

AGENDA PACKET

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

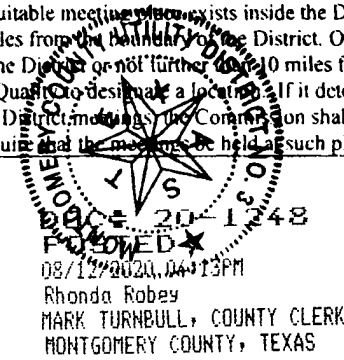
NOTICE: In accordance with Ch. 551, Tex. Gov't Code and Sec. 49.063, Tex. Water Code, both as amended, take notice that the Board of Directors (Board) of Montgomery County Utility District No. 3 (District) will meet in regular session, open to the public, at **2:00 PM on August 17, 2020** at the offices of Hays Utility North Corporation (the District's utility operator) at 375 Lake Meadows Drive, Montgomery, Texas 77356, in Montgomery County, Texas where one or more persons will be present. Pursuant to the disaster declaration and suspension of certain laws by the Governor of Texas, any Director or other person may participate in the meeting via telephone (with two-way audio) by calling a public, toll-free number (800-719-8139; enter conference code 447079 when prompted), and an electronic copy of any agenda packet will be made available on the internet at <https://hayswater.com/montgomery-county-utility-district-3/>. Alternative means of communicating with District Directors include: (i) email addressed to "MCUD#3 Directors, c/o James Dougherty" sent to jim@jldjr.com; (iii) mail, phone or fax to the MCUD#3 Directors c/o James Dougherty, 12 Greenway Plz., Ste. 1100, Houston, TX 77046, phone 713-880-8808, fax 281-220-8984. The subjects of the meeting are as follows:

1. **Notices & Minutes.** Notices; minutes of current and prior meetings; etc.
2. **Public comments.**
3. **Neighborhood matters,** including Montgomery County Utility District No. 4 (UD4), projects, facilities, etc., *also*, --consolidation (merger) of the District with UD4, including agreement, election, and related matters.
4. **Financial matters.** Receive, discuss, consider and act upon: bookkeeper and investment reports, budgets (GF and WWTP), bills/payments, transfers, bank accounts/security, audits/reports; investments/training and related matters.
5. **Taxes, etc.** Receive, discuss and act upon Tax A/C Report, tax calculations, financial analysis, developed district status, proposed debt service/O&M tax rates, calendar, publication, notices, hearings, levy, rollback and other tax matters.
6. **Engineering matters.** Receive, discuss, consider and act upon reports, studies, facilities and projects, *also*: (i) wastewater system, including treatment plant, site and permits; collection system: joint wastewater committee matters, construction and rehabilitation projects; shared costs, agreements (including Aqua Texas, Inc./Lake Conroe Village, UD4, City of Conroe, etc.), wholesale service, etc.; (ii) drainage, including improvements and projects; (iii) water system, including water production, transmission and distribution: wholesale services; Catahoula-aquifer wells and cooling/aeration; elevated storage; pressure maintenance; system modeling; interconnections (Stanley Lake MUD, etc.); Joint Water Operating Committee (JWOC); UD3-UD4 joint system matters, including water and sewer contracts, sale and purchase of facilities; shared costs; etc.; (iv) Lone Star Groundwater Conservation District and San Jacinto River Authority issues and rules, regulations, contracts, permits, early conversion credits, future permitted authorization, transfers, transactions, groundwater reduction plans, etc.; (v) other facilities and projects; (vi) engineering services agreement; and (vii) related matters; *also*:
 ---Agreements with UD4 regarding water and wastewater services and facilities (including wholesale services), budgets, rates, groundwater reduction, moratorium on invoicing, mediation, litigation, legal services (including consultations, directions, etc.) and related matters.
 ---Development, utilities, commitment, etc. GPW Two, LLC, 3.2 ac in Waterpoint Subdv., Restr. Res.C. near SH 105 east of Marina Dr.
7. **Operations.** Receive, discuss and act upon operation report, *also*: customer matters: repairs and maintenance; drainage; grounds maintenance; other projects; claims; operations contract: easements (and amendments and encroachments); water conservation (and drought contingency); utility services, policies, rates; and related matters.
 ---Public hearing on delinquencies; discuss and act on delinquencies, including service terminations
8. **Intergovernmental matters.** Discuss, consider and act upon matters relating to: (i) City of Conroe: strategic partnership agreements, annexation, services, elections, codes, etc.; (ii) SH 105-TxDOT (plans, facilities, etc.); (iii) legislation; and (iv) related matters.
9. **District policies, etc.** Discuss, consider and act upon: District policies (e.g., investment, compensation, arbitration, consultants, solid waste, etc.); insurance; election matters; cyber-security matters; meetings; solid waste collection; and related matters.
10. **Executive sessions(s)** under Sections 551.071-551.084, Texas Government Code regarding subjects on this agenda.
 --Action on items discussed in executive session.
11. **Other:** (i) inquiries, (ii) future meetings and agenda items, and (iii) related matters.

IMPORTANT: (1) Each subject listed includes discussion, consideration, action, etc. (2) Subjects may be taken up in the order listed or otherwise and may be taken up more than once during the meeting. (3) If a quorum is not present, directors present may form an ad hoc committee to discuss, consider and act upon the subjects listed. (4) If the Board determines that any closed or executive session is required or should be held, such session(s) will be held by the Board at the date, hour, and place given in this Notice, if permitted under Sections 551.071-551.084, Texas Gov't Code (including, but not limited to, Sec. 551.071 for private consultation with the Board's attorney). (5) IF YOU HAVE A DISABILITY REQUIRING SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE DISTRICT'S ATTORNEY AT 713-880-8808 BEFORE THE MEETING. REASONABLE ACCOMMODATIONS WILL BE MADE FOR YOUR PARTICIPATION IN THE MEETING.

NOTICE (Meeting Place). After at least 50 qualified electors are residing in the District, on written request of at least five of those electors, the District's Board shall designate a meeting place and hold meetings within the District. If no suitable meeting place exists inside the District, the Board may designate a meeting place outside the District that is located not further than 10 miles from the boundary of the District. On the failure of the Board, after such a request is made, to designate the location of the meeting place within the District or not further than 10 miles from the boundary of the District, five electors may petition the Texas Commission on Environmental Quality to designate a location. If it determines that the meeting place used by the District deprives the residents of a reasonable opportunity to attend District meetings, the Commission shall designate a meeting place inside or outside the District which is reasonably available to the public and require that the meetings be held at such place.

Signed: [Signature], Secretary
 Montgomery County Utility District No. 3.
 Date: 8/17/2020



MONTGOMERY COUNTY U.D.#3

REPORT FOR

August 17, 2020

*PROTOCOL BOOKKEEPING, INC.
1506 WHISPERING PINES DRIVE
HOUSTON, TX 77055
713-686-0860
PROTOCOLBOOKKEEPING@GMAIL.COM*

MONTGOMERY COUNTY UD # 3 & WWTP FUND ANALYSIS AUGUST 17, 2020

	GENERAL FUND	TWDB REV BOND	CAPITAL PROJECTS	BOND FUND	TAX FUND	WWTP
Beginning Balance	308,602.05	435,923.88	48,186.58	119,628.53	12,688.96	62,952.87
Revenues	91,813.13	35.73	3.95	9.81	2,031.31	17,373.48
Disbursements	(112,611.58)	(18.00)	(3.95)	(9.81)	0.00	(38,855.21)
Investment Maturated	0.00	0.00	0.00	0.00	0.00	0.00
Investment Interest	0.00	0.00	0.00	0.00	0.00	0.00
Investment Purchased	0.00	0.00	0.00	0.00	0.00	0.00
Cash Position	287,803.60	435,941.61	48,186.58	119,628.53	14,720.27	41,471.14
Total Investments	3,212,184.29	0.00	1,585,398.99	0.00	0.00	0.00
Total Fund Balance	<u>3,499,987.89</u>	<u>435,941.61</u>	<u>1,633,585.57</u>	<u>119,628.53</u>	<u>14,720.27</u>	<u>41,471.14</u>

COMBINED FUNDS BALANCE 5,745,335.01

MONTGOMERY COUNTY UD #3 GENERAL FUND ANALYSIS AUGUST 17, 2020

Compass Bank Operating Fund

Operator Collections		Balance @ Last Report 7/20/2020	308,602.05
Water	41,496.95	Operator Collections	91,778.91
Sewer	45,366.54	Bank Interest	34.22
Penalty	571.62		
Deposits	2,000.00		
Connects/Misc/NSF/Trans	0.00		
Grease Traps/Sewer Insp	1,125.00		
LSGWC	0.00		
Overpayments	1,511.75		
Miscellaneous	1,103.40		
Operators Report	93,175.26	Returned Item	(309.20)
Deposit posted to UB	(1,514.47)	FIT / FICA	(206.56)
Returned checks/credit	1.75	Bank Fee (18.00) Report Maint(51.84)	(69.84)
Delta of Undistributed activity	116.37	Unreported Checks (Page 2)	(452.62)
Refund Final Credit	0.00		
		Balance 7/31/2020	<u>399,376.96</u>
Cash Collected Current period	91,778.91	Current Disbursements	(111,573.36)
Undistributed Overpayments		Cash Position	<u>287,803.60</u>
Beginning Balance	5,080.39	Investments	3,212,184.29
Distributed	(1,511.75)		
Collected	<u>1,628.12</u>	Fund Balance	<u><u>3,499,987.89</u></u>
Ending Balance	5,196.76		
TexPool			
Beginning Balance 7/01/20	3,211,616.55		
Interest	567.74		
Ending Balance 7/31/2020	<u><u>3,212,184.29</u></u>		

NOTE: The Fund Balance includes Maintenance Tax Collections

207,000.00 (Fiscal Year 2017)
 198,956.99 (Fiscal Year 2018)
 210,000.00 (Fiscal Year 2019)
 227,136.00 (Fiscal Year 2020)

DISBURSEMENTS AFTER MEETING

Check	Payee	Description	Amount
10626	Consolidated Communications	Acct#936-588-0706/2499/2690/4339 & 6587	378.73
10662	CenterPoint Energy	Acct# 6349806-7/6830031-8&7750237-5	73.89
10663	Consolidated Communications	Acct#936-588-0706/2499/2690/4339 & 6587	0.00
10664	Entergy	Acct#136008364/137531836/135898518/135950285/135933158/ 135988228	0.00
			<u>452.62</u>

AUGUST 17, 2020 DISBURSEMENTS

10667	Protocol Bookkeeping, Inc.	Bookkeeping - July	1,475.80
10668	Hays Utility	M & O July	35,881.15
10669	Bailey Brothers	Garbage Collections July	17,850.00
10670	Montgomery County UD #3 & 4 WWTP	WWTP Expenses July	15,245.68
10671	Jones & Carter, Inc.	2019 Waterpoint Tenant Plan Reviews: Invoice # 308357	46.25
10672	Jones & Carter, Inc.	GIS & WebGIS: Invoice # 308358	600.00
10673	Jones & Carter, Inc.	Transmission Waterline Replacement - Phase I: Invoice # 308360	616.25
10674	Jones & Carter, Inc.	General Consultation: Invoice # 308361	6,190.00
10675	Jones & Carter, Inc.	Water Plant Consultation - Invoice # 308356	847.50
10676	Norton Rose Fulbright	Legal Fees: Invoice # 9495217130	455.00
10677	SonLife Deliveries	Invoice # 70303	166.30
10678	James Dougherty, Jr.	Legal Fees for September - December 2019	28,602.72
10679	Association of Water Board Directors	Invoice # 186354 (Smith)	179.00
10680	Off Cinco	Invoice # 8148	1,500.00
10681	Pierre Foster	Deposit Refund Less O/S Balance	189.89
10682	David Evans	Deposit Refund Less O/S Balance	100.00
10683	Bobby Williams	Deposit Refund Less O/S Balance	100.00
10684	Velma Frank	Deposit Refund Less O/S Balance	54.00
10685	Lisa Wooster	Deposit Refund Less O/S Balance	54.00
10686	Annie Schultz	Deposit Refund Less O/S Balance	54.00
10687	Nicole Agosto	Deposit Refund Less O/S Balance	54.00
10688	JBB Enterprises LLC	Deposit Refund Less O/S Balance	54.00
10689	David Blache	Deposit Refund Less O/S Balance	52.65
10690	Reed Smith	Deposit Refund Less O/S Balance	51.00
10691	Donna Faltesek	Deposit Refund Less O/S Balance	49.95
10692	Molly Ann Riley	Deposit Refund Less O/S Balance	49.95
10693	Norman Martinez	Deposit Refund Less O/S Balance	42.30
10694	Anthony Cannata	Deposit Refund Less O/S Balance	42.30
10695	Mid-South Synergy Electric	Account #5327400	
10696	CenterPoint Energy	Acct# 6349806-7/6830031-8&7750237-5	
10697	Consolidated Communications	Acct#936-588-0706/2499/2690/4339 & 6587	
10698	Entergy	Acct#136008364/137531836/135898518/135950285/135933158/ 135988228	

