

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1**

**August 12, 2020**

**MINUTES**

**STATE OF TEXAS  
COUNTY OF BEXAR**

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Regular Session, open to the public and pursuant to Notice duly given at 6:30 p.m., at 16450 Wildlake Blvd, Helotes, Texas 78023, on the 12th day of August 2020, with the following member's present to-with:

Robert Kuhn, President  
Zulema Fuentes-Real, Vice President  
Dale Ferguson, Secretary (via Skype)  
Max Hooti, Assistant Secretary

and Bill Burn absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager, Jim Berbiglia, San Antonio Ranch resident.

President Kuhn called the meeting to order and announced that the first item of business would be:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETING HELD  
JULY 16, 2020**
- 2. REPORT CONCERNING JUNE 2019 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS  
INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Hooti moved that the consent agenda be approved. Director Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.

**II. STATUS REPORTS:**

**II. (A.) DISCUSSION REGARDING 2019/2020 PROJECTS/PLANS**

**1. TENNIS COURT RESURFACE**

It was reported that the tennis court resurfacing project would be complete tomorrow and the pickleball equipment storage building would be delivered tomorrow too, it was noted that the building was donated to the HOA. It was also noted that the concrete at the back of the tennis courts still needs to be finished for erosion control.

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1**

**July 16, 2020**

**MINUTES**

**STATE OF TEXAS  
COUNTY OF BEXAR**

The Board of Directors of the San Antonio Municipal Utility District No. 1 convened in Special Session, via teleconference and pursuant to Notice duly given at 6:30 p.m., on the 16th day of July 2020, with the following member's present to-with:

Robert Kuhn, President  
Zulema Fuentes-Real, Vice President  
Bill Burn, Treasurer  
Max Hooti, Assistant Secretary

and Dale Ferguson absent, thus constituting a quorum. Also present were Debra Conkle, Office Manager.

President Kuhn called the meeting to order and announced that the first item of business would be:

- 1. REVIEW AND APPROVAL OF THE MINUTES OF THE MEETING HELD JUNE 10, 2020**
- 2. REPORT CONCERNING MAY 2019 TAX COLLECTIONS**
- 3. REVIEW AND APPROVAL OF ACCOUNT BALANCES/BILLINGS INCURRED AND AUTHORIZATION OF EXPENDITURES**

Director Burn moved that the consent agenda be approved. Director Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.

**II. STATUS REPORTS:**

**II. (A.) DISCUSSION REGARDING 2019/2020 PROJECTS/PLANS**

**1. TENNIS COURT RESURFACE**

It was reported that the tennis court resurfacing project, along with a small building for the pickleball equipment storage, should be complete by the end of the month.

**II. (B.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY**

**1. PROPERTY MAINTENANCE**

**2. UNLAWFUL DUMPING**

A discussion was held regarding Ronnie Galik return for property maintenance. He would take 2 to 3 days to finish and to include Apacheria and the tennis courts. His fee would be \$1575.00 per

**S.A. MUD#1  
7-16-2020**

cutting and would include edging and blowing. An additional fee of \$18.00 per hour to haul off debris.

**II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE**

It was noted that Darla Harlos performed an extra cleaning this month after the July 14 election.

**II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS**

**II. (E.) DISCUSSION REGARDING REQUESTS FOR USE OF THE MUD BUILDING**

**II. (F.) SECURITY - GENERAL**

**II. (G.) PUBLIC RELATIONS**

Director Fuentes-Real was requested to contact TML and add the tennis court and the small building to the MUD insurance policy.

Debra Conkle informed the Board that the Bexar County Elections department will be using the building on November 3, 2020 for the presidential election.

Director Hooti requested that a letter be sent to the HOA regarding the remaining trash from the 4<sup>th</sup> of July holiday.

It was reported that there have been some issues between HOA and non- HOA members.

**III. UNFINISHED BUSINESS**

**(A.) REMINDER THAT TRANSFER/LEASE DOCUMENTS FOR TENNIS COURTS, LOT 91, BLOCK 2, UNIT 1, SAN ANTONIO RANCH SUBDIVISION AND MUD BUILDING AND SURROUNDING PROPERTY FROM SA MUD#1 TO SAR HOA ARE AVAILABLE UPON HELOTES ANNEXATION.**

President Kuhn stated that this item is on hold at this time.

