

**MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS**

**January 12, 2017**

THE STATE OF TEXAS  
COUNTY OF HARRIS  
OAKMONT PUBLIC UTILITY DISTRICT

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The Board of Directors (the "Board") of Oakmont Public Utility District (the "District") met in special session, open to the public, at Auburn Lakes Recreation Center, the District's designated meeting place inside the boundaries of the District, on Thursday, January 12, 2017 at 7:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Ty Warren	-	President
Joshua Bruegger	-	Vice President
Sylvia Sullivan	-	Secretary
Kerry Simmons	-	Assistant Secretary
Shaun Hebert	-	Assistant Secretary

All members of the Board were present, except Director Bruegger, thus constituting a quorum.

Members of the public who were in attendance were those who provided their name on the attached Exhibit "A".

Also in attendance were: Andrew Kaluza with Residential Recycling and Refuse of Texas, Inc. ("Residential Recycling"); Ian McNally and Jerrod Lee, the Risher Companies, the District's recreation management company ("Risher"); Richard Haddock and Bill Sweitzer, of Sweitzer and Associates, the District's Landscape Architect ("Sweitzer"); Pat Hall, with Equi-Tax, Inc., the District's Tax Assessor/Collector ("TAC"); Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Robb Clark with Hays Utility South Corporation ("Hays"), Operator for the District; Tom Dillard of Champions Hydro-lawn ("Champions"); Chris Roznovsky with Jones & Carter, Inc. ("J&C"), the District's Engineer; and Mallory Craig and Tiffany Marquez of Coats|Rose, P.C., the District's legal counsel ("Coats|Rose").

WHEREUPON, the meeting was called to order at 7:03 p.m. in accordance with the posted meeting notice, which is attached hereto as Exhibit "B".

**HEAR FROM THE PUBLIC**

Director Warren reviewed the District's public comment policy and opened the floor to receive comments from those who provided their name on the sheet attached hereto as Exhibit "C".

- Mr. Bo Hutson inquired about fountain maintenance at the detention ponds. He also requested the District to investigate trees throughout the District that are leaning. Director Warren reported that the Board is aware of the lighting and fountain issues at the west detention pond and Lake Pro Management will be making repairs to correct those issues. Mr. Roznovsky noted that Vista Landscape (the District's landscape maintenance contractor) will be notified to investigate the trees.
- Mr. Jerry Barney stated the District's minutes and agendas are not up to date on the page designated to the District on the HOA's website. Ms. Craig stated that she will look into the matter.
- Mr. Garon Utterback presented a proposal to construct fitness stations as his Eagle Scout project, a copy of which is attached hereto as Exhibit "D". The Board expressed interest in the project and noted that further investigation on an appropriate location will be needed.

No further comments were received and the public comments period was then closed. No action was taken.

#### **RESIDENTIAL RECYCLING & REFUSE OF TEXAS REGARDING DISTRICT TRASH SERVICE ("RESIDENTIAL RECYCLING")**

The Board recognized Mr. Kaluza who updated the Board on transition of the garbage service over the past two months. He noted cameras have been installed on almost all trucks. Mr. Kaluza encouraged residents to reach out to the company if any issues or concerns arise. He added Residential Recycling will be planning an electronic recycling pick up event and a flyer will be delivered to the residents with dates and additional details. A copy of Mr. Kaluzas report is attached hereto as Exhibit "E". No action was taken.

#### **REVIEW AND APPROVE FISCAL YEAR END 2016 INDEPENDENT FINANCIAL AUDIT**

The Board recognized Mr. Eyring who presented a draft audit of the District's finances for fiscal year end September 30, 2016, a copy of which is attached hereto as Exhibit "F". Mr. Eyring explained the audit process and the purposes as to why the District hires an independent auditor. He also reviewed the audit with the Board and noted that there were no items of concern that needed to be addressed.

After discussion and consideration, upon a motion made by Director Simmons, seconded by Director Sullivan, the Board voted unanimously to approve the draft audit.

#### **CONSIDER APPROVAL OF MINUTES FROM MEETING HELD DECEMBER 1, 2016**

The Board then considered the proposed minutes from the meeting held on December 1, 2016. Upon motion made by Director Sullivan and seconded by Director Simmons, the Board, by unanimous vote, approved the minutes as presented.

## **BOOKKEEPER'S REPORT**

The Board recognized Ms. Loggins, who reviewed with the Board the Bookkeeper's Report and checks listed for payment, attached as Exhibit "G" to these minutes.

After review and consideration, upon a motion made by Director Simmons, seconded by Director Hebert, the Board voted unanimously to approve the Bookkeeper's Report, including the checks presented for payment.

Ms. Loggins then outlined and reviewed an amended District budget, a copy of which is attached hereto as Exhibit "H". After review and consideration, Director Hebert motioned to approve the amended District 2017 fiscal year end budget as presented, and was seconded by Director Simmons, the Board unanimously approved and passed the motion.

## **TAX ASSESSOR/COLLECTOR'S REPORT**

The Board next recognized Ms. Hall who presented the TAC's Report, a copy of which is attached hereto as Exhibit "I". Ms. Hall noted 34.4% of the District's 2016 tax levy has been collected.

After discussion, upon a motion duly made by Director Simmons, seconded by Director Hebert, the Board voted unanimously to approve the TAC's Report and to authorize payment of the checks listed therein.

## **OPERATOR'S REPORT**

Next, the Board recognized Mr. Clark, who presented and reviewed the Operator's Report, the details of which are contained in the report attached hereto as Exhibit "J". Mr. Clark reported on the following:

- the total connection count is 1,162;
- the water accountability ratio was 96.51%; and
- there were no excursions for the month.

Mr. Clark presented the Board with a report of accounts that have been uncollectable for over 6 months. Mr. Clark requested authorization to write the accounts off as uncollectable. Upon a motion brought by Director Simmons, seconded by Director Sullivan, the Board unanimously voted to approve uncollectable accounts to be written off.

Next, Mr. Clark stated, under Texas State law, a District must post boundary signs at all major entrances into the boundaries of the District. He noted signs were missing at the east entrance of the District, but that replacements have been ordered at a cost of \$300 each.

After review and discussion, upon motion duly made by Director Hebert, seconded by Director Simmons, the Board voted unanimously to approve the Operator's Report as presented, including approving purchase of the District boundary signs.

## **ATTORNEY'S REPORT**

The Board recognized Ms. Craig, who presented the Attorney's Report.

### **Discuss North Harris County Regional Water Authority ("NHCRWA") 2017 rate increase**

Ms. Craig presented and outlined a handout detailing the NHCRWA water fee increase, a copy of which is attached hereto as Exhibit "K". The Board requested Ms. Craig to draft an e-mail blast with the information to be sent to the HOA for distribution to the residents.

Upon a motion brought by Director Sullivan, seconded by Director Simmons, the Board unanimously authorized Ms. Craig to coordinate with the HOA to send an email blast regarding the NHCRWA water fee increase.

## **HEAR LANDSCAPE ARCHITECT'S REPORT**

The Board recognized Mr. Haddock, who presented the Landscape Architect's report. No formal report was presented.

Mr. Haddock then presented the drawings and specifications for the "inside the fence facilities" and requested authorization to advertise for bids for the project. After discussion and consideration, upon a motion by Director Sullivan, seconded by Director Simmons, the Board voted unanimously to approve the plans and specifications and to authorize advertisement for bids thereon.

Mr. Haddock then presented the finalized contract with Monarch Pools and site landscaping for the pool repairs and landscape edging, respectfully. Mr. Haddock requested authorization for execution of the contracts and to proceed with the work upon final approval of the contracts by the District's attorney. Upon a motion by Directors Simmons, seconded by Director Sullivan, the Board voted unanimously to approve the contracts, as recommended.

## **REVIEW ENGINEER'S REPORT**

The Board next received the Engineer's report. Mr. Roznovsky reviewed J&C's written report, the full details of which are attached hereto as Exhibit "L". He provided updates on the following matters:

1. West Detention Pond Outfall Repairs and Improvements – Mr. Roznovsky reported bids for this project were received and recommended Camino Services, LLC ("Camino") in the amount of \$27,515.00. The Bid tabulation is included in the Engineer's report.

After review, upon a motion brought by Director Simmons, seconded by Director Hebert, the Board unanimously voted to award the West Detention Pond Outfall Repairs and Improvements project to Camino.

2. South Detention Basin TrashTrooper – Mr. Roznovsky stated the design of the South Detention Basin TrashTrooper has been completed and received Harris County approval. He requested the Board’s authorization to solicit bids for the south Detention Basin TrashTrooper project.

After consideration, upon a motion brought by Director Sullivan, seconded by Director Hebert, the Board unanimously authorized Mr. Roznovsky to solicit bids for the South Detention Basin TrashTrooper project.

Director Sullivan then motioned to authorize Mr. Roznovsky to notify residents adjacent to the project area of the South Detention Basin TrashTrooper project, seconded by Director Simmons and passed by unanimous vote.

3. Texas NPDES Pesticide General Permit – Mr. Roznovsky reported the Texas Commission on Environmental Quality (“TCEQ”) has renewed the Texas NPDES Pesticide General Permit. Due to the size of the District the district is required to sign a self-certification form in order to apply algacides and herbicides to the ponds and in compliance with the TCEQ.

Upon a motion brought by Director Simmons, seconded by Director Hebert the Board unanimously voted to authorize Mr. Roznovsky moving forward with the self-certification form as required for the TCEQ NPDES Pesticide General Permit.

Director Warren inquired as to whether a report regarding the wiring issues occurring at the West Detention Pond had been provided. Mr. Roznovsky stated Lake Pro has made another repair to the fountain and will be monitoring the west detention pond twice a month. Mr. Roznovsky requested authorization to solicit bids for replacement of the fountain from Lake Pro in the instance the wiring repairs do not solve the issues long term.

After consideration, upon a motion brought by Director Hebert, seconded by Director Sullivan, the Board unanimously voted to authorize Mr. Roznovsky to solicit bids from Lake Pro to replace the fountain at the west detention pond.

Director Simmons inquired about the street lights that are out throughout the District and Mr. Roznovsky stated that he has notified CenterPoint regarding the issue several times and unfortunately cannot do more.

After discussion and consideration, upon a motion by Director Simmons, seconded by Director Hebert, the Board voted unanimously to approve the Engineer’s Report.

## **HEAR REPORT FROM CHAMPIONS HYDROLAWN**

The Board recognized Mr. Dillard who presented Champions' report, a copy of which is attached hereto as Exhibit "M". No formal report was presented. After review, upon a motion brought by Director Hebert, seconded by Director Simmons, the Board unanimously voted to approve Champions' report.

## **HEAR REPORT FROM RECREATION MANAGER**

### **Consider adopting Resolution Establishing Rental Policies and Fees for Recreational Facility Rentals**

Mr. McNally presented and outlined a draft of rental policies and fees for the recreational facility rentals, a copy of which is attached hereto as Exhibit "N". The Board discussed the policy. Director Warren requested a provision regarding alcohol consumption should be included in the policy. The Board also discussed deposit amounts, delivery of deposits and reservation times. The Board deferred action on this item until all Board members and Coats|Rose could provide comments thereon.

### **Review and consider approving janitorial services proposals**

The Board recognized Mr. McNally who presented quotes for cleaning services of the District's recreation facilities and recommended VanGuard be awarded said contract. A copy of VanGuard's proposal and contract is attached hereto as Exhibit "O".

After review, upon a motion brought by Director Hebert, seconded by Director Simmons, the Board unanimously voted to approve VanGuard's proposal and contract subject to final review by Coats|Rose of said contract.

### **Review and consider approving proposals for installation of access card system and security systems**

The Board discussed the installation of access card and security systems. Director Hebert requested Sweitzer coordinate with Risher to provide feedback on installation coordination with the construction of the facilities. Mr. McNally presented and outlined the proposal for Houston Electronic Security for purchase of a computer and software installation, a copy of which is attached hereto as Exhibit "P".

After consideration, upon a motion brought by Director Simmons, seconded by Director Hebert, the Board unanimously voted to approve the purchase of the computer software installation with Houston Electronic Security at a cost not to exceed \$2,000.

## **HEAR DIRECTOR REPORTS**

Director Hebert reported Greater Houston Pools Management, Inc., was engaged to provide pool maintenance and management, as authorized at the prior meeting, and that they have begun monthly maintenance on the pool.

Receive update regarding District website

Director Warren noted that the website is in progress and a District logo has been established. No action was taken.

Consider taking action regarding cost sharing of installation of audio/visual equipment with Auburn Lakes Homeowners Association ("HOA")

The Board requested Mr. McNally to research the costs of purchase and installation of audio/visual equipment in the Clubhouse. Director Warren noted the HOA is very interested in participating in this project with the District.

Upon a motion brought by Director Sullivan, seconded by Director Hebert, the Board unanimously authorized Mr. McNally to research the costs of installing audio/visual equipment in the Clubhouse.

Consider rescheduling second monthly meeting

The Board discussed an alternate recreation meeting date to provide enough time for consultants to follow up on matters that are needed for the recreation meeting.

After consideration, upon a motion brought by Director Hebert, seconded by Director Simmons, the Board unanimously voted to hold the District's recreation meeting on the fourth Wednesday of every month at 7:00 p.m.

**REVIEW DISTRICT EMAILS**

Ms. Craig then presented the Board with emails received by the Board's email address since the date of the last Board meeting. Ms. Craig stated that she and Director Warren have addressed all e-mails as necessary. Copies of the emails are attached hereto as Exhibit "Q". No action was taken.

**HEAR FROM THE PUBLIC**

Director Warren opened the floor to receive comments from those who provided their name on the sheet attached hereto to as Exhibit "R". He stated that the only name written in the public comments sign in sheet was no longer present at the meeting.

- Mr. Bo Hutson inquired about the District's past relationship with Northampton and management of the District's facilities.

After all comments were addressed and no further comments were received, the public comment period was then closed.

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

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PASSED, APPROVED and ADOPTED this February 9, 2017.

(DISTRICT SEAL)



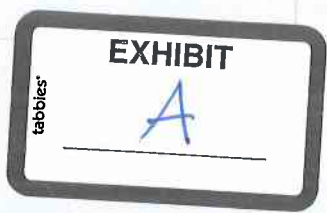
*Suzanne Sullivan*  
Secretary, Board of Directors



# OAKMONT PUD BOARD OF DIRECTORS MEETING SIGN-IN SHEET

Meeting Date: January 12, 2017

Name	Name	Name
Marilyn Smith		
Andrew Kelua		
Jerry Barney		
Mark Ullubock		
Cleon Mowatt		
Martin Kokuma		
Aneka Simmons		
Koral Simma,		
Steve Ford		
Bo Hutson		



OAKMONT PUBLIC UTILITY DISTRICT  
NOTICE OF MEETING

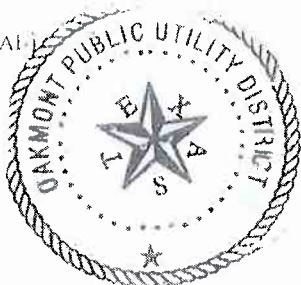
Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at 7:00 p.m., on **Thursday, January 12, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Hear from Residential Recycling & Refuse of Texas regarding District trash service.
3. Receive, review, and consider approving fiscal year end 2016 independent financial audit.
4. Review and consider approval of minutes from meeting held December 1, 2016.
5. Review Bookkeeper's Report and consider taking action thereon, including:
  - a. Approve payment of bills submitted to the District;
  - b. Review Investment Report and authorize necessary action in connection therewith; and
  - c. Consider amending budget.
6. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
  - a. Approve tax report and authorize payment of invoices from tax account.
7. Review Operator's Report and consider taking action thereon, including:
  - a. Authorization of termination of water and sewer service to delinquent accounts;
  - b. Authorize Operator to make necessary repairs to water and sanitary sewer system; and
  - c. Consider authorizing installation of District boundary signs.
8. Hear Attorney's Report and consider taking action thereon, including:
  - a. Discuss North Harris County Regional Water Authority 2017 rate increase and consider taking action to inform District customers thereof.
9. Hear report from Landscape Architect and consider acting thereon, including:
  - a. Hear update on preliminary Master Park Plan; and
  - b. Consider approving drawings and specifications for the "inside the fence" facilities and authorizing advertisement for bids.
10. Review Engineer's Report and consider taking action thereon, including:
  - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
  - b. Approve pay estimates and change orders on contracts for District facilities;
  - c. Consider requests for water and sewer service and consider taking action thereon;
  - d. Consider requests for annexation and consider taking action thereon;
  - e. Consider approving general pesticide permit self-certification for treatment of detention ponds;
  - f. Receive update on water plant inspection;
  - g. Hear update on detention pond storm water quality permitting and consider taking action thereon;
  - h. Hear report on status of all District facilities and consider taking action thereon; and
  - i. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
11. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
12. Hear report from Recreation Manager, and consider taking action thereon, including:
  - a. Consider adopting Resolution Establishing Rental Policies and Fees for Recreational Facility Rentals;
  - b. Review and consider approving janitorial services proposals; and
  - c. Review and consider approving proposals for installation of access card system and security systems.
13. Hear Director reports and consider taking action thereon, including:
  - a. Receive update regarding District Website, and consider taking action regarding website options;
  - b. Consider taking action regarding cost sharing of installation of audio/visual equipment with Auburn Lakes Homeowners Association; and
  - c. Consider rescheduling second monthly meeting.
14. Review District Emails.
15. Hear from the public.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A. Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 5<sup>th</sup> day of January, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By

*Mindy Koehn / myc*  
Mindy Koehn  
Coats Rose, P.C.  
Attorneys for the District

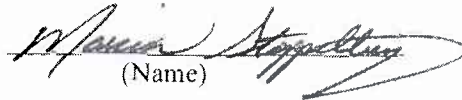


DO NOT DETACH

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
OAKMONT PUBLIC UTILITY DISTRICT §

I, Marisa Stoppelberg, the undersigned, hereby state that I posted a copy of the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at 25005 Northcrest Drive, Spring, Texas, the location inside the boundaries of the District designated for the posting of agendas, on the 9<sup>th</sup> day of January, 2017 at 3:40 p.m., which time was not less than 72 hours prior to the scheduled time of the special meeting.

  
(Name)

4811-0138-0114, v. 1

4811-0138-0114.1/2641.0

002641.000000:4811-0138-0114.v1

**OAKMONT PUBLIC UTILITY DISTRICT  
NOTICE OF MEETING**

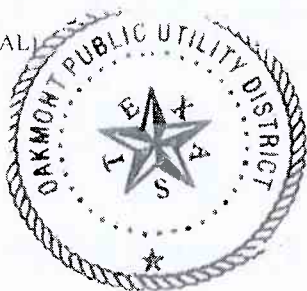
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- 3 Receive, review, and consider approving fiscal year end 2016 independent financial audit.
- 4 Review and consider approval of minutes from meeting held December 1, 2016.
- 5 Review Bookkeeper's Report and consider taking action thereon, including:
  - a. Approve payment of bills submitted to the District;
  - b. Review Investment Report and authorize necessary action in connection therewith; and
  - c. Consider amending budget.
- 6 Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
  - a. Approve tax report and authorize payment of invoices from tax account.
- 7 Review Operator's Report and consider taking action thereon, including:
  - a. Authorization of termination of water and sewer service to delinquent accounts;
  - b. Authorize Operator to make necessary repairs to water and sanitary sewer system; and
  - c. Consider authorizing installation of District boundary signs.
- 8 Hear Attorney's Report and consider taking action thereon, including:
  - a. Discuss North Harris County Regional Water Authority 2017 rate increase and consider taking action to inform District customers thereof.
- 9 Hear report from Landscape Architect and consider acting thereon, including:
  - a. Hear update on preliminary Master Park Plan; and
  - b. Consider approving drawings and specifications for the "inside the fence" facilities and authorizing advertisement for bids.
- 10 Review Engineer's Report and consider taking action thereon, including:
  - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
  - b. Approve pay estimates and change orders on contracts for District facilities;
  - c. Consider requests for water and sewer service and consider taking action thereon;
  - d. Consider requests for annexation and consider taking action thereon;
  - e. Consider approving general pesticide permit self-certification for treatment of detention ponds;
  - f. Receive update on water plant inspection;
  - g. Hear update on detention pond storm water quality permitting and consider taking action thereon;
  - h. Hear report on status of all District facilities and consider taking action thereon; and
  - i. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
- 11 Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
- 12 Hear report from Recreation Manager, and consider taking action thereon, including:
  - a. Consider adopting Resolution Establishing Rental Policies and Fees for Recreational Facility Rentals;
  - b. Review and consider approving janitorial services proposals; and
  - c. Review and consider approving proposals for installation of access card system and security systems.
- 13 Hear Director reports and consider taking action thereon, including:
  - a. Receive update regarding District Website, and consider taking action regarding website options;
  - b. Consider taking action regarding cost sharing of installation of audio/visual equipment with Auburn Lakes Homeowners Association; and
  - c. Consider rescheduling second monthly meeting.
- 14 Review District Emails.
- 15 Hear from the public.

Pursuant to V.T.C.A., Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A., Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 5<sup>th</sup> day of January, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

B) Mindy Koehn / nyc  
Mindy Koehn  
Coats Rose, P.C.  
Attorneys for the District

**From:** send@mail.efax.com  
**Sent:** Thursday, January 05, 2017 2:53 PM  
**To:** Janice Woodburn  
**Subject:** Successful transmission to 17137553596. Re: Legalease Form and Agenda - Oakmont PUD



Dear Janice Woodburn,

**Re: Legalease Form and Agenda - Oakmont PUD**

The 3 page fax you sent through eFax Solutions to 17137553596 was successfully transmitted at 2017-01-05 20:53:10 (GMT).

The length of transmission was 198 seconds.

The receiving machine's fax ID: .

If you need additional assistance, please visit our online help center at <https://www.efaxcorporate.com/corp/twa/page/customerSupport>. Thank you for using the eFax Solutions service.

Best Regards,  
eFax Solutions

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**Customer Service**

Online Help: <https://www.efaxcorporate.com/corp/twa/page/customerSupport>

Tel: 1-323-817-3202

Email: [corporatesupport@mail.efax.com](mailto:corporatesupport@mail.efax.com)

**Reference ID:**

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CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
OAKMONT PUBLIC UTILITY DISTRICT §

I, Janice Woodburn, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at the administrative office of the District, 9 Greenway Plaza, Suite 1100, Houston, Texas, on January 5, 2017, at 3:30 p.m., which time was not less than 72 hours prior to the scheduled time of the meeting.

  
\_\_\_\_\_  
(Name)

**OAKMONT PUBLIC UTILITY DISTRICT  
NOTICE OF MEETING**

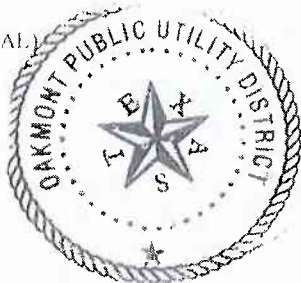
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EXECUTED this 5<sup>th</sup> day of January, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By

*Mindy Koehn / myc*

Mindy Koehn  
Coats Rose, P.C.  
Attorneys for the District

**OAKMONT PUBLIC UTILITY DISTRICT  
NOTICE OF MEETING**

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at **7:00 p.m.**, on **Thursday, January 12, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Hear from Residential Recycling & Refuse of Texas regarding District trash service.
3. Receive, review, and consider approving fiscal year end 2016 independent financial audit.
4. Review and consider approval of minutes from meeting held December 1, 2016.
5. Review Bookkeeper's Report and consider taking action thereon, including:
  - a. Approve payment of bills submitted to the District;
  - b. Review Investment Report and authorize necessary action in connection therewith; and
  - c. Consider amending budget.
6. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
  - a. Approve tax report and authorize payment of invoices from tax account.
7. Review Operator's Report and consider taking action thereon, including:
  - a. Authorization of termination of water and sewer service to delinquent accounts;
  - b. Authorize Operator to make necessary repairs to water and sanitary sewer system; and
  - c. Consider authorizing installation of District boundary signs.
8. Hear Attorney's Report and consider taking action thereon, including:
  - a. Discuss North Harris County Regional Water Authority 2017 rate increase and consider taking action to inform District customers thereof.
9. Hear report from Landscape Architect and consider acting thereon, including:
  - a. Hear update on preliminary Master Park Plan; and
  - b. Consider approving drawings and specifications for the "inside the fence" facilities and authorizing advertisement for bids.
10. Review Engineer's Report and consider taking action thereon, including:
  - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
  - b. Approve pay estimates and change orders on contracts for District facilities;
  - c. Consider requests for water and sewer service and consider taking action thereon;
  - d. Consider requests for annexation and consider taking action thereon;
  - e. Consider approving general pesticide permit self-certification for treatment of detention ponds;
  - f. Receive update on water plant inspection;
  - g. Hear update on detention pond storm water quality permitting and consider taking action thereon;
  - h. Hear report on status of all District facilities and consider taking action thereon; and
  - i. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
11. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
12. Hear report from Recreation Manager, and consider taking action thereon, including:
  - a. Consider adopting Resolution Establishing Rental Policies and Fees for Recreational Facility Rentals;
  - b. Review and consider approving janitorial services proposals; and
  - c. Review and consider approving proposals for installation of access card system and security systems.
13. Hear Director reports and consider taking action thereon, including:
  - a. Receive update regarding District Website, and consider taking action regarding website options;
  - b. Consider taking action regarding cost sharing of installation of audio/visual equipment with Auburn Lakes Homeowners Association; and
  - c. Consider rescheduling second monthly meeting.
14. Review District Emails.
15. Hear from the public.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A. Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 5<sup>th</sup> day of January, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By

*Mindy Koehn*  
Mindy Koehn  
Coats Rose, P.C.  
Attorneys for the District



# OAKMONT PUD BOARD OF DIRECTORS MEETING SPEAKER SIGN-UP SHEET

Meeting Date: January 12, 2017

## FIRST COMMENT PERIOD

Name	Address
<del>William Smith</del>	<del>16403 Holden Mills</del>
Bo Hutson	2511 Amber Mills Dr.
Jerry Barney	<del>Barne</del> 25006 Genessee Valley
Garon Utterback	7214 Sandy Isle Lane

EXHIBIT

C



## PROPOSAL TO OAKMONT PUBLIC UTILITY DISTRICT (PUD)

### Fitness Stations at Auburn Lakes Retreat Lake Walking Trail

Thursday January 12, 2017

Garon Utterback

Boy Scout Troop 878, Spring, TX

The half-mile walking and jogging trail around Retreat Lake in Auburn Lakes is a community feature that is used regularly by local residents. The placement of “fitness stations” along the trail is proposed to improve the exercise experience by providing stretching and strength training. As part of the Boy Scout Eagle rank requirements, I submit this proposal regarding the installation of three stations along the trail. I would lead this project with support by fellow scouts and parents from the Troop. The review and approval of this project by the PUD is requested.

