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MEMORANDUM

VIA REGULAR MAIL

TO: Heath Reed-Green
Mike R. Asbury
Leslie Alger
Jacob Matto
Steve Garcia

FROM: Cara Gobe, Legal Assistant

DATE: August 2, 2022

RE: Vista Oaks Municipal Utility District
August 8, 2022 Meeting

Enclosed please find the agenda and meeting materials for a regular meeting of the Board of Directors of Vista Oaks Municipal Utility District. **The Board will meet on Monday, August 8, 2022 at 12:00 noon at the offices of Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas.**

Please let me (435-2394 or cgobe@abaustin.com) or Un Ha Kim (435-2335 or ukim@abaustin.com), Jenn Scholl's secretary, know if a conflict arises and you will NOT be present at the meeting so that we can determine whether we will still have a quorum.

cc: Herb Edmonson, Jr.*
John W. Bartram
Lisa Torres
Amy Earls*
Mary Bott/Allen Douthitt*
Christina Lane*
Richard Donoghue*

****In order to facilitate social distancing during the continued COVID-19 pandemic, District consultants are requested to attend the meeting by telephone conference by dialing 1-888-510-5505, Participant Code 450718.****

* agenda and packet via email only

{W1117263.4}

VISTA OAKS MUNICIPAL UTILITY DISTRICT

AGENDA

August 8, 2022

TO: THE BOARD OF DIRECTORS OF VISTA OAKS MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Vista Oaks Municipal Utility District will hold a regular meeting on **Monday, August 8, 2022, at 12:00 noon at the offices of Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas.** The following matters will be considered and may be acted upon at the meeting:

PUBLIC COMMENT

1. Citizen's communications and Board member announcements;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion at the request of any member of the board.)

2. Minutes of June 27, 2022 meeting;

BUDGET AND TAX ITEMS

3. 2022-2023 budget and 2022 tax rate, including:
 - (a) District tax rate classification under Texas Water Code §§49.23601-.23603, including recommendations from District financial advisor and District engineer;
 - (b) Schedule for adopting 2022-2023 budget and 2022 tax rate;
 - (c) 2022 certified appraised values from Williamson Central Appraisal District;
 - (d) Work session on 2022-2023 proposed budget;
 - (e) Establish and take record vote on proposed tax rate;
 - (f) Schedule public hearing at which adoption of tax rate will be considered;
 - (g) Authorize publication of Water District Notice of Public Hearing on Tax Rate;

DISCUSSION/ACTION ITEMS

4. Wholesale water and wastewater service, including update on City of Round Rock wholesale rate increases and rate appeal;
5. Security report and related matters;
6. Report from District's engineer;

7. Report from District's bookkeeper, including:
 - (a) Approval of fund transfers and payment of bills and invoices;
8. Report from District's general manager and utility operator regarding:
 - (a) Utility operations and projects, including:
 - (i) Water accountability;
 - (ii) District facilities, including recommendations regarding any necessary repairs and maintenance;
 - (b) Billing and collections, including past due accounts, write offs, adjustments and customer service;
 - (c) Solid waste and recycling services and related matters;
9. Website development and maintenance;
10. Report from District's attorney, including:
 - (a) Consultant and director directives;
 - (b) United States Department of Commerce request regarding 2022 Census;
11. Future agenda items and meeting schedule.

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

(SEAL)




 Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF
VISTA OAKS MUNICIPAL UTILITY DISTRICT**

June 27, 2022

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A regular meeting of the Board of Directors of Vista Oaks Municipal Utility District (the "District"), was held on June 27, 2022 at Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas 78759. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The roll was called of the members of the Board, to-wit:

Mike Asbury	-	President
Heath Reed-Green	-	Vice President
Jacob Matto	-	Secretary
Leslie Alger	-	Assistant Secretary
Steve Garcia	-	Assistant Secretary

and all of the Directors were present, thus constituting a quorum. Also present in person at the meeting were Herb Edmonson and David Gray of Gray Engineering, Inc. ("GEI"), the District's engineer; Allen Douthitt of Bott & Douthitt, PLLC ("B&D"), the District's bookkeeper; and Jenn Scholl of Armbrust & Brown, PLLC, the District's general counsel. Lisa Torres of Crossroads Utility Services LLC ("Crossroads"), the District's general manager and utility operator; and John Carlton of the Carlton Firm, the District's rate attorney jointed the meeting via telephone.

The meeting was called to order at 12:09 p.m. and Director Asbury requested that Ms. Scholl conduct the meeting. Ms. Scholl first stated that the Board would receive citizens' communications and Board member announcements. There being none, Ms. Scholl stated that the Board would consider the director items on the meeting agenda. Director Asbury addressed the Board and stated that he would be resigning from the Board. A copy of Director Asbury's resignation letter is attached as **Exhibit "B"**. Director Asbury recalled the positive experiences that he had with the Board over the years and the Board thanked him for his service. Upon motion by Director Reed-Green and second by Director Garcia, the Board voted 4-0 to accept the resignation of Director Asbury, with regret. Ms. Scholl stated that there was one resident who had expressed an interest in being considered for appointment to fill the vacancy. She noted that the resident was unable to attend the June meeting and would likely attend one of the future Board meetings in order to request that the Board consider appointing him to fill the vacancy.

Ms. Scholl stated that the Board would consider the election of officers. After discussion, Director Alger moved that the Board elect the following slate of officers:

Heath Reed-Green	-	President
Jacob Matto	-	Vice President
Steve Garcia	-	Secretary
Leslie Alger	-	Assistant Secretary
[vacancy]	-	Assistant Secretary

Upon second by Director Garcia, the motion passed unanimously.

Ms. Scholl then recommended that the District's existing account resolutions and signature cards be updated to reflect the resignation of Director Asbury. Upon motion by Reed-Green and second by Director Matto, the Board voted 4-0 to approve the updated Resolution Approving Change in Bank Signatories and Change Certificate (Operating Account) attached as **Exhibit "C"**; and the Resolution Approving Change in Bank Signatories and Change Certificate (Bookkeeper's Account) attached as **Exhibit "D"**.

Ms. Scholl stated that the Board would next consider the following consent items on the Board's meeting agenda: the minutes of the April 11, 2022 Board meeting; and the revised District Registration Form attached as **Exhibit "E"**. After discussion, upon motion by Director Reed-Green and second by Director Matto, the Board voted 4-0 to approve the consent items.

Ms. Scholl then stated that the Board would consider budget and tax items. She directed the Board to the preliminary estimate of 2022 taxable value from Williamson Central Appraisal District attached as **Exhibit "F"** and then reviewed the proposed schedule for adoption of the 2022-2023 budget and 2022 tax rate attached as **Exhibit "G"**. She requested that the Board members confirm their attendance at the August and September Board meetings, noting that it was important that a quorum be present.

Ms. Scholl then stated that the Board would discuss water and wastewater rate matter and related action, including City of Round Rock wholesale rate appeal. Mr. Carlton provided an update on the pending wholesale rate appeal to the Board. He noted that things were previously at a standstill due to delays at the Public Utility Commission after the big winter storms but that things were starting to move again.

Ms. Scholl then stated that the Board would receive the security report and consider taking related action. Ms. Torres stated that she had not yet received any reports for 2022 but she would forward the security reports when available.

Ms. Scholl then stated that the Board would receive a report from the District's engineer. Mr. Gray presented his report attached as **Exhibit "H"** and reviewed it with the Board. He reported that the storage unit property within the District, Bulldog Storage, was looking to add a new section of storage units on the same property and had submitted a request for an additional wastewater connection. He noted that an additional water connection would not be required because water from the existing storage unit structure could be extended to the new storage unit sections through an on-site private meter. He stated that he and Mr. Edmonson were tracking their time in considering the request and would look into whether or not the applicant would be required to submit a deposit to cover the District's time in considering the request. Director Alger stated that she thought the District had reached an agreement with the property owner in the past to provide a certain amount of service to the property. **Ms. Scholl stated that she would look into whether or not there was a prior agreement in place and she would report to the Board at the next Board meeting.** Director Garcia asked if Messrs. Gray or Edmonson had heard anything about the tennis center that was proposed to be developed near the District. Mr. Edmonson stated that he had not heard anything on the project. Mr. Gray then reported that the Coordination of Emergency Services notice had been filed with the Public Utility Commission, as required by Texas Water Code §13.1396, and that the Emergency Preparedness Plan had been submitted to the Texas Commission on Environmental Quality (the "**TCEQ**") prior to the March 1, 2022 deadline but that the TCEQ was still processing the plan and had not yet provided notice of approval.

Ms. Scholl then stated that the Board would receive a report from the District's bookkeeper and recognized Mr. Douthitt. Mr. Douthitt presented the accounting report and updated cash activity report, attached collectively as **Exhibit "I"**, and reviewed them with the Board. He reviewed the financial statements and requested approval of two transfers indicated on the first page of the updated report. He then reviewed the tax collection report, budget comparison, checks that had been written out of the bookkeeper's account since the last Board meeting, and the disbursements being presented for approval. Mr. Douthitt pointed out that the District had a positive budget variance of \$81,379.27 and about 98.71% of the District's 2021 taxes had been collected. Upon motion by Director Alger and second by Director Garcia, the Board voted 4-0 to approve the transfers and payment of the bills and invoices, as presented.

Ms. Scholl then stated that the Board would receive a report from the District's general manager and utility operator. Ms. Torres presented the operations report, attached as **Exhibit "J"** and reviewed her directives from the prior Board meeting. Ms. Torres then reported that water loss was at $\pm 8.85\%$ for the month of May. She confirmed that all lab results were satisfactory, there were no issues with water quality, and the utility facilities were generally operating well. Ms. Torres reported that the District was under voluntary watering restrictions, she did not have any write-offs to present, there had been no solid waste/recycling collection complaints, and there were no issues with the website. Ms. Torres stated that several residents had reported street light outages in the District, noting that two of the transformers had blown out and that wires at the base of one of the street lights were damaged. She stated that the cost of the repairs was \$836, which she noted was within the amount that Crossroads was authorized to approve in-between Board meetings, so she went ahead and got the repairs completed. Ms. Torres then stated that a resident had reported damage to one of the wall pylons near 4447 Hunter's Chase and that she was working to get a proposal for the work. She then presented the memorandum regarding temporary fuel surcharge attached as **Exhibit "K"** and requested that the Board renew its approval of the additional fuel surcharge until the next Board meeting, noting that the fuel surcharges since the prior meeting ranged from \$113 to \$118. After discussion, upon motion by Director Reed-Green and second by Director Matto, the Board voted 4-0 to approve the fuel surcharge through the month of September and to re-assess the fuel surcharge at that time.

There being nothing to consider regarding the District's website, Ms. Scholl stated that the Board would next receive the attorney's report. She stated that all directives were either complete or in process. Director Reed-Green stated that he and Director Matto were working to schedule a meeting with Priority Landscapes to discuss the landscaping along the Vista Isle Drive right-of-way and would continue to keep the Board updated.

Ms. Scholl then stated that the Board would consider the election items on the Supplemental Agenda. Ms. Scholl reminded the Board that director elections were held in November of every even-numbered year, and she stated that it was time to call the 2022 Director election. She stated that the election could be cancelled if uncontested. She then directed the Board's attention to the Order Calling Director Election for November 8, 2022, a copy of which is attached as **Exhibit "M"**. She recommended that the Board approve the Order calling the election and authorize her office to give notice of the election as required by law. She then confirmed that her office had already posted notice of the deadline to file an application for a place on the ballot, as required by the Texas Election Code. Ms. Scholl then reviewed the Joint Election Agreement and Contract for Election Services, a copy of which is attached as **Exhibit "N"** and the Resolution Approving Election Agreement and Joint Election Agreement, a copy of which is attached as **Exhibit "O"**. After discussion, upon motion by Director Reed-Green and second by Director Matto, the Board voted 4-0 to approve the Order Calling Director Election

for November 8, 2022, as presented; approve the Resolution Approving Joint Election Agreement and Contract for Election Services, including the form of Joint Election Agreement and Contract for Election Services attached thereto, as presented; and authorize the District's attorney to give notice of the November 8, 2022 Director election.

Ms. Scholl stated that the Board would consider future meeting dates and agenda items. Ms. Scholl stated that the next Board meeting would be held at 12:00 noon on August 8, 2022.

There being no further business to come before the Board, the meeting was adjourned at 1:23 p.m.

[Signature page follows.]

MEMORANDUM

To: Board of Directors – Vista Oaks Municipal Utility District

From: Armbrust & Brown, PLLC

Re: District Tax Rate Classifications

Date: August 8, 2022

There are three tax rate classifications for water districts under Tex. Water Code §§ 49.23601-.23603. Because each classification has unique tax rate notice and election procedures, the Board will need to determine the appropriate district tax rate classification for the District each year before adopting a proposed tax rate. A summary of the three district tax rate classifications appears below.

1. Low Tax Rate Districts – Tex. Water Code § 49.23601. Districts that have adopted an operations and maintenance (“*O&M*”) tax rate for the current tax year that is \$0.025 or less per \$100 of taxable value. Subject to mandatory elections to approve the adopted tax rate if the overall tax bill for the average home¹ increases by more than 8% from the prior year. If the adopted tax rate is not approved, the debt service and contract tax components of the adopted tax rate remain the same but the O&M component will be reduced to a rate that would equal an 8% increase in the O&M portion of the overall tax bill on the average home in the prior year.

2. Developed Districts – Tex. Water Code § 49.23602. Districts that are not Low Tax Rate Districts that have financed, completed, and issued bonds to pay for all land, works, improvements, facilities, plants, equipment, and appliances necessary to serve at least 95 percent of the projected build-out of the district in accordance with the purposes for its creation or the purposes authorized by the constitution, the Water Code, or any other law. Subject to mandatory elections to approve the adopted tax rate if the overall tax bill for the average home increases by more than 3.5% from the prior year plus any unused increment rate.² If the adopted tax rate is not approved, the debt service and contract tax components of the adopted tax rate remain the same but the O&M component will be reduced to a rate that would equal a 3.5% increase in the O&M portion of the overall tax bill on the average home in the prior year and the unused increment rate (if any) will be added to the overall tax rate.

a. Disaster Area Exception – Tex. Water Code § 49.23602(d): Developed Districts that are located within areas declared by the governor or president to be disaster areas are still classified as Developed Districts but may elect to follow the procedures for Low Tax Rate Districts (summarized above) in the tax year that the disaster occurred until the earlier of: (i) the second tax year that the district’s total taxable value exceeds the total taxable value on January 1st of the year that the disaster occurred; or (ii) the third tax year after the disaster occurred.

3. All Other Districts – Tex. Water Code § 49.23603. Districts that are not Low Tax Rate Districts or Developed Districts. If the overall tax bill for the average home increases by more than 8% from the prior year, the qualified voters may petition for an election to reduce the O&M component of the adopted tax rate to a rate that would equal an 8% increase in the O&M portion of the overall tax bill on the average home in the prior year.

¹ All references to “average home” exclude homestead exemptions for disabled and 65+.

² The “unused increment rate” is the amount (if any) that, within the prior three years, the adopted O&M rate was less than the rate that would have equaled a 3.5% increase in the O&M tax bill for the average home in the prior year (*i.e.*, the amount that the adopted O&M rate was actually less than what it could have been reduced to in an election). The unused increment rate is 0 for each tax year before 2020.

MEMORANDUM

To: Board of Directors – Vista Oaks Municipal Utility District
From: Armbrust & Brown, PLLC
Re: Schedule for Establishing District Tax Rate for 2022
Date: August 8, 2022

Before the Board adopts a 2022 tax rate, it is required to give notice of “*each meeting at which the adoption of the tax rate will be considered.*” The notice must be published at least once in a newspaper of general circulation in the District *at least seven days* before the date of the hearing or the notice may be mailed to each owner of taxable property within the District, at the address for notice shown on the most recently certified tax roll of the District, *at least ten days* before the date of the hearing.

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

July 25, 2022	Williamson County Chief Appraiser to certify tax rolls to District.
August 8, 2022	Board Meeting. Discuss proposal to set tax rate and take record vote on proposed tax rate. Announce the date, time and place of the September 12, 2022 meeting, at which the Board will vote on and adopt the proposed tax rate.
September 5, 2022	Deadline for publication in the <i>Round Rock Leader</i> of the Notice of Public Hearing on Tax Rate (at least 7 days before meeting at which tax rate will be adopted). The District will publish on August 12, 2022.
September 12, 2022	Board meeting. Adopt the District’s 2022-2023 budget. Hold a public hearing on the District’s proposed tax rate. Take a record vote on the District’s 2022 tax rate. Adopt an Order Levying Taxes, and authorize filing the Order Levying Taxes with Williamson County Tax Assessor-Collector.
September 15, 2022	Deadline to submit District’s tax rate to Williamson County Tax Assessor-Collector.

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

Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District



Board of Directors

Chairman: Jon Lux

Vice-Chairman: Harry Gibbs

Secretary: Lora Weber

Board Member: Mason Moses

Board Member: Hope Hisle-Piper

Board Member: Larry Gaddes

CERTIFIED 2022 VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2022 value for the following jurisdiction is:

Approved Appraisal Roll		Vista Oaks MUD	Property Under Protest	
No. of Accounts	Market Value	M21	No. of Accounts	Market Value
935	\$530,643,402	Real Property	13	\$6,992,913
48	\$2,185,426	Personal Property	3	\$15,542
983	\$532,828,828	Total	16	\$7,008,455
Exemptions				
No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
		AgMkt		
		Mineral		
		Auto		
754		HS Homestead Local	6	
754		HS HomesteadState	6	
177		O65 Local		
177		O65 State		
15		DP Local		
15		DP State		
27	\$290,000	DV (disable vet)		
14	\$4,986,628	DV (disable vet 100%)		
		DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
		SOL		
		PC		
		CHDO04		
		FP		
		MUV		
		AB		
		VEH		
16	\$15,018	HB366		
		WSA		
14	\$1,012,670	SPEcAuto		
		HT		
721	\$149,599,713	HomeStead Cap Adjustment	5	\$921,320
	\$376,924,488	Net taxable (Before Freeze)		\$6,087,135
		Taxpayer's Estimate of Value (under review):		\$3,652,281

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



Board of Directors
Chairman: Jon Lux
Vice-Chairman: Harry Gibbs
Secretary: Lora Weber
Board Member: Hope Hisle-Piper
Board Member: Mason Moses
Board Member: Larry Gaddes

CERTIFICATION OF 2022 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2022 value for the following jurisdiction is:

Taxing Unit M21 - Vista Oaks MUD

Taxable Value	2021 Total Taxable value	\$317,332,381
	2021 Tax Ceilings	\$0
	2022 Tax Ceiling	\$0
	Preliminary 2021 adjusted taxable value	\$317,332,381
	2021 Total Adopted Tax Rate	0.290700
2021 Taxable Value subject to an appeal under chapter 42 as of July 25th	2021 ARB Certified Value	\$13,899,540
	2021 ARB Disputed Value	\$2,084,931
	2021 Undisputed Value	\$11,814,609
2021 taxable value lost because property first qualified for an exemption on 2022	Absolute Exemption	\$0
	Partial Exemptions	\$0
	Value Loss	\$0
2021 Taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022.	2021 Market Value	\$0
	2022 Productivity or special appraisal value	\$0
	Value Loss	\$0
Total 2022 Taxable value on the 2022 certified appraisal roll today.	2022 Certified Values	\$376,924,488
	2022 Taxable Value of Properties Under Protest	\$6,087,135
Total 2022 Taxable value of properties in territory annexed after Jan.1, 2021.		\$0
	Original 2021 ARB Values	\$7,008,455
2021 Taxable Values Lost Because Court Appeals of ARB Decisions reduced 2019 Appraised Value (As of 7/12/2022)	2022 Values Resulting from Final Court Decisions	\$0
	2021 Value Loss	\$7,008,455
	2022 Total Appraised value of new improvements	\$4,662,287
	2022 Total taxable value of new improvements	\$253,573

	No. Properties	A1 state code Value	Average	No. Properties	Homestead Value	Average
2021 Market Value	904	\$332,529,760.00	\$367,842.65	769	\$285,870,924.00	\$371,743.72
2021 Taxable Value	904	\$300,317,731.00	\$332,209.88	769	\$253,658,895.00	\$329,855.52
2022 Market Value	904	\$518,352,036.00	\$573,398.27	760	\$440,351,971.00	\$579,410.49
2022 Taxable Value	904	\$362,554,375.00	\$401,055.72	760	\$284,554,310.00	\$374,413.57

