



**BOARD OF DIRECTORS
REGULAR MEETING**

**TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
100 MUNICIPAL DRIVE
TROPHY CLUB, TEXAS 76262**

Wednesday, October 16, 2024

6:30 P.M.

Svore Municipal Boardroom

REGULAR MEETING AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM

CITIZEN COMMENTS

This is an opportunity for citizens to address the Board on any matter whether or not it is posted on the agenda. The Board is not permitted to take action on or discuss any comments made to the Board at this time concerning an item not listed on the agenda. The Board will hear comments on specific agenda items prior to the Board addressing those items. You may speak up to four (4) minutes or the time limit determined by the President or presiding officer. To speak during this item, you must complete the Speaker's form that includes the topic(s) of your statement. Citizen Comments should be limited to matters over which the Board has authority.

REPORTS & UPDATES

1. Staff Reports
 - a. Capital Improvement Projects
 - b. Operations Reports
 - c. Finance Reports
 - Quarterly Tax Collections 4th Quarter
 - Quarterly Investment Report 4th Quarter

[Attachment: Monthly staff reports](#)

CONSENT AGENDA

All matters listed as Consent Agenda are considered to be routine by the Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

2. Consider and act to approve the Consent Agenda.
 - a. Approval of September 18, 2024, Regular Meeting minutes.

[Attachment: Meeting Minutes](#)

REGULAR SESSION

3. Consider and act to approve Non-Standard Water and Wastewater Agreement with Beldonia Homes

LLC., for the development of residential townhomes located at 401 Trophy Wood Drive in Trophy Club, Texas.

[Attachment: Non-Standard Service Agreement](#)

4. Discussion and possible action regarding long-term debt.
5. Discussion and possible action regarding employee benefits for FY 2025.
6. Consider and act to approve water tank cleaning and repairs by U.S. Underwater Services.

[Attachment: U.S. Underwater Services Staff Report](#)

7. Consider and act regarding approval of Contract No. 2024101601 with Insituform Technologies, LLC. for sanitary sewer line cleaning.

[Attachment: Insituform Technologies Contract](#)

8. Consider and act to approve purchase of Sewer Camera through CLS Sewer Equipment Co., Inc.

[Attachment: CLS Staff Report](#)

9. Consider and act to approve purchase of 2024 Dodge 2500 from Grapevine Dodge, Chrysler, Jeep.

[Attachment: Staff Report](#)

10. Discussion and possible action to adopt Resolution No. 2024-1016 regarding the Town of Trophy Club request for the expansion of District boundaries.

[Attachment: Resolution No. 2024-1016](#)

FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act

11. Items for future agendas:
12. Next Regular Meeting date – November 20, 2024, at 6:30 p.m.

[Attachment: Meeting Calendar](#)

THE BOARD OF DIRECTORS RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME

DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND/OR 418.183 (HOMELAND SECURITY).

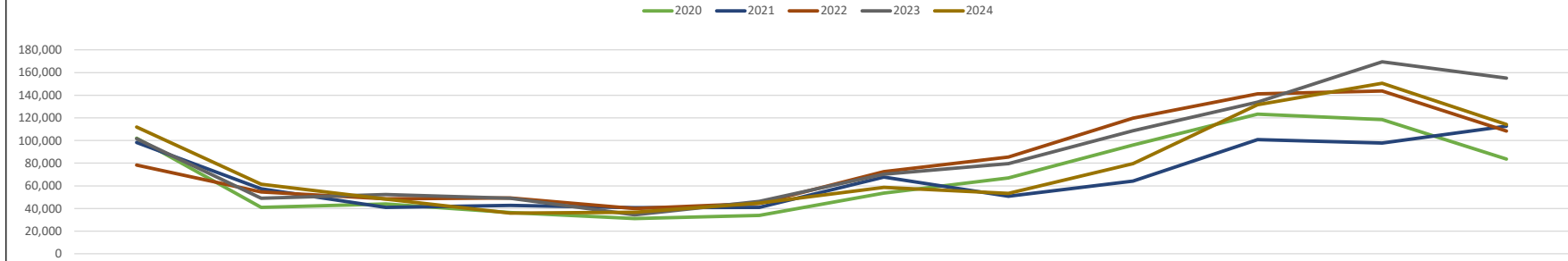
ADJOURN



Capital Improvement Projects

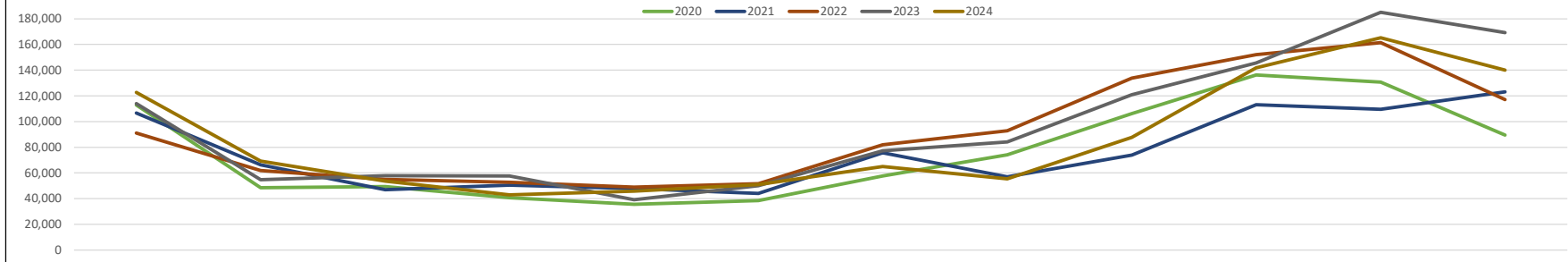
- Pump Station Improvement Project – Installation of the new pumps, discharge heads, and control valves have been delayed due to required leveling of existing pump flanges for pumps #2 and #3. The leveling is in progress and the new pumps are scheduled to be installed once complete.
- FY 2024 Water Line Project – Pipe replacement is complete on Sonora Drive, Mesa Verde Court, Palo Duro Court, and Pagosa Court. Sod replacement, driveway repairs, and final cleanup are in progress and expected to be completed within the next few weeks. Replacement of the water line on Inverness Drive is underway and approximately 30% complete.
- FY 2025 Water Line Project – Design is in progress for the replacement of approximately 8,500 linear feet of water lines along and adjacent to Indian Creek Drive, Saint Andrews Court, Lake Forest Court, Turnbury Court, Glen Eagles Court, Alamosa Drive, Monterey Drive, Silver Rock Drive, and Durango Drive.
- Southlake emergency connection – We are awaiting a response from the city of Southlake regarding whether they can accommodate the request for an emergency water connection.

Water Billed



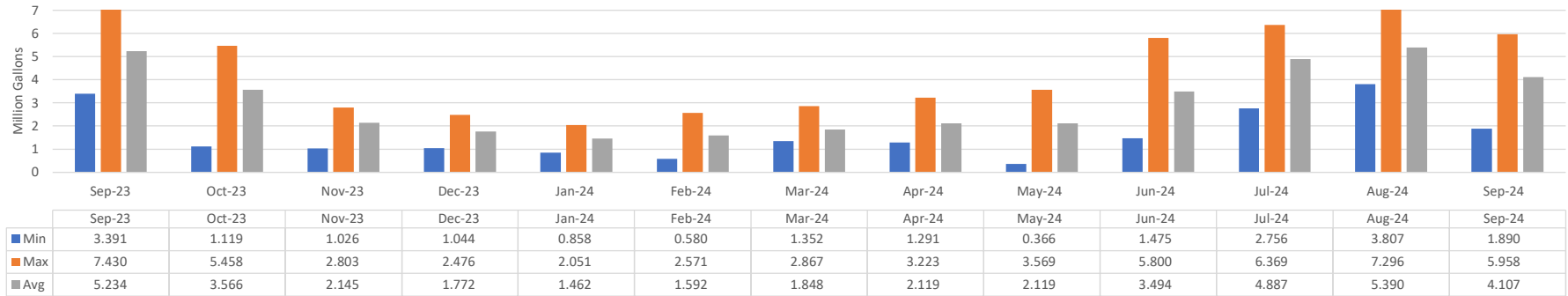
FY	October	November	December	January	February	March	April	May	June	July	August	September	Total Year
2015	90,994	58,986	49,607	36,162	38,776	30,566	46,543	39,576	60,731	100,622	139,441	123,886	815,890
2016	108,951	41,936	39,028	39,622	44,551	49,498	55,181	50,827	65,390	115,687	119,611	98,945	829,227
2017	74,785	68,638	38,580	33,028	38,380	60,841	56,683	86,794	98,864	95,355	104,303	99,541	855,792
2018	83,228	69,099	48,144	34,592	40,658	43,411	60,079	89,802	118,899	126,588	125,531	73,735	913,766
2019	47,193	41,933	36,244	34,604	33,740	40,421	55,970	42,773	70,747	96,174	131,472	114,784	746,055
2020	102,150	40,988	43,946	36,418	31,000	34,047	53,755	67,030	96,195	123,309	118,522	83,570	830,930
2021	98,232	57,380	40,841	42,725	40,786	41,078	67,776	50,736	64,195	100,853	97,864	112,674	815,140
2022	78,390	54,635	48,488	49,322	40,021	44,588	72,448	85,474	119,711	141,177	143,845	108,377	986,476
2023	101,683	49,007	52,466	49,082	34,501	46,119	70,083	79,654	108,707	134,083	169,549	154,971	1,049,905
2024	112,006	61,555	48,355	35,861	36,716	44,722	58,565	53,386	79,766	131,629	150,584	114,340	927,485

Water Pumped

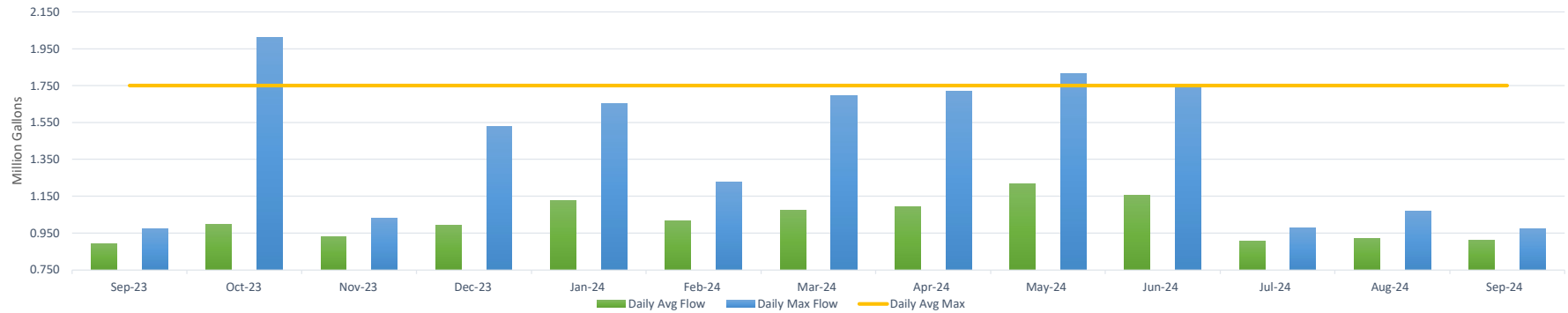


FY	October	November	December	January	February	March	April	May	June	July	August	September	Total Year
2015	106,251	67,825	58,659	45,691	39,675	35,752	56,704	48,637	72,934	117,302	143,413	142,394	935,237
2016	106,731	52,616	43,708	46,945	50,721	55,178	60,434	55,562	68,138	112,533	128,963	104,664	886,193
2017	82,677	77,937	43,792	43,207	43,024	69,549	65,723	94,452	103,867	101,184	114,872	109,769	950,053
2018	91,439	78,282	55,745	40,796	40,750	51,711	67,217	97,980	124,109	155,354	144,015	85,946	1,033,344
2019	60,576	53,119	45,651	45,552	39,014	43,048	61,238	48,787	79,167	102,887	144,299	130,752	854,090
2020	112,971	48,627	49,384	40,726	35,749	38,576	57,714	74,153	106,219	136,306	130,721	89,514	920,660
2021	106,660	66,304	46,962	50,538	47,733	44,191	75,866	56,985	73,907	113,015	109,492	123,206	914,859
2022	91,078	61,928	54,930	52,679	49,094	51,606	81,977	92,915	133,828	152,199	161,534	117,252	1,101,020
2023	114,089	54,777	57,827	57,758	39,309	50,124	77,261	84,019	120,932	145,657	184,972	169,227	1,155,952
2024	122,699	69,114	53,685	42,905	45,875	51,064	65,014	55,365	87,845	141,966	165,240	140,082	1,040,854

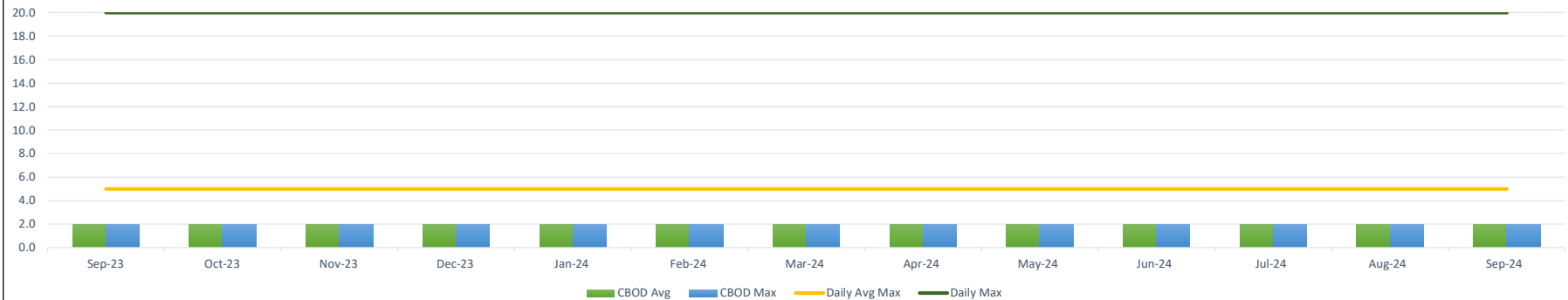
Water Production

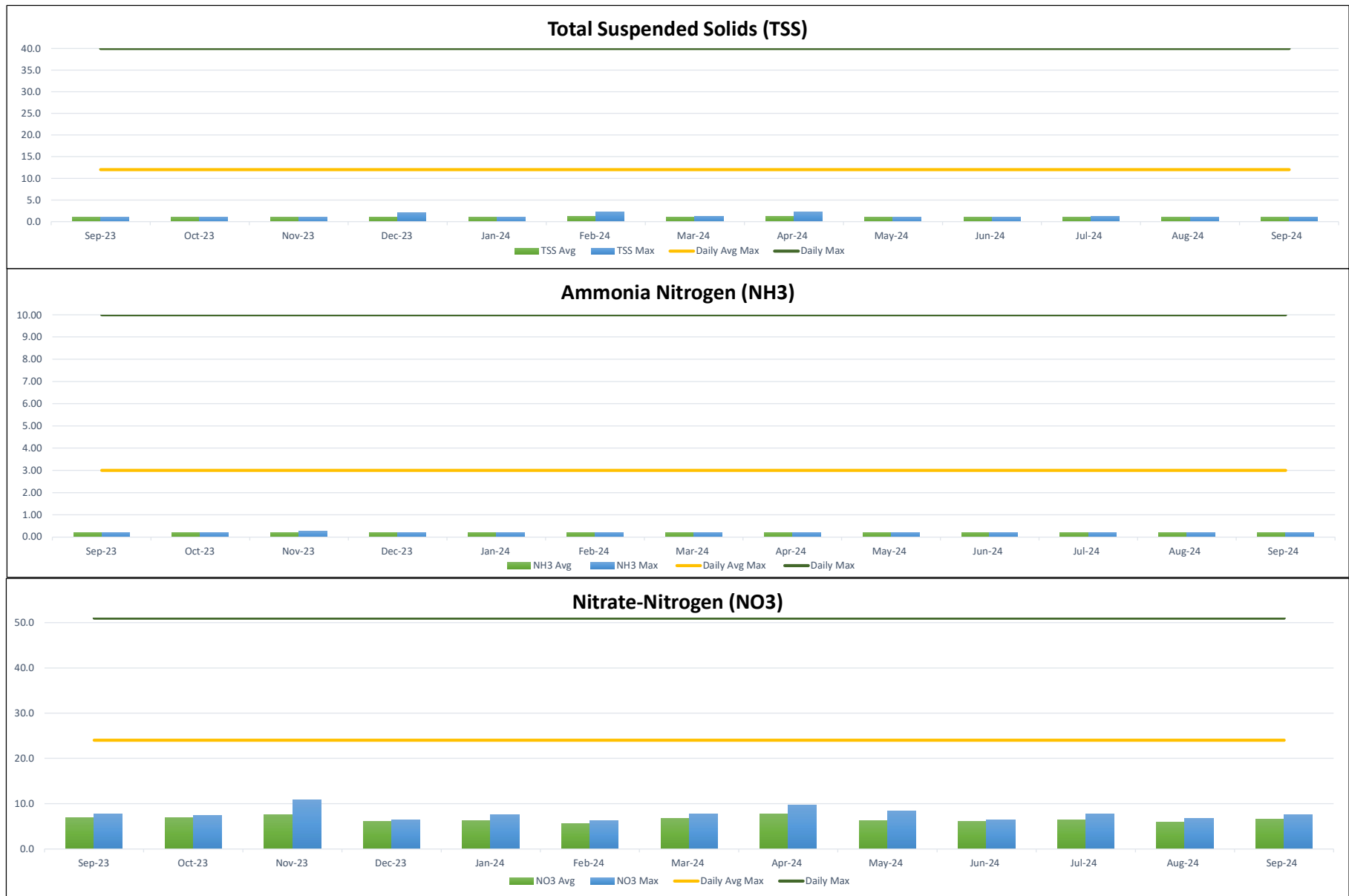


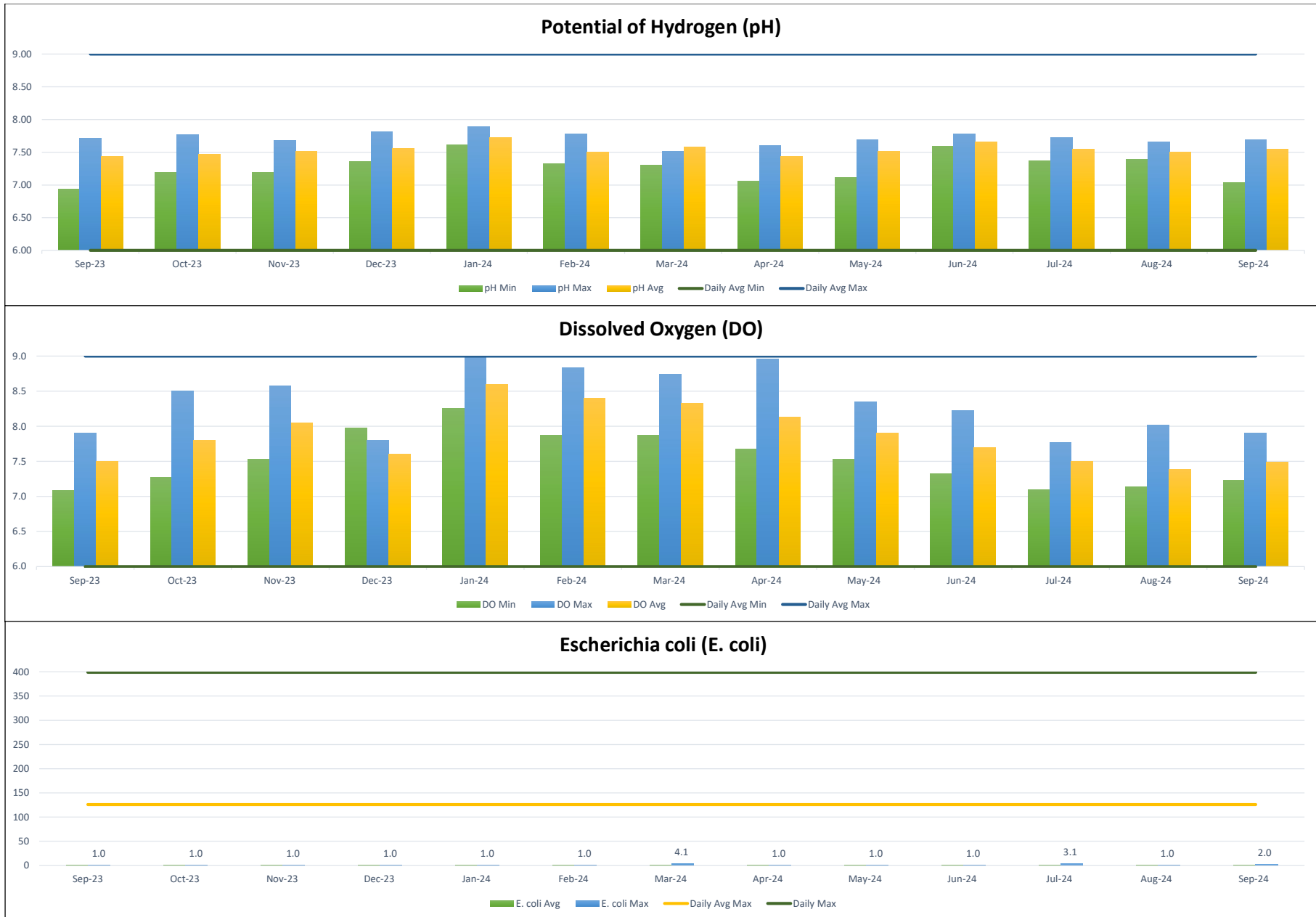
Wastewater Treated



Carbonaceous Biochemical Oxygen Demand (CBOD)