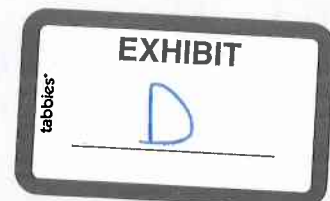
**Scope** Construction and installation of fitness stations for pull-ups, hamstring stretches and calf stretches. Examples shown in the photos below. No signage is planned. The station area will be “borderless”, installed directly onto the turf.



\* images from [www.fittrail.com](http://www.fittrail.com)

**Safety** Fitness stations on walking trails are very common around the country and within Harris County. The benefits of the stations are widely recognized to out-weigh safety and liability concerns of possible injury by users. The fitness stations proposed here are very basic. The scouts, who are insured through the Boy Scout program, will be assisted by adults when using power tools during construction.

**Materials of Construction** The stations are going to be made of 6x6 treated lumber, 2 inch galvanized steel, and will be secured in the ground with cement.





### Fitness Station Proposal (continued)

Cost The estimated cost of materials the three fitness stations is estimated to be about \$500. These will be installed by Boy Scouts. Funding can be from the full or partial assistance from the PUD, or the scouts can raise money via car washes, etc., to purchase the materials. The scouts receive “community service hours” for their help in the project, which counts towards their scout rank advancement.

Time Frame I plan to start this project at the during spring break so I have time to work on it instead of having to squeeze it in during weekends with school. I plan on finishing it in three days. First day is to dig the holes and set the posts with the concrete, second day is to add the metal bars and the third day is to add the finishing touches.

Location Sites are proposed in the picture below for location of the stations. These provided the most flat space for the users. The nearby benches can also provide a resting spot if needed. These can easily be modified prior to installation.



Maintenance and Life Expectancy The stations are designed to be maintenance-free for 3-5 years and with a periodic coat of waterproofing stain, are expected to last over ten years.

The Eagle Requirement As part of the requirements to achieve Eagle rank in Boy Scouts, the scout must “plan, develop, and give leadership to others,” doing something that will benefit his community. The project must also be approved by his scout leadership.

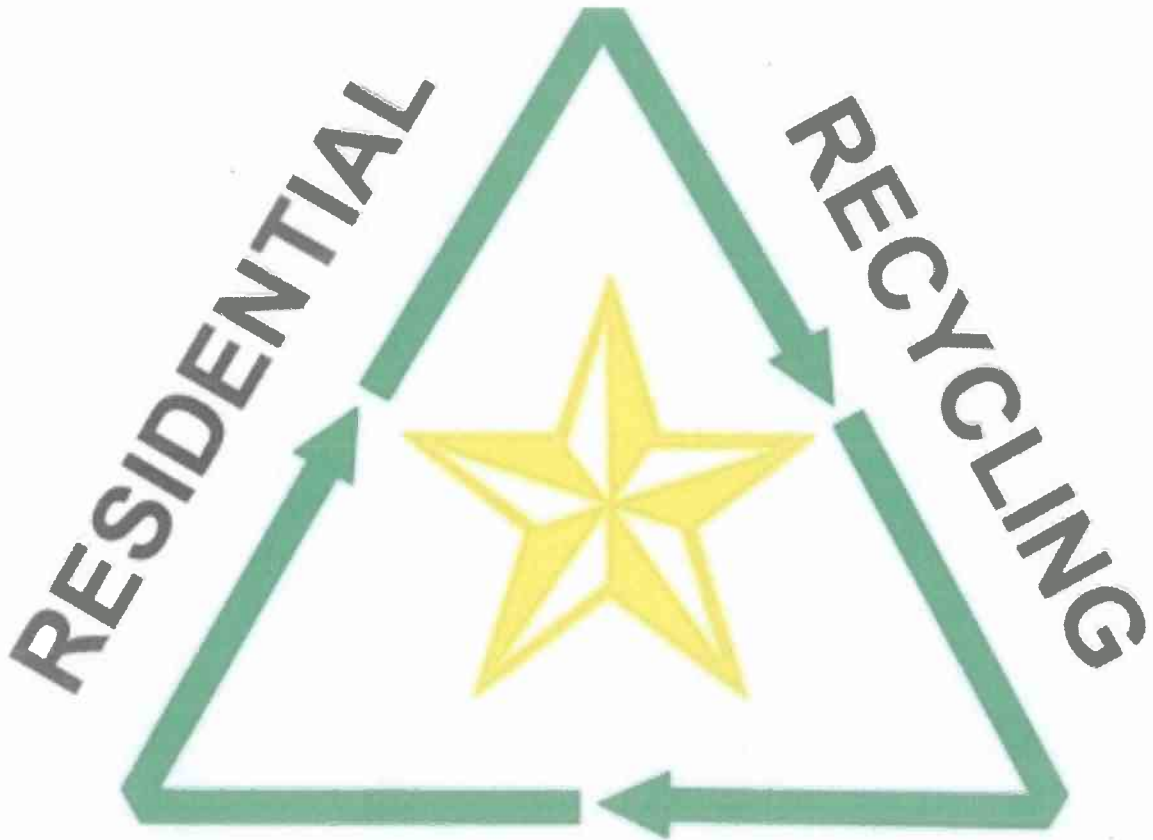
If you have any questions, you can contact me by eMail at [NobleG9@icloud.com](mailto:NobleG9@icloud.com), or by voice/text at cell phone 832-294-8414.

Thank You,

*Garon Utterback*

# Garbage Report

Oakmont Public Utility District



## & REFUSE OF TEXAS

tabbles®	EXHIBIT
	<u>    E    </u>

## **Garbage Report**

### **Transition Information**

- 1. Transition we fairly smoothly with little obstacles in the way.**
- 2. We have improved our route times, in and out of Oakmont.**
- 3. We have internally implemented different procedures to make your streets safer. Including, truck camera monitoring systems. These display the speeds through breadcrumb gps technology.**
- 4. Holiday season is always heavy, times varied greatly from the norm during this time. We are coming to the end.**

### **Complaints from residents**

**November: 4**

**December: 1**

**January: 0 to date**

### **Other Issues**

**Lids being left open... Rain water getting into trash cans**

**Pool Area Trash has been getting forgotten by drivers**

**Speeding in neighborhood**

### **Complaint from residents date**

**See attached Document detailing complaints...**

### **E-Waste Event Dates:**

**March 4, March 11, March 18, March 25**

**April 1, April 15, April 29,**

# Oakmont Public Utility District

## TRASH and RECYCLING

**Pick-Up Days:** Tuesday and Friday



**Yard Waste:** Tuesday and Friday

**Type:** Curbside

### **Limits:**

Two (2) Bulk Item per household per Tuesday and Friday

### **Tag:**

All items that are not acceptable... (Hazardous waste, items heavier than 45 lbs.)

### **Special Notes:**

**MUST PUT LIDS ON CANS AFTER EMPTY**

Take picture and address of residence with unacceptable items

Keep cans out of driveways and out of streets

Pick up Clubhouse trash

## MISSED PICK-UP/ COMPLAINT

**Date:** 11/11/16

**Customer Name:** William Murphy

**Phone #** 281-651-2396

**Time call received:** 12:33pm

**District/Neighborhood:** Oakmont PUD / Auburn Lakes Reserve

**Driver:** Tom, Jason, Rufus

**Address:** 25706 Northcrest Dr Spring, TX 77389

**Trash:** \_\_\_\_\_

**Recycling:** \_\_\_\_\_X\_\_\_\_\_

**Where are items placed?** Curbside

**How much?** 1 full bin

### Complaint:

- Resident is elderly and handicap
- His wife was out gardening in front of yard when she saw truck speed by home missing them for service
- Have never been missed before but these past two weeks they've been missed
- it is hard for the resident to bring items back in because he is handicap and elderly, would rather it be picked up today than to make two trips bringing items back out tomorrow

### Resolution:

- Andrew will be going back later in the afternoon today Fri 11/11 to pick up residents recycle
- A note will be made in the Oakmont recycle complaint list that states:
  - Marked as a special assistance home; resident is elderly and handicapped
  - Items will be left out garage door up the driveway instead of bringing out to the curb
  - Note will also state if no items are out to take a picture and note time
- Resident was informed he can leave items up the driveway garage door and was happy for providing good service

Complaint Received By: Verenice Estrada

Copy of Complaint to: Jerrell Wolff/Carleen Wolff/ Andrew / File

## MISSED PICK-UP/ COMPLAINT

Date: 11/22/16

Customer Name: Shaun Hebert

Phone # 409-718-5061

Time call received: 1:32pm

District/Neighborhood: Oakmont PUD / Auburn Lakes

Driver: Rufus, Mirna

Address: 6402 Pinyon Trail Dr Spring, TX 77389

Trash:  \_\_\_\_\_

Recycling: \_\_\_\_\_

Where are items placed? Curbside

How much? Several white boxes with recyclable items inside....put out for trash because wants to get rid of before holiday since recycle isn't until Friday

### Complaint:

- States items were missed today Tuesday 11/22/16
- Asked drivers Mirna and Rufus if they made any notes on this home.....nobody responded to my calls or text message
- Put out items for trash because he says he doesn't want to wait until after Thanksgiving on Friday for recycle to be picked up
- States items were out on time
- Resident was notified I will be informing operations manager and returning his call when I receive a response

### Resolution:

- Russell informed me Wed 11/23/16 morning he will be going back today for items.
- Russell said he would call the resident to speak with him, a copy of form was provided to him.

Complaint Received By: Verence Estrada

Copy of Complaint to: Jerrell Wolff/Carleen Wolff/ Russell / File



MISSED PICKUP / COMPLAINT

Date: 12/30/16

Customer Name:

Phone #: 281-743-3806

Time Call Received: 10:31am

District / Neighborhood: Oakmont PUD / Auburn Lakes

Driver: Charlena, Rufus, Jason

Address: 25219 Knobb Pines Ct

Trash: \_\_\_\_\_X\_\_\_\_\_

Recycle: \_\_\_\_\_

Where are items placed? Curbside

How much? 1 can

Complaint:

Says trash was missed today

Says it was out on time

Resolution:

- contacted driver
- driver went back
- items picked up.

Complaint received by: Verenice Estrada

Copy of Complaint to: Jerrell Wolff/ Carleen Wolff / Russell / File

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OAKMONT PUBLIC UTILITY DISTRICT  
HARRIS COUNTY, TEXAS  
ANNUAL AUDIT REPORT  
SEPTEMBER 30, 2016



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January 12, 2017

### INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Oakmont Public  
Utility District  
Harris County, Texas

We have audited the accompanying financial statements of the governmental activities and each fund of Oakmont Public Utility District, as of and for the year ended September 30, 2016, which collectively comprise the District's basic financial statements, as listed in the table of contents, and the related notes to the financial statements.

#### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

#### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risk of material misstatement of the financial statements whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each fund of Oakmont Public Utility District as of September 30, 2016, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITOR'S REPORT (Continued)

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**Other Matters**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on Pages 3 to 8 and Schedule of Revenues, Expenditures and Changes in Fund Balance, Budget and Actual, General Fund, on Page 22 be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information on Pages 23 to 47 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Except for the portion marked "unaudited," the information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The supplementary information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it. The accompanying supplementary information includes financial data excerpted from prior year financial statements which were audited by our firm.

## Management's Discussion and Analysis

### Using this Annual Report

Within this section of the Oakmont Public Utility District (the "District") annual report, the District's Board of Directors provides narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2016.

The annual report consists of a series of financial statements plus additional supplemental information to the financial statements as required by its state oversight agency, the Texas Commission on Environmental Quality. In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program. In the District's case, the single governmental program is provision of water and sewer services. Other activities, such as recreation facilities and garbage collection, are minor activities and are not budgeted or accounted for as separate programs. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements, and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

#### *Government-Wide Financial Statements*

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets and liabilities owned by the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's total assets and total liabilities is labeled as *net position* and this difference is similar to the total owners' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period and expenses are recorded even though they may not have used cash during the current period.

Although the statement of activities looks different from a commercial enterprise's income statement, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as *change in net position*, essentially the same thing.

#### *Fund Financial Statements*

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

Governmental fund financial statements consist of a balance sheet and statement of revenues, expenditures and change in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

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In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time, but do not include capital assets such as land and water and sewer systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's total assets and total liabilities is labeled the fund balance, and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements are different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total fund balances to the amount of net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position as reported in the governmental activities column in the statement of activities.

## **Financial Analysis of the District as a Whole**

Financial Analysis of the District as a Whole begins with an understanding of how financial resources flow through the District's funds. Resources in the Capital Projects Fund are derived principally from proceeds of the sale of bonds, and expenditures from this fund are subject to the Rules of the Texas Commission on Environmental Quality. Resources in the Debt Service Fund are derived principally from the collection of property taxes and are used for the payment of tax collection costs and bond principal and interest. Resources in the General Fund are derived principally from property taxes and billings for water and sewer services and are used to operate and maintain the system and to pay costs of administration of the District.

Management has financial objectives for each of the District's funds. The financial objective for the Capital Projects Fund is to spend the funds as necessary in accordance with the Rules of the Texas Commission on Environmental Quality. The financial objective for the Debt Service Fund is to levy the taxes necessary to pay the fiscal year debt service requirements plus the cost of levying and collecting taxes, leaving the appropriate fund balance as recommended by the District's financial advisor. The financial objective for the General Fund is to keep the fund's expenditures as low as possible while ensuring that revenues are adequate to cover expenditures and maintaining the fund balance that Management believes is prudent. Management believes that these financial objectives were met during the fiscal year.

Management believes that the required method of accounting for certain elements of the government-wide financial statements makes the government-wide financial statements as a whole not useful for financial analysis. In the government-wide financial statements, capital assets and depreciation expense have been required to be recorded at historical cost. Management's policy is to maintain the District's capital assets in a condition greater than or equal to the condition required by regulatory authorities, and management does not believe that depreciation expense is relevant to the management of the District. In the government-wide financial statements, certain non-cash costs of long-term debt are capitalized and amortized over the life of the related debt. Management believes that this required method of accounting is not useful for financial analysis of the District and prefers to consider the required cash flows of the debt as reported in the fund statements and the notes to the financial statements. In the government-wide financial statements, property tax revenues are required to be recorded in the fiscal year for which the taxes are levied, regardless of the year of collection. Management believes that the cash basis method of accounting for property taxes in the funds provides more useful financial information.

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The following required summaries of the District's overall financial position and operations for the past two years are based on the information included in the government-wide financial statements. For the reasons described in the preceding paragraph, a separate analysis of the summaries is not presented.

Summary of Net Position

	<u>2016</u>	<u>2015</u>	<u>Change</u>
Current and other assets	\$ 6,023,803	\$ 5,444,471	\$ 579,332
Capital assets	19,873,666	20,161,190	(287,524)
Total assets	<u>25,897,469</u>	<u>25,605,661</u>	<u>291,808</u>
Long-term liabilities	29,636,565	30,527,501	(890,936)
Other liabilities	1,378,318	1,656,050	(277,732)
Total liabilities	<u>31,014,883</u>	<u>32,183,551</u>	<u>(1,168,668)</u>
Net position:			
Invested in capital assets, net of related debt	(10,696,680)	(11,620,676)	923,996
Restricted	2,178,459	2,740,519	(562,060)
Unrestricted	3,400,807	2,302,267	1,098,540
Total net position	<u>\$ (5,117,414)</u>	<u>\$ (6,577,890)</u>	<u>\$ 1,460,476</u>

Summary of Changes in Net Position

	<u>2016</u>	<u>2015</u>	<u>Change</u>
Revenues:			
Property taxes, including related penalty and interest	\$ 4,341,067	\$ 4,083,357	\$ 257,710
Charges for services	1,240,642	1,189,710	50,932
Other revenues	17,082	9,407	7,675
Total revenues	<u>5,598,791</u>	<u>5,282,474</u>	<u>316,317</u>
Expenses:			
Service operations	2,559,843	2,165,756	394,087
Debt service	1,578,472	2,137,490	(559,018)
Total expenses	<u>4,138,315</u>	<u>4,303,246</u>	<u>(164,931)</u>
Change in net position	1,460,476	979,228	481,248
Net position, beginning of year	<u>(6,577,890)</u>	<u>(7,557,118)</u>	<u>979,228</u>
Net position, end of year	<u>\$ (5,117,414)</u>	<u>\$ (6,577,890)</u>	<u>\$ 1,460,476</u>

**Financial Analysis of the District's Funds**

The District's combined fund balances as of the end of the fiscal year ended September 30, 2016, were \$5,621,158, an increase of \$507,462 from the prior year.

The General Fund balance increased by \$1,093,121, in accordance with the District's financial plan.

The Debt Service Fund balance decreased by \$386,162, after the contribution of \$284,007 toward the refunding of a portion of the District's outstanding bonds.



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The Capital Projects Fund balance decreased by \$199,497 as authorized expenditures exceeded interest earnings.

#### General Fund Budgetary Highlights

The Board of Directors did not amend the budget during the fiscal year. The District's budget is primarily a planning tool. Accordingly, actual results varied from the budgeted amounts. A comparison of actual to budgeted amounts is presented on Page 22 of this report. The budgetary fund balance as of September 30, 2016, was expected to be \$3,094,590 and the actual end of year fund balance was \$3,386,446.

#### Capital Asset and Debt Administration

##### Capital Assets

Capital assets held by the District at the end of the current and previous fiscal years are summarized as follows:

	<u>Capital Assets (Net of Accumulated Depreciation)</u>		
	<u>2016</u>	<u>2015</u>	<u>Change</u>
Land	\$ 2,064,039	\$ 2,064,039	\$ 0
Detention ponds	2,903,017	2,903,017	0
Buildings and improvements	3,288,154	3,306,721	(18,567)
Recreation equipment	0	7,413	(7,413)
Water facilities	5,485,570	5,535,453	(49,883)
Sewer facilities	6,132,886	6,344,547	(211,661)
Totals	<u>\$ 19,873,666</u>	<u>\$ 20,161,190</u>	<u>\$ (287,524)</u>

Changes to capital assets during the fiscal year ended September 30, 2016, are summarized as follows:

Additions:		
Water well rework		\$ 151,951
Sidewalks		200,148
Total additions to capital assets		<u>352,099</u>
Decreases:		
Depreciation		<u>(639,623)</u>
Net change to capital assets		<u>\$ (287,524)</u>

##### Debt

Changes in the bonded debt position of the District during the fiscal year ended September 30, 2016, are summarized as follows:

Bonded debt payable, beginning of fiscal year	\$ 32,830,000
Series 2016 refunding bonds sold	4,935,000
Bonds refunded	(5,305,000)
Bonds paid	<u>(1,355,000)</u>
Bonded debt payable, end of fiscal year	<u>\$ 31,105,000</u>

On September 27, 2016, the District issued \$4,935,000 in Series 2016 Unlimited Tax Refunding Bonds to refund \$5,305,000 of outstanding Series 2009, 2010 and 2011 bonds. The net proceeds of \$5,659,972 (after payment of \$216,785 in underwriting fees, insurance and other issuance costs plus the District's contribution of \$284,007) were used to call and retire the refunded Series 2009 bonds on September 28, 2016 and to purchase U.S. government securities. Those securities were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the refunded Series 2010 and 2011 bonds. As a result, the refunded bonds are considered defeased and the liability for the refunded bonds has been removed from the financial statements.

# DRAFT

The District refunded the bonds to reduce total debt service payments over future years by approximately \$518,000 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of approximately \$410,000.

At September 30, 2016, the District had \$16,680,000 of bonds authorized but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage system within the District and \$7,530,000 for parks and recreational facilities.

The District has an underlying rating of BBB by Standard & Poor's and A2 by Moody's. The Series 2011 bonds are not insured. The Series 2010, 2012 and 2015 bonds are insured by Assured Guaranty Municipal Corp. The Series 2013, 2014, 2014 park bonds, 2014A and 2016 bonds are insured by Build America Mutual Assurance Company. The rating of the Series 2011 bonds is BBB by Standard & Poor's. The insured rating of the Series 2010, 2012, 2013, 2014, 2014 park bonds, 2014A, 2015 and Series 2016 bonds is AA by Standard & Poor's. The insured rating of the Series 2010, 2012 and 2015 bonds is A2 by Moody's. The underlying rating by Moody's was raised during the fiscal year ended September 30, 2016.

## RELEVANT FACTORS AND WATER SUPPLY ISSUES

### *Property Tax Base*

The District's tax base increased approximately \$63,300,000 for the 2015 tax year (about 17%), due to the addition of new houses to the tax base and the increase in the average valuation of existing property.

### *Relationship to the City of Houston*

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District must conform to a City of Houston ordinance consenting to the creation of the District. In addition, the District may be annexed in whole, but not in part, by the City of Houston without the District's consent. If the District is annexed, the City will assume the District's assets, functions and obligations (including the bonded indebtedness) and dissolve the District.

The District is authorized to enter into a strategic partnership agreement with the City of Houston to provide the terms and conditions under which services would be provided and funded by the parties and under which the District would continue to exist for an extended period if the land within the District would be annexed for limited purposes by the City. The terms of any such agreement would be determined by the City and the District.

The District is not aware of any plans regarding annexation or a strategic partnership with the City of Houston.

### *Water Supply Issues*

The District is located within the boundaries of the Harris-Galveston Subsidence District ("Subsidence District") and the North Harris County Regional Water Authority ("NHCRWA"). The NHCRWA was created to provide for conversion of the area within its boundaries from groundwater usage to alternative sources of water supply (e.g., surface water) as required by regulations of the Subsidence District. The NHCRWA covers an area located in northern Harris County and adjacent to the City of Houston. Pursuant to an order of the Subsidence District and the NHCRWA's Groundwater Reduction Plan (as approved by the Subsidence District), the area within the boundaries of the NHCRWA must be converted to at least 30% alternate source (e.g., surface) water use by 2010, 60% alternate source water use by 2025, and 80% alternate source water use by 2035. To implement the required conversion to alternate source water use in accordance with such schedule, the NHCRWA is in the process of designing and constructing and will operate a network of transmission and distribution lines, storage tanks, and pumping stations to transport and distribute water within the NHCRWA (the "NHCRWA System"). In addition, the NHCRWA has entered into a water supply contract to secure a long-term supply of treated surface water from the City of Houston.

# DRAFT

The District is subject to the NHCRWA's Groundwater Reduction Plan. The NHCRWA, as part of the plan of financing the NHCRWA System, has elected to allow districts, such as the District, to participate in a pro-rata share of the costs associated with the acquisition and construction of the NHCRWA System (including the costs associated with the acquisition of alternate sources of water supply) by issuing its own debt or using cash on hand, entitling the District to a future credit against pumpage fees due to the NHCRWA. The District has not elected this financing option. As a result, the District has elected to pay its share in the NHCRWA System costs over time through payment of levied pumpage fees to the NHCRWA. The District may be required by the NHCRWA to participate in the groundwater conversion project by converting to surface water some time after January 1, 2010. Noncompliance with the NHCRWA's Groundwater Reduction Plan or nonparticipation in the NHCRWA's surface water conversion project could result in the District's exclusion from the NHCRWA's Groundwater Reduction Plan and assessment of the Subsidence District's disincentive fee against groundwater pumped from wells located within the District.

