOICE	$32,124.60

Thank You!

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: San Leon MUD

PROJECT: **WWTP Emergency Generator Replacement**

APPLICATION NO: 3

APPLICATION DATE: 7/24/19

PERIOD TO: 7/31/19

PD PROJECT NO: 2018145-202-DS

CONTRACT DATE:

Distribution to:

[x] OWNER
[x] ENGINEER
[x] CONTRACTOR

FROM CONTRACTOR: McDonald Electric, Inc.
5044 Timber Creek dr.
Houston, Texas 77017

VIA ENGINEER:

CONTRACT FOR:

CONTRACT NO.

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. **ORIGINAL CONTRACT SUM**	$	289,469.00
2. **Net Change by Change Orders**	$	0.00
3. **CONTRACT SUM TO DATE (LINE 1 + 2)**	$	289,469.00
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703)	$	173,775.00
5. **RETAINAGE:**		
a. 10 % of Completed Work (Column D + E on G703)	$ 17,377.50	
b. 5 % of Stored Material (Column F on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Colum I of G703	$ 17,377.50	
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 Less Line 5 Total)	$	156,397.50
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from Prior Certificate)	$	124,272.90
8. **CURRENT PAYMENT DUE**	$	32,124.60
9. **BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 Less Line 6)	$ 133,071.50	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order		$0.00

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

CONTRACTOR: C. F. McDonald Electric, Inc.

By: Wayne Berkenmeier Date: 7/24/19

State of: Texas
County of: Harris
Subscribed and sworn to before me on: 7/24/2019
Notary Public:
My Commission expires: 11/10/2022

DIANA DOLLAR
Notary Public
State of Texas
ID # 80859-2
My Comm. Expires 11-10-2022

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..... $

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

ENGINEER:

By: Date:

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

CONTINUATION SHEET

AIA DOCUMENT G703 PROJECT: 0.00

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached
In tabulations below, amounts are stated to the nearest dollar.
Use Column 1 on Contracts where variable retainage for line items may apply

Application No: 4
Application Date: 07/24/19
Period To: 07/31/19
Project No: 2018145-202-05

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK 0.00	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATIONS	THIS PERIOD	MATERIALS PRESENTLY STORED	COMPLETED AND STORED TO DATE	PERCENT %	BALANCE TO FINISH	RETAINAGE 5%
BASE CONTRACT									
	Base Bid Items - Diesel Generator	$ -	$ -	$ -	$ -	$ -	100%	$ -	$ -
1	Mobilization	$ 2,500.00	$ 2,500.00	$ -	$ -	$ 2,500.00	100%	$ -	$ 125.00
2	Bonds and Insurance	$ 15,000.00	$ 15,000.00	$ -	$ -	$ 15,000.00	100%	$ -	$ 750.00
3	Demo of concrete slab (38SF) and construction of new concrete slab (38 FS) for generator	$ 20,000.00	$ 16,000.00	$ 4,000.00	$ -	$ 20,000.00	100%	$ -	$ 1,000.00
4	Remove and dispose of existing generator	$ 5,000.00	$ 2,500.00	$ 1,500.00	$ -	$ 4,000.00	80%	$ 1,000.00	$ 200.00
5	Provide and install 500KW Diesel fueled generator with sound attenuated enclosure with 500 gallon sub base fuel tank	$ 73,000.00	$ -	$ -	$ -	$ -	0%	$ 73,000.00	$ -
6	Electrical work including installation of service rated ATS, main distribution panel, auxiliary load feders, motor and equipment feeders, alarms, conduit and conductors, removal of existing electrical equipment and temporary power connections	$ 150,969.00	$ 90,581.00	$ 30,194.00	$ -	$ 120,775.00	80%	$ 30,194.00	$ 6,038.75
7	Supplemental Bid Items	$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
8	Remove and replace 1000 gallon double walled diesel fuel tank	$ 23,000.00	$ 11,500.00	$ -	$ -	$ 11,500.00	50%	$ 11,500.00	$ 575.00
9		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
10		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
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		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
		$ -	$ -	$ -		$ -	0%		$ -
		$ 289,469.00	$ 138,081.00	$ 35,694.00	$ -	$ 173,775.00		$ 115,694.00	$ 8,688.75
	Miscellaneous Items								
		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
	Miscellaneous Items Subtotal	$ 289,469.00	$ 138,081.00	$ 35,694.00	$ -	$ 173,775.00	60%	$ 115,694.00	$ 8,688.75
TOTAL BASE CONTRACT									
Change Orders									
1		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
2		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
3		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
Sub Total Change Orders		$ -	$ -	$ -	$ -	$ -	0%	$ -	$ -
	GRAND TOTAL	$ 289,469.00	$ 138,081.00	$ 35,694.00	$ -	$ 173,775.00	60%	$ 115,694.00	$ 8,688.75

AFFIDAVIT OF BILLS PAID

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Wayne Berkenmeier party to that certain Contract entered into between San Leon MUD (Owner) and C. F. McDonald Electric, Inc. (Contractor) for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to wit

WWTP Emergency Generator Replacement

Said party being by me duly sworn states upon oath that the said improvements have been erected and completed in full compliance with the above referred to Contract and the agreed plans and specifications therefore.

Deponent further states that he has paid all bills and claims for materials furnished and labor performed on said Contract and that there are no outstanding unpaid bills or legal claims for labor performed or materials furnished upon said job.

This affidavit is being made by the undersigned realizing that it is in reliance upon the truthfulness of the statements contained therein that final and full settlement of the balance due on said Contract is being made, and in consideration of the disbursement of funds by Owner, deponent expressly waives and releases all liens, claims and rights to assert a lien on said premises and agrees to indemnify, defend, and hold Owner safe and harmless from and against all losses, damages, costs and expenses of any character whatsoever specifically including court costs, bonding fees and attorney fees, arising out of or in any way relating to claims for unpaid labor or material used or associated with construction of improvements on the above described premises.

C. F. McDonald Electric, Inc.

Wayne Berkenmeier,
Vice President Special Projects

Subscribed and sworn to before me, the undersigned authority, on this the 24th day of July, 2019

Notary Public in and for Harris County
My Commission Expires: 11/10/22

DIANA DOLLAR
Notary Public
State of Texas
ID # 80869-2
My Comm. Expires 11-10-2022

PARTIAL WAIVER OF LIEN

THE STATE OF TEXAS
COUNTY OF HARRIS

The undersigned contracted with San Leon MUD to furnish labor and materials in connection with certain improvements to real property located in Galveston County, Texas and owned by San Leon MUD which improvements are described as follows:

WWTP Emergency Generator Replacement

In consideration of Pay Estimate No. 3 in the amount of Thirty Two Thousand One Hundred Twenty Four Dollars and 60/100 ($32,134.60) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanics' lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property of accounts of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

C. F. McDonald Electric, Inc.
Contractor

Wayne Berkenmeier

Vice President Special Projects

_____
Signature

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 24th day of July, 2019, to certify which witness my hand and seal of office.

_____
Notary Public in and for the State Of Texas

Diana Dollar
My Commission Expires 11/10/22

DIANA DOLLAR
Notary Public
State of Texas
ID # 80869-2
My Comm. Expires 11-10-2022

San Leon Municipal Utility District

Operations Report for July 2019

Water Treatment Plant

GCWA Received: 20,662.000
Pumped into system: 20,060.000
Meters billed: 14,963.000
Gallons lost (leaks/flushing): 4,617,200
Accountability: 8%

Active meters: 2,838

9 bacteriological samples taken and tested (8 distribution, 1 well); all results were good, no coliform organisms found

Wastewater Treatment Plant

	Permitted	Actual
Flow	<0.95 MGD	.539 MGD
BOD	158 lbs/day	8.8 lbs/day
TSS	158 lbs/day	6.2 lbs/day
DO	2.0 mg/L	6.4 mg/L
CL^2	1.0 min - 4.0 max	1.1 min - 3.6 max

Total flow: gallons 16,709,000
Daily average flow: .539 MGD
Average solids level: 271 mg/L
Sludge hauled: 0 tankers & 8 containers
Total rainfall: inches

MGD: Million gallons per day
mg/L: Milligrams per liter

Distribution & Collection

Taps, Inspections, & Extensions

Water Taps: 11	Water Taps YTD: 108
Sewer Taps: 11	Sewer Taps YTD: 108
Inspections: 16	Inspections YTD: 66
Line extensions:	Extensions YTD: 2

Account Activity

Active Accounts: 2,838
Taps & Payments: 11 taps, $17,000 collected
Inspections & Fees: 16 inspections, $1,155
Capacity Fee: n/a
Lock-off for non-payment: 93 accounts
Locked-off accounts paid: 45 accounts
Pulled meters & fees: 0 pulled, $0 collected

Service Orders

Connects: 30
Disconnects 24
Occupants Changes 20
Meter Changeouts: 0
Profile Meter: 2
Meter Testing: 0
Meter Box Maintenance: 3
Sewer Backup: 2
Manhole Repair: 0
Meter Leak Repair: 0
Main Break Repair: 2
Line Extension: 1
Water/Sewer Taps: 11
Plumbing Inspection: 16

Gulf Coast Water Authority

3630 FM 1765 Texas City, Texas 77591 409.935.2438 fax 409.935.4156

TO: SAN LEON MUNICIPAL UTILITY DISTRICT
443 24TH STREET
SAN LEON, TX 77539

CORRECTED INVOICE

INVOICE NO. 2019 6161 DATE: 08/09/2019

RAW WATER CHARGE	$ 17,250.16
CAPITAL CHARGE	9,598.42
OPERATING BUDGET	13,545.27
DISTRIBUTION SYSTEMS - CAPITAL	
NORTH LINE	1,894.78
BAYSHORE	1,285.54
TOTAL DUE FOR CURRENT MONTH	$ 43,574.17

07/01/19-07/31/19

WATER CONSUMPTION: 20,662 KG

METER READING	
07/01/19	993,192
07/31/19	1,013,854
	20,662

REMIT TO: GULF COAST WATER AUTHORITY
3630 FM 1765
TEXAS CITY, TX 77591

SERVICE ORDERS JUNE 20TH. THRU JULY 17TH. 2019

MAIN REPAIRS:

VIOLATIONS:

1001 11TH. ST.	TURNED OFF
907 11TH. ST	TURNED OFF
321 4TH. ST.	TURNED OFF
319 4TH. ST.	TURNED OFF
413 3RD. ST.	TURNED OFF

METER INSTALLATION / TAPS:

