

MINUTES OF MEETING  
CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1

September 18, 2019

The Board of Directors (“Board”) of Conroe Municipal Management District No. 1 of Montgomery County, Texas (“District”) met in regular session, open to the public, on September 18, 2019, at 11322 IH 45 South, Conroe Texas 77304, inside the boundaries of the District, and the roll was called of the members of the Board:

Christopher M. Denison	President
Dennis Bailey	Vice President
Charles Reinhardt	Secretary
Barry Corbitt	Assistant Vice President
Vacant	Assistant Secretary

and all of the above were present, except Director Corbitt, thus constituting a quorum.

Also present at the meeting were Bob Douglas and Stephen Brovarone of Conroe CS Texas Holdings, L.P.; Eddie Rucker and Haydon Rice of LJA Engineering, Inc. (“LJA”); Pamela Logsdon of AVANTA Services; David Patterson of Assessments of the Southwest, Inc.; Justin Jenkins of McCall Gibson Swedlund Barfoot PLLC; Nancy Carter and Jessica Richardson of The Muller Law Group, PLLC; and Tom Matthews, a resident of the District.

PUBLIC COMMENTS

Mr. Matthews provided statements and inquiries regarding the District’s Economic Development Agreement with the City of Conroe (“Economic Agreement”). Ms. Carter responded with information regarding the Economic Agreement.

MINUTES

The Board considered approving the minutes of the August 30, 2019, meeting. Following review and discussion, Director Reinhardt moved to approve the minutes of the August 30, 2019, meeting. Director Bailey seconded the motion, which passed by unanimous vote.

PUBLIC HEARING REGARDING DISTRICT TAX RATE, ORDER LEVYING TAXES, AND AMENDMENT TO INFORMATION FORM

Director Denison opened the public hearing regarding the adoption of the District’s 2019 tax rate. In response to a question from Mr. Matthews, Ms. Logsdon noted that the District’s current budget is based on an operation and maintenance tax of \$0.345.

Ms. Carter presented for Board consideration an Order Levying Taxes reflecting the proposed 2019 tax rate. After review and discussion, Director Bailey moved to adopt the Order, reflecting a 2019 tax rate of \$0.90 per \$100 of assessed valuation, comprised of \$0.445 to pay debt service on water, sewer, and drainage bonds, \$0.275 to pay debt service on road improvement bonds, and \$0.18 for maintenance and operations. Director Reinhardt seconded the motion, which

passed by unanimous vote. The Board confirmed its intention that the 2019 tax levy include debt service components for the calendar year ending December 31, 2020, and a maintenance tax component for the fiscal year ending July 31, 2020.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Mr. Patterson presented and reviewed the monthly tax assessor/collector's report, including checks presented for payment, and the delinquent tax roll. He noted that the District's 2018 taxes were 99.60% collected as of August 31, 2019. Following review and discussion, Director Bailey moved to approve the tax assessor/collector's report, including the checks presented for payment. Director Reinhardt seconded the motion, which passed unanimously. A copy of the tax assessor/collector's report is attached.

#### \$2,915,000 UNLIMITED TAX ROAD BONDS, SERIES 2019

##### DEVELOPER REIMBURSEMENT REPORT

Mr. Jenkins presented and reviewed a developer reimbursement report reflecting the supplemental developer reimbursement due from the District's \$2,915,000 Unlimited Tax Road Bonds, Series 2019 ("Bonds"). Following review and discussion, Director Reinhardt moved to approve the developer reimbursement report and to authorize disbursement of the proceeds of the Bonds in accordance with the report, subject to receipt of an executed Acknowledgment and Release from the District's developers. Director Denison seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Logsdon presented and reviewed the bookkeeper's report, including the year-to-date budget comparison, and the list of checks for approval. She reported that a transfer from the District's Texpool account has been made to cover the deficit reflected in the report.

Ms. Logsdon presented and reviewed an amended budget for the fiscal year end July 31, 2020, a copy of which is attached. She noted that the budget has been revised to reflect the 2019 maintenance and operations tax rate as well as the actual set-aside area maintenance costs.

Following review and discussion, Director Reinhardt moved to approve the bookkeeper's report, including payment of the checks presented for approval, and to adopt the amended budget as presented. Director Bailey seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

#### REPORT ON DEVELOPMENT

Mr. Douglas and Mr. Brovarone presented and reviewed a report on development in the District, including a copy of the District's lot plan, a copy of which is attached.

#### CITY OF CONROE MATTERS

##### SANITARY SEWER EMISSION ABATEMENT

The Board reviewed a recommendation from Kimley-Horn for payment of Pay Application No. 4 in the amount of \$47,214 for construction of the venting control facility, as presented by R&B Group, a copy of which is attached. Following review and discussion, Director Bailey moved to approve payment of Pay Application No. 4. Director Reinhardt seconded the motion, which passed unanimously.

Mr. Douglas requested that Kimley-Horn attend the October Board meeting.

#### ECONOMIC DEVELOPMENT

There was no discussion regarding economic development matters with the City.

#### REPORT REGARDING APPLICATION TO UNITED STATES ARMY CORPS OF ENGINEERS FOR INDIVIDUAL PERMIT

Ms. Carter stated that she had no update regarding the U.S. Army Corps of Engineers response to the District's submitted appeal.

#### ENGINEERING MATTERS

Mr. Rucker presented and reviewed the engineer's report, a copy of which is attached.

Mr. Rucker requested approval of LJA proposals for the following projects:

1. preparation of LOMR-F to serve Grand Central Park Tract I45-07A; and
2. preparation of bond application no. 3.

Mr. Rucker recommended the Board award the following contracts to the lowest responsible bidders and approve the letter financing agreements with GCP Loan Subsidiary 1 LP for:

1. paving and appurtenances to serve Grand Central Park, Section 18 in the amount of \$166,250.90 to Beyer Construction, LLC.

Mr. Rucker reported on the following District construction projects and recommended approval of the following:

1. Engineering Change Order No. 1 in the amount of \$8,500.00, as submitted by LJA;
2. Pay Application No. 2 in the amount of \$24,543.90, as submitted by Precise Services, Inc. ("Precise"), for paving and appurtenances to serve City Central Avenue, Phase 1;
3. Pay Application No. 5 in the amount of \$14,805.00, as submitted by Crostex for water, sewer, and drainage to serve Grand Central Park, Section 14;
4. Pay Application No. 3 in the amount of \$17,508.33, as submitted by Precise for paving and appurtenances to serve Grand Central Park, Section 14;

5. Pay Application No. 3 in the amount of \$777,218.00, as submitted by Precise for paving and appurtenances to serve Town Park Drive and Grand Central Park, Section 13;
6. Pay Application No. 3 in the amount of \$32,397.30, as submitted by Precise for paving and appurtenances to serve Autumn Elm Circle;
7. Pay Application No. 4 in the amount of \$70,200.00, as submitted by 5J Services for construction of lift station no. 2 and the force main to serve Grand Central Park;
8. Pay Application No. 2 in the amount of \$100,416.60, as submitted by Crostex for water, sewer, and drainage facilities to serve Grand Central Park, Section 17;
9. Pay Application No. 2 in the amount of \$97,222.50, as submitted by Crostex for clearing and grubbing to serve parcels southeast of Deer Lake.

Mr. Rucker requested approval of partial abandonment of easements for tracts serving Town Park Drive, Autumn Elm Circle, Grand Central Park, Section 15, and Crescent Campus, Phase 2A

Following review and discussion and based on the engineer's recommendation, Director Reinhardt moved to: 1) approve the engineer's report; 2) approve the engineering proposals as presented; 3) award the contract and approve the letter financing agreement for the project reflected above contingent on receipt of bonds, insurance, approved plans, and Form 1295; 4) approve the pay applications and change order for the projects reflected above and detailed in the engineer's report; and 5) approve the partial abandonment of easements as presented. Director Bailey seconded the motion, which passed unanimously.

#### ROAD ENGINEERING MATTERS

The Board reviewed the road engineering report, a copy of which is attached. Following review and discussion, Director Reinhardt moved to authorize Half Associates, Inc., to begin design of Loop 336 South striping and Loop 336 South traffic signals. Director Bailey seconded the motion, which passed unanimously.

#### PARK AND RECREATIONAL FACILITIES

The Board reviewed the landscape architect report from Clark Condon & Associates ("Clark Condon") regarding park matters, a copy of which is attached. Following review and discussion, Director Bailey moved to approve Pay Application 10A in the amount of \$51,297.30, as submitted by HD Outdoor Design, LC. Director Reinhardt seconded the motion, which passed unanimously.