Groundwater pumped from wells located within the District is not currently subject to the Subsidence District's groundwater disincentive fee. However, groundwater pumped from wells located within the District is subject to a per 1,000 gallon pumpage fee that is assessed and collected by the NHCRWA pursuant to the NHCRWA's Pumpage Fee Order. At September 30, 2016, the pumpage fee was equal to \$2.40 per 1,000 gallons pumped, and is expected to increase in the future. At September 30, 2016, the Authority's surface water usage fee was equal to \$2.85 per 1,000 gallons, and is expected to increase in the future. The issuance of additional bonds by the District in an undetermined amount may be necessary at some time in the future to finance the acquisition and construction of surface water infrastructure (whether such costs are incurred directly by the District or through projects undertaken by the NHCRWA). The NHCRWA has sold four issues of bonds to finance a portion of the costs related to the design, acquisition and construction of the NHCRWA System. The NHCRWA bonds are secured by revenues of the NHCRWA, including the pumpage fee.

## OAKMONT PUBLIC UTILITY DISTRICT

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## STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET

SEPTEMBER 30, 2016

	General	Debt Service	Capital Projects	Total	Adjustments (Note 3)	Statement of Net Position
<b>ASSETS</b>						
Cash, including interest-bearing accounts, Note 7	\$3,593,762	\$ 419,408	\$ 610,909	\$ 4,624,079	\$	\$ 4,624,079
Certificates of deposit, at cost, Note 7		1,225,000		1,225,000		1,225,000
Receivables:						
Property taxes	14,361	25,314		39,675		39,675
Accrued penalty and interest on property taxes				0	6,049	6,049
Service accounts	105,041			105,041		105,041
Accrued interest		459		459		459
Maintenance and park and rec. taxes collected not yet transferred from other fund	14,096			14,096	(14,096)	0
Due from other fund		3,994		3,994	(3,994)	0
Operating reserve at joint facilities, Note 9	23,500			23,500		23,500
Capital assets, net of accumulated depreciation, Note 4:						
Capital assets not being depreciated				0	4,967,056	4,967,056
Depreciable capital assets				0	14,906,610	14,906,610
<b>Total assets</b>	<b><u>\$3,750,760</u></b>	<b><u>\$1,674,175</u></b>	<b><u>\$ 610,909</u></b>	<b><u>\$ 6,035,844</u></b>	<b><u>19,861,625</u></b>	<b><u>25,897,469</u></b>
<b>LIABILITIES</b>						
Accounts payable	\$ 244,645	\$ 10,962	\$	\$ 255,607		255,607
Accrued interest payable				0	87,616	87,616
Customer and builder deposits	101,314			101,314		101,314
Maintenance and park and rec. taxes collected not yet transferred to other fund		14,096		14,096	(14,096)	0
Due to other fund	3,994			3,994	(3,994)	0
Long-term liabilities, Note 5:						
Due within one year				0	933,781	933,781
Due in more than one year				0	29,636,565	29,636,565
<b>Total liabilities</b>	<b><u>349,953</u></b>	<b><u>25,058</u></b>	<b><u>0</u></b>	<b><u>375,011</u></b>	<b><u>30,639,872</u></b>	<b><u>31,014,883</u></b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Property tax revenues	<u>14,361</u>	<u>25,314</u>	<u>0</u>	<u>39,675</u>	<u>(39,675)</u>	<u>0</u>
<b>FUND BALANCES / NET POSITION</b>						
Fund balances:						
Nonspendable:						
Operating reserve at joint facilities, Note 9	23,500			23,500	(23,500)	0
Assigned to:						
Debt service		1,623,803		1,623,803	(1,623,803)	0
Capital projects			610,909	610,909	(610,909)	0
Unassigned	<u>3,362,946</u>			<u>3,362,946</u>	<u>(3,362,946)</u>	<u>0</u>
<b>Total fund balances</b>	<b><u>3,386,446</u></b>	<b><u>1,623,803</u></b>	<b><u>610,909</u></b>	<b><u>5,621,158</u></b>	<b><u>(5,621,158)</u></b>	<b><u>0</u></b>
<b>Total liabilities, deferred inflows, and fund balances</b>	<b><u>\$3,750,760</u></b>	<b><u>\$1,674,175</u></b>	<b><u>\$ 610,909</u></b>	<b><u>\$ 6,035,844</u></b>		
Net position:						
Invested in capital assets, net of related debt, Note 4					(10,696,680)	(10,696,680)
Restricted for debt service					1,567,550	1,567,550
Restricted for capital projects					610,909	610,909
Unrestricted					<u>3,400,807</u>	<u>3,400,807</u>
<b>Total net position</b>					<b><u>\$ (5,117,414)</u></b>	<b><u>\$ (5,117,414)</u></b>

The accompanying notes are an integral part of the financial statements.

## OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES

FOR THE YEAR ENDED SEPTEMBER 30, 2016

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments (Note 3)	Statement of Activities
<b>REVENUES</b>						
Property taxes for debt service	\$	\$ 2,459,208	\$	\$ 2,459,208	\$ 11,662	\$ 2,470,870
Property taxes for maintenance	1,423,197			1,423,197		1,423,197
Property taxes for parks and recreation	431,322			431,322		431,322
Water service	278,882			278,882		278,882
Sewer service	461,860			461,860		461,860
Surface water fees, Note 10	462,133			462,133		462,133
Penalty and interest	19,013	13,412		32,425	2,266	34,691
Tap connection and inspection fees	6,186			6,186		6,186
Interest on deposits	4,939	6,978	651	12,568		12,568
Accrued interest on bonds received at date of sale		13,036		13,036	(13,036)	0
Other revenues	17,082			17,082		17,082
Total revenues	3,104,614	2,492,634	651	5,597,899	892	5,598,791
<b>EXPENDITURES / EXPENSES</b>						
Service operations:						
Purchased services, Note 9	212,490			212,490		212,490
Professional fees	255,526	1,231		256,757		256,757
Contracted services	87,504	53,802		141,306		141,306
Utilities	49,989			49,989		49,989
Surface water pumpage fees, Note 10	443,651			443,651		443,651
Repairs and maintenance	239,434			239,434		239,434
Other operating expenditures	129,021			129,021		129,021
Recreation facilities	205,690			205,690		205,690
Garbage disposal	209,217			209,217		209,217
Administrative expenditures	25,394	5,645		31,039		31,039
Depreciation				0	639,623	639,623
Capital outlay / non-capital outlay	153,577		200,148	353,725	(352,099)	1,626
Debt service:						
Principal retirement		1,355,000		1,355,000	(1,355,000)	0
Refunding cont. / bonds issue exp.		284,007		284,007	(67,222)	216,785
Interest and fees		1,179,111		1,179,111	182,576	1,361,687
Total expenditures / expenses	2,011,493	2,878,796	200,148	5,090,437	(952,122)	4,138,315
Excess (deficiency) of revenues over expenditures	1,093,121	(386,162)	(199,497)	507,462	953,014	1,460,476
<b>OTHER FINANCING SOURCES (USES)</b>						
Bonds issued, Note 5		4,935,000		4,935,000	(4,935,000)	0
Bond issuance premium Note 5		657,750		657,750	(657,750)	0
Allocation of refunding contribution to payment to refunding escrow agent		67,222		67,222	(67,222)	0
Payment to refunding escrow agent, Note 5		(5,659,972)		(5,659,972)	5,659,972	0
Total other financing sources (uses)	0	0	0	0	0	0
Net change in fund balances / net position	1,093,121	(386,162)	(199,497)	507,462	953,014	1,460,476
Beginning of year	2,293,325	2,009,965	810,406	5,113,696	(11,691,586)	(6,577,890)
End of year	\$ 3,386,446	\$ 1,623,803	\$ 610,909	\$ 5,621,158	\$(10,738,572)	\$ (5,117,414)

The accompanying notes are an integral part of the financial statements.

OAKMONT PUBLIC UTILITY DISTRICT  
NOTES TO THE FINANCIAL STATEMENTS

DRAFT

SEPTEMBER 30, 2016

NOTE 1: REPORTING ENTITY

Oakmont Public Utility District (the "District") was created by Acts of the 62nd Legislature of the State of Texas, Regular Session, 1971, and operates in accordance with Texas Water Code Chapters 49 and 54. The District is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The Board of Directors held its first meeting on September 2, 1971, and the first bonds were sold on October 25, 2005. The District is subject to the continuing supervision of the Texas Commission on Environmental Quality.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water. The District may provide garbage disposal and collection services and maintain recreational facilities. In addition, the District is empowered, if approved by the electorate, the Texas Commission on Environmental Quality and other governmental entities having jurisdiction, to establish, operate and maintain a fire department, either independently or jointly with certain other districts.

In evaluating how to define the District for financial reporting purposes, the Board of Directors of the District has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria established by the Governmental Accounting Standards Board. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability for fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the District is able to exercise oversight responsibilities. Based upon the application of these criteria, there were no other entities which were included as a component unit in the District's financial statements.

NOTES TO THE FINANCIAL STATEMENTS (Continued)**DRAFT****NOTE 2: SIGNIFICANT ACCOUNTING POLICIES**

The District's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board (the "GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board issued through November 30, 1989 (when applicable), that do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the District are discussed below.

Basic Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and governmental fund financial statements (reporting the District's funds). Because the District is a single-program government as defined by the GASB, the District has combined the government-wide statements and the fund financial statements using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column on the face of the financial statements. An additional reconciliation between the fund and the government-wide financial data is presented in Note 3.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. The effect of interfund activity has been removed from these statements. The District's net position is reported in three parts – invested in capital assets, net of related debt; restricted net position; and unrestricted net position. The government-wide statement of activities reports the components of the changes in net position during the reporting period.

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for in a separate set of self-balancing accounts that comprises its assets, liabilities, fund balances, revenues and expenditures and changes in fund balances. The District's fund balances are reported as nonspendable, restricted, committed, assigned or unassigned. Nonspendable fund balances are either not in spendable form or are contractually required to remain intact. Restricted fund balances include amounts that can only be used for the specific purposes stipulated by constitutional provisions, external resource providers or enabling legislation. Committed fund balances include amounts that can only be used for the specific purposes determined by formal action of the District's Board of Directors. Assigned fund balances are intended for a specific purpose but do not meet the criteria to be classified as restricted or committed. Unassigned fund balance is the residual classification for the District's General Fund and includes all spendable amounts not contained in the other classifications. The transactions of the District are accounted for in the following funds:

General Fund -- To account for all revenues and expenditures not required to be accounted for in other funds.

Debt Service Fund -- To account for the accumulation of financial resources for, and the payment of, bond principal and interest, paid principally from property taxes levied by the District.

Capital Projects Fund -- To account for financial resources designated to construct or acquire capital assets. Such resources are derived principally from proceeds of the sale of bonds.

NOTES TO THE FINANCIAL STATEMENTS (Continued)**DRAFT**Basis of Accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting which recognizes all long-term assets and receivables as well as long-term debt and obligations. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Ad valorem property taxes are recognized as revenues in the fiscal year for which they have been levied and related penalties and interest are recognized in the fiscal year in which they are imposed. An allowance for uncollectibles is estimated for delinquent property taxes and reported separately in the financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred except for principal and interest on bonds payable which are recorded only when payment is due.

Interfund Activity

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is reported as interfund receivables or payables, as appropriate, as are all other outstanding balances between funds. Operating transfers between funds represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Receivables

Service accounts receivable as reported are considered collectible. The District uses the direct write off method for uncollectible service accounts. Unbilled water and sewer revenues are not material and are not recorded at year end. The District considers service accounts revenues to be available if they are to be collected within 60 days after the end of the fiscal year.

In the fund financial statements, ad valorem taxes and penalties and interest are reported as revenues in the fiscal year in which they become available to finance expenditures of the fiscal year for which they have been levied. Property taxes which have been levied and are not yet collected (or have been collected in advance of the fiscal year for which they have been levied) are recorded as deferred inflow of resources. Property taxes collected after the end of the fiscal year are not included in revenues.

Capital Assets

Capital assets, which include property, plant, equipment, and immovable public domain or "infrastructure" assets are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$5,000 (including installation costs, if any, and associated professional fees) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed by the District. Donated capital assets are recorded at historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset or increase the value of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.



NOTES TO THE FINANCIAL STATEMENTS (Continued)

**DRAFT**

Depreciation on capital assets is computed using the straight-line method over the following estimated useful lives:

Buildings and improvements	40 years
Recreation equipment	5-10 years
Plant and equipment	10-45 years
Underground lines	45 years

Long-term Liabilities

Long-term debt and other long-term obligations are reported in the government-wide financial statements. Bond premiums and discounts, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable premium or discount. If bonds are refunded and the carrying amount of the new debt is different than the net carrying amount of the old debt, the difference is netted against the new debt and amortized using the effective interest method over the shorter of the remaining life of the refunded debt or the life of the new debt issued.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures of the fund from which they are paid.

**NOTE 3: RECONCILIATION OF FUND TO GOVERNMENT-WIDE FINANCIAL STATEMENTS**

Reconciliation of year end fund balances to net position:

Total fund balances, end of year		\$ 5,621,158
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Total capital assets, net		19,873,666
Some long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:		
Bonds payable	\$ (31,105,000)	
Less: Deferred charge on refunding (to be amortized as interest expense)	1,199,411	
Add: Issuance (premium) discount (to be amortized as interest expense)	<u>(664,757)</u>	(30,570,346)
Some receivables that do not provide current financial resources are not reported as receivables in the funds:		
Accrued penalty and interest on property taxes receivable	6,049	
Uncollected property taxes	<u>39,675</u>	45,724
Some liabilities that do not require the use of current financial resources are not reported as liabilities in the funds:		
Accrued interest		<u>(87,616)</u>
Net position, end of year		<u>\$ (5,117,414)</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)

**DRAFT**

Reconciliation of net change in fund balances to change in net position:

Total net change in fund balances		\$ 507,462	
The funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:			
Capital outlay		\$ 352,099	
Depreciation		<u>(639,623)</u>	(287,524)
The issuance of long-term debt (bonds and bond anticipation notes payable) provides current financial resources to the funds, while the repayment of the principal of long-term debt consumes the current financial resources of the funds. Neither transaction, however, has any effect on net position. The effect of these differences in the treatment of long-term debt:			
Bonds issued		(4,935,000)	
Payment to escrow agent for refunding		5,659,972	
Principal reduction		<u>1,355,000</u>	2,079,972
The funds report the effect of bond premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of these items:			
Refunding charges		(92,303)	
Issuance premium, net of discount		<u>(776,149)</u>	(868,452)
Some revenues reported in the statement of activities do not provide current financial resources and therefore are not reported as revenues in the funds:			
Accrued penalty and interest on property taxes receivable		2,266	
Uncollected property taxes		<u>11,662</u>	13,928
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the funds:			
Accrued interest			<u>15,090</u>
Change in net position			<u>\$ 1,460,476</u>

**NOTE 4: CAPITAL ASSETS**

At September 30, 2016, "Invested in capital assets, net of related debt" was \$(10,696,680). This amount was negative primarily because not all expenditures from bond proceeds (such as bond issuance costs) were for the acquisition of capital assets. Within Harris County, the county government assumes the maintenance and other incidents of ownership of most storm sewer facilities constructed by the District. Accordingly, these assets are not recorded in the financial statements of the District. In addition, some expenditures from bond proceeds were for the acquisition of capital assets beneath the capitalization threshold of \$5,000 (see Note 2) and some authorized expenditures were not for capital assets.

## NOTES TO THE FINANCIAL STATEMENTS (Continued)

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Capital asset activity for the fiscal year ended September 30, 2016, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	\$ 2,064,039	\$	\$	\$ 2,064,039
Detention ponds	<u>2,903,017</u>			<u>2,903,017</u>
Total capital assets not being depreciated	<u>4,967,056</u>	<u>0</u>	<u>0</u>	<u>4,967,056</u>
Depreciable capital assets:				
Buildings and improvements	4,185,484	151,951		4,337,435
Recreation equipment	90,453			90,453
Water system	7,047,377			7,047,377
Sewer system	<u>7,491,818</u>	<u>200,148</u>		<u>7,691,966</u>
Total depreciable capital assets	<u>18,815,132</u>	<u>352,099</u>	<u>0</u>	<u>19,167,231</u>
Less accumulated depreciation for:				
Buildings and improvements	(878,763)	(170,518)		(1,049,281)
Recreation equipment	(83,040)	(7,413)		(90,453)
Water system	(1,511,924)	(250,031)		(1,761,955)
Sewer system	<u>(1,147,271)</u>	<u>(211,661)</u>		<u>(1,358,932)</u>
Total accumulated depreciation	<u>(3,620,998)</u>	<u>(639,623)</u>	<u>0</u>	<u>(4,260,621)</u>
Total depreciable capital assets, net	<u>15,194,134</u>	<u>(287,524)</u>	<u>0</u>	<u>14,906,610</u>
Total capital assets, net	<u>\$ 20,161,190</u>	<u>\$ (287,524)</u>	<u>\$ 0</u>	<u>\$ 19,873,666</u>
Changes to capital assets:				
Capital outlay		\$ 352,099	\$	
Less depreciation expense for the fiscal year		<u>(639,623)</u>		
Net increases / decreases to capital assets		<u>\$ (287,524)</u>	<u>\$ 0</u>	

## NOTE 5: LONG-TERM LIABILITIES AND CONTINGENT LIABILITIES

Long-term liability activity for the fiscal year ended September 30, 2016, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
Bonds payable	\$ 32,830,000	\$ 4,935,000	\$ 6,660,000	\$ 31,105,000	\$ 1,055,000
Less deferred amounts:					
For issuance (discounts) premiums	(111,392)	657,750	(118,399)	664,757	(4,501)
For refunding	<u>(936,742)</u>	<u>(354,972)</u>	<u>(92,303)</u>	<u>(1,199,411)</u>	<u>(116,718)</u>
Total bonds payable	<u>31,781,866</u>	<u>5,237,778</u>	<u>6,449,298</u>	<u>30,570,346</u>	<u>933,781</u>
Total long-term liabilities	<u>\$ 31,781,866</u>	<u>\$ 5,237,778</u>	<u>\$ 6,449,298</u>	<u>\$ 30,570,346</u>	<u>\$ 933,781</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)**DRAFT**

Bonds payable, beginning of year		\$ 32,830,000
Bonds paid		(1,355,000)
2016 refunding bonds sold:		
Proceeds	\$ 5,592,750	
Premium	(657,750)	4,935,000
Bonds refunded		<u>(5,305,000)</u>
Bonds payable, end of year		<u>\$ 31,105,000</u>

Developer Construction Commitments and Liabilities

At September 30, 2016, there were no developer construction commitments or liabilities.

As of September 30, 2016, the debt service requirements on the bonds payable were as follows:

<u>Fiscal</u> <u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2017	\$ 1,055,000	\$ 1,042,090	\$ 2,097,090
2018	1,400,000	1,011,077	2,411,077
2019	1,440,000	975,652	2,415,652
2020	1,495,000	936,620	2,431,620
2021	1,540,000	892,257	2,432,257
2022 - 2026	8,640,000	3,680,617	12,320,617
2027 - 2031	10,530,000	1,978,270	12,508,270
2032 - 2036	4,275,000	384,203	4,659,203
2037 - 2038	<u>730,000</u>	<u>24,142</u>	<u>754,142</u>
	<u>\$ 31,105,000</u>	<u>\$ 10,924,928</u>	<u>\$ 42,029,928</u>

Bonds voted	\$ 50,000,000
Bonds approved for sale and sold	33,320,000
Bonds voted and not issued	16,680,000
Parks and recreational bonds voted	10,000,000
Bonds approved for sale and sold	2,470,000
Bonds voted and not issued	7,530,000
Refunding bonds voted	49,980,000
Bonds approved for sale and sold	1,310,000
Bonds voted and not issued	48,670,000

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

NOTES TO THE FINANCIAL STATEMENTS (Continued)**DRAFT**

The bond issues payable at September 30, 2016, were as follows:

	<u>Series 2010</u>	<u>Series 2011</u>	<u>Series 2012</u>
Amounts outstanding, September 30, 2016	\$745,000	\$755,000	\$2,925,000
Interest rates	4.00%	3.00% to 4.10%	3.10% to 3.50%
Maturity dates, serially beginning/ending	March 1, 2017/2021	March 1, 2017/2022	March 1, 2017/2037
Interest payment dates	March 1/September 1	March 1/September 1	March 1/September 1
Callable dates	March 1, 2018*	March 1, 2019*	March 1, 2020*
	<u>Series 2013</u>	<u>Refunding Series 2014</u>	<u>Refunding Series 2014A</u>
Amounts outstanding, September 30, 2016	\$1,540,000	\$6,420,000	\$4,500,000
Interest rates	4.00% to 5.00%	2.00% to 4.125%	2.00% to 3.375%
Maturity dates, serially beginning/ending	March 1, 2017/2038	March 1, 2017/2032	March 1, 2017/2032
Interest payment dates	March 1/September 1	March 1/September 1	March 1/September 1
Callable dates	March 1, 2021*	March 1, 2022*	March 1, 2023*
	<u>Park Bonds Series 2014</u>	<u>Refunding Series 2015</u>	<u>Refunding Series 2016**</u>
Amounts outstanding, September 30, 2016	\$2,335,000	\$6,950,000	\$4,935,000
Interest rates	2.00% to 3.75%	2.00% to 4.00%	2.00% to 4.00%
Maturity dates, serially beginning/ending	March 1, 2017/2038	March 1, 2017/2032	March 1, 2018/2033
Interest payment dates	March 1/September 1	March 1/September 1	March 1/September 1
Callable dates	March 1, 2023*	March 1, 2023*	March 1, 2026*

\*Or any date thereafter, in whole or in part, callable at par plus unpaid accrued interest to the date fixed for redemption.

\*\*On September 27, 2016, the District issued \$4,935,000 in Series 2016 Unlimited Tax Refunding Bonds to refund \$5,305,000 of outstanding Series 2009, 2010 and 2011 bonds. The net proceeds of \$5,659,972 (after payment of \$216,785 in underwriting fees, insurance and other issuance costs plus the District's contribution of \$284,007) were used to call and retire the refunded Series 2009 bonds on September 28, 2016 and to purchase U.S. government securities. Those securities were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the refunded Series 2010 and 2011 bonds. As a result, the refunded bonds are considered defeased and the liability for the refunded bonds has been removed from the financial statements.

The District refunded the bonds to reduce total debt service payments over future years by approximately \$518,000 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of approximately \$410,000.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

**DRAFT**

**NOTE 6: PROPERTY TAXES**

The Harris County Appraisal District has the responsibility for appraising property for all taxing units within the county as of January 1 of each year, subject to review and change by the county Appraisal Review Board. The appraisal roll, as approved by the Appraisal Review Board, must be used by the District in establishing its tax roll and tax rate. The District's taxes are usually levied in the fall, are due when billed and are not delinquent until after the following January 30. On January 1 of each year, a statutory tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property.

The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due and the cost of assessing and collecting taxes.

At an election held February 7, 2004, the voters within the District authorized a maintenance tax not to exceed \$1.35 per \$100 valuation on all property subject to taxation within the District. This maintenance tax is being used by the general fund to pay expenditures of operating the District.

At an election held February 7, 2004, the voters within the District authorized a parks and recreation tax not to exceed \$0.10 per \$100 valuation on all property subject to taxation within the District

On November 12, 2015, the District levied the following ad valorem taxes for the 2015 tax year on the adjusted taxable valuation of \$432,561,793:

	<u>Rate</u>	<u>Amount</u>
Debt service	\$ 0.5700	\$ 2,465,675
Maintenance	0.3300	1,427,496
Parks and rec.	<u>0.1000</u>	<u>432,575</u>
	<u>\$ 1.0000</u>	<u>\$ 4,325,746</u>

A reconciliation of the tax levy to property tax revenues on the Statement of Activities is as follows:

2015 tax year total property tax levy	\$ 4,325,746
Appraisal district adjustments to prior year taxes	<u>(357)</u>
Statement of Activities property tax revenues	<u>\$ 4,325,389</u>

**NOTE 7: DEPOSITS AND TEMPORARY INVESTMENTS**

The District complied with the requirements of the Public Funds Investment Act during the current fiscal year including the preparation of quarterly investment reports required by the Act.