2243 BROADWAY	SEWER TAP
1301 AVE A 1/2	WATER / SEWER
413 5TH. ST.	WATER / SEWER
307 13TH. ST.	WATER / SEWER
313 13TH. ST.	WATER / SEWER
706 15TH. ST.	WATER / SEWER
28 CINDY PALMER	WATER TAP
221 10TH. ST.	2" METER UPGRADE
437 12TH. ST.	WATER / SEWER
905 10TH. ST.	WATER / SEWER
625 18TH. ST.	WATER / SEWER
1118 10TH. ST.	WATER / SEWER
511 18TH. ST.	WATER / SEWER
222 9TH. ST.	2" METER UPGRADE
226 12TH. ST. #2	INSTALL METER
1043 8TH. ST.	INSTALL METER

LINE EXTENSIONS:

28 CINDY PALMER	750 FT - 6" WATER LINE

PLUMBING INSPECTIONS:

126 23RD. ST	RV CONNECTION
735 12TH. ST.	SEWER LINE
18 4TH. ST.	RV CONNECTION
344 9TH. ST.	REPAIR
1113 8TH. ST.	LEAK REPAIR
2724 AVE D	SERVICE LINE
216 4TH. ST.	FINAL / TOP OUT

SERVICE ORDERS JUNE 20TH. THRU JULY 17TH. 2019

KEN	8
LEO	40
RANDY	79
MACK	20
LYLA	1
ANTHONY	4
OTHER	2
TAPS	14
LINE EXTENSION	1
CONNECTS	30
DISCONNECTS	24
OCCUPANT CHANGES	20
POOL FILLS	10
RECONNECTS	1
AFTER HOURS	2
TOTAL:	256

CUSTOMER COMPLAINTS:

226 12TH. ST.	LOCATE 2ND. METER
415 5TH. ST.	WATER GUSHING OUT OF METER BOX
550 24TH. ST. # 27	CHECK FOR LEAK
938 24TH. ST.	CHECK FOR LEAK
814 10TH. ST.	CLEAN OUT METER BOX
318 16TH. ST.	REPLACE METER BOX LID
339 6TH. ST.	CHECK FOR LEAK
1231 DICKBAY	CHECK FOR LEAK
811 20TH. ST.	REPLACE SHUT-OFF VALVE
1327 23RD. ST.	CHECK FOR LEAK
2321 AVE A	REPLACE METER BOX LID
240 3RD. ST.	CHECK FOR LEAK
1817 AVE K	CHECK FOR LEAK
302 12TH. ST.	SEWER BACK UP
234 20TH. ST.	CHECK FOR LEAK
707 23RD. ST.	SEWER BACK UP

PROFILED METERS:

1649 RAILROAD
240 3RD. ST.

SERVICE ORDERS JUNE 20TH. THRU JULY 17TH. 2019

446 4TH. ST.	REPAIR
637 16TH. ST.	SERVICE LINE
2890 BROADWAY	SEWER LINE
413 5TH. ST.	SERVICE LINE
1631 25TH. ST.	ROUGH IN
619 28TH. ST.	SERVICE LINE
1020 11TH. ST.	LEAK REPAIR
1619 DICKBAY	SERVICE LINE
511 18TH. ST.	SERVICE LINE AND MH CONNECTION
1023 27TH. ST.	LEAK REPAIR

Monthly Water Audit

Month: July 2019		**UN METERED LOSS**	METER READS	
Meters	5%	**748,150.000**	**14,963,000.000**	
Fire Department		**200,000**		
Hydrants Flushing		**1,500,000**	1,000 X 10 MIN	
Water Leaks		**1,000,000**		
Stolen Water		**0**		
Galveston Co.		**0**		
Not Metered Total		**3,448,150.000**		
GCWA		**20,662,000**	**7/2/19 - 7/31/19**	
Water Office Meters		**20,060,000**	**7/1/19 - 7/31/19**	
Water Meter Use		**14,963,000**		
Difference		**5,097,000.000**	**Total % of Unaccounted for water**	**1,648,850.000 8%**

District Manager Report

August 21, 2019

- Current Projects
  - Regional agency updates
    - Gulf Coast Water Authority (GCWA)
      - Mainland Division Operations meeting
    - Galveston County
      - GCAD budget meeting
      - 911 Dispatch and OEM
      - Roads and Bridges *(clarification of easements and ROW)*
    - Texas Commission for Environmental Quality (TCEQ)
      - Volunteer Fire Department fee
    - USDA Loans & Grants
  - San Leon facilities and distribution
    - EST MCC GLO Project
    - iTrackers update
    - GIS survey and updates
      - Collection system rehab and replacement
      - 2" water line evaluation
      - Valve survey quote
      - Water and sewer tap review
    - Community entrance sign
    - Hydrant testing and reflectors
  - Consultant meetings
    - Attorney (rate order, VFD rates)
    - Engineer
      - Manhole rehabilitation products
      - Consumption inquiries for TCEQ
    - Financial Advisor
    - District services
      - Sludge haul proposals (4)
      - Trash proposals (2)

        - Payscale training and benchmarking
        - Website operations ($310/mo Off Cinco, <$100/mo Go Daddy, $190/mo Civic Plus)
    - Community engagement
        - Resident communications
            - Sewer main project on Avenue H
            - Letter regarding VFD increase
            - Letters regarding unauthorized development
        - Seabreeze and Eagle Point articles: National Water Quality Month
        - 30 taps requested; 20 ok with existing infrastructure, 10 unavailable and quoted for line extensions/improvements (3 RV park requests)
        - Additional collections accounts forthcoming
- Upcoming Projects
    - Meeting with HC WCID 36
    - TEEX classes for B licenses
    - Manhole rehabilitation demo

San Leon Municipal Utility District
4 Year Water & Sewer Tap Review

2015 – 2016 Fiscal Year

July: 8 water and 8 sewer taps
August: 3 water and 3 sewer taps
September: 7 water and 7 sewer taps
October: 1 water and 1 sewer taps
November: 2 water and 2 sewer taps
December: 9 water and 9 sewer taps
January: 5 water and 5 sewer taps
February: 8 water and 8 sewer taps
March: 11 water and 11 sewer taps
April: 8 water and 8 sewer taps
May: 5 water and 5 sewer taps
June: 5 water and 5 sewer taps

2015 – 2016 Fiscal Year Total:
72 water and 72 sewer taps

2016 – 2017 Fiscal Year

July: 11 water and 11 sewer taps
August: 11 water and 11 sewer taps
September: 7 water and 7 sewer taps
October: 1 water and 0 sewer taps
November: 11 water and 11 sewer taps
December: 7 water and 7 sewer taps
January: 12 water and 12 sewer taps
February: 8 water and 8 sewer taps
March: 8 water and 8 sewer taps
April: 9 water and 9 sewer taps
May: 11 water and 11 sewer taps
June: 14 water and 14 sewer taps

2016 – 2017 Fiscal Year Total:
110 water and 109 sewer taps

2017 – 2018 Fiscal Year

July: 7 water and 7 sewer taps
August: 11 water and 11 sewer taps
September: 4 water and 4 sewer taps
October: 7 water and 7 sewer taps
November: 7 water and 7 sewer taps
December: 4 water and 4 sewer taps
January: 0 water and 0 sewer taps
February: **7** water and **7** sewer taps
March: 2 water and 2 sewer taps
April: 4 water and 4 sewer taps
May: 4 water and 4 sewer taps
June: 6 water and 6 sewer taps

2017 – 2018 Fiscal Year Total:
63 water and 63 sewer taps

2018 – 2019 Fiscal Year

July: 9 water and 9 sewer taps
August: 14 water and 14 sewer taps
September: 10 water and 10 sewer taps
October: 8 water and 8 sewer taps
November: 4 water and 4 sewer taps
December: 5 water and 5 sewer taps
January: 17 water and 17 sewer taps
February: 11 water and 11 sewer taps
March: 16 water and 16 sewer taps
April: 20 water and 20 sewer taps
May: 21 water and 21 sewer taps
June: 20 water and 20 sewer taps

2018 – 2019 Fiscal Year Total:
155 water and 155 sewer taps

Sludge Haul Services

Company Name	Company Contact	Quote
Sprint Waste	Charles Lyle, Zach Divin	Mobile dewatering belt press for $0.065 per gallon, 125K minimum ($8,125 per haul)
Magna Flow	Victor Sanchez Jr.	$0.069 per gallon, 150K minimum ($10,035 per haul)
K3BMI	Tyler Franklin	$825 for 30 yd. roll off boxes (no polymer Equipment, get our own from PolyDyne/SNF)
Trinity Wastewater	Jordan Thomas	Mobile dewatering belt press for $0.050 per gallon, 200K minimum ($10K per haul) Mobile dewatering belt press for $0.060 per gallon, 150K minimum ($9K per haul)

Trash Services

Company Name	Company Contact	Quote
Texas Pride Disposal	Kevin Atkinson	$19.65 3 year contract, $20.10 5 year contract
Frontier Waste	Bill Killian	Pending
Waste Management	Tiana Smith	$17.50 / $19.10 (weekly/bi-weekly recycling) 5 year contract
Decker Disposall	Decker	$19
Best Trash	Matthew	Declined

Compensation Comparison Services

Company Name	Company Contact	Quote
PayScale	Austin Morgan	$2,500 annually for 3-year contract

Website Services

Company Name	Company Contact	Quote
Off Cinco	Treacy	$2K for initial build, $3,820 annual hosting/security
CivicPlus	Alan Montgomery	$9K for initial build, $2,250 annual hosting/security

Sign Services

Company Name	Company Contact	Quote
Daktronics	Jareel Combest	-
Stewart Signs	Alejandro Vasquez	$25,159
Bakers Signs	Dennis Jones	-

Professional Development

Company Name	Company Contact	Quote
Fred Pryor	Roslyn Eastham	1-9: $499 each 10-19: $199 each

Sprint Waste Services

P.O. Box 940820 • Houston, Texas 77094 • Telephone (713) 316-5050

July 25, 2019

RE: San Leon MUD

Dear Andrew:

Sprint Waste Services will provide sludge dewatering and disposal services for San Leon MUD at their WWTP. Liquid sludge will be dewatered on site using mobile belt press units. The cake material will be transported in end dump trailers and disposed of at a TCEQ approved disposal site. Dispatch (713-316-5050) must be notified two weeks in advance for dewatering. Sprint Waste holds a TCEQ Sludge Transporter Registration (No.23833) allowing for off-site transportation of the sludge. Prior to hauling any sludge, Sprint Waste must receive current analytical testing of the sludge (TCLP, PCB). These tests are required for legal hauling and disposal of the sludge and must be no older than one year.