Mr. Douglas recommended that the Board approve a proposal from Landscape Art in the amount of \$22,797.60 for median landscaping for Town Park Drive, a copy of which is attached. Following review and discussion, Director Reinhardt moved to approve the proposal from Landscape Art. Director Bailey seconded the motion, which passed unanimously.

ORDER ADOPTING POST-ISSUANCE COMPLIANCE

Ms. Carter presented an Order Adopting Procedures for Post-Issuance Compliance, which, she noted, sets forth procedures to be followed by District consultants following the issuance of bonds. Following review and discussion, Director Reinhardt moved to adopt the Order Adopting Procedures for Post-Issuance Compliance. Director Bailey seconded the motion, which passed unanimously.

APPOINTMENT OF DIRECTOR FOR VACANT POSITION

Mr. Matthews introduced himself to the Board, noting that he would like to serve on the Board. Following discussion, the Board authorized MLG to submit Mr. Matthew's name to the City regarding his appointment to the Board.

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

(SEAL)



Charles Reinhardt  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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Any documents referenced in these minutes and not attached herein are retained in the District's official records in accordance with the District's Record Management Program and are available upon request.



**TAX ASSESSOR / COLLECTOR CASH RECEIPTS AND DISBURSEMENTS REPORT**

	Current Month (8/1/2019 - 8/31/2019)	Fiscal Year (8/1/2018 - 7/31/2019)	Tax Year (10/1/2018 - 9/30/2019)
<b>Beginning Balance :</b>	<b>37,534.64</b>	<b>37,534.64</b>	<b>23,523.42</b>
<b>Plus Collections :</b>			
Taxes Collected:			
Debt Service Taxes	719.27	719.27	351,023.10
Maintenance Taxes Due General Operating Fund	841.18	841.18	410,518.46
Road Taxes	633.93	633.93	309,376.28
Penalties and Interest on Tax Accounts	273.72	273.72	5,099.17
Delinquent Attorney Fees and Court Costs	342.87	342.87	392.15
Overpayments	0.00	0.00	2,002.99
Current Year Value Reduction Refund	0.00	0.00	1,333.78
Prior Year Value Reduction Refund	0.00	0.00	0.00
Litigation Refund	0.00	0.00	0.00
Redeposit of Checks	0.00	0.00	0.00
Interest Earned	1.68	1.68	225.64
Certificate and Notice To Purchaser Income	10.00	10.00	20.00
Outstanding Payments	0.00	0.00	0.00
Deposit from Other District or Rebate from CAD	0.00	0.00	6.21
General Fund/Escrow/Other Sources	0.00	0.00	0.00
<b>Total Collections Received :</b>	<b>2,822.65</b>	<b>2,822.65</b>	<b>1,079,997.78</b>
<b>Less Disbursements :</b>			
Debt Service Transfers	0.00	0.00	330,000.00
Maintenance Transfers	1,526.62	1,526.62	409,677.28
Road Tax Transfers	1,150.50	1,150.50	308,742.35
Overpayments Refunded	1,359.32	1,359.32	2,002.99
Current Year Value Reductions Refunded	0.00	0.00	1,333.78
Prior Year Value Reductions Refunded	0.00	0.00	0.00
Litigation Refund	0.00	0.00	0.00
Professional Consultant Fees	0.00	0.00	0.00
Delinquent Tax Attorney Fees	0.00	0.00	49.28
Hourly Fees/Meeting Attendance/SPA Work	0.00	0.00	0.00
Tax Assessor/Collector	0.00	0.00	5,844.72
CAD Quarterly Payment, Estimate/Certificate Fee	2,301.66	2,301.66	9,969.17
Late Rendition Penalty Reimbursement to CAD	0.00	0.00	0.00
Bond and Continuing Disclosure Work	0.00	0.00	500.00
Aerial Photography	0.00	0.00	0.00
Truth in Taxation Publication	0.00	0.00	845.90
Postage	0.00	0.00	521.85
Bank Charges	0.00	0.00	0.00
Statutory Interest	0.00	0.00	0.00
Insurance Bond Premiums	0.00	0.00	0.00
Returned Checks from Bank	0.00	0.00	0.00
Refund of Other District's Deposit	0.00	0.00	0.00
Escheated Funds Transferred to State	0.00	0.00	0.00
Certificate Reimbursement	0.00	0.00	0.00
Delivery Reimbursement	0.00	0.00	0.00
Other Fees	0.00	0.00	14.69
<b>Total Disbursements :</b>	<b>6,338.10</b>	<b>6,338.10</b>	<b>1,069,502.01</b>
<b>Ending Balance :</b>	<b>34,019.19</b>	<b>34,019.19</b>	<b>34,019.19</b>

Tax Fund balance covered by FDIC.

**Conroe Management District #1 TAX ASSESSOR / COLLECTOR**  
**TAX RATE AND VALUE REPORT AS OF August 31, 2019**

**Cert Taxable Value**  
115,916,239

**Supplemental Value**  
3,552,292

**Net Taxable Value**  
119,468,531

**Total Tax Rate**  
0.90000

<u>Year</u>	<u>Taxable Value</u>	<u>I &amp; S Rate</u>	<u>I &amp; S Levy</u>	<u>M &amp; O Rate</u>	<u>M &amp; O Levy</u>	<u>Road Rate</u>	<u>Road Levy</u>	<u>Total Tax Rate</u>
2018	119,468,531	0.29500	352,432.17	0.34500	412,166.43	0.26000	310,618.18	0.90000
2017	56,090,526	0.00000	0.00	0.90000	504,814.73	0.00000	0.00	0.90000
2016	13,318,610	0.00000	0.00	0.90000	119,867.49	0.00000	0.00	0.90000
2015	7,919,900	0.00000	0.00	0.90000	71,279.10	0.00000	0.00	0.90000

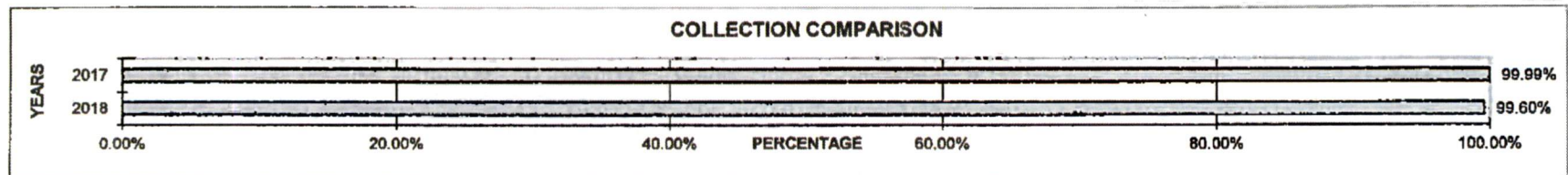


**Conroe Management District #1 TAX ASSESSOR / COLLECTOR**  
**RECEIVABLES REPORT AS OF August 31, 2019**

<b>Land Value</b> <u>74,315,557</u>	<b>Improvement Value</b> <u>64,479,200</u>	<b>Personal Property</b> <u>25,990</u>	<b>Exemption Value</b> <u>19,352,216</u>	<b>Total Value</b> <u>119,468,531</u>
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<u>Year</u>	<u>Value Levy</u>	<u>Rollback / Uncollectibles</u>	<u>Rendition Penalty/ Late Fees</u>	<u>Total Levy</u>	<u>Taxes Due 10/1</u>	<u>Adjustments</u>	<u>Collections</u>	<u>Balance</u>	<u>% Collected</u>
2018	1,075,216.78	0.00	0.00	1,075,216.78	1,076,107.67	-890.89	1,070,917.84	4,298.94	99.60%
2017	504,814.73	0.00	0.00	504,814.73	33.02	0.00	0.00	33.02	99.99%
2016	119,867.49	0.00	0.00	119,867.49	0.00	0.00	0.00	0.00	100.00%
2015	71,279.10	0.00	0.00	71,279.10	0.00	0.00	0.00	0.00	100.00%

**TOTALS      1,076,140.69      -890.89      1,070,917.84      4,331.96**



Cash Balance : August 31, 2019 \$34,019.19

Collections Received to Date : \$4,151.35

Check No.	Payee	Amount	Type of Disbursement
TO BE WIRED	CONROE MGMT MAINTENANCE	841.18	Maintenance Transfers
TO BE WIRED	CONROE MGMT ROAD	633.93	Road Tax Transfers
1058	PERDUE BRANDON	342.87	Delinquent Tax Attorney Fees

Total Disbursements : \$1,817.98

Cash Balance: September 18, 2019 \$36,352.56

Tax Fund balance covered by FDIC.