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2022 As of: Preliminary Table Generated: 7/15/2022 4:39:16 AM

M21 - Vista Oaks MUD (ARB Approved Totals)

Number of Properties: 983

Land Totals

Land - Homesite	(+)	\$90,433,200		
Land - Non Homesite	(+)	\$1,970,989		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$92,404,189	(+)	\$92,404,189

Improvement Totals

Improvements - Homesite	(+)	\$420,893,376		
Improvements - Non Homesite	(+)	\$17,345,837		
Total Improvements	(=)	\$438,239,213	(+)	\$438,239,213

Other Totals

Personal Property (48)		\$2,185,426	(+)	\$2,185,426
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$532,828,828
Total Market Value 100%			(=)	\$532,828,828
Total Homestead Cap Adjustment (721)			(-)	\$149,599,713
Total Exempt Property (1)			(-)	\$311

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$383,228,804

Exemptions

(HS Assd 287,639,404)

(HS) Homestead Local (754)	(+)	\$0		
(HS) Homestead State (754)	(+)	\$0		
(O65) Over 65 Local (177)	(+)	\$0		
(O65) Over 65 State (177)	(+)	\$0		
(DP) Disabled Persons Local (15)	(+)	\$0		
(DP) Disabled Persons State (15)	(+)	\$0		
(DV) Disabled Vet (27)	(+)	\$290,000		
(DVX) Disabled Vet 100% (14)	(+)	\$4,986,628		
(HB366) House Bill 366 (16)	(+)	\$15,018		
(AUTO) Lease Vehicles Ex (14)	(+)	\$1,012,670		
Total Exemptions	(=)	\$6,304,316	(-)	\$6,304,316
Net Taxable (Before Freeze)			(=)	\$376,924,488

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2022 As of: Preliminary Table Generated: 7/15/2022 4:39:16 AM

M21 - Vista Oaks MUD (Under ARB Review Totals)

Number of Properties: 16

Land Totals

Land - Homesite	(+)	\$1,315,800		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,315,800	(+)	\$1,315,800

Improvement Totals

Improvements - Homesite	(+)	\$5,677,113		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$5,677,113	(+)	\$5,677,113

Other Totals

Personal Property (3)		\$15,542	(+)	\$15,542
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$7,008,455
Total Market Value 100%			(=)	\$7,008,455
Total Homestead Cap Adjustment (5)				(-) \$921,320
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$6,087,135

Exemptions

			(HS Assd	2,191,534)
(HS) Homestead Local (6)	(+)	\$0		
(HS) Homestead State (6)	(+)	\$0		
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$6,087,135

Top Taxpayers Report

WCAD

TaxYear: 2022 Taxing Units: M21

Appraisal

Top Taxpayer Calculations Performed as of 07/16/2022

Vista Oaks MUD: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	SOVRAN ACQUISITION LIMITED PARTNERSHIP	\$16,188,466	\$16,188,466
2	SHAJI, NAKUL & DIVYA NAIR SREELATHA NAIR	\$1,016,376	\$1,016,376
3	GARRETT, AARON & MEGAN E	\$1,095,116	\$899,880
4	ROYAL RHODES PROPERTIES LLC	\$898,942	\$898,942
5	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$845,973	\$845,973
6	ARASTU, SANAA S & ALI M	\$800,615	\$800,615
7	GLENN, NORVAL & GRACE	\$797,130	\$797,130
8	WAYNE TODD LEWIS TR & SHARON MARCY WAYNE TR OF WAYNE LIVING TRUST	\$767,012	\$767,012
9	LEVY, FREDERICK	\$766,688	\$766,688
10	BURLACU, OVIDIU & DANIELA	\$760,607	\$760,607

Vista Oaks MUD: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	SOVRAN ACQUISITION LIMITED PARTNERSHIP	\$16,188,466
2	ROYAL RHODES PROPERTIES LLC	\$898,942
3	SEDADENT ANESTHESIA SERVICES PLLC	\$612,748
4	LACOMBE, SHARYN & JOEL	\$479,170
5	R G TATE & ASSOCIATES INC	\$364,276
6	BURTON, SHERRILL	\$337,958
7	BFS PROPERTY MANAGEMENT LLC	\$314,000
8	HEATON PROPERTIES LLC	\$293,319
9	CHAFIN, MICHAEL S & TAMARA A	\$281,928
10	ROYAL VISTA DENTAL	\$198,871

Vista Oaks MUD: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	SOVRAN ACQUISITION LIMITED PARTNERSHIP	\$16,188,466
2	ROYAL RHODES PROPERTIES LLC	\$898,942
3	LACOMBE, SHARYN & JOEL	\$479,170
4	R G TATE & ASSOCIATES INC	\$364,276
5	BURTON, SHERRILL	\$337,958
6	BFS PROPERTY MANAGEMENT LLC	\$314,000
7	HEATON PROPERTIES LLC	\$293,319
8	CHAFIN, MICHAEL S & TAMARA A	\$281,928

Vista Oaks MUD: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	SEDADENT ANESTHESIA SERVICES PLLC	\$612,748
2	ROYAL VISTA DENTAL	\$198,871
3	LACOMBE CHIROPRACTIC CENTER	\$42,684
4	TACO G INC	\$31,553
5	AUTOMOTIVE RENTALS INC	\$31,275
6	LEASE PLAN USA INC	\$21,324
7	ENTERPRISE FM TRUST	\$19,490
8	PRINCIPLE MERCHANTS LEASING LTD	\$16,576

Top Taxpayers Report

WCAD

TaxYear: 2022 Taxing Units: M21

Appraisal

Top Taxpayer Calculations Performed as of 07/16/2022

Vista Oaks MUD: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
9	WHEELS LT	\$16,348
10	GELCO FLEET TRUST	\$16,334

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Taxing Units: M21(ARB Approved)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	904	893	\$332,529,760	\$511,359,123
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	33	33	\$95,909	\$125,909
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	10	10	\$15,905,057	\$19,158,059
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	1	1	\$108,220	\$92,189
L: TANGIBLE PERSONAL, BUSINESS	33	17	\$1,228,755	\$1,051,936
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	16	30	\$931,472	\$1,041,301
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$350,799,173	\$532,828,517
TOTAL EXEMPT PROPERTY	1	1	\$311	\$311
TOTAL MARKET VALUE ON ROLL TOTALS PAGE*				\$532,828,828

*Values will not match the roll totals page if some properties in the taxing unit have partial HS or are in a split jurisdiction

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Taxing Units: M21(ARB Approved)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	901	888	A1 - Residential Single Family	\$332,500,011	\$511,326,576
A3	2	2	A3 - Misc. Residential	\$3,782	\$1,064
A7	1	3	A7 - Community Property	\$25,967	\$31,483
	-----	-----		-----	-----
	904	893		\$332,529,760	\$511,359,123

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Taxing Units: M21(ARB Approved)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	L	1	1	Vacant Land	\$72,000	\$102,000
C7	L	32	32	Vacant Land	\$23,909	\$23,909
		-----	-----		-----	-----
		33	33		\$95,909	\$125,909

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Taxing Units: M21(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	10	10	F1 - Real, Commercial	\$15,905,057	\$19,158,059
	-----	-----		-----	-----
	10	10		\$15,905,057	\$19,158,059

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Taxing Units: M21(ARB Approved)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
J4	1	1	J4 - Telephone Companies Real & PP	\$108,220	\$92,189
	-----	-----		-----	-----
	1	1		\$108,220	\$92,189

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Taxing Units: M21(ARB Approved)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	33	17	L1 - Business Commercial	\$1,228,755	\$1,051,936
	-----	-----		-----	-----
	33	17		\$1,228,755	\$1,051,936

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Taxing Units: M21(ARB Approved)

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY O: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Approved)

BREAKDOWN OF EXEMPT VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	1	1	\$311	\$311
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	1	1	\$311	\$311
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$311

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Taxing Units: M21(ARB Approved)

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Taxing Units: M21(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XV	1	1	XV - Other Exemptions	\$311	\$311
	-----	-----		-----	-----
	1	1		\$311	\$311

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Taxing Units: M21(ARB Under Review)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	13	\$0	\$6,992,913
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	3	\$0	\$15,542
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$0	\$7,008,455
TOTAL EXEMPT PROPERTY	0	0	\$0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE*				\$7,008,455

*Values will not match the roll totals page if some properties in the taxing unit have partial HS or are in a split jurisdiction

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Taxing Units: M21(ARB Under Review)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	0	13	A1 - Residential Single Family	\$0	\$6,992,913
	-----	-----		-----	-----
	0	13		\$0	\$6,992,913

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Taxing Units: M21(ARB Under Review)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	0	3	L1 - Business Commercial	\$0	\$15,542
	-----	-----		-----	-----
	0	3		\$0	\$15,542

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Taxing Units: M21(ARB Under Review)

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY O: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

CATEGORY X: EXEMPT

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: M21(ARB Under Review)

BREAKDOWN OF EXEMPT VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	0	0	\$0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$0

**VISTA OAKS
MUNICIPAL UTILITY DISTRICT**

TAX RATE SUMMARY

August 2022

SAMCO CAPITAL MARKETS, INC.

6805 CAPITAL OF TEXAS HIGHWAY, SUITE 350

AUSTIN, TEXAS 78731

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CHRISTINA M. LANE

SENIOR MANAGING DIRECTOR

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



CERTIFIED 2022 VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2022 value for the following jurisdiction is:

Board of Directors
Chairman: Jon Lux
Vice-Chairman: Harry Gibbs
Secretary: Lora Weber
Board Member: Mason Moses
Board Member: Hope Hisle-Piper
Board Member: Larry Gaddes

Approved Appraisal Roll		Vista Oaks MUD		Property Under Protest	
No. of Accounts	Market Value	M21	No. of Accounts	Market Value	
935	\$530,643,402	Real Property	13	\$6,992,913	
48	\$2,185,426	Personal Property	3	\$15,542	
983	\$532,828,828	Total	16	\$7,008,455	

Exemptions

No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
		AgMkt		
		Mineral		
		Auto		
754		HS Homestead Local	6	
754		HS Homestead State	6	
177		O65 Local		
177		O65 State		
15		DP Local		
15		DP State		
27	\$290,000	DV (disable vet)		
14	\$4,986,628	DV (disable vet 100%)		
		DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
		SOL		
		PC		
		CHDO04		
		FP		
		MUV		
		AB		
		VEH		
16	\$15,018	HB366		
		WSA		
14	\$1,012,670	SPEcAuto		
		HT		

721	\$149,599,713	HomeStead Cap Adjustment	5	\$921,320
	\$376,924,488	Net taxable (Before Freeze)		\$6,087,135
		Taxpayer's Estimate of Value (under review):	=	\$3,652,281

Printed on 7/21/2022 by Chief Appraiser

2022 = \$ 380,576,769

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



Board of Directors
Chairman: Jon Lux
Vice-Chairman: Harry Gibbs
Secretary: Lora Weber
Board Member: Hope Hisle-Piper
Board Member: Mason Moses
Board Member: Larry Gaddes

CERTIFICATION OF 2022 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2022 value for the following jurisdiction is:

Taxing Unit M21 - Vista Oaks MUD

	2021 Total Taxable value	\$317,332,381
Taxable Value	2021 Tax Ceilings	\$0
	2022 Tax Ceiling	\$0
	<u>Preliminary 2021 adjusted taxable value</u>	\$317,332,381
	<u>2021 Total Adopted Tax Rate</u>	0.290700 ✓
2021 Taxable Value subject to an appeal under chapter 42 as of July 25th	2021 ARB Certified Value	\$13,899,540
	2021 ARB Disputed Value	\$2,084,931
	2021 Undisputed Value	\$11,814,609
2021 taxable value lost because property first qualified for an exemption on 2022	Absolute Exemption	\$0
	Partial Exemptions	\$0
	Value Loss	\$0
2021 Taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022.	2021 Market Value	\$0
	2022 Productivity or special appraisal value	\$0
	Value Loss	\$0
Total 2022 Taxable value on the 2022 certified appraisal roll today.	2022 Certified Values	\$376,924,488
Total 2022 Taxable value of properties in territory annexed after Jan.1, 2021.	2022 Taxable Value of Properties Under Protest	\$6,087,135
		\$0
	Original 2021 ARB Values	\$7,008,455
2021 Taxable Values Lost Because Court Appeals of ARB Decisions reduced 2019 Appraised Value (As of 7/12/2022)	2022 Values Resulting from Final Court Decisions	\$0
	2021 Value Loss	\$7,008,455
	2022 Total Appraised value of new improvements	\$4,662,287
	2022 Total taxable value of new improvements	\$253,573

	No. Properties	A1 state code Value	Average	No. Properties	Homestead Value	Average
2021 Market Value	904	\$332,529,760.00	\$367,842.65	769	\$285,870,924.00	\$371,743.72
<u>2021 Taxable Value</u>	<u>904</u>	<u>\$300,317,731.00</u>	<u>\$332,209.88</u>	<u>769</u>	<u>\$253,658,895.00</u>	<u>\$329,855.52</u>
2022 Market Value	904	\$518,352,036.00	\$573,398.27	760	\$440,351,971.00	\$579,410.49
<u>2022 Taxable Value</u>	<u>904</u>	<u>\$362,554,375.00</u>	<u>\$401,055.72</u>	<u>760</u>	<u>\$284,554,310.00</u>	<u>\$374,413.57</u>

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2022 As of: Preliminary Table Generated: 7/15/2022 4:39:16 AM

M21 - Vista Oaks MUD (ARB Approved Totals)

Number of Properties: 983

Land Totals

Land - Homesite	(+)	\$90,433,200		
Land - Non Homesite	(+)	\$1,970,989		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$92,404,189	(+)	\$92,404,189

Improvement Totals

Improvements - Homesite	(+)	\$420,893,376		
Improvements - Non Homesite	(+)	\$17,345,837		
Total Improvements	(=)	\$438,239,213	(+)	\$438,239,213

Other Totals

Personal Property (48)		\$2,185,426	(+)	\$2,185,426
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$532,828,828
Total Market Value 100%			(=)	\$532,828,828
Total Homestead Cap Adjustment (721)			(-)	\$149,599,713
Total Exempt Property (1)			(-)	\$311

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$383,228,804

Exemptions

(HS Assd 287,639,404)

(HS) Homestead Local (754)	(+)	\$0		
(HS) Homestead State (754)	(+)	\$0		
(O65) Over 65 Local (177)	(+)	\$0		
(O65) Over 65 State (177)	(+)	\$0		
(DP) Disabled Persons Local (15)	(+)	\$0		
(DP) Disabled Persons State (15)	(+)	\$0		
(DV) Disabled Vet (27)	(+)	\$290,000		
(DVX) Disabled Vet 100% (14)	(+)	\$4,986,628		
(HB366) House Bill 366 (16)	(+)	\$15,018		
(AUTO) Lease Vehicles Ex (14)	(+)	\$1,012,670		
Total Exemptions	(=)	\$6,304,316	(-)	\$6,304,316
Net Taxable (Before Freeze)			(=)	\$376,924,488

2022 Certified

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2022 As of: Preliminary Table Generated: 7/15/2022 4:39:16 AM
 M21 - Vista Oaks MUD (Under ARB Review Totals)

Number of Properties: 16

Land Totals

Land - Homesite	(+)	\$1,315,800		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,315,800	(+)	\$1,315,800

Improvement Totals

Improvements - Homesite	(+)	\$5,677,113		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$5,677,113	(+)	\$5,677,113

Other Totals

Personal Property (3)		\$15,542	(+)	\$15,542
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$7,008,455
Total Market Value 100%			(=)	\$7,008,455
Total Homestead Cap Adjustment (5)				(-) \$921,320
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$6,087,135

Exemptions

			(HS Assd	2,191,534)
(HS) Homestead Local (6)	(+)	\$0		
(HS) Homestead State (6)	(+)	\$0		
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$6,087,135

U/R 2022

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Top Taxpayers Report

WCAD

TaxYear: 2022 Taxing Units: M21

Appraisal

Top Taxpayer Calculations Performed as of 07/16/2022

Vista Oaks MUD: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	SOVRAN ACQUISITION LIMITED PARTNERSHIP	\$16,188,466	\$16,188,466
2	SHAJI, NAKUL & DIVYA NAIR SREELATHA NAIR	\$1,016,376	\$1,016,376
3	GARRETT, AARON & MEGAN E	\$1,095,116	\$899,880
4	ROYAL RHODES PROPERTIES LLC	\$898,942	\$898,942
5	FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$845,973	\$845,973
6	ARASTU, SANAA S & ALI M	\$800,615	\$800,615
7	GLENN, NORVAL & GRACE	\$797,130	\$797,130
8	WAYNE TODD LEWIS TR & SHARON MARCY WAYNE TR OF WAYNE LIVING TRUST	\$767,012	\$767,012
9	LEVY, FREDERICK	\$766,688	\$766,688
10	BURLACU, OVIDIU & DANIELA	\$760,607	\$760,607

Vista Oaks MUD: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	SOVRAN ACQUISITION LIMITED PARTNERSHIP	\$16,188,466
2	ROYAL RHODES PROPERTIES LLC	\$898,942
3	SEDADENT ANESTHESIA SERVICES PLLC	\$612,748
4	LACOMBE, SHARYN & JOEL	\$479,170
5	R G TATE & ASSOCIATES INC	\$364,276
6	BURTON, SHERRILL	\$337,958
7	BFS PROPERTY MANAGEMENT LLC	\$314,000
8	HEATON PROPERTIES LLC	\$293,319
9	CHAFIN, MICHAEL S & TAMARA A	\$281,928
10	ROYAL VISTA DENTAL	\$198,871

Vista Oaks MUD: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	SOVRAN ACQUISITION LIMITED PARTNERSHIP	\$16,188,466
2	ROYAL RHODES PROPERTIES LLC	\$898,942
3	LACOMBE, SHARYN & JOEL	\$479,170
4	R G TATE & ASSOCIATES INC	\$364,276
5	BURTON, SHERRILL	\$337,958
6	BFS PROPERTY MANAGEMENT LLC	\$314,000
7	HEATON PROPERTIES LLC	\$293,319
8	CHAFIN, MICHAEL S & TAMARA A	\$281,928

Vista Oaks MUD: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	SEDADENT ANESTHESIA SERVICES PLLC	\$612,748
2	ROYAL VISTA DENTAL	\$198,871
3	LACOMBE CHIROPRACTIC CENTER	\$42,684
4	TACO G INC	\$31,553
5	AUTOMOTIVE RENTALS INC	\$31,275
6	LEASE PLAN USA INC	\$21,324
7	ENTERPRISE FM TRUST	\$19,490
8	PRINCIPLE MERCHANTS LEASING LTD	\$16,576

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Top Taxpayers Report

WCAD

TaxYear: 2022 Taxing Units: M21

Appraisal

Top Taxpayer Calculations Performed as of 07/16/2022

Vista Oaks MUD: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
9	WHEELS LT	\$16,348
10	GELCO FLEET TRUST	\$16,334

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Comptrollers Audit Report

Location: Appraisal Tax Year: 2022

Taxing Units: M21(ARB Approved)

As Of: Certification

7/16/2022

Page: 155
WCAD

PROPERTY USE CATEGORY	BREAKDOWN OF APPRAISED VALUE		NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPROXIMATED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS			
A: REAL, RESIDENTIAL, SINGLE-FAMILY	904	893		\$332,529,760	\$511,359,123
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0		\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	33	33		\$95,909	\$125,909
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)		\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0		\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	10	10		\$15,905,057	\$19,158,059
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0		\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0		\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0		\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	1	1		\$108,220	\$92,189
L: TANGIBLE PERSONAL, BUSINESS	33	17		\$1,228,755	\$1,051,936
M: TANGIBLE PERSONAL, OTHER	0	0		\$0	\$0
N: INTANGIBLE PERSONAL	0	0		\$0	\$0
O: REAL, INVENTORY	0	0		\$0	\$0
X: EXEMPT	16	30		\$931,472	\$1,041,301
S: SPECIAL INVENTORY	0	0		\$0	\$0
ERROR:	0	0		\$0	\$0
TOTAL APPRAISED VALUE				\$350,799,173	\$532,828,517
TOTAL EXEMPT PROPERTY	1	1		\$311	\$311
TOTAL MARKET VALUE ON ROLL TOTALS PAGE*					\$532,828,828