Sprint Waste will provide the above services at the rate of **$0.065 per gallon with a minimum of 125,000 gallons.** This price includes all equipment, labor, materials, transportation, and disposal costs associated with the job.

Sprint Waste Services will provide necessary sludge disposal information for the annual DMR reporting on behalf of the district and submit it to you for your review and approval.

Sprint Waste Services stands prepared to meet your needs for a cost effective, efficient and environmentally sound residuals management program. If you have any questions or need any additional information, I can be reached at (281) 512-7840 or clyle@sprintwaste.com

Sincerely,

Charles Lyle

Charles Lyle
Account Manager
Cell: 281-512-7840
Office: 713-316-5050
Sprint Waste Services

July 16, 2019

San Leon Mud
Attention: Andrew

RE: Sludge Net

Magna-Flow Environmental is pleased to submit a proposal for the service to dewater and remove Sludge from the digester at San Leon Waste Water Treatment Plant.

SAN LEON MUD WILL SUPPLY THE FOLLOWING:

1. Access to the area where the work is to be performed.
2. Water supply for the operation of the Sludge net
3. Notice to proceed in order to schedule equipment.
4. All analytical (TCLP) for the disposal of material removed.
5. Electricity supply within 150 ft (220) for the operation of the equipment
6. Decant area drain for return water of belt press

MAGNA-FLOW ENVIRONMENTAL WILL SUPPLY THE FOLLOWING:

1. All equipment needed to complete job.
2. All labor needed to complete job.
3. Removal, transportation, and disposal to a TCEQ permitted site.

Magna-Flow Environmental agrees to supply all equipment and labor for the removal and disposal of 150,000 gallons of sludge, from the plant digester for the sum of **$0.069/gallon** Magna-Flow Environmental looks forward to a successful working relationship with San Leon Mud, providing quick response and quality service. If you should have any questions, please call me at 281-448-8585

Sincerely

Victor Sanchez Jr.
Sales Manager
Magna-Flow Environmental
Victor.sanchezjr@magna-flow.com
281-212-4039

Re: AWBD Follow up

Date 6/24/2019 2:20 PM
From tylerf@k3bmi.com on behalf of Tyler Franklin
Actionable/To amiller@slmud.org

That would be for our 30 yard roll off boxes and disposal. We do not offer any type of dewatering box or polymer equipment.

Please excuse any errors. This was sent from a mobile device.

On Jun 24, 2019, at 2:14 PM, Andrew Miller <amiller@slmud.org> wrote:

> Our current contractor has been providing the boxes and polymer equipment; would those be a part of the $825 or would that change things?
>
> And while I know the liquid haul could be potentially out of our budget reach, I'd be interested to know what that quote would be as I know that's simpler for all parties involved. Thanks!
>
> --
> Andrew Miller
> District Manager
> San Leon MUD
> (281) 339-1586
>
> On 2019-06-24 14:12:03-05:00 tylerf@k3bmi.com wrote:
>
> > Good afternoon, I appreciate the reply. I've looked it up and as you can imagine, we are getting a lot of requests to bid rolls off boxes at the current time. We are trying to bid at where we feel comfortable with the price and to where we won't need to raise the price right away and we're trying to make sure we can handle what we say we can. For that reason, we will bid $825 for your boxes, if they meet land application requirements. Tyler -----Original Message-----
> > From: "Andrew Miller" <amiller@slmud.org>
> > Sent: Thursday, June 20, 2019 1:35pm
> > To: "tylerf@k3bmi.com" <tylerf@k3bmi.com>
> > Subject: RE: AWBD Follow up
> >
> > Good afternoon Tyler!
> >
> > I understand and commend your dedication to excellence of service rather than racing to the bottom. I experienced y'all's excellent service while working with Municipal Operations & Consulting for many years, which is also part of why I wanted to reach out and see if it was feasible to engage y'all down here. Our wastewater treatment plant is located at 1111 27th Street, San Leon, Texas, 77539. I understand it's a bit out of the way, but appreciate your time and consideration; have a blessed day!
> >
> > --
> > Andrew Miller
> > District Manager
> > San Leon MUD
> > (281) 339-1586
> >
> > On 2019-06-18 19:30:09-05:00 Tyler Franklin wrote:
> > I would be more than happy to bid liquid and roll off boxes. We do land application, so my rates will reflect that only if the material can be brought back. The liquid isn't as big as of a deal as the dewatered

TRINITY
Wastewater Solutions

7/9/2019

Andrew Miller
San Leon M.U.D.
1111 27th Street
San Leon, TX 77539

RE: San Leon M.U.D. WWTP Dewatering Proposal

Dear Andrew:

Trinity Wastewater Solutions is pleased to submit a proposal to provide mobile dewatering services for San Leon MUD. Trinity will provide dewatering services for the rate of **$0.05 per gallon.** This price is based on a 200,000 gallon per event minimum and includes all equipment, labor, materials, transportation, and disposal costs associated with the job. **No fuel surcharge will be invoiced**. In addition, Trinity will prepare the annual DMR on behalf of the District and submit it to you for review and approval.

Dewatering service will be performed at the wastewater treatment plant site with a mobile belt filter press. Our belt press operators are licensed by the State as required by TCEQ regulations. A list of Trinity's licensed operators is attached. The dewatered biosolids will be transported by end dump trailer to an approved composting facility for disposal.

We maintain insurance in excess of industry standards including Environmental Pollution Liability coverage. A sample certificate of insurance will provided upon request.

Trinity Wastewater Solutions stands prepared to meet your demands for a cost effective, efficient and environmentally sound bio-solids management program.

Sincerely,

Jordan Thomas

Vice President

CINDY CARDEN JORDAN THOMAS FAX

TRINITY
Wastewater Solutions

8/12/2019

Andrew Miller
San Leon M.U.D.
1111 27th Street
San Leon, TX 77539

RE: San Leon M.U.D. WWTP Dewatering Proposal

Dear Andrew:

Trinity Wastewater Solutions is pleased to submit a proposal to provide mobile dewatering services for San Leon MUD. Trinity will provide dewatering services for the rate of **$0.06 per gallon.** This price is based on a 150,000 gallon per event minimum and includes all equipment, labor, materials, transportation, and disposal costs associated with the job. **No fuel surcharge will be invoiced.** In addition, Trinity will prepare the annual DMR on behalf of the District and submit it to you for review and approval.

Dewatering service will be performed at the wastewater treatment plant site with a mobile belt filter press. Our belt press operators are licensed by the State as required by TCEQ regulations. A list of Trinity's licensed operators is attached. The dewatered biosolids will be transported by end dump trailer to an approved composting facility for disposal.

We maintain insurance in excess of industry standards including Environmental Pollution Liability coverage. A sample certificate of insurance will provided upon request.

Trinity Wastewater Solutions stands prepared to meet your demands for a cost effective, efficient and environmentally sound bio solids management program.

Sincerely,

Jordan Thomas

Vice President

CINDY CARDEN JORDAN THOMAS FAX

SAN LEON MUNICIPAL UTILITY DISTRICT COUNTY OF GALVESTON

Revised: _____, 2019

WATER AND SEWER RATE ORDER

SECTION I - DEFINITIONS:

District - San Leon Municipal Utility District; the District is statutorily bound by Texas Water Code provisions governing Water Control and Improvement District.

City - Texas City ETJ (Extra Territorial Jurisdiction)

Tap - connection to the District's main water or sewer line.

Unit - single family residential unit, or each commercial or industrial establishment to which drinking water is supplied from the system.

Residential Unit - shall mean a unit which has both bathroom and kitchen facilities.

Multi-Residential Unit - any residential unit containing a maximum of two (2) connections at one address where the residential units are not rented, leased or used in any way to generate profit.

Multi-Commercial Unit - any motel, hotel, mobile home park, RV park, or apartment complex with multiple residential units rented, leased or generating profit.

Commercial - any office building, ~~hotel,~~ retail store, clubhouse, warehouse, service station, ~~recreational vehicle park~~ or other establishment rendering a service or offering a product for sale to the public and any establishment not generally considered a single-family residence.

Industrial – Any business processing raw materials into saleable commodities, specifically including rail yards, petrochemical operations (including upstream, midstream and downstream operations), and entities manufacturing any hazardous materials, including pesticides, poisons or explosives.

Non-taxable - shall mean any entity not subject to property taxation pursuant to the provisions of the Texas Property Tax Code.

Domestic Waste - shall mean liquid-carried sanitary sewage discharge which is normally discharged from residential food preparation and bathroom facilities.

Industrial Waste - shall mean all discharges other than waste described in the preceding definition (Domestic Waste) are prohibited unless the user has applied to and received written authorization from the District for such discharge.

Rules and Regulations - shall mean the Rules and Regulations Governing Water and Sanitary Sewer Facilities, Service Lines and Connections.

Services Area - shall mean the physical location where utilities are existing or may be available to customers within the District.

Irrigation - shall mean water used solely for sustaining the growth of plant(s), grass, and/or livestock and not used for drinking, bathing or other human consumption.

II. PLUMBING CODE

~~San Leon Municipal Utility~~ The District hereby adopts the 2015 International Plumbing Code and all future revisions to same as the standard for plumbing installations in the San Leon Municipal Utility District. The District will approve PEX material interior plumbing. EXT & INT

III. CONNECTION TO WATER AND/OR SEWER SYSTEM

A. TAP FEES:

Prior to connection to the District's water and/or sewer system, a tap fee per unit shall be paid to the District for making said connection. The fees shall be paid as follows:

TAPPING FEES:

Standard ¾" or 5/8" tap with 4" sewer tap....	$3,000.00
1" water tap with 6" sewer tap.....	$3,550.00
2" water tap with 6" sewer tap	$4,650.00
4" water tap.....	$4,000.00
6" sewer tap	$3,000.00
Properties with multiple connections.....	$1,000.00 per space

INDUSTRIAL TAPPING FEES:

All taps.....	$8,500.00
Plus costs for line upsizing and any additional equipment/ facilities necessary for service.	

Tapping fees other than listed above may be determined by the Board of Directors. Approval of taps, tapping fees, and sizes for any Business, Commercial or Industrial connection, which would require more demand on the system other than a normal single-family unit, may be determined by the Board of Directors.