Trophy Club Municipal Utility District No. 1

Check Report

By Check Number

Date Range: 09/01/2024 - 09/30/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Prosperity Bank-Prosperity Bank						
Payment Type: Regular						
2222	Aflac	09/17/2024	Regular	0.00	221.93	10689
1512	Association of Water Board Directors	09/17/2024	Regular	0.00	45.00	10690
2683	Charter Communications	09/17/2024	Regular	0.00	903.74	10691
3184	Dataprose LLC	09/17/2024	Regular	0.00	2,827.43	10692
2497	DHS Automation Inc	09/17/2024	Regular	0.00	3,993.52	10693
3118	Exclusive Pest Control	09/17/2024	Regular	0.00	245.00	10694
2606	Fiserv Solutions LLC	09/17/2024	Regular	0.00	50.00	10695
2804	Fortiline Inc.	09/17/2024	Regular	0.00	3,549.00	10696
2796	Garver	09/17/2024	Regular	0.00	4,449.92	10697
2635	Halff Associates Inc.	09/17/2024	Regular	0.00	1,502.63	10698
2759	Hardys Painting	09/17/2024	Regular	0.00	21,880.00	10699
4004	Insituform Technologies LLC	09/17/2024	Regular	0.00	33,343.25	10700
2943	JP Morgan Chase Bank NA	09/17/2024	Regular	0.00	5,534.00	10701
2782	Kubota Membrane Usa Corp	09/17/2024	Regular	0.00	5,400.00	10702
3278	Kyocera Document Solutions	09/17/2024	Regular	0.00	108.80	10703
3132	Legal Shield	09/17/2024	Regular	0.00	7.98	10704
2754	Lower Colorado River Authority	09/17/2024	Regular	0.00	801.00	10705
4089	Mas Talent LLC	09/17/2024	Regular	0.00	5,737.50	10706
1050	Michael'S Keys Inc.	09/17/2024	Regular	0.00	240.00	10707
2763	Novotx	09/17/2024	Regular	0.00	10,609.00	10708
4019	Peterson Pump & Motor Service LLC	09/17/2024	Regular	0.00	800.00	10709
3176	Rey-Mar Construction	09/17/2024	Regular	0.00	85,994.00	10710
4002	SmartSights Technologies LLC	09/17/2024	Regular	0.00	1,450.00	10711
3156	Southern Petroleum Lab Inc	09/17/2024	Regular	0.00	3,265.20	10712
2440	Tarrant County Public Health Laboratory	09/17/2024	Regular	0.00	420.00	10713
2696	Texas Excavation Safety System	09/17/2024	Regular	0.00	341.55	10714
4085	The Liston Law Firm, P.C.	09/17/2024	Regular	0.00	5,273.25	10715
1001	Town of Trophy Club	09/17/2024	Regular	0.00	227,485.32	10716
1081	Tri County Electric	09/17/2024	Regular	0.00	598.53	10717
1058	Verizon Wireless	09/17/2024	Regular	0.00	583.80	10718
3280	Watts Ellison LLC	09/17/2024	Regular	0.00	3,089.67	10719
Total Regular:				0.00	430,751.02	

Check Report

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payment Type: Bank Draft						
3197	BenefitMall	09/13/2024	Bank Draft	0.00	248.33	DFT0000193
3113	TCDRS	09/30/2024	Bank Draft	0.00	9,085.36	DFT0000194
3124	IRS Tax Payment	09/13/2024	Bank Draft	0.00	12,380.12	DFT0000195
3197	BenefitMall	09/27/2024	Bank Draft	0.00	248.33	DFT0000197
3113	TCDRS	09/30/2024	Bank Draft	0.00	9,270.97	DFT0000198
3124	IRS Tax Payment	09/27/2024	Bank Draft	0.00	12,087.80	DFT0000199
Total Bank Draft:				0.00	43,320.91	

Bank Code Prosperity Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	45	31	0.00	430,751.02
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	6	0.00	43,320.91
EFT's	0	0	0.00	0.00
	51	37	0.00	474,071.93

All Bank Codes Check Summary

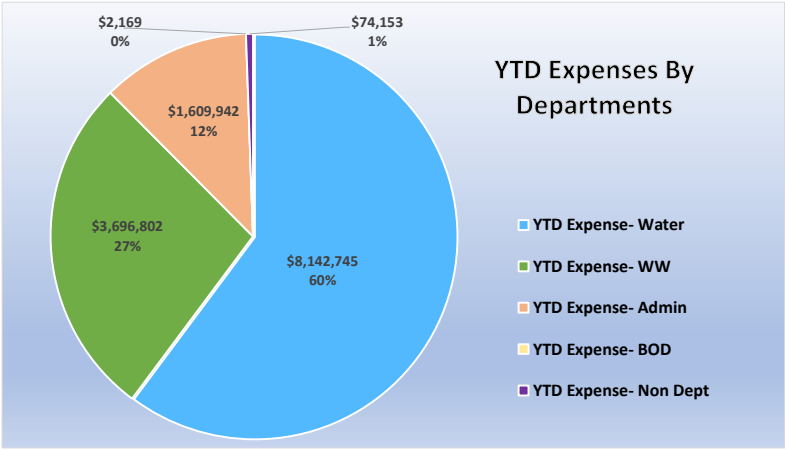
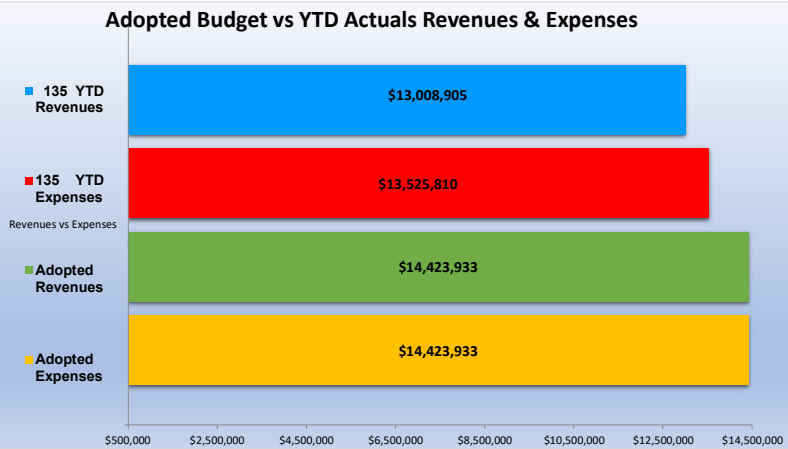
Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	45	31	0.00	430,751.02
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	6	0.00	43,320.91
EFT's	0	0	0.00	0.00
	51	37	0.00	474,071.93

Fund Summary

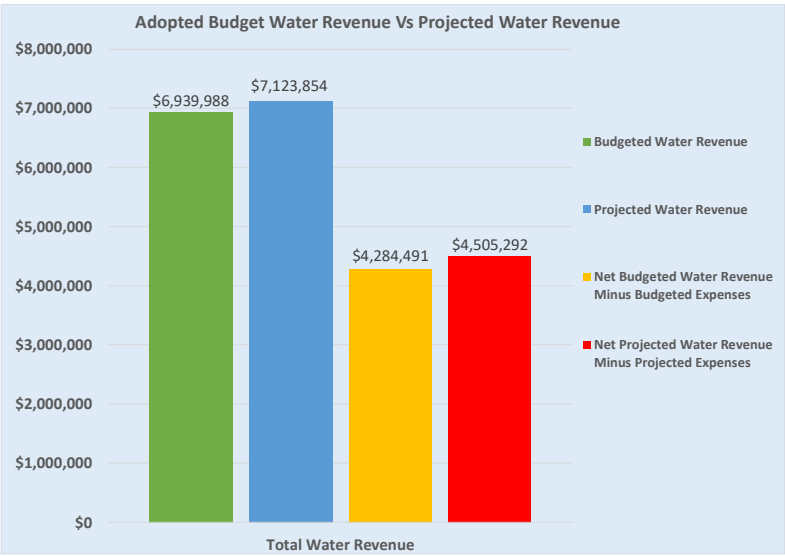
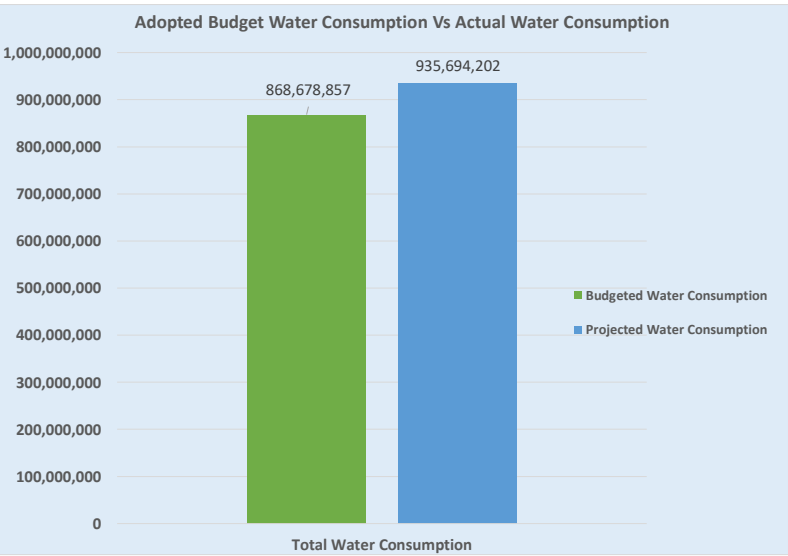
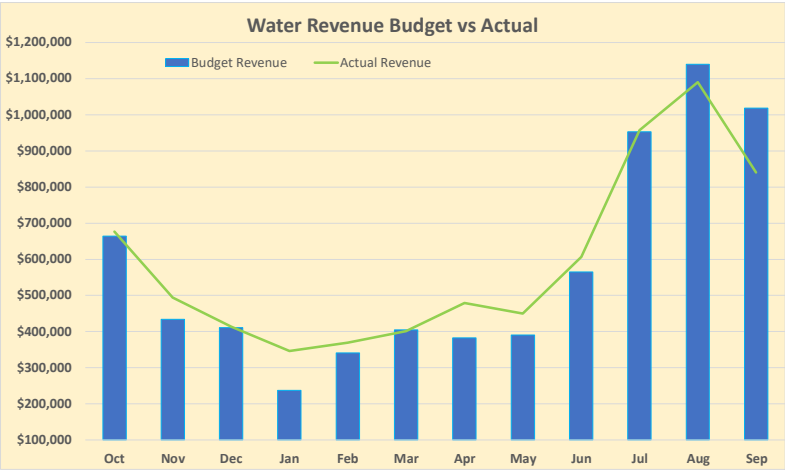
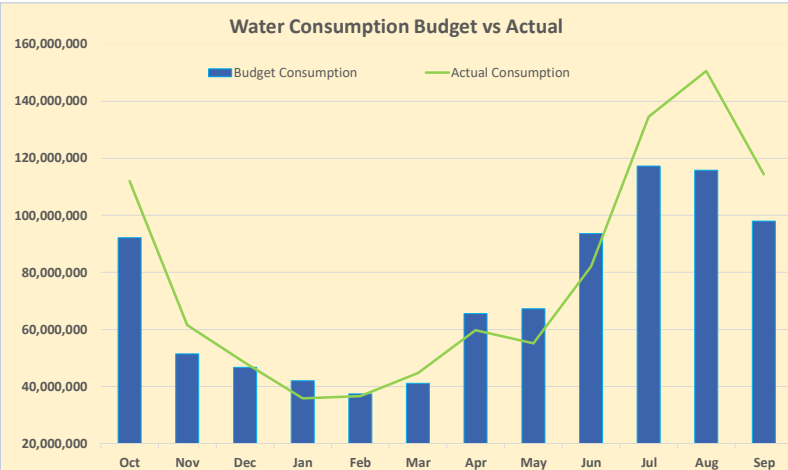
Fund	Name	Period	Amount
996	MUD Consolidated Cash	9/2024	474,071.93
			474,071.93

FY 2024 Combined Financials

YTD as of 9/30/2024



Water Budget vs Actual





Trophy Club Municipal Utility District No. 1

Budget Report

Account Summary

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 135 - MUD 1 General Fund							
Revenue							
Department: 000 - Revenue, Asset, Liability, & Equity							
135-000-40000-000	Property Taxes	85,733.51	85,733.51	32.68	85,329.18	-404.33	0.47 %
135-000-40002-000	Property Taxes/Delinquent	300.00	300.00	0.00	-1,360.40	-1,660.40	553.47 %
135-000-40015-000	Property Taxes/P & I	300.00	300.00	5.90	440.27	140.27	146.76 %
135-000-40025-000	PID Surcharges	143,223.25	143,223.25	12,086.84	145,030.72	1,807.47	101.26 %
135-000-47000-000	Water	6,939,998.00	6,939,998.00	840,231.95	7,123,853.96	183,855.96	102.65 %
135-000-47005-000	Sewer	3,679,786.00	3,679,786.00	308,063.58	3,570,724.14	-109,061.86	2.96 %
135-000-47025-000	Penalties	105,800.00	105,800.00	10,858.09	94,031.07	-11,768.93	11.12 %
135-000-47030-000	Service Charges	3,350.00	3,350.00	175.00	3,650.00	300.00	108.96 %
135-000-47035-000	Plumbing Inspections	300.00	300.00	450.00	2,550.00	2,250.00	850.00 %
135-000-47045-000	Sewer Inspections	100.00	100.00	50.00	700.00	600.00	700.00 %
135-000-47070-000	TCCC Effluent Charges	70,000.00	70,000.00	20,684.80	90,091.20	20,091.20	128.70 %
135-000-49011-000	Interest Income	150,000.00	150,000.00	40,400.98	521,770.85	371,770.85	347.85 %
135-000-49016-000	Cell Tower Revenue	49,320.00	49,320.00	4,120.00	49,320.00	0.00	0.00 %
135-000-49026-000	Proceeds from Sale of Assets	25,000.00	25,000.00	0.00	51,450.00	26,450.00	205.80 %
135-000-49035-000	Prior Year Reserves	1,933,264.00	1,933,264.00	0.00	0.00	-1,933,264.00	100.00 %
135-000-49036-000	GASB Reserves	50,000.00	50,000.00	0.00	50,000.00	0.00	0.00 %
135-000-49075-000	Oversize Meter Reimbursement	2,058.00	2,058.00	2,033.60	8,025.60	5,967.60	389.97 %
135-000-49141-000	Interfund Transfer In	1,178,400.00	1,178,400.00	0.00	1,200,330.86	21,930.86	101.86 %
135-000-49900-000	Miscellaneous Income	7,000.00	7,000.00	3,731.45	12,967.25	5,967.25	185.25 %
Department: 000 - Revenue, Asset, Liability, & Equity Total:		14,423,932.76	14,423,932.76	1,242,924.87	13,008,904.70	-1,415,028.06	9.81%
Revenue Total:		14,423,932.76	14,423,932.76	1,242,924.87	13,008,904.70	-1,415,028.06	9.81%
Expense							
Department: 010 - Water							
135-010-50005-000	Salaries & Wages	431,575.02	431,575.02	45,221.71	441,760.09	-10,185.07	-2.36 %
135-010-50010-000	Overtime	17,000.00	17,000.00	1,942.05	12,747.22	4,252.78	25.02 %
135-010-50016-000	Longevity	6,252.50	6,252.50	0.00	6,252.50	0.00	0.00 %
135-010-50017-000	Certification	3,600.00	3,600.00	350.00	2,950.00	650.00	18.06 %
135-010-50020-000	Retirement	56,730.41	56,730.41	5,701.66	56,622.38	108.03	0.19 %
135-010-50026-000	Medical Insurance	116,527.50	116,527.50	10,118.18	96,417.83	20,109.67	17.26 %
135-010-50027-000	Dental Insurance	4,834.55	4,834.55	488.15	4,482.33	352.22	7.29 %
135-010-50028-000	Vision Insurance	1,051.01	1,051.01	94.66	879.02	171.99	16.36 %
135-010-50029-000	Life Insurance & Other	4,000.00	4,000.00	0.00	3,444.28	555.72	13.89 %
135-010-50030-000	Social Security Taxes	28,422.51	28,422.51	2,852.69	27,953.93	468.58	1.65 %
135-010-50035-000	Medicare Taxes	6,647.20	6,647.20	667.17	6,537.57	109.63	1.65 %
135-010-50040-000	Unemployment Taxes	1,260.00	1,260.00	0.00	585.00	675.00	53.57 %
135-010-50045-000	Workman's Compensation	11,898.56	11,898.56	1,060.91	10,073.25	1,825.31	15.34 %
135-010-50060-000	Pre-emp Physicals/Testing	400.00	400.00	0.00	0.00	400.00	100.00 %
135-010-50070-000	Employee Relations	300.00	300.00	0.00	101.06	198.94	66.31 %
135-010-55080-000	Maintenance & Repairs	201,500.00	201,500.00	8,801.38	184,539.99	16,960.01	8.42 %
135-010-55085-000	Generator Maint. and Repair	2,000.00	2,000.00	0.00	13,469.93	-11,469.93	-573.50 %
135-010-55090-000	Vehicle Maintenance	5,000.00	5,000.00	331.49	5,276.98	-276.98	-5.54 %
135-010-55105-000	Maintenance-Backhoe/SkidLoader	1,000.00	1,000.00	0.00	1,911.94	-911.94	-91.19 %
135-010-55120-000	Cleaning Services	2,500.00	2,500.00	0.00	40.31	2,459.69	98.39 %
135-010-55135-000	Lab Analysis	7,500.00	7,500.00	420.00	6,398.00	1,102.00	14.69 %
135-010-55135-001	Lab Analysis for PID	2,000.00	2,000.00	120.00	3,111.00	-1,111.00	-55.55 %
135-010-60010-000	Communications/Mobiles	7,500.00	7,500.00	334.82	5,268.78	2,231.22	29.75 %
135-010-60020-000	Electricity	183,143.49	183,143.49	26,186.61	161,117.58	22,025.91	12.03 %
135-010-60035-000	Postage	0.00	0.00	0.00	95.45	-95.45	0.00 %
135-010-60066-000	Publications/Books/Subscripts	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %

Budget Report

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
135-010-60080-000	Schools & Training	2,630.00	2,630.00	0.00	3,782.74	-1,152.74	-43.83 %
135-010-60100-000	Travel & per diem	577.50	577.50	7.44	611.54	-34.04	-5.89 %
135-010-60135-000	TCEQ Fees & Permits	29,500.00	29,500.00	0.00	16,424.55	13,075.45	44.32 %
135-010-60135-001	TCEQ Fees & Permits for PID	500.00	500.00	0.00	0.00	500.00	100.00 %
135-010-60150-000	Wholesale Water	2,655,497.13	2,655,497.13	372,790.65	2,337,779.65	317,717.48	11.96 %
135-010-60285-000	Lawn Equipment & Maintenance	12,500.00	12,500.00	1,800.00	9,600.00	2,900.00	23.20 %
135-010-60332-000	Interfund Transfer Out-Rev I&S	565,796.88	565,796.88	0.00	566,505.72	-708.84	-0.13 %
135-010-60334-000	Interfund Transfer Out	0.00	0.00	0.00	920,912.00	-920,912.00	0.00 %
135-010-65005-000	Fuel & Lube	23,575.00	23,575.00	956.18	16,564.68	7,010.32	29.74 %
135-010-65010-000	Uniforms	4,355.00	4,355.00	0.00	1,991.46	2,363.54	54.27 %
135-010-65030-000	Chemicals	58,200.00	58,200.00	3,229.99	37,791.01	20,408.99	35.07 %
135-010-65040-000	Safety Equipment	0.00	0.00	0.00	2,359.58	-2,359.58	0.00 %
135-010-65050-000	Meter Expense	20,000.00	20,000.00	0.00	19,740.00	260.00	1.30 %
135-010-65053-000	Meter Change Out Program	124,500.00	124,500.00	0.00	82,650.00	41,850.00	33.61 %
135-010-65085-000	Office Supplies	0.00	0.00	159.91	308.91	-308.91	0.00 %
135-010-69005-000	Capital Outlays	4,200,000.00	4,200,000.00	205,170.32	2,695,027.27	1,504,972.73	35.83 %
135-010-69195-000	GASB Reserve for Replacement	378,659.00	378,659.00	0.00	378,659.00	0.00	0.00 %
Department: 010 - Water Total:		9,179,933.26	9,179,933.26	688,805.97	8,142,744.53	1,037,188.73	11.30%
Department: 020 - Wastewater							
135-020-50005-000	Salaries & Wages	290,304.62	290,304.62	14,460.01	201,480.36	88,824.26	30.60 %
135-020-50010-000	Overtime	20,000.00	20,000.00	1,213.95	11,695.81	8,304.19	41.52 %
135-020-50016-000	Longevity	2,367.50	2,367.50	0.00	2,540.00	-172.50	-7.29 %
135-020-50017-000	Certification	5,100.00	5,100.00	175.00	2,850.00	2,250.00	44.12 %
135-020-50020-000	Retirement	40,934.05	40,934.05	1,901.88	26,748.98	14,185.07	34.65 %
135-020-50026-000	Medical Insurance	93,222.04	93,222.04	4,304.44	52,635.25	40,586.79	43.54 %
135-020-50027-000	Dental Insurance	3,385.28	3,385.28	157.76	2,275.82	1,109.46	32.77 %
135-020-50028-000	Vision Insurance	818.82	818.82	50.69	501.49	317.33	38.75 %
135-020-50029-000	Life Insurance & Other	3,000.00	3,000.00	0.00	2,034.89	965.11	32.17 %
135-020-50030-000	Social Security Taxes	20,507.87	20,507.87	943.33	13,058.90	7,448.97	36.32 %
135-020-50035-000	Medicare Taxes	4,796.20	4,796.20	220.62	3,054.10	1,742.10	36.32 %
135-020-50040-000	Unemployment Taxes	1,008.00	1,008.00	0.00	350.98	657.02	65.18 %
135-020-50045-000	Workman's Compensation	8,403.61	8,403.61	748.92	6,864.15	1,539.46	18.32 %
135-020-50060-000	Pre-emp Physicals/Testing	400.00	400.00	0.00	0.00	400.00	100.00 %
135-020-50070-000	Employee Relations	300.00	300.00	0.00	0.00	300.00	100.00 %
135-020-55080-000	Maintenance & Repairs	137,000.00	137,000.00	9,227.43	139,692.55	-2,692.55	-1.97 %
135-020-55081-000	Mainten & Repairs Collections	270,000.00	270,000.00	5,612.79	258,225.10	11,774.90	4.36 %
135-020-55085-000	Generator Maint. and Repair	11,000.00	11,000.00	0.00	6,478.06	4,521.94	41.11 %
135-020-55090-000	Vehicle Maintenance	4,600.00	4,600.00	0.00	227.94	4,372.06	95.04 %
135-020-55091-000	Veh Maintenance Collections	13,000.00	13,000.00	700.00	5,001.52	7,998.48	61.53 %
135-020-55105-000	Maintenance-Backhoe/SkidLoader	3,000.00	3,000.00	0.00	1,541.03	1,458.97	48.63 %
135-020-55120-000	Cleaning Services	2,000.00	2,000.00	0.00	40.31	1,959.69	97.98 %
135-020-55125-000	Dumpster Services	100,000.00	100,000.00	5,431.41	88,121.03	11,878.97	11.88 %
135-020-55135-000	Lab Analysis	55,000.00	55,000.00	4,353.60	61,325.62	-6,325.62	-11.50 %
135-020-60010-000	Communications/Mobiles	7,500.00	7,500.00	200.71	3,394.87	4,105.13	54.74 %
135-020-60020-000	Electricity	242,978.33	242,978.33	24,014.18	244,330.58	-1,352.25	-0.56 %
135-020-60035-000	Postage	0.00	0.00	0.00	87.00	-87.00	0.00 %
135-020-60080-000	Schools & Training	2,119.00	2,119.00	113.75	841.25	1,277.75	60.30 %
135-020-60100-000	Travel & per diem	527.50	527.50	0.00	0.00	527.50	100.00 %
135-020-60135-000	TCEQ Fees & Permits	12,000.00	12,000.00	0.00	9,888.02	2,111.98	17.60 %
135-020-60285-000	Lawn Equipment & Maintenance	16,000.00	16,000.00	2,130.00	15,170.00	830.00	5.19 %
135-020-60331-000	Interfund Transfer Out-Tax I&S	115,885.76	115,885.76	0.00	115,885.99	-0.23	0.00 %
135-020-60332-000	Interfund Transfer Out-Rev I&S	698,542.63	698,542.63	0.00	699,035.15	-492.52	-0.07 %
135-020-60334-000	Interfund Transfer Out	0.00	0.00	0.00	96,630.00	-96,630.00	0.00 %
135-020-65005-000	Fuel & Lube	13,000.00	13,000.00	850.88	10,691.83	2,308.17	17.76 %
135-020-65010-000	Uniforms	3,520.00	3,520.00	0.00	1,731.53	1,788.47	50.81 %
135-020-65030-000	Chemicals	32,500.00	32,500.00	0.00	25,347.16	7,152.84	22.01 %
135-020-65031-000	Chemicals Collections	10,000.00	10,000.00	0.00	5,709.00	4,291.00	42.91 %
135-020-65045-000	Lab Supplies	33,000.00	33,000.00	0.00	26,116.94	6,883.06	20.86 %