# TAXROLL

## CONROE MANAGEMENT DIST#1

PRINT DATE 9/11/2019  
PAGE COUNT 1

ACCOUNT IDENTIFICATION	OWNERSHIP	LEGAL DESCRIPTION	EXEMPTIONS / ADDN CODING	PTD	TYPE	VALUATION							
ID:R000255764 GEO:0553750700500 ALT:53750700500 MIN:R480310	HAMILTON ANDREW 101 DAWNING RAYS CT CONROE, TX 77304-2242	S537507 - GRAND CENTRAL PARK 07, BLOCK 1, LOT 5 SITUS: 101 DAWNING RAYS CT		C1	LND NON HS	69,550							
						TOTAL MKT 69,550							
						ASSESSED 69,550							
YEAR TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2018 005 CONROE MGMT DISTRICT #1	02/01/2019		69,550	0.9000000	625.95	0.00	625.95	125.19	150.23	0.00	901.37		
						-----	625.95	0.00	625.95	125.19	150.23	0.00	901.37
						-----	625.95	0.00	625.95	125.19	150.23	0.00	901.37
ID:R000241140 GEO:0553750007100 ALT:53750007100 MIN:R468122	NOORANI AMIN N & AISHA FAZIL 228 TRILLIUM PARK LOOP CONROE, TX 77304-5178	S537500 - GRAND CENTRAL PARK 01, BLOCK 2, LOT 23 SITUS: 228 TRILLIUM PARK LOOP		C1	IMP HS LND HS	49,210 60,250							
						TOTAL MKT 109,460							
						ASSESSED 109,460							
YEAR TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2018 005 CONROE MGMT DISTRICT #1	02/01/2019		109,460	0.9000000	985.14	542.25	442.89	88.58	106.29	0.00	637.76		
						-----	985.14	542.25	442.89	88.58	106.29	0.00	637.76
						-----	985.14	542.25	442.89	88.58	106.29	0.00	637.76
ID:R000255792 GEO:0553750800900 ALT:53750800900 MIN:R479903	SZABO STEVE & MARIA 211 MOON DANCE CT CONROE, TX 77304-2241	S537508 - GRAND CENTRAL PARK 08, BLOCK 1, LOT 9 SITUS: 211 MOON DANCE CT		O1	LND HS	39,710							
						TOTAL MKT 39,710							
						ASSESSED 39,710							
YEAR TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2018 005 CONROE MGMT DISTRICT #1	02/01/2019		39,710	0.9000000	357.39	0.00	357.39	71.48	85.77	0.00	514.64		
						-----	357.39	0.00	357.39	71.48	85.77	0.00	514.64
						-----	357.39	0.00	357.39	71.48	85.77	0.00	514.64

**TAXROLL SUMMARY**  
**CONROE MANAGEMENT DIST#1**

YEAR	TAXING ENTITY	#PROPS	TAXABLE	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2018	005 CONROE MGMT DISTRICT #1	3	218,720	1,968.48	542.25	1,426.23	285.25	342.29	0.00	2,053.77
		3	218,720	1,968.48	542.25	1,426.23	285.25	342.29	0.00	2,053.77

**CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1**  
**SUMMARY OF CASH TRANSACTIONS**  
**FOR THE PERIOD August 1, 2019 to September 18, 2019**  
(Unaudited)

		<u>GENERAL FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>DEBT SERVICE FUND</u>
<b>BALANCE</b>	<b>1-Aug-2019</b>	\$14,458.99	\$0.00	\$0.00
RECEIPTS		1,526.62	0.00	0.00
DISBURSEMENTS		(30,292.62)	(917,870.86)	(436,118.77)
INVESTMENT PROCEEDS		50,000.00	917,870.86	436,118.77
INVESTMENT PURCHASES		(22,202.85)	0.00	0.00
TRANSFERS		0.00	0.00	0.00
<b>BALANCE</b>	<b>31-Aug-2019</b>	<b>\$13,490.14</b>	<b>(\$0.00)</b>	<b>\$0.00</b>
<b>CURRENT MONTHS ACTIVITY:</b>				
RECEIPTS		0.00	0.00	0.00
DISBURSEMENTS		(20,331.82)	0.00	0.00
INVESTMENT PROCEEDS		0.00	0.00	0.00
INVESTMENT PURCHASES		0.00	0.00	0.00
TRANSFERS		0.00	0.00	0.00
<b>CURRENT CASH BALANCE</b>		<b>(6,841.68)</b>	<b>(0.00)</b>	<b>0.00</b>
<b>CURRENT INVESTMENTS - TexPool</b>		<b>120,169.62</b>	<b>1,325,509.56</b>	<b>731,205.43</b>
<b>CASH BALANCES</b>	<b>18-Sep-2016</b>	<b>113,327.94</b>	<b>1,325,509.56</b>	<b>731,205.43</b>

**RESERVE FOR CAPITAL OUTLAY**

WSD BONDS		\$452,826
ROAD BONDS		872,683
TAX INCREMENT-ROADS	134	

**RESERVE FOR DEBT SERVICE**

WSD BONDS	\$432,237
ROAD BONDS	298,968

PAMELA M LOGSDON, CPA  
5635 Northwest Central Drive, Suite 104E, Houston, Texas 77092  
(713) 934.9107 Fax (713) 934.9443 pmlogsdon@AVANTA serv.com

# CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1

## CASH TRANSACTIONS

<u>Vendor/Customer</u>	<u>Document</u>		<u>Description</u>	<u>Receipts</u>	<u>Disbursements</u>
	<u>Number</u>	<u>Date</u>			
<b>FOR THE MONTH ENDED AUGUST 31, 2019</b>					
<b>GENERAL FUND</b>					
ENTERGY	1422	08/08/19	510 GRAND CENTRAL PKW thru 07/3	-	474.01
BERG OLIVER ASSOCIATES INC	1460	08/21/19	ENVIRONMENTAL CONSULTING- JUI	-	6,800.00
LJA ENGINEERING & SURVEYING	1461	08/21/19	GENERAL THRU 07/26/2019	-	8,669.29
THE MULLER LAW GROUP, PLLC	1462	08/21/19	GENERAL THRU 08/31/2019	-	13,201.75
SHANNON WAUGH	1463	08/21/19	WEBSITE HOSTING- JUL 2019	-	182.00
ZUBER, MONICA	1464	08/21/19	FOOD REIMBURSEMENT-07/09/2019	-	190.80
SHARON M. MATTOX, PLLC	1465	08/21/19	SILVERDALE CREEK- MAY 2019	-	250.00
THE DOCUMENT GROUP	1470	08/21/19	BOARD BOOKS	-	326.40
MONICA ZUBER	1471	08/30/19	FOOD REIMBURSEMENT	-	198.37
TRF FROM TAX TO GF MAINT	J010	08/23/19	TRF FROM TAX TO GF MAINT	1,526.62	-
<b>GENERAL FUND TOTALS</b>				<b>\$1,526.62</b>	<b>\$30,292.62</b>
<b>CAPITAL PROJECTS FUND</b>					
DIGI-COLOR, LP	1466	08/21/19	CPF- SER 2019 BONDS	-	1,876.23
IPREO LLC	1467	08/21/19	CPF- SER 2019 BONDS	-	1,300.00
MCCALL GIBSON & COMPANY PLLC	1468	08/21/19	CPF-BONDS SER 2019	-	1,500.00
ORRICK, HERRINGTON, SUTCLIFFE	1469	08/21/19	CPF-SER 2019 RD, DISCLOSURE CO	-	16,000.00
<b>SERIES 2019 - WSD</b>					
RW BAIRD & CO	WIRE	08/21/19	SER 2019 WSD	-	144,978.14
GCP LOAN SUBSIDIARY I, LP	WIRE	08/21/19	SER 2019 WSD	-	519,502.21
GCP LOAN or Conroe CS TX	WIRE	08/21/19	SER 2019 WSD	-	3,578.52
<b>SERIES 2019 - ROAD</b>					
RW BAIRD & CO	WIRE	08/21/19	SER 2019 ROAD	-	60,078.14
GCP LOAN SUBSIDIARY I, LP	WIRE	08/21/19	SER 2019 ROAD	-	103,703.25
GCP LOAN or Conroe CS TX	WIRE	08/21/19	SER 2019 ROAD	-	65,354.37
<b>CAPITAL PROJECTS FUND TOTALS</b>				<b>\$0.00</b>	<b>\$917,870.86</b>
<b>DEBT SERVICE FUND</b>					
DEBT SERVICE PMT- WSD 2018	J007	08/30/19	DEBT SERVICE PMT- WSD 2018	-	230,056.26
DEBT SERVICE PMT- ROAD 2018	J008	08/30/19	DEBT SERVICE PMT- ROAD 2018	-	206,062.51
<b>DEBT SERVICE FUND TOTALS</b>				<b>\$0.00</b>	<b>\$436,118.77</b>

# CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1

## CASH TRANSACTIONS

<u>Vendor/Customer</u>	<u>Document</u>	<u>Description</u>	<u>Receipts</u>	<u>Disbursements</u>
	<u>Number</u> <u>Date</u>			

### FOR THE PERIOD ENDED SEPTEMBER 18, 2019

#### GENERAL FUND

BERG OLIVER ASSOCIATES INC	1472	09/18/19 ENVIRONMENTAL CONSULTING- AUG 2019		3,400.00
ENTERGY	1473	09/18/19 510 GRAND CENTRAL PKW thru 08/29/19		384.32
PAMELA M LOGSDON, CPA	1474	09/18/19 ACCOUNTING SERVICES- APR 2019		3,112.00
THE MULLER LAW GROUP, PLLC	1475	09/18/19 CONST AND GENERAL THRU 09/30/2019		10,514.50
SHANNON WAUGH	1476	09/18/19 WEBSITE HOSTING- APR & AUG 2019		546.00
SHARON M. MATTOX, PLLC	1477	09/18/19 SILVERDALE CREEK- JUN 2019		2,375.00
GENERAL FUND TOTALS				\$0.00      \$20,331.82

#### CAPITAL PROJECT FUND

CAPITAL PROJECTS FUND TOTALS	\$0.00	\$0.00
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#### DEBT SERVICE FUND

DEBT SERVICE FUND TOTALS	\$0.00	\$0.00
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# CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1

September 18, 2019

(Unaudited)

## SUMMARY OF INVESTMENTS

BANK	ACCT #	RATE	Purchase DATE	Maturity DATE	AMOUNT
<b>GENERAL FUND</b>					
CENTRAL BANK-CHECKING <span style="float: right;">3314091</span>					
TexPool	79499-79499-0000-5	2.1715%			\$120,035.86
TexPool-TAX INCREMENT-Roads	79499-79499-0000-7	2.1715%			133.76
for East/West Major Thoroughfare, Loop Road, Traffic Signals @ Loop 336, Sgt E Holcomb Blvd, Major Commercial Collectors, Major Thoroughfare/Loop Rd Major Collector					
<b>TOTAL GENERAL FUND INVESTMENTS</b>					<b>\$120,169.62</b>
<b>CAPITAL PROJECTS FUND</b>					
TexPool - 2018 <u>WSD</u>	79499-79499-0000-1	2.1715%			\$234,658.69
TexPool - 2019 WSD	79499-79499-0000-6	2.1715%			218,167.45
TexPool - 2018 <u>ROAD</u>	79499-79499-0000-3	2.1715%			25,965.04
TexPool - 2019 <u>ROAD</u>	79499-79499-0000-8	2.1715%			846,718.38
<b>TOTAL CAPITAL PROJECTS FUND INVESTMENTS</b>					<b>\$1,325,509.56</b>
<b>DEBT SERVICE FUND</b>					
TexPool - 2018 <u>WSD</u>	79499-79499-0000-2	2.1715%			\$432,237.49
TexPool - 2018 <u>ROAD</u>	79499-79499-0000-4	2.1715%			298,967.94
<b>TOTAL DEBT SERVICE FUND INVESTMENTS</b>					<b>\$731,205.43</b>

## PUBLIC FUNDS INVESTMENT ACT TRAINING REQUIREMENT

ACCOUNTANT - PAMELA LOGSDON

COMPLETED - MAY 2019

## BONDS ISSUED

	AMOUNT	NET EFFECTIVE RATE	SOLD	
SERIES 2018 WSD	5,500,000	3.798443%	29-Jan-18	
SERIES 2019 - WSD	7,160,000	3.578230%	9-Jul-19	2018 BAN -sold 10/31/2018 \$4,010,000 @ 3.5%
SERIES 2018 ROAD	4,785,000	3.941553%	21-Feb-18	
SERIES 2019 ROAD	2,915,000	3.541863%	9-Jul-19	

## SCHEDULE OF DEBT SERVICE PAYMENTS

		DUE on or BEFORE	PRINCIPAL	INTEREST	TOTAL	FISCAL YEAR AMOUNT DUE
REGIONS BANK	PAID	1-Sep-19	255,000.00	181,118.75	436,118.75	
REGIONS BANK		1-Mar-20		552,622.69	552,622.69	988,741.44



**CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1**  
**STATEMENT OF REVENUES AND EXPENDITURES - GENERAL FUND**  
**FOR THE ONE MONTHS ENDED AUGUST 31, 2019**

	Year to Date	ANNUAL		FYE JULY 31,
	31-Aug-19	2020		2019
	Actual	Budget	Variance	Actual
<b>REVENUES</b>				
PROPERTY TAX REVENUE	1,527	422,625	(421,098)	423,151
PROPERTY TAX REVENUE - CONROE TAX REBATE	-	-	0	-
INTEREST ON INVESTMENTS	254	5,000	(4,746)	3,701
MISC REVENUES	-	-	0	-
DEVELOPER ADVANCES-OPERATIONS	-	245,000	(245,000)	-
<b>TOTAL REVENUES</b>	<b>1,781</b>	<b>672,625</b>	<b>(670,844)</b>	<b>426,851</b>
<b>EXPENDITURES</b>				
<b>PROFESSIONAL FEES</b>				
LEGAL-GENERAL	8,093	96,660	(88,567)	95,760
LEGAL-TAX INCREMENT	-	-	0	-
LEGAL-OTHER	-	-	0	-
FINANCIAL ADVISOR FEES	-	-	0	-
AUDITING FEES	-	12,000	(12,000)	11,100
ENGINEERING-GENERAL	-	40,000	(40,000)	40,814
<b>CONTRACTED SERVICES</b>				
ACCOUNTANT FEES	-	45,000	(45,000)	29,696
<b>MAINTENANCE &amp; REPAIRS</b>				
MAINTENANCE & REPAIRS ROUTINE	-	-	0	5,350
MAINT-STORM WATER CHANNEL & SET ASIDES	-	120,000	(120,000)	-
LANDSCAPE MAINT-STORM WTR CHANNEL	-	10,000	(10,000)	-
PARK MAINTENANCE	-	10,000	(10,000)	6,350
UTILITIES	384	7,000	(6,616)	5,946
<b>ADMINISTRATIVE EXPENSES</b>				
ELECTION EXPENSES	-	-	0	-
INSURANCE	-	6,000	(6,000)	6,229
PRINTING AND OFFICE SUPPLIES	630	10,000	(9,370)	10,637
BANK CHARGES	-	-	0	-
LEGAL NOTICES	-	2,500	(2,500)	-
MEETING EXPENSE	-	-	0	-
TRAVEL AND EXPENSES	-	-	0	-
CONTINGENCIES	-	20,000	(20,000)	-
<b>TOTAL EXPENDITURES</b>	<b>9,108</b>	<b>379,160</b>	<b>(370,052)</b>	<b>211,881</b>
<b>EXCESS REVENUES (EXPENSES) FROM OPERATIONS</b>	<b>(7,327)</b>	<b>293,465</b>	<b>(1,040,896)</b>	<b>214,970</b>
<b>TAX INCREMENT</b>				
TAX INCREMENT-MONTGOMERY CO	-	100,000	(100,000)	97,435
TAX INCREMENT-CITY OF CONROE	-	-	0	-
ROADS FROM TAX INCREMENT PMTS	-	(100,000)	100,000	(97,435)
<b>FUTURE REIMB FROM BOND SALE</b>				
DEVELOPER ADVANCES-CONSTRUCTION	-	-	0	-
LEGAL-CONSTRUCTION	-	-	0	-
LEGAL-CONST-ROADS	-	(10,000)	(10,000)	(3,084)
LEGAL-CONST-WATER/SEWER/DRAIN	(1,611)	(25,000)	(23,389)	(28,361)
LEGAL-CONST-WETLAND/EVNIROMENTAL	(3,400)	(200,000)	(196,600)	(163,187)
LEGAL-PARKS	(310)	(10,000)	9,690	(5,460)
FUTURE CPF REIMB FROM BOND SALE	-	-	0	(26,068)
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(12,648)</b>	<b>48,465</b>	<b>(1,261,195)</b>	<b>(11,190)</b>

**CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1**  
**GENERAL FUND - BUDGET**  
**FOR THE YEAR ENDING JULY 31,**