**III. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING THE HACA PETITIONING THE CITY OF HELOTES FOR FUTURE ANNEXATION**

There was no discussion on this item at this time.

**IV. (A.) DISCUSSION AND NECESSARY ACTION REGARDING CITIZEN'S CONCERNS AND CUSTOMER CORRESPONDENCE**

Debra Conkle presented the following letter from Waste Management regarding the annual price increase. Service will increase from

**S.A. MUD#1**  
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\$19.13 per residence to \$19.69 or \$4,399.90 per month to \$4,528.73, beginning September 1, 2020.

Director Hooti reminded the Board of the Waste Management trucks leaking oil on the streets within the subdivision. He stated that they had come out once and tried to clean it up. It was the consensus of the Board that Director Hooti contact Waste Management again for them to clean up.

There being no further business, the meeting was adjourned.

\_\_\_\_\_  
Robert L. Kuhn, President  
San Antonio Municipal Utility District No. 1

ATTEST:

\_\_\_\_\_  
Max Hooti, Assistant Secretary  
San Antonio Municipal Utility District No. 1

(seal)

TAX COLLECTIONS  
DISTRIBUTION

DEPOSITS: 7/6/2020 \$10,826.13  
7/25/2020 \$2,105.28

DATE: 8/12/2020 June 2020 Tax Collections

RECEIVED:							\$12,931.41				
TAX	P&I	ATT FEE	OTHER	TOTAL COLLECTIONS	LESS ATTORNEY FEE	BALANCE	REFUNDS/TAX ASSESSOR FEE	BALANCE	REMITTED		
Y1998	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00					
Y1999	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2000	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2001	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2002	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2003	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2004	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2005	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2006	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2007	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2008	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2009	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2010	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2011	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2012	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2013	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2014	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2015	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2016	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2017	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2018	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00				\$0.00	
Y2019	\$12,548.38	\$383.03	\$384.75	\$13,316.16	(\$384.75)	\$12,931.41		\$12,931.41		\$12,931.41	
<b>TOTAL</b>	<b>\$12,548.38</b>	<b>\$383.03</b>	<b>\$384.75</b>	<b>\$13,316.16</b>	<b>\$0.00</b>	<b>\$12,931.41</b>	<b>\$0.00</b>	<b>\$12,931.41</b>	<b>\$12,931.41</b>	<b>\$12,931.41</b>	

YEAR	MAINT. TAX	P&I	ATT FEE	LESS FEE/REFUND	D S TAX	P&I	ATT FEE	LESS FEE/REFUND	TOTAL
Y1998	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y1999	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Y2019	\$8,522.86	\$260.15	\$261.32	(\$261.32)	\$4,025.52	\$122.88	\$123.43	(\$123.43)	\$12,931.41
<b>TOTAL</b>	<b>\$8,522.86</b>	<b>\$260.15</b>	<b>\$261.32</b>	<b>(\$261.32)</b>	<b>\$4,025.52</b>	<b>\$122.88</b>	<b>\$123.43</b>	<b>(\$123.43)</b>	<b>\$12,931.41</b>

TOTAL AMT DUE GOF	\$9,044.34	TOTAL AMT DUE DSF	\$4,271.82		\$13,316.16
LESS: ATTORNEY FEE	(\$261.32)	LESS: ATTORNEY FEE	(\$123.43)		(\$384.75)
LESS: TAX ASSESSOR FEE		LESS: TAX ASSESSOR FEE			\$0.00
LESS: REFUNDS/REVERSALS		LESS: REFUNDS/REVERS			\$0.00
AMT FOR GOF DEPOSIT:	\$8,783.02	AMT FOR DSF DEPOSIT:	\$4,148.39	TOTAL =	\$12,931.41 \$12,931.41



PAGE 2  
 REPORT OF OPERATIONS  
 NOTES, TRANSFERS AND DEBT SERVICE EXPENDITURES  
 8/12/2020

NOTES:

- \*\* Previously Paid
- \*\*\* Pending Invoice
- \*\*\*\* Previously Approved

TAX CLEARING AND FUND TRANSFERS:

FROM	TO		AMOUNT
1. FROST CLEARING	FROST OPERATING	check	\$8,783.02
2. FROST CLEARING	TEX POOL OPERATING	WIRE	
3. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	\$4,148.39
4. TEX POOL OPERATING	FROST OPERATING	WIRE	
5. FROST CLEARING	TEX POOL CLEARING	WIRE	
5. FROST CLEARING	TEX POOL DEBT SERVI	WIRE	
6. FROST DEBT SERVICE	TEX POOL DEBT SERVI	WIRE	
7. TEX POOL CLEARING	TEX POOL OPERATING	WIRE	
8. TEX POOL CLEARING	TEX POOL DEBT SERVI	WIRE	
9. FROST OPERATING	TEX POOL OPERATING	WIRE	
10. TEX POOL DEBT SERVICE	FROST DEBT SERVICE	WIRE	
<b>TOTAL TAX CLEARING &amp; FUND TRANSFERS</b>			<b>\$12,931.41</b>

DEBT SERVICE EXPENDITURES:

BANK OF NEW YORK	BOND COUPON PAYMENT 9/1/2020	\$32,175.00
<b>Total Debt Service Expenditures</b>		<b>\$32,175.00</b>

**SAN ANTONIO MUNICIPAL UTILITY DISTRICT NO. 1  
OPERATING FUNDS**

Funding Period: 10/1/2019 - 9/30/20

6 8/12/2020 10:06 AM

M & O Carryover 212,081  
Esti M & O Tax Rev 226,506

Esti Total Funds  
438,587

8/12/2020  
10:06 AM

	YTD DISB.	CURRENT MONTH	ENCUMBERED	ANNUAL BUDGET	FUNDS REMAINING
Audit/Bookkeeping	14,033			16,000	1,967
Bexar Appraisal	1,113	375	0	1,800	312
Bexar Cnty Tax Assessor			0	600	600
Legal Fees	11,816		0	15,000	3,184
Office Manager	15,465	1,547		21,532	4,520
Professional Svcs	150		0	2,000	1,850
Trash Service	43,999	4,840		57,199	8,800
<b>Subtotal Contract Service</b>	<b>86,576</b>	<b>6,762</b>	<b>0</b>	<b>114,131</b>	<b>21,233</b>
<b>INSURANCE</b>	<b>2,416</b>		<b>0</b>	<b>2,500</b>	<b>84</b>
<b>UTILITIES</b>					
Building Utilities/Rent	964	160	0	2,000	880
Phone/Internet	1,326	130		2,000	541
<b>Total Utilities</b>	<b>2,290</b>	<b>289</b>	<b>0</b>	<b>4,000</b>	<b>1,421</b>
<b>OTHER EXPENSE:</b>					
Office Maintenance	1,902	199	0	1,500	501
Property Maintenance	8,974	290		20,000	10,826
Debt Service Subsidy		25,000	0	25,000	0
Asset Purchases			0	1,000	1,000
Directors Salaries	48	6	0	70	17
Election			0	16,000	16,000
Misc	284	133	0	1,500	1,043
Postage/Office Supplies	268	46	0	1,200	884
Publications/Notices	163	8		2,000	1,829
Payroll Tax Expense	3,990	380	0	5,000	625
Public Relations	503			132	371
Security				500	500
Street Light	225	24			241
<b>Subtotal Other Expense</b>	<b>16,357</b>	<b>25,942</b>	<b>0</b>	<b>73,902</b>	<b>31,603</b>
<b>SUPPLEMENTAL ITEMS</b>					
Continued Landscaping Improvements					0
Special Garbage Collections			0		0
Fence Repair/Replacement			0	500	500
Conduit Line Additions - water/electric			0		0
Signage/Street Signs	462		0		462
Security Cameras/Inst/Monitoring			0		0
Low Level Halogen Lights/Tennis			0		0
Proposed Park and Amenities/Capital Imprv			0		0
Property Taxes Paid For Cons Ease	2,890		0		2,890
Tennis Court Repairs/Gated Comm Etc	14,409				14,409
Area Maintenance and Reclamation					0
Capital Improvements				241,230	241,230
	17,761		0	241,730	223,969
<b>TOTAL COSTS</b>	<b>125,400</b>	<b>32,704</b>	<b>0</b>	<b>436,263</b>	<b>278,310</b>

ESTIMATED TOTAL FUNDS REMAINING

\$280,634



S.A. MUD#1  
8-12-2020

**II. (B.) DISCUSSION REGARDING MAINTENANCE AND APPEARANCE OF DISTRICT PROPERTY**

- 1. PROPERTY MAINTENANCE**
- 2. UNLAWFUL DUMPING**

It was reported that Ronnie Galik preformed the property maintenance at a cost of \$1575.00 and Froggy Landscape trimmed the trees and hauled off the dumping.