20914	Doris Hickman	Director Fees - July	138.52
20915	Carolyn Smith	Director Fees - July	277.05
	D/D Janis Boulware	Director Fees - July	277.05
	D/D Judy Robert	Director Fees - July	138.52
	D/D Richard Tibbetts	Director Fees - July	138.53

TOTAL			<u>111,573.36</u>
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MONTGOMERY COUNTY UD #3 TWDB REVENUE BOND ACCOUNT AUGUST 17, 2020

TWDB SERIES 2011 REVENUE BONDS RESERVE ACCOUNT (\$5,420,000)

BBVA Compass	Balance @ Last Report 7/20/2020	435,923.88
TWDB Reserve Account	Bank Interest	35.73
Acct# xxxx9425	Bank Service Charge	(18.00)
	Balance 7/31/2020	<hr/> 435,941.61

MONTGOMERY CO. UD # 3 GENERAL FUND
Profit & Loss Budget Performance
 July 2020

	Jul 20	Budget	\$ Over Budget	Jan - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
4100 · WATER REVENUE	42,027	33,333	8,694	204,856	233,333	(28,477)	400,000
4101 · LONESTAR GROUND WATER	0	667	(667)	0	4,667	(4,667)	8,000
4120 · TRANSFER/RECONNECT/DISCONNECT	1,100	833	267	6,270	5,833	437	10,000
4200 · SEWER REVENUE	45,650	50,000	(4,350)	312,654	350,000	(37,346)	600,000
4330 · PENALTY & INTEREST	530	625	(95)	3,779	4,375	(596)	7,500
4400 · REVENUE LAKE CONROE VILLAGE	0	6,500	(6,500)	49,506	45,500	4,006	78,000
4502 · BOND REIMBURSEMENT 2014	0	39,333	(39,333)	351,532	351,532	0	472,000
4600 · TAP REVENUE	0	1,250	(1,250)	88,173	8,750	79,423	15,000
4620 · SEWER TAP/INSPECTIONS	1,125	833	292	8,370	5,833	2,537	10,000
5380 · MISC. REVENUES	2	417	(415)	21,244	2,917	18,327	5,000
5391 · INTEREST EARNED	673	5,000	(4,327)	15,079	35,000	(19,921)	60,000
5398 · MAINTENANCE TAX	0	0	0	227,136	200,000	27,136	200,000
5400 · COC - REIMBURSEMENT	0	14,583	(14,583)	183,929	175,000	8,929	175,000
5410 · TRANSMISSION COST REVENUE	0	0	0	0	0	0	340,000
5500 · TRANSFER FROM C/P	0	0	0	0	0	0	1,550,000
Total Income	91,107	153,374	(62,267)	1,472,528	1,422,740	49,788	3,930,500
Expense							
6005 · JOINT-WELL PROJECT	0			0			
6101 · JASPER WATER WELL #4	0			0			
6135 · MAINTENANCE & REPAIR (W)	20,622	49,167	(28,545)	80,578	344,167	(263,589)	590,000
6136 · WATER PLANT MAINTENANCE	922	6,667	(5,745)	20,013	46,667	(26,654)	80,000
6152 · WP SHARED EXPENSE	5,378	4,167	1,211	25,949	29,167	(3,218)	50,000
6171 · TAP COSTS (W)	0	417	(417)	27,698	2,917	24,781	5,000
6180 · TRANSFERS/DISCONNECT/RECONNECT	2,478	1,417	1,061	10,755	9,917	838	17,000
6202 · WWTP EXPENSE	0	18,917	(18,917)	137,230	132,417	4,813	227,000
6230 · MAINTENANCE & REPAIR STORM	13,600	3,333	10,267	69,072	23,333	45,739	40,000
6235 · MAINTENANCE & REPAIR (S)	8,517	10,000	(1,483)	334,034	335,000	(966)	1,850,000
6236 · GREASE TRAP/INSPECTION	1,091	917	174	6,699	6,417	282	11,000
6272 · TAP COSTS (S)	0	250	(250)	2,600	1,750	850	3,000
6310 · DIRECTOR FEES	1,350	1,500	(150)	8,550	10,500	(1,950)	18,000
6320 · LEGAL FEES	786	6,667	(5,881)	39,930	46,667	(6,737)	80,000
6321 · AUDIT FEES	0	0	0	10,950	11,000	(50)	11,000
6322 · ENGINEERING FEES	17,209	30,333	(13,124)	117,623	212,333	(94,710)	364,000
6324 · LABORATORY FEES	146	417	(271)	876	2,917	(2,041)	5,000
6325 · ELECTION EXPENSE	0	833	(833)	0	5,833	(5,833)	10,000
6326 · PERMIT/ASSESSMENT FEES	0	750	(750)	5,379	5,250	129	9,000
6327 · LONE STAR GW DISTRICT	3,752	1,500	2,252	9,203	10,500	(1,297)	18,000
6332 · OPERATOR CONTRACT	5,372	7,083	(1,711)	36,472	49,583	(13,111)	85,000
6333 · BOOKKEEPER	1,075	1,250	(175)	9,232	8,750	482	15,000
6338 · LEGAL NOTICES/NEWS PAPER ADS	0	83	(83)	0	583	(583)	1,000
6339 · POLITICAL LOBBYING EXPENSE	0	0	0	0	0	0	0
6340 · ADMINISTRATIVE EXPENSE	2,388	2,500	(112)	18,561	17,500	1,061	30,000
6350 · POSTAGE	16	29	(13)	324	204	120	350
6351 · TELEPHONE	379	292	87	2,264	2,042	222	3,500
6352 · UTILITIES (L/S)	223	1,167	(944)	7,727	8,167	(440)	14,000
6353 · INSURANCE	0	0	0	22,000	22,000	0	22,000
6354 · TRAVEL & PER DIEM	0	417	(417)	330	2,917	(2,587)	5,000
6355 · AWBD DUES AND REGISTRATIONS	0	167	(167)	1,125	1,167	(42)	2,000
6359 · OTHER EXPENSES	2,248	200	2,048	2,248	1,400	848	2,400
6361 · DELIVERY EXPENSE	274	125	149	1,109	875	234	1,500
6362 · PAYROLL EXPENSE	173	208	(35)	1,342	1,458	(116)	2,500
6363 · BANK FEE	106	167	(61)	976	1,167	(191)	2,000
7300 · TWDB BOND PAYMENT INT EXP	0	0	0	124,592	124,592	0	245,250
7301 · TWDB PRINCIPAL PAYMENT	0	0	0	190,000	190,000	0	190,000
7310 · TRANSFER TO DS FUND	0	0	0	250,000	250,000	0	250,000
7400 · GARBAGE EXPENSE	26,470	18,333	8,137	134,260	128,333	5,927	220,000
Total Expense	114,575	169,273	(54,698)	1,709,701	2,047,490	(337,789)	4,479,500
Net Income	(23,468)	(15,899)	(7,569)	(237,173)	(624,750)	387,577	(549,000)

MONTGOMERY COUNTY U.D. #3 CAPITAL PROJECTS ANALYSIS AUGUST 17, 2020

**Unlimited Tax Bonds Series 2014 (\$4,240,000)
Construction Account**

Compass Account # 1486	
Balance @ Last Report: 7/20/2020	48,186.58
Bank Interest	3.95
Bank Service Fee	(3.95)
Reconciled Balance: 7/31/2020	<u>48,186.58</u>

TexPool Acct #0002	
Beginning Balance 7/1/2020	1,585,118.72
Bank Interest	280.27
Reconciled Balance: 7/31/2020	<u>1,585,398.99</u>

Fund Balance	<u>1,633,585.57</u>
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MONTGOMERY COUNTY U.D. #3 BOND FUND ANALYSIS AUGUST 17, 2020

**Unlimited Tax Bonds Series 2014 (\$4,240,000)
Bond Payment Account**

Compass Account # 1672

Balance @ Last Report: 7/20/2020 **119,628.53**

Bank Interest **9.81**

Bank Fee **(9.81)**

Reconciled Balance: 7/31/2020 **119,628.53**

Fund Balance **119,628.53**

INVESTMENTS:

BANK	RATE	TERM	AMOUNT
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MONTGOMERY COUNTY U.D. #3 TAX FUND ANALYSIS AUGUST 17, 2020

Balance @ Last Report: 7/20/2020	12,688.96
Tammy J. McRae Deposits	2,031.31
Reconciled Balance 7/31/2020	<u>14,720.27</u>
Current Disbursements	0.00
Fund Balance	<u><u>14,720.27</u></u>

Check	Payee	Description	Amount
TOTAL			<u><u>0.00</u></u>

MONTGOMERY COUNTY UD #3 DEBT SERVICE REQUIREMENTS AUGUST 17, 2020

UNLIMITED TAX BONDS SERIES 2014 (\$4,240,000)

SERIES		10/01/20	04/01/21	10/01/21
2014	INTEREST	62,937.50	62,937.50	61,062.50
2014	PRINCIPAL	0.00	125,000.00	0.00
		<hr/>		
		62,937.50	187,937.50	61,062.50
BALANCE DUE YEAR 2020		62,937.50		
BALANCE DUE YEAR 2021		249,000.00		
		<hr/>		

TWDB REVENUE BONDS SERIES 2011 (\$5,420,000)

SERIES		10/01/20	04/01/21	10/01/21
2011	INTEREST	120,659.00	120,659.00	116,319.00
2011	PRINCIPAL	0.00	200,000.00	0.00
		<hr/>		
		120,659.00	320,659.00	116,319.00
BALANCE DUE YEAR 2019		120,659.00		
BALANCE DUE YEAR 2020		436,978.00		
		<hr/>		

**MONTGOMERY COUNTY U.D. #3 AND 4 REGIONAL WWTP
CASH ANALYSIS AUGUST 17, 2020**

Compass Bank	
Beginning Balance 7/20/2020	62,952.87
MCUD#3 Contribution	8,634.74
MCUD#4 Contribution	8,738.74
Unreported Checks (Page 2)	(7,561.61)
Balance 7/31/2020	<u>72,764.74</u>
Current Disbursements	(31,293.60)
Fund Balance	<u><u>41,471.14</u></u>

**MONTGOMERY COUNTY UD #3 & 4
DISBURSEMENTS AUGUST 17, 2020**

AUGUST 17, 2020 DISBURSEMENTS

Check #	Payee	Description	Amount
3153	Entergy	Account # 140000639	7,561.61
3154	Protocol Bookkeeping, Inc.	Bookkeeping - July	897.50
3155	Hays Utility Service Corporation	M & O July	29,071.10
3156	Jones & Carter, Inc.	WWTP Consultation - Invoice # 308355	1,325.00
3157	Entergy	Account # 140000639	

REIMBURSABLE TOTAL 31,293.60

DISBURSEMENT TOTAL 31,293.60

Management Fee	600.00
Unreported Checks # 3153	7,561.61
Checks # 3153 - 3157	31,293.60
Bank Service Charge	(5.35)
Interest	<u>5.35</u>
 Total Billed to Districts	 <u><u>39,455.21</u></u>

MONTGOMERY COUNTY 3&4 WWTP
Profit & Loss Budget Performance
July 2020

	Jul 20	Budget	\$ Over Budget	Jan - Jul 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
4203 · MCUD #3 CONTRIBUTION	8,934.74	18,938.50	(10,003.76)	141,737.37	132,569.50	9,167.87	227,262.00
4204 · MCUD #4 CONTRIBUTION	9,038.74	20,516.67	(11,477.93)	149,890.57	143,616.65	6,273.92	246,200.00
5380 · MISC REVENUES	0.00	62.50	(62.50)	65.23	437.50	(372.27)	750.00
5400 · CAPACITY RESERVATION FEE	8,103.16	8,103.17	(0.01)	56,722.12	56,722.15	(0.03)	97,238.00
Total Income	26,076.64	47,620.84	(21,544.20)	348,415.29	333,345.80	15,069.49	571,450.00
Expense							
6221 · AUDIT FEES WWTP	0.00	0.00	0.00	4,250.00	4,250.00	0.00	4,250.00
6222 · ENGINEERING	185.00	1,958.33	(1,773.33)	2,420.00	13,708.35	(11,288.35)	23,500.00
6224 · LABORATORY EXPENSE	3,685.75	3,750.00	(64.25)	26,372.40	26,250.00	122.40	45,000.00
6226 · PERMIT FEES	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
6230 · SLUDGE MANAGEMENT	0.00	0.00	0.00	52,640.91	52,500.00	140.91	90,000.00
6232 · OPERATOR CONTRACT	5,000.00	5,000.00	0.00	35,000.00	35,000.00	0.00	60,000.00
6233 · BOOKKEEPING	800.00	916.67	(116.67)	6,050.00	6,416.65	(366.65)	11,000.00
6234 · MOWING FACILITIES	1,417.95	833.33	584.62	5,671.80	5,833.35	(161.55)	10,000.00
6235 · MAINTENANCE AND REPAIRS	4,663.54	2,500.00	2,163.54	127,321.23	122,500.00	4,821.23	135,000.00
6240 · OFFICE EXPENSE	97.50	125.00	(27.50)	812.87	875.00	(62.13)	1,500.00
6242 · CHEMICALS	2,532.18	4,166.67	(1,634.49)	37,887.00	29,166.65	8,720.35	50,000.00
6252 · UTILITIES	0.00	7,083.33	(7,083.33)	38,880.83	49,583.35	(10,702.52)	85,000.00
6253 · INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	33,000.00
6331 · MANAGEMENT FEE	600.00	600.00	0.00	4,200.00	4,200.00	0.00	7,200.00
6350 · CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
6358 · MISC. EXPENSE	0.00	41.67	(41.67)	65.23	291.65	(226.42)	500.00
Total Expense	18,981.92	27,016.67	(8,034.75)	341,572.27	350,866.65	(9,294.38)	571,450.00
	7,094.72	20,604.17	(13,509.45)	6,843.02	(17,520.85)	24,363.87	0.00