An Applicant, at the time of applying for taps, must complete an Application for Water and/or Sewer Tap; supply, if applicable, the District with a Galveston County Building Permit, and a plot plan or diagram of the proposed unit(s). Failure to construct the facilities in accordance with approved drawings shall constitute a basis for denial of District services. Payment of all fees must be paid to the District prior to approval. Payment of tap fees to the District prior to the approval of plans shall not be considered approval of said plans or approval for connection to the District's system. If payment has not been made or the applicant is not ready for the taps within 90 days, the application approval is void and the application process must begin again. Tap requests will be held no longer than 90 days. The taps shall be installed by the District within eight weeks of approval. Once a tap has been installed, the meter will be locked until deposits and any fees owed the District have been paid in full. The tap application form may be amended by the District from time to time, as deemed appropriate, without the necessity of an amendment to this Order.

Plans for developments must also be approved by the city which has the ETJ (Extra Territorial Jurisdiction) over the District. Applicants for service will be required to furnish written proof of acceptance. All commercial developments must have lines appropriately sized for service, and all will be required to install fire hydrants as required at the Developer's expense. All installations must meet standards established by the Texas Fire Marshall's Office.

Separate water and sewer taps will be required for each unit as per Section 291.89(a) (4) of the Texas Administration Code (30 TAC). In addition, if a unit that has been supplied by an existing tap is permanently capped and removed from the District's water and/or sewer system, another unit could utilize the existing tap as long as only one unit is being supplied by a single tap.

If the District determines that individual taps are not feasible for a multi-family complex, an appropriately sized single water and sewer tap may be installed and a capacity fee of $150.00 would be charged for each unit connected to the tap. Monthly rates for each unit would be charged according to Section IV (D).

In all cases, specifically including subdivisions or residences constructed for resale, the customer will be responsible for the cost of construction of any portion of a water and/or sewer line, including fire hydrants and manholes, required to be extended from the District's water and/or sewer line to the point of connection with the customer's lines. An estimation of costs will be given to the customer before work has begun and said customer shall pay to the District the estimated amount. If actual costs are less than the estimation, the District shall refund to the customer the amount of the overpayment. If the actual costs are more than the estimate, the customer shall pay to the District the amount of the under payment. All plans for line extensions must be presented to the District for approval prior to construction and are subject to the District engineer's approval. After installation, all water and sewer main lines shall be the property of the District, and customer shall grant any necessary easement with the installation of said lines. Should the extension of the District's lines to the customer require boring under on existing road, such costs shall be determined by the Board of Directors and included in the estimated amount given to the customer before work has begun. ~~The District will install manholes as needed at no additional cost to the customer.~~ The District may participate in the costs of extensions if the Board in its sole discretion finds it economically feasible to do so. Exceptions to the requirements of this paragraph may be granted by a majority vote of the Board of Directors in a posted meeting of the Board.

The tapping of main lines shall only be done by representatives of the ~~San Leon Municipal Utility~~ District or contractors of the ~~San Leon Municipal Utility~~ District. All meters, fittings, boxes, valves and materials installed shall remain the property of the District.

Prior to connection of Water and Sewer service, all inspections, fees, damages to the property and deposits must be paid in full and all District rules must be complied with. In addition, for new construction or units moved into the District, county building permits are required. RV permits obtained from Galveston County must be maintained during the entire term of service or the taps will be subject to disconnection.

B. EASEMENTS:

The District will not install water meters on private property. Water meters and sewer lines will only be placed in public right of ways. Private Roads are considered Private Property.

If an easement is required, the customer must obtain any easements at his own expense.

C. LINE SIZES

Lines shall be sized in an appropriate manner subject to the guidelines listed on Exhibit "B" of this Order.

IV. WATER & SEWER SERVICE APPLICATION & RATES:

A. APPLICATION/SERVICE AGREEMENTS/CONFIDENTIAL REQUEST/ADDENDUM

An Application for Water and Sewer Service must be completed and signed by a legally responsible adult. The signing party will be responsible for all fees and charges at said location. If it is determined that an applicant has prior arrearage with the District, said arrearage must be paid in full prior to connection of service. The application must be accompanied with a U.S. government issued identification or other means of identification acceptable to the District for the signing party. The applicant must complete an application for a New Service Agreement.

B. SERVICE AGREEMENTS:

In addition to the Application for Water and Sewer Service, a customer must execute and deliver to the District a Service Agreement supplied by the District.

C. CONFIDENTIALITY REQUEST:

If the Customer desires confidentiality of his/her records with the District, the customer must indicate this in the appropriate space on the application.~~; Customers will be required to pay a $5.00 fee, which will be reflected on the Customer's first month's bill.~~

D. WATER & SEWER RATES:

SEE CHART ATTACHED TO THIS RATE ORDER AS EXHIBIT "A"

Fire Department Fee is charged ~~$8.00~~ $10.00 per living unit or pad site available for direct connection to the District's lines, $20.00 per commercial unit and $5.00 per occupied unit for multi-commercial customers. ~~subject to state law requirements regarding recreational vehicle parks.~~ This fee might be adjusted by the District with the approval of the Texas Commission of Environmental Quality.

Reduction in Multi-Unit charges may be allowed under the following conditions:

A. A vacant building may be removed from the District's billing, provided the water line to the building is physically disconnected and plugged on the exterior of the building in a manner acceptable to the District's Water/Sewer System Inspector. Individual family units do not qualify for this exemption.

B. Trailer, mobile home and R.V. spaces must be vacant, and the water service line must have all faucets removed and the water and sewer lines permanently disconnected to the satisfaction of the District's Water/Sewer Inspector.

C. Multiple houses on same water meter must be vacant. The water service line must be physically disconnected and plugged on the exterior of the building in a manner acceptable by the District's Water/Sewer System Inspector and said disconnection must be visible at all times to the Water/Sewer Inspector.

D. If a water or sewer line is disconnected from the District's system, capped and covered by an impermeable surface, any reconnection will be treated as a new connection for the purposes of tap fees and inspection requirements.

Any application for reduction in number of units must be made in person at the water district office.

E. ADJUSTMENTS:

Sewer adjustments will be made for filling of swimming pools upon customer notifying the District prior to filling their pool. Sewer adjustments shall only be made on leaks that have been verified by a representative of the District. A repair must be inspected by the District's Inspector prior to a sewer adjustment being considered. A onetime adjustment may be made for watering of lawns at the discretion of the office manager. A customer may request a vacation rate for a single-family residence. If granted, the customer's meter will be locked for a minimum of three (3) months and a Ten and No/100 ($10.00) Dollar fee assessed. The customer will only be charged with fire department and streetlight fees if in vacation status.

V. INSPECTIONS:

All inspections must be made by the District's Water/Sewer Inspector and requests should be made to the District's office twenty-four hours in advance of inspection. Inspections are necessary to determine compatibility with the District's Plumbing Code. Failure to secure inspections required by the District may result in refusal of water and sewer service. Inspections shall be charged as stated in the District's Plumbing Code.

CUSTOMER SERVICE INSPECTIONS - Customer Service Inspections must be completed and delivered to the District: (1) prior to the time the District's operator provides sanitary sewer service or permanent water service to a new connection in the District, (2) within 5 days after an existing customer receives notice from the District that it has a reason to believe that cross-connections or other unacceptable plumbing practices exist at his/her establishment, or (3) within 30 days after any material improvement, correction or addition is made to the private plumbing facilities of any connection. Failure to provide such certification is a violation of these rules. If the customer requests the District to complete the Service Inspection Certification and the time is available, a fee of $45.00 will be charged for this service.

VI. DEPOSITS:

A. A deposit of $50.00 per meter for residential use property owners must be made prior to connection to the water system. Proof of ownership, duly recorded in the records of Galveston County, Texas, must be submitted with application to apply for owner deposit. Deposits paid by owners for service to owner-occupied single family residences will be returned by the District upon request by the owner following the completion of two (2) years continuous service of water and/or sewer service, so long as all fees, charges, and bills with respect to such service have been paid in full and water has not been disconnected due to non-payment of a bill and no late payment charges have been added to the Customer's bill. If owner of property accepts responsibility for water and sewer bills at his rental property, then a property owner deposit will be required if owner signs the Application for Water and Sewer Service and the bill is mailed directly to the owner.

B. A deposit of $150.00 per meter for residential non-property owners must be made prior to connection to the water system. Deposits paid by non-property owners will be returned at the termination of service to said residence.

C. A deposit of $200.00 per meter must be made for commercial and multi-unit dwelling owners before connection to the water system.

D. A deposit of $300 per meter must be made for all industrial owners before connection to the water system.

E. No interest shall be payable to the customer for any deposit made.

F. Customer Deposits may be used as payment in conjunction with amounts due upon final billing.

VII. PAYMENTS:

All payments for water and sewer services must be made to the District office at 443 24th Street, San Leon, Texas or mail payments to the District at said address. For the convenience of customers, payments may be made at the District's office either in the 24 hour drop box by the door of the water office ~~through the payment slot in the door of the water office~~ or at the payment box located in the parking lot of the District's office. No payments will be accepted at any other location. Accepted methods of payment include cash, check or money order. Debit or credit cards may only be used for online payments at no charge on the District's website at www.slmud.org.

VIII. ADDITIONAL CHARGES:

A. A late payment charge of 10% of the prior month water and sewer billing unpaid balance will be due the District for any monthly water and/or sewer bill which is not paid on or before the 20th day of the month. If the due date falls on a holiday or weekend, the due date for payment purposes shall be the next workday after the due date.

B. A mandatory fee of $10.00 per living unit or pad site available for direct connection to the District's lines shall be added to the customer's bill and paid to the San Leon Volunteer Fire Department. A mandatory fee of $20.00 per commercial unit and ~~an additional~~ $5.00 per occupied unit for multi-commercial customers for direct connection to the District's lines shall be added to the customer's bill and paid to the San Leon Volunteer Fire Department. Failure to pay the Fire Department Fee of $8.00 will result in an interruption of water supply until paid. This fee ~~might~~ may be adjusted by the District with the approval of the Texas Commission of Environmental Quality.

C. A regulatory assessment fee of .005% imposed by the Texas Commission on Environmental Quality (TCEQ) is applied to the customer's bill as provided by Section 5.701(n)(1)(c)~~ 5.235(n)~~, Texas Water Code, as amended for use in paying costs and expenses incurred in its regulation of water districts.

D. A fee of $3.95 will be added to the customer's bill for street lighting in San Leon.

E. A mandatory fee will be added to the customer's bill for solid waste collection, with the amount of the monthly fee based on the District's contract at any given time.