REVISED <b>DRAFT SEPT 12, 2019</b>	2020 BUDGET	2019			2018
		YTD MONTH 12	ANNUAL	Variance	YTD MONTH 12
		Actual	Budget		Actual
<b>REVENUES</b>					
PROPERTY TAX REVENUE-MAINT TAX <small>Value-\$164,088,473 x \$0.18</small>	<b>289,452</b>	423,151	480,000	(56,849)	490,314
INTEREST ON INVESTMENTS & misc	<b>5,000</b>	3,701	3,000	701	2,051
DEVELOPER ADVANCES	<b>0</b>	0	0	0	25,000
MISC REVENUES		0	10,000	(10,000)	0
<b>TOTAL REVENUES</b>	<b>294,452</b>	<b>426,851</b>	<b>493,000</b>	<b>(66,149)</b>	<b>517,364</b>
<b>EXPENDITURES</b>					
<b>PROFESSIONAL FEES</b>					
LEGAL-GENERAL MLG	<b>96,660</b>	95,760	95,208	(552)	94,251
LEGAL FEES-OTHER		0	0	0	
AUDITING FEES	<b>12,000</b>	11,100	10,000	(1,100)	9,250
ENGINEERING FEES GENERAL	<b>40,000</b>	40,814	60,000	19,186	65,433
<b>CONTRACTED SERVICES</b>					
ACCOUNTANT PML	<b>45,000</b>	29,696	45,000	15,305	36,308
<b>REPAIRS &amp; MAINTENANCE</b>					
ELECTRIC-PARK	<b>7,000</b>	5,946	12,000	6,054	3,079
MAINTENANCE AND REPAIRS		5,350	0	(5,350)	10,600
PARK MAINTENANCE	<b>10,000</b>	6,350	0	(6,350)	0
LANDSCAPE MAINT-STORM WTR CHANNEL LJA	<b>10,000</b>	0	10,000	10,000	0
SET ASIDE AREAS --- MAINT-PRESERVATION & LANDSCAPING EASEMENTS-CRESCENT CAMPUS & I-45	<b>30,000</b>	0	120,000	120,000	0
<b>ADMINISTRATIVE EXPENSES</b>					
INSURANCE	<b>6,000</b>	6,229	6,000	(229)	5,444
PRINTING, OFFICE SUPPLIES and WEBSITE	<b>10,000</b>	10,637	7,000	(3,637)	7,738
OTHER OFFICE EXPENSES		0	0	0	54,839
LEGAL NOTICES	<b>2,500</b>	0	1,000	1,000	266
CONTINGENCY	<b>20,000</b>	0	20,000	20,000	0
<b>TOTAL EXPENDITURES</b>	<b>289,160</b>	<b>211,881</b>	<b>386,208</b>	<b>174,327</b>	<b>287,209</b>
<b>NET FROM OPERATIONS</b>	<b>5,292</b>	<b>214,970</b>	<b>106,792</b>	<b>108,178</b>	<b>230,156</b>
<b>CONSTRUCTION - DEVELOPER FUNDED</b>					
DEVELOPER ADVANCES	<b>245,000</b>	0	245,000	(245,000)	125,000
<b>LEGAL</b>					
CONSTRUCTION	<b>0</b>	0	0	0	(489)
CONSTRUCTION-ROADS	<b>(10,000)</b>	(3,084)	(10,000)	6,916	(4,381)
CONSTRUCTION-WATER, SEWER, DRAINAGE	<b>(25,000)</b>	(28,361)	(25,000)	(3,361)	(19,129)
CONSTRUCTION-PARKS	<b>(10,000)</b>	(5,460)	(10,000)	4,540	(3,779)
CONSTRUCTION-WETLANDS/ENVIRONMENTAL <small>[Muller, Blackburn &amp; Carter, B Oliver, Irvine &amp; Conner, S Mattox]</small>	<b>(200,000)</b>	(163,187)	(200,000)	36,813	(166,419)
FUTURE REIMB FROM BOND PROCEEDS	<b>0</b>	(26,068)	0	(26,068)	(11,270)
<b>PROPERTY TAX INCREMENT</b>					
• CITY OF CONROE		0	0	0	0
• MONTGOMERY COUNTY	<b>100,000</b>	97,435	0	97,435	0
CONSTRUCTION - ROADS from PROPERTY TAX INCREMENT	<b>(100,000)</b>	(97,435)	0	(97,435)	0
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>5,292</b>	<b>(11,190)</b>	<b>106,792</b>	<b>(117,982)</b>	<b>149,690</b>

## GRAND CENTRAL PARK

### SFR LOT STATUS (Updated Monthly)

- 558 Developed lots
- 255 Occupied homes
- 51 Homes sold to buyers
- 49 Spec homes in inventory
- 8 Existing model homes
- 1 Model homes under construction
- 124 Builder VDL
- 24 Developer VDL
- 137 Lots under construction
- 62 Lots under design

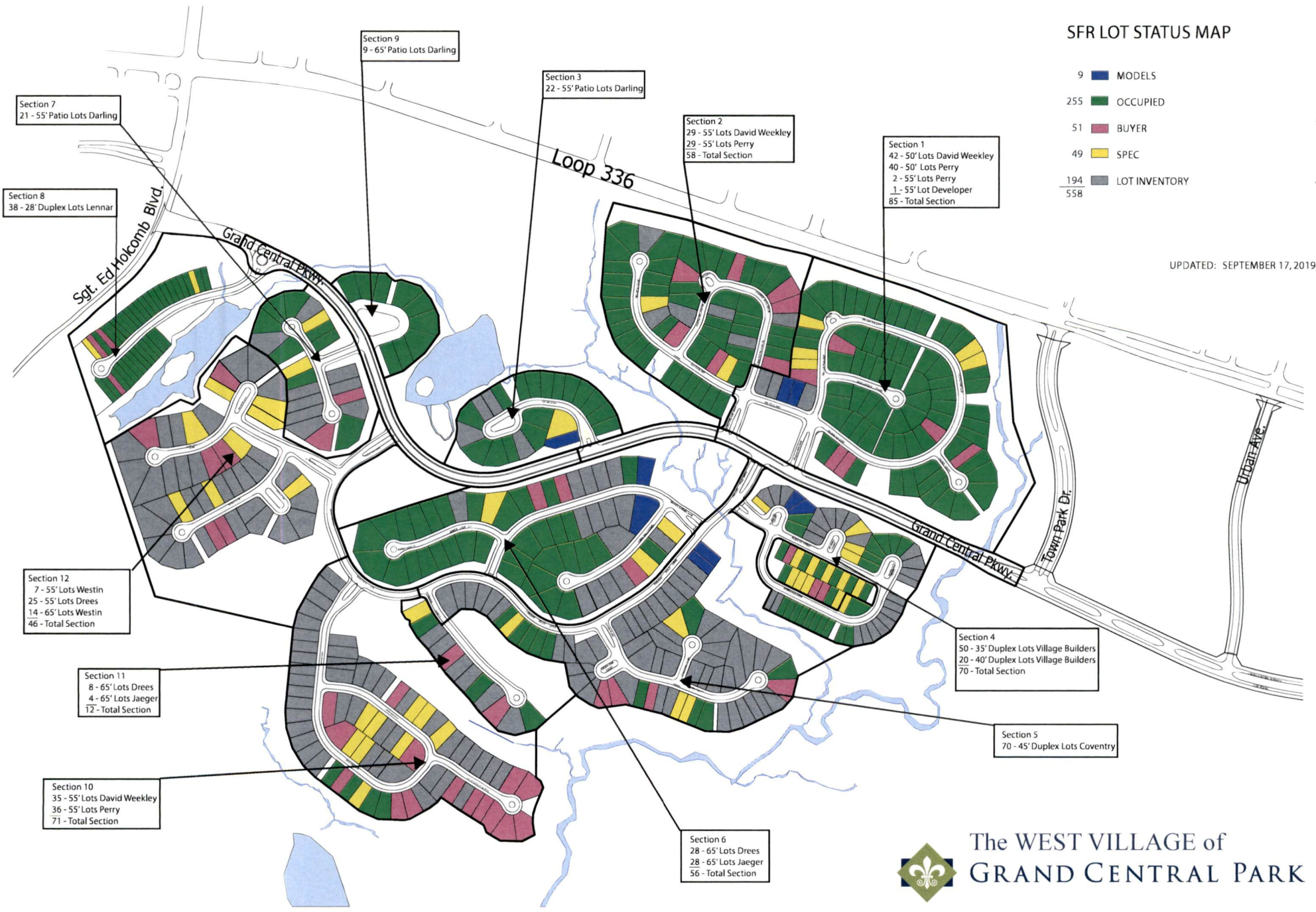
### HOME SALES, TRAFFIC & STARTS (Updated Weekly)