State statutes authorize the District to invest and reinvest in direct or indirect obligations of the United States, the State of Texas, any county, city, school district, or other political subdivision of the state, or in local government investment pools authorized under the Public Funds Investment Act. Funds of the District may be placed in certificates of deposit of state or national banks or savings and loan associations within the state provided that they are secured in the manner provided for the security of the funds under the laws of the State of Texas. In accordance with the District's investment policies, during the current year the District's funds were invested in interest bearing accounts at authorized financial institutions.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

DRAFT

In accordance with state statutes and the District's investment policies, the District requires that insurance or security be provided by depositories for all funds held by them. At the balance sheet date, the carrying amount of the District's deposits was \$5,849,079 and the bank balance was \$5,850,364. Of the bank balance, \$1,882,218, was covered by federal insurance, \$1,000,000 was covered by a letter of credit in favor of the District issued by the Federal Home Loan Bank of Atlanta and \$2,968,146 was covered by the market value of collateral held by the District's custodial bank in the District's name. The market value of collateral was reported to the District by the depository.

Deposits restricted by state statutes and the Bond Orders:

Debt Service Fund

For payment of debt principal and interest,  
paying agent fees and costs of assessing and  
collecting taxes:

Cash		\$	419,408
Certificates of deposit			<u>1,225,000</u>
		\$	<u>1,644,408</u>

Capital Projects Fund

For construction of capital assets:

Cash		\$	<u>610,909</u>
------	--	----	----------------

NOTE 8: RISK MANAGEMENT

The District is exposed to various risks of loss related to: torts; theft of, damage to, and destruction of assets; errors and omissions; personal injuries and natural disasters. Significant losses are covered by insurance as described below. There were no significant reductions in insurance coverage from the prior fiscal year. There have been no settlements which have exceeded the insurance coverage for each of the past three fiscal years.

At September 30, 2016, the District had physical damage and boiler and machinery coverage of \$5,350,000, comprehensive general liability coverage with a per occurrence limit of \$1,000,000 and \$3,000,000 general aggregate, pollution liability coverage of \$1,000,000, umbrella liability coverage of \$1,000,000, worker's compensation coverage of \$1,000,000, consultant's crime coverage of \$250,000 and a tax assessor-collector bond of \$10,000.

NOTE 9: CONTRACT WITH OTHER DISTRICT

On June 15, 1993, as amended October 8, 2009 and June 11, 2015, the District, Northampton Municipal Utility District ("Northampton") and Klein Independent School District entered into an agreement to share a 1,150,000 gallon per day wastewater treatment facility. The term of the contract is forty years. The District owns 25.71% of the capacity of the facility. Northampton is the operator and manager of the facilities. Expansion costs of the facilities are to be funded by the contribution of funds from each participating district. The facilities issues no debt.

Participants are billed a monthly amount which is equal to the actual costs incurred during the prior month divided according to percentage of ownership and volume delivered to the facilities. During the fiscal year ended September 30, 2016, the District accrued \$212,490 for its share of facilities expenditures. At this date the District had contributed \$23,500 of the facilities' operating reserve.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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## NOTE 10: REGIONAL WATER AUTHORITY FEES

The North Harris County Regional Water Authority (the "Authority") was created by House Bill 2965, Acts of the 76th Legislature, Regular Session 1999, and was confirmed by an election held on January 15, 2000. The Authority is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The Authority is empowered to, among other powers, "acquire or develop surface water and groundwater supplies from sources inside of or outside of the boundaries of the authority and may conserve, store, transport, treat, purify, distribute, sell and deliver water to persons, corporations, municipal corporations, political subdivisions of the state, and others, inside of and outside of the boundaries of the authority." The Authority is also empowered to "establish fees and charges as necessary to enable the authority to fulfill the authority's regulatory obligations." In accordance with this provision, as of September 30, 2016, the Authority had established a well pumpage fee of \$2.40 per 1,000 gallons of water pumped from each regulated well. The District's well pumpage fees payable to the Authority for the fiscal year ended September 30, 2016, were \$443,651. The District billed its customers \$462,133 during the fiscal year to pay for the fees charged by the Authority.



OAKMONT PUBLIC UTILITY DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND

DRAFT

FOR THE YEAR ENDED SEPTEMBER 30, 2016

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<b>REVENUES</b>				
Property taxes for maintenance	\$ 1,414,880	\$ 1,414,880	\$ 1,423,197	\$ 8,317
Property taxes for parks and recreation	428,750	428,750	431,322	2,572
Water service	240,000	240,000	278,882	38,882
Sewer service	462,000	462,000	461,860	(140)
Surface water fees	315,000	315,000	462,133	147,133
Penalty	18,600	18,600	19,013	413
Tap connection and inspection fees	0	0	6,186	6,186
Interest on deposits	3,000	3,000	4,939	1,939
Other revenues	<u>18,085</u>	<u>18,085</u>	<u>17,082</u>	<u>(1,003)</u>
<b>TOTAL REVENUES</b>	<u>2,900,315</u>	<u>2,900,315</u>	<u>3,104,614</u>	<u>204,299</u>
<b>EXPENDITURES</b>				
Service operations:				
Purchased services	180,000	180,000	212,490	32,490
Professional fees	146,250	146,250	255,526	109,276
Contracted services	75,600	75,600	87,504	11,904
Utilities	55,200	55,200	49,989	(5,211)
Surface water pumpage fees	315,000	315,000	443,651	128,651
Repairs and maintenance	174,000	174,000	239,434	65,434
Other operating expenditures	21,210	21,210	129,021	107,811
Recreation facilities	196,000	196,000	205,690	9,690
Garbage disposal	210,000	210,000	209,217	(783)
Administrative expenditures	34,790	34,790	25,394	(9,396)
Capital outlay	<u>691,000</u>	<u>691,000</u>	<u>153,577</u>	<u>(537,423)</u>
<b>TOTAL EXPENDITURES</b>	<u>2,099,050</u>	<u>2,099,050</u>	<u>2,011,493</u>	<u>(87,557)</u>
<b>EXCESS REVENUES (EXPENDITURES)</b>	801,265	801,265	1,093,121	291,856
<b>FUND BALANCE, BEGINNING OF YEAR</b>	<u>2,293,325</u>	<u>2,293,325</u>	<u>2,293,325</u>	<u>0</u>
<b>FUND BALANCE, END OF YEAR</b>	<u>\$ 3,094,590</u>	<u>\$ 3,094,590</u>	<u>\$ 3,386,446</u>	<u>\$ 291,856</u>

The District's Board of Directors adopts an annual nonappropriated budget. This budget may be amended throughout the fiscal year and is prepared on a basis consistent with generally accepted accounting principles.

See accompanying independent auditor's report.

DRAFT

OAKMONT PUBLIC UTILITY DISTRICT  
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION  
REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

SEPTEMBER 30, 2016

(Schedules included are checked or explanatory notes provided for omitted schedules.)

- [X] TSI-1. Services and Rates
- [X] TSI-2. General Fund Expenditures
- [X] TSI-3. Temporary Investments
- [X] TSI-4. Taxes Levied and Receivable
- [X] TSI-5. Long-Term Debt Service Requirements by Years
- [X] TSI-6. Changes in Long-Term Bonded Debt
- [X] TSI-7. Comparative Schedule of Revenues and Expenditures -  
General Fund and Debt Service Fund - Five Year
- [X] TSI-8. Board Members, Key Personnel and Consultants

OAKMONT PUBLIC UTILITY DISTRICT  
SCHEDULE OF SERVICES AND RATES

**DRAFT**

SEPTEMBER 30, 2016

1. Services Provided by the District during the Fiscal Year:

- |  |   |                                     |
|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> Retail Water   | <input type="checkbox"/> Wholesale Water      | <input type="checkbox"/> Drainage   |
| <input checked="" type="checkbox"/> Retail Wastewater  | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Irrigation |
| <input checked="" type="checkbox"/> Parks/Recreation   | <input type="checkbox"/> Fire Protection      | <input type="checkbox"/> Security   |
| <input checked="" type="checkbox"/> Solid Waste/Garbage  | <input type="checkbox"/> Flood Control        | <input type="checkbox"/> Roads      |
| <input checked="" type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) |   |                                     |
| <input type="checkbox"/> Other   |   |                                     |

2. Retail Service Providers

a. Retail Rates for a 5/8" meter (or equivalent):

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1000 Gallons Over Minimum</u>	<u>Usage Levels</u>
WATER:	\$13.50	10,000	N	\$1.00 1.15 1.35	10,001 to 20,000 20,001 to 35,000 Over 35,000
WASTEWATER:	\$33.65		Y		
SURCHARGE:	\$2.64	Surface water fees			

District employs winter averaging for wastewater usage: Yes  No

Total charges per 10,000 gallons usage: Water: \$13.50    Wastewater: \$33.65    Surcharge: \$26.40

OAKMONT PUBLIC UTILITY DISTRICT  
SCHEDULE OF SERVICES AND RATES (Continued)

SEPTEMBER 30, 2016

b. Water and Wastewater Retail Connections (unaudited):

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC* Factor</u>	<u>Active ESFCs</u>
Unmetered	0	0	1.0	0
< or = 3/4"	952	950	1.0	950
1"	195	195	2.5	488
1-1/2"	0	0	5.0	0
2"	14	14	8.0	112
3"	0	0	15.0	0
4"	0	0	25.0	0
6"	0	0	50.0	0
8"	1	1	80.0	80
10"	0	0	115.0	0
Total Water	<u>1,162</u>	<u>1,160</u>		<u>1,630</u>
Total Wastewater	<u>1,144</u>	<u>1,142</u>	1.0	<u>1,142</u>

\*Single family equivalents

3. Total Water Consumption during the Fiscal Year (rounded to thousands):

Gallons pumped into system (unaudited): 200,823  
 Gallons billed to customers (unaudited): 195,999

Water Accountability Ratio  
 (Gallons billed/ gallons pumped): 98%

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes  No

If yes, date of the most recent Commission Order: \_\_\_\_\_

Does the District have Operation and Maintenance standby fees? Yes  No

If yes, date of the most recent Commission Order: \_\_\_\_\_

## OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

## EXPENDITURES

FOR THE YEAR ENDED SEPTEMBER 30, 2016

	General Fund	Debt Service Fund	Capital Projects Fund	Totals (Memorandum Only)
CURRENT				
Purchased sewer services	\$ 212,490	\$ 0	\$ 0	\$ 212,490
Professional fees:				
Auditing	10,600			10,600
Legal	108,550	1,231		109,781
Engineering	136,376			136,376
	<u>255,526</u>	<u>1,231</u>	<u>0</u>	<u>256,757</u>
Contracted services:				
Bookkeeping	15,079			15,079
Operation and billing	72,425			72,425
Tax assessor-collector		20,991		20,991
Central appraisal district		32,811		32,811
	<u>87,504</u>	<u>53,802</u>	<u>0</u>	<u>141,306</u>
Utilities	<u>49,989</u>	<u>0</u>	<u>0</u>	<u>49,989</u>
Surface water pumpage fees	<u>443,651</u>	<u>0</u>	<u>0</u>	<u>443,651</u>
Repairs and maintenance	<u>239,434</u>	<u>0</u>	<u>0</u>	<u>239,434</u>
Other operating expenditures:				
Chemicals	5,690			5,690
Laboratory costs	4,594			4,594
Sewer inspection costs	1,425			1,425
Water purchased through interconnect	102,465			102,465
Reconnection costs	9,772			9,772
TCEQ assessment	3,597			3,597
Other	1,478			1,478
	<u>129,021</u>	<u>0</u>	<u>0</u>	<u>129,021</u>
Recreation facilities:				
Recreation center management	76,854			76,854
Repairs and maintenance	26,847			26,847
Landscape maintenance	56,612			56,612
Telephone	2,700			2,700
Architect fees	22,139			22,139
Insurance	5,560			5,560
Utilities	13,276			13,276
Other	1,702			1,702
	<u>205,690</u>	<u>0</u>	<u>0</u>	<u>205,690</u>

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

## EXPENDITURES (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2016

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
CURRENT				
Garbage disposal	\$ 209,217	\$ 0	\$ 0	\$ 209,217
Administrative expenditures:				
Director's fees	8,250			8,250
Insurance	14,127	50		14,177
Permit fees	1,974			1,974
Other	1,043	5,595		6,638
	<u>25,394</u>	<u>5,645</u>	<u>0</u>	<u>31,039</u>
CAPITAL OUTLAY				
Authorized expenditures	151,951		200,148	352,099
Tap connection costs	1,626			1,626
	<u>153,577</u>	<u>0</u>	<u>200,148</u>	<u>353,725</u>
DEBT SERVICE				
Principal retirement	<u>0</u>	1,355,000	<u>0</u>	<u>1,355,000</u>
Refunding contribution	<u>0</u>	284,007	<u>0</u>	<u>284,007</u>
Interest and fees:				
Interest		1,172,723		1,172,723
Paying agent fees		6,388		6,388
	<u>0</u>	<u>1,179,111</u>	<u>0</u>	<u>1,179,111</u>
TOTAL EXPENDITURES	<u>\$ 2,011,493</u>	<u>\$ 2,878,796</u>	<u>\$ 200,148</u>	<u>\$ 5,090,437</u>

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

ANALYSIS OF CHANGES IN DEPOSITS  
ALL GOVERNMENTAL FUND TYPES

FOR THE YEAR ENDED SEPTEMBER 30, 2016

	General Fund	Debt Service Fund	Capital Projects Fund	Totals (Memorandum Only)
<b>SOURCES OF DEPOSITS</b>				
Cash receipts from revenues excluding maintenance and park and rec. taxes	\$ 1,275,092	\$ 2,492,598	\$ 651	\$ 3,768,341
Maintenance and park and rec. tax receipts		1,854,519		1,854,519
Maintenance and park and rec. tax transfers	1,856,192			1,856,192
Increase in customer and builder deposits	4,481			4,481
Decrease in operating reserve at joint facility	6,300			6,300
Proceeds from sale of bonds		5,592,750		5,592,750
Taxpayer overpayments		15,478		15,478
<b>TOTAL DEPOSITS</b>	<b>3,142,065</b>	<b>9,955,345</b>	<b>651</b>	<b>13,098,061</b>
<b>APPLICATIONS OF DEPOSITS</b>				
Cash disbursements for:				
Current expenditures	1,801,975	61,354		1,863,329
Capital outlay	153,577			153,577
Debt service		2,750,896	200,148	2,951,044
Other fund		3,994		3,994
Payment to refunding escrow agent		5,659,972		5,659,972
Transfer of maintenance and park and rec. taxes		1,856,192		1,856,192
Refund of taxpayer overpayments		17,282		17,282
<b>TOTAL DEPOSITS</b>	<b>1,955,552</b>	<b>10,349,690</b>	<b>200,148</b>	<b>12,505,390</b>
<b>INCREASE (DECREASE) IN DEPOSITS</b>	<b>1,186,513</b>	<b>(394,345)</b>	<b>(199,497)</b>	<b>592,671</b>
<b>DEPOSITS BALANCE, BEGINNING OF YEAR</b>	<b>2,407,249</b>	<b>2,038,753</b>	<b>810,406</b>	<b>5,256,408</b>
<b>DEPOSITS BALANCE, END OF YEAR</b>	<b>\$ 3,593,762</b>	<b>\$ 1,644,408</b>	<b>\$ 610,909</b>	<b>\$ 5,849,079</b>

See accompanying independent auditor's report.

OAKMONT PUBLIC UTILITY DISTRICT  
SCHEDULE OF CERTIFICATES OF DEPOSIT

DRAFT

SEPTEMBER 30, 2016

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Year End Balance</u>	<u>Accrued Interest Receivable</u>
DEBT SERVICE FUND				
Certificates of Deposit				
No. 5001177	0.30%	2/23/17	\$ 245,000	\$ 72
No. 3116001492	0.35%	2/24/17	245,000	85
No. 1002045995	0.50%	2/24/17	245,000	121
No. 3300041547	0.50%	2/24/17	245,000	121
No. 6112163	0.25%	2/23/17	<u>245,000</u>	<u>60</u>
Total – All Funds			<u>\$ 1,225,000</u>	<u>\$ 459</u>

See accompanying independent auditor's report.



OAKMONT PUBLIC UTILITY DISTRICT  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED SEPTEMBER 30, 2016

DRAFT

	<u>Maintenance Taxes</u>	<u>Parks and Rec. Taxes</u>	<u>Debt Service Taxes</u>
RECEIVABLE, BEGINNING OF YEAR	\$ 6,506	\$ 2,436	\$ 19,071
Additions and corrections to prior year taxes	<u>(101)</u>	<u>(32)</u>	<u>(224)</u>
Adjusted receivable, beginning of year	6,405	2,404	18,847
2015 ADJUSTED TAX ROLL	<u>1,427,496</u>	<u>432,575</u>	<u>2,465,675</u>
Total to be accounted for	1,433,901	434,979	2,484,522
Tax collections: Current tax year	(1,422,157)	(430,957)	(2,456,453)
Prior tax years	<u>(1,040)</u>	<u>(365)</u>	<u>(2,755)</u>
RECEIVABLE, END OF YEAR	<u>\$ 10,704</u>	<u>\$ 3,657</u>	<u>\$ 25,314</u>
RECEIVABLE, BY TAX YEAR			
2011	\$ 333	\$ 223	\$ 2,223
2012	360	240	2,403
2013	617	268	2,442
2014	4,055	1,308	9,024
2015	<u>5,339</u>	<u>1,618</u>	<u>9,222</u>
RECEIVABLE, END OF YEAR	<u>\$ 10,704</u>	<u>\$ 3,657</u>	<u>\$ 25,314</u>

See accompanying independent auditor's report.

OAKMONT PUBLIC UTILITY DISTRICT  
TAXES LEVIED AND RECEIVABLE (Continued)  
FOR THE YEAR ENDED SEPTEMBER 30, 2016

DRAFT

ADJUSTED PROPERTY VALUATIONS  
AS OF JANUARY 1 OF TAX YEAR

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
Land	\$ 85,490,878	\$ 80,043,100	\$ 68,903,139	\$ 58,927,043
Improvements	350,523,450	292,614,798	212,822,047	158,332,376
Personal property	5,904,672	4,709,741	3,595,297	2,322,102
Less exemptions	<u>(9,357,207)</u>	<u>91,905,200</u>	<u>(5,641,821)</u>	<u>(3,986,045)</u>
 TOTAL PROPERTY VALUATIONS	 <u>\$ 432,561,793</u>	 <u>\$ 469,272,839</u>	 <u>\$ 279,678,662</u>	 <u>\$ 215,595,476</u>

TAX RATES PER \$100 VALUATION

Debt service tax rates	\$ 0.57000	\$ 0.69000	\$ 0.91000	\$ 1.00000
Parks and recreation tax rates*	0.10000	0.10000	0.10000	0.10000
Maintenance tax rates**	<u>0.33000</u>	<u>0.31000</u>	<u>0.23000</u>	<u>0.15000</u>
 TOTAL TAX RATES PER \$100 VALUATION	 <u>\$ 1.00000</u>	 <u>\$ 1.10000</u>	 <u>\$ 1.24000</u>	 <u>\$ 1.25000</u>

TAX ROLLS	<u>\$ 4,325,746</u>	<u>\$ 4,062,042</u>	<u>\$ 3,468,213</u>	<u>\$ 2,694,983</u>
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PERCENT OF TAXES COLLECTED  
TO TAXES LEVIED

<u>99.6 %</u>	<u>99.6 %</u>	<u>99.9 %</u>	<u>99.8 %</u>
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\*Maximum tax rate approved by voters on February 7, 2004: \$0.10.

\*\*Maximum tax rate approved by voters on February 7, 2004: \$1.35.

OAKMONT PUBLIC UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS

DRAFT

SEPTEMBER 30, 2016

<u>Series 2010</u>			
<u>Due During Fiscal Years Ending September 30</u>	<u>Principal Due March 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2017	\$ 135,000	\$ 27,100	\$ 162,100
2018	140,000	21,600	161,600
2019	150,000	15,800	165,800
2020	155,000	9,700	164,700
2021	165,000	3,300	168,300
TOTALS	<u>\$ 745,000</u>	<u>\$ 77,500</u>	<u>\$ 822,500</u>

<u>Series 2011</u>			
<u>Due During Fiscal Years Ending September 30</u>	<u>Principal Due March 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2017	\$ 110,000	\$ 25,808	\$ 135,808
2018	115,000	22,289	137,289
2019	120,000	18,320	138,320
2020	130,000	13,782	143,782
2021	135,000	8,645	143,645
2022	145,000	2,973	147,973
TOTALS	<u>\$ 755,000</u>	<u>\$ 91,817</u>	<u>\$ 846,817</u>

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

## LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2016

Due During Fiscal Years Ending September 30	Series 2012		
	Principal Due March 1	Interest Due March 1, September 1	Total
2017	\$ 85,000	\$ 95,881	\$ 180,881
2018	90,000	93,037	183,037
2019	95,000	90,031	185,031
2020	100,000	86,863	186,863
2021	105,000	83,531	188,531
2022	105,000	80,119	185,119
2023	110,000	76,625	186,625
2024	115,000	72,969	187,969
2025	125,000	69,162	194,162
2026	130,000	65,210	195,210
2027	135,000	61,102	196,102
2028	140,000	56,700	196,700
2029	145,000	51,998	196,998
2030	155,000	47,047	202,047
2031	160,000	41,850	201,850
2032	170,000	36,405	206,405
2033	175,000	30,538	205,538
2034	185,000	24,238	209,238
2035	190,000	17,675	207,675
2036	200,000	10,850	210,850
2037	210,000	3,675	213,675
TOTALS	\$ 2,925,000	\$ 1,195,506	\$ 4,120,506

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)SEPTEMBER 30, 2016

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2013</u>		
	<u>Principal Due March 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2017	\$ 45,000	\$ 63,831	\$ 108,831
2018	45,000	61,581	106,581
2019	45,000	59,332	104,332
2020	50,000	56,956	106,956
2021	50,000	54,456	104,456
2022	55,000	52,106	107,106
2023	55,000	49,906	104,906
2024	60,000	47,606	107,606
2025	60,000	45,207	105,207
2026	65,000	42,706	107,706
2027	65,000	40,106	105,106
2028	70,000	37,406	107,406
2029	70,000	34,606	104,606
2030	75,000	31,659	106,659
2031	80,000	28,463	108,463
2032	80,000	25,163	105,163
2033	85,000	21,759	106,759
2034	90,000	18,150	108,150
2035	95,000	14,334	109,334
2036	95,000	10,416	105,416
2037	100,000	6,395	106,395
2038	105,000	2,166	107,166
TOTALS	<u>\$ 1,540,000</u>	<u>\$ 804,310</u>	<u>\$ 2,344,310</u>

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

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## LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2016

Due During Fiscal Years Ending September 30	Series 2014		
	Principal Due March 1	Interest Due March 1, September 1	Total
2017	\$ 335,000	\$ 213,839	\$ 548,839
2018	340,000	207,089	547,089
2019	345,000	200,238	545,238
2020	355,000	193,238	548,238
2021	355,000	185,250	540,250
2022	365,000	175,337	540,337
2023	375,000	164,237	539,237
2024	385,000	150,912	535,912
2025	400,000	135,212	535,212
2026	410,000	119,012	529,012
2027	425,000	102,312	527,312
2028	435,000	85,112	520,112
2029	455,000	67,312	522,312
2030	470,000	48,812	518,812
2031	480,000	29,812	509,812
2032	490,000	10,106	500,106
TOTALS	<u>\$ 6,420,000</u>	<u>\$ 2,087,830</u>	<u>\$ 8,507,830</u>

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

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## LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2016

Due During Fiscal Years Ending September 30	Series 2014A		
	Principal Due March 1	Interest Due March 1, September 1	Total
2017	\$ 215,000	\$ 125,481	\$ 340,481
2018	225,000	121,081	346,081
2019	230,000	116,531	346,531
2020	235,000	111,881	346,881
2021	245,000	106,775	351,775
2022	250,000	100,894	350,894
2023	260,000	93,868	353,868
2024	270,000	85,919	355,919
2025	280,000	77,668	357,668
2026	290,000	69,119	359,119
2027	300,000	60,269	360,269
2028	310,000	50,925	360,925
2029	325,000	40,800	365,800
2030	340,000	29,994	369,994
2031	355,000	18,478	373,478
2032	370,000	6,244	376,244
TOTALS	\$ 4,500,000	\$ 1,215,927	\$ 5,715,927

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

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LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)SEPTEMBER 30, 2016

<u>Series 2014 Park</u>			
<u>Due During Fiscal Years Ending September 30</u>	<u>Principal Due March 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2017	\$ 65,000	\$ 73,550	\$ 138,550
2018	70,000	72,200	142,200
2019	70,000	70,800	140,800
2020	75,000	69,350	144,350
2021	75,000	67,475	142,475
2022	80,000	65,150	145,150
2023	85,000	62,675	147,675
2024	90,000	60,050	150,050
2025	90,000	57,350	147,350
2026	95,000	54,575	149,575
2027	100,000	51,650	151,650
2028	105,000	48,575	153,575
2029	110,000	45,213	155,213
2030	115,000	41,556	156,556
2031	120,000	37,663	157,663
2032	125,000	33,528	158,528
2033	130,000	29,144	159,144
2034	135,000	24,506	159,506
2035	140,000	19,606	159,606
2036	145,000	14,441	159,441
2037	155,000	8,906	163,906
2038	160,000	3,000	163,000
TOTALS	<u>\$ 2,335,000</u>	<u>\$ 1,010,963</u>	<u>\$ 3,345,963</u>

See accompanying independent auditor's report.