Budget Report

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
135-020-69005-000	Capital Outlays	1,050,000.00	1,050,000.00	1,278.92	1,376,879.51	-326,879.51	-31.13 %
135-020-69008-000	Short Term Debt-Principal	22,398.34	22,398.34	0.00	22,132.30	266.04	1.19 %
135-020-69009-000	Short Term Debt-Interest	442.39	442.39	0.00	425.07	17.32	3.92 %
135-020-69195-000	GASB Reserve for Replacement	155,762.00	155,762.00	0.00	155,762.00	0.00	0.00 %
Department: 020 - Wastewater Total:		3,506,323.94	3,506,323.94	78,090.27	3,696,802.09	-190,478.15	-5.43%
Department: 026 - Board of Directors							
135-026-50045-000	Workman's Compensation	15.00	15.00	0.66	7.92	7.08	47.20 %
135-026-60070-000	Dues & Memberships	750.00	750.00	0.00	750.00	0.00	0.00 %
135-026-60075-000	Meetings	1,500.00	1,500.00	115.99	1,275.89	224.11	14.94 %
135-026-60080-000	Schools & Training	4,000.00	4,000.00	0.00	135.00	3,865.00	96.63 %
135-026-60100-000	Travel & per diem	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
135-026-60245-000	Miscellaneous Expenses	500.00	500.00	0.00	0.00	500.00	100.00 %
Department: 026 - Board of Directors Total:		11,765.00	11,765.00	116.65	2,168.81	9,596.19	81.57%
Department: 030 - Administration							
135-030-50005-000	Salaries & Wages	663,185.25	663,185.25	65,467.93	673,563.05	-10,377.80	-1.56 %
135-030-50010-000	Overtime	2,000.00	2,000.00	8.87	1,629.21	370.79	18.54 %
135-030-50016-000	Longevity	2,532.50	2,532.50	0.00	2,597.50	-65.00	-2.57 %
135-030-50020-000	Retirement	82,631.07	82,631.07	7,839.23	82,468.28	162.79	0.20 %
135-030-50026-000	Medical Insurance	108,759.00	108,759.00	8,653.57	80,078.73	28,680.27	26.37 %
135-030-50027-000	Dental Insurance	3,816.74	3,816.74	335.96	3,051.92	764.82	20.04 %
135-030-50028-000	Vision Insurance	886.17	886.17	73.36	673.43	212.74	24.01 %
135-030-50029-000	Life Insurance & Other	4,800.00	4,800.00	14.37	4,655.36	144.64	3.01 %
135-030-50030-000	Social Security Taxes	41,398.50	41,398.50	3,919.84	40,100.41	1,298.09	3.14 %
135-030-50035-000	Medicare Taxes	9,681.91	9,681.91	916.73	9,494.68	187.23	1.93 %
135-030-50040-000	Unemployment Taxes	1,512.00	1,512.00	0.00	936.01	575.99	38.09 %
135-030-50045-000	Workman's Compensation	1,597.19	1,597.19	139.51	1,319.12	278.07	17.41 %
135-030-50060-000	Pre-emp Physicals/Testing	500.00	500.00	0.00	353.40	146.60	29.32 %
135-030-50070-000	Employee Relations	4,000.00	4,000.00	0.00	3,176.98	823.02	20.58 %
135-030-55030-000	Software & Support	130,311.00	130,311.00	14,844.28	160,832.81	-30,521.81	-23.42 %
135-030-55080-000	Maintenance & Repairs	23,000.00	23,000.00	615.00	26,135.71	-3,135.71	-13.63 %
135-030-55085-000	Generator Maint. and Repair	1,000.00	1,000.00	0.00	1,348.04	-348.04	-34.80 %
135-030-55100-000	Building Maint & Supplies	0.00	0.00	0.00	332.98	-332.98	0.00 %
135-030-55120-000	Cleaning Services	13,825.00	13,825.00	1,600.00	18,054.70	-4,229.70	-30.59 %
135-030-55160-000	Professional Outside Services	100,000.00	100,000.00	1,362.50	100,867.35	-867.35	-0.87 %
135-030-55205-000	Utility Billing Contract	9,000.00	9,000.00	0.00	7,028.66	1,971.34	21.90 %
135-030-60005-000	Telephone	6,000.00	6,000.00	724.77	5,446.07	553.93	9.23 %
135-030-60010-000	Communications/Mobiles	3,000.00	3,000.00	48.27	530.86	2,469.14	82.30 %
135-030-60020-000	Electricity/Gas	17,684.51	17,684.51	1,843.49	17,786.45	-101.94	-0.58 %
135-030-60025-000	Water	5,000.00	5,000.00	0.00	2,226.42	2,773.58	55.47 %
135-030-60035-000	Postage	30,000.00	30,000.00	0.00	24,680.01	5,319.99	17.73 %
135-030-60040-000	Service Charges & Fees	140,000.00	140,000.00	10,956.36	165,396.64	-25,396.64	-18.14 %
135-030-60050-000	Bad Debt Expense	13,000.00	13,000.00	0.00	0.00	13,000.00	100.00 %
135-030-60055-000	Insurance	116,158.22	116,158.22	9,618.42	115,421.26	736.96	0.63 %
135-030-60070-000	Dues & Memberships	6,800.00	6,800.00	112.00	2,380.00	4,420.00	65.00 %
135-030-60080-000	Schools & Training	3,900.00	3,900.00	0.00	1,313.10	2,586.90	66.33 %
135-030-60100-000	Travel & per diem	1,227.50	1,227.50	0.00	0.00	1,227.50	100.00 %
135-030-60115-000	Elections	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
135-030-60245-000	Miscellaneous Expenses	0.00	0.00	0.00	1,961.15	-1,961.15	0.00 %
135-030-60285-000	Lawn Equipment & Maintenance	5,000.00	5,000.00	939.34	6,465.71	-1,465.71	-29.31 %
135-030-60360-000	Furniture/Equipment < \$5000	3,000.00	3,000.00	189.00	189.00	2,811.00	93.70 %
135-030-65010-000	Uniforms	530.00	530.00	0.00	0.00	530.00	100.00 %
135-030-65055-000	Hardware	8,200.00	8,200.00	0.00	9,698.88	-1,498.88	-18.28 %
135-030-65085-000	Office Supplies	5,000.00	5,000.00	209.36	3,616.46	1,383.54	27.67 %
135-030-65095-000	Maintenance Supplies	5,000.00	5,000.00	161.79	5,866.45	-866.45	-17.33 %
135-030-65105-000	Printing	0.00	0.00	108.80	108.80	-108.80	0.00 %
135-030-69170-000	Copier Lease Installments	4,000.00	4,000.00	166.25	3,253.35	746.65	18.67 %
135-030-69195-000	GASB Reserve for Replacement	24,903.00	24,903.00	0.00	24,903.00	0.00	0.00 %

Budget Report

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 030 - Administration Total:		1,612,839.56	1,612,839.56	130,869.00	1,609,941.94	2,897.62	0.18%
Department: 039 - Non Departmental							
135-039-55045-000	Legal	65,000.00	65,000.00	0.00	38,413.45	26,586.55	40.90 %
135-039-55055-000	Auditing	30,000.00	30,000.00	0.00	21,784.29	8,215.71	27.39 %
135-039-55060-000	Appraisal	13,071.00	13,071.00	1,967.85	10,014.12	3,056.88	23.39 %
135-039-55065-000	Tax Admin Fees	5,000.00	5,000.00	0.00	3,941.00	1,059.00	21.18 %
Department: 039 - Non Departmental Total:		113,071.00	113,071.00	1,967.85	74,152.86	38,918.14	34.42%
Expense Total:		14,423,932.76	14,423,932.76	899,849.74	13,525,810.23	898,122.53	6.23%
Fund: 135 - MUD 1 General Fund Surplus (Deficit):		0.00	0.00	343,075.13	-516,905.53	-516,905.53	0.00%
Report Surplus (Deficit):		0.00	0.00	343,075.13	-516,905.53	-516,905.53	0.00%

Budget Report

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 135 - MUD 1 General Fund						
Revenue						
000 - Revenue, Asset, Liability, & Equity	14,423,932.76	14,423,932.76	1,242,924.87	13,008,904.70	-1,415,028.06	9.81%
Revenue Total:	14,423,932.76	14,423,932.76	1,242,924.87	13,008,904.70	-1,415,028.06	9.81%
Expense						
010 - Water	9,179,933.26	9,179,933.26	688,805.97	8,142,744.53	1,037,188.73	11.30%
020 - Wastewater	3,506,323.94	3,506,323.94	78,090.27	3,696,802.09	-190,478.15	-5.43%
026 - Board of Directors	11,765.00	11,765.00	116.65	2,168.81	9,596.19	81.57%
030 - Administration	1,612,839.56	1,612,839.56	130,869.00	1,609,941.94	2,897.62	0.18%
039 - Non Departmental	113,071.00	113,071.00	1,967.85	74,152.86	38,918.14	34.42%
Expense Total:	14,423,932.76	14,423,932.76	899,849.74	13,525,810.23	898,122.53	6.23%
Fund: 135 - MUD 1 General Fund Surplus (Deficit):	0.00	0.00	343,075.13	-516,905.53	-516,905.53	0.00%
Report Surplus (Deficit):	0.00	0.00	343,075.13	-516,905.53	-516,905.53	0.00%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
135 - MUD 1 General Fund	0.00	0.00	343,075.13	-516,905.53	-516,905.53
Report Surplus (Deficit):	0.00	0.00	343,075.13	-516,905.53	-516,905.53

September Utility Billing Report
Fiscal Year 2023 - 2024

	September 2023	October 2023	November 2023	December 2023	January 2024	February 2024	March 2024	April 2024	May 2024	June 2024	July 2024	August 2024	September 2024
ebills	1,742	1,745	1,740	1,737	1,736	1,734	1,744	1,741	1,738	1,724	1,720	1,719	1,721
Bills Mailed	3,747	3,737	3,739	3,742	3,726	3,729	3,737	3,747	3,753	3,758	3,768	3,774	3,759
Bank Draft	572	569	562	567	568	565	565	562	562	557	546	543	544
Online Payments	3,086	3,072	3,006	3,133	3,023	3,036	3,246	2,992	3,152	3,197	3,136	3,263	3,095
Late Notices	344	255	298	342	249	298	299	245	295	277	242	326	275
Disconnects	7	13	4	5	4	8	7	3	3	3	0	4	2
Connections MUD	3,395	3,395	3,395	3,395	3,395	3,395	3,394	3,394	3,394	3,394	3,394	3,394	3,396
Connections Town	1,443	1,444	1,444	1,446	1,446	1,447	1,447	1,450	1,453	1,453	1,454	1,456	1,457

September Permits
Fiscal Year 2023 - 2024

Date of Permit	Permit No.	Customer Deposit	Due to FW Water	Oversize Meter	Plumbing Inspections	Sewer Inspections	Fire Line	Misc. Income	Total
9/3/2024	2024-15	\$ 820.00	\$ 14,066.00	\$ 1,177.60	\$ 150.00	\$ 50.00	\$ -	\$ -	\$ 16,263.60
9/10/2024	2024-16	\$ 100.00	\$ 4,953.00	\$ 428.00	\$ 150.00	\$ -	\$ -	\$ -	\$ 5,631.00
9/17/2024	2024-17	\$ 100.00	\$ 4,396.00	\$ 428.00	\$ 150.00				\$ 5,074.00
Total		\$ 1,020.00	\$ 23,415.00	\$ 2,033.60	\$ 450.00	\$ 50.00	\$ -	\$ -	\$ 26,968.60

CASH STATUS AS OF SEPTEMBER 2024			Restricted - Unable to be spent	Unrestricted- Available for spending	Total in Accounts (Restricted & Unrestricted)
135-10250	TexPool O & M (XXXXX0002) General Fund Operating		\$0	\$2,462,580	\$2,462,580
135-10300	Prosperity Bank (XXXXX2660) General Fund Operating	*	\$148,950	\$5,351,926	\$5,500,876
135-10305	Prosperity Bank Reserve-Savings Acct (XXXXX7724)		\$1,998,815	\$0	\$1,998,815
135-11100	Petty Cash Administration		\$0	\$150	\$150
135-11150	Petty Cash Utility Billing		\$0	\$450	\$450
137-10250	TexPool O & M (XXXXX0002) GASB Replacement		\$4,866,433	\$0	\$4,866,433
519-10300	Prosperity Bank (XXXXX2660) SWIFT		\$85,052	\$0	\$85,052
519-11155	Cash-Bond Escrow Bank of Texas (SWIFT)		\$854,731	\$0	\$854,731
520-10250	Texpool Revenue Bond Water & Waste Water Systems 2019 (XXXXX018)		\$0	\$0	\$0
520-10300	Prosperity Bank (XXXXX2660)- Construction Water & Waste Water Systems		\$0	\$0	\$0
528-10250	TexPool Revenue Bond Reserve (XXXXX014) WWTP Improvements		\$993,836	\$0	\$993,836
533-10250	TexPool Tax I & S (XXXXX0003)		\$102,140	\$0	\$102,140
533-10300	Prosperity Bank (XXXXX2660) Tax I&S		\$0	\$0	\$0
534-10250	TexPool Revenue I & S (XXXXX013) WWTP Improvements		\$52,955	\$0	\$52,955
535-10250	Texpool Revenue I & S (XXXXX017) SWIFT		\$18,149	\$0	\$18,149
536-10250	TexPool Revenue I & S (XXXXX020) Water & Waste Water Systems		\$12,891	\$0	\$12,891
				\$7,815,106	\$16,949,058

Amount available in cash for spending (MUD Accounts)

\$7,815,106

*9/30/2024 Customer Water Deposits \$148,950

Fire Department Cash

122-10250	TexPool O & M (XXXXX0002)-Fire Operating Cash		\$0	\$576,838	\$576,838
122-10300	Prosperity Bank (XXXXX2660) Fire Operating		\$0	\$55,363	\$55,363
			\$0	\$632,201	\$632,201

Amount available in cash for spending (Fire Department Accounts)

\$632,201**General Fund 135 Available**

\$	5,351,926	Prosperity General Fund
\$	2,462,580	Texpool General Fund
\$	600	Petty Cash
\$	7,815,106	

Total General Fund 135 Available for Spending

General Fund 135 Fund Balances

Nonspendable Fund Balance (Prepays)	\$	3,880
Assigned Fund Balance (FY2024 Capital Projects plus prior year carry forward)	\$	6,516,007
Unassigned Fund Balance	\$	4,185,596
Current Year Revenue/Expenses	\$	(516,906)
Total Nonspendable, Assigned & Committed Fund Balances - General Fund 135		\$10,188,577