- 3 Home sales week of September 9<sup>th</sup> – 15<sup>th</sup>
- 10 Home sales prior 4 weeks
- 78 Home sales YTD 2019 vs. 93 home sales YTD for 2018 (16% less sales)
- 67 Homes starts YTD 2019 vs. 120 home starts YTD for 2018 (44% less starts)
- 308 Home sales PTD
- 349 Home starts PTD

# SFR LOT STATUS MAP

- 9 MODELS
- 255 OCCUPIED
- 51 BUYER
- 49 SPEC
- 194 LOT INVENTORY
- 558

UPDATED: SEPTEMBER 17, 2019



Section 7  
21 - 55' Patio Lots Darling

Section 9  
9 - 65' Patio Lots Darling

Section 3  
22 - 55' Patio Lots Darling

Section 2  
29 - 55' Lots David Weekley  
29 - 55' Lots Perry  
58 - Total Section

Section 1  
42 - 50' Lots David Weekley  
40 - 50' Lots Perry  
2 - 55' Lots Perry  
1 - 55' Lot Developer  
85 - Total Section

Section 8  
38 - 28' Duplex Lots Lennar

Section 12  
7 - 55' Lots Westin  
25 - 55' Lots Drees  
14 - 65' Lots Westin  
46 - Total Section

Section 4  
50 - 35' Duplex Lots Village Builders  
20 - 40' Duplex Lots Village Builders  
70 - Total Section

Section 11  
8 - 65' Lots Drees  
4 - 65' Lots Jaeger  
12 - Total Section

Section 5  
70 - 45' Duplex Lots Coventry

Section 10  
35 - 55' Lots David Weekley  
36 - 55' Lots Perry  
71 - Total Section

Section 6  
28 - 65' Lots Drees  
28 - 65' Lots Jaeger  
56 - Total Section



The WEST VILLAGE of  
GRAND CENTRAL PARK

**ENGINEER'S REPORT  
CONROE MUNICIPAL MANAGEMENT DISTRICT NO. 1  
SEPTEMBER 18, 2019**

**Agenda Item - Engineering Matters, including:**

- a. Authorize design of projects in the service area:
  - i. Water, sewer, and drainage to serve Grand Central Park Section 20
  - ii. Paving and appurtenances to serve Grand Central Park Section 20
  - iii. LOMR-F to serve Grand Central Park Tract I45-07A (**Board Action Item**)
    - Proposal ready for review and approval.
  - iv. Water, sewer, and drainage to serve Grand Central Park Section 21
  - v. Paving and appurtenances to serve Grand Central Park Section 21
  - vi. Water, sewer, and drainage to serve Grand Central Parkway Extension
  - vii. Paving and appurtenances to serve Grand Central Parkway Extension
  - viii. Bond Issue No. 3. **Board Action Item**)
    - Proposal ready for review and approval.
- b. Approve plans and specifications and authorize the advertisement of bids in the service area:
  - i. Lake Excavation and Drainage Facilities to serve The Lake House Amenity Center Lake (LJA Job Nos. 2274-1904A and 2274-1904B).
    - Nothing at this time.
- c. Review bids and award contracts for projects in the service area:
  - i. Crescent Campus Blvd. Bridge Spanning Silverdale Creek (LJA Job # 2274-1707C)
    - Nothing at this time.
  - ii. Paving and Appurtenances to Serve Grand Central Park Section 18 (LJA Job No. 2274-0018E). (**Board Action Item**)
    - Four bids received on September 4, 2019. We recommend award to low bidder in the amount of \$166,250.90 to Beyer Construction.

- iii. Traffic Signal at Urban Avenue and Loop 336 (LJA Job No. 2274-1810).
  - Project bids on September 18, 2019.
- iv. Interim Grinder Pump to Service I45-06A (LJA Job No. 2274-1903).
  - Nothing at this time.
- v. Grand Central Park Lakehouse Amenity Center (LJA Job No. 2274-1902).
  - Nothing at this time.
- vi. Lift Station No. 1 to Serve Grand Central Park (2274-1708A).
  - Project bids on September 18, 2019.
- d. Approval of pay estimates, change orders, and final inspection as appropriate, for projects in the service area, including:
  - i. Water, sewer, and drainage to Serve Crescent Campus Boulevard Phase 2A (Crostex Construction Inc.) (LJA Job # 2274-1706B)
    - There are no pay estimates for consideration at this time.
  - ii. Paving and appurtenances to Serve Crescent Campus Boulevard Phase 2A (Triple B Services) (LJA Job # 2274-1706C)
    - There are no pay estimates for consideration at this time.
  - iii. Clearing & Grubbing, Water, sewer, and drainage to Serve City Central Avenue Phase 1 (C.E. Barker) (LJA Job # 2274-1710B).
    - There are no pay estimates for consideration at this time.
  - iv. Paving and appurtenances to Serve City Central Avenue Phase 1 (Precise Services) (LJA Job # 2274-1710C). **(Board Action Item)**
    - Pay Estimate No. 2 in the amount of \$24,543.90.
  - v. Water, Sewer and Drainages to Serve Grand Central Park Section 14 (Crostex Construction Inc.) (LJA Job # 2274-0014B). **(Board Action Item)**
    - Pay Estimate No. 5 in the amount of \$14,805.00.
  - vi. Paving and Appurtenances to Serve Grand Central Park Section 14 (Precise Services) (LJA Job # 2274-0014C). **(Board Action Item)**
    - Pay Estimate No. 3 in the amount of \$17,508.83.

- vii. Water, Sewer and Drainage to Serve Town Park Drive Phase 2 and Grand Central Park Section 13 (C.E. Barker, Ltd.) (LJA Job # 2274-1805B)
  - There are no pay estimates for consideration at this time.
- viii. Paving and Appurtenances to Serve Town Park Drive Phase 2 and Grand Central Park Section 13 (Precise Services) (LJA Job #2274-1805C). **(Board Action Item)**
  - Pay Estimate No. 3 in the amount of \$777,218.63.
- ix. Water, Sewer and Drainage to Serve Autumn Elm Circle (C.E. Barker, Ltd.) (LJA Job # 2274-1808B)
  - There are no pay estimates for consideration at this time.
- x. Paving and Appurtenances to Serve Autumn Elm Circle (Precise Services) (LJA Job #2274-1808C) **(Board Action Item)**
  - Pay Estimate No. 3 in the amount of \$32,397.30.
- xi. Lift Station No. 2 and Force Main to Serve Grand Central Park (5J Services, LLC) (LJA Job # 2274-1807). **(Board Action Item)**
  - Pay Estimate No. 4 in the amount of \$70,200.00.
- xii. Water, Sewer and Drainage to Serve Grand Central Park Section 15 and Section 16 (Crostex Construction) (LJA Job # 2274-0015B and 2274-0016B).
  - There are no pay estimates for consideration at this time.
- xiii. Paving and Appurtenances to Serve Grand Central Park Sections 15 and 16 (D&J Construction) (LJA Job # 2274-0015C & 2274-0016C).
  - There are no pay estimates for consideration at this time.
- xiv. Water, Sewer and Drainage to Serve Grand Central Park Section 17 (Crostex Construction, Inc.) (LJA Job # 2274-0017B). **(Board Action Item)**
  - Pay Estimate No. 2 in the amount of \$ 100,416.60.
- xv. Paving and Appurtenances to Serve Grand Central Park Section 17 (Lexton Construction, LLC) (LJA Job # 2274-0017C).
  - There are no pay estimates for consideration at this time.
- xvi. Water, Sewer and Drainage to Serve Grand Central Park Section 18 (Crostex Construction, Inc.) (LJA Job No. 2274-0018D).
  - There are no pay estimates for consideration at this time.

xvii. Water, Sewer and Drainage to Serve Grand Central Park Section 19 (Crostex Construction, Inc.) (LJA Job No. 2274-0019B).

- There are no pay estimates for consideration at this time.

xviii. Paving and Appurtenances to Serve Grand Central Park Section 19 (Lexton Construction, LLC) (LJA Job No. 2274-0019C).

- There are no pay estimates for consideration at this time.

xix. Clearing and Grubbing to Serve 38.2 Acre Group of Parcels Southeast of Deer Lake (Crostex Construction) (LJA Job No. 2274-1803). **(Board Action Item)**

- Pay Estimate No. 2 in the amount of \$97,222.50.

e. LOMR-F for Grand Central Park, Section 17.