OAKMONT PUBLIC UTILITY DISTRICT  
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

DRAFT

SEPTEMBER 30, 2016

<u>Due During Fiscal Years Ending September 30</u>	<u>Series 2015</u>		
	<u>Principal Due March 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2017	\$ 65,000	\$ 236,100	\$ 301,100
2018	65,000	234,800	299,800
2019	380,000	230,350	610,350
2020	390,000	220,700	610,700
2021	405,000	208,775	613,775
2022	425,000	196,325	621,325
2023	435,000	183,425	618,425
2024	450,000	170,150	620,150
2025	470,000	154,000	624,000
2026	490,000	137,250	627,250
2027	510,000	122,250	632,250
2028	525,000	104,100	629,100
2029	550,000	82,600	632,600
2030	575,000	60,100	635,100
2031	595,000	36,700	631,700
2032	620,000	12,400	632,400
TOTALS	<u>\$ 6,950,000</u>	<u>\$ 2,390,025</u>	<u>\$ 9,340,025</u>

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

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## LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2016

Due During Fiscal Years Ending September 30	Series 2016		
	Principal Due March 1	Interest Due March 1, September 1	Total
2017	\$	\$ 180,500	\$ 180,500
2018	310,000	177,400	487,400
2019	5,000	174,250	179,250
2020	5,000	174,150	179,150
2021	5,000	174,050	179,050
2022	180,000	172,200	352,200
2023	330,000	165,450	495,450
2024	350,000	155,250	505,250
2025	370,000	142,600	512,600
2026	390,000	127,400	517,400
2027	405,000	111,500	516,500
2028	425,000	94,900	519,900
2029	445,000	77,500	522,500
2030	470,000	59,200	529,200
2031	490,000	40,000	530,000
2032	515,000	19,900	534,900
2033	240,000	4,800	244,800
TOTALS	<u>\$ 4,935,000</u>	<u>\$ 2,051,050</u>	<u>\$ 6,986,050</u>

See accompanying independent auditor's report.

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## OAKMONT PUBLIC UTILITY DISTRICT

LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)SEPTEMBER 30, 2016

<u>Annual Requirements for All Series</u>			
<u>Due During Fiscal Years Ending September 30</u>	<u>Total Principal Due</u>	<u>Total Interest Due</u>	<u>Total</u>
2017	\$ 1,055,000	\$ 1,042,090	\$ 2,097,090
2018	1,400,000	1,011,077	2,411,077
2019	1,440,000	975,652	2,415,652
2020	1,495,000	936,620	2,431,620
2021	1,540,000	892,257	2,432,257
2022	1,605,000	845,104	2,450,104
2023	1,650,000	796,186	2,446,186
2024	1,720,000	742,856	2,462,856
2025	1,795,000	681,199	2,476,199
2026	1,870,000	615,272	2,485,272
2027	1,940,000	549,189	2,489,189
2028	2,010,000	477,718	2,487,718
2029	2,100,000	400,029	2,500,029
2030	2,200,000	318,368	2,518,368
2031	2,280,000	232,966	2,512,966
2032	2,370,000	143,746	2,513,746
2033	630,000	86,241	716,241
2034	410,000	66,894	476,894
2035	425,000	51,615	476,615
2036	440,000	35,707	475,707
2037	465,000	18,976	483,976
2038	265,000	5,166	270,166
TOTALS	<u>\$ 31,105,000</u>	<u>\$ 10,924,928</u>	<u>\$ 42,029,928</u>

See accompanying independent auditor's report.

OAKMONT PUBLIC UTILITY DISTRICT  
ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT  
FOR THE YEAR ENDED SEPTEMBER 30, 2016

DRAFT

	<u>(1)</u>	<u>(2)</u>	<u>(3)</u>
Bond Series:	2009	2010	2011
Interest Rate:	Not Applicable	4.00%	3.00% to 4.10%
Dates Interest Payable:	Not Applicable	March 1/ September 1	March 1/ September 1
Maturity Dates:	Not Applicable	March 1, 2017/2021	March 1, 2017/2022
Bonds Outstanding at Beginning of Current Year	\$ 830,000	\$ 3,375,000	\$ 3,090,000
Less Retirements	<u>(830,000)</u>	<u>(2,630,000)</u>	<u>(2,335,000)</u>
Bonds Outstanding at End of Current Year	<u>\$ 0</u>	<u>\$ 745,000</u>	<u>\$ 755,000</u>
Current Year Interest Paid:	<u>\$ 33,930</u>	<u>\$ 134,556</u>	<u>\$ 136,558</u>

Bond Descriptions and Original Amount of Issue

- (1) Oakmont Public Utility District Unlimited Tax Bonds, Series 2009 (\$8,560,000)  
(2) Oakmont Public Utility District Unlimited Tax Bonds, Series 2010 (\$3,820,000)  
(3) Oakmont Public Utility District Unlimited Tax Bonds, Series 2011 (\$3,360,000)

Paying Agent/Registrar

- (1) (2) (3) Wells Fargo Bank, N.A., Houston, Texas

<u>Bond Authority</u>	<u>Tax Bonds</u>	<u>Other Bonds</u>	<u>Refunding Bonds</u>
Amount Authorized by Voters:	\$ 50,000,000	\$ 10,000,000	\$ 49,980,000
Amount Issued:	33,320,000	2,470,000	1,310,000
Remaining to be Issued:	16,680,000	7,530,000	48,670,000

Net Debt Service Fund deposits balances as of September 30, 2016: \$1,623,803  
Average annual debt service payment for remaining term of all debt: 1,910,451

See accompanying independent auditor's report.

OAKMONT PUBLIC UTILITY DISTRICT  
ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT (Continued)  
FOR THE YEAR ENDED SEPTEMBER 30, 2016

DRAFT

	<u>(4)</u>	<u>(5)</u>	<u>(6)</u>	<u>(7)</u>
Bond Series:	2012	2013	2014	2014A
Interest Rate:	3.10% to 3.50%	4.00% to 5.00%	2.00% to 4.125%	2.00% to 3.375%
Dates Interest Payable:	March 1/ September 1	March 1/ September 1	March 1/ September 1	March 1/ September 1
Maturity Dates:	March 1, 2017/2037	March 1, 2017/2038	March 1, 2017/2032	March 1, 2017/2032
Bonds Outstanding at Beginning of Current Year	\$ 3,005,000	\$ 1,580,000	\$ 6,620,000	\$ 4,835,000
Less Retirements	<u>(80,000)</u>	<u>(40,000)</u>	<u>(200,000)</u>	<u>(335,000)</u>
Bonds Outstanding at End of Current Year	<u>\$ 2,925,000</u>	<u>\$ 1,540,000</u>	<u>\$ 6,420,000</u>	<u>\$ 4,500,000</u>
Current Year Interest Paid:	<u>\$ 98,562</u>	<u>\$ 65,956</u>	<u>\$ 219,187</u>	<u>\$ 130,982</u>

Bond Descriptions and Original Amount of Issue

- (4) Oakmont Public Utility District Unlimited Tax Bonds, Series 2012 (\$3,160,000)  
(5) Oakmont Public Utility District Unlimited Tax Bonds, Series 2013 (\$1,620,000)  
(6) Oakmont Public Utility District Unlimited Tax Refunding Bonds, Series 2014 (\$6,720,000)  
(7) Oakmont Public Utility District Unlimited Tax Refunding Bonds, Series 2014A (\$4,835,000)

Paying Agent/Registrar

- (4) (5) (6) (7) Regions Bank, Houston, Texas

OAKMONT PUBLIC UTILITY DISTRICT  
ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT (Continued)  
FOR THE YEAR ENDED SEPTEMBER 30, 2016

DRAFT

	<u>(8)</u>	<u>(9)</u>	<u>(10)</u>	<u>Totals</u>
Bond Series:	2014 Park	2015	2016	
Interest Rate:	2.00% to 3.75%	2.00% to 4.00%	2.00% to 4.00%	
Dates Interest Payable:	March 1/ September 1	March 1/ September 1	March 1/ September 1	
Maturity Dates:	March 1, 2017/2038	March 1, 2017/2032	March 1, 2018/2033	
Bonds Outstanding at Beginning of Current Year	\$ 2,400,000	\$ 7,095,000	\$ 0	\$ 32,830,000
Add Bonds Sold			4,935,000	4,935,000
Less Retirements	<u>(65,000)</u>	<u>(145,000)</u>	<u>          </u>	<u>(6,660,000)</u>
Bonds Outstanding at End of Current Year	<u>\$ 2,335,000</u>	<u>\$ 6,950,000</u>	<u>\$ 4,935,000</u>	<u>\$ 31,105,000</u>
Current Year Interest Paid:	<u>\$ 74,850</u>	<u>\$ 278,142</u>	<u>\$ 0</u>	<u>\$ 1,172,723</u>

Bond Descriptions and Original Amount of Issue

- (8) Oakmont Public Utility District Unlimited Tax Park Bonds, Series 2014 (\$2,470,000)  
(9) Oakmont Public Utility District Unlimited Tax Refunding Bonds, Series 2015 (\$7,095,000)  
(10) Oakmont Public Utility District Unlimited Tax Refunding Bonds, Series 2016 (\$4,935,000)

Paying Agent/Registrar

- (8) (9) (10) Regions Bank, Houston, Texas

OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,  
GENERAL FUND

FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2016	2015	2014	2013	2012	2016	2015	2014	2013	2012
<b>REVENUES</b>										
Property taxes for maintenance	\$ 1,423,197	\$ 1,143,624	\$ 640,596	\$ 329,223	\$ 281,484	45.7 %	42.2 %	30.1 %	17.7 %	18.7 %
Property taxes for parks and recreation	431,322	369,330	278,893	219,039	187,565	13.9	13.7	13.1	11.8	12.4
Water service	278,882	264,703	250,830	254,004	217,314	9.0	9.8	11.8	13.7	14.4
Sewer service	461,860	461,289	453,380	397,859	316,735	14.9	17.0	21.4	21.5	20.9
Surface water fees	462,133	374,898	362,420	334,324	284,797	14.9	13.9	17.0	18.0	18.9
Penalty	19,013	18,734	25,443	16,858	12,704	0.6	0.7	1.2	0.9	0.8
Tap connection and inspection fees	6,186	43,696	88,600	276,950	194,040	0.2	1.6	4.2	14.9	12.9
Interest on deposits	4,939	3,030	2,967	2,317	1,501	0.2	0.1	0.1	0.1	0.1
Other revenues	17,082	26,390	24,058	25,425	12,903	0.6	1.0	1.1	1.4	0.9
<b>TOTAL REVENUES</b>	<b>3,104,614</b>	<b>2,705,694</b>	<b>2,127,187</b>	<b>1,855,999</b>	<b>1,509,043</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>EXPENDITURES</b>										
Current:										
Purchased services	212,490	175,349	184,947	179,859	144,257	6.8	6.5	8.7	9.7	9.6
Professional fees	255,526	158,298	133,730	129,072	161,271	8.2	5.9	6.3	7.0	10.7
Contracted services	87,504	74,674	74,938	67,535	57,512	2.8	2.8	3.5	3.6	3.8
Utilities	49,989	56,555	45,439	62,614	66,702	1.6	2.1	2.1	3.4	4.4
Surface water pumpage fees	443,651	362,052	348,456	320,833	269,822	14.5	13.2	16.5	17.3	17.9
Repairs and maintenance	239,434	171,595	207,293	123,272	125,233	7.7	6.3	9.7	6.6	8.3
Other operating expenditures	129,021	26,264	42,662	27,882	45,430	4.2	1.0	2.0	1.5	3.0
Recreation facilities	205,690	183,555	130,309	139,733	169,540	6.6	6.8	6.1	7.5	11.2
Garbage disposal	209,217	207,750	196,719	178,473	143,429	6.7	7.7	9.2	9.6	9.5
Administrative expenditures	25,394	26,806	23,268	29,923	28,828	0.8	1.0	1.1	1.6	1.9
Capital outlay	153,577	51,607	1,016,299	101,760	140,380	4.9	1.9	47.8	5.5	9.3
<b>TOTAL EXPENDITURES</b>	<b>2,011,493</b>	<b>1,494,505</b>	<b>2,404,060</b>	<b>1,360,956</b>	<b>1,352,404</b>	<b>64.8</b>	<b>55.2</b>	<b>113.0</b>	<b>73.3</b>	<b>89.6</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 1,093,121</b>	<b>\$ 1,211,189</b>	<b>\$ (276,873)</b>	<b>\$ 495,043</b>	<b>\$ 156,639</b>	<b>35.2 %</b>	<b>44.8 %</b>	<b>(13.0) %</b>	<b>26.7 %</b>	<b>10.4 %</b>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<b>1,160</b>	<b>1,157</b>	<b>1,142</b>	<b>1,075</b>	<b>864</b>					
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<b>1,142</b>	<b>1,151</b>	<b>1,124</b>	<b>1,057</b>	<b>846</b>					

See accompanying independent auditor's report.

OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,  
DEBT SERVICE FUND

FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2016	2015	2014	2013	2012	2016	2015	2014	2013	2012
REVENUES										
Property taxes	\$ 2,459,208	\$ 2,551,951	\$ 2,538,905	\$ 2,189,720	\$ 1,875,517	98.7 %	98.5 %	98.6 %	98.9 %	98.9 %
Penalty and interest	13,412	23,034	19,603	11,680	9,010	0.5	0.9	0.8	0.5	0.5
Accrued interest on bonds received at date of sale	13,036	11,623	10,539	7,452	2,430	0.5	0.4	0.4	0.3	0.1
Interest on deposits	6,978	5,846	5,897	7,502	8,790	0.3	0.2	0.2	0.3	0.5
TOTAL REVENUES	<u>2,492,634</u>	<u>2,592,454</u>	<u>2,574,944</u>	<u>2,216,354</u>	<u>1,895,747</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
EXPENDITURES										
Current:										
Professional fees	1,231	5,977	5,653	4,839	1,017	0.0	0.2	0.2	0.2	0.1
Contracted services	53,802	55,385	45,828	38,313	33,439	2.2	2.1	1.8	1.7	1.8
Other expenditures	5,645	4,082	4,029	5,146	4,166	0.2	0.2	0.2	0.2	0.2
Debt service:										
Principal retirement	1,355,000	1,120,000	860,000	740,000	610,000	54.4	43.2	33.3	33.4	32.2
Refunding contribution	284,007	76,800	192,792	0	0	11.4	3.0	7.5	0.0	0.0
Interest and fees	1,179,111	1,091,765	1,281,252	1,501,898	1,412,179	47.3	42.1	49.8	67.8	74.4
TOTAL EXPENDITURES	<u>2,878,796</u>	<u>2,354,009</u>	<u>2,389,554</u>	<u>2,290,196</u>	<u>2,060,801</u>	<u>115.5</u>	<u>90.8</u>	<u>92.8</u>	<u>103.3</u>	<u>108.7</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$ (386,162)</u>	<u>\$ 238,445</u>	<u>\$ 185,390</u>	<u>\$ (73,842)</u>	<u>\$ (165,054)</u>	<u>(15.5) %</u>	<u>9.2 %</u>	<u>7.2 %</u>	<u>(3.3) %</u>	<u>(8.7) %</u>

See accompanying independent auditor's report.



OAKMONT PUBLIC UTILITY DISTRICT**DRAFT**BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTSSEPTEMBER 30, 2016

Complete District Mailing Address: Oakmont Public Utility District  
 c/o Coats Rose, P.C.  
 9 Greenway Plaza, Suite 1100  
 Houston, Texas 77046

District Business Telephone No.: 713-651-0111

Submission date of the most recent District Registration Form: November 11, 2016

Limit on Fees of Office that a Director may receive during a fiscal year: \$7,200

BOARD MEMBERS

<u>Name and Address</u>	<u>Term of Office (Elected/ Appointed)</u>	<u>Fees of Office Paid</u>	<u>Expense Reimb.</u>	<u>Title at Year End</u>
Ken Streeter c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1100 Houston, Texas 77046	Elected 5/09/15- 5/04/19	\$ 1,650	\$ 0	President
Ty Warren c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1100 Houston, Texas 77046	Appointed 8/11/16- 5/04/19	450	0	Vice President
Sylvia Sullivan c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1100 Houston, Texas 77046	Elected 5/11/13- 5/06/17	1,950	0	Secretary
Kerry Simmons c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1100 Houston, Texas 77046	Appointed 2/11/16- 5/04/19	1,350	0	Assistant Secretary
Joshua Bruegger c/o Coats Rose, P.C. 9 Greenway Plaza, Suite 1100 Houston, Texas 77046	Appointed 5/12/16- 5/06/17	1,050	0	Assistant Secretary

See accompanying independent auditor's report.

## OAKMONT PUBLIC UTILITY DISTRICT

DRAFT

## BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (Continued)

SEPTEMBER 30, 2016

CONSULTANTS

<u>Name and Address</u>	<u>Date Hired</u>	<u>Fees and Expense Reimbursements</u>	<u>Title at Year End</u>
Coats Rose, P.C. 9 Greenway Plaza, Suite 1100 Houston, Texas 77046	3/02/93	\$ 109,781 58,435 Bonds	Attorney
L & S District Services, LLC P.O. Box 170 Tomball, Texas 77377	11/20/03	15,079 500 Bonds	Bookkeeper
Cindy Schmidt P.O. Box 170 Tomball, Texas 77377	11/20/03	0	Investment Officer
Hays Utility South Corporation P.O. Box 1209 Spring, Texas 77383	4/09/92	179,576	Operator
Jones & Carter, Inc. 6330 West Loop South, Suite 150 Bellaire, Texas 77401	3/10/05	194,489	Engineer
Kenneth R. Byrd P.O. Box 73109 Houston, Texas 77273	3/10/05	24,896	Tax Assessor- Collector
Harris County Appraisal District P.O. Box 900275 Houston, Texas 77292	Legislative Action	32,811	Central Appraisal District
R. W. Baird & Co. 1331 Lamar, Suite 1360 Houston, Texas 77010	1/08/15	51,124 Bonds	Financial Advisor
Roth & Eyring, PLLC 12702 Century Drive, Suite C2 Stafford, Texas 77477	9/22/05	10,600 500 Bonds	Independent Auditor

See accompanying independent auditor's report.

Oakmont PUD  
Cash Analysis  
January 12, 2017

GENERAL OPERATING ACCOUNT - Compass Bank

Ending Balance from last meeting	\$	16.17
Add in voided check 3928 to Director Sullivan	+	138.52
<u>Receipts</u>		
Accounts Receivable Collections ( 11/28/16 to 01/05/17)	+	118,155.13
Payment from Woodsedge Church for share of M102 Ditch repair	+	21,338.69
Maintenance tax	+	103,702.56
Interest earned on account	+	21.44
<u>Withdrawals</u>		
Payments to United States Treasury for payroll taxes on director fees from previous meeting	-	229.50
NSF Items	-	22.50
Close Refunding Bonds cost of issuance into Debt Service Fund	-	3,993.61
Bank service charges/deposit slips	-	144.82
Checks previously approved		
3940 - Constellation New Energy, Inc., 25134 1/2 Haverford - \$5,014.49, 6950 1/2 W. Rayford - \$305.23	-	5,319.72
3941 - North Harris County Regional Water Authority, November pumpage fees	-	33,004.80
Checks presented for signatures January 12, 2017		
3942 Shaun Herbert, director fees for 12/16/16 - \$150.00, less taxes - ( \$11.48)	-	138.52
3943 - Ty Warren, director fees for additional services - \$450.00, less taxes - ( \$34.43)	-	415.57
3944 - Joshua Bruegger, director fee for 01/12/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
3945 - Kerry Simmons, director fee for 01/12/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
3946 Shaun Herbert, director fees for 01/12/17 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
3947 - Sylvia Sullivan, director fee for 01/12/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
3948 - Ty Warren, director fee for 01/12/17 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
3949 - Champions Hydro-Lawn, mile markers for jogging trail	-	50.00
3950 - Constellation New Energy, Inc., 25134 1/2 Haverford - \$4,115.52, 6950 1/2 W. Rayford - \$361.66	-	4,477.18
3951 - Hays Utility South Corporation, service for December billings and collections - \$951.20, printing and postage - \$1,283.47, cut off notices - \$105.00, operating services - \$3,427.90, cut-offs - \$140.00, water distribution system - \$2,115.67, water plant - \$2,857.14, chemicals - \$784.37, customer service agreements - \$60.00, other operator - \$599.41, mowing - \$169.34, termination letters/doorhangers - \$119.74, lab fees - \$425.98, special projects-valve surveys - \$12,080.25	-	25,119.47
3952 - In-Pipe Technology Company, Inc., treatment and service for December	-	900.00
3953 - Jones & Carter, Inc., engineering fees for November General - \$3,074.00, GIS and WebGIS - \$1,258.75, West Rayford Rd. Sidewalks - \$360.70, East Basin SWQ Permit Revision - \$64.50, West Basin SWQ Permit Revision - \$86.00, South Basin SWQ Permit Revision - \$3,978.50	-	8,822.45
3954 - L & S District Services, LLC, bookkeeping fees and expenses for December	-	1,440.74
3955 - Lake Pro, Inc., monthly lake management for December & January	-	1,830.00
3956 - Northampton WWTP, sewer service for November, 2016	-	8,784.37
3957 - North Harris County Regional Water Authority, December pumpage fees	-	22,353.60
3958 - Northampton MUD, pro rata share M-102 ditch maintenance	-	582.50
3959 - Off Cinco, website expenses	-	2,138.50

EXHIBIT

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OAKMONT PUD - Compass Bank

3960	- Residential Recycling of Texas, Inc., trash and recycling service for January	-	16,711.75
3961	- Roth & Eyring, PLLC, audit fees	-	10,100.00
3962	- Texas Commission on Environmental Quality, annual assessment fees	-	3,660.78
3963	- Tuttle Construction, refund of temporary fire hydrant meter rental deposit	-	976.20
3964	- Paulette M. Barnhardt, refund	-	27.85
3965	- Chris Honsberger, refund	-	75.00
3966	- Christopher Chia, refund	-	75.00
3967	- Brandon Krueger, refund	-	22.57
3968	- Coats Rose, legal fees through October 15, 2016	-	10,161.50
	Total Disbursements	\$	<u>162,271.12</u>
	Ending Balance at January 12, 2017	\$	81,101.39
	<u>Investments</u>		
	Money Market Account at Compass Bank	\$	<u>2,697,218.75</u>
	Total Operating Funds	\$	<u>2,778,320.14</u>

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RECREATIONAL FACILITIES FUND - Compass Bank

Ending Balance from last meeting	\$	1,803.77
<u>Receipts</u>		
Rent	+	1,250.00
Clean-up fees	+	100.00
Maintenance tax	+	39,870.14
Transfer from Money Market Account	+	24,000.00
Interest earned on account	+	2.12
<u>Withdrawals</u>		
Bank service charges	-	36.00
Checks previously approved		
1717 - AT&T, phone service for 281-255-2475	-	149.05
1718 - AT&T Uverse, internet service	-	85.00
1719 - Centerpoint Energy, 25005 Northcrest	-	19.81
1720 - Comcast, cable service	-	36.72
1721 - Constellation New Energy, Inc., 25005 Northcrest - \$397.26, 25005 Northcrest B - \$522.14	-	919.40
Checks presented for signatures January 12, 2017		
1722 - AT&T, phone service for 281-255-2475	-	149.05
1723 - AT&T Uverse, internet service	-	85.00
1724 - Centerpoint Energy, 25005 Northcrest	-	49.32
1725 - Constellation New Energy, Inc., 25005 Northcrest - \$376.73, 25005 Northcrest B - \$600.11	-	976.84
1726 - Greater Houston Pool Management, Inc., pool maintenance contract for January	-	525.00
1727 - Jose Velez, paint two outside doors	-	400.00
1728 - Lifestyle Directors, Inc., management fees for January	-	6,420.00
1729 - Morris Pest Control, pest control services	-	170.00
1730 - Nash's Fitness Inc., equipment maintenance	-	150.00
1731 - Sweitzer & Associates, landscape architect and design	-	41,502.50
1732 - TK Images, LLC, photo charges	-	225.00
1733 - Vista Landscape Services, landscaping monthly maintenance & repairs	-	9,590.00
1734 - Michael Antos, pool maintenance	-	50.00
1735 - Comcast, blank check for cable service	-	
Total Disbursements	\$	61,538.69
Ending Balance at January 12, 2017	\$	5,487.34
<u>Investments</u>		
Money Market Account at Compass Bank	\$	633,334.72
Total Recreational Facilities Funds	\$	638,822.06