*Values will not match the roll totals page if some properties in the taxing unit have partial HS or are in a split jurisdiction

VISTA OAKS MUNICIPAL UTILITY DISTRICT

Comparison of Historical Assessed Valuations & Tax Rates 2022

	Assessed Valuation	Tax Rate		
		D/S	M&O	Total
2022	\$380,576,769	\$0.0000	\$0.2650	\$0.2650
2021	\$317,332,381	\$0.0000	\$0.2907	\$0.2907
2020	\$283,992,450	\$0.0600	\$0.2600	\$0.3200
2019	\$288,683,813	\$0.1500	\$0.1800	\$0.3300
2018	\$286,641,554	\$0.1500	\$0.1800	\$0.3300
2017	\$272,388,813	\$0.3300	\$0.1900	\$0.5200
2016	\$261,910,880	\$0.3300	\$0.2150	\$0.5450
2015	\$240,966,466	\$0.3750	\$0.2350	\$0.6100
2014	\$222,498,520	\$0.4100	\$0.2559	\$0.6659
2013	\$202,682,554	\$0.4400	\$0.2900	\$0.7300
2012	\$194,488,389	\$0.4400	\$0.3000	\$0.7400
2011	\$195,058,725	\$0.5100	\$0.2300	\$0.7400
2010	\$193,130,394	\$0.5500	\$0.1900	\$0.7400
2009	\$194,760,965	\$0.6000	\$0.1400	\$0.7400
2008	200,469,220	0.6000	0.1400	0.7400
2007	189,244,083	0.6091	0.1417	0.7508
2006	172,165,942	0.6706	0.1420	0.8126
2005	167,184,162	0.6706	0.1420	0.8126
2004	174,288,815	0.6787	0.1339	0.8126
2003	170,308,504	0.6900	0.1424	0.8324
2002	171,538,171	0.6900	0.1424	0.8324
2001	142,026,551	0.7400	0.0924	0.8324
2000	109,314,581	0.7400	0.0924	0.8324
1999	88,848,787	0.7400	0.0924	0.8324
1998	75,774,982	0.7400	0.0924	0.8324
1997	64,416,812	0.7400	0.0924	0.8324

		Avg. Tax Bill	MAX Total Tax Rate	Avg Tax Bill	Total Tax Rate
2021 Average Home Value:	\$329,856	\$958.89	0.2907	\$958.89	0.2907
2022 Average Home Value:	\$374,414	\$992.20	0.2650	\$958.87	0.2561
Difference:	\$44,558	\$33.31	(\$0.0257)	(\$0.02)	(\$0.0346)

One cent in tax rate at 2021's A.V. at 99% collections is equal to approximately \$ 37,677

Avg. D/S Tax Bill @ 100%	\$0	\$0.00000 /\$100 A.V.=	\$0 @	99% Collections
--------------------------	-----	------------------------	-------	-----------------

Estimated Maintenance and Operations Tax:

Avg. M&O Tax Bill @ 100%	\$0	\$0.0000 /\$100 A.V.=	\$0 @	99% Collections
\$0	\$0	\$0.0000 /\$100 A.V.=	\$0 @	99% Collections
\$0	\$0	\$0.0000 /\$100 A.V.=	\$0 @	99% Collections
\$0	\$0	\$0.0000 /\$100 A.V.=	\$0 @	99% Collections
\$959	\$0.2561	/\$100 A.V.=	\$964,911 @	99% Collections
\$992	\$0.2650	/\$100 A.V.=	\$998,443 @	99% Collections

2021 Maintenance and Operations Tax collections at 99% was approx. \$ 913,260.38

Estimated Total Tax Rate Examples:

D/S	M&O	Total
0.0000	0.2650	\$0.2650
0.0000	0.2561	\$0.2561

Water District

Notice of Public Hearing on Tax Rate

The Vista Oaks Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2022 on _____ (date and time) at _____ (meeting place). Your individual

taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

FOR the proposal: _____ (names of all members of the

AGAINST the proposal: _____ governing body and how each

PRESENT and not voting: _____ voted on the proposed tax rate)

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)	0.2907	/\$100	.265	/\$100
	Adopted		Proposed	
Difference in rates per \$100 of value		\$ -0.0257		/\$100
Percentage increase/decrease in rates(+/-)		-8.84		%
Average appraised residence homestead value	\$ 329,856		\$ 374,414	
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ _____		\$ _____	
Average residence homestead taxable value	\$ 329,856		\$ 374,414	
Tax on average residence homestead	\$ 958.89		\$ 992.20	
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	\$ +33.31			
and percentage of increase (+/-)		+3.47		%

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the _____ (governing body of the water district) proposes to use the tax increase for the purpose of _____ (description of purpose of increase).

If the district is a district described by Section 49.23601:

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23601, Water Code.

If the district is a district described by Section 49.23602:

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

If the district is a district described in by Section 49.23603

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

2022 Developed Water District Tax Rate Calculations

VISTA OAKS MUD

July 25, 2022

Data Entry Page

1. The Districts PROPOSED 2022 Total Tax Rate	\$	0.2650	✓	/\$100
2. 2022 average appraised value of residence homestead. (TCAD Certification, page 2, Item N).	\$	374,414		
3. 2022 average taxable value of residence homestead. (TCAD Certification, page 2, Item O).	\$	374,414	✓	
4. 2021 average appraised value of residence homestead. (TCAD Certification, page 2, Item P).	\$	329,856		
5. 2021 average taxable value of residence homestead. (TCAD Certification, page 2, Item Q).	\$	329,856	✓	
6. The district's 2021 Total Tax Rate.	\$	0.2907		/\$100
7. The district's 2021 Maintenance & Operation Tax Rate.	\$	0.2907		/\$100

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

8. 2022 Net Taxable Value (TCAD Certification, pg 1, bottom)	\$	380,576,769	✓	
9. 2022 Total Qualified Contract Service	\$	0.00		
10. 2022 Total Qualified Debt Service	\$	0.00		
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2022 tax levy (e.g. from fund reserves).	\$	0.00		
12. Your Final Calculated Debt Rate is:	\$	0.0000		/\$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. 2022 Target Debt Rate	\$	0.0000		/\$100
14. Amount you need to enter into line 11	\$			

2022 Developed Water District Tax Rate Calculations

VISTA OAKS MUD

July 25, 2022

NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

Notice of Public Hearing Notice Calculations

1. 2021 average appraised value of residence homestead	\$	329,856
2. homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
3. 2021 average taxable value of residence homestead (line 1 minus line 2)	= \$	329,856
4. 2021 adopted TOTAL tax rate (per \$100 of value)	x \$	0.2907 /\$100
5. 2021 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	958.89
6. 2022 average appraised value of residence homestead	\$	374,414
7. 2022 general exemptions available for the average homestead (excluding senior citizen's or disabled person's)	- \$	0
8. 2022 average taxable value of residence homestead (line 6 minus line 7)	= \$	374,414
9. 2022 proposed TOTAL tax rate (per \$100 of value)	x \$	0.2650 /\$100 ✓
10. 2022 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	992.20
11. Difference in Rates per \$100 value	\$	(0.0257) /\$100
12. Percentage increase/decrease in rates (+/-)		-8.84%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	33.31
14. percentage of increase		3.47%

Max

2022 Developed Water District Tax Rate Calculations

VISTA OAKS MUD

July 25, 2022

NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

Notice of Public Hearing Notice Calculations

1. 2021 average appraised value of residence homestead	\$	329,856
2. homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
3. 2021 average taxable value of residence homestead (line 1 minus line 2)	= \$	329,856 ✓
4. 2021 adopted TOTAL tax rate (per \$100 of value)	x \$	0.2907 /\$100
5. 2021 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	958.89
6. 2022 average appraised value of residence homestead	\$	374,414
7. 2022 general exemptions available for the average homestead (excluding senior citizen's or disabled person's)	- \$	0
8. 2022 average taxable value of residence homestead (line 8 minus line 9)	= \$	374,414
9. 2022 proposed TOTAL tax rate (per \$100 of value)	x \$	0.2561 /\$100
10. 2022 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	958.87
11. Difference in Rates per \$100 value	\$	(0.0346) /\$100
12. Percentage increase/decrease in rates (+/-)		-11.90%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	(0.02)
14. percentage of increase		0.00%

Break even

2022 Developed Water District Tax Rate Calculations

VISTA OAKS MUD

July 25, 2022

Voter-Approval Tax Rate Worksheet

1.	2021 average appraised value of residence homestead	\$	329,856
2.	2021 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
3.	2021 average taxable value of residence homestead (line 1 minus line 2)	= \$	329,856
4.	2021 adopted M&O tax rate (per \$100 of value)	x \$	0.2907 /\$100
5.	2021 M&O tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	958.89
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.035)	= \$	992.45
7.	2022 average appraised value of residence homestead	\$	374,414
8.	2022 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	0
9.	2022 average taxable value of residence homestead (line 7 minus line 8)	= \$	374,414
10.	Highest 2022 M&O Tax Rate (line 6 divided by line 9, multiply by 100)	\$	0.2650 /\$100
11.	2022 Debt Tax Rate	+ \$	0.0000 /\$100
12.	2022 Contract Tax Rate	+ \$	0.0000 /\$100
13.	2021 unused increment rate (Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero)	= \$	0.0000 /\$100
14.	2020 unused increment rate (If the year is prior to 2021, enter zero)	+ \$	0.0000 /\$100
15.	2019 unused increment rate (If the year is prior to 2021, enter zero)	+ \$	0.0000 /\$100
16.	2022 total unused increment rate (add lines 13, 14, and 15)	= \$	0.0000 /\$100
17.	2022 Voter-Approval Tax Rate (add lines 10, 11, 12, and 16)	= \$	0.2650 /\$100
 ✓ Mandatory Election Tax Rate ✓ 			
18.	2021 average taxable value of residence homestead (enter the amount from Line 3)	= \$	329,855.52
19.	2021 adopted total tax rate	x \$	0.2907 /\$100
20.	2021 total tax on average residence homestead (multiply Line 18 by Line 19, divide by \$100)	= \$	958.89
21.	2022 mandatory election amount of taxes per average residence homestead (multiply Line 20 by 1.035)	= \$	992.45
22.	2022 mandatory election tax rate, before unused increment (Line 21 divided by Line 9, multiply by \$100)	= \$	0.2650 /\$100
23.	2022 mandatory tax election tax rate (add Line 16 and Line 22)	= \$	0.2650 /\$100

WATER DISTRICT

NOTICE OF PUBLIC HEARING ON TAX RATE

The Vista Oaks Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2022 on Tuesday, September 12, 2022 at 12:00 p.m. at the offices of Gray Engineering, Inc., 8834 N. Capital of Texas Highway, Suite 140, Austin, Texas. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearing of each entity that taxes your property.

(Names of all board members and how each voted on the proposed tax rate)

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)	\$0.3008/\$100 Adopted	\$_____/ \$100 Proposed
Difference in rates per \$100 of value		\$_____/ \$100
Percentage increase/decrease in rates (+/-)		_____%
Average appraised residence homestead value	\$329,352	\$_____
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$	\$_____
Average residence homestead taxable value	\$329,352	\$_____
Tax on average residence homestead	\$990.69	\$_____
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		\$_____ _____%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPELS 2946

MEMORANDUM

TO: Board of Directors, Vista Oaks MUD

FROM: Herb Edmonson, Jr.; Gray Engineering, Inc.

DATE: July 28, 2022

Re: Engineering Report
GEI 1399-8446-54

The following is a brief summary of the activities that we have been working on since the last Board meeting:

General Engineering Items (GEI Job No. 1399-8446-54)

GEI continues to work with Crossroads Utility Services to address matters that arise in the District.

Critical Load Coordination (GEI Job No. 1399-11540-54)

No comments have been received for the permit application and the review period has passed. Our office will move forward with the final notifications to complete this project.

Emergency Preparedness Plan (GEI No. 1399-11528-54)

No comments have been received for the permit application and the review period has passed. Our office will move forward with the final notifications to complete this project.

Life Storage #1709 Addition (GEI No. 1399-11621-54)

The proposed construction plans have been reviewed and all comments have been addressed. It is anticipated that the preconstruction meeting will be scheduled in August.

We will be attending the August meeting to address any engineering-related questions or comments.

HE:ad

cc: Lisa Torres; Crossroads Utility Services, LLC (w/attachment)
John Bartram; Armbrust & Brown, PLLC (w/attachment)
Jenn Scholl; Armbrust & Brown, PLLC (w/attachment)

Vista Oaks Municipal Utility District

Accounting Report

August 8, 2022

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
 - Approve bond payments.
- Review June 30, 2022 Financial Statements.

Cash Activity Report

**Vista Oaks Municipal Utility District
Cash Activity Report
May 31, 2022 - August 8, 2022**

	First Citizens Bank
	Operating
Cash - Balance as of May 31, 2022	10,184.47
Subsequent Activity to June 30, 2022	5,000.11
	86,819.00
	Bookkeeper's
	86,769.78

Cash Receipts		5,000.00
Cash Receipts		0.11
	Subtotal - Operating Account	5,000.11
Transfers approved June 27, 2022		249,335.98
Cash Receipts		0.88
Expenditures approved at June 27, 2022 Meeting		(157,212.38)
Security Payroll	ACH	(1,455.55)
Payroll Taxes	ACH	(740.88)
Security Payroll	ACH	(754.57)
Leslie Alger	7884	(2,221.78)
Texas State Comptroller	7885	(181.92)
	Subtotal - Bookkeeper's Account	86,769.78

Cash - Balance as of June 30, 2022	15,184.58
Subsequent Activity to August 8, 2022	-
	(95,102.59)

Security Payroll		(2,572.70)
United States Treasury	ACH	(821.58)
AT&T	ACH	(208.65)
City of Round Rock	7886	(67,962.06)
Pedernales Electric	7887	(2,264.92)
Round Rock Refuse, Inc.	7888	(17,227.12)
Sun Tech Electric, Inc.	7889	(836.10)
Voided Check	7890	-
Williamson County	7891	(1,496.00)
Customer Refunds	7892	(1,653.46)
City of Round Rock Environmental Services	7893-7902	(60.00)
	7903	(95,102.59)
	Subtotal - Bookkeeper's Account	(95,102.59)

Expenditures to be Approved at August 8, 2022 Board Meeting (From Bookkeeper's Account)	-
	(112,986.17)

<u>Vendor</u>	<u>Ck. #</u>	<u>Memo</u>	<u>Amount</u>
Heath Reed-Green	7904	Director Fees - August 8, 2022	(151.03)
Jacob Matto	7905	Director Fees - August 8, 2022	(151.03)
Leslie Alger	7906	Director Fees - August 8, 2022	(158.86)
Stephen Garcia	7907	Director Fees - August 8, 2022	(154.78)

**Vista Oaks Municipal Utility District
Cash Activity Report
May 31, 2022 - August 8, 2022**

		First Citizens Bank	
		Operating	Bookkeeper's
Armbrust & Brown, PLLC	7908	Legal - June 2022	(5,199.77)
Bott & Douthitt, PLLC	7909	Accounting Services - June 2022	(2,100.00)
City of Round Rock	7910	Purchase Water/Sewer Service - July 2022	(84,702.41)
Crossroads Utility Services	7911	Management and Operations - July 2022	(12,656.66)
Gray Engineering, Inc	7912	Engineering Fees - June and July 2022	(1,470.96)
LJA Engineering, Inc	7913	Engineering Fees - June 2022	(924.64)
Paloma Lake MUD No. 1	7914	Rate Case - June 2022	(4,191.03)
Priority Landscapes, LLC	7915	Maintenance - July 2022	(1,125.00)
		Subtotal - Operating Account	(112,986.17)
Subtotal		15,184.58	(34,499.98)
Transfers to be Approved at August 8, 2022 Board Meeting			
Transfer		From TexPool Operating to First Citizens Bookkeeper's Account	112,986.17
Transfer		From TexPool Operating to First Citizens Bookkeeper's Account	96,513.81
Projected Balance, August 8, 2022		\$ 15,184.58	\$ 175,000.00

**Vista Oaks Municipal Utility District
Cash/Investment Activity Report
June 30, 2022 - August 8, 2022**

	Interest Rate	Maturity Date	Balance 6/30/2022	Subsequent Receipts	Subsequent Disbursements	Subtotal 8/8/2022	Transfers to be Approved 8/8/2022	Projected Balance 8/8/2022
General Fund -								
First Citizens Bank - Operating Account	N/A	N/A	\$ 15,184.58	\$ -	\$ -	\$ 15,184.58	\$ -	\$ 15,184.58
First Citizens Bank - Bookkeeper's Account	N/A	N/A	173,588.78	-	(208,088.76)	(34,499.98)	209,499.98	175,000.00
PNC Lockbox	N/A	N/A	57,083.05	93,606.34	(91.78)	150,597.61	(125,000.00)	25,597.61
TexPool General Operating	1.7871%	N/A	2,563,828.29	-	-	2,563,828.29	(209,499.98)	2,354,328.31
TexPool - Tax Account	1.7871%	N/A	21,357.09	-	-	21,357.09	-	21,357.09
Total - General Fund			2,831,041.79	93,606.34	(208,180.54)	2,716,467.59	(125,000.00)	2,591,467.59

Transfer Letter Information:

- (1) Transfer from TexPool Operating Account to First Citizen's Bookkeeper's Account: \$112,986.17
- (2) Transfer from TexPool Operating Account to First Citizen's Bookkeeper's Account: \$96,513.81
- (3) Transfer from PNC Lockbox Account to TexPool Operating Account: \$125,000.00

VISTA OAKS MUNICIPAL UTILITY DISTRICT
 SCHEDULE OF TEMPORARY INVESTMENTS
 April 1, 2022 - June 30, 2022

FUNDS	IDENTIFICATION	INTEREST RATE	INVESTMENT INCOME 4/22-6/22	END. BK VAL 4/1/2022	END. BK VAL 6/30/2022	BEG. MKT VAL 4/1/2022	END. MKT VAL 6/30/2022	TRADE DATE	MATURITY DATE	DAYS	G/L ACCOUNT
GENERAL FUND:	First Citizens Bank Operating Account										
	Business Checking	0.0500%	0.28	10,184.30	15,184.58	10,184.30	15,184.58				11100
	First Citizens Bank Bookkeeper Account										
	Business Checking	0.0500%	3.45	59,307.29	173,588.78	59,307.29	173,588.78				11110
TOTAL GENERAL OPERATING FUND	TexPool - Operating Account	1.3425%	4,129.42	1,943,824.85	2,563,828.29	1,943,824.85	2,563,828.29				11315
	Texas Local Government Investment Pool	1.3425%	100.78	864,740.57	21,357.09	-	21,357.09				11320
	TexPool - Tax Account		4,233.93	2,878,057.01	2,773,958.74	2,013,316.44	2,773,958.74				
TOTAL ALL FUNDS		4,233.93	2,878,057.01	2,773,958.74	2,013,316.44	2,773,958.74					

This quarterly report and the District's investment portfolio are in full compliance with the Public Funds Investment Act (Chapter 2256, Texas Government Code) and the Investment Policy and Strategies adopted by the District.