COLLECTION REPORT TO THE TROPHY CLUB MUNICIPAL UTILITY DISTRICT No. 1

Submitted by: Erin Minett Hutto / Andrew Brink

*6301 Preston Road, Suite 700
Plano, Texas 75024
www.pbfcml.com*

October 2024



2023 TAX YEAR ANALYSIS

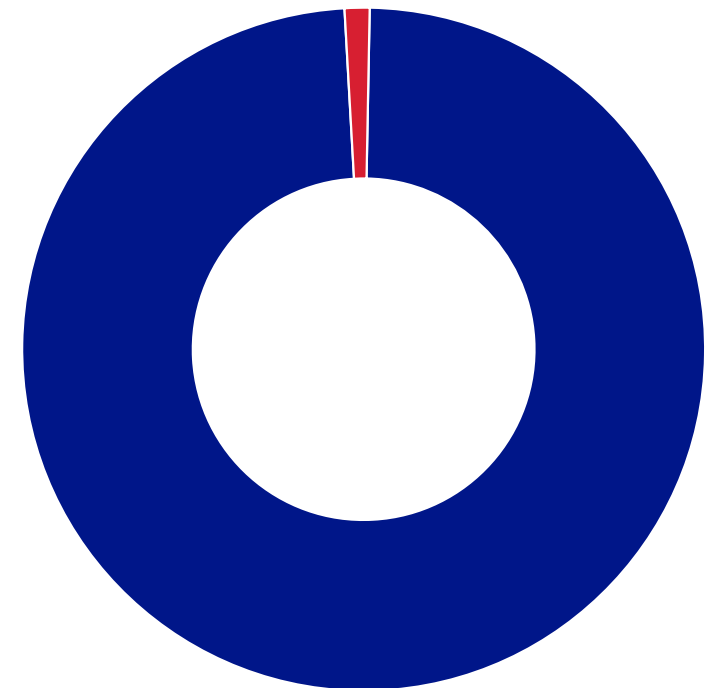
Delinquent Turnover

**Original Tax
Levy**

• \$1,623,338

**Adj.
Delinquent
July 1, 2024
Turnover**

• \$19,092
• 1.18%



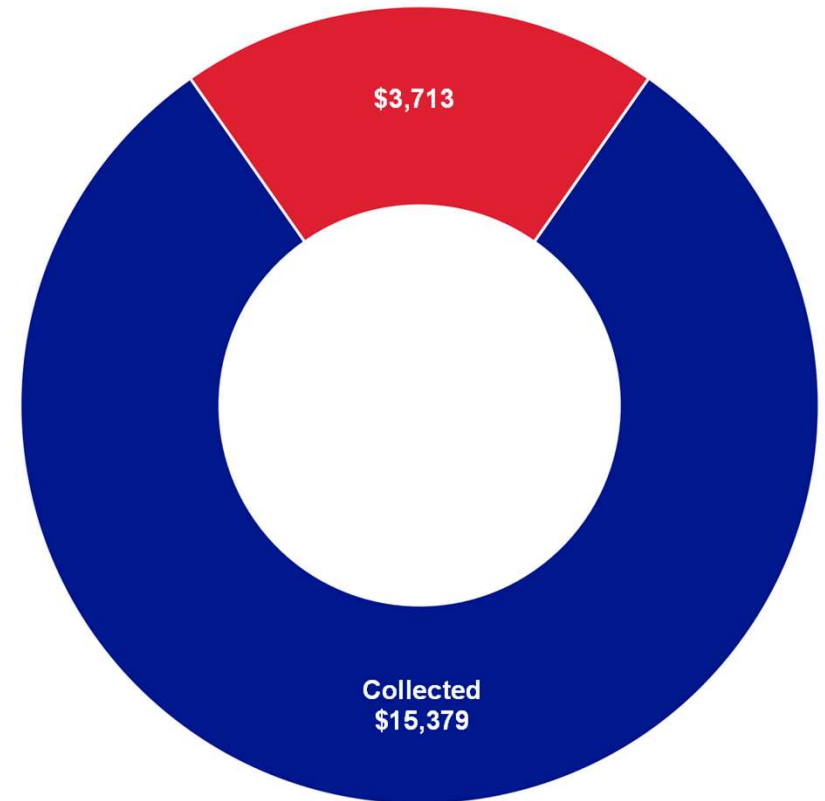
■ Collected 98.82% ■ Delinquent 1.18%

2023 TAX YEAR – DELINQUENT COLLECTIONS

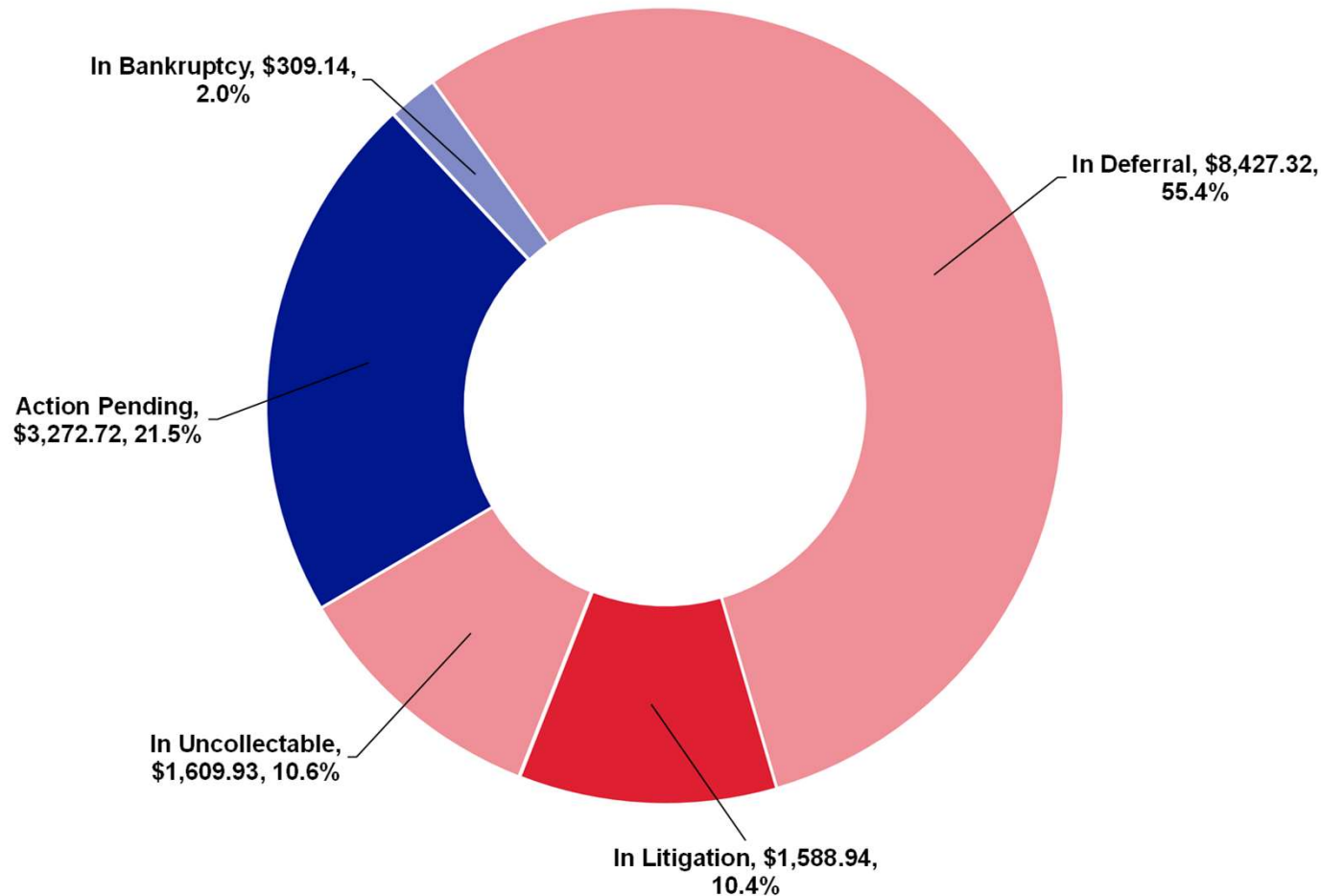
July 1, 2024 – September 30, 2024

Adj. July 1 Turnover	• \$19,092
Base Tax Collected	• \$15,379 • 80.55%
Base Tax Remaining	• \$3,713

Base Tax Only - No Penalties or Interest Added



ACCOUNT BREAKDOWN CHART



As of 10/8/2024 - Total Base Tax: \$15,208 (2023 Tax Year & Prior)

Action Pending Accounts: Notification Letters, Telephone Collections, Lienholder Notification, Title Research, Property Inspection and Payment Agreements. **Source:** Perdue Brandon tape download on 6/29/2024 from the Denton County Tax Office.



AUTHORITY ACTIVITY ANALYSIS

TROPHY CLUB MUNICIPAL UTILITY DISTRICT #1 As Of 10/8/2024, Tax Years Between 1997 And 2023

Description	# Properties	Pct Of Total	Base Tax Amount	Pct Of Total
In Bankruptcy	3	4.11%	\$309.14	2.03%
In Deferral	4	5.48%	\$8,427.32	55.41%
In Litigation	5	6.85%	\$1,588.94	10.45%
In Uncollectable	19	26.03%	\$1,609.93	10.59%
Action Pending	42	57.53%	\$3,272.72	21.52%
Totals	73	100.00%	\$15,208.05	100.00%

Dollar Range	# Properties	Pct Of Total	Base Tax Amount	Pct Of Total
\$0.01 - \$100.00	48	69.57%	\$674.23	4.43%
\$100.01 - \$250.00	11	15.94%	\$2,043.14	13.43%
\$250.01 - \$500.00	6	8.70%	\$2,043.14	13.43%
\$500.01 - \$1000.00	1	1.45%	\$597.63	3.93%
\$1000.01 - \$2500.00	1	1.45%	\$2,020.40	13.29%
\$2500.01 - \$5000.00	1	1.45%	\$2,643.44	17.38%
\$5000.01 - \$10,000.00	1	1.45%	\$5,186.07	34.10%
Totals	69	100.00%	\$15,208.05	100.00%

Year	# Transaction	Pct Of Total	Base Tax Amount	Pct Of Total
2010	1	0.74%	\$414.60	2.73%
2011	1	0.74%	\$378.65	2.49%
2012	1	0.74%	\$295.79	1.94%
2013	8	5.88%	\$786.42	5.17%
2014	8	5.88%	\$857.40	5.64%
2015	10	7.35%	\$502.72	3.31%
2016	6	4.41%	\$485.70	3.19%
2017	8	5.88%	\$865.42	5.69%
2018	8	5.88%	\$1,283.95	8.44%
2019	10	7.35%	\$1,400.46	9.21%
2020	10	7.35%	\$1,265.72	8.32%
2021	13	9.56%	\$1,583.77	10.41%
2022	14	10.29%	\$1,604.42	10.55%
2023	38	27.94%	\$3,483.03	22.90%
Totals	136	100.00%	\$15,208.05	100.00%

****Number of properties may differ in the first two sections because a property may reside in more than one category in the first section.**

Top Tax Due Report

Top 100 Percent Properties - TROPHY CLUB MUNICIPAL UTILITY DISTRICT #1

October 16, 2024 Regular Meeting Agenda Packet

GEO Code	Legal Description	Status	LPBD			
71012DEN	TROPHY CLUB #10 LOT 1219 ACRES: 0.235000	DEFE		D		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
968	BOREN BENJAMIN C & BEVERLY C	N/A	2010-2022	\$4,864.02	\$6,960.18	
71779DEN	TROPHY CLUB # 2 LOT 77 ACRES: 0.253600	DEFE		D		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91176	PARROW JAMES J & ELENA	N/A	2017-2022	\$2,332.99	\$2,802.91	
650109DEN	PERSONAL PROPERTY - DENTIST LOCATION: 925 TROPHY CLUB DR	<none>,UP		L		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90829	MEMBERS ONLY DENTAL PA	N/A	2018-2022	\$1,796.51	\$3,391.10	
11514221TAR	DIEGO'S TEX MEX KITCHEN PERSONAL PROPERTY TANGIBLE	BKR,SUIT,UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
59	SUMMERS, JAMES M	N/A	2013-2014	\$455.51	\$1,282.97	
40758281TAR	TROPHY CLUB # 9 LOT 723 ACRES: 0.236200	DEFE		D		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
93245	PARKER CHARLES J AND PARKER SYLVIA A	N/A	2022	\$337.04	\$365.12	
620602DEN	PERSONAL PROPERTY - DENTIST OFFICE LOCAITON : 301 TROPHY LAKE	<none>,SUIT		L		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1560	BURGAR BRANDON	N/A	2013-2014	\$310.41	\$873.32	
926478DEN	PERSONAL PROPERTY - CHIROPRACTOR LOCATION : 100 TROPHY CLUB	<none>,SUIT,UP		L		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1242	FORD LESLIE	N/A	2013-2017	\$297.77	\$767.47	
11514205TAR	WEINBERGERS DELICATESSEN PERSONAL PROPERTY TANGIBLE	<none>,SUIT,UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
58	WEINBERGER DELI TWO LLC	N/A	2016-2019	\$297.12	\$651.10	
339971DEN	PERSONAL PROPERTY - AIRCRAFT CESSNA 150L 1972-N5428Q LOCATION : SUIT			L		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
759	MORRISON AVIATION LLC	N/A	2013-2021	\$247.57	\$578.70	
42641576TAR	KNOLLS AT SOLANA BLOCK B LOT 23 ACRES: 0.247900	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
93256	MAYA WALDEMAR	N/A	2021-2022	\$171.12	\$286.33	
676474DEN	PERSONAL PROPERTY - DRY CLEANERS LOCATION: 2003 SH 114 STE 390	<none>,SUIT		L		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90856	J.A.E.H.K. INC	N/A	2018-2021	\$139.49	\$272.62	
72034DEN	TROPHY CLUB # 4 LOT 333 ACRES: 0.361600	<none>,BKR,EMP		B		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1219	BINGHAM GENE C	N/A	2021	\$122.63	\$213.38	
336817DEN	PERSONAL PROPERTY - DRY CLEANERS DROP OFF LOCATION : 2003 SH	UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1164	WALJI SHANIF M	N/A	2014-2015	\$45.93	\$122.63	
14265180TAR	FUSE ENERGY LLC PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91517	FUSE ENERGY LLC	N/A	2021-2022	\$37.36	\$63.51	
14318755TAR	DYNAMIC ACTION PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
92920	DYNAMIC ACTION INC	N/A	2021	\$36.66	\$63.79	
633172DEN	PERSONAL PROPERTY - AUDIOLOGISTS LOCATION: 501 TROPHY LAKE	UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1730	EARCARE HEARING AIDS	N/A	2014-2015	\$35.18	\$93.93	
469054DEN	PERSONAL PROPERTY - RETAIL STORE LOCATION: 301 TROPHY LAKE DR	UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1184	VERIZON	N/A	2013	\$30.81	\$89.10	
676479DEN	PERSONAL PROPERTY - DANCE & MUSIC LESSONS LOCATION: 905	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90858	FULLER CHRISTINA	N/A	2020-2022	\$20.53	\$35.89	
14689532TAR	CROSSFIT SPT PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
92190	RUTLEDGE SHANNON AND GARNER KASIE	N/A	2022	\$20.41	\$32.57	
563646DEN	PERSONAL PROPERTY - MISC PERSONAL SERVICE LOCATION: 2003 SH	UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1711	STYLES OF INDIA	N/A	2015-2016	\$20.23	\$51.11	
723199DEN	PERSONAL PROPERTY - INSURANCE AGENT LOCATION: 2101 SH 114 STE	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91433	MILLER CRAIG	N/A	2019-2022	\$18.50	\$33.73	
499622DEN	PERSONAL PROPERTY - HAIR SALON LOCATION: 2001 W SH 114, STE 150,	UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1530	DESIRE SALON & SPA	N/A	2013	\$16.51	\$47.75	
682747DEN	PERSONAL PROPERTY - RESTAURANT LOCATION: 301 TROPHY LAKE DR	UP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91619	7 MILES TASTE GROUP INC	N/A	2019	\$14.43	\$29.26	
13442112TAR	HEART TEST LABORATORIES PERSONAL PROPERTY TANGIBLE	UP				

Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91068	HEART TEST LABORATORIES INC	N/A	2017-2019	\$12.32	\$25.89
72303DEN	TROPHY CLUB # 6 LOT 528 ACRES: 0.266100	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91664	TABER JOHN K	N/A	2020	\$9.15	\$16.58
701746DEN	PERSONAL PROPERTY - SPECIAL TRADE CONTRACTORS: 99 TROPHY	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
93483	GRAY CAROL	N/A	2021-2022	\$6.51	\$10.89
659388DEN	PERSONAL PROPERTY - BUSINESS SERVICES LOCATION: 99 TROPHY	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91141	CHIP MUNDY INC	N/A	2017	\$4.85	\$11.23
566115DEN	PERSONAL PROPERTY - BUSINESS SERVICES LOCATION: 99 TROPHY	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
1555	DONNA & ASSOCIATES	N/A	2013	\$4.40	\$12.72
679913DEN	PERSONAL PROPERTY - OFFICE LOCATION: 99 TROPHY CLUB DR	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91389	SMITH CLINICAL SERVICES PLLC	N/A	2019	\$4.31	\$8.74
659398DEN	PERSONAL PROPERTY - BUSINESS SERVICES LOCATION: 99 TROPHY	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
90372	RAY DERSTEIN	N/A	2015	\$3.61	\$9.40
13730967TAR	RANDSTAD RANDSTAD US LP PERSONAL PROPERTY TANGIBLE	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
90303	RANDSTAD US LP	N/A	2014-2015	\$2.76	\$7.26
676473DEN	PERSONAL PROPERTY - PERSONAL TRAINER SERVICES LOCATION: 2003	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
90855	THE FORCE BY LUKE	N/A	2022	\$2.21	\$3.53
727270DEN	PERSONAL PROPERTY - INSURANCE OFFICE LOCATION: 99 TROPHY	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
92609	FOLEY BEVERLY	N/A	2020-2021	\$1.98	\$3.59
14881042TAR	CARDTRONICS USA INC VARX COMMERCIAL	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
93915	CARDTRONICS USA INC	N/A	2022	\$1.49	\$2.38
676477DEN	PERSONAL PROPERTY - MEDICAL OFFICE LOCATION: 300 TROPHY CLUB	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91387	TRUE MEDICINE PA	N/A	2022	\$0.95	\$1.52
314763DEN	PERSONAL PROPERTY - LEASED EQUIPMENT	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
298	NORTHERN LEASING SYSTEMS INC	N/A	2020	\$0.68	\$1.28
14461451TAR	DELL MARKETING LP VARX COMMERCIAL	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91207	DELL MARKETING LP	N/A	2016	\$0.61	\$1.41
42345560TAR	WESTLAKE ENTRADA BLOCK I LOT 13 REF PLAT D218192054	<none>			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91351	JJP TREVI LLC	N/A	2018	\$0.19	\$0.41
14381350TAR	SONIFI SOLUTIONS INC VARX COMMERCIAL	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
1290	SONIFI SOLUTIONS INC	N/A	2015	\$0.15	\$0.35
13661787TAR	NATIONAL DEFAULT TITLE PERSONAL PROPERTY TANGIBLE	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
1638	NATIONAL DEFAULT TITLE SERVICE	N/A	2017	\$0.07	\$0.16
14448870TAR	NEOPOST USA INC VARX COMMERCIAL	UP			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
91049	NEOPOST USA INC	N/A	2015	\$0.04	\$0.09
70726DEN	TROPHY CLUB #11 LOT 1467 ACRES: 0.293800	<none>,DEFE,QPAY			
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due
90912	RUANGSKUL VERONICA IND EXECUTOR FOR BOWO	N/A	2022	\$0.01	\$0.02

Top Tax Due Report

October 16, 2024 Regular Meeting Agenda Packet

Top 100 Percent Properties - TROPHY CLUB MUNICIPAL UTILITY DISTRICT #1

GEO Code	Legal Description	Status	LPBD			
526096DEN	CHURCHILL DOWNS BLK A LOT 1 ACRES: 0.258300	<none>,EMP,PPAY,TPAY				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
895	SEAY MARK SR & TERRI	N/A	2023	\$428.16	\$621.69	
71012DEN	TROPHY CLUB #10 LOT 1219 ACRES: 0.235000	DEFE		D		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
968	BOREN BENJAMIN C & BEVERLY C	N/A	2023	\$322.05	\$332.77	
71779DEN	TROPHY CLUB # 2 LOT 77 ACRES: 0.253600	DEFE		D		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91176	PARROW JAMES J & ELENA	N/A	2023	\$310.45	\$320.79	
40758281TAR	TROPHY CLUB # 9 LOT 723 ACRES: 0.236200	DEFE		D		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
93245	PARKER CHARLES J AND PARKER SYLVIA A	N/A	2023	\$260.59	\$269.27	
42402369TAR	WESTLAKE ENTRADA BLOCK C LOT 1A SCHOOL BOUNDARY SPLIT	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94633	MRW INVESTORS LLC	N/A	2023	\$241.49	\$350.64	
40758001TAR	TROPHY CLUB # 3 LOT 254 BALANCE IN DENTON CO ACRES: 0.477400	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94416	JOHNSON CLAIR G	N/A	2023	\$228.41	\$331.65	
650109DEN	PERSONAL PROPERTY - DENTIST LOCATION: 925 TROPHY CLUB DR	<none>,UP		L		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90829	MEMBERS ONLY DENTAL PA	N/A	2023	\$223.89	\$325.09	
42894164TAR	WESTLAKE ENTRADA BLOCK G LOT 1R2 ACRES: 0.168000	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94431	1 TIM 617 LLC	N/A	2023	\$223.34	\$324.29	
40758052TAR	TROPHY CLUB # 3 LOT 258 BALANCE IN DENTON CO ACRES: 0.355600	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
93243	WEEKS CHRISTOPHER ROCK AND DENSMORE BRIT	N/A	2023	\$198.54	\$288.28	
991059DEN	PERSONAL PROPERTY - RESTAURANT/BAR LOCATION: 2230 SH 114 STE	<none>,BKR		B		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94161	BLUE 22 SPORTS GRILL	N/A	2023	\$185.31	\$269.07	
40758478TAR	TROPHY CLUB # 9 LOT 744 BALANCE IN DENTON CO ACRES: 0.255200	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94418	MILLER HIGHLIFE LLC	N/A	2023	\$176.84	\$256.77	
71202DEN	TROPHY CLUB VILLAGE WEST SEC A LOT 893 ACRES: 0.206600	TPAY				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94516	BARRON ALEJANDRA	N/A	2023	\$165.45	\$240.23	
42616733TAR	WESTLAKE ENTRADA BLOCK C LOT 1B SCHOOL BOUNDARY SPLIT	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
92381	AMR WESTLAKE STORAGE OWNER LLC	N/A	2023	\$114.07	\$165.63	
42400404TAR	WESTLAKE ENTRADA BLOCK C LOT 1A SCHOOL BOUNDARY SPLIT	<none>,EMP				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
931	UNKNOWN	N/A	2023	\$96.95	\$140.77	
42641576TAR	KNOLLS AT SOLANA BLOCK B LOT 23 ACRES: 0.247900	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
93256	MAYA WALDEMAR	N/A	2023	\$83.05	\$120.59	
42616725TAR	WESTLAKE ENTRADA BLOCK C LOT 1B SCHOOL BOUNDARY SPLIT	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
92381	AMR WESTLAKE STORAGE OWNER LLC	N/A	2023	\$43.80	\$63.60	
14836420TAR	OLDCASTLE APG PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94320	OLDCASTLE APG	N/A	2023	\$41.35	\$60.04	
1010181DEN	PERSONAL PROPERTY - MARTIAL ARTS SCHOOL LOCATION: 2550	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94240	PREMIER MARTIAL ARTS TROPHY CLUB	N/A	2023	\$32.64	\$47.39	
14924281TAR	TXRE PROPERTIES PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94325	TXRE PROPERTIES	N/A	2023	\$24.39	\$35.41	
14949895TAR	LINDE LEASED EQUIPMENT VARX COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94329	LINDE LEASED EQUIPMENT	N/A	2023	\$21.49	\$31.20	
14689532TAR	CROSSFIT SPT PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
92190	RUTLEDGE SHANNON AND GARNER KASIE	N/A	2023	\$14.26	\$20.71	
42201762TAR	GRANADA BLOCK A LOT 36 SCHOOL BOUNDARY SPLIT ACRES: 0.028700	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94420	BARRIOS JOSUE ELIEZER MORALES ETAL	N/A	2023	\$11.01	\$15.99	
1028287DEN	PERSONAL PROPERTY - LEASED EQUIPMENT - S11	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94609	HUNTINGTON NATIONAL BANK (EQUIPMENT FINA		2023	\$8.55	\$12.21	

943797DEN	PERSONAL PROPERTY - LEASED EQUIPMENT - S11	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94625	THE COCA-COLA COMPANY		2023	\$7.07	\$10.01	
676479DEN	PERSONAL PROPERTY - DANCE & MUSIC LESSONS LOCATION: 905	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90858	FULLER CHRISTINA	N/A	2023	\$4.30	\$6.24	
14265180TAR	FUSE ENERGY LLC PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91517	FUSE ENERGY LLC	N/A	2023	\$3.64	\$5.29	
676473DEN	PERSONAL PROPERTY - PERSONAL TRAINER SERVICES LOCATION: 2003	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90855	THE FORCE BY LUKE	N/A	2023	\$3.61	\$5.24	
723199DEN	PERSONAL PROPERTY - INSURANCE AGENT LOCATION: 2101 SH 114 STE	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91433	MILLER CRAIG	N/A	2023	\$2.83	\$4.11	
701746DEN	PERSONAL PROPERTY - SPECIAL TRADE CONTRACTORS: 99 TROPHY	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
93483	GRAY CAROL	N/A	2023	\$2.10	\$3.05	
14635955TAR	NTT DATA SERVICES LLC VARX COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
92936	NTT DATA SERVICES LLC	N/A	2023	\$1.75	\$2.46	
1030803DEN	PERSONAL PROPERTY - LEASED EQUIPMENT - S11	BKR		B		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94223	REDBOX AUTOMATED RETAIL LLC	N/A	2023	\$1.20	\$1.74	
72496DEN	TROPHY CLUB # 6 LOT 545 ACRES: 0.284400	DEFE,QPAY		D		
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91487	HICKS JAMES O	N/A	2023	\$0.18	\$0.18	
14924302TAR	GKN AEROSPACE PERSONAL PROPERTY TANGIBLE COMMERCIAL	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
94326	GKN AEROSPACE	N/A	2023	\$0.16	\$0.23	
976238DEN	PERSONAL PROPERTY - LEASED EQUIPMENT - S12	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
93739	NUCO2 SUPPLY LLC	N/A	2023	\$0.03	\$0.04	
72301DEN	TROPHY CLUB # 3 LOT 176 ACRES: 0.350400	<none>,DEFE,QPAY				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
91663	STAFFEL CARL ALLEN & DESIREE J	N/A	2023	\$0.03	\$0.04	
536970DEN	PERSONAL PROPERTY - CHIROPRACTIC OFFICE LOCATION: 501 TROPHY	<none>				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90794	LHK HOLDINGS LLC	N/A	2023	\$0.03	\$0.04	
70685DEN	TROPHY CLUB #11 LOT 1455 ACRES: 0.325100	<none>,QPAY				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
90911	MOREY BRUCE	N/A	2023	\$0.01	\$0.01	
72180DEN	TROPHY CLUB # 3 LOT 154 ACRES: 0.520600	<none>,QPAY				
Taxpayer #	Taxpayer Name	Primary Phone	Years	Tax Due	Total Due	
1585	HALL TERRY & TAEKO	N/A	2023	\$0.01	\$0.01	