F. Damages - The customer will be charged the replacement cost of any District property that is damaged or destroyed by the customer or the contractors working on behalf of the customer. In addition, all repairs to the District's facilities shall be made by the District at the property owner's expense. The District reserves the right to delay or terminate water and sewer service until restitution has been made.

G. Obstructions - Water meters must be accessible to District personnel at all times. After a water meter has been set, the Customer shall at all times keep the area in, around and upon the meter and box and District's easements and property under the customer's control free from rubbish or obstructions of any kind. Failure to keep the meter and box and District easements and property under Customer's control free from rubbish or obstructions may result in disconnection of water services and/or the assessment of charges necessary to remove said obstructions.

H. Any customer who removes or damages a lock or turns on water supply once water has been turned off by the District may have their water meter removed and will be charged $75.00.

IX. TERMINATION AND REINSTATEMENT OF SERVICE:

A. TERMINATION:

The District reserves the right to terminate service at any time to any customer whose account is not paid before the 27th day of the month. The customer wishing to contest his/her bill must inform the District in writing on or before the 10th day of the month prior to the due date of the bill and may appear before the Board of Directors at the next regular board meeting in person or by written correspondence, and the Board shall hear and consider the matter and inform the customer of the Board's determination.

The District reserves the right to terminate service to customers who violate San Leon M.U.D.'s rules. Service will not be reinstated until compliance with rules and all fees are met.

The District reserves the right to terminate services to customers who fail to keep Galveston County RV permits current. Services will not be reinstated until the required permit is issued and presented to the District.

If water and/or sewer service have been terminated and the premises continue to be occupied, a cutoff valve will be placed on the sewer line and the Galveston County Health District will be notified.

If it is determined that a possible health issue exists, the Galveston County Health District may be contacted.

Upon notice of a customer's request for a disconnection of service, the District will read the meter and deduct any amounts owed to the District from the customer's deposit. If additional amounts are owed in addition to the deposit, the customer will be billed for those charges. If there is a remainder left from the deposit, the District will refund the amount remaining to the customer providing the customer leaves a forwarding address with the District.

B. RECONNECTION:

If service to a customer is disconnected, a reconnection fee of $25.00 shall be collected for such location. Service shall not be reinstated until all fees and charges have been paid in full.

If service is reconnected after regular office hours, an additional fee of $25.00 shall be collected for such location.

C. RETURNED CHECK POLICY:

Any check returned to the District will be assessed a charge of $30.00. The amount of the check and the fee shall be paid to the District in cash, cashier's check or money order.

The District ~~San Leon M. U. D.~~ will attempt to contact the person by phone and/or hang a door notice and service will be terminated after three (3) working days if restitution is not made for current and active accounts.
Customers who have three (3) returned checks within a one-year period will be required to pay future payments in cash, cashier's check or money order, unless determined to be a bank error. This requirement may be waived after twenty-four (24) months if the customer has no late charges or disconnections within the twenty-four (24) month time period.

Any check returned for fees associated with reconnection of service will waive notice requirements. Service will be immediately disconnected upon notification by the bank that a check has been returned. Service will remain off until proper restitution is made in accordance with the above paragraph.

D. MISCELLANEOUS PROVISIONS:

1) PROPERTY ADDRESSES:

All residential and commercial buildings in the District are required to have the property address for the building posted on the building. Letters and numbers used to mark addresses should be at least three (3) inches high and should be placed on the building so they are visible from the street. The District shall send a notice of non-compliance of this provision to the owner and/or occupant of said building as listed on the District's records. Any building remaining in non-compliance for a period of thirty (30) days after notice of non-compliance is sent by the District, the District may terminate water and sewer service to the non-compliance building until the address is properly posted. Any such cut-off will be subject to any rates and penalties for reconnection charged by the District.

2) CUSTOMER CLEANOUTS:

Customers are required to keep all wastewater line cleanouts in good condition with properly installed caps. The District reserves the right to inspect and require or execute repairs at the customer's expense as necessary to prevent stormwater infiltration into the District's lines.

3) FREE SERVICE:

No reduced rates or Free Service. All customers receiving services from the District shall be subject to the provisions of this Order and shall be charged the rates established in this Order, and no reduced rate or free service shall be furnished to any Customer.

3) ENTITLEMENT:

Customers of ~~San Leon M. U. D.~~ the District are not guaranteed a specific quantity or pressure of water or specific capacity in sewer facilities for any purpose whatever; in no instance shall the District be liable for failure or refusal to furnish water or any particular amount of pressure of water or to provide capacity in sewer facilities.

4) WATER WELLS:

User and/or owner of such water well shall be liable for any and all permits required for use of such well in addition to any fines, fees or reprimands which may occur from non-compliance with permits. A inter-connect of any kind with the District's water service system by a user of a well is prohibited. All current owners of operational well must register with the district.

Water Wells Used for Irrigation Purposes Only:

Water wells used for irrigation purposes only and are not connected to the District's water and/or sewer system will be required to install a backflow prevention device at the District meter. The devices are required to protect the integrity of the District's water supply. For additional information on Backflow Devices, refer to the ~~San Leon M.U.D.~~ District's Plumbing Requirements.

5) FIRE PROTECTION:

Fire protection services are provided to the District customers through a contract with the San Leon Volunteer Fire Department.

The San Leon Volunteer Fire Department is not an agent, subdivision, subsidiary or subcontractor of the District, and the District is not responsible in any way for the acts of commission or omission, either voluntary or involuntary, of the San Leon Volunteer Fire Department.

6) PENALTIES FOR VIOLATION:

The Board hereby imposes the following civil penalties for breach of any rule of the District. A violation of any rule or regulation of the District may result in a fine to be determined by the Board based on (1) the severity of the violation; (2) whether such violation was knowing or reckless or inadvertent, (3) the history of offenses by such person and, (4) damages sustained by the District. The maximum fine per violation is $5,000. Each day's violation of a rule or regulation of the District is a separate offense.

A penalty under this Section is in addition to any other penalty provided by the laws of the State and may be enforced by complaints filed in the appropriate court of jurisdiction in the county in which the District's principal office or meeting place is located. If the District prevails in any suit to enforce its rules, it may, in the same action, recover any reasonable fees for attorneys, expert witnesses, and other costs incurred by the District before the court. The amount of the attorney's fees shall be fixed by the Court.

The District reserves the right to discontinue any or all facilities or services to prevent abuse or to enforce payment.

7) TEMPORARY SERVICES:

At the District's discretion can allow temporary connections to the District's water and sewer system for an extra unit for a period not to exceed 30 days. The account will be billed water and sewer charges for the extra unit according to Section III. D. After 30 days, the unit needs to be moved or an additional tap fee will be required.

8) AMENDMENTS:

The District's Board of Directors has and specifically reserves the right to change, alter or amend any rate or provision of this Order at any time. This Order, with all provisions, policies, etc., supersedes any and all orders preceding.

9) SEVERABILITY:

The provisions of this Order are severable, and if any provision or part of this Order or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Order and application of such provision or part of this Order shall not be affected thereby.

10) EFFECTIVENESS:

This Order, with all provisions, policies, etc., supersedes any and all orders, ordinances or rules preceding.

Approved this _____ day of _____, 2019.

_____
President, Board of Directors

Attest: _____
Secretary, Board of Directors

WATER AND SEWER RATE ORDER
EXHIBIT "A"

Residential & Irrigation Water Rates:

Gallons	
0 to 2,000	Base Rate $20.00
Over 2,000 Gallons =	Base Rate $20.00 ***plus***
3,000 to 4,999	$5.50 per 1000
5,000 to 7,999	$5.75 per 1000
8,000 to 10,999	$6.00 per 1000
11,000 to 24,999	$6.25 per 1000
25,000 to 44,999	$6.50 per 1000
45,000 to 75,999	$6.75 per 1000
Over 75,000	$7.00 per 1000

Residential Sewer Rates:

Gallons	
0 to 2,000	Base Rate $20.00
Over 2,000 Gallons =	Base Rate $20.00 ***plus***
3,000 to 4,999	$4.50 per 1000
5,000 to 7,999	$4.75 per 1000
8,000 to 10,999	$5.00 per 1000
Over 11,000	$5.25 per 1000

Commercial Water Rates:

Gallons	
0 to 2,000	Base Rate $25.00
Over 2,000 Gallons =	Base Rate $25.00 ***plus***
3,000 to 4,999	$6.75 per 1000
5,000 to 7,999	$7.00 per 1000
8,000 to 10,999	$7.25 per 1000
11,000 to 24,999	$7.50 per 1000
25,000 to 44,999	$7.75 per 1000
45,000 to 75,999	$8.00 per 1000
Over 75,000	$8.25 per 1000

Commercial Sewer Rates:

Gallons	
0 to 2,000	Base Rate $20.00
Over 2,000 Gallons =	Base Rate $20.00 ***plus***
3,000 to 4,999	$4.50 per 1000
5,000 to 7,999	$5.00 per 1000
8,000 to 10,999	$5.50 per 1000
Over 11,000	$6.00 per 1000

The Board of Directors of the ~~San Leon Municipal Utility~~ District have approved an annual 4.5% increase in the posted rate beginning on August 1, 2019.

WATER AND SEWER RATE ORDER
EXHIBIT "B"

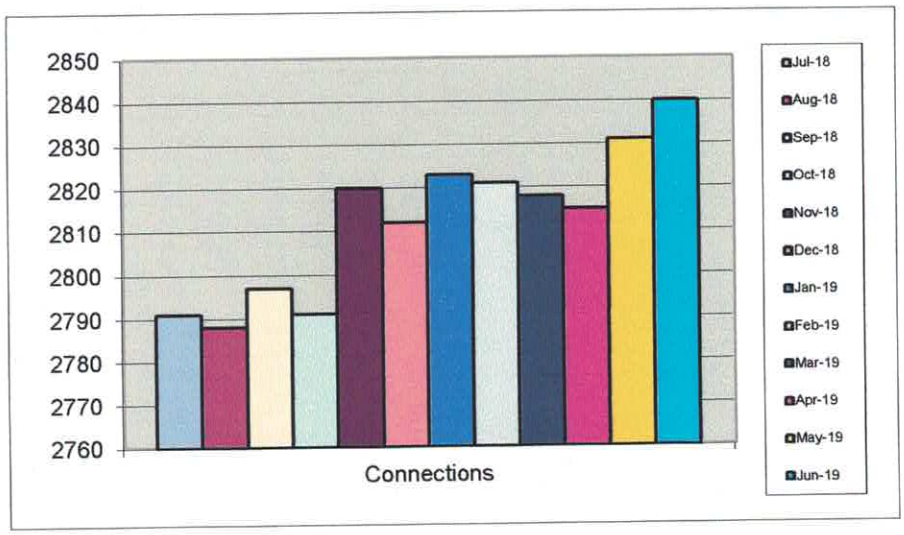
MINIMUM WATERLINE SIZES AS MANDATED BY STATE REGULATIONS.