Tax Collection Report

Recap & Standings Report

WTAXSaaS

Cycles: All Taxing Units: Coupland ISD... Deposit Date Range: 06/01/2022 to 06/30/2022 Sorted By: By Year, Descending Options: Separate Rollbacks, Include

Property Tax

M21 (Vista Oaks MUD)

2021 Fiscal Year: 10/01/2021 - 09/30/2022

Taxing Unit Totals (IS,MO,SA)

	Original Roll	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance YTD	Collections
2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	954,762.89	9,266.25	-46.40	9,219.85	3,421.33	288.92	0.00	0.00	0.00	5,798.52	916,904.49
2020	909,469.62	1,348.02	0.00	1,348.02	0.00	0.00	0.00	0.00	0.00	1,348.02	531.38
2019	952,587.79	1,396.92	0.00	1,396.92	0.00	0.00	0.00	0.00	0.00	1,396.92	0.00
2018	945,389.92	1,359.42	0.00	1,359.42	0.00	0.00	0.00	0.00	0.00	1,359.42	-61.07
2017	1,416,476.65	1,948.58	0.00	1,948.58	0.00	0.00	0.00	0.00	0.00	1,948.58	0.00
2016	1,428,246.84	2,001.31	0.00	2,001.31	0.00	0.00	0.00	0.00	0.00	2,001.31	0.00
2015	1,469,761.33	2,159.71	0.00	2,159.71	0.00	0.00	0.00	0.00	0.00	2,159.71	0.00
2014	1,481,698.69	2,215.30	0.00	2,215.30	0.00	0.00	0.00	0.00	0.00	2,215.30	0.00
2013	1,481,263.80	2,207.30	0.00	2,207.30	0.00	0.00	0.00	0.00	0.00	2,207.30	0.00
2012	1,438,909.65	2,162.97	0.00	2,162.97	0.00	0.00	0.00	0.00	0.00	2,162.97	0.00
2011	1,442,742.21	1,056.41	0.00	1,056.41	0.00	0.00	0.00	0.00	0.00	1,056.41	0.00
2010	1,429,300.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	1,441,232.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	1,482,099.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	1,420,737.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006	1,396,701.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2005	1,357,396.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2002 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Summary

Total Current	954,762.89	9,266.25	-46.40	9,219.85	3,421.33	288.92	0.00	0.00	0.00	5,798.52	916,904.49
Total Delinquent	21,494,014.40	17,855.94	0.00	17,855.94	0.00	0.00	0.00	0.00	0.00	17,855.94	470.31
Rollbacks		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	22,448,777.29	27,122.19	-46.40	27,075.79	3,421.33	288.92	0.00	0.00	0.00	23,654.46	917,374.80

Percentages

% of Roll Collected - 2021 - 99.37%	Adjusted Original Roll - \$922,703.01										
Tax Collections Compared to Current Taxes Billed 36.92% Collected											
All Collections Compared to Current Taxes Billed 40.04% Collected											
Combined Collections (Collections + P&I Collected) - 3,710.25											
Current YTD Collected - \$916,904.49											

Vista Oaks MUD
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION
FY 2021 - 2022

TAX YEAR	2021	2020	2019	2018	2017	2016	Prior Years	TOTAL
	Total	Total	Total	Total	Total	Total	Total	Total
PERCENTAGE	\$ 0.2907	\$ 0.3200	\$ 0.3300	\$ 0.3300	\$ 0.5200	\$ 0.5450	\$ -	
COLLECTIONS:								
OCT								
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	3,454.89	0.00	0.00	0.00	0.00	0.00	0.00	3,454.89
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NOV								
TAX ADJUSTMENTS	46.03	0.00	0.00	0.00	0.00	0.00	0.00	46.03
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	41,109.17	94.13	0.00	0.00	0.00	0.00	0.00	41,203.30
PENALTY	0.00	20.70	0.00	0.00	0.00	0.00	0.00	20.70
DEC								
TAX ADJUSTMENTS	370.40	0.00	0.00	0.00	0.00	0.00	0.00	370.40
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	607,873.78	24.31	0.00	0.00	0.00	0.00	0.00	607,898.09
PENALTY	0.00	5.59	0.00	0.00	0.00	0.00	0.00	5.59
JAN								
TAX ADJUSTMENTS	(245.17)	0.00	0.00	(61.07)	0.00	0.00	0.00	(306.24)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	204,707.62	0.00	0.00	(61.07)	0.00	0.00	0.00	204,646.55
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FEB								
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	42,691.36	412.94	0.00	0.00	0.00	0.00	0.00	43,104.30
PENALTY	448.26	103.23	0.00	0.00	0.00	0.00	0.00	551.49
MAR								
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	6,220.97	0.00	0.00	0.00	0.00	0.00	0.00	6,220.97
PENALTY	292.71	0.00	0.00	0.00	0.00	0.00	0.00	292.71
APR								
TAX ADJUSTMENTS	(122.61)	0.00	0.00	0.00	0.00	0.00	0.00	(122.61)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	4,794.10	0.00	0.00	0.00	0.00	0.00	0.00	4,794.10
PENALTY	373.47	0.00	0.00	0.00	0.00	0.00	0.00	373.47
MAY								
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	2,634.97	0.00	0.00	0.00	0.00	0.00	0.00	2,634.97
PENALTY	2.95	0.00	0.00	0.00	0.00	0.00	0.00	2.95
JUN								
TAX ADJUSTMENTS	(46.40)	0.00	0.00	0.00	0.00	0.00	0.00	(46.40)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	3,421.33	0.00	0.00	0.00	0.00	0.00	0.00	3,421.33
PENALTY	288.92	0.00	0.00	0.00	0.00	0.00	0.00	288.92
JUL								
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG								
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP								
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL								
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	916,908.19	531.38	0.00	(61.07)	0.00	0.00	0.00	917,378.50
PENALTY	1,406.31	129.52	0.00	0.00	0.00	0.00	0.00	1,535.83
TOTAL DISTRIBUTION	918,314.50	660.90	0.00	(61.07)	0.00	0.00	0.00	918,914.33
BEGINNING								
TAXES RECEIVABLE	922,704.46	1,879.40	1,396.92	1,359.42	1,948.58	2,001.31	9,801.69	941,091.78
TAX ADJUSTMENTS	2.25	0.00	0.00	(61.07)	0.00	0.00	0.00	(58.82)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LESS: COLLECTIONS	(916,908.19)	(531.38)	0.00	61.07	0.00	0.00	0.00	(917,378.50)
TAX REC @ END OF PERIOD	5,798.52	1,348.02	1,396.92	1,359.42	1,948.58	2,001.31	9,801.69	23,654.46

Financial Statements

Vista Oaks M.U.D.

Accountant's Compilation Report

June 30, 2022

The District is responsible for the accompanying financial statements of the governmental activities of Vista Oaks M.U.D., as of and for the nine months ended June 30, 2022, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

Supplementary Information

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

We are not independent with respect to Vista Oaks M.U.D.



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

July 28, 2022
Round Rock, TX

Vista Oaks Municipal Utility District Governmental Funds Balance Sheet June 30, 2022

	Governmental Funds
	General Fund
Assets	
Cash and Cash Equivalents	
Cash on Deposit	\$ 245,856.41
Cash Equivalents	2,585,185.38
Receivables	
Property Taxes	23,667.81
Service accounts, net of allowance for doubtful accounts of \$1,200	96,139.96
Prepaid Expense	86.66
	2,950,936.22
Total Assets	\$ 2,950,936.22
 Liabilities	
Accounts Payable	\$ 103,066.79
Accrued Accounts Payable	1,496.00
Payroll Taxes Payable	3,085.52
Review Deposit	5,149.30
Unclaimed Property	1,415.23
Customer Meter Deposits	168,975.00
Due to TCEQ	2,356.64
	285,544.48
Total Liabilities	285,544.48
 Deferred Inflows of Resources	
Deferred Revenue - Property Taxes	23,667.81
	23,667.81
Total Deferred Inflows of Resources	23,667.81
 Fund Balance	
Fund Balances:	
Unassigned	2,641,723.93
	2,641,723.93
Total Fund Balances	2,641,723.93
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	 \$ 2,950,936.22

See Accountants' Report.

**Vista Oaks Municipal Utility District
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2021 - June 30, 2022**

	Governmental Funds
	General Fund
Revenues:	
Property Taxes and Penalties	\$ 918,914.33
Service Accounts	
Basic Service	257,500.07
Water Revenue	249,460.53
Wastewater Revenue	208,653.89
Service Account Penalty	5,421.03
Pass Through	32,805.00
Inspection Fees	300.00
Interest	4,988.95
Total Revenues	1,678,043.80
Expenditures:	
Current-	
District Facilities	
Water/Wastewater/Garbage	
Water Purchases	313,037.43
Wastewater Purchases	198,798.81
Garbage Fees	155,082.32
Operations	
Operations Fee	91,021.58
Permits	2,327.05
Utilities	
Utilities	6,815.39
Telephone	1,735.59
Street Lights	13,764.75
Patrol Service	33,677.38
Repairs & Maintenance	
Water System Maintenance	14,883.38
WW System Maintenance	14,966.53
Lift Station Maintenance	10,433.35
Drainage/MS4 Maintenance	19,220.88
Park Maintenance	1,563.06
Lab Expenses	1,343.62
Administrative Services	
Director's Payroll, inc taxes	2,422.15
Directors Reimbursements	341.11
Seminar Expense	4,033.10
Tax Appraisal/Collector Fees	4,103.19
Insurance	9,908.61
Credit Card Charges	15,506.59
Miscellaneous	3,007.14
Professional Fees	
Legal Fees	25,867.50
Accounting Fees	17,800.00
Engineering Fees	10,031.91
Financial Advisor Fees	1,700.00
Audit Fees	16,500.00
Other Consultants	20,225.00
Total Expenditures	1,010,117.42
Excess/(Deficiency) of Revenues and Other Financing Sources over Expenditures and Other Financing Uses	667,926.38
Fund Balance, October 1, 2021	1,973,797.55
Fund Balance, June 30, 2022	\$ 2,641,723.93

Supplementary Information

Index

General Fund

- Budgetary Comparison Schedule
- Revenues & Expenditures: Actual + Budgeted
- Cash Account Reconciliation
- A/P Aging Summary
- Payroll Summary

General Fund

**Vista Oaks Municipal Utility District
Budgetary Comparison Schedule - General Fund
June 30, 2022**

	CURRENT MONTH			YEAR TO DATE		
	Actual	Budget	Difference	Actual	Budget	Difference
Service Revenues:						
Property Taxes, including penalties	\$ 3,710.25	\$ -	\$ 3,710.25	\$ 918,914.33	\$ 922,824.00	\$ (3,909.67)
Service Accounts						
Basic Service	28,522.55	28,350.00	172.55	257,500.07	255,150.00	2,350.07
Water Revenue	39,328.11	44,199.00	(4,870.89)	249,460.53	250,989.00	(1,528.47)
Wastewater Revenue	24,991.56	21,167.00	3,824.56	208,653.89	190,503.00	18,150.89
Service Account Penalty	672.79	600.00	72.79	5,421.03	5,400.00	21.03
Inspection Fees	-	-	-	300.00	-	300.00
Interest Income	2,164.55	150.00	2,014.55	4,988.95	1,350.00	3,638.95
Miscellaneous	-	-	-	32,805.00	32,805.00	-
Total Service Revenues	99,389.81	94,466.00	4,923.81	1,678,043.80	1,659,021.00	19,022.80
Service Expenditures:						
Current-						
District Facilities						
Water/Wastewater/Garbage						
Water Purchases	49,975.99	57,349.00	7,373.01	313,037.43	367,295.00	54,257.57
Wastewater Purchases	17,986.07	24,100.00	6,113.93	198,798.81	216,900.00	18,101.19
Garbage Fees	17,227.12	17,633.00	405.88	155,082.32	158,697.00	3,614.68
Operations						
Operations Fee	10,189.77	10,100.00	(89.77)	91,021.58	90,900.00	(121.58)
Permit Expense	-	-	-	2,327.05	2,600.00	272.95
Utilities						
Utilities	828.88	700.00	(128.88)	6,815.39	6,300.00	(515.39)
Telephone	210.66	175.00	(35.66)	1,735.59	1,575.00	(160.59)
Street Lights	2,272.14	1,750.00	(522.14)	13,764.75	15,750.00	1,985.25
Patrol Service	3,648.67	4,750.00	1,101.33	33,677.38	42,750.00	9,072.62
Repairs & Maintenance						
Water System Maintenance	606.25	2,750.00	2,143.75	14,883.38	24,750.00	9,866.62
WW System Maintenance	-	2,000.00	2,000.00	14,966.53	18,000.00	3,033.47
Lift Station Maintenance	2,149.60	2,000.00	(149.60)	10,433.35	18,000.00	7,566.65
Drainage/MS4 Maintenance	2,049.64	2,100.00	50.36	19,220.88	18,900.00	(320.88)
Laboratory Expenses - Water	60.00	200.00	140.00	1,343.62	1,800.00	456.38
Park Maintenance	-	-	-	1,563.06	1,250.00	(313.06)
Administrative Services						
Director's Payroll, inc payroll taxes	1,937.71	3,230.00	1,292.29	2,422.15	7,110.00	4,687.85
Director Reimbursement	3,632.95	6,000.00	2,367.05	3,729.21	6,500.00	2,770.79
Seminar Expense	-	-	-	645.00	-	(645.00)
Tax Appraisal/Collection Fees	1,278.00	1,500.00	222.00	4,103.19	4,500.00	396.81
Insurance						
Credit Card Fees	1,730.45	1,600.00	(130.45)	9,908.61	9,100.00	(808.61)
Website	-	-	-	15,506.59	15,900.00	393.41
Miscellaneous	261.96	400.00	138.04	-	1,050.00	1,050.00
Professional Fees						
Legal Fees	5,199.77	4,000.00	(1,199.77)	3,007.14	3,600.00	592.86
Accounting Fees	2,100.00	2,100.00	-	25,867.50	28,000.00	2,132.50
Engineering Fees	647.69	1,750.00	1,102.31	17,800.00	18,650.00	850.00
Engineering Fees - Special	-	500.00	500.00	6,096.99	11,750.00	5,653.01
Audit Fees	-	-	-	3,934.92	4,500.00	565.08
Financial Advisor Fees	-	-	-	16,500.00	16,250.00	(250.00)
Other Consultants	4,191.03	4,000.00	(191.03)	1,700.00	-	(1,700.00)
Total Service Expenditures	128,184.35	150,687.00	22,502.65	1,010,117.42	1,134,077.00	123,959.58
Excess/(Deficiency) of Service Revenues over Expenditures	(28,794.54)	(56,221.00)	27,426.46	667,926.38	524,944.00	142,982.38

**Vista Oaks Municipal Utility District
Revenues and Expenditures - General Fund: Actual + Budgeted
Fiscal Year October 2021 to September 2022**

	FY 2022 Budget	Actual Oct-21	Actual Nov-21	Actual Dec-21	Actual Jan-22	Actual Feb-22	Actual Mar-22	Actual Apr-22	Actual May-22	Actual Jun-22	Budget Jul-22	Budget Aug-22	Budget Sep-22	Projected Total	Projected Variance
Revenues:															
Property Tax, including p & i	\$ 922,824	\$ 3,455	\$ 41,224	\$ 607,904	\$ 204,647	\$ 43,656	\$ 6,514	\$ 5,168	\$ 2,638	\$ 3,710	\$ -	\$ -	\$ -	\$ 918,914	\$ (3,910)
Service Accounts															
Basic Service	340,200	28,661	28,618	28,626	28,615	28,653	28,603	28,678	28,523	28,523	28,350	28,350	28,350	342,550	2,350
Water Revenue	396,214	37,948	26,094	22,803	18,287	18,726	16,827	28,903	40,545	39,328	53,670	47,356	44,199	394,686	(1,528)
Wastewater Revenue	254,004	26,035	23,885	22,177	21,376	21,025	20,948	23,404	24,813	24,992	21,167	21,167	21,167	272,155	18,151
Service Account Penalty	7,200	830	1,200	60	-	754	200	870	834	673	600	600	600	772,21	21
Inspection Fees	-	300	-	-	-	-	-	-	-	-	-	-	-	300	300
Interest	1,800	55	56	68	84	127	364	674	1,395	2,165	150	150	150	5,439	3,639
Other Income	32,805	-	-	-	-	-	-	-	-	-	-	-	-	32,805	-
Total Revenues	1,955,047	130,089	121,078	681,637	273,009	112,942	73,455	87,696	98,747	99,390	103,937	97,623	94,466	1,974,070	19,023
Expenditures:															
Current -															
District Facilities															
Water Purchases	552,146	45,971	35,651	31,307	24,730	24,463	24,295	34,000	42,644	49,976	66,952	60,550	57,349	497,888	54,258
Wastewater Purchases	289,200	25,821	25,821	25,821	25,821	23,570	17,986	17,986	17,986	17,986	24,100	24,100	24,100	271,099	18,101
Garbage Fees	215,596	17,227	17,246	17,227	17,227	17,246	17,246	17,227	17,208	17,227	17,633	17,633	21,633	211,981	3,615
Operations Fee	121,200	10,075	10,073	10,078	10,071	10,071	10,072	10,186	10,204	10,190	10,100	10,100	10,100	121,322	(122)
WW Line Televising	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000	15,000	-
Permit Fees	2,600	-	2,227	100	-	-	-	-	-	-	-	-	-	2,327	273
Utilities	8,400	709	757	556	818	862	783	791	710	829	700	700	700	8,915	(515)
Telephone	2,100	167	196	194	194	193	194	194	194	211	175	175	175	2,261	(161)
Street Lights	21,000	1,439	1,439	1,429	1,439	1,436	1,436	1,436	1,436	2,272	1,750	1,750	1,750	19,015	1,985
Security	57,000	4,080	2,698	3,736	3,758	3,883	3,401	4,824	3,649	3,649	4,750	4,750	4,750	47,927	9,073
Water Maintenance	33,000	406	1,156	1,305	834	95	819	839	1,319	606	2,750	2,750	2,750	23,133	9,867
Water Loss Prevention	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-
Wastewater Maintenance	24,000	18	2,206	-	-	240	1,965	12,743	506	2,150	2,000	2,000	2,000	23,116	884
Lift Station Maintenance	24,000	222	1,523	329	1,566	240	1,965	1,932	506	-	2,000	2,000	2,000	14,284	9,716
Lift Station Improvements	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Drainage/MS4 Maintenance	25,200	4,009	1,850	1,557	1,592	1,935	2,069	2,246	1,913	2,050	2,100	2,100	2,100	25,521	(321)
Lab Expense - Water	2,400	60	397	60	60	304	167	69	167	60	200	200	200	1,944	456
Light Maintenance	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-
Park/Wall Maintenance	6,000	313	-	-	-	-	-	1,250	-	-	-	-	4,750	6,313	(313)
Meter Replacement	9,000	-	-	-	-	-	-	-	-	-	-	-	9,000	9,000	-
Administrative Services															
Director's Payroll, Inc taxes	9,050	-	-	-	484	-	-	-	-	1,938	-	970	970	4,362	4,688
Director Reimbursement	6,750	-	-	-	39	58	-	645	-	3,633	-	125	125	3,979	2,771
Seminar Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	645	(645)
Tax Appraisal/Collector Fees	6,000	-	-	1,547	-	-	1,278	-	-	1,278	-	-	1,500	5,603	397
Insurance	9,100	9,909	-	-	-	-	-	-	-	-	-	-	-	9,909	(809)
Credit Card Charges	21,900	2,153	2,035	1,841	1,779	1,499	666	2,319	1,485	1,730	2,000	2,000	2,000	21,507	393
Legal Notices and Publications	2,000	-	-	-	-	-	-	-	-	-	2,000	-	2,000	2,000	-
Election	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500	-
Website Maintenance	3,750	-	-	-	-	-	-	-	-	-	350	-	2,350	2,700	1,050
Miscellaneous	4,800	144	322	611	466	289	483	184	245	262	400	400	400	4,207	593
Professional Fees															
Legal Fees	38,000	1,301	891	2,982	7,983	1,406	1,146	3,736	1,224	5,200	2,000	4,000	4,000	35,868	2,133
Legal Fees - Wall	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-
Accounting Fees	24,700	1,750	1,750	1,750	3,100	1,750	1,750	2,100	1,750	2,100	1,850	2,100	2,100	23,850	850
Engineering Fees	16,000	-	383	1,549	1,740	17	1,485	203	73	648	750	1,750	1,750	10,347	5,653
Engineering - Special	6,000	638	796	564	1,608	328	-	-	-	-	500	500	500	5,435	565
Engineering - Wall	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
Financial Advisor	-	1,700	-	-	-	-	-	-	-	-	-	-	-	1,700	(1,700)
Audit Fees	16,250	-	-	-	12,000	4,500	-	-	-	-	-	-	-	16,500	(250)
Other Consultants	42,700	547	2,898	-	334	4,435	3,780	2,070	1,969	4,191	-	-	21,000	41,225	1,475
Capital Outlay	300,000	-	-	-	-	-	-	-	-	-	-	-	300,000	300,000	-
Total Expenditures	1,952,342	128,660	112,315	104,543	125,150	98,526	91,022	117,038	104,680	128,184	143,060	140,653	534,552	1,828,382	123,960
Excess/(Deficiency) of Revenues over Expenditures	\$ 2,705	\$ 1,430	\$ 8,763	\$ 577,094	\$ 147,859	\$ 14,416	\$ (17,567)	\$ (29,342)	\$ (5,932)	\$ (28,795)	\$ (39,123)	\$ (43,030)	\$ (440,086)	\$ 145,687	\$ 142,983