Deferral Detail Report

Locator: Denton Tax

Clients: Trophy Club MUD 1

TP #	Taxpayer Name								Base Due
93245	PARKER CHARLES J AND PARKER SYLVIA A								
	GEO Code	Client Name	Tax Year	Status	Tran Type	Start Date	End Date	Condition	Base Tax
	40758281TAR	Trophy Club MUD 1	2022	DEFE	TAX	12/06/2021	12/01/2099	Defer	\$337.04
	40758281TAR	Trophy Club MUD 1	2023	DEFE	TAX	12/06/2021	12/01/2099	Defer	\$260.59
								Property Base Due	\$597.63
								Taxpayer Base Due	\$597.63
968	BOREN BENJAMIN C & BEVERLY C								
	GEO Code	Client Name	Tax Year	Status	Tran Type	Start Date	End Date	Condition	Base Tax
	71012DEN	Trophy Club MUD 1	2010	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$414.60
	71012DEN	Trophy Club MUD 1	2011	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$378.65
	71012DEN	Trophy Club MUD 1	2012	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$295.79
	71012DEN	Trophy Club MUD 1	2013	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$300.56
	71012DEN	Trophy Club MUD 1	2014	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$325.30
	71012DEN	Trophy Club MUD 1	2015	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$355.07
	71012DEN	Trophy Club MUD 1	2016	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$367.89
	71012DEN	Trophy Club MUD 1	2017	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$385.38
	71012DEN	Trophy Club MUD 1	2018	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$380.30
	71012DEN	Trophy Club MUD 1	2019	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$404.59
	71012DEN	Trophy Club MUD 1	2020	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$401.84
	71012DEN	Trophy Club MUD 1	2021	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$437.04
	71012DEN	Trophy Club MUD 1	2022	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$417.01
	71012DEN	Trophy Club MUD 1	2023	DEFE	TAX	06/30/2010	12/01/2099	Defer	\$322.05
								Property Base Due	\$5,186.07
								Taxpayer Base Due	\$5,186.07
91176	PARROW JAMES J & ELENA								
	GEO Code	Client Name	Tax Year	Status	Tran Type	Start Date	End Date	Condition	Base Tax
	71779DEN	Trophy Club MUD 1	2017	DEFE	TAX	11/03/2017	12/01/2099	Defer	\$276.37
	71779DEN	Trophy Club MUD 1	2018	DEFE	TAX	11/03/2017	12/01/2099	Defer	\$412.53
	71779DEN	Trophy Club MUD 1	2019	DEFE	TAX	11/03/2017	12/01/2099	Defer	\$416.50
	71779DEN	Trophy Club MUD 1	2020	DEFE	TAX	11/03/2017	12/01/2099	Defer	\$404.55
	71779DEN	Trophy Club MUD 1	2021	DEFE	TAX	11/03/2017	12/01/2099	Defer	\$421.13
	71779DEN	Trophy Club MUD 1	2022	DEFE	TAX	11/03/2017	12/01/2099	Defer	\$401.91
	71779DEN	Trophy Club MUD 1	2023	DEFE	TAX	11/03/2017	12/01/2099	Defer	\$310.45
								Property Base Due	\$2,643.44
								Taxpayer Base Due	\$2,643.44
91487	HICKS JAMES O								
	GEO Code	Client Name	Tax Year	Status	Tran Type	Start Date	End Date	Condition	Base Tax
	72496DEN	Trophy Club MUD 1	2023	DEFE	TAX	12/03/2020	12/01/2099	Defer	\$0.18
								Property Base Due	\$0.18
								Taxpayer Base Due	\$0.18
								Total Base Due	\$8,427.32
TROPHY CLUB MUNICIPAL UTILITY DISTRICT #1			Defer			\$8,427.32			

Trophy Club Municipal Utility District No. 1

Quarterly Investment Report

For Ending Period 09/30/2024 (July, August, September)

Restricted/ Unrestricted	Investment Type	Account Number	Sec Type	Yield %	Beginning Value 6/30/2024	Deposits	Withdrawals	Interest	Ending Market 9/30/2024	Maturity
Unrestricted- 122	CK	XXXX2660	Prosperity Bank Consolidated Cash-Fire Dept	0.35%	946	54,417	-	-	55,363	N/A
Restricted- 122	PF		TexPool Municipal Fund-Fire Dept	4.98%	863,969	11,728	(298,860)	-	576,838	N/A
Unrestricted- 135	CK	XXXX2660	Prosperity Bank Consolidated Cash-General Fund	0.35%	4,912,889	4,654,232	(4,070,971)	4,726	5,500,875	N/A
Unrestricted- 135	PF	XXXXXX0002	TexPool Municipal Fund-Operating	4.98%	2,780,223	88,013	(513,296)	107,640	2,462,580	N/A
Restricted	SA	XXXXXX7724	Prosperity Bank Cash Reserve- Money Mkt	3.19%	1,983,072	-	-	15,744	1,998,815	N/A
Restricted- 137	PF		TexPool Municipal Fund-GASB Replacement	4.98%	4,916,433	-	(50,000)	-	4,866,433	N/A
Restricted- 519	CK	XXXX2660	Prosperity Bank Consolidated Cash-Tax SWIFT	0.35%	85,052	-	-	-	85,052	N/A
Restricted- 519	PF	XXXXXX00015	Texpool Revenue Bond Construction-SWIFT	4.98%	-	-	-	-	-	N/A
Restricted- 519	ES	82-1747-01-1	Revenue Bond Series 2016 Escrow- BOK	3.19%	836,522	-	-	18,210	854,732	
Restricted- 520	PF	XXXXXX00018	Texpool Revenue Bond Construction Series 2019	4.98%	-	-	-	-	-	N/A
Restricted- 528	PF	XXXXXX00014	Texpool Revenue Bond Reserve	4.98%	980,774	-	-	13,062	993,836	N/A
Restricted- 533	CK	XXXX2660	Prosperity Bank Consolidated Cash-Tax I&S	0.35%	-	-	-	-	-	N/A
Restricted- 533	PF	XXXXXX0003	TexPool Tax Debt Service	4.98%	537,091	32,653	(472,638)	5,033	102,140	N/A
Restricted- 534	PF	XXXXXX00013	Texpool Revenue Bond I&S	4.98%	405,003	166,810	(523,119)	4,261	52,955	N/A
Restricted- 535	PF	XXXXXX00017	Texpool Revenue Bond I&S-SWIFT	4.98%	188,266	74,704	(246,757)	1,936	18,149	N/A
Restricted- 536	PF	XXXXXX00020	Texpool Revenue Bond I&S Series 2019	4.98%	182,073	103,633	(274,794)	1,978	12,891	N/A
	CK	Checking			<u>\$ 18,672,313</u>	<u>\$ 5,186,190</u>	<u>\$ (6,450,434)</u>	<u>\$ 172,590</u>	<u>\$ 17,580,659</u>	

MM Money Market
PF Pools & Funds
SA Savings Accounts
ES Escrow/ Treasuries
CD Certificate of Deposit

**I certify that this Investment Report complies with requirements of the District's
Investment Policy and the Public Funds Investment Act.**

Prepared By

Regina Van Dyke

DATE

Investment Officer

Alan Fourmentin

DATE

Town of Trophy Club Events

★ Sponsorships Offered



**REGULAR MEETING MINUTES
TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
BOARD OF DIRECTORS
September 18, 2024, at 6:30 p.m.**

Trophy Club Municipal Utility District No. 1 Board of Directors, of Denton and Tarrant Counties, met in a 2024 at 6:30 p.m., in the Boardroom of the Administration Building, 100 Municipal Drive, Trophy Club, Texas 76262. The meeting was held within the boundaries of the District and was open to the public.

CITIZEN COMMENTS

There were no citizen comments

REPORTS & UPDATES

2. Staff Reports
 - a. Capital Improvement Projects
 - b. Operations Reports
 - c. Finance Reports

General Manager Fourmentin presented the monthly staff reports and answered questions related thereto.

CONSENT AGENDA

3. Consider and act to approve the Consent Agenda.
 - a. August 21, 2024, Regular Meeting Minutes

Motion Made by Director Harper and seconded by Director Thomas to approve the Consent Agenda.

Motion carried unanimously

REGULAR SESSION

4. Introduction of Association of Water Board Directors (AWBD) representative Linda Backlund.

Linda Backlund, newly appointed North Texas Regional Trustee with the Association of Water Board Directors introduced herself and provided an updated on the programs being offered by AWBD that will be more specific to north Texas MUDs.

5. Presentation and review of District IT services.

Stephanie Moore, CEO and Michael Moore, founder and cyber security expert of M3, the District's IT service provider, presented the Board with an overview of services provided and answered questions related thereto.

6. Presentation and review of proposed security audit services.

Jim McConnell with Ask McConnell Security presented the Board with a proposal for security services and answered questions related thereto.

The Board provided direction to the General Manager on how to proceed.

The Board recessed at 8:32 p.m.

The Board reconvened into Regular Session at 8:44 p.m.

7. Consider and act to adopt Resolution No. 2024-0918A approving Budget for Fiscal Year 2025.

Motion made by Director Harper and seconded by Director Thomas to adopt Resolution No. 2024-0918A approving budget for fiscal year 2025.

Motion made by Director Rose to amend the Budget for Fiscal Year 2025 to increase the MUD employees' salaries and wages in the historical manner by including a 3% merit pay increase and a 5% cost of living increase based on the local Consumer Price Index; and add an additional 1% for the creation of a fund to be used under the pay for performance concept for employees. Changes to budget line items based on salaries and wages which will require adjustment based on this motion are also approved without specific reference. Furthermore, funding for this amendment, that is not currently included in this evening's rate order, shall come from reserves until new rates are calculated and approved.

Motion fails for lack of a second

Motion made by Director Rose that all employees receive a uniform cost of living increase in the Budget for Fiscal Year 2025.

Motion fails for lack of a second

Motion made by Director Rose that all employees with a positive pay performance review except those with compensation at or above the salary survey maximum, receive a merit pay increase.

Motion fails for lack of a second

Motion made by Director Rose Motion that a fund be created for exceptional meritorious employee performance under the pay for performance concept.

Motion to fails for lack of a second

Main Motion:

For: Carr, Brewster, Harper, Thomas

Opposed: Rose

Motion passed 4-1

8. Consider and act to adopt Rate Order No. 2024-0918A amending water and sewer rates and setting an effective date of October 1, 2024.

Motion made by Director Harper and seconded by Director Brewster to adopt Rate Order No. 2024-0918A amending water and sewer rates and setting an effective date of October 1, 2024.

Motion carried unanimously

9. Consider and act to adopt Order No. 2024-0918B Fixing and Levying Trophy Club Municipal Utility District No. 1 Debt Service Tax Rate and Operations and Maintenance Tax Rate for 2024 Tax Year.

Motion made by Director Harper and seconded by Director Carr to adopt Order No. 2024-0918B fixing and levying Trophy Club Municipal Utility District No. 1 Debt Service tax rate at \$0.00799 per \$100 on all taxable property within the District and Operations and Maintenance tax rate at \$0.05451 per \$100 of taxable value for the 2024 tax year.

Motion carried unanimously

10. Consider and act to adopt Resolution 2024-0918B approving 2024 Tax Roll for Trophy Club Municipal Utility District No. 1.

Motion made by Director Harper and seconded by Director Thomas to adopt Resolution 2024-0918B approving the 2024 tax roll for Trophy Club Municipal Utility District No. 1.

Substitute Motion:

Motion made by Director Rose and seconded by Director Harper to adopt Resolution 2024-0918B approving the 2024 tax roll for Trophy Club Municipal Utility District No. 1. The Board of Directors approved tax rate of \$0.06250/\$100 assessed value, being imposed on each property included on the certified appraisal rolls for the District for the 2024 tax year, totals \$1,701,057 tax levy. The Board hereby declares that the appraisal rolls with amounts of tax entered shall constitute the District's tax roll for the 2024 tax year.

Substitute Motion carried unanimously

11. Consider and act to approve the Amendment to District Information Form, including Notice to Purchaser Form.

Motion made by Director Brewster and seconded by Director Harper to approve.

Substitute Motion:

Motion made by Director Rose and seconded by Director Brewster approve the Amendment to District Information Form, including Notice to Purchaser showing the total Trophy Club Municipal Utility District No. 1 tax levy of \$0.06250 per \$100 of taxable value.

Substitute Motion carried unanimously

12. Consider and act regarding annual review of District Investment Policy and Investment Strategies including:
- a. Adopt Order No. 2024-0918C Approving Amended and Restated Investment Policy, including the District's Investment Strategies and Appointment of Investment Officer(s).

Motion made by Director Rose and seconded by Director Harper to adopt Order No. 2024-0918C approving Amended and Restated Investment Policy, including the District's Investment Strategies and Appointment of Alan Fourmentin and Regina Van Dyke as Investment Officers.

Motion carried unanimously

13. Consider and act to adopt Resolution No. 2024-0918C Approving Cash Reserve Policy.

Motion by Director Rose and seconded by Director Thomas to adopt Resolution No. 2024-0918C Approving Cash Reserve Policy.

Motion carried Unanimously

14. Consider and take appropriate action regarding Banking and depository matters: Approval of Resolution No. 2024-0918D authorizing the extension of term of depository pledge agreement with Prosperity Bank.

Motion made by Director Harper and seconded by Director Carr to approve Resolution No. 2024-0918D authorizing the extension of term of depository pledge agreement with Prosperity Bank.

Motion carried unanimously

15. Consider and act regarding approval of task order agreement with Halff Associates for professional engineering services for the replacement of the existing water lines and authorize the General Manager to execute the necessary documents to implement Board action.

Motion made by Director Harper and seconded by Director Rose to approve task order agreement dated September 18, 2024, with Halff Associates for professional engineering services for the replacement of approximately 8,500 linear feet of existing water lines at a total cost not to exceed \$110,500 and authorize the General Manager to execute the necessary documents to implement Board action.

Motion carried unanimously

16. Consider and act regarding approval of work order agreement with Pipeline Analysis, LLC for professional engineering services related to the district wastewater collection system and authorize the General Manager to execute the necessary documents to implement Board action.

Motion made by Director Rose and seconded by Director Thomas to approve work order agreement with Pipeline Analysis, LLC for professional engineering services related to the district wastewater collection system in an amount not to exceed \$200,230.02 and authorize the General Manager to execute the necessary documents to implement Board action.

Motion carried unanimously

17. Discussion and possible action regarding Drought Contingency and Emergency Water Management Plan. (Brewster)

Discussion only, no action taken.

The Board convened into Executive Session at 9:29 p.m.

EXECUTIVE SESSION

18. Pursuant to Section 551.074 of the Texas Government Code (Personnel), the Board will convene into

executive (closed) session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: General Manager annual evaluation.

The Board reconvened into Regular Session at 11:46 p.m.

REGULAR SESSION

19. Consider and act regarding items discussed in Executive Session.

No action taken

20. Future Agenda Items:

21. Items for future agendas.

Add an item in Operational Reports to discuss community events.

22. Next Regular Meeting date – October 16, 2024

ADJOURN

President Carr called the meeting adjourned at 11:49 p.m.

Kevin R. Carr, President

Doug Harper, Secretary/Treasurer

(SEAL)

Laurie Slaght, District Secretary



STAFF REPORT

October 16, 2024

AGENDA ITEM: Consider and act to approve Non-Standard Water and Wastewater Agreement with Beldonia Homes LLC., for the development of residential townhomes located at 401 Trophy Wood Drive in Trophy Club, Texas.

DESCRIPTION: Beldonia Homes LLC., the “Developer”, is requesting retail water and wastewater service from the District to serve seven residential townhomes located at 401 Trophy Wood Drive. The Town has a development agreement in place and the estimated impacts to the system are shown below.

Estimated Water Demand:

Gallons/Lot/Day	650
Number of Lots	7
Average Gallons/Day	4,550
Peak Gallons/Day (4.0 Peaking Factor)	18,200

Estimated Sanitary Sewer Demand:

Gallons/Lot/Day	406
Number of Lots	7
Average Gallons/Day	2,842
Peak Gallons/Day (4.0 Peaking Factor)	11,368

ATTACHMENTS: Non-Standard Water and Wastewater Agreement

RECOMMENDATION: Staff recommend approval of the Non-Standard Service Agreement with Beldonia Homes LLC.

NON-STANDARD WATER AND WASTEWATER SERVICE AGREEMENT

THE STATE OF TEXAS

§

§

COUNTIES OF TARRANT AND DENTON

§

This **Non-Standard Water and Wastewater Service Agreement** (this “Agreement”) is entered into as of the Effective Date, by and among the **Trophy Club Municipal Utility District No. 1**, a conservation and reclamation district created and functioning under Chapters 49 and 54 of the Texas Water Code (the “District”) and Beldonia Homes LLC, a Texas limited liability company (“Developer”).

Recitals

A. WHEREAS, the District is a political subdivision of the State of Texas and the owner of certain water and wastewater system facilities that it utilizes to provide retail water and wastewater services to its customers; and

B. WHEREAS, Developer owns that certain real property within the District containing approximately 0.947 acres of real property generally located at the northwest corner of Trophy Wood Drive and Plaza Drive more particularly described on **Exhibit “A”** attached hereto (the “Property”) that it desires to develop for residential townhome purposes; and

C. WHEREAS, Developer desires that the District provide retail water and wastewater service to the Property, and is willing to finance, design, construct, and dedicate to the District certain facilities required for the District to provide retail water and wastewater services to the Property; and

D. WHEREAS, the District and Developer now desire to enter into this Agreement in order to set forth the terms and conditions pursuant to which the Developer shall construct the facilities required for service to the Property and District shall provide retail water service and retail wastewater service to the Property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereafter set forth, the receipt and sufficiency of which are hereby acknowledged, the District and Developer hereby agree as follows:

**I.
DEFINITIONS**

When used in this Agreement, the following terms will have the meanings set forth below:

1.1 “Agreement” means this Non-Standard Water and Wastewater Services Agreement.

1.2 “Closing” means the execution and delivery by the Developer of all documents conveying, transferring, or assigning the interests and property of Developer in any Interests to be Acquired to the District, and the performance of all acts necessary to complete such execution and delivery.

1.3 “Closing Date” means the date on which a Closing occurs.

1.4 “Developer” means the person or entity that owns the Property, as identified in the first paragraph of this Agreement.

1.5 “District System” means the water and wastewater system now owned or to be acquired by District to serve the District’s service territory, and any expansions, improvements, enlargements, additions and replacements thereto, including the Interests to be Acquired, subject to the terms of this Agreement.

1.6 “Effective Date” means the last day of execution of this Agreement by all parties hereto.

1.7 “Interests to be Acquired” means the Internal Facilities, all easements required to be conveyed to the District under this Agreement, and all other interests that Developer is required to convey or cause to be conveyed to the District under this Agreement.

1.8 “Internal Facilities” means the internal water and wastewater subdivision infrastructure to be constructed by Developer and dedicated to the District for providing retail water and wastewater services to customers within the Property. The Internal Facilities shall include all facilities and equipment required to connect the Internal Facilities to the District System, but shall not include private service lines.

1.9 “Property” means the real property located within the District’s boundaries being more particularly described on **Exhibit “A”** attached hereto.

1.10 “Service Commitment” means a peak monthly quantity of 35,000 gallons of retail water and wastewater services that the District agrees to make available to the Property for residential uses in accordance with the terms and conditions of this Agreement.

1.11 “TCEQ” means the Texas Commission on Environmental Quality or any successor agency.

II.

PROVISION OF RETAIL WATER AND WASTEWATER SERVICES

2.1 Service Commitment.

(a) In accordance with and subject to the terms and conditions of this Agreement, the District agrees to provide retail water and wastewater services to Developer for residential and appurtenant uses within the Property in a quantity not to exceed the Service Commitment. The District’s obligation to serve the Property is expressly contingent on Developer’s compliance with its obligations under this Agreement and with the District’s rules, regulations and policies.

(b) The District shall have no obligation to provide water or wastewater service to any portion of the Property until all of the following conditions precedent have been satisfied:

(i) a final subdivision plat has been recorded for the Property;

- (ii) the Internal Facilities required to provide service to the Property have been completed by Developer, are operational, have been dedicated to, and are accepted by the District;
- (iii) the final construction costs for the Internal Facilities have been provided to the District;
- (iv) all necessary easements and other real property interests have been dedicated to the District in accordance with this Agreement;
- (v) all required fees and charges have been paid to the District by Developer; and
- (vi) the District has received all necessary governmental approvals for the provision of services to the Property.

2.2 Service. The District shall provide retail water and wastewater services to Developer in accordance with its standard rules and policies, and the applicable laws and regulations of the State of Texas.

2.3 Minimum Pressure. The District will deliver potable water to Developer at a minimum pressure of 35 pounds per square inch at each retail customer meter, or as may otherwise be required by the applicable rules of TCEQ.