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2020 As of: Preliminary Table Generated: 7/22/2020 8:56:02 PM

MU3 - Mont Co Ud 3 (ARB Approved Totals)

Number of Properties: 1320

Land Totals

Land - Homesite	(+)	\$40,596,580		
Land - Non Homesite	(+)	\$12,360,100		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$52,956,680	(+)	\$52,956,680

Improvement Totals

Improvements - Homesite	(+)	\$188,412,090		
Improvements - Non Homesite	(+)	\$17,511,090		
Total Improvements	(=)	\$205,923,180	(+)	\$205,923,180

Other Totals

Personal Property (143)		\$7,739,689	(+)	\$7,739,689
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$266,619,549
Total Market Value 100%			(=)	\$266,619,549
Total Homestead Cap Adjustment (176)				(-) \$2,197,870
Total Exempt Property (8)				(-) \$1,773,710

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$262,647,969

Exemptions

			(HS Assd	138,954,440)
(HS) Homestead Local (657)	(+)	\$0		
(HS) Homestead State (657)	(+)	\$0		
(O65) Over 65 Local (395)	(+)	\$9,550,000		
(O65) Over 65 State (395)	(+)	\$0		
(DP) Disabled Persons Local (12)	(+)	\$287,500		
(DP) Disabled Persons State (12)	(+)	\$0		
(DV) Disabled Vet (18)	(+)	\$200,000		
(DVX) Disabled Vet 100% (14)	(+)	\$3,119,130		
(DVXSS) DV 100% Surviving Spouse (3)	(+)	\$546,550		
(HB366) House Bill 366 (15)	(+)	\$2,403		
(AUTO) Lease Vehicles Ex (4)	(+)	\$437,958		
Total Exemptions	(=)	\$14,143,541	(-)	\$14,143,541
Net Taxable (Before Freeze)			(=)	\$248,504,428

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2020 As of: Preliminary Table Generated: 7/22/2020 8:56:02 PM

MU3 - Mont Co Ud 3 (Under ARB Review Totals)

Number of Properties: 182

Land Totals

Land - Homesite	(+)	\$6,475,830		
Land - Non Homesite	(+)	\$4,664,310		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$11,140,140	(+)	\$11,140,140

Improvement Totals

Improvements - Homesite	(+)	\$27,288,870		
Improvements - Non Homesite	(+)	\$4,661,380		
Total Improvements	(=)	\$31,950,250	(+)	\$31,950,250

Other Totals

Personal Property (2)		\$514,352	(+)	\$514,352
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$43,604,742
Total Market Value 100%			(=)	\$43,604,742
Total Homestead Cap Adjustment (56)				(-) \$1,261,140
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$42,343,602

Exemptions

			(HS Assd	18,343,420)
(HS) Homestead Local (96)	(+)	\$0		
(HS) Homestead State (96)	(+)	\$0		
(O65) Over 65 Local (49)	(+)	\$1,187,500		
(O65) Over 65 State (49)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$25,000		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (3)	(+)	\$29,000		
(HB366) House Bill 366 (1)	(+)	\$317		
Total Exemptions	(=)	\$1,241,817	(-)	\$1,241,817
Net Taxable (Before Freeze)			(=)	\$41,101,785

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2019 As of: Supplement 12

MU3 - Mont Co Ud 3 (WH at time of Pre Cert 072320) (ARB Approved Totals)

Number of Properties: 182

Land Totals

Land - Homesite	(+)	\$6,337,450		
Land - Non Homesite	(+)	\$9,421,960		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$15,759,410	(+)	\$15,759,410

Improvement Totals

Improvements - Homesite	(+)	\$23,334,410		
Improvements - Non Homesite	(+)	\$12,033,660		
Total Improvements	(=)	\$35,368,070	(+)	\$35,368,070

Other Totals

Personal Property (2)		\$527,754	(+)	\$527,754
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$51,655,234
Total Market Value 100%			(=)	\$51,655,234
Total Homestead Cap Adjustment (38)				(-) \$754,570
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$50,900,664

Exemptions

			(HS Assd	17,086,570)
(HS) Homestead Local (97)	(+)	\$0		
(HS) Homestead State (97)	(+)	\$0		
(O65) Over 65 Local (47)	(+)	\$1,137,500		
(O65) Over 65 State (47)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$25,000		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (3)	(+)	\$29,000		
(HB366) House Bill 366 (1)	(+)	\$317		
Total Exemptions	(=)	\$1,191,817	(-)	\$1,191,817
Net Taxable (Before Freeze)			(=)	\$49,708,847

**Certified reasonable estimate of values for properties still under protest for tax year 2020 in accordance with
Texas Property Tax Code 26.01**

Taxing Unit Code	Taxing Unit Description	Market Value	Net Taxable Before Freeze	Net Taxable After Freeze
MSL	Stanley Lake Mud	\$73,359,628	\$70,367,329	\$70,367,329
MSM	So Mont Co Mud	\$172,230,646	\$165,764,118	\$165,764,118
MTN	Texas Natl Mud	\$7,894,020	\$6,253,268	\$6,253,268
MU2	Mont Co Ud 2	\$37,603,243	\$32,670,098	\$32,670,098
MU3	Mont Co Ud 3	\$42,523,481	\$40,088,369	\$40,088,369
MU4	Mont Co Ud 4	\$72,743,144	\$69,992,018	\$69,992,018
MU7	MONT CO MUD 107	\$32,835,560	\$32,054,163	\$32,054,163
MV1	Valley Ranch Mud 1	\$41,581,708	\$41,122,407	\$41,122,407
MVR1	Valley Ranch Town Center Mgmt Dist	\$5,375,646	\$5,375,646	\$5,375,646
MVR2	Valley Ranch Medical Center Mgmt Dist	\$203,346	\$203,346	\$203,346
MW1	WOODLANDS MUD #1	\$80,078,684	\$64,107,388	\$64,107,388
MWC	Mont Co WCID 1	\$40,510,196	\$36,564,561	\$36,564,561
MWC4	Mont Co WCID 4	\$84,144	\$79,900	\$79,900
MWM	Woodlands Mtro Mud	\$143,479,175	\$142,243,984	\$142,243,984
MWR	WOODRIDGE MUD	\$28,582,546	\$27,875,633	\$27,875,633
MWT	Wood Trace Mud #1	\$15,970,873	\$15,640,592	\$15,640,592
PCC	CANYON CREEK PID	\$539,897	\$523,473	\$523,473
PLC	LONGMIRE CREEK ESTATES PID	\$1,318,267	\$1,255,632	\$1,255,632
PM1	City of Montgomery PID 1	\$2,745,138	\$2,745,138	\$2,745,138
PMP	WESTWOOD MAGNOLIA PARKWAY ID	\$54,743,685	\$54,682,264	\$54,682,264
PMR	MAGNOLIA RIDGE PHASE 1 PID 1	\$5,509,032	\$5,497,449	\$5,497,449
PSL	Shadow Lakes PID	\$1,568,566	\$1,556,625	\$1,556,625
PSM	SHENANDOAH METROPARK PID	\$0	\$0	\$0
PSP	Sterling Place PID	\$1,177,946	\$1,176,675	\$1,176,675
PTC1	Teas Lakes PID - Chase Run 1	\$487,947	\$487,907	\$487,907
PTC2	TEAS LAKE PID - CHASE RUN 2 & 3	\$717,655	\$709,969	\$709,969
PTL	Teas Lakes PID	\$2,063,927	\$2,003,689	\$2,003,689
PWF	Woodhaven Forest PID	\$10,014,040	\$9,867,709	\$9,867,709
PWM	Woodmark Public Improvement District	\$6,996,654	\$6,953,776	\$6,953,776
PWO	The Park At White Oak PID	\$1,515,015	\$1,513,877	\$1,513,877
PWW	WEDGEWOOD PID	\$1,405,347	\$1,404,553	\$1,404,553
RCH	City of Houston Reinvestment Zone 10	\$72,406,245	\$72,406,245	\$72,406,245
RCP	Conroe Pk Reinvsmt Zone	\$6,152,367	\$6,152,367	\$6,152,367
RDT	Downtown Conroe Reinvsmt Zone	\$7,978,984	\$7,860,612	\$7,860,612
RU1	Woodlands Rd Util #1	\$173,833,881	\$172,117,660	\$172,117,660
RW1	City of Willis Reinvestment Zone 1 (Co Ex)	\$7,715,643	\$7,317,462	\$7,317,462

Effective Tax Rate Report

Tax Year: 2020

Taxing Unit: MU3 - Mont Co Ud 3

NEW EXEMPTIONS:

	COUNT	2019 ABSOLUTE EX VALUES	2020 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	31		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	26		\$650,000
NEW DP EXEMPTIONS	2		\$50,000
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	2		\$12,000
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$712,000
2019 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2020	(=)	\$712,000

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	\$0
--	-----

NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	0
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2019 MARKET		\$0
2020 USE	(-)	\$0
VALUE LOST DUE TO AG APPLICATIONS:	(=)	\$0

(\$0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	13	\$4,063,890	\$567,530
RESIDENTIAL	13	\$4,063,890	\$567,530
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
NEW ADDITIONS	5	\$3,474,380	\$218,280

RESIDENTIAL	4	\$805,870	\$13,020
COMMERCIAL	1	\$2,668,510	\$205,260
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	0	\$0	\$0
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$7,538,270	\$785,810

2019 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$268,283,634
2019 OA DP FROZEN TAXABLE	\$0
2019 TAX RATE	0.0899
2019 OA DP TAX CEILING	\$0
2020 CERTIFIED TAXABLE	\$248,504,428
2020 TAXABLE UNDER PROTEST	\$41,101,785
2020 OA FROZEN TAXABLE	\$0
2020 DP FROZEN TAXABLE	\$0
2020 TRANSFERRED OA FROZEN TAXABLE	\$0
2020 TRANSFERRED DP FROZEN TAXABLE	\$0
2020 OA FROZEN TAXABLE UNDER PROTEST	\$0
2020 DP FROZEN TAXABLE UNDER PROTEST	\$0
2020 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2020 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2020 APPRAISED VALUE	\$304,991,571
2020 OA DP TAX CEILING	\$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

2019 total taxable value.	1.	\$268,283,634
2019 tax ceilings.	2.	\$0
2019 total adopted tax rate.	4.	0.089900
a. 2019 M&O tax rate.		a. 0.089900
b. 2019 I&S tax rate.		+b. 0.000000
2019 taxable value of property in territory deannexed after Jan. 1, 2019.	7.	\$0
2019 taxable value lost because property first qualified for an exemption in 2020.	8.	\$712,000
a. Absolute exemptions.		a. \$0
b. Partial exemptions.		+b. \$712,000
2019 taxable value lost because property first qualified for agricultural appraisal (1 - d or 1 - d - 1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in 2020.	9.	\$0
a. 2019 market value.		a. \$0
b. 2020 productivity or special appraisal value.		-b. \$0
2020 certified taxable.		\$248,504,428
2020 tax ceilings.	18.	\$0
Total 2020 taxable value of properties in territory annexed after Jan.1, 2019.	20.	\$0
Total 2020 taxable value of new improvements and new personal property	21.	\$785,810

* 2019 Values as of Supplement 12.

2020 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts

2020 Montgomery County Utility District No. 3

Taxing Unit Name

Phone (area code and number)

, , TX,

Taxing Unit Address, City, State, ZIP Code

Taxing Unit's Website Address

Low tax rate water district
(Water Code Section 49.23601)Developing water district
(Water Code Section 49.23603)Developed water district in a declared disaster area
(Water Code Section 49.23603)

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Voter-Approval Tax Rate

The voter-approval rate for low tax rate and developing water districts is the current year's debt service and contract tax rates plus the maintenance and operation (M&O) rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use this form to calculate its voter-approval tax rate.