**II. (C.) DISCUSSION REGARDING BUILDING MAINTENANCE**

It was noted that the building should be pressure washed once the weather gets cooler.

**II. (D.) BRIEFING REGARDING DISTRICT INSURANCE STATUS**

**II. (E.) DISCUSSION REGARDING REQUESTS FOR USE OF THE MUD BUILDING**

**II. (F.) SECURITY - GENERAL**

Director Fuentes-Real was requested to contact TML and add the tennis court and the small building to the MUD insurance policy.

Debra Conkle informed the Board that the Bexar County Elections department will be using the building on November 3, 2020 for the presidential election.

**III. UNFINISHED BUSINESS**

**(A.) REMINDER THAT TRANSFER/LEASE DOCUMENTS FOR TENNIS COURTS, LOT 91, BLOCK 2, UNIT 1, SAN ANTONIO RANCH SUBDIVISION AND MUD BUILDING AND SURROUNDING PROPERTY FROM SA MUD#1 TO SAR HOA ARE AVAILABLE UPON HELOTES ANNEXATION.**

President Kuhn stated that this item is on hold at this time.

**III. (B.) DISCUSSION AND POSSIBLE ACTION REGARDING THE HACA PETITIONING THE CITY OF HELOTES FOR FUTURE ANNEXATION**

There was no discussion on this item at this time.

**IV. (A.) DISCUSSION AND POSSIBLE ACTION REGARDING TRANSFERRING FUNDS TO SUBSIDIZE THE DEBT SERVICE FUND**

A discussion was held regarding the amount to transfer and Director Hooti moved that the Board transfer \$37,000.00 to the Debt Service Fund to subsidize this year's debt service obligation. Director Fuentes-Real seconded the motion, which passed by unanimous vote of the Directors present.

S.A. MUD#1  
8-12-2020

**IV. (B.) DISCUSSION AND APPROVAL OF BOND COUPON PAYMENT DUE  
SEPTEMBER 1, 2020**

Debra Conkle submitted the following correspondence from the Bank of New York. Director Fuentes-Real moved that the Board authorize President Kuhn wire transfer \$32,175.00 from the Debt Service Fund to the Bank of New York in order to satisfy the bond coupon payment due September 1, 2020. Director Hooti seconded the motion, which passed by unanimous vote of the Directors present.



The Bank of New York Mellon  
Corporate Trust  
2001 Bryan St., 11th Floor  
Dallas, TX 75201

Date: July 02, 2020  
Loan#: 3615A  
RE : SAN ANTONIO MUD #1 1997

000005 XBNYMM01 000000  
SAN ANTONIO MUNICIPAL UTILITY DIST #1  
ATTN DEBRA C GRAVES  
PO BOX 696  
HELOTES, TX 78023

000005



Please be advised that payment in the amount of \$32,175.00 is due on 09/01/2020 for SAN ANTONIO MUNICIPAL UTILITY DISTRICT #1 SERIES 1997. The bondholder payment date is 09/01/2020. The details of the amount due are as follows:

	Amount in Dollars(\$)
Principal	\$0.00
Interest	\$32,175.00
<b>Total Amount Due</b>	<b>\$32,175.00</b>

\*Refer to your governing docs for payment date rules\*

In order for us to ensure timely payments to Bondholders, funds must be sent in accordance with the instructions below.

If paying by wire, please include your account and loan number.

If paying by check, please include your account and loan number on your check.

**For DTCC eligible issues: FAILURE TO COMPLY WITH THE DTCC SAME DAY FUNDS SETTLEMENT (SDFS) REQUIREMENTS MAY RESULT IN LATE PAYMENT TO HOLDERS, LATE FEES AND LOSS OF DTCC ELIGIBILITY.**

If you are not in agreement with the information detailed on this bill, please contact Stephen Jager at (214)468-6183 or by email at [stephen.jager@bnymellon.com](mailto:stephen.jager@bnymellon.com).