2.4 District Operations. Subject to the terms of this Agreement, the District will be responsible for operating and maintaining the District System in good working order; for making all needed replacements, additions and improvements as required for the operation of the facilities; for reading meters, billing and collecting from all customers; and for performing all other usual and customary services and administrative functions associated with retail water and wastewater utility systems.

2.5 Service Subject to State and Local Approvals. Notwithstanding other provisions in this Agreement, the District will not provide water or wastewater services in the manner described in this Agreement unless Developer obtains at its sole cost and expense all necessary permits, certificates, and approvals for development of the Property from any and all local, state, or federal governmental or regulatory bodies with jurisdiction.

2.6 Water Conservation. The District may curtail service to the Property in times of high system demand or drought, or as may be required by the District's Water Conservation Plan or Drought Contingency Plan, by other regulatory authorities, and/or by entities from whom to the District purchases water supplies, in the same manner as such curtailment is imposed on other similar customers of the District.

III. RATES, FEES, CHARGES, AND OTHER PAYMENT OBLIGATIONS

3.1 **Rates.** Developer will pay District's standard rates for retail water and wastewater service applicable to the Property, as established and amended by the Board of Directors of the District from time to time.

3.2 **Fees and Charges.** Developer shall be required to pay to the District all standard charges, fees, and deposits for water and wastewater service applicable to customers of the District, as amended from time to time. Without limitation, Developer shall be required to pay all impact fees applicable to the retail water service furnished by the District, which the District collects and remits to the City of Fort Worth pursuant to the District's wholesale water service agreement with the City of Fort Worth.

3.3 **Consultant Fees.** Simultaneously with the execution of this Agreement and as a condition precedent to performance by the District under this Agreement, the Developer agrees to pay or cause to be paid to the District its legal, engineering, and other costs incurred by the District in connection with the preparation of this Agreement and prior service availability negotiations.

3.4 **Engineering Reviews.** At the time of submittal of the design of the Internal Facilities, the Developer shall pay the District's costs for engineering review.

3.5 **Inspection Fees.** The Developer shall pay Inspection Fees to the District in connection with its inspection of the Internal Facilities. Payment shall be tendered by Developer within 30 days of a receipt of a written invoice for payment from the District.

IV. FACILITIES

4.1 **General.** The Developer will design and construct all Internal Facilities required for the District's provision of retail water and wastewater services to the customers within the Property from the District System, including all facilities and equipment required to connect the Internal Facilities to the District System.

4.2 **Design of the Facilities.** The Developer will cause all physical facilities to be constructed or acquired as a part of the Internal Facilities to be designed by a qualified registered professional engineer selected by the Developer and approved by the District. The design will be subject to the approval of the District and all governmental agencies with jurisdiction. The Internal Facilities shall be designed so as to ensure that the District may provide continuous and adequate service within the Property and so as to ensure their compatibility with the District System. The Internal Facilities will include any equipment necessary for water transmission and distribution, as determined by the District. The Developer further agrees to install meter boxes and a flow indicator for fire lines, if any. Any variance to the plans or specifications approved by the District or specified in this Agreement must be submitted in writing to the District and is subject to the District's sole discretion and approval. If the Internal Facilities as constructed by the Developer are not in compliance with the agreed specifications approved by the District, then the District may

require correction, withhold water and wastewater services until remedied, or pursue any remedy at law or in equity, or otherwise provided in this Agreement.

4.3 Construction of Facilities.

(a) All construction contracts and other agreements pertaining to the Internal Facilities will contain provisions to the effect that any contractor, materialman or other party thereto will look solely to Developer for payment of all sums coming due thereunder and that the District will have no obligation whatsoever to any such party.

(b) All construction contracts and change orders will be prepared in compliance with any applicable rules and regulations of the District, TCEQ and any other governmental entity with jurisdiction.

(c) During construction, any change orders will be subject to review and approval by the District, which approval will not be unreasonably delayed or denied.

(d) The Internal Facilities will be constructed in a good and workmanlike manner and all material used in such construction will be substantially free from defects and fit for their intended purpose. The District may have an on-site inspector to inspect and approve the construction, which approval will not be unreasonably withheld or delayed.

(e) At Closing and as a condition of service, the Developer agrees to furnish the District with final as-built or record drawings of the Internal Facilities.

4.4 Cost of Facilities. The Developer will promptly pay the costs of the Internal Facilities as they become due, including, without limitation, all costs of design, engineering, materials, labor, construction and inspection arising in connection with the Internal Facilities; all payments arising under any contracts entered into by Developer for the construction of the Internal Facilities; all costs incurred by Developer in connection with obtaining governmental approvals, certificates, permits, easements, rights-of-way, or sites required as a part of the construction of the Internal Facilities; and all out-of-pocket expenses incurred in connection with the construction of the Internal Facilities. The District will not be liable to any contractor, engineer, attorney, materialman or other party employed or contracted with in connection with the construction of the Internal Facilities.

4.5 Duty to Repair and Warranty. The Developer agrees to repair or cause to be repaired all defects in materials, equipment or workmanship for the Internal Facilities appearing within **two (2) years** from the Completion Date to comply with the approved plans and specifications for the Internal Facilities. Upon receipt of written notice from the District of the discovery of any defects, the Developer shall promptly and at its own cost remedy or cause to be remedied the defects and replace any property damaged therefrom. In case of emergency where delay would cause serious risk of loss or damage to the District or its customers, or if the Developer, after notice, fails to proceed promptly toward such remedy within ten (10) days or within another period of time authorized by the District, the District may have defects in the Internal Facilities corrected in compliance with the terms of this warranty and guarantee, and Developer shall pay or cause to be paid all costs and expenses incurred by the District in so doing within thirty (30) days of receipt

of a request for payment by the District. The Developer shall provide to the District a maintenance bond that provides for the repair of the Internal Facilities during the two-year warranty period. The maintenance bond shall be in an amount equal to 25% of the costs of construction of the Internal Facilities.

4.6 Assignment of Warranty Obligations. In addition to Developer's duty to repair, as set forth above, Developer expressly assumes all warranty obligations required by the District under the approved plans and specifications for specific components, materials, equipment or workmanship. Developer may satisfy its obligation hereunder by obtaining and assigning to the District, by written instrument in a form approved by counsel for the District, a complying warranty from a manufacturer, supplier, or contractor. Where an assigned warranty is tendered and accepted by the District that does not fully comply with the requirements of the agreed specifications, the Developer shall remain liable to the District on all elements of the required warranty that are not provided by the assigned warranty during the two-year warranty period described in Section 4.5.

4.7 Insurance. Developer shall require that all workers involved with the installation and construction of the Internal Facilities are covered by workers' compensation insurance as required by the laws of the State of Texas. Developer shall also procure and maintain, at its own cost, or require that its contractors procure and maintain, comprehensive general liability insurance insuring against the risk of bodily injury, property damage, and personal injury liability occurring from, or arising out of, construction of the Internal Facilities, with such insurance in the amount of a combined single limit of liability of at least \$1,000,000 and a general aggregate limit of at least \$1,000,000. Such insurance coverage shall be maintained in force at least until the completion, inspection and acceptance of the Internal Facilities by the District. The District shall be named as an additional insured on all such insurance coverages.

4.8 Acceptance of Completed Facilities for Operation and Maintenance.

(a) Upon completion of construction of the Internal Facilities, the Developer will provide or cause to be provided to the District a certificate of completion from the Developer's engineers certifying that the Internal Facilities have been completed in accordance with the plans and specifications approved by the District. The date upon which the certificate of completion is provided to the District shall be the "Completion Date."

(b) After the Completion Date, the District and the Developer will conduct a Closing in accordance with the procedures set forth in Article VI.

V. REAL PROPERTY

5.1 Easements.

(a) All Internal Facilities located within the Property may be constructed within public right of way or within public utility easements upon prior approval of the District. Otherwise, such facilities shall be located within easements dedicated to the District. The District shall approve the physical location of water and wastewater lines and other utilities within public rights-of-way and public utility easements to prevent conflicts between the Internal Facilities and road

improvements, drainage improvements, or other utilities. Further, the District shall not accept for operation any Internal Facilities located within public right of way or public utility easements until Developer has furnished certification to the District from a licensed professional engineer that all utilities have been constructed and installed at the locations specified in the plans approved by the District.

(b) The Developer shall dedicate to the District, at no cost to the District, exclusive and perpetual easements, to be in a form approved in advance by legal counsel to the District, for all facilities that the District does not approve for installation in public right of way or public utility easements.

VI. CLOSING

6.1 Interests to be Acquired. Subject to the conditions set out in this Agreement, Developer agrees to convey, or cause to be conveyed, to the District the following, which are collectively referred to as the “Interests to be Acquired”:

(a) the Internal Facilities, or any portions thereof, when they are finally constructed and accepted by the District;

(b) all easements necessary for the ownership, operation and maintenance of the Internal Facilities, including access easements from public roads, to the extent that the District does not approve the construction of any Internal Facilities within public right of way or public utility easements. The easements must have a minimum width of twenty (20) feet, unless otherwise provided by the District or specified in this Agreement. Such easements shall be at locations approved by the District and in a form approved by counsel for the District;

(c) all of the contracts, leases, warranties, bonds, permits, franchises, and licenses in the possession of Developer related to or arising out of the acquisition, construction and operation of the Interests to be Acquired (the “Contracts”).

Any failure of Developer to convey or cause the conveyance to the District of the Interests to be Acquired on the Closing Date specified by the District shall be a material breach of this Agreement.

6.2 Commencement of Service. Except as otherwise approved by the District, the District shall not commence retail water service within the Property until the Interests to be Acquired have been properly conveyed to the District.

6.3 Legal Description of Real Property. Prior to Closing, the Developer shall provide the District with a survey of all real property or easements to be transferred at the Closing to the District by virtue of this Agreement.

6.4 Manner of Transfer.

(a) Any personal property to be transferred shall be transferred by Utility Conveyance Agreement and Bill of Sale and Assignment free of liens and encumbrances, with a covenant on

the part of the Developer that it is the lawful owner and has a lawful right to transfer and deliver such property.

(b) The Bill of Sale shall specify the final construction costs of the Internal Facilities being conveyed thereunder.

(c) All easements to be conveyed by Developer to the District at Closing shall be in a form approved by counsel to the District.

(d) All of Developer's rights, title and interest in and to any Contract(s) shall be transferred to the District by assignment in a form approved by counsel to the District.

6.5 Risks Pending Closing.

(a) If, on the Closing Date, any proceeding is pending before any court or administrative agency of competent jurisdiction, challenging the legal right of Developer or the District to make and perform this Agreement, Developer and the District, respectively, will have the right, at any time prior to the Closing Date, to suspend and postpone the Closing until such right will have been sustained by a final judgment of a court of competent jurisdiction.

(b) Developer agrees that, until Closing, it will maintain or cause to be maintained insurance in such amounts as are reasonable and prudent, based on the nature of the facilities, on those components of the Interests to be Acquired that have not already been conveyed to the District. If, between the Effective Date and any Closing, any part, whether substantial or minor, of the Interests to be Acquired to be conveyed are destroyed or rendered useless by fire, flood, wind, or other casualty, the District will not be released from its obligations hereunder; however, as to any portion of the Interests to be Acquired so damaged or destroyed, Developer will make or cause to be made repairs and replacements to restore the Interests to be Acquired to their prior condition regardless of whether the insurance obtained by Developer covers such repair or replacement.

VII. PLUMBING MATTERS

7.1 General. Developer agrees to comply with the plumbing restrictions set forth in this Article and the District's rules and policies, as amended from time to time,

7.2 Plumbing Restrictions. The following unacceptable plumbing conditions are prohibited by State regulations:

- (i) Any direct connection between the District's water system and a potential source of contamination is prohibited. Potential sources of contamination shall be isolated from the public water system by an air gap or an appropriate backflow prevention device or assembly.
- (ii) Cross-connection between the District's water system and a private water system is prohibited. These potential threats to the District's water system

shall be eliminated at the service connection by the installation of an air gap or a reduced pressure-zone backflow prevention device or assembly.

- (iii) Any connection which allows water to be returned to the District's water system is prohibited.
- (iv) Use of pipe or pipe fitting which contains more than 8.0% lead for the installation or repair of plumbing at any connection which provides water for human use is prohibited.
- (v) Use of solder or flux which contains more than 0.2% lead for the installation or repair of plumbing at any connection which provides water for human

7.3 Private Plumbing Facilities.

(a) Developer shall be obligated to maintain all private plumbing and facilities located on its side of the point of connection with the District's water and wastewater systems, and shall repair any leaks or other defects in such facilities within fifteen (15) days of discovery. In the event that the nature of the defects or required repairs are such that they cannot reasonably be completed within the fifteen-day period, then the Developer shall be required to commence repair of the defect within such fifteen day period and diligently continue the repair to completion without delay by such date as may be reasonably established by the District. Any failure by Developer to comply with this Section shall be considered a material default under this Agreement for which the District may terminate services to the Property until the default is cured.

(b) The Developer shall immediately correct any unacceptable plumbing condition within the Property.

(c) The Developer shall, at its expense, properly install, test, and maintain any backflow prevention device or assembly required by the District. Copies of all testing and maintenance records shall be provided to the District.

(d) The Developer shall allow District representatives access to service connection locations, meters and any portion of the Customer's property reasonably necessary for installation, operation, maintenance and repair activities.

7.4 Wastewater Quality. The quality of wastewater delivered to the District's system from the Property shall comply with applicable provisions of the Districts' Rate Order, rules and policies.

VIII. CONDITIONS, REPRESENTATIONS AND WARRANTIES

8.1 Indemnification. TO THE FULLEST EXTENT AUTHORIZED BY LAW, DEVELOPER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT, ITS OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS FROM AND

AGAINST ANY AND ALL CLAIMS, DEMANDS, DEBTS, SUITS, CAUSES OF ACTION, LOSSES, DAMAGES, JUDGMENTS, FINES, PENALTIES, LIABILITIES, AND COSTS, INCLUDING REASONABLE ATTORNEY FEES AND DEFENSE COSTS INCURRED BY THE DISTRICT RELATING TO: (1) THE DEVELOPER'S BREACH OF ANY AGREEMENT, WARRANTY OR REPRESENTATION UNDER THIS AGREEMENT; OR (2) THE DESIGN, CONSTRUCTION OR INSTALLATION OF THE INTERNAL FACILITIES, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES, OR COSTS ATTRIBUTABLE TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE DISTRICT. This indemnity shall survive the termination of this Agreement and shall be binding upon and inure to the benefit of the parties hereto and their respective successors, representatives and assigns.

8.2 Representations of Developer. With respect to the sale and conveyance of the Interests to be Acquired to be conveyed by it, Developer acknowledges, represents and agrees that:

(a) It is a Texas limited liability company qualified in all respects to conduct business within the State of Texas;

(b) It has not created or permitted any third person to create any liens, leases, options, claims, encumbrances or any other adverse rights, claims or interests with respect to the Interests to be Acquired;

(c) It will be the true and lawful owner of the Interests to be Acquired to be conveyed by Developer hereunder and, no other third person or entity, public or private, will possess a right or interest, legal or equitable, nor any lien, encumbrance or other adverse claim, present or contingent, in or to the Interests to be Acquired to be conveyed by the Developer to the District;

(d) It has not previously sold, assigned, transferred, leased, pledged or hypothecated its ownership interest in or to Interests to be Acquired and, prior to each Closing contemplated in this Agreement, will not sell, assign, transfer, lease, pledge, or otherwise hypothecate any interest in or to the Interests to be Acquired to any third person or entity;

(e) It has not entered into any agreement, written or oral, with any third party, wherein any such third party has acquired a right to purchase such facilities;

(f) The contemplated transfer of the Interests to be Acquired to the District will not violate any term, condition or covenant of any agreement to which it is a party;

(g) Execution of this Agreement and the consummation of the transactions contemplated hereunder will not constitute an event of default under any contract, covenant or agreement binding upon it;

(h) The contemplated transfer of the Interests to be Acquired to the District will not violate the provisions of the United States Constitution, the Texas Constitution, or any federal, state or local law, ordinance or regulation;

(i) It has not previously granted any right or option to any other person, entity or political subdivision to acquire or use the Interests to be Acquired and agrees to defend and hold the District harmless from all claims or causes of action asserted by any third person, entity or political subdivision alleging a right or option to acquire or use the Interests to be Acquired or any portion thereof; and

(j) Except as provided herein, it has not previously entered into any agreement or caused or otherwise authorized any action that would diminish, eliminate or adversely affect the District's contemplated ownership or use of the Interests to be Acquired or the value of same.

The District is executing this Agreement in reliance on each of the warranties and representations set forth above and each such representation and warranty will survive the execution and delivery of this Agreement and the consummation of the transactions contemplated by this Agreement.

8.3 Representations of the District. The District represents and warrants to Developer that:

(a) The District is a political subdivision of the State of Texas duly created by and validly operating under and pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and has the requisite power and authority to take all necessary action to execute and deliver this Agreement and to perform all obligations hereunder;

(b) The execution, delivery and performance of this Agreement have been duly authorized by all necessary action on the part of the District and the person executing this Agreement on behalf of the District has been fully authorized and empowered to bind the District to the terms and provisions of this Agreement;

(c) This Agreement does not contravene any law or any governmental rule, regulation or order applicable to the District;

(d) The execution and delivery of this Agreement and the performance by the District of its obligations hereunder do not contravene the provisions of, or constitute a default under, the terms of any indenture, mortgage, contract, resolution, or other instrument to which the District is a party or by which the District is bound;

(e) The contemplated acquisition of the Interests to be Acquired by the District will not violate any term, condition or covenant of any agreement to which the District is a party;

(f) The contemplated acquisition of the Interests to be Acquired by the District will not violate the provisions of the United States Constitution, the Texas Constitution, or any federal, state or local law, ordinance or regulation; and

Developer is executing this Agreement in reliance on each of the warranties and representations set forth above and each such representation and warranty of the District will survive the execution and delivery of this Agreement and the consummation of each of the transactions contemplated by this Agreement.

8.4 Survival of Covenants. The covenants contained in this Article will survive the conveyance, transfer and assignment of the Interests to be Acquired at all Closings and will continue to bind the District and Developer as provided herein.

IX. REMEDIES

9.1 District Remedies.

(a) If Developer fails or refuses to timely comply with any of its obligations hereunder, or if, prior to Closing, any of Developer's representations, warranties or covenants contained herein are not true or have been breached, the District will have the right to enforce this Agreement by any remedy at law or in equity or under this Agreement to which it may be entitled; to terminate this Agreement; or to waive prior to or at Closing as applicable, the applicable objection or condition and to proceed to close their transaction in accordance with the remaining terms.

(b) If, after any Closing, the District determines that any of a Developer's representations, warranties or covenants which applied to the Closing are not true, then the District may avail itself of any remedy at law or in equity or under this Agreement to which it may be entitled.

9.2 Developer Remedies.

(a) If the District fails or refuses to timely comply with its obligations hereunder, or if, prior to any Closing, the District's representations, warranties or covenants contained herein are not true or have been breached, Developer will have the right to enforce this Agreement by any remedy in equity to which it may be entitled; or waive prior to or at Closing as applicable, the applicable objection or condition and to proceed to close their transaction in accordance with the remaining terms.

(b) If, after Closing, a Developer determines that any of the District's representations, warranties or covenants which applied to the Closing are not true, then the Developer may avail itself of any remedy in equity to which it may be entitled.

9.3 Default in Payments. All amounts due and owing by Developer to District shall, if not paid when due, bear interest at the Texas post-judgment interest rate in the Texas Civil Practice & Remedies Code, or any successor statute, from the date when due until paid, provided that such rate shall never be usurious or exceed the maximum rate as permitted by law. If any amount due and owing by the Developer to the District is placed with an attorney for collection, the prevailing party in any litigation or arbitration involving the collection shall be paid its costs and attorneys' fees by the non-prevailing party, and such payments shall be in addition to all other payments provided for by this Agreement, including interest.

9.4 Disputed Payment. If Developer at any time disputes the amount to be paid by it to the District, the Developer shall nevertheless promptly make or cause to be made the disputed payment or payments, but Developer shall thereafter have the right to seek a determination whether the amount charged by the District is in accordance with the terms of this Agreement.

9.5 Notice and Opportunity to Cure. If either Party (referred to herein as the "Defaulting Party") fails to comply with its obligations under this Agreement or is otherwise in breach or default under this Agreement (collectively, a "Default") then the other Party (referred to herein as the "Non-Defaulting Party") may not invoke any rights or remedies with respect to the Default until and unless: (i) the Non-Defaulting Party delivers to the Defaulting Party a written notice (the "Default Notice") which specifies all of the particulars of the Default and specifies the actions necessary to cure the Default; and (ii) the Defaulting Party fails to cure, within ten (10) days after the Defaulting Party's receipt of the Default Notice, any matters specified in the Default Notice which may be cured solely by the payment of money or the Defaulting Party fails to commence the cure of any matters specified in the Default Notice which cannot be cured solely by the payment of money within a reasonable period of time after the Defaulting Party's receipt of the Default Notice or fails to thereafter pursue curative action with reasonable diligence to completion.

X. NOTICES

10.1 Addresses. All notices hereunder from Developer to the District will be sufficient if sent by certified mail with confirmation of delivery, addressed to the District to the attention of its General Manager, 100 Municipal Drive, Trophy Club, Texas 76262. All notices hereunder from the District to Developer will be sufficiently given if sent by certified mail with confirmation of delivery to Developer to the attention of Beldonia Homes LLC, 2825 Mona Vale Road, Trophy Club, Texas 76262, Attn: Bernard Lefang.

XI. MISCELLANEOUS

11.1 Execution. This Agreement may be simultaneously executed in any number of counterparts, each of which will serve as an original and, will constitute one and the same instrument.

11.2 Approvals. The Board of Directors of the District may delegate any approvals required hereunder to the District Engineer or other representatives.

11.3 Costs and Expenses. Except as otherwise expressly provided herein, each Party will be responsible for all costs and expenses incurred by such Party in connection with the transaction contemplated by this Agreement.