**Vista Oaks Municipal Utility District
Cash Account Reconciliations
June 30, 2022**

	<u>First Citizens Operating</u>	<u>First Citizens Bookkeepers</u>	<u>PNC Lockbox</u>	<u>Total</u>
Beginning Bank Balance 6/1/22	\$ 10,184.47	\$ 91,215.22	\$ 157,002.05	\$ 258,401.74
Cleared Transactions				
Checks and Payments	-	(93,313.87)	(198,230.21)	(291,544.08)
Deposits and Credits	<u>5,000.11</u>	<u>249,613.92</u>	<u>98,075.30</u>	<u>352,689.33</u>
		-		
Total Cleared Transactions	<u>5,000.11</u>	<u>156,300.05</u>	<u>(100,154.91)</u>	<u>61,145.25</u>
Ending Bank Balance 6/30/22	15,184.58	247,515.27	56,847.14	319,546.99
Total Uncleared Transactions				
6/30/22 Deposits in Transit	-	150.23	235.91	386.14
6/30/22 Checks	<u>-</u>	<u>(74,076.72)</u>	<u>-</u>	<u>(74,076.72)</u>
Register Balance as of 6/30/22	<u>\$ 15,184.58</u>	<u>\$ 173,588.78</u>	<u>\$ 57,083.05</u>	<u>\$ 245,856.41</u>

Vista Oaks MUD
A/P Aging Summary
As of June 30, 2022

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Andre Limby	173.39	0.00	0.00	0.00	0.00	173.39
Armbrust & Brown, PLLC	5,199.77	0.00	0.00	0.00	0.00	5,199.77
Bott & Douthitt, PLLC	2,100.00	0.00	0.00	0.00	0.00	2,100.00
City of Round Rock	67,962.06	0.00	0.00	0.00	0.00	67,962.06
City of Round Rock Environmental Services	60.00	0.00	0.00	0.00	0.00	60.00
Darwin Homes LLC	175.54	0.00	0.00	0.00	0.00	175.54
David Rositas	96.51	0.00	0.00	0.00	0.00	96.51
Drew Moynihan	97.90	0.00	0.00	0.00	0.00	97.90
Elizabeth Tram	208.94	0.00	0.00	0.00	0.00	208.94
Geraldine Kress	194.19	0.00	0.00	0.00	0.00	194.19
Gray Engineering, Inc.	647.69	0.00	0.00	0.00	0.00	647.69
Jill Meredith	204.97	0.00	0.00	0.00	0.00	204.97
Lee Jacob	148.21	0.00	0.00	0.00	0.00	148.21
LJA Engineering, Inc	924.64	0.00	0.00	0.00	0.00	924.64
Paloma Lake MUD No. 1	4,191.03	0.00	0.00	0.00	0.00	4,191.03
Pedernales Electric Corp	2,264.92	0.00	0.00	0.00	0.00	2,264.92
Round Rock Refuse, Inc.	17,227.12	0.00	0.00	0.00	0.00	17,227.12
Sharon Jones	180.78	0.00	0.00	0.00	0.00	180.78
Sun Tech Electric, Inc.	836.10	0.00	0.00	0.00	0.00	836.10
Walter Borntrager	173.03	0.00	0.00	0.00	0.00	173.03
TOTAL	<u>103,066.79</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>103,066.79</u>

See Accountants' Report.

**Vista Oaks MUD
Payroll Summary
June 2022**

	Heath Reed-Green		Jacob Matto		Leslie Alger		Stephen Garcia		TOTAL	
	Jun 22	Oct '21 - Jun 22	Jun 22	Oct '21 - Jun 22	Jun 22	Oct '21 - Jun 22	Jun 22	Oct '21 - Jun 22	Jun 22	Oct '21 - Jun 22
Employee Wages, Taxes and Adjustments										
Gross Pay	750.00	1,050.00	150.00	450.00	750.00	900.00	150.00	450.00	1,800.00	2,850.00
Fees of Office										
Total Gross Pay	750.00	1,050.00	150.00	450.00	750.00	900.00	150.00	450.00	1,800.00	2,850.00
Adjusted Gross Pay	750.00	1,050.00	150.00	450.00	750.00	900.00	150.00	450.00	1,800.00	2,850.00
Taxes Withheld										
Medicare Employee	-10.88	-15.23	-2.18	-6.53	-10.87	-13.05	-2.18	-6.53	-26.11	-41.34
Social Security Employee	-46.50	-65.10	-9.30	-27.90	-46.50	-55.80	-9.30	-27.90	-111.60	-176.70
Total Taxes Withheld	-57.38	-80.33	-11.48	-34.43	-57.37	-68.85	-11.48	-34.43	-137.71	-218.04
Additions to Net Pay										
CASE	1,720.42	1,720.42	0.00	0.00	1,667.68	1,667.68	0.00	0.00	3,388.10	3,388.10
Mileage Reimbursement	198.90	222.30	11.70	35.10	19.04	38.08	15.21	45.63	244.85	341.11
Total Additions to Net Pay	1,919.32	1,942.72	11.70	35.10	1,686.72	1,705.76	15.21	45.63	3,632.95	3,729.21
Net Pay	2,611.94	2,912.39	150.22	450.67	2,379.35	2,536.91	153.73	461.20	5,295.24	6,361.17
Employer Taxes and Contributions										
Medicare Company	10.88	15.23	2.18	6.53	10.87	13.05	2.18	6.53	26.11	41.34
Social Security Company	46.50	65.10	9.30	27.90	46.50	55.80	9.30	27.90	111.60	176.70
Total Employer Taxes and Contributions	57.38	80.33	11.48	34.43	57.37	68.85	11.48	34.43	137.71	218.04

See Accountants' Report.

Expenditures to be Approved

**Vista Oaks Municipal Utility District
Director's Fees
August 8, 2022**

Type	Date	Num	Source Name	Payroll Item	Amount
Paycheck	08/08/2022	7904	Heath Reed-Green	Fees of Office	150.00
			Heath Reed-Green	Mileage Reimbursement	12.50
			Heath Reed-Green	Federal Withholding	0.00
			Heath Reed-Green	Social Security Employee	-9.30
			Heath Reed-Green	Medicare Employee	-2.17
					151.03
Paycheck	08/08/2022	7905	Jacob Matto	Fees of Office	150.00
			Jacob Matto	Mileage Reimbursement	12.50
			Jacob Matto	Federal Withholding	0.00
			Jacob Matto	Social Security Employee	-9.30
			Jacob Matto	Medicare Employee	-2.17
					151.03
Paycheck	08/08/2022	7906	Leslie Alger	Fees of Office	150.00
			Leslie Alger	Mileage Reimbursement	20.34
			Leslie Alger	Federal Withholding	0.00
			Leslie Alger	Social Security Employee	-9.30
			Leslie Alger	Medicare Employee	-2.18
					158.86
Paycheck	08/08/2022	7907	Stephen Garcia	Fees of Office	150.00
			Stephen Garcia	Mileage Reimbursement	16.25
			Stephen Garcia	Federal Withholding	0.00
			Stephen Garcia	Social Security Employee	-9.30
			Stephen Garcia	Medicare Employee	-2.17
					154.78
TOTAL					615.70

See Accountants' Report.

ARMBRUST & BROWN, PLLC

ATTORNEYS & COUNSELORS

100 Congress Avenue

Suite 1300

Austin, TX 78701-2744

PHONE: (512) 435-2300
FACSIMILE: (512) 435-2360

Federal Tax I.D. No.: 74-2827166

Billing Summary

VISTA OAKS MUD
BOTT & DOUTHITT, PLLC
P.O. BOX 2445
ROUND ROCK, TX 78680

July 15, 2022

Client: 090521

Matter: 000100

Attention: JESSICA BENSON

For Professional Services Rendered Through June 30, 2022

Account Summary

Invoice #	Matter Name	Previous Balance	Current Invoice	Credits	Total Due
184032	GENERAL	\$6,105.50	\$5,199.77	\$6,105.50	\$5,199.77

Please return with all remittance for proper credit.

Total due reflects payments received as of the date of this invoice.

Thank you.

Amount of Payment: _____

By/Date Received: JB 7-15-22
By/Date Posted: JB 7-28-22
Approved for Payment: _____
Hand Delivered to: _____
Union ID/Date: _____
GL#: 16330

Invoice



Date	Invoice #
6/30/2022	12222

Bill To
Vista Oaks MUD c/o Bott & Douthitt PLLC PO Box 2445 Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	2,100.00
By/Date Received: <u>7/5/22</u> By/Date Posted: <u>7-6-22</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>16430</u>	
Thank you for your business!	Total \$2,100.00

PO Box 2445 • Round Rock, TX • 78680

Phone (512) 733-0700 • Fax (512) 733-0704



Utility Billing Department
221 East Main Street
Round Rock, TX 78664

ROUND ROCK TEXAS

VISTA OAKS MUD#9
PO Box 2445
Round Rock, TX 78680

CONTACT INFORMATION

For inquiries call: (512) 218-5460
Hours of Operation: Monday - Friday 8:00 a.m. - 5:00 p.m.
Emergency After-Hours: (512) 218-5555
24-Hour Drop Box: Located on the south side of City Hall
Pay by phone: 1-855-894-2392
Make a payment online at: RRTXWater.com

IMPORTANT MESSAGE

By/Date Received: 7-25-22
By/Date Posted: 7-26-22
Approved for Payment: _____
Hand Delivered to: _____
Received By/Date: _____
amt: 16415 13,760-
16125 53,738.00

Detach and mail stub with your payment or bring entire page when paying in person.

Please write account number on check and mail payment to:

Pay online:
RRTXWater.com

City of Round Rock
Utility Billing Department
221 East Main Street
Round Rock, TX 78664

Pay by phone: 1-855-894-2392

ACCOUNT INFORMATION

Account Name: VISTA OAKS MUD#9
Service Address: OFF 1431 BY CHURCH
Bill #: 1981106

ACCOUNT STATEMENT

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-910899	08/17/2022	\$66,498.80

ACCOUNT INFORMATION

Account Name: VISTA OAKS MUD#9
Service Address: OFF 1431 BY CHURCH
Current Statement Date: 07/25/2022
Last Payment: 07/13/2022
Last Payment Amount: \$47,931.11
Penalty Applied After: 08/17/2022

CURRENT CHARGE SUMMARY

Water: \$66,498.80
Wastewater: \$0.00
Solid Waste: \$0.00
Storm Water Drainage: \$0.00

TOTAL AMOUNT DUE \$66,498.80
Total Due After 08/17/2022 \$73,148.68

WATER CONSUMPTION (IN HUNDREDS)

0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07/21	08/21	09/21	10/21	11/21	12/21	01/22	02/22	03/22	04/22	05/22	06/22	CURR							

THANK YOU FOR PAYING ON TIME!
WE APPRECIATE YOUR PROMPTNESS.

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-910899	08/17/2022	\$66,498.80

Total Due After 08/17/2022 73148.68

Friendly Rock Program: You can help those in need pay for essential water services. Simply check box and this amount will be added to your bill. One-time Monthly

\$ _____

AMOUNT ENCLOSED \$ _____

CITY OF ROUND ROCK
UTILITY BILLING DEPARTMENT
221 E MAIN STREET
ROUND ROCK, TX 78664-5299

00006042022201981106600066498809



Utility Billing Department
221 East Main Street
Round Rock, TX 78664

ROUND ROCK TEXAS

VISTA OAKS MUD#9
PO Box 2445
Round Rock, TX 78680

CONTACT INFORMATION

For inquiries call: (512) 218-5460
Hours of Operation: Monday - Friday 8:00 a.m. - 5:00 p.m.
Emergency After-Hours: (512) 218-5555
24-Hour Drop Box: Located on the south side of City Hall
Pay by phone: 1-855-894-2392
Make a payment online at: RRTXWater.com

IMPORTANT MESSAGE

By/Date Received: 16 7-25-22
By/Date Posted: 16 7-28-22
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL: 16220

ACCOUNT STATEMENT

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-911660	08/17/2022	\$17,986.07

ACCOUNT INFORMATION

Account Name: VISTA OAKS MUD#9
Service Address: LIFT STATION SW MTR
Current Statement Date: 07/25/2022
Last Payment: 07/13/2022
Last Payment Amount: \$17,986.07
Penalty Applied After: 08/17/2022

CURRENT CHARGE SUMMARY

Water: \$0.00
Wastewater: \$17,986.07
Solid Waste: \$0.00
Storm Water Drainage: \$0.00

TOTAL AMOUNT DUE \$17,986.07
Total Due After 08/17/2022 \$19,784.68

WATER CONSUMPTION (IN HUNDREDS)

0	0	0	0	0	0	0	0	0	0	0	0	
07/21	08/21	09/21	10/21	11/21	12/21	01/22	02/22	03/22	04/22	05/22	06/22	CURR

**THANK YOU FOR PAYING ON TIME!
WE APPRECIATE YOUR PROMPTNESS.**

Detach and mail stub with your payment or bring entire page when paying in person.

Please write account number on check and mail payment to:

City of Round Rock
Utility Billing Department
221 East Main Street
Round Rock, TX 78664

Pay online:
RRTXWater.com

Pay by phone: 1-855-894-2392

ACCOUNT INFORMATION

Account Name: VISTA OAKS MUD#9
Service Address: LIFT STATION SW MTR
Bill #: 1981114

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-911660	08/17/2022	\$17,986.07

Total Due After 08/17/2022 19784.68

Friendly Rock Program: You can help those in need pay for essential water services. Simply check box and this amount will be added to your bill. One-time Monthly

\$ _____

AMOUNT ENCLOSED \$

CITY OF ROUND ROCK
UTILITY BILLING DEPARTMENT
221 E MAIN STREET
ROUND ROCK, TX 78664-5299

00006042022201981114000017986076



Utility Billing Department
221 East Main Street
Round Rock, TX 78664

ROUND ROCK TEXAS

VISTA OAKS MUD#9
PO Box 2445
Round Rock, TX 78680

CONTACT INFORMATION

For inquiries call: (512) 218-5460
Hours of Operation: Monday - Friday 8:00 a.m. - 5:00 p.m.
Emergency After-Hours: (512) 218-5555
24-Hour Drop Box: Located on the south side of City Hall
Pay by phone: 1-855-894-2392
Make a payment online at: RRTXWater.com

IMPORTANT MESSAGE

By/Date Received: 10/7/25/22
By/Date Posted: 10/7/28/22
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
CLR#: 16125

Detach and mail stub with your payment or bring entire page when paying in person.

Please write account number on check and mail payment to:

Pay online:
RRTXWater.com

City of Round Rock
Utility Billing Department
221 East Main Street
Round Rock, TX 78664

Pay by phone: 1-855-894-2392

ACCOUNT INFORMATION

Account Name: VISTA OAKS MUD#9
Service Address: OFF VISTA HILLS/DERB
Bill #: 1981115

ACCOUNT STATEMENT

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-911661	08/17/2022	\$217.54

ACCOUNT INFORMATION

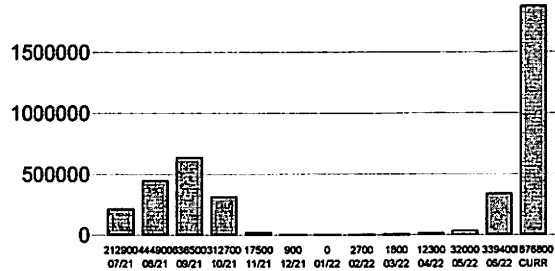
Account Name: VISTA OAKS MUD#9
Service Address: OFF VISTA HILLS/DERB
Current Statement Date: 07/25/2022
Last Payment: 07/13/2022
Last Payment Amount: \$2,044.88
Penalty Applied After: 08/17/2022

CURRENT CHARGE SUMMARY

Water: \$217.54
Wastewater: \$0.00
Solid Waste: \$0.00
Storm Water Drainage: \$0.00

TOTAL AMOUNT DUE \$217.54
Total Due After 08/17/2022 \$239.29

WATER CONSUMPTION (IN HUNDREDS)



THANK YOU FOR PAYING ON TIME!
WE APPRECIATE YOUR PROMPTNESS.

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-911661	08/17/2022	\$217.54

Total Due After 08/17/2022 239.29

Friendly Rock Program: You can help those in need pay for essential water services. Simply check box and this amount will be added to your bill. One-time Monthly

\$ _____

AMOUNT ENCLOSED \$

CITY OF ROUND ROCK
UTILITY BILLING DEPARTMENT
221 E MAIN STREET
ROUND ROCK, TX 78664-5299

00006042022201981115700000217547



Crossroads
utility services

Invoice 8578

Date: July 18, 2022

2601 Forest Creek Dr.
Round Rock, TX 78665
512-246-1400
www.crossroadsus.com

Bill To:
Vista Oaks MUD
C/O Bott & Douthitt
P.O. Box 2445
Round Rock, TX 78680

DESCRIPTION	Jul-22
	Operations & Maintenance
DESCRIPTION	AMOUNT
Basic Service	\$ 10,074.32
Lift Station	\$ 103.84
Water Distribution	\$ 2,274.26
Wastewater Collection	\$ 44.49
Fuel Surcharge	\$ 159.75
Total	\$ 12,656.66

By/Date Received: JB7-18-22

By/Date Posted: JB7-28-22

Approved for Payment: _____

Hand Delivered to: _____

Approved By/Date: _____

GL#:	16105	10,234.07
	16232	103.84
	16130	2,274.26
	16230	44.49

BILLED - SERVICE ORDER SUMMARY
BILLING CYCLE: JULY 2022
VISTA OAKS MIUD

S/O #	SVC DATE	COMP	ADDRESS	NOTES	LABOR	EQUIP	MAT'L	SUBCON	TOTAL
BASIC SERVICE									
352996A	07/15/22	07/15/22		BASIC SERVICE	0.00	0.00	10,074.32	0.00	10,074.32
					BASIC SERVICE SUBTOTAL				
					10,074.32				
LIFT STATION									
348527A	06/04/22	06/17/22	VISTA LS-1	RMS REPORTED PROBLEM – HIGH LEVEL ALARM - CALLED DIALER - VERIFY STATUS - ALARM CLEARED	51.92	0.00	0.00	0.00	51.92
348532A	06/05/22	06/17/22	VISTA LS-1	NEED TECHNICIAN - HIGH WET WELL LEVEL - DISPATCHED AN OPERATOR - THEY WERE ABLE TO RESET SYSTEM AND GET PUMPS BACK ONLINE	51.92	0.00	0.00	0.00	51.92
					LIFT STATION SUBTOTAL				
					103.84				
WATER DISTRIBUTION									
337487A	06/24/22	06/28/22	4130 SUMMERCREST LOOP	CHECKED FOR LEAKS –FOUND NO LEAKS. CLOSING OUT OLD SO'S. VERIFIED WORK WAS COMPLETE AND WORK WAS DONE ON SO#338323 NO FURTHER ISSUES.	10.38	15.00	0.00	0.00	25.38
342158A	06/24/22	06/28/22	3512 LAUREL BAY LOOP	CHECKED FOR LEAKS –FOUND NO LEAKS. CLOSING OUT OLD SOS VERIFIED WORK WAS COMPLETE. NO FURTHER ISSUES.	10.38	15.00	0.00	0.00	25.38
342179A	07/06/22	07/11/22	4417 SUMMERCREST S.	TURNED WATER OFF-FINAL-LOCKED OUT. CHECKED IT SINCE THIS JOB WAS DONE ON 4/4	35.00	0.00	0.00	0.00	35.00
342368A	07/06/22	07/11/22	4417 SUMMERCREST S.	TURNED WATER ON CUSTOMER REQUEST-SAME DAY WAS TURNED ON	14.75	15.00	0.00	0.00	29.75
07/16/22 10:49:31 AM									