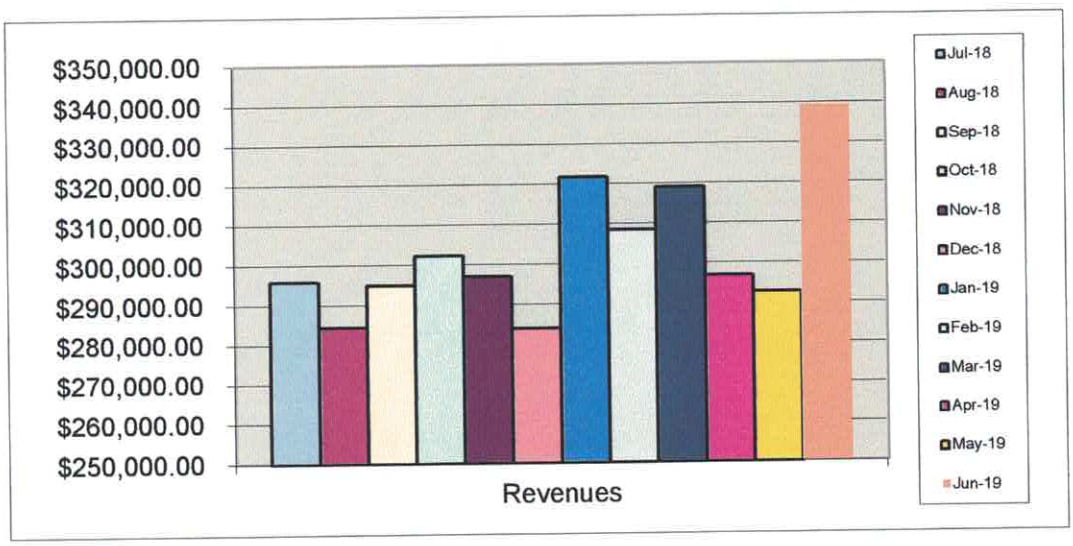
The minimum waterline sizes are for domestic flows only and do not consider fire flows. Larger pipe sizes shall be used when the licensed professional engineer deems it necessary. It should be noted that the required sizes are based strictly on the number of customers to be served and not on the distances between the connections or differences in elevation or the type of pipe. No new waterline less than two inches in diameter will be allowed to be installed in a public water system distribution system. These minimum line sizes do not apply to individual customer service lines.

Maximum Number of Connections	**Minimum Line Size (inches)**
10	2
25	3
50	3
250	6
>250	8 and larger

~~SAN LEON MUNICIPAL UTILITY~~ THE DISTRICT WILL NOT INSTALL OR EXTEND ANY WATER LINE WITH LESS THAN A 6" DIAMETER.

	Revenues	Connections
Jul-18	$ 295,966.68	2791
Aug-18	$ 284,456.79	2788
Sep-18	$ 294,967.70	2797
Oct-18	$ 302,211.07	2791
Nov-18	$ 296,988.91	2820
Dec-18	$ 283,901.61	2812
Jan-19	$ 321,750.75	2823
Feb-19	$ 308,501.14	2821
Mar-19	$ 319,068.03	2818
Apr-19	$ 296,784.67	2815
May-19	$ 292,694.27	2831
Jun-19	$ 339,252.65	2840
Jul-19	$ 314,432.55	2838





July 2019

GENERAL OPER FUND	TP OP	TEX 1ST OP	TFB OP ACCRU	TEX 1ST P/R	AMOCO SVG.	AMOCO/18	TOTALS
BEGINNING GL BALANCE	**$ 1,118,778.17**	**$ 584,628.54**	**$ 1,000.07**	**$ 27,371.47**	**$ 250.23**	**$ 212,827.25**	**$1,944,855.73**
REVENUES							
DEPOSIT RECEIPTS	$ -	$ 318,410.90	$ -	$ -	$ -	$ -	$ 318,410.90
INTEREST	$ 2,268.72	$ 329.22	$ 1.64	$ 7.16	$ 0.01	$ 153.64	$ 2,760.39
M/O TAX DEPOSITS	$ -	$ 16,937.39	$ -	$ -	$ -	$ -	$ 16,937.39
TRANSFR FROM ACCRUAL	$ -	$ 20,250.00	$ 20,250.00	$ -	$ -	$ -	$ 40,500.00
PR TRANSFER	$ -	$ -	$ -	$ 57,469.44	$ -	$ -	$ 57,469.44
	$ 1,121,046.89	**$ 940,556.05**	**$ 21,251.71**	**$ 84,848.07**	**$ 250.24**	**$ 212,980.89**	**$2,380,933.85**
EXPENSES							
PAYROLL ENTRIES	$ -	$ -	$ -	$ (56,489.19)	$ -	$ -	$ (56,489.19)
ACCTS PAYABLE	$ -	$ (346,920.62)	$ -	$ -	$ -	$ -	$ (346,920.62)
AETNA EMP INS DRAFTED	$ -	$ (11,454.38)	$ -	$ -	$ -	$ -	$ (11,454.38)
TRANSFERS PAYROLL	$ -	$ (57,469.44)	$ -	$ -	$ -	$ -	$ (57,469.44)
RET CKS	$ -	$ (470.36)	$ -	$ -	$ -	$ -	$ (470.36)
RET CK FEE (3)	$ -	$ (18.00)	$ -	$ -	$ -	$ -	$ (18.00)
TRANSFR TO OPER	$ -	$ -	$ (20,250.00)	$ -	$ -	$ -	$ (20,250.00)
MERCH CHRG	$ -	$ (971.38)	$ -	$ -	$ -	$ -	$ (971.38)
ENDING GL BALANCE	**$ 1,121,046.89**	**$ 523,251.87**	**$ 1,001.71**	**$ 28,358.88**	**$ 250.24**	**$ 212,980.89**	**$1,886,890.48**
OUTSTANDING CKS	$ -	$ 104,012.67	$ -	$ 415.57	$ -	$ -	$ 104,428.24
DEPOSITS IN TRANSIT	$ -	$ (2,510.91)	$ -	$ -	$ -	$ -	$ (2,510.91)
ENDING BANK BALANCE	**$ 1,121,046.89**	**$ 624,753.63**	**$ 1,001.71**	**$ 28,774.45**	**$ 250.24**	**$ 212,980.89**	**$1,988,807.81**

CUSTOMER DEP FUND	TP DEP	TEX 1ST DEP	TOTALS
BEGINNING GL BALANCE	**$ 225,306.34**	**$ 163,349.79**	**$ 388,656.13**
REVENUES			
DEPOSIT RECEIPTS	$ -	$ 6,950.00	$ 6,950.00
INTEREST	$ 456.93	$ 49.50	$ 506.43
	$ 225,763.27	**$ 170,349.29**	**$ 396,112.56**
EXPENSES			
FINAL REFUNDS	$ -	$ (4,775.00)	$ (4,775.00)
ENDING GL BALANCE	**$ 225,763.27**	**$ 165,574.29**	**$ 391,337.56**
OUTSTANDING CKS	$ -	$ 1,303.48	$ 1,303.48
ENDING BANK BALANCE	**$ 225,763.27**	**$ 166,877.77**	**$ 392,641.04**

DEBT SERVICE FUND	TP TAX	TS D/S	TEX 1ST D/S	TOTALS
BEGINNING GL BALANCE	**$ 1,075,891.44**	**$ 255,221.68**	**$ 121,952.01**	**$1,453,065.13**
REVENUES				
INTEREST	$ 2,181.77	$ 517.71	$ 38.36	$ 2,737.84
D/S TAX DEPOSITS	$ -	$ -	$ 13,022.91	$ 13,022.91
	$ 1,078,073.21	**$ 255,739.39**	**$ 135,013.28**	**$1,468,825.88**
EXPENSES				
2017 BOND PYMT	$ -	$ -	$ -	$ -
2013 BOND PYMT	$ -	$ -	$ -	$ -
2012 BOND PYMT	$ -	$ -	$ -	$ -
ENDING GL BALANCE	**$ 1,078,073.21**	**$ 255,739.39**	**$ 135,013.28**	**$1,468,825.88**
OUTSTANDING CKS	$ -	$ -	$ -	$ -
ENDING BANK BALANCE	**$ 1,078,073.21**	**$ 255,739.39**	**$ 135,013.28**	**$1,468,825.88**

BOND 2017 FUNDS	TS BOND 2017	TEX 1ST 2017 BOND	TOTALS
BEGINNING GL BALANCE	**$ 805,419.28**	**$ 354,048.39**	**$ 1,159,467.67**
REVENUES			
INTEREST	$ 1,633.73	$ 193.87	$ 1,827.60
	$ 807,053.01	**$ 354,242.26**	**$ 1,161,295.27**
EXPENSES			
PAYABLES	$ -	$ (130,304.29)	$ (130,304.29)
ENDING GL BALANCE	**$ 807,053.01**	**$ 223,937.97**	**$ 1,030,990.98**
OUTSTANDING CKS	$ -	$ 112,304.29	$ 112,304.29
ENDING BANK BALANCE	**$ 807,053.01**	**$ 336,242.26**	**$ 1,143,295.27**

	G/L BALANCE	BANK BALANCE
GENERAL OPER FUND	$ 1,886,890.48	$ 1,988,807.81
CUSTOMER DEP FUND	$ 391,337.56	$ 392,641.04
DEBT SERVICE FUND	$ 1,468,825.88	$ 1,468,825.88
BOND 2017	$ 1,030,990.98	$ 1,143,295.27
TOTALS	**$ 4,778,044.90**	**$ 4,993,570.00**