Line	Activity	Amount/Rate
1.	2019 average appraised value of residence homestead.	203,670
2.	2019 general exemptions available for the average homestead (excluding age 65 or older or disabled persons exemptions).	0
3.	2019 average taxable value of residence homestead (Line 1 minus Line 2).	203,670
4.	2019 adopted M&O tax rate (per \$100 of value).	0.0899 /\$100
5.	2019 M&O tax on average residence homestead (Multiply Line 3 by Line 4, divide by \$100)	183.09
6.	Highest M&O tax on average residence homestead with increase (Multiply Line 5 by 1.08).	197.73
7.	2020 average appraised value of residence homestead	208,895
8.	2020 general exemptions available for the average homestead (Excluding age 65 or older or disabled persons exemptions).	0
9.	2020 average taxable value of residence homestead (Line 7 minus Line 8).	208,895
10.	Highest 2020 M&O Tax Rate (Line 6 divided by Line 9, multiply by \$100).	0.0946
11.	2020 Debt Tax Rate.	0.0882
12.	2020 Contract Tax Rate	0.0000

13.	2020 Voter-Approval Tax Rate (Add Lines 10, 11 and 12). This is the highest rate that the water district may adopt without authorizing voters to petition for a rollback election.	0.1828
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[1] Tex. Tax Code Section 26.012(14)

[2] Tex. Tax Code Section 26.012(14)

[3] Tex. Tax Code Section 26.012(13)

[4] Tex. Tax Code Section 26.012(15)

[5] Tex. Tax Code Section 26.012(15)

SECTION 2: Election Tax Rate

For a low tax rate water district, the election tax rate is the highest total tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

For a developing water district, the election tax rate is the highest total tax rate the district may adopt before qualified voters of the district may petition for an election to lower the adopted tax rate.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the election tax rate as the highest tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

In these cases, the election tax rate is the rate that would impose 1.08 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

Line	Activity	Amount/Rate
14.	2019 average taxable value of residence homestead. Enter the amount from Line 3.	203,670
15.	2019 adopted total tax rate.	0.0899
16.	2019 total tax on average residence homestead Multiply Line 14 by Line 15.	183.09
17.	2020 highest amount of taxes per average residence homestead. Multiply Line 16 by 1.08.	197.73
18.	2020 tax election tax rate. Divide Line 17 by Line 9 and multiply by \$100.	0.0947

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

print here Tammy McRae
Printed Name of Taxing Unit Representative

sign here Tammy McRae
Taxing Unit Representative

August 11, 2020
Date

Water District

Notice of Public Hearing on Tax Rate

The Montgomery County Utility District No. 3 will hold a public hearing on a proposed tax rate for the tax year 2020 on at at . Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

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

	Last Year		This Year
Total tax rate (per \$100 of value)	0.0899		0.0000
	Adopted		Proposed
Difference in rates per \$100 of value		-0.0899	
Percentage increase/decrease in rates(+/-)		-100.00%	
Average residence homestead appraised value	\$203,670		\$208,895
General homestead exemptions available (excluding 65 years of age or older or disabled persons exemptions)	\$0		\$0
Average residence homestead taxable value	\$203,670		\$208,895
Tax on average residence homestead	\$ 183.10		\$ 0.00
Annual increase/decrease if proposed tax rate is adopted(+/-) and percentage of increase(+/-)		\$ -183.10 -100.00%	

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

Top Taxpayers Report

MCAD

TaxYear: 2020 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/23/2020

Mont Co Ud 3: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	GPW ONE LLC	\$22,426,260	\$22,426,260
2	BEACH CLUB CONDOMINIUMS	\$15,211,610	\$15,211,610
3	APRIL SOUND MANAGEMENT CORP	\$4,108,130	\$4,108,130
4	POPE, JAMES B & ANGIE M	\$3,560,460	\$3,560,460
5	GPW TWO LLC	\$3,530,310	\$3,530,310
6	APRIL SOUND CNCL/CO-OWNRS	\$1,716,110	\$2,615,230
7	ENTERGY TEXAS INC	\$1,553,850	\$1,553,850
8	CVS PHARMACY	\$1,328,315	\$1,328,315
9	COOKE, RON	\$1,080,950	\$1,242,450
10	MOKAROW, ARTHUR C & CLAUDIA	\$908,110	\$1,189,820
11	APRIL PLAZA INC	\$970,450	\$970,450
12	WHETSTONE, JERRY R & LORI A	\$960,000	\$960,000
13	RESNICK, SCOTT A & MARY L	\$903,180	\$903,180
14	DONALD CRAIG BUTLER & CARRIE MAY	\$986,830	\$864,060
15	GRIEVE, WILLIAM R & DOREEN V	\$1,016,430	\$842,790
16	HENRY & KAYE LARTIGUE REVOCABLE TRUST	\$1,090,640	\$833,040
17	GALVIN, WILLIAM J & DIANE E	\$1,077,580	\$830,250
18	JOE PIERCE DDS-PEDIATRIC DENTISTRY	\$731,901	\$731,901
19	CANAME INVESTMENTS LLC	\$731,810	\$731,810
20	ZHOU, ZUHUI & BINXI XIE	\$590,860	\$728,460

Mont Co Ud 3: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	GPW ONE LLC	\$22,426,260
2	APRIL SOUND MANAGEMENT CORP	\$4,108,130
3	GPW TWO LLC	\$3,530,310
4	POPE, JAMES B & ANGIE M	\$3,180,460
5	CVS PHARMACY	\$1,328,315
6	APRIL PLAZA INC	\$970,450
7	JOE PIERCE DDS-PEDIATRIC DENTISTRY	\$731,901
8	CANAME INVESTMENTS LLC	\$731,310
9	APRIL SOUND COUNTRY CLUB	\$514,035
10	URBAN RESTAURANTS INC	\$295,324
11	TOOLPATH LLC	\$207,345
12	COCONU ESTATE LLC	\$170,500
13	MONTY'S LIGHTHOUSE	\$160,751
14	105 PAWN	\$151,379
15	FREEDOM BOAT CLUB	\$146,750
16	SPRING OVERHEAD DOOR INC	\$143,891
17	HONDA LEASE TRUST	\$142,575
18	TIMEWISE FOOD STORES #801	\$141,167
19	VW CREDIT LEASING LTD	\$129,427
20	APRIL SOUND MARINA	\$126,840

Top Taxpayers Report

MCAD

TaxYear: 2020 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/23/2020

Mont Co Ud 3: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	GPW ONE LLC	\$22,426,260
2	APRIL SOUND MANAGEMENT CORP	\$4,108,130
3	GPW TWO LLC	\$3,530,310
4	POPE, JAMES B & ANGIE M	\$3,180,460
5	APRIL PLAZA INC	\$970,450
6	CANAME INVESTMENTS LLC	\$731,310
7	COCONU ESTATE LLC	\$170,500
8	APRIL SOUND MARINA	\$126,840
9	APRIL SOUND POA	\$35,900

Mont Co Ud 3: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	CVS PHARMACY	\$1,328,315
2	JOE PIERCE DDS-PEDIATRIC DENTISTRY	\$731,901
3	APRIL SOUND COUNTRY CLUB	\$514,035
4	URBAN RESTAURANTS INC	\$295,324
5	TOOLPATH LLC	\$207,345
6	MONTY'S LIGHTHOUSE	\$160,751
7	105 PAWN	\$151,379
8	FREEDOM BOAT CLUB	\$146,750
9	SPRING OVERHEAD DOOR INC	\$143,891
10	HONDA LEASE TRUST	\$142,575
11	TIMEWISE FOOD STORES #801	\$141,167
12	VW CREDIT LEASING LTD	\$129,427
13	CHH CAFE OF TEXAS LLC #14052	\$122,467
14	7 LEGUAS MEXICAN RESTAURANT	\$103,525
15	KTB VENTURES INC	\$91,708
16	HYUNDAI LEASE TITLING TRUST	\$87,683
17	DE LAGE LANDEN FINANCIAL SERVICES, INC	\$79,255
18	DAIMLER TRUST (DT)	\$78,273
19	DENTAL & ORTHODONTIC CENTER OF LAKE CONROE	\$71,529
20	TCF EQUIPMENT FINANCE INC	\$71,205

**MONTGOMERY COUNTY UTILITY DISTRICT No. 3
2020 TAX RATE SETTING**

POINTS FOR DISCUSSION

RECOMMENDATION:

- Discuss derivation of the beginning balance on the cash flow analysis.
- Discuss Annual Revenue Assumptions (see attached schedule).
- Levy a total tax rate of \$0.09 or \$0.0899. (last year's tax rate was \$0.0899)
- Levy an O&M tax rate of \$0.09 or \$0.0899 (discuss no roll back election exposure).
- Levy a Debt Service tax rate of \$0.00.
- Make \$250,000 General Fund transfer to the Debt Service Fund in December 2020 (prior to our fiscal year end date).
- The highest total tax rate that can be levied by the District and not increase the total MUD/City tax dollars paid by the average homeowner versus last year is \$0.0876. (Just FYI)
- The cash flow spread sheet assumes future no Rate Order increase(unlike past schedules).

FINDINGS/ANALYSIS:

- The District will be levying a tax on approximately \$288 million of taxable value this year (versus \$268 million last year and 241 million the year before that).
- The average home value in the District increased by approximately 2% between 2019 and 2020 (\$208,895). See the table on the next page.
- Every penny of tax rate means \$28,000 of tax revenue for the District.
- To the average homeowner (in a \$208,895 home) every penny of tax rate means \$21.00 per year of MUD taxes or \$1.75 per month of MUD taxes paid.

- Review Key Assumptions Used in Tax Backed Debt Service Cash Flow:
 - Additional UD # 4 revenues assumed in the cash flow
 - Interest to be earned at ¼ of 1.0%;
 - 2020 ANTICIPATED “value” = \$288 million;
 - No projected growth in Assessed Value;
 - Tax Collection factor 98%;
 - Discuss the reserve balance figures;
 - \$250,000 transfer General Fund to Debt Service Fund in December 2020; and
 - Additional bonds assumed to finance for 15 year plan.
 - No special operator projects assumed – DISCUSS WHY.

- Historical average home values in the District:
 - Decreased by approximately 1% between 2010 and 2011;
 - Decreased by approximately 6% between 2011 and 2012;
 - Increased by approximately 1% between 2012 and 2013;
 - Increased by approximately 8% between 2013 and 2014 (\$160,028);
 - Increased by approximately 10% between 2014 and 2015 (\$176,046);
 - Increased by approximately 6.6% between 2015 and 2016 (\$187,711);
 - Increased by approximately 1% between 2016 and 2017 (\$189,556); and
 - Increased by approximately 0% between 2017 and 2018 (\$188,553).
 - Increased by approximately 8% between 2018 and 2019 (\$203,670).
 - Increase by approximately 2% between 2019 and 2020 (\$208,895).