BILLED - SERVICE ORDER SUMMARY
BILLING CYCLE: JULY 2022
VISTA OAKS MUD

S/O #	SVC DATE	COMP	ADDRESS	NOTES	LABOR	EQUIP	MAT'L	SUBCON	TOTAL
WATER DISTRIBUTION									
				4/4					
343243A	07/05/22	07/11/22	IN DISTRICT VISTA OAKS	TURNED WATER OFF-DELINQUENT ACCOUNT(S). WAS DONE ON 4/13	35.00	0.00	0.00	0.00	35.00
343244A	07/05/22	07/11/22	IN DISTRICT VISTA OAKS	TURNED WATER ON DEL ACCOUNT. THIS WAS COMPLETED ON 4/13/22	35.00	0.00	0.00	0.00	35.00
343372A	07/05/22	07/11/22	F/H 3401 ROYAL VISTA BLVD	RELOCATE HYDRANT METER . PULLED HYDRANT FROM HYDRANT.	14.75	15.00	0.00	0.00	29.75
345078A	05/04/22	07/07/22	4004 SPRINGWILLOW LANE	REPLACED BROKEN CURBSTOP. DUG DOWN AND EXPOSED SERVICE LINE, CRIMPED THE LINE AND REPLACED THE ANGLE STOP. BACKFILLED HOLE AND CLEANED.	425.19	252.00	53.04	0.00	730.23
345671A	07/06/22	07/11/22	4054 HONEY BEAR LOOP	TURNED WATER ON NEW CUSTOMER. CHECKED HOUSE, WATER IS ON.	0.00	0.00	0.00	0.00	0.00
346564A	05/23/22	06/28/22	IN DISTRICT VISTA OAKS	REREAD PER COMMERCIAL REPORT	0.00	0.00	0.00	0.00	0.00
346603A	05/18/22	07/12/22	IN DISTRICT VISTA OAKS	BACKFLOW TESTING AT AMENITY CENTER	0.00	0.00	161.00	0.00	161.00
347931A	06/08/22	06/19/22	4037 HONEY BEAR LOOP	TURNED WATER OFF-ACCOUNT FINAL	0.00	0.00	0.00	0.00	0.00
348559A	06/05/22	06/17/22	4203 SUMMERCREST LOOP	MET WITH CUSTOMER - WAS ABLE TO WALK THEM THROUGH TURNING OFF THEIR OWN WATER - INFORMED CUSTOMER TO CALL PLUMBER	25.96	0.00	0.00	0.00	25.96
348757A	06/08/22	06/19/22	4004 CALLABERO CV	CHECKED FOR LEAKS -FOUND NO LEAKS - REREAD METER	44.24	30.00	0.00	0.00	74.24
348794A	06/15/22	07/02/22	3932 ARTESIA BEND	TURNED WATER OFF-FINAL-LOCKED OUT	35.00	0.00	0.00	0.00	35.00
348892A	06/09/22	06/19/22	4309 SUMMERCREST LOOP	TURN WATER ON - NEW CUSTOMER -	0.00	0.00	0.00	0.00	0.00
07/18/22 10:49:31 AM									

BILLED - SERVICE ORDER SUMMARY
BILLING CYCLE: JULY 2022
VISTA OAKS MUD

S/O #	SVC DATE	COMP	ADDRESS	NOTES	LABOR	EQUIP	MAT'L	SUBCON	TOTAL
WATER DISTRIBUTION									
348895A	06/08/22	06/19/22	3536 ASHMORE LOOP	SERVICE ALREADY ON REPAIRED METER LEAK W/WASHERS -- I ARRIVED AND SAW WATER AROUND AND IN METER BOX - PUMPED WATER DOWN AND DIDN'T SEE METER SPINNING SO I CONTACTED MAINT	44.24	30.00	0.00	0.00	74.24
348956A	06/09/22	06/19/22	3516 ASHMORE LOOP	TURN WATER ON - NEW CUSTOMER - SERVICE ALREADY ON	0.00	0.00	0.00	0.00	0.00
349154A	06/09/22	07/07/22	3503 LAUREL BAY LOOP	HOUSELINE LEAK. DID NOT FIND SERVICE LINE LEAK ONLY RUN OFF WATER.	103.43	84.00	0.00	0.00	187.43
349245A	06/13/22	06/20/22	4031 HONEY BEAR LOOP	TURNED WATER ON NEW CUSTOMER AND WAITED UNTIL IT STOPPED.	0.00	0.00	0.00	0.00	0.00
349246A	06/13/22	06/20/22	4037 HONEY BEAR LOOP	TURN WATER ON - NEW CUSTOMER - SERVICE ALREADY ON . WAS ALREADY ON FOR NEW CUSTOMER.	0.00	0.00	0.00	0.00	0.00
349297A	06/10/22	07/07/22	3536 ASHMORE LOOP	HOUSELINE LEAK. METER BOX FULL OF WATER. PUMPED OUT WATER AND METER SPINNING. FOUND IT WAS CUSTOMER SIDE LEAK. NOTIFIED CUSTOMER. LEFT WATER ON BY CUSTOMER REQUEST.	113.85	168.00	0.00	0.00	281.85
349299A	06/10/22	07/07/22	3503 LAUREL BAY LOOP	HOUSELINE LEAK. DID NOT FIND A SERVICE LINE LEAK, ONLY RUN OFF WATER.	176.07	84.00	0.00	0.00	260.07
349424A	06/16/22	06/20/22	3936 KRISTENCREEK LANE	TURN WATER ON - NEW CUSTOMER - SERVICE ALREADY ON	0.00	0.00	0.00	0.00	0.00
349874A	06/16/22	07/02/22	3541 LAUREL BAY LOOP	CHECK FOR LEAK - NO LEAK FOUND	29.49	15.00	0.00	0.00	44.49

07/18/22 10:49:31 AM

BILLED - SERVICE ORDER SUMMARY
BILLING CYCLE: JULY 2022
VISTA OAKS MUD

SIO #	SVC DATE	COMP	ADDRESS	NOTES	LABOR	EQUIP	MAT'L	SUBCON	TOTAL
WATER DISTRIBUTION									
350183A	06/22/22	07/04/22	3814 NEWLAND DRIVE	TURNED WATER ON NEW CUSTOMER -DIAL STOPPED	0.00	0.00	0.00	0.00	0.00
350320A	06/22/22	07/04/22	IN DISTRICT VISTA OAKS	TURNED WATER OFF-DELINQUENT ACCOUNT(S) - 2 HOUSES	35.00	0.00	0.00	0.00	35.00
350322A	06/22/22	07/04/22	IN DISTRICT VISTA OAKS	TURNED WATER ON DEL ACCOUNT -TURNED WATER ON FOR ONE HOUSE OUT OF TWO	35.00	0.00	0.00	0.00	35.00
350617A	06/24/22	06/30/22	3940 NEWLAND DRIVE	TURNED WATER ON DEL ACCOUNT. TURNED WATER ON AND SAW IT STOP TURNING.	35.00	0.00	0.00	0.00	35.00
350822A	06/30/22	07/08/22	4425 SUMMERCREST LOOP S.	MET WITH CUSTOMER - MET WITH CUSTOMER AND EXPLAINED/LISTENED TO WHAT THEY HAD TO SAY AND WE UNDERSTOOD EACH OTHER	29.49	15.00	0.00	0.00	44.49
351038A	06/30/22	07/08/22	3700 LAUREL BAY LOOP	TURNED WATER OFF-FINAL-LOCKED OUT	35.00	0.00	0.00	0.00	35.00
351172A	06/22/22	06/30/22	IN DISTRICT VISTA OAKS	REREAD PER COMMERCIAL REPORT. REREAD BOTH METERS AND SENT AN EMAIL.	0.00	0.00	0.00	0.00	0.00
351716A	07/06/22	07/11/22	3541 ASHMORE LOOP	TURN WATER ON - NEW CUSTOMER - SERVICE ALREADY ON . WAS ON WHEN I ARRIVED.	0.00	0.00	0.00	0.00	0.00
WATER DISTRIBUTION SUBTOTAL									2,274.26
WASTEWATER COLLECTION									
351352A	07/01/22	07/08/22	4301 ROCKHILL RD	RESET EXISTING SANITARY MANHOLE COVER - NEED TO ORDER THE CAP - HOLE IS COVERED WITH A CONE	29.49	15.00	0.00	0.00	44.49

BILLED - SERVICE ORDER SUMMARY
BILLING CYCLE: JULY 2022

	WASTEWATER COLLECTION SUBTOTAL		44.49
LABOR/EQUIPMENT/MATERIAL/SUBCON TOTALS	1,455.55	753.00	10,288.36
			0.00

GRAND TOTAL	12,496.91
--------------------	------------------



Gray Engineering
 8834 N. Capital of Texas Highway, Suite 140
 Austin, TX 78759
 (512) 452-0371

Vista Oaks MUD (1399)
 6500 River Place Blvd, Bldg 4, Suite 104
 Austin, TX 78730
 Alexia

Invoice number 59610
 Date 07/20/2022
 Project 8446 District Engineer - Vista Oaks MUD

District Engineering Services

Professional Fees

	Hours	Rate	Billed Amount
Principal			
David W. Gray <i>Attendance at Board meeting.</i>	0.50	300.00	150.00
Herbert Edmonson, Jr. <i>Reviewed packet and attended the June Board meeting.</i>	2.00	248.8458	497.69
Subtotal	2.50		647.69
Phase subtotal			647.69
Invoice total			647.69

Approved by:

Herbert Edmonson, Jr.
 Principal

Payments are due 30 days from date of invoice. Please reference this invoice number on your check. Thank you.

By/Date Received: JB 7-20-22
 By/Date Posted: JB 7-28-22
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 CL# 10350



Gray Engineering
 8834 N. Capital of Texas Highway, Suite 140
 Austin, TX 78759
 (512) 452-0371

Vista Oaks MUD (1399)
 c/o Bott & Douthitt, PLLC
 P O Box 2445
 Round Rock, TX 78680

Invoice number 59611
 Date 07/20/2022
 Project 11621 Life Storage #1709 Addition

Miscellaneous Consultation

Professional Fees

	Hours	Rate	Billed Amount
Principal			
David W. Gray	1.50	300.00	450.00
<i>Follow up on plan notes regarding O&M. Review and sign off on plans on behalf of the District.</i>			
Herbert Edmonson, Jr.	1.50	248.8458	373.27
<i>Confirmed language for cover sheet. Forwarded comments to design engineer. Checked on status of plan revisions and updated staff. Reviewed plan revisions and forwarded to staff for signature. Discussed schedule to return with staff.</i>			
Subtotal	3.00		823.27
Phase subtotal			823.27
		Invoice total	823.27

Approved by:

Herbert Edmonson, Jr.
 Principal

Payments are due 30 days from date of invoice. Please reference this invoice number on your check. Thank you.

By/Date Received: JB 7-20-22
 By/Date Posted: 7-28-22
 Approved for Payment: _____
 Hand Delivered to: _____
 Listed By/Date: _____
 CL# 12420



3600 W Sam Houston Pkwy S; Houston, Texas 77042
 t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386

Attn: Andrew Hunt

Vista Oaks
 c/o Crossroads Utility Services
 2601 Forest Creek Dr.
 Round Rock, Texas 78665

July 5th, 2022
 Project No: B875-1004-22
 Invoice No: 202215573

Remit Payment To:
 LJA Engineering, Inc.
 DEPT. 803
 P. O. Box 4346
 Houston, Texas 77042-4346

Project B875-1004-22 North Austin Stormwater Quality Coalition 2022

Services include:

- + SWMP Implementation
- + Outfall Inspection
- + MS4 Facility Inspections
- + Construction Site Inspections
- + Data Entry

For Services Rendered Through 6/24/2022

Description	Contract Amount	Prior Billed	Current Billed
Vista Oaks	\$9,500.00	\$5,681.24	\$924.64
Total:	\$9,500.00	\$5,681.24	\$924.64

Invoice total: \$924.64

Approved By: John Concienne
 John Concienne

Mail to: Vista Oaks
 Email to: jessica@bottdouthitt.com

By/Date Received: 210 7.11.22
 By/Date Posted: 7-28-22
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 GL#: 16201

LJA Engineering, Inc.
North Austin Stormwater Quality Coalition
Work Summary

For services rendered through **6/24/2022**

Stormwater Management Program (SWMP) Implementation consisted of:

Outfall Inspections: LJA Engineering conducted outfall inspections for the North Austin Stormwater Coalition on 6/8/2022 and 6/9/2022 in compliance with the regulations for illicit discharge detection and elimination established in TPDES General Permit No. TXR040000. All outfall inspection data will be entered into the Coalition's online database located at www.MS4web.com.

MS4 Facility Inspections: LJA Engineering completed MS4 facility inspections for the North Austin Stormwater Coalition on 6/8/2022 and 6/9/2022. All inspections were conducted in compliance with the MS4 facility inspection regulations included in the Good Housekeeping minimum control measure in TPDES General Permit No. TXR040000. All MS4 facility inspection data will be entered into the Coalition's online database located at www.MS4web.com.

Construction Inspections: LJA Engineering conducted construction inspections for the North Austin Stormwater Quality Coalition on 6/8/2022 and 6/9/2022 in compliance with the Construction Site Stormwater Runoff requirements established in TPDES General Permit No. TXR040000.

Data Entry: LJA Engineering initiated data entry for the construction inspections, facility inspections, and outfall inspections conducted for the North Austin Stormwater Quality Coalition on 6/8/2022 and 6/9/2022. All data associated with the field inspection services conducted by LJA will be entered into the Coalition's online database located at www.MS4web.com.

Paloma Lake Municipal Utility District No. 1
P. O. Box 2445
Round Rock, TX 78680

Vista Oaks M.U.D.
P. O. Box 2445
Round Rock, TX 78680

INVOICE

6/30/2022	Vista Oaks M.U.D. pro rata share - 18.77% of Expergy #RR-2227 (attached)	\$868.20
6/30/2022	Vista Oaks M.U.D. pro rata share - 18.77% of The Carlton Law Firm #7816 (attached)	3,322.83
	Total Due	<u><u>\$4,191.03</u></u>

By/Date Received: JB 7-12-22
By/Date Posted: JB 7-28-22
Approved for Payment: _____
Hand Delivered to: _____
Invoiced By/Date: _____
CL#: 14500



PRIORITY LANDSCAPES
 MAKING YOU OUR PRIORITY

PO Box 896
 Hutto, TX 78634
 (512) 436-0664

Invoice #8033

Date 7/1/2022
Terms Net 30
PO #

Bill To
Vista Oaks MUD Vista Hills Dr. & 1431 Round Rock, TX 78681

Description	Amount
#657 - Monthly Landscape Maintenance Contract 2021-2022- July 2022	\$1,125.00

By/Date Received: JB 7-1-22
 By/Date Posted: JB 7-28-22
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 GL#: 16215

Subtotal	\$1,125.00
Sales Tax	\$0.00
Total	\$1,125.00
Credits/Payments	(\$0.00)
Balance Due	\$1,125.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,125.00	\$0.00	\$0.00	\$0.00	\$0.00

Expenditures Paid – Bookkeeper’s Account

VISTA OAKS MUNICIPAL UTILITY DISTRICT
AT&T

7886

Date Type Reference
7/1/2022 Bill 512-218-0502 07/22

Original Amt.
208.65

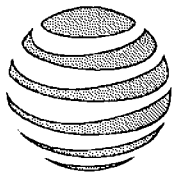
Balance Due
208.65

7/8/2022
Discount
Check Amount

Payment
208.65
208.65

First Citizens Bookkee Telephone Expense

208.65



AT&T

VISTA OAKS MUD
PO BOX 2445
ROUND ROCK TX 78680 - 2445

Page 1 of 2
Account Number 512 218-0502 577 2
Billing Date Jun 23, 2022

Web Site att.com

Monthly Statement

EXPLORE ALL THAT AT&T CAN DO FOR YOU

Get Wireless, Internet and other premium services from AT&T. We're eager to help you find the best deals possible. Call 877.999.0593. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	210.66
Payment Received 6-14 Thank you!	210.66CR
Adjustments	.00
Balance	.00
Current Charges	208.65
Total Amount Due	\$208.65
Amount Due in Full By	Jul 18, 2022

Plans and Services

Monthly Service - Jun 23 thru Jul 22

1. Bus Local Calling Unlimited A Business Line (Measured Rate) Auto Redial Call Forwarding Call Return SM Caller ID Name Delivery Caller ID Number Delivery Expanded Local Calling Service Remote Access Call Forwarding Speed Calling 30 Three-Way Calling Touchtone Unlimited Local Usage	190.00
--	--------

Company Fees and Surcharges

2. Federal Subscriber Line Charge	8.85
3. 911 Fee	.50
4. State Cost Recovery Charge	.67
5. Federal Universal Service Fee	2.51
6. Cost Assessment Charge	6.12
Total Company Fees and Surcharges	18.65

Government Fees and Taxes

7. Federal	.00
8. State and Local	.00
Total Government Fees and Taxes	.00

Total Plans and Services

208.65

Amount Subject to Sales Tax: .67

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	208.65
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 286-8313		
Total Current Charges		208.65

By/Date Received: ON 7-16-22
By/Date Posted: JB 7-18-22
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: JB 7-12-22
GL#: 16390

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges such as your telephone line, and fees and surcharges MUST be paid in order to prevent interruption of basic local service. These charges are already included in the Total Amount Due and are \$208.65. Also, neglecting payment for other charges, such as long distance, voice mail, InLine®, wireless, and Internet may result in those services being interrupted.

News You Can Use Summary

- PREVENT DISCONNECT
- YOUR CUSTOMER RIGHTS
- COST ASSESSMENT CHRG
- LONG DIST. PROVIDERS
- EMAIL MY INVOICE
- STILL GETTING PAPER?

See "News You Can Use" for additional information

Local Services provided by AT&T Arkansas, AT&T Kansas, AT&T Missouri, AT&T Oklahoma, or AT&T Texas based upon the service address location.

GO GREEN - Enroll in paperless billing.

Return bottom portion with your check in the enclosed envelope.

VISTA OAKS MUNICIPAL UTILITY DISTRICT
City of Round Rock

7887

Date	Type	Reference	Original Amt.	Balance Due	7/8/2022 Discount	Payment
6/30/2022	Bill	50030-911660 06/22	17,986.07	17,986.07		17,986.07
6/30/2022	Bill	50030-911661 06/22	2,044.88	2,044.88		2,044.88
6/30/2022	Bill	50030-910899 06/22	47,931.11	47,931.11		47,931.11
					Check Amount	67,962.06

First Citizens Bookkee Purchase Water/Sewer Service

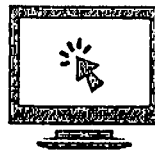
67,962.06

WASTEWATER SERVICE		
BASE RATE		\$17,986.07
WASTEWATER AVERAGE CONSUMPTION CHARGE	0 Gal @ \$NaN per 1,000	\$0.00
TOTAL WASTEWATER CHARGES		\$17,986.07
<hr/>		
TOTAL AMOUNT DUE		\$17,986.07

Detach and mail stub with payment or bring entire page when paying in person



Mail checks payable to:
The City of Round Rock
Utility Billing Department
221 East Main Street
Round Rock, Texas 78664



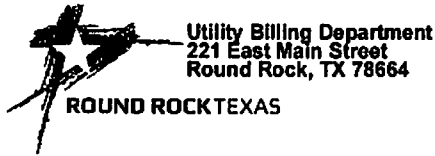
Pay online:
RRTXWater.com



Pay in Person:
Lobby Hours: 8 A.M. - 5 P.M.
24 Hour Drop Box: Located on the south side of City Hall



Pay by phone:
1-855-894-2392



VISTA OAKS MUD#9
 PO Box 2445
 Round Rock, TX 78680

CONTACT INFORMATION

For inquiries call: (512) 218-5460
 Hours of Operation: Monday - Friday 8:00 a.m. - 5:00 p.m.
 Emergency After-Hours: (512) 218-5555
 24-Hour Drop Box: Located on the south side of City Hall
 Pay by phone: 1-855-894-2392
 Make a payment online at: RRTXWater.com

IMPORTANT MESSAGE

By/Date Received: JB 7/28/22
 By/Date Posted: JB 7/28/22
 Approved for Payment: _____
 Hand Delivered to: CONE
 Mailed By/Date: _____
 GL#: 14125

ACCOUNT STATEMENT

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-911661	07/17/2022	\$2,044.88

ACCOUNT INFORMATION

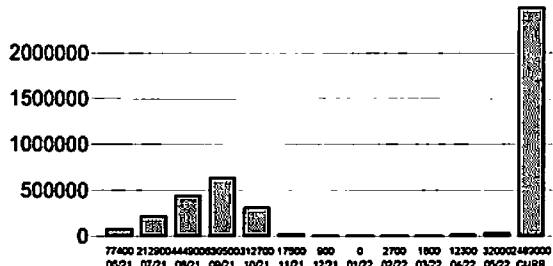
Account Name: VISTA OAKS MUD#9
 Service Address: OFF VISTA HILLS/DERB
 Current Statement Date: 06/28/2022
 Last Payment: 06/15/2022
 Last Payment Amount: \$3,371.43
 Penalty Applied After: 07/17/2022

CURRENT CHARGE SUMMARY

Water: \$2,044.88
 Wastewater: \$0.00
 Solid Waste: \$0.00
 Storm Water Drainage: \$0.00

TOTAL AMOUNT DUE \$2,044.88
 Total Due After 07/17/2022 \$2,249.37

WATER CONSUMPTION (IN HUNDREDS)



THANK YOU FOR PAYING ON TIME!
 WE APPRECIATE YOUR PROMPTNESS.