SAN LEON MUNICIPAL UTILITY DISTRICT

Income Statement

For the One Month Ending July 30, 2019

	Current Month	Year to Date
Revenues		
Water Tap Fees	$ 10,500.00	$ 10,500.00
Sewer Tap Fees	$ 9,000.00	$ 9,000.00
Penalty	$ 2,877.78	$ 2,877.78
Inspection Fees	$ 990.00	$ 990.00
Water Service	$ 117,581.07	$117,581.07
Sewer Service	$ 90,685.25	$ 90,685.25
Reconnection Fees	$ 625.00	$ 625.00
Return Check/T-Tech Fees	$ 90.00	$ 90.00
Line Extenions	$ 18,750.00	$ 18,750.00
Misc Income **(see attached)**	$ 3,978.35	$ 3,978.35
Interest/Dividend Income	$ 3,266.82	$ 3,266.82
Maint. & Operat. Tax	$ 16,937.39	$ 16,937.39
Street Light Revenue	$ 10,854.46	$ 10,854.46
VFD Revenue	$ 22,849.85	$ 22,849.85
Trash/Garbage	$ 48,857.23	$ 48,857.23
Total Revenues	**$ 357,843.20**	**$357,843.20**
Expenses		
Salaries	$ 55,701.91	$ 55,701.91
Alliance Payroll Serv.	$ 196.40	$ 196.40
Payroll Tax Expense	$ 4,196.57	$ 4,196.57
Employee Pension Expense	$ 1,331.17	$ 1,331.17
State Unemployment Taxes	$ 2.33	$ 2.33
Bank/Global/TTech Charges	$ 989.38	$ 989.38
Auto & Vehicle Expense	$ 62.96	$ 62.96
Equipment Expense	$ 9,489.47	$ 9,489.47
Chemicals Expense	$ 1,343.50	$ 1,343.50
Pest Control	$ 90.00	$ 90.00
Computer Expenses	$ 11,228.31	$ 11,228.31
Annual Support Serv Agreements	$ 72.00	$ 72.00
Life/Dental/LTD/STD Ins.	$ 1,858.72	$ 1,858.72
Group Insurance - Health	$ 12,113.93	$ 12,113.93
Laboratory Fees	$ 1,920.00	$ 1,920.00
Filing/Posting Agendas/Notices	$ 23.00	$ 23.00
Advertised Legal Notices	$ 450.00	$ 450.00
Laboratory Equip./Supplies	$ 1,456.88	$ 1,456.88
Mileage/Lodging Exp	$ 812.35	$ 812.35
Fuel & Lube	$ 1,413.00	$ 1,413.00
Small Hand Tools/Tools	$ 116.42	$ 116.42
Office Supplies	$ 1,717.35	$ 1,717.35
Printing	$ 1,686.00	$ 1,686.00
Postage	$ 1,684.40	$ 1,684.40
Shipping/Handling Expense	$ 564.92	$ 564.92
Security System Monitoring	$ 45.00	$ 45.00
Legal Fees	$ 1,562.50	$ 1,562.50

SAN LEON MUNICIPAL UTILITY DISTRICT

Income Statement

For the One Month Ending July 30, 2019

Engineering Fees	$	31,129.89	$	31,129.89
Rentals and Leases	$	164.40	$	164.40
Water Line Ext.	$	20,460.00	$	20,460.00
Director Per Diems	$	2,537.46	$	2,537.46
WTP - Repair/Expense	$	1,537.84	$	1,537.84
Repair & Maintenance-Water	$	34,570.93	$	34,570.93
Repair & Maintenance-Sewer	$	7,574.33	$	7,574.33
Sludge System Expenses	$	12,196.60	$	12,196.60
Safety Equip/Supplies/Training	$	119.05	$	119.05
Contracted Services	$	48,790.00	$	48,790.00
Water - Tap Exp	$	6,000.00	$	6,000.00
Sewer - Tap Exp	$	5,000.00	$	5,000.00
Consumable Supplies & Material	$	13.48	$	13.48
Telephone	$	1,272.47	$	1,272.47
Mobile/Comm Exp	$	197.99	$	197.99
Uniform Expense	$	728.36	$	728.36
Street Light Expense	$	5,827.32	$	5,827.32
Waste Disposal	$	50,142.50	$	50,142.50
Utilities	$	8,827.68	$	8,827.68
Lawn Service	$	1,300.00	$	1,300.00
VFD Expense	$	22,848.00	$	22,848.00
GCWA - Dist Sys - Cap - North	$	1,894.78	$	1,894.78
GCWA - Dist Sys - Cap - Bayshr	$	1,285.54	$	1,285.54
GCWA - Capital Charge	$	9,598.42	$	9,598.42
GCWA - Raw Water Charge	$	17,250.16	$	17,250.16
GCWA - Operating Budget	$	13,545.27	$	13,545.27
Total Expenses	**$**	**416,940.94**	**$**	**416,940.94**
Net Income	**$**	**(59,097.74)**	**$**	**(59,097.74)**

SAN LEON MUD
General Ledger
For the Period From Jul 1, 2019 to Jul 31, 2019

Filter Criteria includes: 1) IDs from 34510 to 34510. Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Accoun Accoun	Date	Refer	Jrn	Trans Description	Debit	Credit	Balance
34510	7/1/19			Beginning Balance			
Misc Inc	7/2/19	JUL 1	CR	MISC. INCOME - JUN 2019 PRINCIPAL DIVIDEND PYMT		54.00	
	7/11/1	JUL 1	CR	MISC. INCOME - JULY 2019 FINALS APPLIED		3,797.	
	7/30/1	JUL 1	CR	MISC. INCOME - REFUND FROM CNH FOR OVERPYMT ON M		126.84	
				Current Period Change		3,978.	-3,978.3
	7/31/1			**Ending Balance**			**-3,978.3**

SAN LEON MUD
Check Register
For the Period From Jul 1, 2019 to Jul 31, 2019

Check #	Date	Payee	Cash Acct	Amount
4537	7/1/19	USAble LIFE	10400	$562.17
4538	7/1/19	ALWAYSCARE BENEFITS, INC.	10400	$91.62
4539	7/12/19	TYSON KENNEDY	10400	$860.42
4540	7/12/19	CARDMEMBER SERVICE	10400	$917.60
4541	7/12/19	OFFICE DEPOT CREDIT PLAN	10400	$1,294.94
4542	7/12/19	COMCAST	10400	$312.33
4543	7/12/19	CENTERPOINT ENERGY	10400	$148.34
4544	7/12/19	VERIZON WIRELESS	10400	$197.99
4545	7/12/19	WATER, SEWER REPAIR & MORE	10400	$28,490.00
4546	7/12/19	R. S. SMOKE TEST & MULTI SERVICES	10400	$6,650.00
4547	7/12/19	O'REILLY AUTOMOTIVE, INC.	10400	$78.50
4548	7/12/19	RED'S TIRE SERVICE	10400	$30.00
4549	7/12/19	LEE OIL CO., INC.	10400	$1,450.50
4550	7/12/19	AMERICAN FUNDS SERVICE CO.	10400	$2,087.92
4551	7/12/19	IMPACT WASTE, LLC	10400	$12,196.60
4552	7/12/19	ACE BACLIFF BUILDERS SUPPLY	10400	$1,178.97
4553	7/12/19	USA BLUE BOOK	10400	$1,792.97
4554	7/12/19	FORTILINE, INC.	10400	$6,695.61
4555	7/12/19	BIRD NEST SERVICES, INC.	10400	$264.00
4556	7/12/19	DECKER DISPOSE-ALL & RECYCLING SERVICES	10400	$50,142.50
4557	7/12/19	GULF COAST WATER AUTHORITY	10400	$43,574.17
4558	7/12/19	CINTAS CORPORATION #081	10400	$689.38
4559	7/12/19	EASTEX ENVIRONMENTAL LAB	10400	$965.00
4560	7/12/19	ROCKET FRANCHISING, INC.	10400	$312.93
4561	7/12/19	MATHESON TRI-GAS	10400	$164.40
4562	7/12/19	MP2 ENERGY	10400	$14,506.66
4563	7/12/19	REID,STRICKLAND, GILLETTE	10400	$1,562.50
4564	7/12/19	SWEAT, DERICK M., JR.	10400	$900.00
4565	7/12/19	TERMINIX PROCESSING CENTER	10400	$90.00
4566	7/12/19	TYLER TECHNOLOGIES, INC	10400	$10,151.98
4567	7/26/19	COSTELLO, INC.	10400	$31,129.89
4568	7/26/19	UNITED STATES TREASURY	10400	$85.75
4569	7/26/19	DOCTOR COOL & PROFESSOR HEAT, INC.	10400	$295.00
4570	7/26/19	USAble LIFE	10400	$617.33
4571	7/26/19	AFLAC	10400	$364.09
4572	7/26/19	FIDELITY SECURITY LIFE INS. COMPANY	10400	$573.80
4573	7/26/19	DENTAL SELECT	10400	$577.10
4574	7/26/19	KENNETH BISHOP	10400	$1,122.94
4575	7/26/19	ERROR COMPUTER REPAIR, LLC	10400	$500.00
4576	7/26/19	ASAP SECURITY SERVICES	10400	$45.00
4577	7/26/19	ALWAYSCARE BENEFITS, INC.	10400	$10.50
4578	7/26/19	CORPORATE QUALITY	10400	$1,686.00
4579	7/26/19	EASTEX ENVIRONMENTAL LAB	10400	$955.00
4580	7/26/19	FRONTIER	10400	$1,272.47
4581	7/26/19	HYDRANT.COM	10400	$5,309.00
4582	7/26/19	R. S. SMOKE TEST & MULTI SERVICES	10400	$6,650.00

SAN LEON MUD
Check Register
For the Period From Jul 1, 2019 to Jul 31, 2019

Check #	Date	Payee	Cash Acct	Amount
4583	7/26/19	WATER, SEWER REPAIR & MORE	10400	$38,860.00
4584	7/26/19	SEABREEZE	10400	$450.00
4585	7/26/19	WORLDWIDE POWER PRODUCTS	10400	$5,317.00
4586	7/26/19	GENSOLUTIONS LLC	10400	$2,025.53
4587	7/26/19	PURCHASE POWER	10400	$1,617.20
4588	7/26/19	AMERICAN FUNDS SERVICE CO.	10400	$1,953.91
4589	7/26/19	FEDERAL EXPRESS CORP.	10400	$67.20
4590	7/26/19	USA BLUE BOOK	10400	$1,901.84
4591	7/26/19	SAM'S CLUB	10400	$422.41
4592	7/26/19	DXI INDUSTRIES, INC.	10400	$1,343.50
4593	7/26/19	FORTILINE, INC.	10400	$27,094.75
4594	7/26/19	ASCO	10400	$2,060.41
4595	7/26/19	ACT PIPE & SUPPLY	10400	$1,405.00
4596	7/31/19	SAN LEON VFD	10400	$22,848.00
Total				**$346,920.62**