MONTGOMERY COUNTY UD No. 3 COMBINED FUNDS CASH FLOW
Draft Prepared 8/13/2020 - With 15-Year Plan excludes Operator's Special Projects

8/13/2020

UD3CombinedFunds2020CashFlow6-29-2020UD4CIPPLUSTransRelevel taxrate

COMBINED FUNDS CASH FLOW ANALYSIS

Prepared by John and Corey Howell @ The GMS Group

Calendar Year	Beginning Balance(A)	Interest Earnings(B)	Previous Yr Assessed Valuation(C)	Total District Tax Rate (D)	Projected Tax Revenues	Water Sewer Revenues (R)	Tax Supported Services Allowance (E)	City STP Debt Allowance (E)	Gen. Fund Operating Expenditures (F)	District Share STP Operating Costs (G)	Total Funds Available for Debt Service & Special Projects	Operator's Special Projects (H)	Allowance for 15-Year Plan (I)	STP Debt Service Reqmnts (J)	Water Sewer Debt Service (K)	Projected Ending Balance	Reserve Balance
2020	\$5,819,000	\$58,190	\$268,447,167	\$0.0899	\$236,507	\$1,738,000	\$194,224	\$472,191	\$3,567,000	\$227,000	\$4,724,112	\$0	\$40,644	\$435,251	\$252,750	\$3,995,467	185%
2021	\$3,995,467	\$39,955	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$473,918	\$1,080,000	\$227,000	\$5,093,074	\$0	\$162,575	\$436,978	\$249,000	\$4,244,521	197%
2022	\$4,244,521	\$42,445	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$474,863	\$1,080,000	\$227,000	\$5,345,563	\$0	\$162,575	\$437,923	\$245,250	\$4,499,815	201%
2023	\$4,499,815	\$44,998	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$475,045	\$1,080,000	\$227,000	\$5,603,591	\$0	\$224,056	\$438,105	\$266,125	\$4,675,305	197%
2024	\$4,675,305	\$46,753	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$474,547	\$1,080,000	\$227,000	\$5,780,339	\$0	\$367,513	\$437,607	\$261,625	\$4,713,595	190%
2025	\$4,713,595	\$47,136	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$473,286	\$1,080,000	\$227,000	\$5,817,750	\$0	\$486,768	\$436,346	\$257,125	\$4,637,511	179%
2026	\$4,637,511	\$46,375	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$476,055	\$1,080,000	\$227,000	\$5,743,675	\$0	\$593,688	\$439,115	\$252,625	\$4,458,246	156%
2027	\$4,458,246	\$44,582	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$472,949	\$1,080,000	\$227,000	\$5,559,512	\$0	\$843,168	\$436,009	\$272,750	\$4,007,584	134%
2028	\$4,007,584	\$40,076	\$288,000,000	\$0.0899	\$253,734	\$1,433,000	\$204,000	\$474,009	\$1,080,000	\$227,000	\$5,105,403	\$0	\$978,874	\$437,069	\$267,281	\$3,422,179	114%
2029	\$3,422,179	\$34,222	\$288,000,000	\$0.1500	\$423,360	\$1,433,000	\$204,000	\$474,157	\$1,080,000	\$227,000	\$4,683,918	\$0	\$1,005,934	\$437,217	\$261,593	\$2,979,174	96%
2030	\$2,979,174	\$29,792	\$288,000,000	\$0.2500	\$705,600	\$1,433,000	\$204,000	\$468,511	\$1,080,000	\$227,000	\$4,513,077	\$0	\$1,069,074	\$431,571	\$280,375	\$2,732,058	83%
2031	\$2,732,058	\$27,321	\$288,000,000	\$0.3500	\$987,840	\$1,433,000	\$204,000	\$434,984	\$1,080,000	\$227,000	\$4,512,202	\$0	\$1,283,020	\$434,984	\$273,625	\$2,520,573	76%
2032	\$2,520,573	\$25,206	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$432,310	\$1,080,000	\$227,000	\$4,578,169	\$0	\$1,297,000	\$432,310	\$266,750	\$2,582,109	78%
2033	\$2,582,109	\$25,821	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$428,576	\$1,080,000	\$227,000	\$4,636,586	\$0	\$1,329,620	\$428,576	\$259,750	\$2,618,639	77%
2034	\$2,618,639	\$26,186	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$428,720	\$1,080,000	\$227,000	\$4,673,626	\$0	\$1,383,767	\$428,720	\$277,171	\$2,583,968	76%
2035	\$2,583,968	\$25,840	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$422,912	\$1,080,000	\$227,000	\$4,632,799	\$0	\$1,383,767	\$422,912	\$269,015	\$2,557,105	75%
2036	\$2,557,105	\$25,571	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$421,152	\$1,080,000	\$227,000	\$4,603,908	\$0	\$1,383,767	\$421,152	\$285,250	\$2,513,739	84%
2037	\$2,513,739	\$25,137	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$4,138,957	\$0	\$1,411,741	\$0	\$275,875	\$2,451,340	81%
2038	\$2,451,340	\$24,513	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$4,075,934	\$0	\$1,411,741	\$0	\$295,937	\$2,368,256	79%
2039	\$2,368,256	\$23,683	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$3,992,018	\$0	\$1,411,741	\$0	\$290,343	\$2,289,934	84%
2040	\$2,289,934	\$22,899	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$3,912,914	\$0	\$1,411,741	\$0	\$0	\$2,501,173	92%
2041	\$2,501,173	\$25,012	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$4,126,264	\$0	\$1,411,741	\$0	\$0	\$2,714,523	100%
2042	\$2,714,523	\$27,145	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$4,341,748	\$0	\$1,411,741	\$0	\$0	\$2,930,007	108%
2043	\$2,930,007	\$29,300	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$4,559,387	\$0	\$1,411,741	\$0	\$0	\$3,147,646	116%
2044	\$3,147,646	\$31,476	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$4,779,203	\$0	\$1,411,741	\$0	\$0	\$3,367,462	124%
2045	\$3,367,462	\$33,675	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$5,001,216	\$0	\$1,411,741	\$0	\$0	\$3,589,475	132%
2046	\$3,589,475	\$35,895	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$5,225,450	\$0	\$1,411,741	\$0	\$0	\$3,813,709	140%
2047	\$3,813,709	\$38,137	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$5,451,926	\$0	\$1,411,741	\$0	\$0	\$4,040,185	149%
2048	\$4,040,185	\$40,402	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$5,680,667	\$0	\$1,411,741	\$0	\$0	\$4,268,926	157%
2049	\$4,268,926	\$42,689	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$5,911,695	\$0	\$1,411,741	\$0	\$0	\$4,499,954	185%
2050	\$4,499,954	\$45,000	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$6,145,033	\$0	\$1,129,910	\$0	\$0	\$5,015,123	206%
2051	\$5,015,123	\$50,151	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$6,665,355	\$0	\$1,129,910	\$0	\$0	\$5,535,444	227%
2052	\$5,535,444	\$55,354	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$7,190,879	\$0	\$1,129,910	\$0	\$0	\$6,060,969	289%
2053	\$6,060,969	\$60,610	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$7,721,658	\$0	\$789,268	\$0	\$0	\$6,932,391	331%
2054	\$6,932,391	\$69,324	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$8,601,795	\$0	\$789,268	\$0	\$0	\$7,812,527	373%
2055	\$7,812,527	\$78,125	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$9,490,732	\$0	\$789,268	\$0	\$0	\$8,701,465	570%
2056	\$8,701,465	\$87,015	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$10,388,560	\$0	\$218,921	\$0	\$0	\$10,169,639	666%
2057	\$10,169,639	\$101,696	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$11,871,415	\$0	\$218,921	\$0	\$0	\$11,652,494	764%
2058	\$11,652,494	\$116,525	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$13,369,099	\$0	\$218,921	\$0	\$0	\$13,150,178	952%
2059	\$13,150,178	\$131,502	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$14,881,760	\$0	\$74,574	\$0	\$0	\$14,807,186	1,072%
2060	\$14,807,186	\$148,072	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$16,555,338	\$0	\$74,574	\$0	\$0	\$16,480,764	1,193%
2061	\$16,480,764	\$164,808	\$288,000,000	\$0.4500	\$1,270,080	\$1,433,000	\$204,000	\$0	\$1,080,000	\$227,000	\$18,245,652	\$0	\$74,574	\$0	\$0	\$18,171,078	#DIV/0!

(A) Represents the 1/1/2020 balance in the General Fund, Debt Service Fund, Capital Projects Funds, and TWDB DSRF (excludes tax account balance.)

(B) Projected @ 1.0%.

(C) Reflects the 1/1/2019 Taxable Value and the 1/1/2020 Taxable Value per MCAD data. No increase in taxable value assumed, thereafter.

(D) Reflects the 2019 tax rate for as long as we can and the approximate lowest rates that maintain acceptable reserve balances in future years.

(E) Tax supported service allowance from City assumed to be \$0.05 per \$100 of taxable value plus \$60,000 per year. Debt allowance equals STP debt service plus \$36,940 2018-2030 and STP debt service 2031 - 2036 (see footnote "J")

(F) General Fund expenditures per 2019 budget with certain adjustments. See derivation of these figures on the attached schedule

(G) Per STP budget data. City's share of annual STP costs equals 25% of the capacity and assumes fixed costs equals 50% of total STP costs.

(H) None assumed-DISCUSS reasoning for this assumption in this model

(I) Allowance for debt service to pay for projects in the 15-Year Plan.

(J) Reflects outstanding Series 2011 TWDB Revenue Bond debt service requirements for STP.

(K) Reflects outstanding water/sewer tax supported debt service on the \$4,240,000 Series 2014 Bonds.

(R) Assumes \$300,000 transmission catch up revenues, \$125,000 Joint Y trunk revenues and \$240,000 annual transmission revenues from UD 4(see attached schedule) No water/sewer rate increase.

Derivation of Annual Revenues
(\$'s in 000's)

Total General Fund revenue per 2020 budget	\$3,930
Less Capital Project Fund transfer	(\$1,550)
Less UD 4 Transmission revenue	(\$340)
Less City of Conroe (tax supported services)	(\$175)
Less O&M Tax Revenue (per budget)	(\$200)
Less 2011 Bond Revenue from City of Conroe	<u>(\$472)</u>
 Subtotal	 \$1,193
 Additional 2020 Revenue	
Plus Transmission catch-up revenue* from UD 4	\$300
Plus Transmission annual revenue * (6 months)	\$120
Plus Joint Y Trunk revenue from UD 4	<u>\$125</u>
Total	\$1,738
 Additional 2021-2061 Revenue	 \$1,193
Plus Transmission annual revenue* (12 months)	<u>\$240</u>
	\$1,433

Wholesale Transmission revenue, estimated at \$20,000 per month beginning April 1, 2019. Actual revenue based upon actual water and sewer connections.

Derivation of Annual Operating Expenditures 2021-2061
(\$'s in 000's)

Total General Fund 2020 budget	\$4,479
Less WWTP costs	(\$227)
Less DSF transfer	(\$250)
Less TWDB principal	(\$190)
Less TWDB interest	<u>(\$245)</u>
Subtotal (2020 expenditures)	\$3,567
Less Operator's Special Projects	(\$134)
Less maintenance & repair(s) 2020	(\$1,850)
Less maintenance & repair(w) 2020	(\$590)
Less Engineer 2020	(\$364)
Maintenance & Repairs(s) normal	\$150
Maintenance & Repairs(w) normal	\$150
Engineer normal	<u>\$150</u>
Total	\$1,079
Round up to (2021-2061 expenditures)	\$1,080



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The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

August 14, 2020

Board of Directors
Montgomery County Utility District No. 3
P.O. Box 1268
Montgomery, Texas 77356

Re: Monthly Status Report
Montgomery County UD No. 3 District Meeting August 17, 2020

Dear Directors:

The following is a brief summary that describes our activities during the past month:

1. **City of Conroe Wastewater Treatment Plant Capacity** – We returned comments to the submittals received last month. It is our understanding the force main has been substantially constructed up to the wastewater treatment plant (“WWTP”) boundary.
2. **Consensus Contract Documents** – We continue to work with the District’s Attorney to develop a set of general contract documents to be utilized on future District projects.
3. **Utility Easements Across April Sound Country Club Property** – We provided the final legal description and exhibit for the utility easements to the District’s Attorney to begin preparing the conveyance documents.
4. **2019 Sanitary Sewer CIPP and Manhole Rehabilitation** – Upon completion of the consensus contract documents with the District’s attorney, we will be ready to begin bidding the construction of cured-in-place-pipe (CIPP) lining and manhole rehabilitation project.
5. **Transmission Waterline Rehabilitation - Phase I** – We are continuing with the design of the Transmission Waterline Rehabilitation – Phase I project. Upon completion of the design, we will wait to proceed with bidding and construction until a decision is reached on consolidation with MCUD No. 4.
6. **2019 Capetown Lift Station Rehabilitation** – This project is on hold while the District considers consolidation with MCUD No. 4.



Board of Directors
Montgomery County Utility District No. 3
Page 2 of 3
August 14, 2020

7. Waterpoint Development –

- a. **New Retail Center** – It is our understanding the Developer has not returned the signed letter agreement or deposited funds for the District’s Operator to complete the work on the proposed public waterline and flushing valve.
- b. **Akashi Restaurant** – We received plans for the relocation of Akashi Restaurant on July 29th and returned comments to the plans on August 10th. We received further revised plans on August 14th and plan to complete our review this week.
- c. **WingStop** – We received plans for the proposed WingStop on July 31st and returned comments to the plans on August 10th.
- d. **Event Center Remodel** – We received plans for the remodel of the event center on July 22nd and returned comments to the plans on August 10th.
- e. **Optimus Health** – We received plans for Opimus Health, a tenant in the proposed office spaces of the event center, on July 22nd and returned comments to the plans on August 10th.

8. TCEQ Notice of Violation – We submitted a response to the TCEQ NOV last month.

9. Wastewater Treatment Plant Average Daily Flows – As discussed last month, the Average Daily Flow (“ADF”) at the WWTP exceeded 75% of its permitted capacity for the third consecutive month in June. The ADF dropped below 75% (73.7%) for the month of July. We are updating the cost estimates and re-evaluating timing for plant expansion as prepared in the 2017 WWTP Expansion Evaluation. We plan to discuss the updates at the Joint WWTP meeting this month.

10. 5 Year Operator Repair Plan – Enclosed is a copy of the updated 5 Year Operator Repair Plan. We recommend the Board adopt the plan and authorize us to send a list of lift station and sanitary sewer repairs to the District’s operator to begin work. We will continue to coordinate with the District’s operator to keep the plan and amounts spent up to date.