- Contractor placing fill week of September 9 through September 13, 2019.
- Survey scheduled right after fill has been placed.

f. Deeds and easements and utility conveyances. **(Board Action Item)**

Easements to be abandoned

Town Park Dr.

- 0.0030 Ac Utility Easement
- 0.0052 Ac Utility Easement
- 0.0055 Ac Utility Easement
- 0.0057 Ac Utility Easement
- 0.0071 Ac Utility Easement
- 0.0100 Ac Utility Easement
- 0.0157 Ac Utility Easement
- 0.3143 Ac Utility Easement

Autumn Elm Circle.

- 0.0028 Ac Utility Easement
- 0.0030 Ac Utility Easement
- 0.0030 Ac Utility Easement
- 0.0034 Ac Utility Easement
- 0.0046 Ac Utility Easement
- 0.0046 Ac Utility Easement
- 0.0046 Ac Utility Easement
- 0.0058 Ac Utility Easement
- 0.0060 Ac Utility Easement
- 0.0060 Ac Utility Easement
- 0.0060 Ac Utility Easement
- 0.0063 Ac Utility Easement
- 0.0063 Ac Utility Easement



Grand Central Park Section 15

- 0.0030 Ac Utility Easement
- 0.0030 Ac Utility Easement
- 0.0045 Ac Utility Easement
- 0.0393 Ac Utility Easement
- 0.0756 Ac Utility Easement

Crescent Campus Phase 2A

- 0.1547 Ac Utility Easement
- 0.4376 Ac Utility Easement

g. Storm Water Pollution Prevention items.

- No Action.



**Bid Presentation for Grand Central Park Median**

Prepared and presented on September 17, 2019

Prepared by Landscape Art, Inc.

2303 Dickinson Ave., League City, TX

281-309-0500

Description	Size	Qty	Unit Total Price	Total Ext. Price
<b>Mobilization</b>				
Mobilization		1	2190.00	2,190.00
<b>Planting</b>				
CA American Beautyberry	5 g / 3g	11	21.00	231.00
CC Eastern Redbud	30 g	4	241.00	964.00
DI Butterfly Iris	3 g	60	20.00	1,200.00
MA Turk's Cap	5 g / 3g	10	21.00	210.00
MC Southern Wax Myrtle	15 g	1	124.00	124.00
MCG Gulf Coast Muhly	3 g	160	16.00	2,560.00
OJ Mondo Grass	1 g	73	6.20	452.60
PT 1 Loblolly Pine	30 g	4	217.00	868.00
PT 2 Loblolly Pine	45 g	2	361.00	722.00
PT 3 Loblolly Pine	65 g	2	626.00	1,252.00
Fine Grade & Sod Installation	ls	1	1684.00	1,684.00
Bed Prep / Soils / Pine Straw / Hand Cut Bed Edge	ls	1	5620.00	5,620.00
<b>Irrigation</b>				
Irrigation		1	4720.00	4,720.00

\$ 22,797.60

# Kimley»»Horn

September 5, 2019

Mr. Robert B. Douglas, Jr.  
GCP Loan Subsidiary 1, L.P.  
101 Elk Trace Parkway  
Montgomery, Texas 77316

**RE: *Conroe Municipal Management District No. 1 Venting Control Design and Site Design  
Progress Estimate No. 4***

Dear Mr. Douglas,

Enclosed for your approval is Progress Estimate No. 4 for the referenced project as submitted by R&B Group, Inc.

We have reviewed this estimate with our project representative, and the quantities are in accordance with the work performed. Therefore, we recommend payment in the amount of \$47,214.00.

Please call me at 281-619-8460 if you have any questions regarding this estimate.

Sincerely,



Lance McLeod, P.E., PMP  
Project Manager



Steven Freeman, P.E.  
Project Manager

ENCLOSURE

R+B Group, Inc.  
 1213 N. Durham  
 Houston, Texas 77008

**LETTER OF TRANSMITTAL**

Office: 713-862-5800  
 Fax: 713-862-5807

Date:	August 30, 2019	450
Re:	Conroe Municipal Management District No. 1 Venting Control Unit and Site Design	

TO: Kimley-Horn  
 11700 Katy Freeway Ste 800  
 Houston TX 77079

Attn: Mr. Michael Moriarty, P.E.

**Attached is:**

Shop Drawings   
  Prints   
  Plans   
  Specifications  
 Copy of letter   
  Change order   
 Other

Copies	Submittal No.	GC Ref. No.	Description
1PDF		450-04	Invoice Number 4

THESE ARE TRANSMITTED as checked below:

For approval   
  Approved as submitted   
  Resubmit \_\_\_ copies for approval  
 For your use   
  Approved as noted   
  Submit \_\_\_ copies for distribution  
 As requested   
  Returned for corrections   
  Return \_\_\_ corrected prints  
 For review and comment   
 Other \_\_\_\_\_

REMARKS:

cc: Job File

SIGNED: \_\_\_\_\_  
 Brian D. Morrison

R+B Group, Inc  
1213 North Durham Dr  
Houston, TX 77008-6522

(713) 862-5800

This submittal is certified to  
be in conformance with  
contract documents unless  
noted herein

By: Brian D. Morrison

Date: 8/30/2019

Submittal No: \_\_\_\_\_

GC Ref No: 450-04

Spec Section: \_\_\_\_\_



DATE: July 30, 2019

Conroe Municipal Management District No. 1  
c/o Kimley-Horn  
11700 Katy Freeway Suite 800  
Houston, Texas 77079

R + B Invoice No.: 8045

R & B Group, Inc Job No. 450

ATTN: Mr. Micael Moriarty, P.E.

Conroe Municipal Management District No. 1  
Venting Control Unit and Site Design

MONTHLY STATEMENT NO. FOUR  
FOR PERIOD:

August 1 to August 30, 2019

This estimate of work completed and materials supplied in this accounting period has been used to calculate the current amount due the Contractor as a progress payment.

CONTRACT AMOUNT

	ORIGINAL CONTRACT AMOUNT	\$	<u>721,544.00</u>
Change Orders:	No. ONE	<u>\$0.00</u>	
	No. TWO	<u>\$0.00</u>	
	No. THREE	<u>\$0.00</u>	
	CURRENT CONTRACT AMOUNT		<u>\$721,544.00</u>