Detach and mail stub with your payment or bring entire page when paying in person.

Please write account number on check and mail payment to:

City of Round Rock
 Utility Billing Department
 221 East Main Street
 Round Rock, TX 78664

Pay online: RRTXWater.com
 Pay by phone: 1-855-894-2392

ACCOUNT INFORMATION

Account Name: VISTA OAKS MUD#9
 Service Address: OFF VISTA HILLS/DERB
 Bill #: 1943159

CID - ACCOUNT #	DUE DATE	AMOUNT DUE
50030-911661	07/17/2022	\$2,044.88

Total Due After 07/17/2022 2249.37

Friendly Rock Program: You can help those in need pay for essential water services. Simply check box and this amount will be added to your bill. One-time Monthly

AMOUNT ENCLOSED \$

CITY OF ROUND ROCK
 UTILITY BILLING DEPARTMENT
 221 E MAIN STREET
 ROUND ROCK, TX 78664-5299

00006042022201943159200002044881

CURRENT ACTIVITY DETAILS

VISTA OAKS MUD#9

CID - ACCT # 50030 - 911661

WATER SERVICE

METER ID
211111429

READ DATE
Previous: 05/17/2022
Current: 06/17/2022
Read difference in hundreds
Total Consumption in Gallons

READING
54,107
64,504
10397
700,300
\$0.00
\$2,044.88

BASE RATE
CONSUMPTION CHARGE

700,300 Gal @ \$2.92 per 1,000

WATER SERVICE

METER ID
35527453

READ DATE
Previous: 05/17/2022
Current: 06/17/2022
Read difference in hundreds
Total Consumption in Gallons

READING
289,778
293,172
3394
339,400
\$0.00
\$0.00

BASE RATE
CONSUMPTION CHARGE

339,400 Gal @ \$0.00 per 1,000

TOTAL WATER CHARGES

\$2,044.88

MISCELLANEOUS

STORM WATER DRAINAGE ZERO

\$0.00

TOTAL AMOUNT DUE

\$2,044.88

Detach and mail stub with payment or bring entire page when paying in person



Mail checks payable to:
The City of Round Rock
Utility Billing Department
221 East Main Street
Round Rock, Texas 78664



Pay online:
RRTXWater.com



Pay in Person:
Lobby Hours: 8 A.M. - 5 P.M.
24 Hour Drop Box: Located on the south side of City Hall



Pay by phone:
1-855-894-2392

CURRENT ACTIVITY DETAILS

VISTA OAKS MUD#9

CID - ACCT # 50030 - 910899

WATER SERVICE

METER ID
1280120

READ DATE

Previous: 05/17/2022
Current: 06/17/2022
Read difference in hundreds
Total Consumption in Gallons

READING

9,619,940
9,738,930
118990
12,044,900
\$12,760.00
\$35,171.11

BASE RATE

CONSUMPTION CHARGE

12,044,900 Gal @ \$2.92 per 1,000

WATER SERVICE

METER ID
1303463

READ DATE

Previous: 05/17/2022
Current: 06/17/2022
Read difference in hundreds
Total Consumption in Gallons

READING

314,972
334,399
19427
0
\$0.00
\$0.00

BASE RATE

CONSUMPTION CHARGE

0 Gal @ \$2.92 per 1,000

WATER SERVICE

METER ID
190262409SUB

READ DATE

Previous: 05/17/2022
Current: 06/17/2022
Read difference in hundreds
Total Consumption in Gallons

READING

116,462
134,430
17968
0
\$0.00
\$0.00

BASE RATE

CONSUMPTION CHARGE

0 Gal @ \$2.92 per 1,000

TOTAL WATER CHARGES

\$47,931.11

MISCELLANEOUS

STORM WATER DRAINAGE ZERO

\$0.00

TOTAL AMOUNT DUE

\$47,931.11

Detach and mail stub with payment or bring entire page when paying in person



Mail checks payable to:

The City of Round Rock
Utility Billing Department
221 East Main Street
Round Rock, Texas 78664



Pay online:
RRTXWater.com



Pay in Person:

Lobby Hours: 8 A.M. - 5 P.M.
**24 Hour Drop Box: Located on the
south side of City Hall**



Pay by phone:
1-855-894-2392

VISTA OAKS MUNICIPAL UTILITY DISTRICT
Pedernales Electric Corp

7888

Date Type Reference
6/30/2022 Bill 3000355617 06/22

Original Amt.
2,264.92

Balance Due
2,264.92

7/8/2022
Discount
Check Amount

Payment
2,264.92
2,264.92

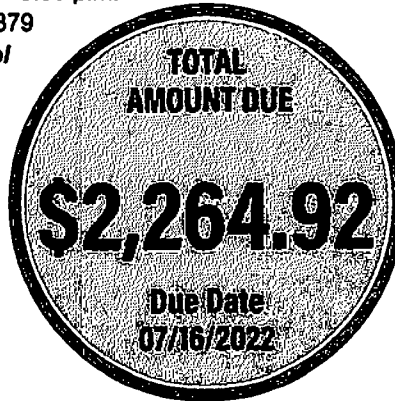
First Citizens Bookkee Utility Expense

2,264.92



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

Member-owned since 1938
Not-for-profit



Invoice #: 711
Member Name: VISTA OAKS MUNICIPAL
UTILITY DISTRIC
Director District: 1
Bill Date: 06/25/2022

This bill does not reflect payments after 06/25/2022.

Account #	Service Address	Balance Forward	Current Charges	Total Due
3000355617	4013 HOYER COVE-LIFT STATION	\$.00	\$2,074.29	\$2,074.29
3000056651	HONEY BEAR LOOP-TRAIL LIGHTS	\$.00	\$106.42	\$106.42
3000273912	NEWLAND PLACE-TRAIL LIGHTS	\$.00	\$84.21	\$84.21
Total:		\$.00	\$2,264.92	\$2,264.92

IMPORTANT MEMBER INFORMATION

The Transmission Cost of Service (TCOS) Pass-Through Charge updates June 1. It recovers transmission access charges set by the Public Utility Commission of Texas and is passed through directly to members. Learn more at pec.coop/TCOS.

By Date Posted: 06/29/22
167-8-22

Approved for Payment: _____

Hand Delivered to: PEC

Mailed By/Date: _____

GL#: 16160

Account number: 3000355617

Service address: 4013 HOYER COVE LIFT STATION

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type																																																
776975	From	To	32	Previous	Present	50	6,650	Small Power																																																
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>kWh Monthly Use Monthly High Monthly Low Temp</p> </div> <div style="width: 50%;"> <p>Previous Account Activity</p> <table border="0"> <tr><td>Previous Balance</td><td style="text-align: right;">\$1,969.65</td></tr> <tr><td>Payment Received - *Thank You*</td><td style="text-align: right;">-\$1,969.65</td></tr> <tr><td>Balance Forward</td><td style="text-align: right;">\$0.00</td></tr> </table> <p>Current Activity</p> <table border="0"> <tr><td>Service Availability Charge</td><td></td><td style="text-align: right;">\$37.50</td></tr> <tr><td>Delivery Charge</td><td>6,650 kWh @ \$0.021977</td><td style="text-align: right;">\$146.15</td></tr> <tr><td>Base Power Cost</td><td>6,650 kWh @ \$0.044500</td><td style="text-align: right;">\$295.93</td></tr> <tr><td>TCOS Pass-Through Charge</td><td>6,650 kWh @ \$0.016860</td><td style="text-align: right;">\$112.12</td></tr> <tr><td>Temporary Storm Surcharge</td><td>6,650 kWh @ \$0.007000</td><td style="text-align: right;">\$46.55</td></tr> <tr><td>Area Light(s) 133</td><td></td><td></td></tr> <tr><td>Lamp Charge LD1 50-55 W</td><td>113 @ \$9.22 each</td><td style="text-align: right;">\$1,041.86</td></tr> <tr><td>Lamp Charge HP1 100 Watt</td><td>3 @ \$7.37 each</td><td style="text-align: right;">\$22.11</td></tr> <tr><td>Lamp Charge LD2 100-110 W</td><td>1 @ \$19.22 each</td><td style="text-align: right;">\$19.22</td></tr> <tr><td>Lamp Charge MH 175 Watt</td><td>16 @ \$6.62 each</td><td style="text-align: right;">\$105.92</td></tr> <tr><td>Light Base Power Cost</td><td>3,350 kWh @ \$0.044500</td><td style="text-align: right;">\$149.00</td></tr> <tr><td>Delivery Charge</td><td>3,350 kWh @ \$0.021977</td><td style="text-align: right;">\$74.04</td></tr> <tr><td>Temporary Storm Surcharge</td><td>3,350 kWh @ \$0.007000</td><td style="text-align: right;">\$23.89</td></tr> <tr><td>Current Charges</td><td></td><td style="text-align: right;">\$2,074.29</td></tr> </table> </div> </div>									Previous Balance	\$1,969.65	Payment Received - *Thank You*	-\$1,969.65	Balance Forward	\$0.00	Service Availability Charge		\$37.50	Delivery Charge	6,650 kWh @ \$0.021977	\$146.15	Base Power Cost	6,650 kWh @ \$0.044500	\$295.93	TCOS Pass-Through Charge	6,650 kWh @ \$0.016860	\$112.12	Temporary Storm Surcharge	6,650 kWh @ \$0.007000	\$46.55	Area Light(s) 133			Lamp Charge LD1 50-55 W	113 @ \$9.22 each	\$1,041.86	Lamp Charge HP1 100 Watt	3 @ \$7.37 each	\$22.11	Lamp Charge LD2 100-110 W	1 @ \$19.22 each	\$19.22	Lamp Charge MH 175 Watt	16 @ \$6.62 each	\$105.92	Light Base Power Cost	3,350 kWh @ \$0.044500	\$149.00	Delivery Charge	3,350 kWh @ \$0.021977	\$74.04	Temporary Storm Surcharge	3,350 kWh @ \$0.007000	\$23.89	Current Charges		\$2,074.29
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Current Charges		\$2,074.29																																																						

Account number: 3000056651

Service address: HONEY BEAR LOOP TRAIL LIGHTS

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type																								
659095	From	To	32	Previous	Present	1	763	Small Power																								
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>kWh Monthly Use Monthly High Monthly Low Temp</p> </div> <div style="width: 50%;"> <p>Previous Account Activity</p> <table border="0"> <tr><td>Previous Balance</td><td style="text-align: right;">\$97.90</td></tr> <tr><td>Payment Received - *Thank You*</td><td style="text-align: right;">-\$97.90</td></tr> <tr><td>Balance Forward</td><td style="text-align: right;">\$0.00</td></tr> </table> <p>Current Activity</p> <table border="0"> <tr><td>Service Availability Charge</td><td></td><td style="text-align: right;">\$37.50</td></tr> <tr><td>Delivery Charge</td><td>763 kWh @ \$0.021977</td><td style="text-align: right;">\$16.77</td></tr> <tr><td>Base Power Cost</td><td>763 kWh @ \$0.044500</td><td style="text-align: right;">\$33.95</td></tr> <tr><td>TCOS Pass-Through Charge</td><td>763 kWh @ \$0.016860</td><td style="text-align: right;">\$12.86</td></tr> <tr><td>Temporary Storm Surcharge</td><td>763 kWh @ \$0.007000</td><td style="text-align: right;">\$5.34</td></tr> <tr><td>Current Charges</td><td></td><td style="text-align: right;">\$106.42</td></tr> </table> </div> </div>									Previous Balance	\$97.90	Payment Received - *Thank You*	-\$97.90	Balance Forward	\$0.00	Service Availability Charge		\$37.50	Delivery Charge	763 kWh @ \$0.021977	\$16.77	Base Power Cost	763 kWh @ \$0.044500	\$33.95	TCOS Pass-Through Charge	763 kWh @ \$0.016860	\$12.86	Temporary Storm Surcharge	763 kWh @ \$0.007000	\$5.34	Current Charges		\$106.42
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TCOS Pass-Through Charge	763 kWh @ \$0.016860	\$12.86																														
Temporary Storm Surcharge	763 kWh @ \$0.007000	\$5.34																														
Current Charges		\$106.42																														

Account number: 3000273912

Service address: NEWLAND PLACE TRAIL LIGHTS

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type																								
609083	From	To	32	Previous	Present	1	517	Small Power																								
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>kWh Monthly Use Monthly High Monthly Low Temp</p> </div> <div style="width: 50%;"> <p>Previous Account Activity</p> <table border="0"> <tr><td>Previous Balance</td><td style="text-align: right;">\$78.32</td></tr> <tr><td>Payment Received - *Thank You*</td><td style="text-align: right;">-\$78.32</td></tr> <tr><td>Balance Forward</td><td style="text-align: right;">\$0.00</td></tr> </table> <p>Current Activity</p> <table border="0"> <tr><td>Service Availability Charge</td><td></td><td style="text-align: right;">\$37.50</td></tr> <tr><td>Delivery Charge</td><td>517 kWh @ \$0.021977</td><td style="text-align: right;">\$11.36</td></tr> <tr><td>Base Power Cost</td><td>517 kWh @ \$0.044500</td><td style="text-align: right;">\$23.01</td></tr> <tr><td>TCOS Pass-Through Charge</td><td>517 kWh @ \$0.016860</td><td style="text-align: right;">\$8.72</td></tr> <tr><td>Temporary Storm Surcharge</td><td>517 kWh @ \$0.007000</td><td style="text-align: right;">\$3.62</td></tr> <tr><td>Current Charges</td><td></td><td style="text-align: right;">\$84.21</td></tr> </table> </div> </div>									Previous Balance	\$78.32	Payment Received - *Thank You*	-\$78.32	Balance Forward	\$0.00	Service Availability Charge		\$37.50	Delivery Charge	517 kWh @ \$0.021977	\$11.36	Base Power Cost	517 kWh @ \$0.044500	\$23.01	TCOS Pass-Through Charge	517 kWh @ \$0.016860	\$8.72	Temporary Storm Surcharge	517 kWh @ \$0.007000	\$3.62	Current Charges		\$84.21
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Current Charges		\$84.21																														

VISTA OAKS MUNICIPAL UTILITY DISTRICT

Round Rock Refuse, Inc.

7889

Date	Type	Reference	Original Amt.	Balance Due	7/8/2022 Discount	Payment
6/30/2022	Bill	423630	17,227.12	17,227.12		17,227.12
					Check Amount	17,227.12

First Citizens Bookkee Garbage Expense - June 2022

17,227.12



P.O. BOX 18684
 Austin, TX 78760-8684
 (512) 255-4980
 www.roundrockrefuse.com

CUSTOMER NO
055902
INVOICE DATE
6/30/2022
INVOICE NO
0000423630

VISTA OAKS MUD
 6500 River Place Blvd # Bld 4-104
 Austin, TX 78730-1119

**PAYMENT DUE
 UPON RECEIPT OF INVOICE**

Pay online at www.roundrockrefuse.com

SERVICE DATE	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
	Previous Balance			17,208.00
06/15/22	Payment - #7855			-17,208.00
001 - VISTA OAKS - VISTA AVE				
06/01/22 - 06/30/22	Municipal Service 95 Gallon Cart - Trash	901.00	19.12	17,227.12

By/Date Received:	<u>JB 6-30-22</u>
By/Date Posted:	<u>JB 7-10-22</u>
Approved for Payment:	<u>[Signature]</u>
Hand Delivered to:	
Mailed to Date:	<u>JB 7-12-22</u>
CL#:	<u>16410</u>

CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 90 DAYS	AMOUNT DUE	\$17,227.12
17,227.12	0.00	0.00	0.00	0.00		

Round Rock Refuse
 P.O. BOX 18684
 Austin, TX 78760-8684
 (512) 255-4980

CUSTOMER NO	INVOICE DATE	INVOICE NO	AMOUNT DUE
055902	6/30/2022	0000423630	\$17,227.12
AMOUNT PAID		CHECK NO	

VISTA OAKS MUD
 6500 River Place Blvd # Bld 4-104
 Austin, TX 78730-1119

PAYMENT DUE UPON RECEIPT OF INVOICE

Pay online at www.roundrockrefuse.com

VISTA OAKS MUNICIPAL UTILITY DISTRICT
Sun Tech Electric, Inc.

7890

Date	Type	Reference	Original Amt.	Balance Due	7/8/2022 Discount	Payment
6/23/2022	Bill	5216	836.10	836.10		836.10
					Check Amount	836.10

First Citizens Bookkee Replace Fuses in Pole Lights - June 2022

836.10

Greatland [L81064M1B] 9565453

Sun*Tech Electric Inc.

P.O. Box 1364
 San Marcos TX 78667
 Phone: 512-805-6100

INVOICE

Date	Invoice #
6/23/2022	5216

Bill To
CROSSROADS UTILITY SERVICE 2601 FOREST CREEK DR. ROUND ROCK TX. 78665

P.O. No.	Terms	Project
	Net 30	Vista Oaks Pole Lights

Description	Amount
4228 N Summercrest Loop replaced fuse in base of pole	185.80
4409 S Summercrest Loop replaced broken wire at base of pole	464.50
4421 Hunters Lodge Drive replaced fuse at base of pole	185.80
By/Date Received: <u>JB 6-28-22</u> By/Date Posted: <u>JB 7-8-22</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed L/Date: <u>JB 7-12-22</u> GL#: <u>16560</u>	
Total	
	\$836.10

VISTA OAKS MUNICIPAL UTILITY DISTRICT
Williamson County

7892

Date	Type	Reference	Original Amt.	Balance Due	7/14/2022 Discount	Payment
7/14/2022	Bill	574	1,496.00	1,496.00		1,496.00
					Check Amount	1,496.00

First Citizens Bookkee Patrol Vehicle Hours- 2nd Quarter 2022

1,496.00



INVOICE

Williamson County
Office of the County Auditor
710 S. Main Street, Suite 301
Georgetown, Texas 78626

VISTA OAKS

Invoice # 574
Invoice Date 7/12/2022
Due Date 8/12/2022
Billing Type Vehicle Usage

Description	Amount
April - June 2022 *revised* Vehicle Usage 187 hrs x \$8.00/hr	\$1,496.00

Total \$1,496.00

Make all checks payable to Williamson County
If you have any questions concerning this invoice, please contact:
Williamson County Auditor's Office - (512) 943-1500

Please remit payment to:
Williamson County
Auditor's Office
710 S. Main St., Ste 301
Georgetown TX, 78626

By/Date Received: JB 7-14-22
By/Date Posted: JB 7-14-22
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: JB 7-18-22
GL#: _____

VISTA OAKS MUNICIPAL UTILITY DISTRICT
City of Round Rock Environmental Services

7903

Date	Type	Reference	Original Amt.	Balance Due	7/20/2022 Discount	Payment
6/30/2022	Bill	220-0622	60.00	60.00		60.00
					Check Amount	60.00

First Citizens Bookkee Lab Fees - June 2022

60.00



City of Round Rock
Environmental Services Department
 3400 Sunrise Road
 Round Rock, TX 78665
 Phone (512) 218-5561
 Fax (512) 341-3316
 www.roundrocktexas.gov/waterlab

INVOICE

Bill To Darrell Winslett
 Vista Oaks MUD
 2601 Forest Creek Drive
 Round Rock, TX 78665

Invoice No:	220-0622
--------------------	-----------------

Invoice Date: 7/8/2022
 Payment Due Date: 8/7/2022
 Payment Terms: Net 30 Days
 Sampling Period: 6/1/2022-6/30/2022

Purchase Order Number	Public Water System and/or Project Name	Test Category	Quantity	List Price	Category Total
2460139	Vista Oaks MUD	Bacteriological Test, 24 PA	3	\$20	\$60

Amount due for Vista Oaks MUD: \$60.00

Please detach payment coupon located on the next page and include it with your payment.