11. District Development Status of 2020 Tax Year – We worked with the District’s attorney this month to determine and submit the District’s development status to the tax assessor collector. Enclosed is a copy of the questionnaire submitted.

12. District Consolidation – No engineering update this month.



Board of Directors
Montgomery County Utility District No. 3
Page 3 of 3
August 14, 2020

13. **Proposed Budget Amendments** – As previously discussed, we are working with District’s Attorney to recommend proposed budget amendments to better account for the transmission system cost as used in the Cost of Service study.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE
Engineer for the District

CVR/kmv

K:\00101\00101-0900-00 General Consultation\Meeting Files\Status Reports\2020\08-2020.docx

Attachments – 5 Year Operator Repair Plan
District Development Status for 2020 Tax Year Questionnaire
cc (via email): Mr. Philip Wright – Hays Utility North Corporation
Mr. Neil Thomas – Norton Rose Fulbright U.S., L.L.P.
Mr. James L. Dougherty, Jr. - Attorney at Law
Mr. Steve Haskins – Protocol Bookkeeping, Inc.
Mr. John Howell, Jr. – The GMS Group, LLC
Mr. Gary North – President, Montgomery County UD No. 4

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3
5 YEAR OPERATOR PERFORMED REPAIRS PLAN
 August 14, 2020

BUDGET YEAR	PROJECT	BUDGET	ACTUAL	PERCENT COMPLETE	CAPITAL EXPENSE	REMAINING BUDGET
2020	Lift Station Rehabilitation	\$ 40,000	\$ -	0%	\$ -	\$ 40,000
	Flushing Valve Inspection and Service	\$ 10,000	\$ 9,052	91%	\$ -	\$ 948
	Sanitary Sewer Repairs	\$ 45,000	\$ 3,562	8%	\$ -	\$ 41,438
	Storm Sewer Repair	\$ 15,000	\$ -	0%	\$ -	\$ 15,000
	TOTAL	\$ 110,000	\$ 12,614		\$ -	\$ 97,386
2021	Sanitary Sewer Repairs	\$ 40,000	\$ -	0%	\$ -	\$ 40,000
	Lift Station Rehabilitation	\$ 40,000	\$ -	0%	\$ -	\$ 40,000
	Water Main Line Valve Survey	\$ 25,000	\$ -	0%	\$ -	\$ 25,000
	Sanitary Sewer Manhole Inspection	\$ 10,000	\$ -	0%	\$ -	\$ 10,000
	Storm Sewer Inspection	\$ 15,000	\$ -	0%	\$ -	\$ 15,000
TOTAL	\$ 130,000	\$ -		\$ -	\$ 130,000	
2022	WWTP Alum Building Components Replacement	\$ 27,000	\$ -	0%	\$ -	\$ 27,000
	Lift Station Rehabilitation	\$ 40,000	\$ -	0%	\$ -	\$ 40,000
	Storm Sewer Repair	\$ 25,000	\$ -	0%	\$ -	\$ 25,000
	Flushing Valve Inspection and Service	\$ 10,000	\$ -	0%	\$ -	\$ 10,000
	Sanitary Sewer Manhole Inspection	\$ 10,000	\$ -	0%	\$ -	\$ 10,000
	Sanitary Sewer Repairs	\$ 45,000	\$ -	0%	\$ -	\$ 45,000
TOTAL	\$ 157,000	\$ -		\$ -	\$ 157,000	
2023	Lift Station Rehabilitation	\$ 40,000	\$ -	0%	\$ -	\$ 40,000
	Sanitary Sewer Repairs	\$ 45,000	\$ -	0%	\$ -	\$ 45,000
	Capetown Lift Station Driveway	\$ 30,000	\$ -	0%	\$ -	\$ 30,000
	Water Main Line Valve Survey	\$ 25,000	\$ -	0%	\$ -	\$ 25,000
	Sanitary Sewer Manhole Inspection	\$ 10,000	\$ -	0%	\$ -	\$ 10,000
	Storm Sewer Inspection	\$ 15,000	\$ -	0%	\$ -	\$ 15,000
TOTAL	\$ 165,000	\$ -		\$ -	\$ 165,000	
2024	Storm Sewer Repair	\$ 25,000	\$ -	0%	\$ -	\$ 25,000
	Lift Station Rehabilitation	\$ 40,000	\$ -	0%	\$ -	\$ 40,000
	Flushing Valve Inspection and Service	\$ 10,000	\$ -	0%	\$ -	\$ 10,000
	Sanitary Sewer Manhole Inspection	\$ 10,000	\$ -	0%	\$ -	\$ 10,000
	Sanitary Sewer Repairs	\$ 45,000	\$ -	0%	\$ -	\$ 45,000
TOTAL	\$ 130,000	\$ -		\$ -	\$ 130,000	
TOTAL ALL YEARS		\$ 692,000	\$ 12,614		\$ -	\$ 679,386

Notes:

- None of the cost above assume any inflation.
- Projects listed above are assumed to be completed by the District's operator and does not include projects to be completed and bid by the District Engineer. Additionally, the projects and costs listed above do not include normal operations or day to day repairs in the system. These are only planned expenses.
- There are no engineering cost included in any of the above projects.
- There are no contingencies included in the above estimated costs.
- Lift Station Rehabilitation items derived project sum of planned project construction expenses that can be completed by the District's operator and divided evenly over the 5 year period. If the work identified is completed, it will reduce the amounts needed for similar work in the 15-year plan.
- Sanitary sewer repair items include the manhole and digging repair items in the Phase II sanitary sewer rehab project that can be completed by the District's operator spread over the 5 year period. If the work identified is completed, it will reduce the cost of the 2023 sanitary sewer rehabilitation project as shown on the 15-year plan.
- Sanitary sewer manhole inspections assume inspecting 20% of the manholes each year so each manhole is inspected every 5 years.
- Flushing valve inspection and service includes inspection and testing of all flushing valves within the District and various repairs as required.
- Water main line valve survey includes locating, exercising, and repairing (as necessary), all main line gate valves within the District.

DISTRICT DEVELOPMENT STATUS FOR 2020 TAX YEAR

The undersigned is an authorized representative of Jones|Carter, the duly appointed and acting engineer for Montgomery County Utility District No. 3 (the "District").

Jones|Carter is familiar with the development status of the District and the matters addressed herein. The following information is being provided for use by the District's Board of Directors in determining whether it will be characterized as a "Developed District," as defined by Section 49.23602(a)(1) of the Texas Water Code, as amended, for the 2020 tax year. Unless otherwise specifically stated herein, this information is being provided based on the status of the District as of January 1, 2020.

I. District Facilities:

(a.) The number of equivalent single family connections ("ESFC") required for projected build-out of all developable property within the District is 1,545 (the "Build-Out ESFC"). Ninety-five percent (95%) of that number is 1,468 (the "Developed District ESFC").

(b.) Have all water, wastewater, and drainage facilities been constructed, and all associated sites or easements been conveyed to the District, which are required to serve the Developed District ESFC? _____ Yes No.

(If the answer is "No", do not complete the remainder of this section. If the answer is "Yes", please proceed.)

(c.) Have all of those water, wastewater and drainage facilities and sites been financed with bonds or otherwise paid for by the District? _____ Yes _____ No.

(If the answer is "No", do not complete the remainder of this section. If the answer is "Yes", please proceed.)

II. Road Facilities (Only applicable if the District has road powers and remaining voted road bond authority. Otherwise, do not complete and proceed to Item No. 3.):

(a.) The total costs incurred to date in connection with the construction of qualifying roads, or any qualifying improvements in aid of roads¹, which roads and improvements are required to serve the Build-Out ESFC, are approximately \$_____. 95% of that number is \$_____ (the "Developed District Road Costs").

(b.) Have all of the Developed District Road Costs been financed with bonds or otherwise paid for by the District? _____ Yes _____ No.

¹ The engineer will need to answer this question based upon the type of road powers held by the District (i.e. limited or full road powers).

(If the answer is "Yes", proceed to Item No. 3. If the answer is "No", do not complete the remainder of this section.)

- (c.) **The following questions (c.) and (d.) (if applicable) are to be answered in consultation with the District's financial advisor.** Is the current amount of outstanding road bonds attributable to the District (i.e. issued by the District or an overlapping jurisdiction) greater than or equal to 25% of the District's current real property taxable value, as reflected on the most recent certified tax rolls, for purposes of the limitation contained in Article 3, Section 52 of the Texas Constitution?² _____ Yes _____ No.

(If the answer is "No", do not complete the remainder of this section. If the answer is "Yes", please proceed below.)

- (d.) Is the District's real property taxable value reasonably anticipated to sufficiently increase, within the next 24 months, to allow the sale of road bonds for additional Developed District Road Costs? _____ Yes No.

(If the answer is "Yes", do not complete the remainder of this section. If the answer is "No", please proceed.)

- III. Park and Recreational Facilities (only applicable if the District has remaining voted park and recreational bond authority of at least \$1,000,000. Otherwise, do not complete.): (a.) The lesser of (i) the total amount of the District's voted bond authority or (ii) 1% of the District's total taxable value, as reflected on [the most recent certified tax rolls]³ [an estimate of value prepared by the applicable appraisal district dated 20__], is \$_____. 95% of that lesser number is \$_____ (the "Developed District Park Costs").

- (b.) **The following questions (b.) and (c.) (if applicable) are to be answered in consultation with the District's financial advisor.** Does the District have an amount of outstanding park and recreational bonds greater than or equal to the Developed District Park Costs? _____ Yes _____ No.

(If the answer is "Yes", please proceed below. If the answer is "No", do not complete the remainder of this section.)

- (c.) Are the District's outstanding park and recreational bonds reasonably anticipated to be less than the Developed District Park Costs within the 24 months? _____ Yes _____ No.

(If the answer is "Yes", please proceed below. If the answer is "No", do not complete the remainder of this section.)

² This test is generally addressed in the Overlapping Debt Certificate prepared by the financial advisor. Only real property value is considered.

³ Section 49.4645 of the Texas Water Code, as amended, allows park bonds to be issued based upon an estimate of value.

- (d.) Has the District taken any of the following steps in the last 24 months in furtherance of a park and recreational facilities bond issue: (i) engaged a design engineer or landscape architect, (ii) approved the advertising of or awarded a contract for a project, or (iii) authorized preparation of a bond application report?

_____Yes_____No

[The remainder of this page is intentionally left blank.]

Dated: August 10, 2020

Signature of Engineer: Chris Roznovsky

Print Name of Engineer: Chris Roznovsky

Print Name of Engineering Firm: Jones/Carter

Print Name of District: Montgomery County Utility District No. 3

ENGINEER SIGNATURE PAGE FOR RESOLUTION DETERMINING DEVELOPED DISTRICT STATUS FOR 2020 TAX YEAR

If Items 2(c.) or (d.) and/or Items 3(b.) or (c.) above is answered, this document should also be executed by the District's Financial Advisor.

Dated: _____, 2020

Signature of Financial Advisor: _____

Print Name of Financial Advisor: _____

Print Name of Financial Advisory Firm: _____

Print Name of District: _____



MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

MONTHLY OPERATIONS REPORT

DATE
08/17/20

<u>METER COUNT</u>	
Occupied	1190
Vacant	26
Commercial	26
No Bill Commercial	14
Builder	5
Irrigation	37
Rec/C/P	3
Time Share (24)	2
Shoreline Condos (9)	1
Total	1304

<u>BILLED CONSUMPTION</u>		
06/29/20	to	07/28/20
Residential		10,607,000
Commercial		1,027,000
No Bill Commercial		0
Irrigation		1,474,000
Time Share		29,000
Shoreline Condo's		63,000
Pool/Club		46,000
Total		13,246,000
	Plant Pumpage	11,352,500

M.C. UD #4 METER COUNT: 1620	U.D. 3 CAT	U.D. 3 JAS	U.D. 4 #1	U.D. 4 #2
Calculated Well GPM	2,352	1,100	0	1,461
Design Well GPM	2,500	1,000	600	1,400

Plant Pumpage - Catahoula	9,013,000	25.04%	Montgomery Co. U.D. #4 billed cons.	20,533,000
Plant Pumpage - Jasper	6,846,000	19.02%	Combined billed cons.	33,779,000
Montgomery Co. U.D. #4 Marina Drive	0	0.00%	Total Water Accountability	93.86%
Montgomery Co. U.D. #4 Lakeside Dr	20,129,000	55.93%		
Plant Pumpage MCUD's #3 & #4	35,988,000			

21,147,000 Gallons of Wastewater treated from 6/29/2020 - 7/28/2020.

July - Rainfall at the wastewater plant was 1.25 inches with a maximum of .5 inch on 7/26/2020.