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CAPITAL PROJECTS FUND - Compass Bank

Ending Balance from last meeting	\$	12,204.44
<u>Receipts</u>		
Interest earned on account	+	2.03
<u>Withdrawals</u>		
Bank service charges	-	36.00
Ending Balance at January 12, 2017	\$	12,170.47

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PARK CAPITAL PROJECTS FUND - Compass Bank

Ending Balance from last meeting	\$	598,743.65
<u>Receipts</u>		
Interest earned on account	+	149.69
<u>Withdrawals</u>		
Bank service charges	-	36.00
Ending Balance at January 12, 2017	\$	598,857.34

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DEBT SERVICE FUND - Compass Bank

Ending Balance from last meeting \$ 78,593.72

Receipts

Transfer from Tax Fund	+	215,359.07
Remaining cost of issuance from Series 2016 Refunding Bonds	+	3,993.61
Refund from Wells Fargo Bank, refunding bonds cost of issuance	+	5,500.00
Interest earned on account	+	3.99

Withdrawals

Wire to Wells Fargo Bank, Series 2011 paying agent fees	-	550.00
Wire to Regions Bank, Series 2014 paying agent fees	-	806.25
Bank service charges	-	36.00

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Ending Balance at January 12, 2017 \$ 302,058.14

Investments

Money Market Account at Spirit of Texas Bank	\$	209,076.42
Money Market Account at Central Bank		144,094.66
CD/Green Bank dated 8/25/16 due 2/23/17 at .50%		245,000.00
CD/Texas Capital Bank dated 8/25/16 due 2/23/17 at .35%		245,000.00
CD/Allegiance Bank dated 8/25/16 due 2/23/17 at .50%		245,000.00
CD/Post Oak Bank dated 8/25/16 due 2/23/17 at .30%		245,000.00
CD/Preferred Bank dated 8/25/16 due 2/23/17 at .25%		245,000.00

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Total Debt Service Funds \$ 1,880,229.22

Next Debt Service Payment due March 1, 2017 - \$1,582,872.50

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## Oakmont PUD General Operating Fund Profit & Loss Budget Performance

November 2016

	Nov 16	Budget	Oct - Nov 16	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Water Revenue</b>					
4100 · Customer Service Fees - Water	24,996.36	21,000.00	54,230.92	42,000.00	252,000.00
4110 · Water Tap Connection Fees	0.00	0.00	1,822.00	0.00	0.00
4150 · NHCRA Collections	46,907.52	31,500.00	107,025.60	63,000.00	378,000.00
<b>Total Water Revenue</b>	<b>71,903.88</b>	<b>52,500.00</b>	<b>163,078.52</b>	<b>105,000.00</b>	<b>630,000.00</b>
<b>Sewer Revenue</b>					
4200 · Customer Service Fees - Sewer	38,697.50	38,500.00	77,495.95	77,000.00	462,000.00
4202 · Sewer Inspection Fees	0.00	0.00	50.00	0.00	0.00
<b>Total Sewer Revenue</b>	<b>38,697.50</b>	<b>38,500.00</b>	<b>77,545.95</b>	<b>77,000.00</b>	<b>462,000.00</b>
<b>Other Revenues</b>					
4320 · Maintenance Taxes	32,331.85	40,000.00	43,149.16	40,000.00	1,497,445.00
4330 · Penalties and Interest	1,497.92	1,475.00	3,998.79	2,950.00	17,700.00
4380 · Termination/Reconnection/NSF Fe	125.00	150.00	255.00	300.00	1,800.00
4400 · Transfer/Connection Fees	260.00	250.00	715.00	500.00	3,000.00
4700 · Pre & Post Inspection Fees	0.00	0.00	140.00	0.00	0.00
4800 · Customer Service Inspection	0.00	0.00	50.00	0.00	0.00
5380 · Miscellaneous Income	0.00	100.00	0.00	200.00	1,200.00
5391 · Interest Income	449.10	400.00	889.86	800.00	4,800.00
5510 · Rent of Facilities	1,000.00	0.00	1,500.00	0.00	453,770.00
5520 · Maintenance Tax - Recreational	12,430.51	500.00	15,709.25	1,000.00	6,000.00
<b>Total Other Revenues</b>	<b>48,094.38</b>	<b>42,875.00</b>	<b>66,407.06</b>	<b>45,750.00</b>	<b>1,985,715.00</b>
<b>Total Income</b>	<b>158,695.76</b>	<b>133,875.00</b>	<b>307,031.53</b>	<b>227,750.00</b>	<b>3,077,715.00</b>
<b>Expense</b>					
<b>Water Expenses</b>					
6124 · Laboratory Expense	483.86	433.00	613.86	867.00	5,200.00
6126 · Permit Fees	2,793.00	2,000.00	2,793.00	2,000.00	2,000.00
6127 · NHCRA Pumpage Fee	55,358.40	31,000.00	111,573.60	62,000.00	372,000.00
6135 · Repairs & Maintenance	16,766.64	6,000.00	19,825.07	12,000.00	72,000.00
6142 · Chemicals	536.33	275.00	2,188.84	550.00	3,300.00
6151 · Telephone	0.00	50.00	0.00	100.00	600.00
6152 · Utilities	5,014.49	3,500.00	11,816.65	7,000.00	42,000.00
6170 · Tap Connection Expense	0.00	0.00	542.00	0.00	0.00
<b>Total Water Expenses</b>	<b>80,952.72</b>	<b>43,258.00</b>	<b>149,353.02</b>	<b>84,517.00</b>	<b>497,100.00</b>
<b>Sewer Expenses</b>					
6201 · Purchased Sewer Service	8,784.37	18,000.00	22,523.46	36,000.00	216,000.00
6235 · Repair and Maintenance	900.00	1,250.00	1,800.00	2,500.00	15,000.00
<b>Total Sewer Expenses</b>	<b>9,684.37</b>	<b>19,250.00</b>	<b>24,323.46</b>	<b>38,500.00</b>	<b>231,000.00</b>
<b>Other Expenses</b>					
6310 · Director Fees	600.00	600.00	1,800.00	1,200.00	7,200.00
6314 · Payroll Taxes	45.89	46.00	137.69	91.00	550.00
6320 · Legal Fees	3,906.80	5,500.00	20,933.31	11,000.00	66,000.00
6321 · Auditing Fees	0.00	0.00	0.00	0.00	11,000.00
6322 · Engineering Fees	3,074.00	6,750.00	11,661.50	13,500.00	81,000.00
6322.08 · Eng Fees-West Rayford Rd Sdwalk	360.70	0.00	645.70	0.00	0.00
6322.09 · Eng Fees - SWQ Permit Revisions	150.50	0.00	8,237.50	0.00	0.00
6322.10 · Eng. Fees-GIS	1,258.75	600.00	3,752.50	1,200.00	7,200.00
6325 · Election Expense	0.00	0.00	0.00	0.00	15,000.00
6326 · TCEQ Assessment Fees	0.00	298.00	0.00	595.00	3,570.00
6332 · Operator Expense	6,107.81	6,000.00	12,282.15	12,000.00	72,000.00
6333 · Bookkeeping Fees	1,375.19	1,300.00	2,760.65	2,600.00	15,600.00
6335 · Drainage Facilities Maintenance	6,586.85	5,500.00	9,935.89	11,000.00	66,000.00
6352 · Utilities	305.23	350.00	643.21	700.00	4,200.00
6353 · Insurance	0.00	0.00	0.00	0.00	15,000.00
6354 · Travel Expense	0.00	50.00	0.00	100.00	600.00
6359 · Other Expenses	265.82	83.00	352.82	167.00	1,000.00
6360 · Website Expense	104.00	0.00	104.00	0.00	0.00
6370 · Builder Inspections	35.00	0.00	100.00	0.00	0.00
6375 · CSI Inspections	50.00	0.00	100.00	0.00	0.00
6379 · Customer Service Agreement	0.00	50.00	0.00	100.00	600.00
6380 · Termination/Reconnection/NSF Ex	503.74	700.00	1,560.97	1,400.00	8,400.00
6399 · Garbage Expense	16,682.25	17,500.00	34,137.45	35,000.00	210,000.00
<b>Total Other Expenses</b>	<b>41,412.53</b>	<b>45,327.00</b>	<b>109,145.34</b>	<b>90,653.00</b>	<b>584,920.00</b>
<b>Recreational Facilities</b>					
6411 · Rec Facilities Management Fee	5,711.83	6,750.00	11,423.66	13,500.00	81,000.00
6435 · Repairs & Maintenance - Rec	-100.00	1,000.00	255.00	2,000.00	12,000.00
6435.01 · Maintenance and Repairs - Pool	2,200.00	750.00	2,556.50	1,500.00	9,000.00
6436 · Landscape Maintenance	6,425.00	5,000.00	16,988.30	10,000.00	60,000.00
6451 · Telephone/Internet Expense	270.77	250.00	541.51	500.00	3,000.00
6452 · Utilities - Rec Facilities	939.21	1,000.00	2,029.69	2,000.00	12,000.00



## Oakmont PUD General Operating Fund Profit & Loss Budget Performance

November 2016

	Nov 16	Budget	Oct - Nov 16	YTD Budget	Annual Budget
6453 · Insurance-Rec Facilities	0.00	0.00	0.00	0.00	5,600.00
6459 · Other Expense	0.00	125.00	0.00	250.00	1,500.00
<b>Total Recreational Facilities</b>	<b>15,446.81</b>	<b>14,875.00</b>	<b>33,794.66</b>	<b>29,750.00</b>	<b>184,100.00</b>
<b>Total Expense</b>	<b>147,496.43</b>	<b>122,710.00</b>	<b>316,616.48</b>	<b>243,420.00</b>	<b>1,497,120.00</b>
<b>Net Ordinary Income</b>	<b>11,199.33</b>	<b>11,165.00</b>	<b>-9,584.95</b>	<b>-15,670.00</b>	<b>1,580,595.00</b>
Other Income/Expense					
Other Expense					
Capital Outlay					
7300.01 · Receptions Improvements	3,746.60	32,500.00	5,844.50	65,000.00	390,000.00
7300.07 · South Pond Outfall Repair & Imp	0.00	0.00	0.00	0.00	25,000.00
7300.08 · Water Plant Recoating & Improve	0.00	0.00	0.00	0.00	40,000.00
7300.09 · M-102 Channel Rep & Improvement	23,439.82	30,000.00	23,439.82	30,000.00	30,000.00
7301.02 · Eng.-South Detention Pond Imp	3,978.50	0.00	10,253.75	0.00	10,000.00
<b>Total Capital Outlay</b>	<b>31,164.92</b>	<b>62,500.00</b>	<b>39,538.07</b>	<b>95,000.00</b>	<b>495,000.00</b>
<b>Total Other Expense</b>	<b>31,164.92</b>	<b>62,500.00</b>	<b>39,538.07</b>	<b>95,000.00</b>	<b>495,000.00</b>
<b>Net Other Income</b>	<b>-31,164.92</b>	<b>-62,500.00</b>	<b>-39,538.07</b>	<b>-95,000.00</b>	<b>-495,000.00</b>
<b>Net Income</b>	<b>-19,965.59</b>	<b>-51,335.00</b>	<b>-49,123.02</b>	<b>-110,670.00</b>	<b>1,085,595.00</b>

OAKMONT PUD  
INVESTMENT REPORT

FROM: 11/30/2016  
TO: 12/31/2016

DEBT SERVICE FUND

Separately Invested Assets	Purchase Price	Beginning Book Value 11/30/2016	Beginning Market Value 11/30/2016	Rate	Accrued Interest for this period	Interest paid this period	Additions	Withdrawals	Ending Book Value 12/31/2016	Ending Market Value 12/31/2016	Date of Purchase	Date of Maturity
CD/Post Oak Bank	\$ 245,000.00	\$ 245,195.33	\$ 245,195.33	0.30%	\$ 62.42	\$ 0.00	\$ 0.00	\$ 0.00	\$ 245,257.75	\$ 245,257.75	08/25/2016	02/23/2017
CD/Texas Capital Bank	245,000.00	245,227.88	245,227.88	0.35%	72.83	0.00	0.00	0.00	245,300.71	245,300.71	08/25/2016	02/23/2017
CD/Allegiance Bank	245,000.00	245,325.55	245,325.55	0.50%	104.04	0.00	0.00	0.00	245,429.59	245,429.59	08/25/2016	02/23/2017
CD/Green Bank	245,000.00	245,325.55	245,325.55	0.50%	104.04	0.00	0.00	0.00	245,429.59	245,429.59	08/25/2016	02/23/2017
CD/Preferred Bank	245,000.00	245,162.77	245,162.77	0.25%	52.02	0.00	0.00	0.00	245,214.79	245,214.79	08/25/2016	02/23/2017

COMPLIANCE STATEMENT: The above investments are in compliance with the investment strategy expressed in the District's Investment Policy.

  
 Investment Officer/Bookkeeper

**Oakmont PUD  
Budget for 9/30/17**

	Adopted Budget <u>FYE 9/30/17</u>	Proposed Revised Budget <u>FYE 9/30/17</u>
<b>Revenues</b>		
Water Revenue	252,000.00	252,000.00
Tap Connection Fees	0.00	0.00
NHCRWA Fees	378,000.00	420,000.00
Sewer Revenue	462,000.00	462,000.00
Sewer Inspection Revenue	0.00	0.00
Sewer Lease Revenue	0.00	0.00
Maintenance Tax	1,497,445.00	1,132,000.00
Penalty and Interest	17,700.00	17,700.00
Disconnection/Reconnection Fees	1,800.00	1,800.00
Transfer/Connection Fees	3,000.00	3,000.00
Pre/Post Inspections	0.00	0.00
Customer Service Inspections	0.00	0.00
Miscellaneous Income	1,200.00	1,200.00
Interest Income	4,800.00	4,800.00
Maintenance Tax - Park	453,770.00	435,388.00
Rent of Facilities	6,000.00	6,000.00
<b>Total Revenue</b>	3,077,715.00	2,735,888.00

**Water Expenses**

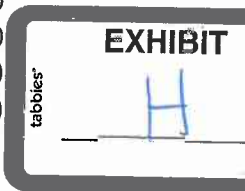
Bulk Water Purchases	0.00	0.00
Laboratory Fees	5,200.00	5,200.00
Permit Fees	2,000.00	2,000.00
NHCRWA Expense	372,000.00	414,000.00
Maintenance and Repair	72,000.00	72,000.00
Chemicals	3,300.00	3,300.00
Telephone Expense	600.00	600.00
Utilities	42,000.00	42,000.00
Tap Connection Expense	0.00	0.00
Backflow Inspections	0.00	0.00

**Sewer Expenses**

Purchased Sewer Service	216,000.00	216,000.00
Maintenance and Repair	15,000.00	15,000.00
Sewer Inspection Expense	0.00	0.00

**Other Operating Expenses**

Directors Fees	7,200.00	7,200.00
Payroll Tax Expense	550.00	550.00
Legal Fees	66,000.00	66,000.00
Audit Fees	11,000.00	11,000.00
Engineering Fees	81,000.00	81,000.00
Engineering Fees - West Rayford Road Sidewalk	0.00	750.00



Engineering Fees - SWQ Permit Revisions	0.00	14,000.00
Engineering Fees - GIS Monthly Fee	7,200.00	11,000.00
Election Expense	15,000.00	15,000.00
TCEQ Assessment Fees	3,570.00	3,570.00
Operator Expense	72,000.00	72,000.00
Bookkeeping Fees	15,600.00	15,600.00
Drainage Facilities Maintenance	66,000.00	66,000.00
Utilities	4,200.00	4,200.00
Insurance	15,000.00	15,000.00
Travel Expense	600.00	600.00
Other Expenses	1,000.00	1,000.00
Website	0.00	5,500.00
Builder Inspection Expense	0.00	0.00
Customer Service Inspection	0.00	0.00
Customer Service Agreements	600.00	600.00
Termination/Reconnection Expense	8,400.00	8,400.00
Garbage Expense	210,000.00	210,000.00
<b>Total Expenses</b>	<b>1,313,020.00</b>	<b>1,379,070.00</b>

#### Recreational Expenses

Management Expenses	81,000.00	27,135.00
Management Expenses - Lifestyle Directors	0.00	57,780.00
Management Expenses - Pool	0.00	50,000.00
Repairs & Maintenance - Rec Facilities	12,000.00	12,000.00
Repairs & Maintenance - Pool	9,000.00	9,000.00
Landscape Maintenance	60,000.00	60,000.00
Telephone/Internet Expense	3,000.00	3,000.00
Utilities	12,000.00	12,000.00
Insurance - Rec Facilities	5,600.00	5,600.00
Other Rec Expense	1,500.00	1,500.00
<b>Total Recreational Expenses</b>	<b>184,100.00</b>	<b>238,015.00</b>

#### Capital Expenses

Construction of W. Rayford Sidewalks	0.00	7,832.00
West Pond Trees	0.00	0.00
West Pond Outfall Repair & Improvements	0.00	0.00
South Detention Pond Improvements	25,000.00	65,000.00
South Detention Pond Improvements - Engineering	10,000.00	15,000.00
Recreational Improvements (1)	390,000.00	390,000.00
Water Plant Recoating & Improvements	40,000.00	40,000.00
M-102 Channel repairs & Improvements	30,000.00	24,000.00

<b>Net Gain or Loss</b>	<b><u>1,085,595.00</u></b>	<b><u>576,971.00</u></b>
-------------------------	----------------------------	--------------------------

(1) may do change of scope to use Park Capital Project Funds

**EQUI-TAX INC  
TAX ASSESSOR'S REPORT  
OAKMONT PUD  
December 2016**

**HISTORICAL TAX SUMMARY**

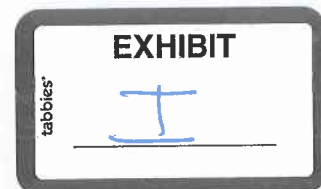
<u>YEAR</u>	<u>RATE</u>	<u>LEVY AMOUNT</u>	<u>OUTSTANDING</u>	<u>\$ COLLECTED</u>	<u>PCT</u>
2016	0.90000	4,092,559.58	2,683,805.30	1,408,754.28	34.4%
2015	1.00000	4,323,696.53	15,753.15	4,307,943.38	99.6%
2014	1.10000	4,062,041.80	14,384.61	4,047,657.19	99.6%
2013	1.24000	3,468,212.56	3,327.14	3,464,885.42	99.9%
2012	1.25000	2,694,759.40	2,779.80	2,691,979.60	99.8%
2011	1.25000	2,392,418.77	2,779.80	2,389,638.97	99.8%
2010	1.25000	2,050,001.10	0.00	2,050,001.10	100.0%
2009	1.25000	1,946,314.80	0.00	1,946,314.80	100.0%
2008	1.25000	1,455,912.14	0.00	1,455,912.14	100.0%
2007	1.25000	801,413.83	0.00	801,413.83	100.0%
2006	1.30000	346,274.73	0.00	346,274.73	100.0%
2005	1.35000	165,094.12	0.00	165,094.12	100.0%
2004	1.35000	74,719.85	0.00	74,719.85	100.0%

**FISCAL YEAR  
10/01/16 TO 09/30/17**

**BEGINNING CASH BALANCE** 98,975.87 **53,045.02**

	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>
<b>REVENUE</b>		
2016 - TAXES	1,227,196.29	1,408,754.28
2015 - TAXES		-1,622.52
2014 - TAXES		0.00
PRIOR - TAXES		0.00
PENALTY & INTEREST		118.58
COLLECTION FEES		103.40
OVERPAYMENTS		0.00
MISC REVENUE		0.00
CAD ADJ DUE TAXPAYER		2,462.25
<b>TOTAL REVENUE</b>	<b>1,227,196.29</b>	<b>1,409,815.99</b>

<b>DISBURSEMENTS</b>	CHECK #		
TAX ASSESSOR FEE	1557	1,763.14	5,289.42
M/O TRANSFER		103,702.56	146,851.72
PARKS		39,870.14	55,579.39
D/S TRANSFER		215,359.07	282,615.44
MISC. DISBURSEMENTS			600.00
COMPUTER & POSTAGE			3,139.64
LEGAL FEES	1559	862.31	862.31
TAX ASSESSOR BOND			0.00
BANK CHARGE			0.00
LEGAL NOTICES			845.90
AERIAL PHOTO/FRAMING			0.00
REFUND - OVERPAYMENTS			0.00
REFUND - CAD LAWSUITS			0.00
REFUND - CAD CORR.			2,462.25
CENTRAL APPRAISAL DIST.	1558	8,471.00	8,471.00
<b>TOTAL DISBURSEMENTS</b>		<b>370,028.22</b>	<b>506,717.07</b>
<b>ENDING CASH BALANCE</b>		<b>956,143.94</b>	<b>956,143.94</b>





**OAKMONT PUD**  
**DEPOSITORY PLEDGE REPORT**  
**December 2016**

Depository Bank	Wells Fargo Bank
Depository Pledge Agreement Signed	Nov-14
Minutes Confirming Collateral Pledge	Nov-14
Custodian Bank	Bank of New York Mellon
Collateral Receipt	10/31/2016
Annual Bank Audit	Dec-15
Monthly Statement of Value	11/30/16

<u>Type of Collateral</u>	<u>Market Value</u>
3137ARHD1	8,447
3138AWFQ1	4,971,374
3138AYHL6	49,420
3138EHGF3	81,362
3138MGA88	14,257
3140F7PN3	960
31418ABC1	20,523

Wells Fargo Bank monitors Balances daily and places Securities as necessary

Service Center  
 2200 Sciaaca Rd.  
 Spring, Texas 77373



Corporate (281) 353-9809  
 Customer Service (281) 353-9756  
 Fax (281) 353-6105

DATE  
 1/12/2017

**MONTHLY OPERATIONS REPORT  
 OAKMONT PUBLIC UTILITY DISTRICT**

METER COUNT	
Occupied	1,133
Vacant	2
Commercial	2
Commercial O/D	2
Builder	5
Irrigation/Esplanade	18
<b>Total</b>	<b>1,162</b>

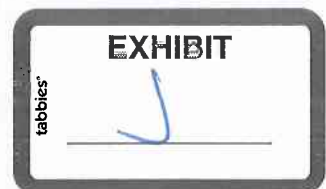
BILLED CONSUMPTION	
11/14/16	to 12/14/16
Residential	10,289,000
Builders	132,000
Commercial O/D	28,000
Commercial	123,000
Irrigation	469,000
<b>Total Gallons</b>	<b>11,041,000</b>

Plant Pumpage: 11,440,000  
 Total Production: 11,440,000  
 Billed Percentage of Water: 96.51%

	<u>#1</u>
Calculated Well GPM	1,412
Design Well GPM	1,000
Well Pumpage	11,440,000

Arrears for the Month of	NOVEMBER	Month of	DECEMBER
Cut-Off Notices Mailed	11/23/16	Meter Read Date	12/14/16
Number of Notices Mailed	69	Billing Date	12/23/16
Cut-Off Date	12/14/16	Mailing Date	12/27/16
Number of Actual Cut-Offs	0	Due Date	01/16/17

Utility District Operation and Management  
 P. O. Box 1209 • Spring, TX 77383





# OAKMONT PUBLIC UTILITY DISTRICT

DATE  
1/12/2017

## MONTHLY OPERATIONS SUMMARY

### WATER PRODUCTION

December-17

Harris-Galveston Coastal Subsidence District Permit Period	9/1/2016	to	8/1/2017
Total Water Pumped for Calendar Month of :      December-17	9,314,000	Gallons	
Harris-Galveston Coastal Subsidence District Permitted Withdrawal	175,000,000	Gallons	
Pumpage Against Permit	67,499,000	Gallons	
Percentage of Permit Expired	33.33%		
Percentage of Allocation Used	38.57%		
Distribution System Chlorine Residual Reporting:			
	<b>Average</b>	<u>1.66</u>	mg/l.
	<b>Maximum</b>	<u>2.30</u>	mg/l.
	<b>Minimum</b>	<u>1.25</u>	mg/l.

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TEXAS DEPARTMENT OF HEALTH I.D. NO. 1010337

Bacteriological Analysis :      4

Samples Taken On : 12/21/16

All samples were returned negative from the state approved testing laboratory.