-----PLEASE DETACH AND REMIT WITH CHECK PAYMENT-----

Payment Instructions:  
*Wire Payments must be received by BNY Mellon before 11:00 E.S.T. on 09/01/2020.*  
The Bank of New York Mellon  
ABA#: 021000018  
IMMS#: 5335058400  
Loan Account#: 3615A

Check Payment Address:  
*Check payments must be received by BNY Mellon 5 business days prior to 09/01/2020.*  
The Bank of New York Mellon  
Debt Service Billing-Direct Pays  
P.O. Box 392005  
Pittsburgh, PA 15251-9005

**Amount Due: \$32,175.00**

S.A. MUD#1  
8-12-2020

**IV. (C.) DISCUSSION AND ACTION REGARDING APPROVAL OF PROPOSED  
BEXAR COUNTY TAX ASSESSOR/COLLECTOR FEE FOR THE 2020 TAX YEAR**

**IV. (D.) DISCUSSION AND ACTION REGARDING 2019 DELINQUENT TAX ROLL**

Debra Conkle informed the Board that she had not yet received these documents from the Bexar County Tax Office. It was the consensus of the Board that these items be postponed until the next regular meeting of the Board.

**IV. (E.) DISCUSSION AND NECESSARY ACTION REGARDING SETTING THE  
2020/2021 OPERATIONS AND MAINTENANCE BUDGET**

Debra Conkle submitted the following draft budget for the Board's review.

**DS WORKSHEET FOR TAX YEAR 2020/2021 - Preliminary (Version #1)**

TAX YEAR	ITEM	AMOUNT	ITEM	
			<b>2019/2020 Tax Rate</b>	
			DS Rate	0.1889
			O&M Rate	0.4000
<b>2020/2021 BAD PROVIDED DATA</b>			<b>Total Rate:</b>	<b>0.5889</b>
	Certified Taxable	56,136,037		
	Collection Rate:	0.9829346		

<b>2020/21 Proposed Tax Rate</b>	
DS Rate	0.196
O&M Rate	0.4000
<b>Total Rate:</b>	<b>0.596</b>

**2020/21 Debt Service Obligations**

DS P & I	107,325
Paying Agent	860
<b>Total DS Obligation</b>	<b>\$108,185</b>

Net Taxable Value	56,136,037	0.9829346	<b>collection rate</b>
X Debt SVS Rate of:	0.1960000		
Debt Service Obligation	\$108,185		
DS Taxes to be Collecte	108,149		
<b>Required DS Subsid</b>	<b>36</b>	<b>(supplied from TexPool funds)</b>	

**2020/2021 Operations and Maintenance Worksheet**

Net Taxable Value	56,136,037	0.9829346	<b>collection rate</b>
X O&M Rate of:	0.4000000		
O&M Collections Project	220,712		
<b>O&amp;M Subsidy Availabl</b>	<b>282,801</b>		
<b>O&amp;M Budget for new y</b>	<b>503,513</b>		

<b>ITEM</b>	<b>Tax Year 19/20 Budget</b>	
<b>Contract Services</b>		
Auditing/Bookkeeping	16,500	
Bexar Appraisal	1,800	
Bexar Cnty Tax Asses	600	
Legal Fees	5,000	
Office Manager	24,762	
Professional Fees	2,000	
Trash Service (WM)	58,874	WM new contract: 230 x \$19.69 x 13 months
<b>Contract Services Totals</b>	<b>109,536</b>	
<b>Utilities</b>		
Building Utilities	2,000	
Phone /Internet	2,000	
<b>Utilities Totals</b>	<b>4,000</b>	
<b>Maintenance and Repair</b>		
Office Maintenance	1,500	Bldg Cleaning/pest control
Property Maintenance	10,000	
Area Maint/reclamation	500	Fence Repairs
<b>Maintenance and Repair Total</b>	<b>12,000</b>	
<b>Insurance</b>	<b>2,500</b>	
<b>Miscellaneous</b>		
Asset Purchases	1,000	
Directors Fees	70	
Election	-	
Misc -	1,500	
Postage/Office Supplies	1,200	
Publications/Notices/	2,000	
Payroll Tax Exp	5,000	
Public Relations	150	Web design
Security	500	
<b>Miscellaneous Totals</b>	<b>11,420</b>	
<b>BUDGETED EXPENSES</b>	<b>139,456</b>	
<b>SUPPLEMENTAL EXPENSES</b>		
Capital Improvements	<b>314,057</b>	Could increae the amount sent to DSF
Debt Service Subsidy	<b>50,000</b>	
<b>TOTAL EXPENSES:</b>	<b>503,513</b>	

S.A. MUD#1  
8-12-2020

**IV. (F.) DISCUSSION AND NECESSARY ACTION REGARDING SETTING THE  
2020 DEBT SERVICE AND OPERATIONS AND MAINTENANCE TAX RATES**

Debra Conkle submitted the following Preliminary Tax Rate Calculations, as provided by Tim Kelley, District Financial Advisor, for the Board's review. She informed the Board that a special meeting would need to be set in order to vote on a proposed tax rate to be published at least (7) days prior to the regular meeting on September 9, 2020. It was the consensus of the Board to hold the special meeting on 8/20/19 at 6:30p.m.