TAPS: Paid Year to Date
0 2

Arrears for the Month of	June	Month of July
Cut-Off Notices Mailed	07/07/20	Read Date 07/28/20
Number of Notices Mailed	87	Billing Date 08/06/20
Cut-Off Date	08/03/20	Mailing Date 08/07/20
Number of Actual Cut-Offs	0	Due Date 09/03/20

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

DATE
08/17/20

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT

July 2020

TPDES Permit # WQ0011203001

Expires 06/01/22

NPDES Permit # TX0069469

Effluent Quality Data Reported for:

July 2020

	<u>Reported</u>	<u>Permitted</u>	<u>Annual Average</u>	<u>Excursion</u>
CBOD 5 Average	2.53 mg/l	7.00 mg/l	3.15 mg/l	NO
TSS Average	1.00 mg/l	15.00 mg/l	1.32 mg/l	NO
NH3	0.06 mg/l	2.00 mg/l	0.15 mg/l	NO
CL2 Res Min	1.02 mg/l	1.00 mg/l	1.08 mg/l	NO
CL2 Res Max	2.68 mg/l	4.00 mg/l	3.42 mg/l	NO
Flow Average	0.701 mgd	0.950 mgd	0.694 mgd	NO
Phosphorus	0.07 mg/l	1.00 mg/l	0.41 mg/l	NO
Daily Flow Max	0.870 mgd	2.80 mgd	1.160 mgd	NO
Total Wastewater Treated	21,716,000 gallons			

Effluent Quality Compliant with Discharge Permit ?

YES

The plant was operated within all parameters of our permit.
No violation notices were received from any other local agency.

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3
MONTHLY OPERATIONS SUMMARY
BILLING & COLLECTION REPORT
July 2020

DATE
08/17/20

Receivables Forward	07/07/20	\$ 93,623.88
Collection Period:	7/8/20 - 8/6/20	
Penalty	\$ (571.62)	
Water	\$ (41,496.95)	
Sewer	\$ (45,366.54)	
Connect	\$ -	
Deposit	\$ (2,000.00)	
Grease	\$ (1,125.00)	
LSGWC	\$ -	
Misc. - PCO, NSF, Trans, Connect	\$ (1,103.40)	
Overpayments	\$ (1,511.75)	
TOTAL	\$ (93,175.26)	\$ (93,175.26)
Current Adjustments:		
Connects	\$ 990.00	
Write Offs	\$ -	
ACH Startup Fee	\$ -	
Deposits	\$ 1,800.00	
Inspections Fees	\$ -	
Tap Fees	\$ -	
PCO/Pull Meter	\$ (270.00)	
NSF	\$ -	
Construction before tap	\$ -	
Turn off for NSF Check	\$ 1,589.25	
Back Charges	\$ -	
Regular Adj	\$ (151.54)	
TOTAL	\$ 3,957.71	\$ 3,957.71
Current Billings:	6/29/20 - 7/28/20	
Penalty	\$ 550.82	
Water	\$ 44,749.80	
Sewer	\$ 45,247.00	
TCEQ	\$ -	
Grease	\$ 1,050.00	
LSGWC	\$ -	
Misc	\$ -	
TOTAL	\$ 91,597.62	\$ 91,597.62
TOTAL RECEIVABLES FORWARD	8/6/2020	\$ 96,003.95

District Deposits on file: \$111,985.00
Undistributed Overpymts \$5,196.76

Total Consumption: 13,246,000

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT #3
MONTHLY OPERATIONS SUMMARY
GROUND WATER PERMIT PUMPAGE
July 2020

LONE STAR GROUNDWATER CONSERVATION DISTRICT
Permit # OP-0511201 - 01/01/20 to 12/31/20

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-20	2.22%	4,212,000	0.84%	2,935,000
Feb-20	4.57%	4,478,000	1.47%	2,216,000
Mar-20	7.27%	5,117,000	2.47%	3,486,000
Apr-20	10.29%	5,752,000	3.52%	3,682,000
May-20	13.45%	6,002,000	5.26%	6,095,000
Jun-20	16.84%	6,431,000	7.75%	8,723,000
Jul-20	20.75%	7,440,000	10.61%	10,013,000
Aug-20				
Sep-20				
Oct-20				
Nov-20				
Dec-20				
Total Pumpage		39,432,000		37,150,000
<u>2020 Permitted Withdrawal:</u>		<u>190,000,000</u>		<u>350,000,000</u>

Permit Summary Gulf Coast Aquifer

Historical Use Permit Amount:	154,856,000
Operating Permit approved 12/16/05:	35,144,000
Total Qualifying Demand:	190,000,000

Alternative Water Summary

MC- UD #3 - Alternate Water Source Permit:	350,000,000
Total 2020 GRP AWS Permitted Withdrawal:	350,000,000

Montgomery County U.D. #3 & #4
 Sewer Connections FOR

August 2020

U.D. #3

Residential	1190 OCCUPIED	26 VACANT	1216
Commercial	1,027,000 gals divided by 30 days divided by 200=		171
Time Share/Shoreline	33 units		33
Lake Conroe Village	2,215,000 gals divided by 30 days divided by 200=		369
			1789 49.59%

U.D. #4

Residential	1532 OCCUPIED	14 VACANT	1546
Commercial	263,000 gals divided by 30 days divided by 200=		44
Apartments	146 units		146
Diamondhead	498,000 gals divided by 30 days divided by 200=		83
Total Sewer Equivalent Connections			1819 50.41%

	TOTAL	UD 3	UD 4
Total for WWTP	\$29,071.10	\$14,416.71	\$14,654.39

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

CUT-OFF LIST STATUS

August 3, 2020

<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>	<u>STATUS</u>
-------------	----------------	---------------	---------------

No Cuts

MONTGOMERY COUNTY UTILITY DISTRICT # 3
CUSTOMER SERVICE REPORT
August 2020

TYPE OF INQUIRE or COMPLAINT	THIS MONTH	YEAR TO DATE
LOW OR NO WATER PRESSURE	0	0
WATER QUALITY	0	0
WATER LEAKS	2	12
LIFT STATION FAILURES	1	5
SEWER BACK-UPS	HOMEOWNER	1
	DISTRICT	1
STORM SEWER	BACK UP	1
	SINK-HOLES	6
SECURITY ISSUES	0	0

Description:

LOW PRESSURE:	NONE
WATER QUALITY:	NONE
WATER LEAKS:	104 April Wind Dr N - Repaired 8" water main. 67 April Point Dr S - Repaired leak at meter.
LIFT STATION FAILURES :	Dawns Edge #4 - Replaced lift pump air relief valves.
SEWER STOPPAGE:	NONE
STORM SEWER:	NONE

PREPARED BY HAYS UTILITY NORTH

MONTGOMERY COUNTY UD #3
 C/O PROTOCOL BOOKKEEPING, INC.
 1506 WHISPERING PINES
 HOUSTON, TX 77055

3 & 4 WATER PLANTS

8/1/2020

COMBINED EXPENSES FOR 3 & 4 WATER PLANTS DIVIDED BY PERCENTAGES OF CONSUMPTION

MONTGOMERY COUNTY MUD #3

WELL JASPER	ENTERGY	2,885.13
	LIQUID BLEACH (1473) GAL	2,202.14
	LIQUID PHOSPHATE - (0) GAL	-
	(0) BAGS SALT	-
WELL CATAHOULA	ENTERGY	1,789.16
	LIQUID BLEACH (0) GAL	-
	LIQUID PHOSPHATE - (0) GAL	-

MONTGOMERY COUNTY MUD #4

WELL #1	ENTERGY	1,456.39
	LIQUID BLEACH (0) GALLONS	-
	LIQUID PHOSPHATE - (0) GALLONS	-
WELL #2	ENTERGY	3,315.66
	LIQUID BLEACH (1200) GALLONS	1,794.00
	LIQUID PHOSPHATE - (0) GALLONS	-
	TOTAL EXPENSE	\$ 13,442.48

BILLED CONSUMPTION

PERCENTAGE

MUD #3	13,246,000.00	39.21%
MUD #4	20,533,000.00	60.79%
TOTAL CONSUMPTION	33,779,000.00	100.00%

MUD #3 - TOTAL EXPENSE	\$ 13,442.48	X	39.21%	\$ 5,271.30
MUD #4 - TOTAL EXPENSE	\$ 13,442.48	X	60.79%	\$ 8,171.18

DEPOSITS ON FILE:	#3	\$ 3,000.00
	#4	\$ 2,000.00

TOTAL AMOUNT DUE \$ **5,271.30**

Attachment A

List of M&O Costs by Line on Consolidated Invoice For Month of July 2020

Line A.1.a:M&O costs incurred by MCUD 3 just for Catahoula Facilities

Date	Vendor Source	Description	Inv./W.O/Reference	Total Cost	UD4 Share (50%)	UD3 Share (50%)
TOTAL UD4 Share(entered on Line A.1.a of Consolidated Invoice)					0	0

Line A.1.b:M&O costs incurred by MCUD 3 just for Jasper Facilities

Date	Vendor Source	Description	Inv./W.O/Reference	Total Cost	UD4 Share (0%)	UD3 Share (100%)
TOTAL UD4 Share(entered on Line A.1.b of Consolidated Invoice)					0	0

Line A.1.c:M&O costs incurred by MCUD 3 for two or more categories

Date	Vendor Source	Description	Inv./W.O/Reference	Total Cost	UD4 Share (33%)	UD3 Share (67%)
8/1/2020	Hays	Basic Services	73211	\$2,750.00	\$907.50	\$1,842.50
6/16/2020	Hays	Replaced air conditioner for control room	73192/73193	\$2,657.27	\$876.90	\$1,780.37
8/3/2020	Hays	Performed Quarterly Gnerator Maintenance	73194/73195	\$115.00	\$37.95	\$77.05
7/20/2020	Hays	Replaced relay base & relay on pressure pump	73201/73202	\$358.92	\$118.44	\$240.48
8/3/2020	Hays	After hours responded to booster pump failure	73206/73207	\$324.00	\$106.92	\$217.08
7/17/2020	Hays	Yard Maintenance	73208/73209	\$627.90	\$207.21	\$420.69
7/29/2020	Hays	Well oil	73202/73204	\$250.00	\$82.50	\$167.50
TOTAL UD4 Share(entered on Line A.1.c of Consolidated Invoice)					\$2,337.42	\$4,745.67

UD4 Total	UD3 Total
\$2,337.42	\$4,745.67



Reimbursables

UD 3 Bill

<u>Location</u>	<u>Work Done</u>	<u>Cost</u>	<u>Date</u>	<u>Paid</u>
128 April Wind Dr S	Repaired 1" Service Line	\$403.77	6/7/2019	No
100 Capetown Cir	Repaired 1" Service Line	\$453.06	7/12/2019	No
202 Springs Edge Dr	Repaired 1" Service Line	\$640.44	9/13/2019	No
48 Waters Edge ST	Repaired 1" Service Line	1044.98	9/25/2019	No
April Waters Dr N/April Villas	Repaired 1" Service Line	\$2,036.91	10/1/2019	No
202 Springs Edge Dr	Yard Repair	\$344.50	10/16/2019	No
April Waters Dr N/April Villas	Yard Repair	\$199.25	10/21/2019	No
170 April Wind Ct	Repaired 1" Service Line & Yard Repair	\$1,023.78	10/28/2019	No
213 Dawns Edge Dr	Repaired 1" Service Line	\$971.01	10/31/2019	No
128 April Wind Ct	Repaired 1" Service Line	\$1,614.94	11/4/2019	No
213 Dawns Edge Dr	Yard Repair	\$429.00	11/27/2019	No
128 April Wind Ct	Yard Repair	\$526.50	12/20/2019	No
1100 April Waters Dr N	Repaired 1" Service Line	\$779.62	1/3/2020	No
HWY 105 West	Repaired 6" force main	\$1,410.85	2/11/2020	No
1100 April Waters Dr N	Yard Repair	\$565.75	2/20/2020	No
13 April Hill	After hours repaired service line	\$548.04	3/19/2020	No
13 April Hill	Yard Repair	\$230.25	4/13/2020	No
Total		\$13,222.65		



MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

MONTHLY OPERATIONS REPORT

DATE
08/17/20

<u>METER COUNT</u>	
Occupied	1190
Vacant	26
Commercial	26
No Bill Commercial	14
Builder	5
Irrigation	37
Rec/C/P	3
Time Share (24)	2
Shoreline Condos (9)	1
Total	1304

<u>BILLED CONSUMPTION</u>		
06/29/20	to	07/28/20
Residential		10,607,000
Commercial		1,027,000
No Bill Commercial		0
Irrigation		1,474,000
Time Share		29,000
Shoreline Condo's		63,000
Pool/Club		46,000
Total		13,246,000
	Plant Pumpage	11,352,500

M.C. UD #4 METER COUNT: 1620	<u>U.D. 3 CAT</u>	<u>U.D. 3 JAS</u>	<u>U.D. 4 #1</u>	<u>U.D. 4 #2</u>
Calculated Well GPM	2,352	1,100	0	1,461
Design Well GPM	2,500	1,000	600	1,400

Plant Pumpage - Catahoula	9,013,000	25.04%	Montgomery Co. U.D. #4 billed cons.	20,533,000
Plant Pumpage - Jasper	6,846,000	19.02%	Combined billed cons.	33,779,000
Montgomery Co. U.D. #4 Marina Drive	0	0.00%	Total Water Accountability	93.86%
Montgomery Co. U.D. #4 Lakeside Dr	20,129,000	55.93%		
Plant Pumpage MCUD's #3 & #4	35,988,000			

21,147,000 Gallons of Wastewater treated from 6/29/2020 - 7/28/2020.