**OAKMONT PUBLIC UTILITY DISTRICT**  
**MONTHLY OPERATIONS SUMMARY**

DATE  
 1/12/2017

**BILLING & COLLECTION REPORT**  
 December-16

**Balance Forward**  
 As of 11/22/16

Total  
**\$ 116,414.51**

**Collection Period:**

	11/22/16	TO	12/23/16
Deposit	\$		450.00
Water	\$		24,054.09
Sewer	\$		37,706.75
Connect	\$		290.00
Penalty	\$		1,308.29
RWA Fee	\$		47,062.65
Undistributed Overpayments	\$		22,036.41
<b>TOTAL</b>	\$		<b>132,908.19</b>

**Current Adjustments:**

\$ 667.29

**Current Billing for**

**December-16**

	11/14/16	TO	12/14/16
Deposit	\$		-
Water	\$		19,183.60
Sewer	\$		38,596.55
Connect	\$		-
Penalty	\$		1,454.10
RWA Fee	\$		28,786.56
<b>TOTAL</b>	\$		<b>88,020.81</b>

**TOTAL RECEIVABLE**

\$ 72,194.42

Billing Report Through: 12/23/16  
 Deposits on file for the district: \$93,682.50  
 Credit Card Payments: 200  
 Bank Draft Payments: 193  
 E Payments: 91

Consumption: 11,041,000





UPDATED 12/5/16

**UPDATED PRICING POLICY  
OF THE NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY  
(Effective April 1, 2017)**

This Updated Pricing Policy of the North Harris County Regional Water Authority (this "Updated Pricing Policy") is intended to define the Cost of Water paid to the Authority for Water used within the Authority and is an integral part of the Authority's Rate Order (the "Rate Order"), adopted on October 5, 2009. Unless specifically defined otherwise, capitalized terms in this Updated Pricing Policy shall have the meanings defined in the Rate Order.

Effective April 1, 2017, the following Cost of Water will apply to and be due by users of Water within the Authority:

Authority Water	\$3.35 per 1,000 gallons
Water pumped from a Non-Exempt Well	\$2.90 per 1,000 gallons
Imported Water	\$2.90 per 1,000 gallons

In addition to the above Fees, the Authority shall continue to provide a credit to each Converted Entity that constructed a Chloramine System prior to December 1, 2015 in accordance with the Authority's prior policy and procedures. Such credits shall be calculated as outlined below. Furthermore, any credits for capital contributions paid to the Authority by a Payor shall continue as provided in the applicable written agreement executed between the Payor and the Authority.

The Authority may revise the above Fees and modify, delete or add any credit(s), subject to the provisions of any applicable written agreements, if and when necessary. Payors will be notified of any such changes.

Chloramination Credits

The annual Chloramination Credit shall be calculated by amortizing the cost of the Chloramine System at 6% interest over a 30-year period, which shall begin the year the facilities are placed in service. The annual Chloramination Credit amount will be divided by 12 and the resultant amount will be credited monthly toward the fees payable to the Authority for the Water used by the Converted Entity.

New/Replacement Facilities

In order to help facilitate the effective implementation of the GRP, any Payor who anticipates the construction of new or replacement Water production, storage and/or treatment facilities and/or related appurtenances shall advise the Authority of those plans as early in the process as possible. The Authority will review such proposed improvements for conformity with the goals of the GRP and the possibility of the Authority being able to address those needs (i.e., by providing water in lieu of the Payor having to construct or replace facilities). Within the limits of its jurisdiction, the Authority will regulate construction of such facilities to accomplish the goals of the GRP.

Policy Implementation

The General Manager is authorized to take any actions on behalf of the Authority necessary and convenient to accomplish the purposes of this Updated Pricing Policy. The General Manager is also authorized to take actions necessary to comply with any special credit provisions provided under any agreements that may exist between a Payor and the Authority.





8701 New Trails Drive, Suite 200  
The Woodlands, Texas 77381-4241  
Tel: 281.363.4039  
Fax: 281.363.3459  
www.jonescarter.com

January 9, 2017

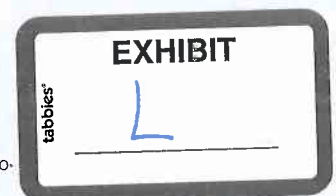
Board of Directors  
Oakmont Public Utility District  
c/o Coats | Rose  
9 Greenway Plaza, Suite 1100  
Houston, Texas 77046

Re: Engineering Report  
Board Meeting of January 12, 2017

Dear Directors:

The following information summarizes our activities on your behalf since your last meeting:

1. **Water Plant Inspection** – As a reminder, the Board authorized us to perform a mechanical and electrical inspection of the District’s water plant and include the results in a report. We expect to present a report of our findings at next month’s Board meeting.
2. **M102 Drainage Channel Repair** – It is our understanding Woodsedge Church has been invoiced for their share of the repair project. It is also our understanding Woodsedge Church submitted payment to the wrong address and is working on correcting the mistake.
3. **West Detention Pond Outfall Repairs and Improvements** – We received bids for the West Pond Outfall Repair and Improvements project on January 5, 2017. Camino Services, LLC submitted the low base bid plus alternate bid in the amount of \$27,515.00. Enclosed is a copy of the bid tabulation. The alternate bid is for the replacement of a small portion of the existing gravel walking trail with a concrete sidewalk to allow the District’s maintenance contractor improved access to the pond. We have worked with Camino Services, LLC in the past and find them to be an acceptable contractor. We recommend awarding the contract to Camino Services, LLC based on the low base bid plus alternate bid item no. A1. We will present a Recommendation of Award at this month’s Board meeting.
4. **South Detention Basin TrashTrooper** – We completed the design of the South Detention Basin TrashTrooper and received Harris County approval last month. We will present the bid package to the Board for review and approval at this month’s Board meeting. We request the Board’s authorization to solicit bids.





Board of Directors  
Oakmont Public Utility District  
Page 2 of 2  
January 9, 2017

5. **Texas NPDES Pesticide General Permit** – The Texas Commission on Environmental Quality (“TCEQ”) has renewed the Texas NPDES Pesticide General Permit. Due to the size of the District’s ponds they are classified as a Level II Operator and the District is required to sign a self-certification form in order to apply algaecides and herbicides to the ponds and to be in compliance with the TCEQ Pesticide General Permit. We plan to present the self certification form for the Board’s review and approval at this month’s Board meeting.
  
6. **Parks, Recreation, and Landscape Items** –
  - a. **The Woodlands Connector Trail** – There is nothing new to report this month.
  
  - b. **Recreation Center Site Work** – We completed the survey of the Recreation Center for the improvements being designed by the District’s landscape architect. We are finalizing the design of the civil site improvements portion of the project and plan to submit plans to Harris County for review this week.

Sincerely,

A handwritten signature in cursive script that reads 'Chris Roznovsky'.

Chris V. Roznovsky  
Engineer for the District

CVR

P:\PROJECTS\W5489 - Oakmont\900 - General Consultation\2016 General Consultation\Meeting Files>Status Reports\1-2017.doc





## OAKMONT PUBLIC UTILITY DISTRICT

January 12, 2017

General Conditions

13226 Kaltenbrun ~ Houston, Texas 77086 ~ Phone: 281-445-2614 ~ Fax: 281-445-2349

Account Representative: Tom Dillard ~ Email: [tdillard@champhydro.com](mailto:tdillard@champhydro.com)  
~ Cell: 281-924-7733

1/12/2017





# EAST POND

## GENERAL CONDITIONS

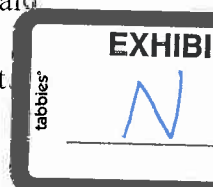
1. ALL PONDS ARE STABLE
2. ALL DAMAGED MILEAGE MARKER PLATES HAVE BEEN REMOVED FROM THE EAST AND WEST POND
3. WE CONTINUE TO MONITOR SINK HOLE ON THE WEST POND
4. WE WILL PRESENT SOME SOIL AMENDMENT ISSUES IN THE FEBRUARY OR MARCH MEETING PRIOR TO OUR SPRING OVER-SEEDING AND FERTILIZATION

EXHIBIT "A"

**Rules, Regulations and Procedures for Auburn Lakes Clubhouse**

**Fees for Reservation**

- 1) For non-profit organizations and government entities, the reservation fees and deposits will be as follows:
  - a. Oakmont PUD Residents
    - i. Deposit: \$500
    - ii. Rental Fee: \$50 for the first 3 hours. \$25 per hour thereafter.
    - iii. Optional set-up fee: \$25
    - iv. Optional Clean-up Fee: \$75
  - b. Non-Residents
    - i. Deposit \$1000
    - ii. Rental Fee: \$100 for the first 3 hours. \$50 per hour thereafter
    - iii. Optional set-up fee: \$50
    - iv. Optional Clean-up Fee: \$125
- 2) For all organizations, clubs, groups, or individuals, the reservation fees and deposits will be as follows:
  - a. Oakmont PUD Residents
    - i. Deposit: \$500
    - ii. Rental Fee: \$250 for the first 3 hours. \$100 per hour thereafter.
    - iii. Optional set-up fee: \$50
    - iv. Optional Clean-up fee: \$75
  - b. Non-Residents
    - i. Deposit: \$1000
    - ii. Rental Fee: \$500 for the first 3 hours. \$200 per hour thereafter
    - iii. Optional set-up fee: \$100
    - iv. Optional Clean-up fee: \$125
- 3) All deposits will be reimbursed via check within 7 business days of the rental, should no damage or other excessive clean-up be required.
- 4) The requestor shall be liable for all set-up and clean-up, if the optional set-up and clean-up fees are not paid. In the event the requestor does not pay the optional clean-up fee and the clean-up is required after the event, the requestor forfeits the entire deposit amount.
- 5) In the event damage or excessive clean-up is required following the reservation in excess of the deposit, the requestor will be invoiced for the charges, payment of which is due within 10 business days of invoicing. If the invoice remains unpaid, the requestor will be barred from making any further reservations.
- 6) The Board of Directors (the "Board") reserves the right to authorize use of the rental facilities free of charge by non-profit charitable organizations on a case-by-case basis. Requests should be made at regularly scheduled Board meetings.
- 7) The requestor shall be responsible for providing an off-duty law enforcement officer if alcohol is present at the clubhouse during the reservation. This expense will be paid directly by the requestor to officer. The officer contact information must be submitted to the community center director no later than 72 hours prior to the event.



# Oakmont Public Utilities District



January 19, 2017

**Ian McNally &  
Jerrold Lee**  
Oakmont Public Utilities District  
25005 Northcrest Dr  
Spring, TX 77389

Dear Ian and Jerrod:

Thank you for the opportunity to present the Vanguard Cleaning Systems of Greater Houston proposal for the commercial cleaning of Oakmont Public Utilities District.

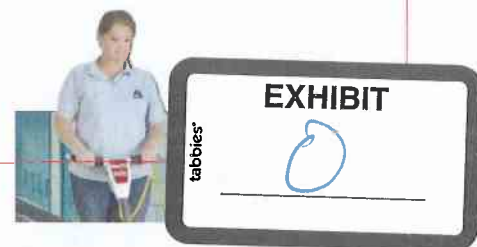
Please let me know if you have any questions for me as I would be happy to clarify any details within this proposal. Thank you again for the opportunity to earn your business and we look forward to working with Oakmont Public Utilities District in the future!

Sincerely,

*Scott*

**Scott Moore**

*Regional Sales Director*  
Vanguard Cleaning Systems  
Cell: 713-825-0508  
Office: 713-869-8981  
Fax: 713-869-8967  
Email: [smoore@vanguardcleaning.com](mailto:smoore@vanguardcleaning.com)  
6950 Portwest Drive Suite 110 Houston, TX 77024  
[www.vanguardcleaning.com](http://www.vanguardcleaning.com)



## **BENEFITS OF CONTRACTING VANGUARD**

*Our commitment to Oakmont Public Utilities District*

---

### **ATTENTIVE AND FRIENDLY CUSTOMER SERVICE**

All clients have a Customer Service Manager available during business hours to discuss any issues or requests.

### **ENGLISH SPEAKING**

Your main contact will always speak English so that we can communicate effectively with you and your company.

### **HIGHLY TRAINED AND EXPERIENCED JANITORS**

Vanguard provides extensive in-classroom and hands on training for all of our providers.

### **FLEXIBLE SCHEDULES**

Our providers are flexible. We are able to design a cleaning program that fits either into or around your unique business operation hours.

### **24 HOUR ACCESS**

All providers and crew supervisors carry cell phones for emergency access and to communicate effectively with you.

### **PAPER AND SOAP SUPPLIES**

Upon request, you can easily set up supply orders with your Customer Service Representative or Account Manager.

### **BENEFITS OF THE VANGUARD CLEANING SYSTEM**

- ✓ We have over 15,000 commercial accounts in the nation
- ✓ We are covered by a \$11,000,000 liability insurance policy and \$1,000,000 bonding policy
- ✓ Vanguard has been operating since 1984



### **Vanguard Cleans**

- General Offices
- Multi-Tenant Facilities
- Medical Offices
- Schools, Preschools
- Day Care
- Churches
- Auto Dealerships
- Fitness Centers



## THE BENEFITS OF GREEN CLEANING FOR Oakmont Public Utilities District

Vanguard Cleaning Systems offers Green Cleaning to your company for no additional cost.

### CLEANING FOR HEALTH...

#### BREATH HEALTHIER AIR...

Our High Filtration Vacuum's utilize at least 3 separate filters. These filters capture harmful particles and quickly remove them from your environment.

#### A CLEANER, HEALTHIER OFFICE

Green chemicals are equally effective as standard commercial cleaning chemicals. They designed to have fewer toxins and Volatile Organic Compounds (VOCs).

#### MICROFIBER EQUIPMENT

We also use Microfiber equipment. The result = less chemicals which reduces waste and exposure. It also means that we clean virtually every room with a clean applicator so that we don't bring germs from one room (the bathroom) into another (your office).

### LOW ENVIRONMENTAL IMPACT...

#### POSITIVE CUSTOMER EXPERIENCE

Be proud and display the fact that you care about the health of your customer and the environment. Upon request we will give you a framed card stating you are a green cleaned facility.

#### REDUCE ABSENTEEISM

**With a healthier office comes a healthier employee.** Reduce absenteeism by bringing in the Vanguard Green Cleaning program.



#### REDUCE WASTE

**Reduce the overall waste output.** By using safe chemicals and less of them, we are able to help our customers minimize their impact on the environment.

#### MINIMIZE TOXINS

**To reduce harmful chemicals** in your buildings wastewater. Green cleaning products are designed to have minimal impact on the environment.

The annual savings and productivity gains could alone cover the cost of your cleaning.

#### EXTEND THE LIFE OF YOUR BUILDING...

Extend the usable life and luster of your building components. By using microfiber and less chemicals we save you money both short and long term. Save money by maintaining the expensive parts of your infrastructure

## Training Programs

VCS is committed to providing our cleaning crews with the education and skill sets needed to successfully execute their job, to consistently improve the cleaning efficiency and cleaning methods. From the start VCS has upheld the standard of a professional clean, providing the right tools and support for the service providers and their cleaners. Every service provider under VCS

- Completed an 8 week training program with a field consultant
- Well educated in the equipment, chemicals and methods required by VCS
- Devoted to provide exceptional customer service
- Informed with the regulations and company policies

### Training modules / Field experience/ Supplies training

From the beginning of a service providers relationship with VCS,

- Administration and Rules
- Cleaning Delivery
- Cleaning Management
  - Restroom cleaning methods
  - Lab cleaning procedures
- Customer Management
- Fundamental Concepts
- Healthcare accounts
  - **Terminal Cleaning**
  - **CDC Certified Cleaning Methods**



- Quality Standard
- Safety and Hazard Information
- The Quadrant System
- Sensitive Equipment Management
- Site Security and Protocol

### Safety Protocol

Two training weeks are dedicated to covering the procedures and policies set by VCS

well as the guidelines for OSHA Compliance including topics such as basic training, equipment handling, and hazardous chemicals.

### Basic Safety and Accident/ Injury Prevention Training

- Preventing Slips/Trips and Falls
- Proper Lifting Techniques
- Ergonomic Hazards
- Chemical Hazards
- Electrical Hazards
- Injuries on the job

### OSHA Training Topics

- Asbestos Awareness
- Bloodborne Pathogens
- Confined Spaces
- Electrical Safety
- Hand & Power Tools
- Hazard Communication Standard
- Hearing Protection
- Lab Standard

**VANGUARD CLEANING SYSTEMS SERVICE SCHEDULE  
FOR Oakmont Public Utilities District**



**GENERAL OFFICE AREAS**

***Services Performed Each Visit...***

- Dust furniture, desks, chairs, credenzas, tables, and cabinets.
  - *Dust specific office equipment (computer screens, etc.) per client instructions.*
  - *Papers and folders will not be moved unless specifically requested.*
- Empty waste containers and remove trash to the designated area.\*
- Clean entrance glass and internal window glass, removing fingerprints and smudges.
- Vacuum carpeted areas.
- Dust mop ceramic and resilient floor areas and spot clean to remove spills and stains.
- Return chairs, furniture, and waste containers to proper positions.
- Lock designated office doors upon completion of cleaning.

***Services Performed Each Week...***

- Dust window ledges, tops of partitions and other low reach areas.
- Dust and remove debris from metal entrance thresholds.
- Remove spots from carpeted areas.
- Clean and sanitize telephones.
- Damp mop ceramic and resilient floors.

***Services Performed Each Month...***

- Dust high reach areas including shelves, ledges, vents, and HVAC grills.
- Dust Venetian blinds.
- Remove cobwebs.
- Clean baseboards, carpet edges and corners.
- Vacuum upholstered furniture.



\*Client is responsible for supplies (trash liners, soap, toilet paper, hand towels, etc). Purchase of these products can be arranged through Vanguard. Please see pricing sheet at the back of this proposal.

**VANGUARD CLEANING SYSTEMS SERVICE SCHEDULE CONTINUED...**

**KITCHEN AND OR LUNCH ROOM AREA:**

*Services Performed Each Visit...*

- Damp wipe table tops, counters, and exteriors of cabinets.
- Empty trash containers and remove trash to the designated area.\*
- Damp wipe exterior and interior of microwave ovens.
- Vacuum carpeted areas.
- Sweep or dust mop and damp mop resilient flooring to remove spills and stains.
- Clean and sanitize sinks.
- Wipe exterior of refrigerator.

**RESTROOM AREAS:**

*Services Performed Each Visit...*

- Restock toilet paper, paper towels, hand soap, and other supplies.\*
- Empty trash containers and remove trash to the designated area.\*
- Sweep or dust mop, and wet mop and sanitize ceramic and resilient floor surfaces.
- Clean and sanitize sinks, counters, and restroom fixtures including toilet bowls, toilet seats, and urinals.
- Clean and polish mirrors, glass and chrome.





## VANGUARD SPECIAL SERVICES OVERVIEW

The following services are available to our customers upon request at an additional charge.

### HARD SURFACE FLOORS

Hard surface finished floors are maintained through a scheduled maintenance program incorporating the following elements:

**Strip and Refinishing:** removal of all old floor finish (stripping), thorough cleaning and rinsing of the bare floor surface, and reapplication of several coats of new floor finish to protect the floor from damage and optimize appearance.

**Scrub and Recoat:** Periodic interim maintenance involving removal of top layer of floor finish, thorough cleaning of the floor, and reapplication of finish. Performance of Scrub and Recoat jobs extends the useful life of the floor finish, saving money by reducing the frequency of more costly Strip and Refinish jobs. Also, Scrubbing and Recoating is the environmentally responsible alternative to Stripping and Refinishing, as it minimizes the need for harmful stripping chemicals.

**Spray Buffing or High Speed Burnishing:** Restores shine to finished floors to keep them looking their best. Depending on the traffic and requirements of the facility, Buffing or Burnishing may be performed anywhere from quarterly (low traffic areas) to monthly (typical office building lobbies and hallways) or more frequently (hospitals, supermarkets and other retail environments).

### CARPET CLEANING

Periodically carpet cleaning is advisable to extend the carpet life and keep it looking great. Vanguard franchisees can provide your facility with several carpet cleaning options.

**Shampoo:** In buildings where it is not possible to avoid walking on the carpets for 5-6 hours, shampooing allows for quicker drying of the carpet than extraction.



### Other Services...

- Window Washing
- Power Washing
- Periodic Deep Cleaning
- Pre-Cleaning



**DISPENSERS FOR MOST PRODUCTS BELOW---ARE FREE!!!**

\*\*when ordering products below

<u>ITEM #</u>	<u>PRODUCT</u>	<u>UNIT</u>	<u>COST</u>
KU-69041	EZ Hand Foam Soap w/Aloe 1000 ml/each, 6/per case	Case	\$ 48.10
BW-31040	Dublature White Roll Towels 1000 feet/roll, 6 rolls/case	Case	\$ 59.80
BW-06390	Dublsoft 2-ply Toilet Tissue 800 sheets/roll, 36 rolls/case 2 or 3 roll dispensers are free---just specify your choice	Case	\$ 54.60
BW-48140	White Dublature Multifold Towels 250 sheets/pack, 16 packs/case **stainless steel dispenser	Case	\$ 31.20 \$ 13.00
LG-FRS3WDS600	3D-Wave Urinal Screens 10/per box Various scents/last 30 days/disposable	Box	\$ 24.70
SP-8087	Ecore Biodegradable Air Scents Ocean Mist (other scents avai), 6 per case lasts 60 days/non aerosol-no residue	Case	\$ 71.50
AS-1452CGR	Sani-Pro Urinal Mat 6/per case lasts 30 days/absorb like diaper/disposable	Case	\$ 52.00
HS-HG5000	Toilet Seat Covers, 5000/per case **plastic dispenser	Case	\$ 41.60 \$ 6.50
HS-6141	Wax Sanitary Liners, 250/per case **stainless steel dispenser	Case	\$ 18.85 \$ 26.00
IP-EC243306N	24x33 Natural Can Liners, 1000/per case	Case	\$ 23.40
IP-SL3858SPK	38x58 Hvy-Dty Black Liners 100/per case	Case	\$ 31.20

\*\*pictures shown in order from left to right from above list

3 roll



**REMEMBER--Dispensers, unless otherwise noted, ARE FREE**

**We also offer a huge selection of COMMERCIAL MATS available with FREE comDanV logo!**

(2 week delivery from receipt of high resolution .jpeg image)

**If there's something else you need a quote on, please let us know**

All deliveries are free over \$50.00 and in most cases are next day delivered

Prices quotes do not include sales tax



AREAS TO BE SERVICED:

**CLUB HOUSE AND FITNESS CENTER**

**NOTE: ALL GREEN/ECO FRIENDLY CLEANING SOLUTIONS PROVIDED BY VANGUARD. SEPARATE (JOB SPECIFIC) CLEANING SOLVENTS/SOLUTIONS ARE USED IN THE CLEANING OF WINDOWS, RESTROOMS, FLOORS, KITCHEN, ETC.**

**PRICING AND SPECIFICATIONS**

CUSTOMER	SPECIFICATIONS	
Oakmont Public Utilities District 25005 Northcrest Dr Spring, TX 77389	<b>PRICE</b>	<b>\$281.00 Per Month</b> <b>1 Time Per Week</b>
	<b>FREQUENCY</b>	<b>1 X WEEK</b>
	<b>START TIME</b>	<b>TBD</b>

**Additional Services:**

**Carpet Shampoo (Club House)--\$337.00 per occurrence**  
**Carpet Shampoo (Fitness Center)--\$170.00 per occurrence**

**Special Request Cleaning--\$25.00 x 4 hours (minimum) per occurrence**  
 \*\*Advanced notice is required

**Fitness Equipment Disinfect--\$25.00 per occurrence**

**SPECIAL NOTE: Both areas MUST be cleaned at the same time for regular cleaning. For accounting purposes, breaking down each building**  
**--Club House at 1 time a week--\$188.00 and Fitness Center--\$93.00**

**10% initial discount on any of the "consumables" listed above on page 8 if ordered at the time of contract signing.**



**VANGUARD CLEANING SYSTEMS | CLEANING SERVICE AGREEMENT**

The undersigned Client hereby accepts the proposal of Greater Houston Cleaning (d/b/a VANGUARD CLEANING SYSTEMS OF GREATER HOUSTON) for janitorial services for Client's premises located at:

**25005 Northcrest Dr  
Spring, TX 77389**

With the following terms:

1. Beginning \_\_\_\_\_ Vanguard Cleaning Systems of Greater Houston ("Company") will arrange for delivery of the professional commercial cleaning services described on the preceding "Service Schedule" in the evenings **1 X WEEK** at a monthly cost of **\$281.00**. See specific breakdown above. Day Porters, Carpet Shampoo, Stripping and Waxing of tiled areas, Scrubbing and Recoating with wax, and Window Cleaning services are available upon request at an additional charge.
2. Client accepts that the services to be provided under the Service Schedule will be delegated by Company to an independently-owned Vanguard Cleaning Systems franchisee. Client agrees to inform Company if dissatisfied with the Service Provider or the services so any appropriate corrections can be made.
3. The contract price under "Pricing and Specifications" on the Service Schedule is applicable for one year from the date of this Agreement for the services identified on, and to be delivered at the intervals provided in, the Service Schedule. The price is subject to adjustment based upon substantial changes in occupancy or cleaning requirements. Either Client or Company can cancel this Agreement by giving 30 days advance written notice of cancellation to the other party. Any modification to this Agreement must be in writing and signed by Client and Company. If directly hiring day porter or maid, Vanguard is entitled to a finder's fee of 3 months billings per direct hire. Cleaning equipment and supplies are included in the price, except for toiletries, liners and paper supplies, which can be purchased through Company. Please see attached price list.
4. Client will be invoiced each month for that month's service. An exception from normal collections has been granted, so payments not received by 3<sup>rd</sup> Thursday of each month are delinquent and subject to a service charge. Company can suspend services pending receipt of late payments without liability. The contract price excludes any use tax, tax on sales, services or supplies, or other such tax, which are payable by Client. Client will reimburse Company for any taxes paid by Company on Client's behalf.
5. Services are not provided on New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The contract price is not pro-rated or reduced for non performance of scheduled services on the noted holidays.
6. Client will deliver to Company with a signed copy of this Agreement one set of keys for the Service Provider, which will be returned to Client if this Agreement is cancelled. Client understands that Service Provider cannot make an agreement on Company's behalf.