11.4 Governing Law. This Agreement will be governed by the Constitution and laws of the State of Texas, except as to matters exclusively controlled by the Constitution and Statutes of the United States of America.

11.5 Successors and Assigns. The assignment of this Agreement by either Party is prohibited without the prior written consent of the other Party, which consent will not be unreasonably withheld. All of the respective covenants, undertakings, and obligations of each of the Parties will bind that Party and will apply to and bind any successors or assigns of that Party.

11.6 **Headings.** The captions and headings appearing in this Agreement are inserted merely to facilitate reference and will have no bearing upon its interpretation.

11.7 **Partial Invalidity.** If any of the terms, covenants or conditions of this Agreement, or the application of any term, covenant, or condition, is held invalid as to any person or circumstance by any court with jurisdiction, the remainder of this Agreement, and the application of its terms, covenants, or conditions to other persons or circumstances, will not be affected.

11.8 **Waiver.** Any waiver by any Party of its rights with respect to a default or requirement under this Agreement will not be deemed a waiver of any subsequent default or other matter.

11.9 **Amendments.** This Agreement may be amended or modified only by written agreement duly authorized by the governing body of the District and by Developer, and executed by the duly authorized representatives of the respective Parties.

11.10 **Cooperation.** The Parties agree to cooperate at all times in good faith to effectuate the purposes and intent of this Agreement. Without limitation, each Party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

11.11 **Venue.** All obligations of the Parties are performable in Tarrant County, Texas and venue for any action arising hereunder will be in Tarrant County.

11.12 **Third Party Beneficiaries.** Except as otherwise expressly provided herein, nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties, any rights, benefits, or remedies under or by reason of this Agreement.

11.13 **Representations.** Unless otherwise expressly provided, the representations, warranties, covenants, indemnities, and other agreements will be deemed to be material and continuing, will not be merged, and will survive the closing of this transaction and the conveyance and transfer of the Interests to be Acquired to the District.

11.14 **Exhibits.** All exhibits attached to this Agreement are hereby incorporated in this Agreement as if the same were set forth in full in the body of this Agreement.

11.15 **Entire Agreement.** This Agreement, including the attached exhibits, contains the entire agreement between the Parties with respect to the Interests to be Acquired and supersedes all previous communications, representations, or agreements, either verbal or written, between the Parties with respect to such matters.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be signed, sealed and attested in duplicate by their duly authorized officers, as of the Effective Date.

**TROPHY CLUB MUNICIPAL UTILITY
DISTRICT NO. 1**

By: _____

Name: _____

Title: _____

Secretary

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2024, by _____, _____ of Trophy Club Municipal Utility District No. 1 a conservation and reclamation district created and functioning under the laws of the State of Texas, on behalf of said conservation and reclamation district.

Notary Public, State of Texas

(SEAL)

DEVELOPER:

BELDONIA HOMES LLC, a Texas limited liability company

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

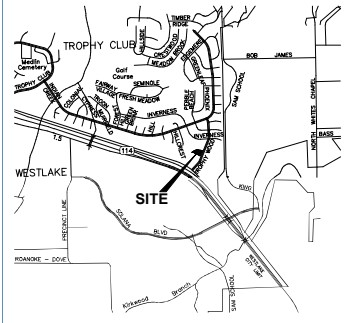
This instrument was acknowledged before me on the _____ day of _____, 2024, by _____, _____ of Beldonia Homes, LLC, a Texas limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

(SEAL)

Exhibit “A”

Description of Property

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

- The Town or the Trophy Club Municipal Utility District No. 1, as applicable, shall issue no permit until the completion of all dedicated improvements, and acceptance of such improvements associated with the subdivision, are approved by the Town.
- The owner is responsible for the operation and maintenance of any commonly held property and releases the Town of Trophy Club from such responsibility. Should the entity responsible for maintenance of common held property fail to perform the function, the Town has the authority to provide appropriate maintenance and repair and collect appropriate fees and reimbursements.
- Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Scheffler Court is a private drive and is common held property.
- The purpose of this plat is to divide Lot 32R into 7 residential lots, 1 common area and 1 private street and utility easement.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 481606 as shown on Map Number 4843C0009K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- All interior lot corners are monumented with a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" unless otherwise noted.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, do hereby certify that I prepared this Plat from an actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the Town of Trophy Club, Texas.

Dated this 10 day of 2022.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10 day of 2022.

Notary Public in and for the State of Texas

UTILITY CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

BY/DATE

CHARTER COMMUNICATIONS

ONCOR

AT&T

ATMOS ENERGY

THROPHY CLUB M.U.D.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, NUMBERS ONLY, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.947 acre tract of land situated in the JOSEPH HENRY SURVEY, Abstract No. 528, Tarrant County, Texas, and being all of Lot 3R2, Block A, Trophy Wood Business Center, a subdivision of record in Document No. D208439009, of the Official Public Records, Tarrant County, Texas, as conveyed by General Warranty Deed to Numbers Only, Inc. recorded in Document Number D216124775, of said Official Public Records, and being more particularly described as follows:

BEGINNING, at a PK nail found in the Northwest right-of-way line of Trophy Wood Drive, being the Southeast corner of said Lot 3R2 and the Northeast corner of Lot 3R1, Block A, of said Trophy Wood Business Center;

THENCE along the North lines of said Lot 3R1, being the common South lines of said Lot 3R2, the following two (2) courses and distances:

- N 66°26'48"E, a distance of 272.34 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2" iron rod with plastic cap stamped "GRAHAM & ASSOCIATES" found bears N71°16'02"E, a distance of 0.41 feet.
- S 89°07'15"W, a distance of 52.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast line of Lot 15, Block 1, The Villas at Trophy Club, a subdivision of record in Cabinet M, Side 212, of the Plat Records of Denton County, Texas, at the beginning of a non-tangent curve to the right, from which a 1/2" iron rod found bears S47°15'22"W, a distance of 1.21 feet.

THENCE along the South lines of said Block 1, The Villas at Trophy Club, being the common North lines of said Lot 3R2, the following three (3) courses and distances:

- A bearing said non-tangent curve to the right, having a radius of 586.27 feet, a chord bearing of N57°27'45"E, a chord length of 166.57 feet, a delta angle of 16°37'50", an arc length of 170.17 feet to a 5/8" iron rod with plastic cap stamped "CARTER BURGESS" found;
- N 65°46'40"E, a distance of 36.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S 81°23'02"E, a distance of 186.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Northwest right-of-way line of said Trophy Wood Drive, at the southeast corner of Lot 22, Block 1, of said The Villas at Trophy Club and the northeast corner of said Lot 3R2;

THENCE along the Northwest right-of-way line of said Trophy Wood Drive, being the common Southeast lines of said Lot 3R2, the following two (2) courses and distances:

- S 18°16'23"W, a distance of 178.39 feet to a 1/2" iron rod with plastic cap stamped "GRAHAM & ASSOCIATES" found at the beginning of a tangent curve to the right;
- A bearing said tangent curve to the right, having a radius of 810.00 feet, a chord bearing of S18°49'27"W, a chord length of 15.59 feet, a delta angle of 01°05'10", an arc length of 15.59 feet to the POINT OF BEGINNING and containing an area of 0.947 Acres, or (41262 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NUMBERS ONLY, INC., does hereby adopt this plat designating the herein above described real property as **THE TROPHY**, an addition to the TOWN OF TROPHY CLUB, TARRANT COUNTY, TEXAS, and we do hereby dedicate to the public's use forever the streets and easements shown thereon.

WITNESS OUR HANDS AT _____ COUNTY, TEXAS THIS 10 DAY OF 2022.

BY OWNER NUMBERS ONLY, INC.

HARI POLAVARAPU, PRESIDENT

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared **HARI POLAVARAPU**, President of Numbers Only, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office this 10 day of 2022.

Notary Public in and for the State of Texas

TOWN COUNCIL & PLANNING AND ZONING
COMMISSION APPROVAL
TOWN OF TROPHY CLUB, TEXAS

PLAT APPROVAL DATE: _____

BY: _____

MAYOR

ATTEST: _____

TOWN SECRETARY

ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON

FINAL PLAT
THE TROPHY
LOTS 1-7, 8X, & 9X, BLOCK A

BEING A REPLAT OF LOT 3R2, BLOCK A,
TROPHY WOOD BUSINESS CENTER,
AN ADDITION TO THE TOWN OF TROPHY CLUB,
TARRANT COUNTY, TEXAS
BEING 0.947 ACRES OF LAND OUT OF THE
JOSEPH HENRY SURVEY, ABSTRACT NO. 528

7 TOWNHOUSE LOTS, 1 PRIVATE STREET LOT,
AND 1 COMMON AREA LOT

JANUARY 2023

JOB NUMBER

2201.010

DATE

01-12-2023

REVISION

-

DRAWN BY

BE

PAGE 1 OF 1

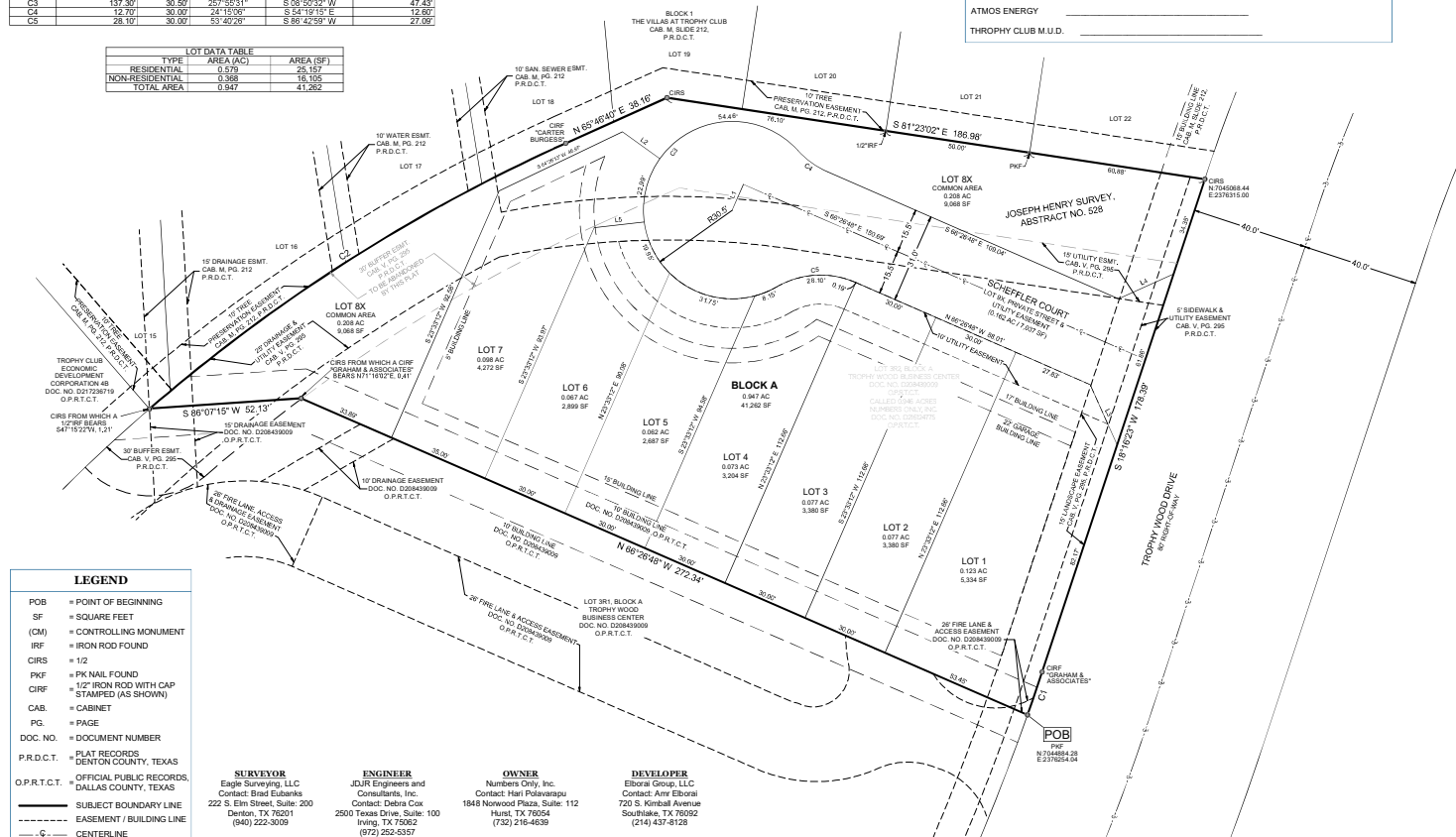


Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LINE	BEARING	DISTANCE
L1	N 23°33'19"E	9.66'
L2	S 17°46'27"W	15.59'
L3	N 24°09'13"W	22.71'
L4	N 85°54'43"E	20.71'
L5	S 83°52'59"W	11.34'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.59'	810.00'	106°10'	S 17°46'27"W	15.59'
C2	170.17'	586.27'	16°37'50"	N 57°27'45"E	166.57'
C3	137.30'	30.50'	26°10'21"	S 85°20'32"W	47.43'
C4	12.79'	30.00'	24°15'56"	S 54°19'15"E	12.80'
C5	28.10'	30.00'	53°40'25"	S 86°42'59"W	27.99'

LOT DATA TABLE		
TYPE	AREA (AC)	AREA (SF)
RESIDENTIAL	0.579	20,187
NON-RESIDENTIAL	1.368	16,106
TOTAL AREA	0.947	41,262



LEGEND

- POB = POINT OF BEGINNING
- SF = SQUARE FEET
- (CM) = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- CIRS = 1/2"
- PKF = PK NAIL FOUND
- CRF = 1/2" IRON ROD WITH CAP STAMPED (AS SHOWN)
- CB = CABINET
- PG = PAGE
- DOC. NO. = DOCUMENT NUMBER
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- SUBJECT BOUNDARY LINE
- - - - - EASEMENT / BUILDING LINE
- C — CENTERLINE

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Edwards
222 S Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
JDJR Engineers and
Consultants, Inc.
Contact: Debra Cox
2500 Texas Drive, Suite 100
Irving, TX 75062
(972) 252-5357

OWNER
Numbers Only, Inc.
Contact: Hari Polavarapu
1848 Norwood Plaza, Suite: 112
Hurst, TX 76054
(732) 216-4639

DEVELOPER
Elcora Group, LLC
Contact: Ann Elcora
720 S. Kimball Avenue
Southlake, TX 76082
(214) 437-8128



STAFF REPORT

October 16, 2024

AGENDA ITEM: Consider and act to approve water tank cleaning and repairs by U.S. Underwater Services.

DESCRIPTION: Internal and external inspections are performed annually on both ground storage tanks, the District elevated storage tank, and the Town elevated storage tank. Periodically, removal of silt is required, and minor repairs are necessary to maintain the integrity and security of these storage tanks. Recommendations during the last inspection resulted in the need for the following cleaning and repairs. Sediment removal will be completed without draining any of the tanks. Pricing is provided utilizing Buyboard Purchasing Cooperative contract #662-22 and included as part of the FY 2025 budget.

- District Elevated Storage Tank: Install new 30" access hatch and install a new 16-gauge fine mesh screen on the roof ventilation structure.
- Town Elevated Tank: Removal of approximately ½" of sediment.
- Ground Storage Tank #1: Removal of approximately ½" of sediment.
- Ground Storage Tank #2: Install a new 16-gauge fine mesh screen on the roof ventilation structure and removal of approximately ½" of sediment.

ATTACHMENT: Quote

RECOMMENDATION: Staff recommends approval of tank cleaning and repairs by U.S. Underwater Services for an amount not to exceed \$42,425.00 and authorize the General Manager to execute the necessary documents.



Service Quote

Account Name	Trophy Club MUD 1	Date	7/30/2024
Contact Name	Bert Cooper	Prepared By	Sissie Field
Email	bcooper@tcmud.org	Email	sissie.field@usunderwaterservices.com
Quote Number	00013132	Quote Name	Cleaning / Repairs
		Expiration Date	9/28/2024

Product	Line Item Description	Sales Price	Quantity	UOM	Total Price
In-Service Diver Cleaning (4 Man Team)	Elevated Tank #1- Up to 1/2 In	\$525.00	14.00	Hour	\$7,350.00
Custom 30" Water Access Hatch Fabrication	Elevated Tank #2	\$3,500.00	1.00	Each	\$3,500.00
16 Gauge SS Fine Mesh Screen	Elevated Tank #2	\$400.00	2.00	Each	\$800.00
Misc. Tank Repair Services (4 Man Team)	Elevated Tank #2-Install WAH/Screens	\$525.00	14.00	Hour	\$7,350.00
In-Service Diver Cleaning (4 Man Team)	3MG Tank #1-up to 1/2 In	\$525.00	18.00	Hour	\$9,450.00
16 Gauge SS Fine Mesh Screen	3MG Tank #2	\$400.00	2.00	Each	\$800.00
In-Service Diver Cleaning (4 Man Team)	3MG Tank #2- Up to 1/2 In	\$525.00	18.00	Hour	\$9,450.00
Misc. Tank Repair Services (4 Man Team)	3MG Tank #2-Install mesh Screens	\$525.00	1.00	Hour	\$525.00
Mobilization/Demobilization	8 trips @ 80 miles/round trip	\$5.00	640.00	Mile	\$3,200.00

Estimated Total Project Cost

Total Price \$42,425.00

Total Price is based off our best, good faith evaluation of the effort required to complete the scope of work given the information available at the time of the quote. We reserve the right to adjust prices due to changes in the work scope, errors or omission of information.

Description Elevated Tank #1-Sediment removal up to 1/2 Inch and discharge on-site.
Elevated Tank #2-USU will install WAH and mesh screens.
3MG Tank #1-Sediment removal up to 1/2 Inch and discharge on-site.
3MG Tank #2-Sediment removal up to 1/2 inch - discharge on-site. USU will install mesh screens.
Pricing per Buy Board contract #662-22.

Standard Terms & Conditions

CLARIFICATIONS

Service Quote is contingent upon availability of personnel and equipment.

Standard payment terms are Net 30 days.

Scope of work will be performed by ADCI certified commercial divers and will meet all American Water Works Association (AWWA) requirements and OSHA 29 CFR specifications, including AWWA current standards (ANSI/AWWA c652-92) regarding disinfection procedures when conducting underwater activities in potable water storage facilities. All equipment used will be for potable water only.

Water access hatches must have dimensions of 24" x 24" or greater for diver entry.

Client is responsible for coordinating the turning off of all radio frequency (RF) antennas/transmitters which could create an unsafe work environment. USU will charge \$450.00 per hour for all downtime caused by delays related to unsafe RF activity.

To efficiently complete work, USU requires 10 hours access to tank sites per day. If tanks are not accessible for at least the 10-hour minimum, Client may be subject to additional fees and/or mobilization charges. Client must have tanks full prior to arrival of the dive team. Additional onsite delays not caused by USU will be subject to an hourly charge of \$450.00. This includes but is not limited to: waiting on Client to arrive, waiting for keys, insect infestations, tanks not being full and baffle walls not revealed to USU prior to agreement in scope of work. Baffle walls create a larger scope of work; please disclose whether a tank has baffle walls so that USU may properly estimate the job.

Dive Supervisor will consult with the client representative on the final decision regarding safe working conditions.

If additional mobilization is required to complete a project caused by customer related downtime, USU will invoice additional mobilization fees.

Should contractor be inhibited or denied access to a facility to perform a dive inspection, contractor will complete a standard exterior inspection checklist and client will be billed for full inspection price.

Unless otherwise noted, standpipes will be diver inspected to 60', and the remainder will be inspected by drop camera.

Inspection reports will include a proposal of recommendations for compliance with applicable AWWA and OSHA standards/requirements. Unless otherwise specified, USU will provide digital copies of the completed report. Paper copies of the report can be obtained by Client request.

Sediment Removal Clause, if applicable: Sediment removal prices are based on the sediment level indicated in the quote line item. Should Client require the sediment hauled offsite, USU must reconsider the scope of work and adjust pricing accordingly. In the event sediment exceeds levels quoted, USU will immediately contact Client to discuss rates for excess sediment removal. Unless otherwise stated, rock & other debris are not included in standard sediment removal. Should these items be found, USU will notify Client and adjust the price according to the new scope of work. Client must be able to maintain a full water level during the sediment removal process. If the water level cannot be maintained, USU will charge the applicable hourly rate while tank is being filled. If Client fails to disclose discharge location at the time of estimate, additional charges may be incurred.

Tank Washout Clause, if applicable: Client to drain tank and open manways prior to USU arrival. Client to re-seal manway hatches after USU demobilization. If the tank is not drained/opened, USU will charge the applicable hourly rate while waiting for tank access

Pressure Tank Clause, if applicable: A full internal (if accessible) and external inspection will be conducted. Client understands tanks must be drained, de-pressurized and opened prior to inspection. Client is responsible for resealing hatches and drains as well as replacing gaskets.

If client requires a third party onsite for the project, it is the responsibility of the client to pre-arrange arrival to coincide with the commencement of the work. Any delays caused waiting on a client-required third party [i.e. health department, engineering firm, management company] will be billed at a standby rate of \$450.00 per hour.

Unless otherwise specified, pricing does not include site specific training. If a pre-project orientation/training is required to access the site, Client must notify USU prior to quote acceptance. Additional charges may apply for site specific orientation/training.

Tank Mixer Clause, if applicable: Install includes mixer placement and topside tie-in of electrical components. Client is responsible for running power to the tank, and must provide electrician to make final connection at panel. USU recommends cleaning tank prior to mixer install.

Tank Product/Repair Clause, if applicable: Client is responsible for removing all obstructions to install custom products.

STANDARD OF CARE. USU will perform its Services using the care and skill ordinarily exercised by professionals performing similar services under similar conditions in the same or similar locality as Project.

INSURANCE. USU shall procure and maintain insurance as follows: Worker's compensation and employer's liability as required by applicable law; comprehensive general liability (\$1,000,000 per occurrence / \$2,000,000 aggregate); professional liability (\$1,000,000 per occurrence / \$2,000,000 aggregate); and automobile liability (\$1,000,000 - combined single limit).