July - Rainfall at the wastewater plant was 1.25 inches with a maximum of .5 inch on 7/26/2020.

TAPS: Paid Year to Date
0 2

<u>Arrears for the Month of</u>	<u>June</u>	<u>Month of July</u>
Cut-Off Notices Mailed	07/07/20	Read Date 07/28/20
Number of Notices Mailed	87	Billing Date 08/06/20
Cut-Off Date	08/03/20	Mailing Date 08/07/20
Number of Actual Cut-Offs	0	Due Date 09/03/20

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

DATE
08/17/20

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT

July 2020

TPDES Permit # WQ0011203001

Expires 06/01/22

NPDES Permit # TX0069469

Effluent Quality Data Reported for:

July 2020

	<u>Reported</u>	<u>Permitted</u>	<u>Annual Average</u>	<u>Excursion</u>
CBOD 5 Average	2.53 mg/l	7.00 mg/l	3.15 mg/l	NO
TSS Average	1.00 mg/l	15.00 mg/l	1.32 mg/l	NO
NH3	0.06 mg/l	2.00 mg/l	0.15 mg/l	NO
CL2 Res Min	1.02 mg/l	1.00 mg/l	1.08 mg/l	NO
CL2 Res Max	2.68 mg/l	4.00 mg/l	3.42 mg/l	NO
Flow Average	0.701 mgd	0.950 mgd	0.694 mgd	NO
Phosphorus	0.07 mg/l	1.00 mg/l	0.41 mg/l	NO
Daily Flow Max	0.870 mgd	2.80 mgd	1.160 mgd	NO
Total Wastewater Treated	21,716,000 gallons			

Effluent Quality Compliant with Discharge Permit ?

YES

The plant was operated within all parameters of our permit.
No violation notices were received from any other local agency.

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3
MONTHLY OPERATIONS SUMMARY
BILLING & COLLECTION REPORT
July 2020

DATE
08/17/20

Receivables Forward	07/07/20	\$ 93,623.88
Collection Period:	7/8/20 - 8/6/20	
Penalty	\$ (571.62)	
Water	\$ (41,496.95)	
Sewer	\$ (45,366.54)	
Connect	\$ -	
Deposit	\$ (2,000.00)	
Grease	\$ (1,125.00)	
LSGWC	\$ -	
Misc. - PCO, NSF, Trans, Connect	\$ (1,103.40)	
Overpayments	\$ (1,511.75)	
TOTAL	\$ (93,175.26)	\$ (93,175.26)
Current Adjustments:		
Connects	\$ 990.00	
Write Offs	\$ -	
ACH Startup Fee	\$ -	
Deposits	\$ 1,800.00	
Inspections Fees	\$ -	
Tap Fees	\$ -	
PCO/Pull Meter	\$ (270.00)	
NSF	\$ -	
Construction before tap	\$ -	
Turn off for NSF Check	\$ 1,589.25	
Back Charges	\$ -	
Regular Adj	\$ (151.54)	
TOTAL	\$ 3,957.71	\$ 3,957.71
Current Billings:	6/29/20 - 7/28/20	
Penalty	\$ 550.82	
Water	\$ 44,749.80	
Sewer	\$ 45,247.00	
TCEQ	\$ -	
Grease	\$ 1,050.00	
LSGWC	\$ -	
Misc	\$ -	
TOTAL	\$ 91,597.62	\$ 91,597.62
TOTAL RECEIVABLES FORWARD	8/6/2020	\$ 96,003.95

District Deposits on file: \$111,985.00
Undistributed Overpymts \$5,196.76

Total Consumption: 13,246,000

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT #3
MONTHLY OPERATIONS SUMMARY
GROUND WATER PERMIT PUMPAGE
July 2020

LONE STAR GROUNDWATER CONSERVATION DISTRICT
Permit # OP-0511201 - 01/01/20 to 12/31/20

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-20	2.22%	4,212,000	0.84%	2,935,000
Feb-20	4.57%	4,478,000	1.47%	2,216,000
Mar-20	7.27%	5,117,000	2.47%	3,486,000
Apr-20	10.29%	5,752,000	3.52%	3,682,000
May-20	13.45%	6,002,000	5.26%	6,095,000
Jun-20	16.84%	6,431,000	7.75%	8,723,000
Jul-20	20.75%	7,440,000	10.61%	10,013,000
Aug-20				
Sep-20				
Oct-20				
Nov-20				
Dec-20				
Total Pumpage		39,432,000		37,150,000
<u>2020 Permitted Withdrawal:</u>		<u>190,000,000</u>		<u>350,000,000</u>

Permit Summary Gulf Coast Aquifer

Historical Use Permit Amount:	154,856,000
Operating Permit approved 12/16/05:	35,144,000
Total Qualifying Demand:	190,000,000

Alternative Water Summary

MC- UD #3 - Alternate Water Source Permit:	350,000,000
Total 2020 GRP AWS Permitted Withdrawal:	350,000,000

Montgomery County U.D. #3 & #4
 Sewer Connections FOR

August 2020

U.D. #3

Residential	1190 OCCUPIED	26 VACANT	1216
Commercial	1,027,000 gals divided by 30 days divided by 200=		171
Time Share/Shoreline	33 units		33
Lake Conroe Village	2,215,000 gals divided by 30 days divided by 200=		369
			1789 49.59%

U.D. #4

Residential	1532 OCCUPIED	14 VACANT	1546
Commercial	263,000 gals divided by 30 days divided by 200=		44
Apartments	146 units		146
Diamondhead	498,000 gals divided by 30 days divided by 200=		83
Total Sewer Equivalent Connections			1819 50.41%

	TOTAL	UD 3	UD 4
Total for WWTP	\$29,071.10	\$14,416.71	\$14,654.39

MONTGOMERY COUNTY UTILITY DISTRICT NO. 3

CUT-OFF LIST STATUS

August 3, 2020

<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>	<u>STATUS</u>
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No Cuts

MONTGOMERY COUNTY UTILITY DISTRICT # 3
CUSTOMER SERVICE REPORT
August 2020

TYPE OF INQUIRE or COMPLAINT	THIS MONTH	YEAR TO DATE
LOW OR NO WATER PRESSURE	0	0
WATER QUALITY	0	0
WATER LEAKS	2	12
LIFT STATION FAILURES	1	5
SEWER BACK-UPS	HOMEOWNER	1
	DISTRICT	1
STORM SEWER	BACK UP	1
	SINK-HOLES	6
SECURITY ISSUES	0	0

Description:

LOW PRESSURE:	NONE
WATER QUALITY:	NONE
WATER LEAKS:	104 April Wind Dr N - Repaired 8" water main. 67 April Point Dr S - Repaired leak at meter.
LIFT STATION FAILURES :	Dawns Edge #4 - Replaced lift pump air relief valves.
SEWER STOPPAGE:	NONE
STORM SEWER:	NONE

PREPARED BY HAYS UTILITY NORTH

MONTGOMERY COUNTY UD #3
 C/O PROTOCOL BOOKKEEPING, INC.
 1506 WHISPERING PINES
 HOUSTON, TX 77055

3 & 4 WATER PLANTS

8/1/2020

COMBINED EXPENSES FOR 3 & 4 WATER PLANTS DIVIDED BY PERCENTAGES OF CONSUMPTION

MONTGOMERY COUNTY MUD #3

WELL JASPER	ENTERGY	2,885.13
	LIQUID BLEACH (1473) GAL	2,202.14
	LIQUID PHOSPHATE - (0) GAL	-
	(0) BAGS SALT	-
WELL CATAHOULA	ENTERGY	1,789.16
	LIQUID BLEACH (0) GAL	-
	LIQUID PHOSPHATE - (0) GAL	-

MONTGOMERY COUNTY MUD #4

WELL #1	ENTERGY	1,456.39
	LIQUID BLEACH (0) GALLONS	-
	LIQUID PHOSPHATE - (0) GALLONS	-
WELL #2	ENTERGY	3,315.66
	LIQUID BLEACH (1200) GALLONS	1,794.00
	LIQUID PHOSPHATE - (0) GALLONS	-
	TOTAL EXPENSE	\$ 13,442.48

BILLED CONSUMPTION		PERCENTAGE
MUD #3	13,246,000.00	39.21%
MUD #4	20,533,000.00	60.79%
TOTAL CONSUMPTION	<u>33,779,000.00</u>	<u>100.00%</u>

MUD #3 - TOTAL EXPENSE	\$ 13,442.48	X	39.21%	\$ 5,271.30
MUD #4 - TOTAL EXPENSE	\$ 13,442.48	X	60.79%	\$ 8,171.18

DEPOSITS ON FILE:	#3	\$ 3,000.00
	#4	\$ 2,000.00

TOTAL AMOUNT DUE \$ 5,271.30

Attachment A

List of M&O Costs by Line on Consolidated Invoice For Month of July 2020

Line A.1.a:M&O costs incurred by MCUD 3 just for Catahoula Facilities

Date	Vendor Source	Description	Inv./W.O/Reference	Total Cost	UD4 Share (50%)	UD3 Share (50%)
TOTAL UD4 Share(entered on Line A.1.a of Consolidated Invoice)					0	0

Line A.1.b:M&O costs incurred by MCUD 3 just for Jasper Facilities

Date	Vendor Source	Description	Inv./W.O/Reference	Total Cost	UD4 Share (0%)	UD3 Share (100%)
TOTAL UD4 Share(entered on Line A.1.b of Consolidated Invoice)					0	0

Line A.1.c:M&O costs incurred by MCUD 3 for two or more categories

Date	Vendor Source	Description	Inv./W.O/Reference	Total Cost	UD4 Share (33%)	UD3 Share (67%)
8/1/2020	Hays	Basic Services	73211	\$2,750.00	\$907.50	\$1,842.50
6/16/2020	Hays	Replaced air conditioner for control room	73192/73193	\$2,657.27	\$876.90	\$1,780.37
8/3/2020	Hays	Performed Quarterly Gnerator Maintenance	73194/73195	\$115.00	\$37.95	\$77.05
7/20/2020	Hays	Replaced relay base & relay on pressure pump	73201/73202	\$358.92	\$118.44	\$240.48
8/3/2020	Hays	After hours responded to booster pump failure	73206/73207	\$324.00	\$106.92	\$217.08
7/17/2020	Hays	Yard Maintenance	73208/73209	\$627.90	\$207.21	\$420.69
7/29/2020	Hays	Well oil	73202/73204	\$250.00	\$82.50	\$167.50
TOTAL UD4 Share(entered on Line A.1.c of Consolidated Invoice)					\$2,337.42	\$4,745.67

UD4 Total	UD3 Total
\$2,337.42	\$4,745.67



Reimbursables

UD 3 Bill

<u>Location</u>	<u>Work Done</u>	<u>Cost</u>	<u>Date</u>	<u>Paid</u>
128 April Wind Dr S	Repaired 1" Service Line	\$403.77	6/7/2019	No
100 Capetown Cir	Repaired 1" Service Line	\$453.06	7/12/2019	No
202 Springs Edge Dr	Repaired 1" Service Line	\$640.44	9/13/2019	No
48 Waters Edge ST	Repaired 1" Service Line	1044.98	9/25/2019	No
April Waters Dr N/April Villas	Repaired 1" Service Line	\$2,036.91	10/1/2019	No
202 Springs Edge Dr	Yard Repair	\$344.50	10/16/2019	No
April Waters Dr N/April Villas	Yard Repair	\$199.25	10/21/2019	No
170 April Wind Ct	Repaired 1" Service Line & Yard Repair	\$1,023.78	10/28/2019	No
213 Dawns Edge Dr	Repaired 1" Service Line	\$971.01	10/31/2019	No
128 April Wind Ct	Repaired 1" Service Line	\$1,614.94	11/4/2019	No
213 Dawns Edge Dr	Yard Repair	\$429.00	11/27/2019	No
128 April Wind Ct	Yard Repair	\$526.50	12/20/2019	No
1100 April Waters Dr N	Repaired 1" Service Line	\$779.62	1/3/2020	No
HWY 105 West	Repaired 6" force main	\$1,410.85	2/11/2020	No
1100 April Waters Dr N	Yard Repair	\$565.75	2/20/2020	No
13 April Hill	After hours repaired service line	\$548.04	3/19/2020	No
13 April Hill	Yard Repair	\$230.25	4/13/2020	No
Total		\$13,222.65		