Please remit to:
 City of Round Rock, Environmental Services Laboratory
 3400 Sunrise Road
 Round Rock, TX 78665

For billing questions, please contact Anja Thissen at (512) 218-5573

SUBTOTAL:	\$60.00
PRIOR CREDIT OR PAYMENTS:	\$0.00
TOTAL AMOUNT DUE:	\$60.00

By/Date Received: DL 7-18-22
 By/Date Posted: 8-7-22
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: JB 7-21-22
 GL#: 16150



GENERAL MANAGER'S REPORT

Vista Oaks Municipal Utility District Board of Directors Meeting



August 1, 2022

**Vista Oaks Municipal Utility District
Operations Report**

For the Month of June 2022

GENERAL INFORMATION

Occupied Single Family Connections	<u>899</u>	x 3 =	<u>2697</u>	Estimated Population
Vacant Single Family Connections	<u>2</u>			
Commercial	<u>1</u>			
HOA	<u>1</u>			
Churches	<u>1</u>			
Commercial Irrigation	<u>1</u>			
Vacant Irrigation	<u>1</u>			
Residential Irrigation	<u>0</u>			
Active Rental Meters	<u>0</u>			
 TOTAL CONNECTIONS	 <u>906</u>			

BACTERIOLOGICAL ANALYSES

2 Water sample(s) taken on 06/03/22 All bacterial samples were satisfactory.

WATER ACCOUNTING

Gallons Purchased				
from	<u>05/17/22</u>	to	<u>06/15/22</u>	
FM 1431			<u>13,274,000</u>	Gallons
Mayfield Ranch (Vista Hills)			<u>9,498,000</u>	Gallons
Total Purchased			<u>22,772,000</u>	Gallons
Williamson County Park Meter Pass Through (FM 1431 & CR 175)			<u>6,132,000</u>	Gallons
System Flushing			<u>9,750</u>	Gallons
Leaks			<u>0</u>	Gallons
Billed to Customers			<u>12,620,000</u>	Gallons
Adjustments to Billing			<u>0</u>	Gallons
Total Gallons Subtracted			<u>18,761,750</u>	Gallons
Gallons gain/loss			<u>(4,010,250)</u>	Gallons
Percentage gain/loss			<u>-17.61%</u>	

CUSTOMER BILLING REPORT
VISTA OAKS MUNICIPAL UTILITY DISTRICT
May 27, 2022 through June 26,2022

Current Billing

Water	42,336.58	
Sewer	24,991.56	
TCEQ	478.59	
Base Fee	28,487.55	
Fire	0.00	
Garbage	0.00	
Deposit	2,500.00	
Tax	0.00	
Miscellaneous	35.00	

Total Current Billing		\$98,829.28

Aged Receivables

Thirty (30) Days	-\$112.23	
Sixty (60) Days	-443.33	
Ninety (90) Days	-207.78	
One Hundred Twenty (120) Days	-1,180.84	

Billed Arrears	-1,944.18	
Credit Bal Fwd	-2,415.03	

Total Aged Receivables		-\$4,359.21

Accounts Receivables

Penalty	\$672.79	
Water	43,791.86	
Sewer	22,630.35	
TCEQ	420.94	
Base Fee	26,560.63	
Fire	0.00	
Garbage	0.00	
Deposit	-1,750.00	
Tax	0.00	
Miscellaneous	85.00	

Total Accounts Receivables		\$92,411.57

Deposit Liability

Balance As Of	05/27/22	\$169,725.00
Collections		1,750.00
Deposits Applied		----- -2,500.00
Balance As Of	06/26/22	\$168,975.00

VISTA OAKS M.U.D. - WATER LOSS CHART

DATE FROM	DATE TO	PURCHASED WATER	CONSUMPTION BILLED	GALLONS UNACCOUNTED	PERCENT GAIN/LOSS
04/16/20	05/14/20	9582.0	9305.2	-276.8	-2.89%
05/15/20	06/15/20	12850.0	12408.0	-442.0	-3.44%
06/16/20	07/16/20	17136.0	16661.0	-475.0	-2.77%
07/17/20	08/14/20	21782.0	19872.0	-1,910.0	-8.77%
08/15/20	09/14/20	17043.7	17018.2	-25.5	-0.15%

TOTALS		137,434.1	132,230.4	-5,203.7	
AVERAGE		11,452.8	11,019.2	-433.6	-3.79%

09/15/20	10/09/20	9719.2	9452.4	-266.8	-2.75%
10/10/20	11/13/20	12675.5	11831.0	-844.5	-6.66%
11/14/20	12/11/20	7837.7	7762.3	-75.4	-0.96%
12/12/20	01/14/21	7517.3	7252.9	-264.4	-3.52%
01/15/21	02/12/21	6243.3	6230.9	-12.4	-0.20%
02/13/21	03/13/21	7199.0	6456.9	-742.1	-10.31%
03/14/21	04/14/21	12447.6	12271.5	-176.2	-1.42%
04/15/21	05/13/21	9520.7	8993.6	-527.1	-5.54%
05/14/21	06/15/21	9741.5	9280.7	-460.9	-4.73%
06/16/21	07/14/21	11892.0	11488.8	-403.3	-3.39%
07/15/21	08/16/21	15974.6	15422.8	-551.9	-3.45%
08/17/21	09/15/21	15827.1	15207.3	-619.8	-3.92%

TOTALS		126,595.5	121,650.9	-4,944.6	
AVERAGE		10,549.6	10,137.6	-412.1	-3.91%

09/16/21	10/15/21	9886.9	12036.2	2,149.3	21.74%
10/16/21	11/15/21	6007.5	8345.0	2,337.5	38.91%
11/16/21	12/14/21	3916.4	6752.3	2,835.9	72.41%
12/15/21	01/14/22	2557.5	6970.5	4,413.0	172.55%
01/15/22	02/14/22	7034.1	6177.0	-857.1	-12.18%
02/15/22	03/14/22	7468.5	5899.5	-1,569.0	-21.01%
03/15/22	04/14/22	9513.2	9312.5	-200.8	-2.11%
04/15/22	05/16/22	15475.0	14105.0	-1,370.0	-8.85%
05/16/22	06/15/22	22772.0	18761.0	-4,011.0	-17.61%

TOTALS		84,631.1	88,358.9	3,727.8	
AVERAGE		9,403.5	9,817.7	414.2	4.40%

Billing Report
June 2022

Connections	May	June
Active	908	899
Inactive	2	2
Total	908	904

Billing Recap

	May	June
Deposit	(\$1,900.00)	\$2,500.00
Basic Service	\$28,486.50	\$28,487.55
Water	\$40,471.27	\$42,336.58
Sewer	\$24,817.41	\$24,991.56
State Assessment	\$468.79	\$478.59
Miscellaneous	\$0.00	\$35.00
Total Current Billing	\$92,343.97	\$98,829.28
30 Days	\$5,863.16	(\$112.23)
60 Day	(\$595.96)	(\$443.33)
90 Day	(\$315.81)	(\$207.78)
120 Day	(\$1,261.42)	(\$1,180.84)
Past Due	\$3,689.97	(\$1,944.18)

Collections

	May	June
Letters	74	84
Terminations	4	2

Vista Oaks MUD

Monthly Meter Read Comparison for: June 2022

City of Round Rock

	5/17/2022 Previous	6/17/2022 Current Usage (Kgal)	
1431/Church - meter A	9619940	9738930	11899
1431/Church - meter B	314972	334399	1942.7
1431/ CR 175 (SAM BASS)	116462	134430	1796.8
Vista Hills (IN) #70106577	54107	64504	1039.7
Vista Hills (OUT) #70106578	289778	293172	339.4
Totals			17017.6

Vista Oaks MUD

	5/17/2022 Previous	6/17/2022 Current Usage (Kgal)	
	962037	973958.8	1192.18
	31510.2	33451.4	194.12
	116681	134468	1778.7
	53953	64604.4	1065.14
	289711.1	293103.3	339.22
			4569.36
		Difference	-12448.2

Vista Oaks MUD

Write Off List

Jun-22

The following accounts have been finalized and remain unpaid

All deposits and adjustments have been applied, ready to be sent to collections:

(there are no write offs for this period)

EXHIBIT "A"

Round Rock Refuse, Inc.

Month June

Year 2022

Recycling Receipt:

Copies of receipts from the company accepting the recycled materials which have been collected in the District shall be attached as exhibits to this report.

Complaint Log:

Date & Time	Name & Address	Complaint	Resolution
<i>See attached</i>			

Special Notes:

Please note that the attached lists represents call-ins by residents, not confirmed issues

Round Rock Refuse, Inc.

By: Ruben Rodriguez

Initiated:

_____ VISTA OAKS M.U.D. #9

_____ Round Rock Refuse, Inc.

Date	Workflow	Address	Svc Area	Work Order Notes	Resolution
6/2/2022	MISS	3955 Grayling Ln	VISTOAKS#9	Missed trash	CNO- cart not out
6/9/2022	MISS	3107 Ash Glen Ln	VISTOAKS#9	Missed trash	CNO- cart not out
6/9/2022	MISS	4210 N Summercrest Loop	VISTOAKS#9	Missed trash	CNO- cart not out
6/9/2022	MISS	4425 S Summercrest Loop	VISTOAKS#9	Missed recycle	Completed
6/10/2022	MISS	4000 Witte Cv	VISTOAKS#9	Missed trash	CNO- cart not out
6/13/2022	MISS	3915 Grayling Ln	VISTOAKS#9	Missed trash	CNO- cart not out
6/23/2022	MISS	3700 Laurel Bay Loop	VISTOAKS#9	Missed trash	Completed
6/23/2022	MISS	1008 Ruswood Cv	VISTOAKS#9	Missed trash	Completed
6/24/2022	MISS	3553 ASHMERE LP	VISTOAKS#9	Missed trash	Completed
6/24/2022	MISS	3708 Laurel Bay Loop	VISTOAKS#9	Missed bags	CNO- cart not out
6/30/2022	MISS	3901 Kristencreek Ln	VISTOAKS#9	Missed trash	Completed

Monthly Recycling Report



Period 2022.06
Grade RSS-Vista Oaks MUD

Date	Recovery Facility	Ticket No.	Truck No.	Ticket Tons
9-Jun	Taylor, TX	2567824	189	5.66
9-Jun	Taylor, TX	2567971	189	2.65
23-Jun	Taylor, TX	2571930	189	4.51
23-Jun	Taylor, TX	2572155	189	3.71
Grand Total				16.53

Sheriff's Office Report for Vista Oaks MUD – March 2022

During the month of March 2022, the Williamson County Sheriff's Office documented 166 different calls for service in the Vista Oaks Municipal Utility District. The breakdown of these calls is as follows; 11 – 911 Silent/Hang up, 2 – Administrative, 5 - Alarm, 1 – Assault Prior, 1 – Assist Agency, 1 – Assist Citizen, 1 – Child Custody, 2 – Criminal Mischief, 2 – Domestic Disturbance in Progress, 3 – Domestic Disturbance, 1 – Emergency Protective Order, 1 – Follow Up, 1 – Harassment, 1 – Mental Disorder, 1 – Suicidal Threat/Attempt, 1- Suspicious Vehicle, 1 - Theft, 1 – Trespassing, and 131 - Security Checks.

In the Central Texas Area, to include Williamson County, we have seen an increase in thefts from community mailbox clusters. While patrolling the neighborhood we will be keeping a close eye on the mailboxes in Vista Oaks but there is a few things that you as residents can do to help prevent these thefts from affecting you and your neighbors;

- 1. Please make it a habit to check your mail daily**
- 2. If you are going to be out of town and unable to check your mail, have a neighbor or friend check your mailbox. You can also put a hold on your mail thru the US Postal Service while you are away.**
- 3. If you see that the community mailboxes have been damaged or forced open please report it immediately.**
- 4. If you observe suspicious activity around the mailboxes please report it to the Sheriff's Office.**

If you see any signs of Suspicious Activity or need Law Enforcement please contact the Williamson County Sheriff's Office. The nonemergency number is (512) 864-8282 (press option *1 twice to speak with a Dispatcher). In case of any kind of emergency just call 911.

Sheriff's Office Report for Vista Oaks MUD – April 2022

During the month of April 2022, the Williamson County Sheriff's Office documented 132 different calls for service in the Vista Oaks Municipal Utility District. The breakdown of these calls is as follows; 8 – 911 Silent/Hang up, 1 – Accident Non-Injury, 3 - Alarm, 1 – Animal Bite, 3 – Animal, 1 – Department of Family and Protective Services, 1 – Disturbance Nuisance, 1 – Domestic Disturbance, 1 – Follow Up, 1 – Harassment, 1 – Harassment, 1 – Noise Complaint, 6 – Parking Enforcement, 1 – Psychiatric, 1 – Suspicious Incident, 1- Suspicious Vehicle, 1 - Theft, 1 – Traffic Stop, 1 – Trespassing, 1 – Verbal Domestic, 2 – Welfare Concern, 3 – Wildlife, and 132 - Security Checks.

With the warmer weather and school ending for the year I would like to remind everyone to please be more careful while driving in the neighborhood. Some of the common problems we observe while patrolling are residents who do not come to a complete stop at stop signs, park facing traffic (left wheel or driver's side to the curb) which causes the vehicle to pull across oncoming traffic when entering the roadway, and backing from their driveways without looking for oncoming traffic along with pedestrians on the sidewalks. Person's walking are also advised to please use the sidewalk and not walk in the street, especially on the main roadways such as Vista Hills, Vista Isle, and Royal Vista.

Parents can also help by talking to their children about walking safely in the neighborhood. Please remind them to look both ways before crossing the street. When riding bicycles, scooters, etc, please make sure the children stop before crossing the street, use a light when riding at night, and to wear light colored clothing so they can be seen by motorist.

If you see any signs of Suspicious Activity or need Law Enforcement please contact the Williamson County Sheriff's Office. The nonemergency number is (512) 864-8282 (press option *1 twice to speak with a Dispatcher). In case of any kind of emergency just call 911.

Sheriff's Office Report for Vista Oaks MUD – May 2022

During the month of May 2022, the Williamson County Sheriff's Office documented 132 different calls for service in the Vista Oaks Municipal Utility District. The breakdown of these calls is as follows; 8 – 911 Silent/Hang up, 1 – Accident Non-Injury, 3 - Alarm, 1 – Animal Bite, 3 – Animal, 1 – Department of Family and Protective Services, 1 – Disturbance Nuisance, 1 – Domestic Disturbance, 1 – Follow Up, 1 – Fraud, 1 – Noise Complaint, 6 – Parking Enforcement, 1 – Psychiatric, 1 – Suspicious Incident, 1- Suspicious Vehicle, 1 - Theft, 1 – Traffic Stop, 1 – Trespassing, 1 – Verbal Domestic, 1 – Welfare Concern, 3 – Wildlife, 1 – Welfare Concern – Urgent and 91 - Security Checks.

I would like to remind everyone that the parks, pool, and trails in Vista Oaks all close at 10pm each night. While the trails are closed at this time, you may still use the sidewalks in the green belt for walking from one side of the subdivision to the other in the need to get home.

Over the last month I have had several complaints about persons using the volleyball courts, basketball court, and pool after hours. Some of these complaints have stated that teenagers were in the pool as late as 1-2am. Please make sure you explain park hours to your children and respect the neighbors who live near the parks.

If you see any signs of Suspicious Activity or need Law Enforcement please contact the Williamson County Sheriff's Office. The nonemergency number is (512) 864-8282 (press option *1 twice to speak with a Dispatcher). In case of any kind of emergency just call 911.

DIRECTIVES
including the
April 11, 2022 and June 27, 2022 Board Meeting of
Vista Oaks Municipal Utility District

1. **Directors Matto and Reed-Green**

- (a). (04/11/2022) Director Matto stated that he and Director Reed-Green would schedule an on-site meeting with Priority Landscapes and the landscape architect to discuss proposals and the next steps for the landscaping along the Vista Isle Drive right-of-way

Status: Pending.

2. **Gray Engineering**

- (a). (06/27/2022) Mr. Gray stated that he would look into whether or not the owner of the storage unit property was required to submit a deposit to cover the District's expenses incurred in connection with consideration of the request for an additional wastewater connection.

Status: Under the District's Amended Order Establishing Water and Wastewater Service Rates and Tap Fees and Adopting Certain General Policies and Rules with Respect to the District's Water, Wastewater, and Drainage Systems and Other District Property (the "Rate Order"), a deposit is required prior to the District consultants incurring any time in connection with the request. See excerpt from the Rate Order below.

III. District Approvals: Escrow for Expenses.

Applicants for annexation, service commitments, out-of-district service, pass-through service; construction plan review and/or inspection, subdivision plan review and/or inspection, and of other types of District approvals, including utility construction agreements or other types of development agreements, are responsible for the payment of all legal, engineering, and management fees incurred by the District in reviewing their application and negotiating or preparing any related approvals or agreements. The District's Representative will establish a deposit amount equivalent to the estimated consultant fees that are expected to be incurred in connection with the application, and the applicant must deposit this amount with the District prior to any review or processing work being initiated. All consultant fees associated with the application incurred by the District will be charged against the deposit. Upon completion of the review process, the applicant must pay any fees incurred by the District in excess of the deposit. Any excess deposit remaining after payment of all fees will be returned to the applicant. No service commitment or plan approval will be issued or agreement will be effective by the District until all fees are paid.

3. **Armbrust & Brown, PLLC**

- (a). (04/11/2022) Ms. Scholl stated that she would look into the amount of the deductible for the District's insurance after the meeting and consult with a litigator in her firm to see if there were any other remedies available to the District for the damage caused by AT&T's subcontractor.

Status: An update will be provided at the Board meeting on August 8, 2022.

- (b). (6/27/2022) Director Alger Stated that she thought that the District had entered into an agreement in the past with the owner of the storage unity property that obligated the District to provide a certain amount of service to the property. Ms. Scholl stated that she would look into whether or not there was a prior agreement and would provide a report to the Board at the next meeting.

Status: Complete. A report will be provided to the Board at the August 8, 2022 Board meeting.

COGE-L2
(02-02-2022)



UNITED STATES DEPARTMENT OF COMMERCE
U.S. Census Bureau
Washington, DC 20233-0001



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EL2_DP01-28810

The Office of Management
and Budget approval number
for the Census of Governments,
Survey of Public Employment &
Payroll is 0607-0585.



VISTA MUD
ATTN: VISTA MUD
SUITE 1300
100 CONGRESS AVE
AUSTIN TX 78701-2744

PAST DUE NOTICE

Our records indicate that we have not received your **2022 Census of Governments, Survey of Public Employment & Payroll**.

Please complete the survey online for the pay periods that include March 12, 2022, using the information below.

Authentication Code: TGXK-XXTX-9MHH

Due Date: PAST DUE - Respond within 10 days

1. **Register OR sign in** at <https://portal.census.gov>
2. **Add** your authentication code OR **locate** this report under "My Surveys."
3. **Report** by clicking on "REPORT NOW." You can return to your account over multiple sessions to complete the survey.

If you recently reported, you can verify your filing status by clicking on "Options" and then "Filing Status." Look for an entry under the "Date Received" column.

For assistance with completing this survey, please sign into your Census Bureau account or call our customer help line at 1-800-832-2839, Monday through Friday, 8:00 a.m. to 5:00 p.m. Eastern time.

Thank you in advance for your time and participation, and for helping the U.S. Census Bureau measure America's people and economy.

Sincerely,

A handwritten signature in black ink that reads "Kimberly P. Moore".

Kimberly P. Moore
Chief, Economy-Wide Statistics Division
U.S. Census Bureau



September 2022

September 2022							October 2022						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Aug 28	29	30	31	Sep 1	2	3
4	5	6	7	8	9	10
11	12 VO - Meeting	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	Oct 1