LIMITATION OF CONSEQUENTIAL DAMAGES & LIABILITY. USU shall not be liable to Client for, and Client waives entitlement to and recovery of, consequential damages against USU however caused. USU's total liability to Client for any and all liability arising out of related to this Agreement and/or the services performed by USU, whether in contract, tort, indemnity, or any other cause of action or theory of liability, shall not exceed the available proceeds of USU's insurance. The foregoing limitations shall survive expiration and/or termination of the Agreement.

I hereby certify that I have read and agree to the above terms and conditions of this service quote.

Quote Acceptance Information

Signature _____ Title _____

Printed Name _____ Date _____

Purchase Order # _____ Please provide copy of purchase order, if applicable.



STAFF REPORT

October 16, 2024

AGENDA ITEM: Consider and act regarding approval of Contract No. 20241016 with Insituform Technologies, LLC. for sanitary sewer line cleaning.

DESCRIPTION: This project consists of all labor, materials, equipment, and services necessary to complete sanitary sewer line heavy cleaning and CCTV inspections identified during prior annual wastewater system analyses. The additional efforts are necessary to identify whether the sections of pipe will require further rehabilitation or replacement and what methods are the most cost-effective. Pricing for this project was requested utilizing Buyboard Cooperative Purchasing Contract No. 635-21 and included as part of the FY 2025 budget.

ATTACHMENTS: Insituform Technologies, LLC. proposal.

RECOMMENDATION: Staff recommends awarding Contract No. 20241016 for sanitary sewer line cleaning to Insituform Technologies, LLC. for an amount not to exceed \$39,238.50 and authorize the General Manager to execute the necessary documents.

September 26, 2024

SF#: SO-00196904

Mr. Alan Fourmentin
Trophy Club MUD
100 Municipal Dr.
Trophy Club, TX 76262

BuyBoard Proposal

Project Name: **Trophy Club, TX – 2024 TV/Clean Sanitary Sewer**

INSITUFORM TECHNOLOGIES, LLC herein proposes to furnish all labor, materials, equipment, and services necessary to reconstruct the referenced project (as detailed by the information provided by Trophy Club) utilizing the Texas Statewide Cooperative Purchasing Contract #730-24 administered through the BuyBoard.

ASSUMPTIONS AND QUALIFICATIONS

The pricing in this proposal assumes that all Technical Specifications set forth by the BuyBoard will be strictly adhered to.

Water shall be provided at no cost to Insituform Technologies, LLC for all construction phases of this project. Insituform Technologies, Inc. will follow all required deposit, backflow prevention, and metering procedures.

Special Notes:

1. All quantities are estimates from the information provided. The final invoice will reflect actual quantities for all items.
2. Trophy Club MUD will be responsible for all permits as necessary.

PROPOSAL PRICING

PAY ITEM NO.	DESCRIPTION	QTY	U/M	UNIT PRICE	ESTIMATED AMOUNT
1	Travel & Mobilization	1	EA	\$3,250.00	\$3,250.00
2	Clean and TV 6" Sanitary Sewer	512	LF	\$7.00	\$3,584.00
3	Clean and TV 8" Sanitary Sewer	507	LF	\$7.00	\$3,549.00
4	Clean and TV 10" Sanitary Sewer	612	LF	\$7.75	\$4,743.00
5	Clean and TV 12" Sanitary Sewer	583	LF	\$9.00	\$5,247.00
6	Clean and TV 15" Sanitary Sewer	1,849	LF	\$9.50	\$17,565.50
7	Internal Obstruction Removal (Up to 3 LF)	5	EA	\$400.00	\$2,000.00
Total					\$39,238.50

PROPOSAL INCLUSIONS

The prices stated in this proposal include:

1. Mobilizations and demobilization.
2. Pipe TV and cleaning to remove loose debris and normal deposits for condition assessment.
3. Obstruction removal if needed.
4. Traffic control with cones for residential only.
5. Confined space safe entry practices.
6. Certificate of insurance with a standard coverage.

PROPOSAL EXCLUSIONS

Not included in the prices stated in this estimate are costs associated with the items listed below. These items, if needed or found to be applicable, would be provided by **INSITUFORM TECHNOLOGIES, LLC** at your additional cost; or would be furnished by others, at your direction, at no cost to **INSITUFORM TECHNOLOGIES, LLC**:

- a) Water from fire hydrants within a convenient distance from site location.
- b) *If any hazardous or toxic materials are encountered during the project, the Owner will be responsible for the removal and disposal of the materials.*
- c) Project permits and/or local licenses with be provided by the Owner or Engineer.
- d) State and local sales and/or use taxes on the value of the project. If you are exempt, please submit the appropriate documentation.
- e) Additional premiums for special insurance coverage(s) demanded by you or other parties particular to this project.

PROPOSAL TERMS AND CONDITIONS

- a) LIMITED WARRANTY. IN LIEU OF ALL OTHER EXPRESSED, IMPLIED AND/OR STATUTORY. WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, CONTRACTOR AGREES TO CORRECT ANY DEFECTS IN THE MATERIALS OR SERVICES PROVIDED BY CONTRACTOR WHICH ARE BROUGHT TO THE ATTENTION OF CONTRACTOR WITHIN TWO YEAR FOLLOWING COMPLETION OF CONTRACTOR'S WORK, PROVIDED OWNER AFFORDS CONTRACTOR SUITABLE ACCESS AND WORKING CONDITIONS TO ACCOMPLISH SUCH CORRECTION.
- b) PROPOSAL SUBJECT TO NEGOTIATION OF OTHER STANDARD TERMS OF AGREEMENT. This proposal is subject to agreement of the parties on other terms and conditions as are customary in contracts of this nature.
- c) Quantities are estimated. Unit prices apply for actual invoice and payment.
- d) Payments are due at net within thirty days of invoice. Final payment is due within thirty days of completion of project.
- e) Monthly progress partial payments may be requested for the value of work in progress or completed, including materials secured and on site.
- f) Prices stated are in effect for thirty days from the date of this proposal. The acceptance period may be extended at the sole option of **INSITUFORM TECHNOLOGIES, LLC**.
- g) Insituform Technologies, LLC estimates approximately 120 calendar days for substantial completion.

OFFERED BY:

ACCEPTED BY:

INSITUFORM TECHNOLOGIES, LLC

Timothy R. Peterie

SIGNATURE

DATE

TIMOTHY R. PETERIE
BUSINESS DEVELOPMENT MANAGER

NAME

REVIEWED BY:
ANDY OZMENT
AREA VP

TITLE

ORGANIZATION

cc: Ben Hawkins
Mike McMahon (TCMUD)



STAFF REPORT

October 16, 2024

AGENDA ITEM: Consider and act to approve purchase of sewer camera through CLS Sewer Equipment Co., Inc.

DESCRIPTION: This request is for the purchase of a new portable sewer camera to replace the existing camera system. The existing camera system is mounted within a van that requires two people to operate efficiently and is no longer required since implementing the annual wastewater system analysis. The new camera provides similar functionality of the existing camera that is portable, will fit in the back of a vehicle, can be loaded/unloaded easily when needed, operated by one person, easier for staff to use, and will eliminate the need of a specialized vehicle. This purchase includes the trade in of the existing 2019 Ford Transit van and CCTV system of which the District will receive a credit in the amount of \$15,000.00. Pricing is provided utilizing Buyboard Purchasing Cooperative contract #676-22 and included as part of the FY 2025 budget.

ATTACHMENT: CLS Quote

RECOMMENDATION: Staff recommends approval of sewer camera purchase and trade in from CLS Sewer Equipment Co., Inc. and authorize the General Manager to execute the necessary documents.

Estimate

CLS Sewer Equipment Co., Inc..
726 S Sherman St
Richardson, Texas
75081-4028



Date Estimate #
8/14/2024 1032027

Name / Address

Trophy Club M.U.D.
Attn: Mike McMahon
100 Municipal Dr.
Trophy Club, TX. 76262

			Rep	Project
			PMB	
Item	Description	Qty	Unit Price	Total
	BuyBoard Contract # 676 - 22			
	C550 Small Standard Package			
042-10/VT3212-V-305+SW-CU...	C550 POWERED DRUM ASSY 305M + SW	1	23,339.42	23,339.42
042-10/RP3400-12-CUES	C550C CONTROLLER - CUES	1	9,128.18	9,128.18
042-17/RP3400E14-1	DRUM INTERFACE CABLEFORM - 1 METRE	1	398.51	398.51
042-09/VT2925-NTSC	P350 PAN-TILT CAMERA - NTSC	1	11,857.01	11,857.01
042-09/VT2920V01	4" TRACTOR ASSY	1	6,617.00	6,617.00
042-09/DT3304Z1	P354 STRAP BRACKET KIT	1	201.98	201.98
042-09/VT2920Z5	MEDIUM WHEELASSY (SET) 4X BLACK 4	2	829.76	1,659.52
042-04/HT23820601	WHEEL INTERMEDIATE	4	51.86	207.44
042-09/VT2920Z80	P350 WHEEL ADAPTOR 238 HEX SET OF 4	1	395.76	395.76
042-04/VT3047N12	SMALL RASP GRIT WHEEL	4	330.48	1,321.92
042-09/VT3047Z46	R W ADAPTOR P354 65MM WHEEL6" RL	1	361.65	361.65
042-10/CUES-GREY-BAG	CUES GREY ACC BAG	1	94.17	94.17
042-12/B33556446	50ML/1.7OZ. GREASE	1	12.83	12.83
042-04/VT2927N5	P350 CABLE BLANKING TOW EYE	1	125.56	125.56
042-04/B2010999	KEY SET BALL END METRIC 9 PCS	1	39.57	39.57
042-O09720150BT	POLE EXTENSION ALUMINUM 72"	3	51.86	155.58
042-HK413ENZUSA	TOP ROLLER-MANHOLE	1	795.63	795.63
042-61/HK412JJ001	DOWNHOLE ROLLER-NON COATED	1	769.70	769.70
042-O653818T21	ROPE FOR CLEATS	50	3.454	172.70
042-HK412JJ004	TUBE ADAPTOR FOR DOWNHOLE POLE	1	64.15	64.15
042-04/DT3304N22	HOOK ATTACHMENT	1	585.47	585.47
042-09/VT2987Z5	P350 FIXED ELEVATOR ASSEMBLY (MK2)	1	829.76	829.76
042-09/VT3060Z1-CUES	C550 PENDANT CONTROL	1	2,519.29	2,519.29
042-04/VT3047N10	WHEEL, SILVER PVC 4" " P420/P350"	4	330.48	1,321.92
042-10/HK5995901-1	CABLE ASSY MAINS P350 USA,NEMA 5-15	1	245.66	245.66
042-09/VT3047Z48	R W ADAPTOR P354 105MM WHEEL 8" RL	4	444.905	1,779.62
Trade in 2019 Transit Van	VIN 1FTRS4XMOJKB08562	1	\$-80,000.00	-\$80,000.00
	Delivery and Training Included in Quote			
	**CLS will provide Trophy Club Mud with a check for the \$15,000.00 price difference after trade			

Phone # Fax # E-mail
972-479-1335 972-479-1336 Sales@SewerTools.com

Subtotal	-\$15,000.00
Sales Tax	\$0.00
Total	-\$15,000.00



STAFF REPORT

October 16, 2024

AGENDA ITEM: Consider and act to approve purchase of 2024 Dodge 2500 from Grapevine Dodge, Chrysler, Jeep.

DESCRIPTION: This purchase will replace an existing 2017 Dodge 2500 utility bed truck. The existing vehicle meets the requirements of the District vehicle replacement policy with approximately 81,162 miles. Pricing is provided utilizing Buyboard Purchasing Cooperative contract #724-23 and included as part of the FY 2025 budget.

ATTACHMENT: Quote

RECOMMENDATION: Staff recommends approval of purchasing a 2024 Dodge 2500 from Grapevine Dodge, Chrysler, Jeep for an amount not to exceed \$55,986.00 and authorize the General Manager to execute the necessary documents.

PRODUCT PRICING SUMMARY BASED ON CONTRACT
BUYBOARD #724-23 CHASSIS
Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051

End Use: TROPHY CLUB MUD
Contact: MIKE MCMAHON
Phone/Email: MMCMAHON@TCMUD.ORG
Product Description: 2500

Rep: Dennis Thomas
Phone: 817-410-7541
Email: dthomas@grapevinedcj.com
Date: 10/02/2024

A. Bid Series 2500 A. Base Price:

39,361

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DJ2L62	24 REG CAB 4X2	INCL	2GA	TRADESMAN 6.4L GAS	STD
PW7	WHITE	NC	TXX8	VINYL INTERIOR	STD
MRU	RUNNING BOARDS	432	XHC	BRAKE CONTROLLER	383
XCH	EXTRA KEYS	262	XEA	TOW HOOKS	97
LHL	AUX DASH SWITCHES	141	DSA	ANTI SPIN AXLE	480
CLY	RUBBER FLOORMATS	121	A61	POWER EQUIPMENT GROUP	1,824
Total of B. Published Options:					3,740

C. Unpublished Options

\$= 0.0%

Options	Bid Price	Options	Bid Price
SERVICE BODY FLIP LIDS			
4 CORNER STROBES AMBER	12,485		
Total of C. Unpublished Options:			12,485

D.	Pre-delivery Inspection:	
E.	Texas State Inspection:	\$
F.	Manufacturer Destination/Delivery:	\$
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):	\$
H.	Lot Insurance (for in stock and/or equipped vehicles):	\$
I.	Contract Price Adjustment:	\$
J.	Additional Delivery Charge: _____ miles	FOB GRAPEVINE
K.	Subtotal:	\$55,586
L.	Quantity Ordered _____ x K =	\$
M.	Trade in: _____	
N.	BUYBOARD Administrative Fee (\$400 per purchase order)	\$400.00
O.	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE	\$55,986



STAFF REPORT

October 16, 2024

AGENDA ITEM: Discussion and possible action to adopt Resolution No. 2024-1016 regarding the Town of Trophy Club request for the expansion of District boundaries.

DESCRIPTION: The Town and District have a joint interest in increasing and improving efficiency and effectiveness of local government by expanding the District's boundaries to include the entire corporate limits of the Town. With this request, the Town and District will petition the Texas Commission on Environmental Quality to authorize the District's boundaries to expand to include the entire corporate limits of the Town.

This expansion will include service area currently being provided for the Town via the First Amendment to Amended and Restated Contract for Wholesale Water Supply and Wastewater Treatment Services and Water and Wastewater Operational Services and allow the District to assume all water and wastewater assets and be the sole responsibility for water and sewer services in Trophy Club. It is contemplated that at some future date the District can allow the Town to assume all fire department assets with sole responsibility for fire services in Trophy Club.

ATTACHMENTS: Boundary Expansion Resolution

RECOMMENDATION: Staff recommends approval of Resolution No. 2024-1016 regarding the Town of Trophy Club request for the expansion of District boundaries.

**TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1
RESOLUTION NO. 2024-1016**

**A RESOLUTION OF TROPHY CLUB MUNICIPAL DISTRICT NO. 1
ACCEPTING CONSENT OF THE TOWN OF TROPHY CLUB, TEXAS, TO
THE EXPANSION OF THE DISTRICT WITHIN THE CORPORATE
BOUNDARIES OF THE TOWN; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, Trophy Club Municipal Utility District No. 1, is a district created pursuant to Section 59, Article XVI, Texas Constitution and Texas Water Code Ch. 54 (the “District”); and

WHEREAS, the District currently exists within the corporate boundaries of the Town of Trophy Club, Texas (the “Town”), and pursuant to Texas Water Code Ch. 54.016 the Town may grant its written consent to the expansion of the District’s boundaries within the corporate limits of the Town; and

WHEREAS, the Town and District desire to increase and improve the efficiency and effectiveness of local government by expanding the District’s boundaries to include the entire corporate limits of the Town; and

WHEREAS, on October 14, 2024, the Town gave its written consent to the expansion of the District’s boundaries within the corporate limits of the Town, as shown on the map attached as **Exhibit A**, and in accordance with Texas Water Code Ch. 54; and

WHEREAS, the District and the Town wish to petition the Texas Commission on Environmental Quality to authorize the District to expand its boundaries to include the entire corporate limits of the Town; and

WHEREAS, the Town has made a finding and determination that a public necessity exists for the expansion of the District as provided herein, and the Town’s consent was made in the exercise of its governmental functions in the interest of the public health, safety, and welfare of the Town’s residents and the general public; and

WHEREAS, the District is in agreement with the finding and determination made by the Town, and expansion of District boundaries as provided herein is in the interest of the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TROPHY CLUB MUNICIPAL UTILITY DISTRICT NO. 1, THAT:

SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct and are incorporated into this resolution as if fully set forth herein.

SECTION 2. The District is in receipt of Town of Trophy Club Resolution 2024-XX, attached as Exhibit B, which sets forth the Town’s consent to the expansion of the District’s boundaries within the corporate limits of the Town. Pursuant to the Town’s request, the District’s boundaries will be expanded as shown on the map attached as Exhibit A, which is incorporated

into this resolution as if fully set forth herein.

SECTION 3. The District shall assume ownership and control over all public utilities and facilities serving the properties within the District’s expanded boundaries as shown on Exhibit A.

SECTION 4. The allocation of governmental services described as attached to the Town of Trophy Club Resolution No. 2024-XX, includes, but is not limited to, applicable public utility services to be provided by the District following the date that the District’s boundaries are expanded, shall be made in accordance with the existing duties, allocations, and interlocal agreements between the Town and District, as amended, and shall be consistent with the allocation of governmental services provided to currently existing property owners located in the District’s boundaries within the Town.

SECTION 5. This resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE _____ DAY OF _____ 2024.

Kevin Carr, President

ATTEST:

Laurie Slaght, District Secretary

APPROVED AS TO FORM:

Pamela H. Liston, General Counsel

Exhibit A

EXPANDED BOUNDARY MAP

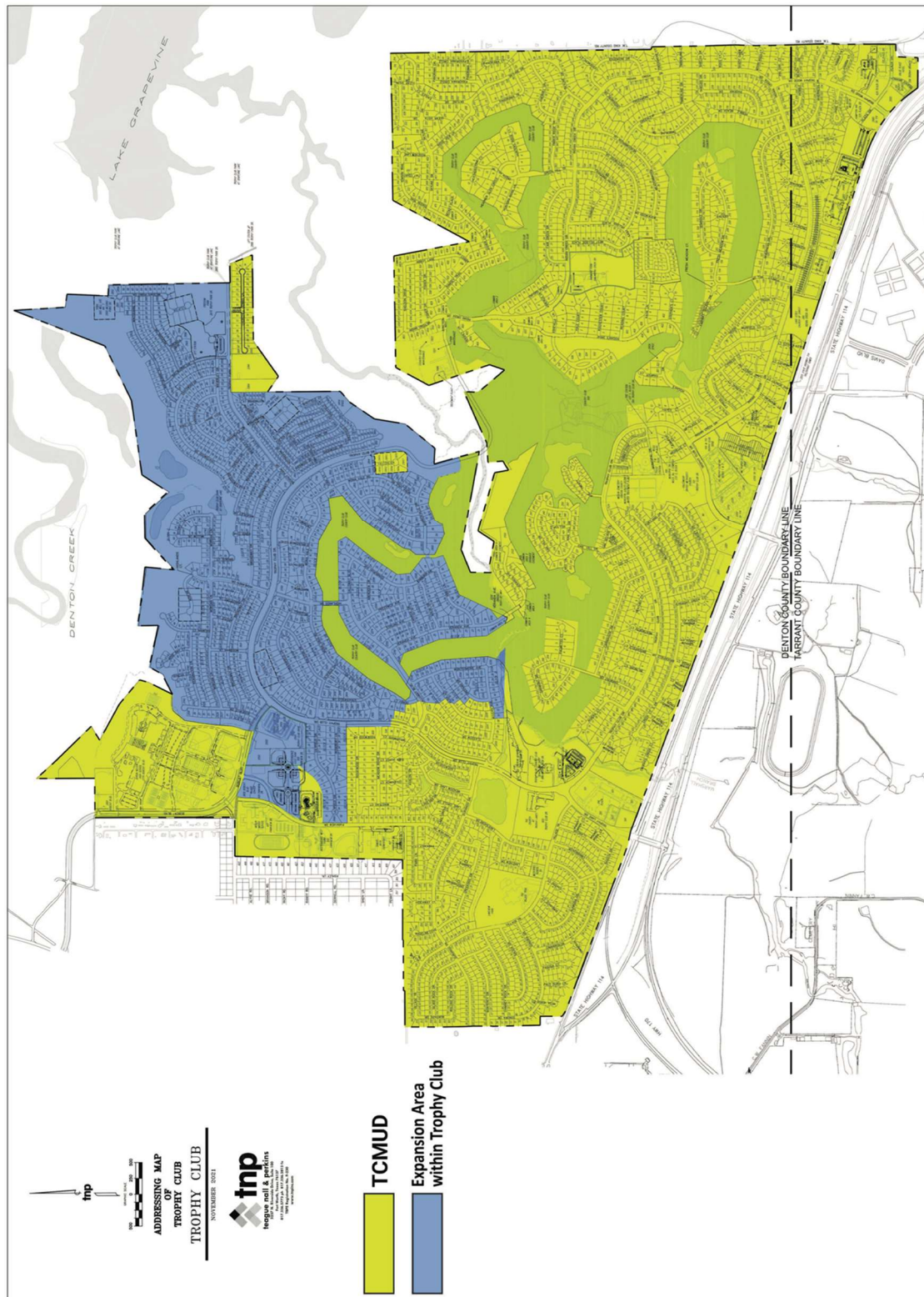


Exhibit B

**[TOWN OF TROPHY CLUB RESOLUTION TO BE ATTACHED AS EXHIBIT B
AFTER ADOPTION]**

November 2024							
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
44	Oct 27, 2024	28	29	30	31	Nov 1	2
	7am Early Voting - November 5 General Election						
45	3	4	5	6	7	8	9
			Election Day - November				
46	10	11	12	13	14	15	16
47	17	18	19	20	21	22	23
				Board of Directors Reg			
48	24	25	26	27	28	29	30
					Thanksgiving Office Closed		