Budget Comparison																
Revenues	2019 - 2020 Annual Budget	2019 - 2020 Monthly Budget	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	TOTAL	AP2:P24verage
Capacity Fee	$0.00	$0.00	$0.00												$0.00	$0.00
Water Tap Fees	$180,000.00	$15,000.00	$10,500.00												$10,500.00	$10,500.00
Sewer Tap Fees	$180,000.00	$15,000.00	$9,000.00												$9,000.00	$9,000.00
Penalty	$36,000.00	$3,000.00	$2,877.78												$2,877.78	$2,877.78
Inspection Fees	$10,000.00	$833.33	$990.00												$990.00	$990.00
Water Service	$1,350,000.00	$112,500.00	$117,581.07												$117,581.07	$117,581.07
Sewer Service	$1,050,000.00	$87,500.00	$90,685.25												$90,685.25	$90,685.25
Reconnection Fees	$15,500.00	$1,291.67	$625.00												$625.00	$625.00
Returned Check Fees	$2,200.00	$183.33	$90.00												$90.00	$90.00
Line Ext.	$20,000.00	$1,666.67	$18,750.00												$18,750.00	$18,750.00
Meter Tampering Fee	$500.00	$41.67	$0.00												$0.00	$0.00
Meter Move/Repair Fee	$600.00	$50.00	$0.00												$0.00	$0.00
Misc Income	$0.00	$0.00	$3,978.35												$3,978.35	$3,978.35
Interest Income	$35,000.00	$2,916.67	$3,266.82												$3,266.82	$3,266.82
Maint. & Operat. Tax	$630,000.00	$52,500.00	$16,937.39												$16,937.39	$16,937.39
Street Light Revenue	$130,000.00	$10,833.33	$10,854.46												$10,854.46	$10,854.46
VFD Revenue	$275,000.00	$22,916.67	$22,849.85												$22,849.85	$22,849.85
Trash/Garbage	$575,000.00	$47,916.67	$48,857.23												$48,857.23	$48,857.23
Reimbursement for Bond Funds	$0.00	$0.00	$0.00												$0.00	$0.00
Total Revenues	**$4,489,800.00**	**$374,150.00**	**$357,843.20**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$357,843.20**	**$357,843.20**

Expenses	2019 - 2020 Annual Budget	2019 - 2020 Monthly Budget	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	TOTAL	AVERAGE
Salaries	$660,000.00	$55,000.00	$55,701.91												$55,701.91	$55,701.91
Alliance Payroll Serv.	$2,700.00	$225.00	$196.40												$196.40	$196.40
Payroll Tax Expense	$50,000.00	$4,166.67	$4,196.57												$4,196.57	$4,196.57
Empl Pension Expense	$17,000.00	$1,416.67	$1,331.17												$1,331.17	$1,331.17
State Unemploy Taxes	$2,500.00	$208.33	$2.33												$2.33	$2.33
Employee Medical Exp.	$500.00	$41.67	$0.00												$0.00	$0.00
Auditing Fees	$21,000.00	$1,750.00	$0.00												$0.00	$0.00
Bank/Global/T-Tech Charges	$12,000.00	$1,000.00	$989.38												$989.38	$989.38
Auto & Vehicle Expense	$10,000.00	$833.33	$62.96												$62.96	$62.96
Equipment Expense	$40,000.00	$3,333.33	$9,489.47												$9,489.47	$9,489.47
Chemicals	$25,000.00	$2,083.33	$1,343.50												$1,343.50	$1,343.50
Pest Control	$1,200.00	$100.00	$90.00												$90.00	$90.00
Computer Expenses	$40,000.00	$3,333.33	$11,228.31												$11,228.31	$11,228.31
Conferences & Seminars	$6,000.00	$500.00	$0.00												$0.00	$0.00
Dues & Subscriptions	$1,500.00	$125.00	$0.00												$0.00	$0.00
Annual Sup Agreements	$1,000.00	$83.33	$72.00												$72.00	$72.00
Educ Courses/Materia	$5,000.00	$416.67	$0.00												$0.00	$0.00
Election Expenses	$15,000.00	$1,250.00	$0.00												$0.00	$0.00
Insurance	$75,000.00	$6,250.00	$0.00												$0.00	$0.00
Life/Dental/LTD/STD Ins.	$18,000.00	$1,500.00	$1,858.72												$1,858.72	$1,858.72
Group Insurance - Health	$180,000.00	$15,000.00	$12,113.93												$12,113.93	$12,113.93
Laboratory Fees	$15,000.00	$1,250.00	$1,920.00												$1,920.00	$1,920.00
Filing/Posting Agendas/Notices	$500.00	$41.67	$23.00												$23.00	$23.00
Advertised Legal Notices	$6,500.00	$541.67	$450.00												$450.00	$450.00
Lab Equip./Supplies	$8,000.00	$666.67	$1,456.88												$1,456.88	$1,456.88
License Expense	$1,000.00	$83.33	$0.00												$0.00	$0.00
Permits	$100.00	$8.33	$0.00												$0.00	$0.00
Mileage/Lodging Expense	$5,000.00	$416.67	$812.35												$812.35	$812.35

Misc Expense	$5,000.00	$416.67	$0.00												$0.00	$0.00
Fuel & Lube	$11,000.00	$916.67	$1,413.00												$1,413.00	$1,413.00
Small Hand Tools	$10,000.00	$833.33	$116.42												$116.42	$116.42
Office Supplies	$12,000.00	$1,000.00	$1,717.35												$1,717.35	$1,717.35
Printing	$6,500.00	$541.67	$1,686.00												$1,686.00	$1,686.00
Postage	$20,000.00	$1,666.67	$1,684.40												$1,684.40	$1,684.40
Shipping/Handling Exp	$4,000.00	$333.33	$564.92												$564.92	$564.92
Security Sys Monitoring	$500.00	$41.67	$45.00												$45.00	$45.00
Legal Fees	$30,000.00	$2,500.00	$1,562.50												$1,562.50	$1,562.50
Engineering Fees	$90,000.00	$7,500.00	$31,129.89												$31,129.89	$31,129.89
Engineering Fees Spec Projects	$0.00	$0.00	$0.00												$0.00	$0.00
Financial Advisor Fees	$3,000.00	$250.00	$0.00												$0.00	$0.00
Rentals and Leases	$50,000.00	$4,166.67	$164.40												$164.40	$164.40
Social Sec Assess Fee	$50.00	$4.17	$0.00												$0.00	$0.00
Water Line Ext.	$50,000.00	$4,166.67	$20,460.00												$20,460.00	$20,460.00
Sewer Line Ext.	$25,000.00	$2,083.33	$0.00												$0.00	$0.00
Road Bore	$0.00	$0.00	$0.00												$0.00	$0.00
Director Per Diems	$10,000.00	$833.33	$2,537.46												$2,537.46	$2,537.46
Cap. Imp. - Impact Fee	$0.00	$0.00	$0.00												$0.00	$0.00
WTP - Repair/Expense	$40,000.00	$3,333.33	$1,537.84												$1,537.84	$1,537.84
WWTP - Repair/Expense	$45,000.00	$3,750.00	$0.00												$0.00	$0.00
R & M-Water	$150,000.00	$12,500.00	$34,570.93												$34,570.93	$34,570.93
R & M-Sewer	$100,000.00	$8,333.33	$7,574.33												$7,574.33	$7,574.33
Sludge Sys Expenses	$120,000.00	$10,000.00	$12,196.60												$12,196.60	$12,196.60
Safety Equip Expense	$7,500.00	$625.00	$119.05												$119.05	$119.05
Contracted Services	$300,000.00	$25,000.00	$48,790.00												$48,790.00	$48,790.00
Inflow & Infiltration	$250,000.00	$20,833.33	$0.00												$0.00	$0.00
Water - Tap Expense	$120,000.00	$10,000.00	$6,000.00												$6,000.00	$6,000.00
Sewer - Tap Expense	$120,000.00	$10,000.00	$5,000.00												$5,000.00	$5,000.00
Cons Supplies & Mtrls.	$3,500.00	$291.67	$13.48												$13.48	$13.48
Testing (Employee Drug)	$250.00	$20.83	$0.00												$0.00	$0.00
Telephone	$13,000.00	$1,083.33	$1,272.47												$1,272.47	$1,272.47
Mobile/Nextel Expense	$4,500.00	$375.00	$197.99												$197.99	$197.99
Tax Collection Expense	$14,000.00	$1,166.67	$0.00												$0.00	$0.00
Uniform Expense	$10,000.00	$833.33	$728.36												$728.36	$728.36
Street Lights Exp	$75,000.00	$6,250.00	$5,827.32												$5,827.32	$5,827.32
Sec/Locks @ Entryways	$8,000.00	$666.67	$0.00												$0.00	$0.00
Waste Disposal	$615,000.00	$51,250.00	$50,142.50												$50,142.50	$50,142.50
Utilities	$100,000.00	$8,333.33	$8,827.68												$8,827.68	$8,827.68
TCEQ Permit	$15,000.00	$1,250.00	$0.00												$0.00	$0.00
Water Assess. Fee	$12,000.00	$1,000.00	$0.00												$0.00	$0.00
Lawn Service	$15,000.00	$1,250.00	$1,300.00												$1,300.00	$1,300.00
VFD Expense	$275,000.00	$22,916.67	$22,848.00												$22,848.00	$22,848.00
GCWA-Note Pymt	$0.00	$0.00	$0.00												$0.00	$0.00
GCWA - Dist Sys - Cap-North	$22,000.00	$1,833.33	$1,894.78												$1,894.78	$1,894.78
GCWA - Dist Sys - Cap-Byshr	$16,000.00	$1,333.33	$1,285.54												$1,285.54	$1,285.54
GCWA-Capital Charge	$125,000.00	$10,416.67	$9,598.42												$9,598.42	$9,598.42
GCWA - Raw Wtr Charge	$205,000.00	$17,083.33	$17,250.16												$17,250.16	$17,250.16
GCWA-Operating Budget	$160,000.00	$13,333.33	$13,545.27												$13,545.27	$13,545.27
GCWA-Excess Water	$0.00	$0.00	$0.00												$0.00	$0.00
GCWA-Line Repairs	$0.00	$0.00	$0.00												$0.00	$0.00
Total Expenses	**$4,487,300.00**	**$373,941.67**	**$416,940.94**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$416,940.94**	**$416,940.94**
Net Income	**$2,500.00**	**$208.33**	**-$59,097.74**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**-$59,097.74**	**-$4,924.81**