**San Antonio Municipal Utility District # 1**

**Debt Tax Calculation**

**Last Years Tax Rates**

<b>Tax Year 2019</b>	
O & M Tax Rate	0.40000
Debt Service Tax Rate	0.18890
<b>Total Tax Rate</b>	<b>0.58890</b>

**Current Years Debt Service Tax Rate**

<b>Tax Year 2020</b>	
Certified Assessed Value	\$56,136,037
Collection Factor	98.29346%
Debt Service Payments (Including Expenses)	\$108,185
<b>Proposed Debt Tax Rate</b>	<b>0.19600</b>
Debt Tax Revenue Collection	\$108,149
Annual Surplus/ Deficit (+ or -)	

**Summary of Debt Service Payments (Including Expenses)**

Principal	\$45,000
Interest	62,325
Paying Agent	860
Appraisal District	0
Tax assessor collector	0
<b>Total Debt Payment</b>	<b>\$108,185</b>



**San Antonio Municipal Utility District # 1**

**Debt Tax Calculation**

**Last Years Tax Rates**

<b>Tax Year 2019</b>	
O & M Tax Rate	0.40000
Debt Service Tax Rate	0.18890
<b>Total Tax Rate</b>	<b>0.58890</b>

**Current Years Debt Service Tax Rate**

<b>Tax Year 2020</b>	
Certified Assessed Value	\$56,136,037
Collection Factor	98.29346%
Debt Service Payments (Including Expenses)	\$108,185
<b>Proposed Debt Tax Rate</b>	<b>0.19600</b>
Debt Tax Revenue Collection	\$108,149
Annual Surplus/ Deficit (+ or -)	\$36

**Summary of Debt Service Payments (Including Expenses)**

Principal	\$45,000
Interest	62,325
Paying Agent	860
Appraisal District	0
Tax assessor collector	0
<b>Total Debt Payment</b>	<b>\$108,185</b>

**San Antonio Municipal Utility District # 1**

**Assessed Value Comparision**

Assessed Value Comparision

2020 Certified Taxable Value	56,136,037
2019 Certified Taxable Value	<u>57,609,615</u>
Difference	(\$1,473,578)
% Growth	-2.56%

Average Home Value Comparision

<u>Tax Year 2020</u>	
Average Home Value	\$311,621
Exemptions	<u>\$61,995</u>
Taxable Value	\$249,626
<u>Tax Year 2019</u>	
Average Home Value	\$301,097
Exemptions	<u>\$60,027</u>
Taxable Value	\$241,070
Increase in Average Home Taxable Value	\$8,556
% Increase in Home taxable value	3.55%

**San Antonio Municipal Utility District # 1**

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S.A. MUD#1  
8-12-2020

**IV. (G.) CITIZEN'S CONCERNS AND CUSTOMER CORRESPONDENCE**

The Board was informed that an inspection of the Conservation Easement had been completed.

Director Hooti reminded the Board of the Waste Management trucks leaking oil on the streets within the subdivision. He reminded the Board that it is a long process to clean up and is trying to get them to re-seal the roads. Director Hooti also informed the Board that he had sent them a \$13,000.00 invoice (which he hopes to add to the PUD funds to repair the roads in the PUD area). He further informed the Board that Waste Management's insurance carrier had contacted him, and they will be sending out an adjuster to survey the damages.

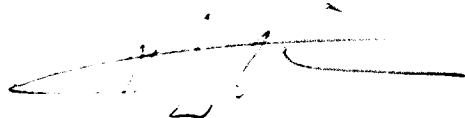
There being no further business, the meeting was adjourned.



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Robert L. Kuhn, President  
San Antonio Municipal Utility District No. 1

ATTEST:



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Max Hooti, Assistant Secretary  
San Antonio Municipal Utility District No. 1

seal