**ACCEPTED:**

\_\_\_\_\_  
**Oakmont Public Utilities District**

\_\_\_\_\_  
**Vanguard Cleaning Systems of Greater Houston**

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Date Signed

**PLEASE EMAIL SIGNED COPY TO: [smoore@vanguardcleaning.com](mailto:smoore@vanguardcleaning.com)**

**VANGUARD CLEANING SYSTEMS' INDUSTRY MEMBERSHIPS:**



**U.S. Green Building Council Texas Gulf Coast Chapter**

Vanguard Cleaning Systems has proudly been a member of the USGBC Texas Gulf Coast for 6 years, continuing the education on providing green building servicing. Many of Vanguard's clients require the use of green cleaning products continuing to sustain their LEED Certification.



**ISSA South Texas Chapter**

Vanguard Cleaning Systems has proudly been a member of The Worldwide Cleaning Industry Association for 6 years. Using the many resources, trainings, and programs the ISSA provides Vanguard promotes professional cleaning as a necessary investment in a better, healthier environment for the office space.



**The Building Service Contractors Association International**

Vanguard Cleaning Systems has proudly belonged to The Building Service Contractors Association International for 4 years. BSCAI extensive network provides a platform for communication and outreach to current and potential clients.

# PRICING INFORMATION

## *Houston Electronic Security*

*A Gordon Safe Lock Inc. Company*

9206 FM 1960 West  
Houston, Texas 77070

Date: 1-5-17  
Terms:

Phone: (281) 890-5610

Fax: (832) 237-1416

State of Texas Commission on Private Security  
License #B-08435  
<http://www.houstonlocksmith.com>  
(Visit our website for more company information)

The Risher Companies  
C/O Auburn Lakes Rec Center  
Phone: 281-796-8809

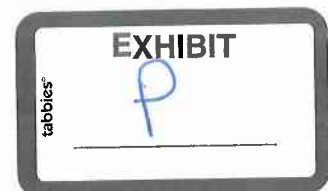
Attention: Jerrod Lee  
E-mail: [jerrod@risherco.com](mailto:jerrod@risherco.com)

**WE ARE PLEASED TO PROVIDE YOU WITH THE FOLLOWING INFORMATION:**

**Scope of Work:** Upgrade the access control system software and CCTV system.

The following pricing reflects these suggestions:

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
<b>Access Control System-</b>		
1	Millenium Ultra Access Control License for Server computer and single workstation license	\$ 1,745.00
1	Small light commercial desktop computer package w/monitor, mouse and keyboard provided and modified for servicing of access control system and camera system client.	\$ 979.00
Each	Proximity Access Cards	\$ 3.25
1	Remove Millennium components and circuit boards and reinstall In attic (Includes installing a board to hold the equipment)	\$ 360.00
<b>Camera Option 1- Flir MPX DVR System</b>		
1	Flir 16-CH, 3TB DVR Camera Package w/8-2.1 MP Vandal Resistant cameras w/IR lens provided and installed to replace existing 8 cameras utilizing existing cabling and programming DVR for remote viewing.	\$ 3,850.00



<b>QUANTITY</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
Each	Flir 2.1 MP Vandal Resistant camera w/IR lens provided and installed with cable, labor to install cable and camera at new camera location. (Pricing is per camera and can be multiplied up to the maximum number of camera space available on DVR)	\$ 429.50
<b>Camera Option 2- Flir Network Video Recorder System</b>		
1	Flir 16 Channel High Definition Network Video Recorder With 3Tb Hard Drive and 8 POE Ports, Provided and installed to communicate on Internet	\$ 1,495.00
Each	Flir 4.0 MP Vandal Resistant camera w/IR lens provided and installed with cable, labor to install Cat5e cable, camera and connectors	\$ 429.50
1	Flir 8 Channel High Definition Network Video Recorder With 3Tb Hard Drive and 8 POE Ports, Provided and installed to communicate on Internet	\$ 995.00



Oakmont PUD <oakmontpudboard@gmail.com>

**(no subject)**

2 messages

**Marilynn Smith** <writeacher@gmail.com>

Mon, Dec 5, 2016 at 6:47 AM

To: Oakmont PUD Board <oakmontpudboard@gmail.com>, Mindy Koehne <mkoehne@coatsrose.com>, Mallory Craig <mcraig@coatsrose.com>

Good morning ~

In light of the rising RWA fees that we're all subjected to, could Oakmont, Hays, and maybe others who work with our PUD board give workshops or hold meetings to explain to Auburn Lakes (and maybe nearby) residents how to xeriscape our yards, Houston-style?

When I hear the term *xeriscape*, I think of desert communities (Phoenix, Tucson, Palm Springs, etc.) where a huge number of people use crushed gravel, other types of rock, and native plants to cut the water use outside their homes. I found this website that explains this concept, but Houston-style: <http://www.modernhouston.net/whatisxeriscaping.html>

I have reduced the amount of lawn in my yards by means of a large flagstone patio in the back and by enlarging planting areas in front (for adding shrubs and trees). However, I feel the need to do more, but I don't consider myself knowledgeable enough about plants and trees native to this part of the state. I also wonder how our HOA would react to homeowners' proposals for changing their yards to include less lawn and more of these planting areas. Approve? or not approve?

Any information you all can supply to AL homeowners to help us cut outdoor water use would be very helpful, I think.

Thanks for anything you can do.

Marilynn Smith

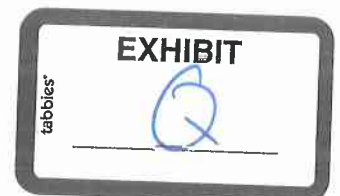
**Mallory J. Craig** <mcraig@coatsrose.com>

Wed, Dec 7, 2016 at 8:55 AM

To: Marilynn Smith <writeacher@gmail.com>, Oakmont PUD Board <oakmontpudboard@gmail.com>, "Mindy L. Koehne" <mkoehne@coatsrose.com>  
Cc: Robb Clark <RClark@haysutility.com>

Hi Marilynn,

Thank you for your question. The District does not have any one qualified to present or recommend any kind of landscaping techniques. Furthermore, the District has no ability to require, recommend, or prohibit any types of landscaping, so the Auburn Lakes HOA may be the first place to start to get those types of landscaping themes approved for residents to install.





However, the District can provide educational information on how to conserve water in general. This information can be available at meetings as a handout and included in water bills. The Board will have to determine the extent of which to distribute this information.

Thank you,

**Mallory J. Craig**

*Associate Attorney*

COATS | ROSE

A PROFESSIONAL CORPORATION

9 Greenway Plaza, Suite 1100

Houston, Texas 77046

Direct: 713.651.570 Fax: 713.651.0220

[mcraig@coatsrose.com](mailto:mcraig@coatsrose.com)

**From:** Marilyn Smith <mailto:writeacher@gmail.com>  
**Sent:** Monday, December 11, 2017, 10:00 AM  
**To:** Oakmont PUD Board; Mindy L. Boehne; Mallory J. Craig  
**Subject:**

quoted text hidden

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Oakmont PUD <oakmontpudboard@gmail.com>

**Clubhouse Rental - Auburn Lakes HOA**

5 messages

**Valerie Overbeck** <voverbeck@chaparralmanagement.com>  
To: Oakmont PUD <oakmontpudboard@gmail.com>

Thu, Dec 8, 2016 at 10:01 AM

Good morning. Who do I contact to rent the clubhouse for meetings for the HOA?

kindest regards,  
*Valerie Overbeck,*

CMCA®, AMS , PCAM®  
Community Manager

☎ 281-537-0957 Ext. 16

281-537-0312

Feedback? Take our survey!  
CUSTOMER SATISFACTION SURVEY



[www.chaparralmanagement.com](http://www.chaparralmanagement.com)



Est. 1985



**2016 Management  
Company of the  
Year!**

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**Oakmont PUD** <oakmontpudboard@gmail.com>  
To: Valerie Overbeck <voverbeck@chaparralmanagement.com>

Fri, Dec 9, 2016 at 8:37 AM

Valerie,

Risher was provided a list of the on going rentals for the Auburn Lakes clubhouse, which included the first Monday every other month HOA meetings. Can you let me know what month those meetings start in?

Thanks,

Mallory Craig  
Attorney

[Quoted text hidden]

**Oakmont Public Utility District  
Board of Directors**

Valerie Overbeck <voverbeck@chaparralmanagement.com>

Fri, Dec 9, 2016 at 10:06 AM

To: Oakmont PUD <oakmontpudboard@gmail.com>, warren ty@yahoo.com, mcraig@coatsrose.com

Good morning. Please see the attached request for reservations for the clubhouse.

This will list the standing schedule that the HOA has held for the last several years on their events as well as the schedule for the 2017 Board meetings. In the event the first Monday falls on a recognized holiday, the schedule reflects using the first Wednesday on that month.

Please review and confirm the schedule. In addition, please advise as to whether your office, or if there is a company/staff member assigned to handle communications for reservations for the facilities for the future.

Thank you!

kindest regards,  
 Valerie Overbeck,

CMCA®, AMS , PCAM®  
 Community Manager

☎ 281-537-0957 Ext. 16

281-537-0312

Feedback? Take our survey!

CUSTOMER SATISFACTION SURVEY



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**From:** Oakmont PUD [mailto:oakmontpudboard@gmail.com]

**Sent:** Friday, December 09, 2016 8:38 AM

**To:** Valerie Overbeck

**Subject:** Re: Clubhouse Rental - Auburn Lakes HOA

[Quoted text hidden]

**MUD Letter 201 .pdf**  
 85

**Mallory - Craig** <mcraig@coatsrose.com>

Fri, Dec 9, 2016 at 10:10 AM

To: Valerie Overbeck <voverbeck@chaparralmanagement.com>, Oakmont PUD <oakmontpudboard@gmail.com>, "warren ty@yahoo.com" <warren ty@yahoo.com>

Thank you Valerie. I have sent this to the management company. A representative has not yet been assigned to Oakmont, but once there is, that person will be handling the management of the reservations. Let me know if you have any questions.

Thanks,

**Mallory J. Craig**

*Associate Attorney*

**COATS | ROSE**

A PROFESSIONAL CORPORATION

Greenway Plaza, Suite

Houston, Texas

Direct: 713.653.5709 Fax: 713.651.0220

mccraig@coatsrose.com

---

**From:** Valerie Overbeck [mailto:voverbeck@chaparralmanagement.com]

**Sent:** Friday, December 09, 2016 10:00 AM

**To:** Oakmont PUD warren ty@yahoo.com Mallory Craig

**Subject:** RE: Clubhouse Rental - Auburn Lakes HOA

[Quoted text hidden]

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**Oakmont PUD** <oakmontpudboard@gmail.com>  
To: "Mallory J. Craig" <mccraig@coatsrose.com>

Fri, Dec 9, 2016 at 12:08 PM

Thank you, Mallory.

Ty

[Quoted text hidden]

[Quoted text hidden]

Kindest regards,  
Valerie Overbeck,  
  
CMCA®, AMS , PCAM®  
Community Manager

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[www.chaparralmanagement.com](http://www.chaparralmanagement.com)

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2016 Management  
Company of the Year!

☎ 281-537-0957 Ext. 16  
281-537-0312  
  
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Mallory Craig  
Attorney

On Thu, Dec 8, 2016 at 10:01 AM, Valerie Overbeck <voverbeck@chaparralmanagement.com> wrote:  
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Kindest regards,  
Valerie Overbeck,

Feedback? Take our survey!  
[CUSTOMER SATISFACTION SURVEY](#)  
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2016 Management

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<image003.png>

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## **Oakmont Public Utility District**

### **Board of Directors**

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Oakmont PUD <oakmontpudboard@gmail.com>

**FW: Fountain Light**

2 messages

Valerie Overbeck <voverbeck@chaparralmanagement.com>

Tue, Dec 13, 2016 at 11:46 AM

To: warren\_ty@yahoo.com, Oakmont PUD <oakmontpudboard@gmail.com>, sylvia sullivan <sylviaoakmontpud@gmail.com>

Good morning. Please see the email I received regarding the fountain light. He lives over in the Retreat area.

kindest regards,  
 Valerie Overbeck,

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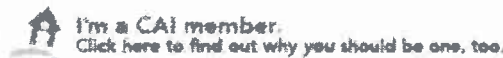
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**From:** BO HUTSON [mailto:bo\_hutson@msn.com]  
**Sent:** Tuesday, December 13, 2016 11:43 AM  
**To:** BO HUTSON; Valerie Overbeck  
**Subject:** Re: Fountain Light

Hello again, as you see in my email from August the fountain light has still not been fixed. It was out months before I emailed you originally. Can you with your Authority as the HOA manager, contact them again and have them come fix the light?

This is ridiculous. Thanks.

o Hutson M account

**From** O T ON  
**ent** ednesday, August , : : AM  
**To** alerie Overbec  
**ub ect** e: Fountain Light

O , than s alerie. I didn t now who to contact and thought someone in maintenance would li e to now.  
ave a great day.

**From** alerie Overbec voverbeck@chaparralmanagement.com  
**ent** ednesday, August , : AM  
**To** bo\_hutson@msn.com  
**ub ect** Fountain Light

Good morning. I received your information regarding the fountain light and had previously contacted the Oakmont PUD regarding the light requesting it to be fixed. Please note that this is owned and maintained by the Oakmont PUD, so I can communicate the information but have no authority in the decisions or maintenance actions taken afterwards.

**kindest regards,**  
*Valerie Overbeck,*

**CMCA®, AMS , PCAM®**  
**Community Manager**

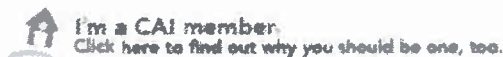
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**Oakmont PUD** <oakmontpudboard@gmail.com>

Thu, Dec 15, 2016 at 8:22 AM

To: alerie Overbeck <voverbeck@chaparralmanagement.com>

Cc: Ty arren <warren\_ty@yahoo.com>, sylvia sullivan <sylviaoakmontpud@gmail.com>

alerie,

Chris is contacting Wake Pro to look into it.

quoted text hidden

--

**Oakmont Public Utilities District  
Board of Directors**



Oakmont PUD &lt;oakmontpudboard@gmail.com&gt;

---

**Leak**

2 messages

---

**Oakmont PUD** <oakmontpudboard@gmail.com>

Mon, Dec 19, 2016 at 1:48 PM

To: jp@vistals.com

John,

I just authorized our water operated at Hayes to investigate and resolve the issue. Do you know the circumstances that created the leak? If you don't that is okay as well.

Now I'm back to finding Nemo in the Submarine here at Disneyland. Fortunately, my three year old daughter and wife are excellent company. Hope all is well and you are enjoying time with family.

Happy holidays,

Ty Warren  
President Oakmont Public Utility District

---

**jp@vistals.com** <jp@vistals.com>

Mon, Dec 19, 2016 at 2:11 PM

To: Oakmont PUD &lt;oakmontpudboard@gmail.com&gt;

I think the supervisor said there is a gasket that needs replacing.

[Quoted text hidden]



Oakmont PUD <oakmontpudboard@gmail.com>

---

**Auburn Lakes Clubhouse rental**

1 message

---

**christybullockjams@gmail.com** <christybullockjams@gmail.com>

Tue, Dec 20, 2016 at 9:56 AM

To: oakmontpudboard@gmail.com

Good morning!

My name is Christy Bullock, and I live in Auburn Lakes Retreat. There are several of us that live around here that are in direct sales or have our own business, and we were interested in renting the AL Clubhouse to do a Vendor Blender event in January.

Could you give me the information we need to set this up? What is the cost, requirements, clubhouse availability, etc?

Thank you!

**Christy Bullock**  
Independent Consultant  
**Jamberry Nails**  
[christybullock.jamberry.com](http://christybullock.jamberry.com)



Oakmont PUD <oakmontpudboard@gmail.com>

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**Auburn Lakes Clubhouse rental**

2 messages

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**christybullockjams@gmail.com** <christybullockjams@gmail.com>

Wed, Dec 21, 2016 at 12:47 PM

To: oakmontpudboard@gmail.com

Good morning!

My name is Christy Bullock, and I live in Auburn Lakes Retreat. There are several of us that live around here that are in direct sales or have our own business, and we were interested in renting the AL Clubhouse to do a Vendor Blender event in January.

Could you give me the information we need to set this up? What is the cost, requirements, clubhouse availability, etc?

Thank you!

**Christy Bullock**  
Independent Consultant  
**Jamberry Nails**  
[christybullock.jamberry.com](http://christybullock.jamberry.com)

---

**Oakmont PUD** <oakmontpudboard@gmail.com>  
To: christybullockjams@gmail.com

Wed, Dec 21, 2016 at 4:33 PM

Please contact Jerrod Lee to make your reservation:

Jerrod Lee  
Vice President  
The Risher Companies  
jerrod@risherco.com

[Quoted text hidden]  
--

**Oakmont Public Utility District  
Board of Directors**



Oakmont PUD <oakmontpudboard@gmail.com>

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**FW: Fireworks trash**

1 message

---

**Valerie Overbeck** <voverbeck@chaparralmanagement.com>

Tue, Jan 3, 2017 at 8:44 AM

To: Oakmont PUD <oakmontpudboard@gmail.com>, warren\_ty@yahoo.com, sylvia@sullivancentral.net

Good morning. Please see the email and photo I received today regarding trash from fireworks left at the playground area at the park.

Kindest regards,  
Valerie Overbeck,  
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Community Manager

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-----Original Message-----

From: Jen Smith [mailto:jenn.champ@yahoo.com]  
Sent: Monday, January 02, 2017 10:17 AM  
To: Valerie Overbeck  
Subject: Fireworks trash

This picture was taken this morning at Auburn Lakes park.

---

**2 attachments**

**image1.PNG**  
210K



 **Untitled attachment** .t t  
1K

kindest regards,  
 Valerie Overbeck,

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 Community Manager

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---

**From:** Charles Bartulla [mailto:cbartulla@comcast.net]  
 **Sent:** Wednesday, December 28, 2016 8:50 AM  
 **To:** Valerie Overbeck  
 **Subject:** Re: Fountain on Pine Lake

Dear Valerie:

Hope you are enjoying the holidays. Looks like the fountain on Pine Lake in Auburn Lakes has stopped working again. Can you do your magic? Thanks. and Happy New Year.

Charles Bartulla

**From:** Valerie Overbeck  
 **Sent:** Monday, September 12, 2016 8:48 AM  
 **To:** Charles Bartulla  
 **Subject:** RE: Fountain on Pine Lake

Good morning. Thank you again for taking the time to contact me regarding this. I will get in touch with the Oakmont PUD as well as I have forwarded your concerns to the compliance inspector for the community who will be out in your area today.

kindest regards,  
 Valerie Overbeck,

CMCA®, AMS , PCAM®  
 Community Manager

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**From:** Charles Bartulla [mailto:cbartulla@comcast.net]  
**Sent:** Sunday, September 11, 2016 :5 PM  
**To:** Valerie Overbeck  
**Subject:** Re: Fountain on Pine Lake

Dear Valerie:

adly the fountain on Pine Lake in Auburn Lakes is broken again. Can you do your magic on getting it fixed? Thanks. By the way a house at 6 11 Loblolly Vista Drive in Auburn Lakes is in every bad need of lawn care. The house is for sale by a realtor called Texas Luxury Realtors. We attempted to contact the realtor by email but the real estate agency appears to no longer be in business. wonder if you could pass this information on to the person at your office that handles deed restriction violations to follow up on this. As always thanks again.

Charles Bartulla

**From:** Valerie Overbeck  
**Sent:** Monday, August 22, 2016 : 1 PM  
**To:** Charles Bartulla  
**Subject:** RE: Fountain on Pine Lake

Charles,

Thank you for the update. Wishing you a great week!

kindest regards,  
Valerie Overbeck,

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Dear Valerie:

Just checking to make sure you received my email sent you the other day regarding needed repair of the fountain on Pine Lake in Auburn Lakes. Although I like to see the fountain as it adds to the Lake view this time I am more worried about if the lake water get stagnant it will start to breed mosquitoes. So far with all the rain this does not present a problem. However can you do your magic and have the fountain fixed? Thanks again. Take care.

quoted text hidden

Oakmont U oakmontpudboard@gmail.com

Tue Jan 3 2017 at 1:30 PM

To: Valerie Overbeck <overbeck@chaparralmanagement.com>

Have a morning meeting with Jones and Carter about this issue and other checklist items. Follow up with you tomorrow.

Thank you  
Ty

On Jan 3 2017 at 2:00 PM Valerie Overbeck <overbeck@chaparralmanagement.com> wrote:

Please be advised that the fountain at lake at the Pines is not working.

kindest regards,  
 Valerie Overbeck,

CMCA®, AMS , PCAM®  
Community Manager

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kindest regards,  
 Valerie Overbeck,

CMCA®, AMS , PCAM®  
Community Manager

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Oakmont PUD &lt;oakmontpudboard@gmail.com&gt;

---

**Signage for meetings**

3 messages

**Mom Brain** <insaneinthemombrain@gmail.com>

Tue, Jan 10, 2017 at 8:37 AM

To: "Mindy L. Koehne" &lt;mkoehne@coatsrose.com&gt;, mcraig@coatsrose.com, oakmontpudboard@gmail.com

PUD Board,

It seems that since there is no social media presence for the PUD, many of the residents are having trouble keeping up with when the meetings are taking place. Signage seems to be going up sometime during the afternoon of the meeting, which most people don't see until returning from work, at which point it's too late for many of them to make plans to attend.

Instead of having a sign that says "PUD Meeting Tonight" (which I think is what ours says), could we possibly get one like we have seen in other districts that says "PUD Meeting Thursday," so that the sign could be put up earlier in the week which would allow residents to have a reminder early enough to actually make arrangements with work/childcare so that they can attend?

Unless I'm mistaken I think you are only required to advertise the meeting on the day of the meeting, but instead of doing the bare minimum that is required it would be a nice gesture to the residents to do us all a courtesy by giving us more notice.

Thank you for considering this change.

-Patti Ford

-----  
I'm in a NYT bestselling book: <http://tinyurl.com/btqpo2z>

I sometimes blog: <http://www.insanemombrain.com>

I say ridiculous things on Facebook:  
<http://www.facebook.com/insaneinthemombrain>

---

**Oakmont PUD** <oakmontpudboard@gmail.com>

Tue, Jan 10, 2017 at 10:49 PM

To: Mom Brain &lt;insaneinthemombrain@gmail.com&gt;

Cc: "Mindy L. Koehne" &lt;mkoehne@coatsrose.com&gt;, mcraig@coatsrose.com

Patti,

Thank you for the thoughtful feedback. As you know, we are working on a website that may help address many of these issues. Currently, taxpayers are notified of upcoming meetings in their monthly water bill and in the Auburn Lakes monthly newsletter. Signs are posted in the esplanade at our entrances and an agenda is physically posted at the clubhouse. This month, I will post a meeting notice on Nextdoor.

We appreciate your continued patience as we improve transparency and expand communication with Auburn Lakes residents.

Thank you,  
Ty

quoted text hidden

---

**Mom Brain** <insaneinthemombrain@gmail.com>

Wed, Jan 11, 2017 at 10:14 AM

To: akmont PUD <oakmontpudboard@gmail.com>

Cc: "Mindy L. Koehne" <mkoehne@coatsrose.com>, mcraig@coatsrose.com

So to be clear is that a "No we aren't going to buy a new sign in order to help make it easier to remind the residents of meetings?" Every few residents go to the clubhouse regularly, and as I've heard many state in meetings, most never even noticed that there is a reminder on their bill since their focus is the bill itself. It seems that a better sign is just an easy, inexpensive, helpful way to keep residents informed so that more of them attend. I can't understand why this would even be something that would be denied when it seems not only helpful but very affordable.

Please clarify so that I can let people know.

Thank you,

-Patti Ford

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I'm in a NYT bestselling book: <http://tinyurl.com/btqpo2z>

I sometimes blog: <http://www.insanemombrain.com>

I say ridiculous things on Facebook:

<http://www.facebook.com/insaneinthemombrain>

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