BID ITEM	DESCRIPTION	CONTRACT				PREVIOUS MONTH		THIS MONTH		TOTAL TO DATE	
		QTY	UNIT	UNIT PRICE	EXTENSION	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
	<b>BASE BID ITEMS</b>										
<b>1</b>	<b>Clearing and Grubbing, Site Prep, Offloading and Installation of Anua Equipment</b>										
1.01	Bonds and Insurance	1	LS	\$10,000.00	\$10,000.00	1	\$ 10,000.00	0	\$ -	1	\$ 10,000.00
1.02	Mobilization	1	LS	\$20,000.00	\$20,000.00	1	\$ 20,000.00	0	\$ -	1	\$ 20,000.00
1.03	Demobilization	1	LS	\$4,000.00	\$4,000.00	0	\$ -	0	\$ -	0	\$ -
1.04	O & M Manuals	1	LS	\$1,000.00	\$1,000.00	0	\$ -	0	\$ -	0	\$ -
1.05	As Built Drawings	1	LS	\$1,000.00	\$1,000.00	0	\$ -	0	\$ -	0	\$ -
1.06	Stabilized Construction Access	1	LS	\$1,000.00	\$1,000.00	1	\$ 1,000.00	0	\$ -	1	\$ 1,000.00
1.07	SWPPP Plan and Implementation	1	LS	\$5,000.00	\$5,000.00	1	\$ 5,000.00	0	\$ -	1	\$ 5,000.00
1.08	Site Preparation	1	LS	\$10,000.00	\$10,000.00	1	\$ 10,000.00	0	\$ -	1	\$ 10,000.00
1.09	Excavation and Select Fill	1	LS	\$100,000.00	\$100,000.00	1	\$ 100,000.00	0	\$ -	1	\$ 100,000.00
1.10	Installation of Precast Sumps	1	LS	\$1,000.00	\$1,000.00	1	\$ 1,000.00	0	\$ -	1	\$ 1,000.00
1.11	Offloading of ANUA Equipment	1	LS	\$20,000.00	\$20,000.00	1	\$ 20,000.00	0	\$ -	1	\$ 20,000.00
1.12	Installation of Filter Media	1	LS	\$20,000.00	\$20,000.00	1	\$ 20,000.00	0	\$ -	1	\$ 20,000.00
1.13	Installation of Concrete Fan Pedestals	1	LS	\$5,000.00	\$5,000.00	1	\$ 5,000.00	0	\$ -	1	\$ 5,000.00
1.14	Installation of Fans	1	LS	\$2,000.00	\$2,000.00		\$ -		\$ -	0	\$ -
1.15	Installation of Sump Pumps	1	LS	\$1,000.00	\$1,000.00		\$ -		\$ -	0	\$ -
1.16	Misc Piping	1	LS	\$6,000.00	\$6,000.00		\$ -		\$ -	0	\$ -
1.17	Final Site Grading	1	LS	\$10,000.00	\$10,000.00		\$ -		\$ -	0	\$ -
1.18	Hydromulch Seeding	1	LS	\$5,000.00	\$5,000.00		\$ -		\$ -	0	\$ -
<b>2</b>	<b>Concrete Driveway</b>	930	SY	\$75.00	\$69,750.00		\$ -		\$ -	0	\$ -
<b>3</b>	<b>4" Concrete Path</b>	34	SY	\$40.00	\$1,360.00		\$ -		\$ -	0	\$ -
<b>4</b>	<b>Concrete Slab</b>	1475	SF	\$50.00	\$73,750.00	1475	\$ 73,750.00	0	\$ -	1475	\$ 73,750.00
<b>5</b>	<b>4" PVC Wastewater Piping</b>	204	LF	\$10.00	\$2,040.00	204	\$ 2,040.00	0	\$ -	204	\$ 2,040.00
<b>6</b>	<b>4" PVC P Trap</b>	2	EA	\$100.00	\$200.00	2	\$ 200.00	0	\$ -	2	\$ 200.00
<b>7</b>	<b>4" x 4" PVC Tee</b>	1	EA	\$100.00	\$100.00	1	\$ 100.00	0	\$ -	1	\$ 100.00
<b>8</b>	<b>4" PVC 90 Degree Dual Sweep Cleanout</b>	1	EA	\$200.00	\$200.00	1	\$ 200.00	0	\$ -	1	\$ 200.00
<b>9</b>	<b>30" FRP Air Duct Piping</b>	132	LF	\$100.00	\$13,200.00		\$ -	60	\$ 6,000.00	60	\$ 6,000.00
<b>10</b>	<b>30" x 30" FRP Tee</b>	1	EA	\$1,200.00	\$1,200.00		\$ -	1	\$ 1,200.00	1	\$ 1,200.00
<b>11</b>	<b>30" FRP 90 Degree Fitting</b>	4	EA	\$1,500.00	\$6,000.00		\$ -	4	\$ 6,000.00	4	\$ 6,000.00
<b>12</b>	<b>30" Bubble Tight Isolation Damper</b>	2	EA	\$8,000.00	\$16,000.00		\$ -	2	\$ 16,000.00	2	\$ 16,000.00
<b>13</b>	<b>Trench Safety</b>	564	LF	\$1.00	\$564.00		\$ -	60	\$ 60.00	60	\$ 60.00
<b>14</b>	<b>Connect to Existing FRP Manhole</b>	1	EA	\$1,000.00	\$1,000.00		\$ -		\$ -	0	\$ -
<b>15</b>	<b>Water Meter</b>	1	LS	\$1,000.00	\$1,000.00	1	\$ 1,000.00	0	\$ -	1	\$ 1,000.00
<b>16</b>	<b>2" PVC Water Pipe</b>	248	LF	\$20.00	\$4,960.00	248	\$ 4,960.00	0	\$ -	248	\$ 4,960.00
<b>17</b>	<b>2" x 2" PVC Tee</b>	1	EA	\$20.00	\$20.00	1	\$ 20.00	0	\$ -	1	\$ 20.00
<b>18</b>	<b>2" RPZ Backflow Preventer</b>	1	LS	\$2,500.00	\$2,500.00	1	\$ 2,500.00	0	\$ -	1	\$ 2,500.00
<b>19</b>	<b>2" Water Service Connection W/ Lead</b>	1	LS	\$2,500.00	\$2,500.00	1	\$ 2,500.00	0	\$ -	1	\$ 2,500.00
<b>20</b>	<b>Removable Bollards</b>	14	EA	\$300.00	\$4,200.00		\$ -		\$ -	0	\$ -
TOTAL BASE UNIT PRICES					\$422,544.00		\$ 279,270.00		\$ 29,260.00		\$ 308,530.00

BID ITEM	DESCRIPTION	CONTRACT			PREVIOUS MONTH		THIS MONTH		TOTAL TO DATE		
		QTY	UNIT	UNIT PRICE	EXTENSION	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
	Previous Page Totals				\$422,544.00		\$ 279,270.00		\$ 29,260.00		\$ 308,530.00
<b>21</b>	<b>Electrical and Lighting System</b>										
21.01	Install Service Entrance	1	LS	\$1,000.00	\$1,000.00	0.9	\$ 900.00	0.1	\$ 100.00	1	\$ 1,000.00
21.02	Install Switch Gear	1	LS	\$30,000.00	\$30,000.00	0.9	\$ 27,000.00	0.1	\$ 3,000.00	1	\$ 30,000.00
21.03	Install Control Panels	1	LS	\$1,000.00	\$1,000.00	0.9	\$ 900.00	0.1	\$ 100.00	1	\$ 1,000.00
21.04	Install Motors/ Pumps	1	LS	\$1,000.00	\$1,000.00		\$ -	0	\$ -	0	\$ -
21.05	Install Sight Lighting	1	LS	\$6,000.00	\$6,000.00	0.25	\$ 1,500.00	0.75	\$ 4,500.00	1	\$ 6,000.00
21.06	Rough In Filter Slab	1	LS	\$12,000.00	\$12,000.00	1	\$ 12,000.00	0	\$ -	1	\$ 12,000.00
21.07	Rough In Transformer Slab	1	LS	\$10,000.00	\$10,000.00	1	\$ 10,000.00	0	\$ -	1	\$ 10,000.00
21.08	Underground Conduit	1	LS	\$12,000.00	\$12,000.00	1	\$ 12,000.00	0	\$ -	1	\$ 12,000.00
21.09	Wire in URD	1	LS	\$10,000.00	\$10,000.00		\$ -	0.7	\$ 7,000.00	0.7	\$ 7,000.00
21.10	Exposed Outdoor Conduit	1	LS	\$10,000.00	\$10,000.00		\$ -	0.5	\$ 5,000.00	0.5	\$ 5,000.00
21.12	Wire in Exposed Outdoor Conduit	1	LS	\$2,000.00	\$2,000.00		\$ -	0.5	\$ 1,000.00	0.5	\$ 1,000.00
21.13	Grounding	1	LS	\$5,000.00	\$5,000.00	0.25	\$ 1,250.00	0.5	\$ 2,500.00	0.75	\$ 3,750.00
<b>22</b>	<b>Electric Service Allowance</b>	1	AL	\$20,000.00	\$20,000.00		\$ -		\$ -	0	\$ -
<b>23</b>	<b>Natural Gas Service Allowance</b>	1	AL	\$15,000.00	\$15,000.00		\$ -		\$ -	0	\$ -
<b>24</b>	<b>Entergy Construction Allowance And Gate</b>	1	AL	\$20,000.00	\$20,000.00		\$ -		\$ -	0	\$ -
<b>25</b>	<b>10' Black Vinyl Coated Chain Link Fence and Gate</b>	1	LS	\$36,000.00	\$36,000.00		\$ -		\$ -	0	\$ -
<b>TOTAL BASE UNIT PRICES</b>					<b>\$613,544.00</b>		<b>\$ 344,820.00</b>		<b>\$ 52,460.00</b>		<b>\$ 397,280.00</b>



BID ITEM	DESCRIPTION	QTY	CONTRACT			PREVIOUS MONTH		THIS MONTH		TOTAL TO DATE	
			UNIT	UNIT PRICE	EXTENSION	QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT
	Previous Page Totals				\$613,544.00		\$ 344,820.00		\$ 52,460.00		\$ 397,280.00
	<b><u>Alternate Number 1 Items</u></b>										
<b>A1</b>	<b>Generator and Appurtenances</b>										
A1.01	Form Generator Slab	1	LS	\$2,000.00	\$2,000.00	1	\$ 2,000.00	0	\$ -	1	\$ 2,000.00
A1.02	Rough In Generator Slab	1	LS	\$2,000.00	\$2,000.00	1	\$ 2,000.00	0	\$ -	1	\$ 2,000.00
A1.03	Pour Generator Slab	1	LS	\$2,000.00	\$2,000.00	1	\$ 2,000.00	0	\$ -	1	\$ 2,000.00
A1.04	Provide and Install Generator	1	LS	\$100,000.00	\$100,000.00	0	\$ -	0	\$ -	0	\$ -
A1.05	Connect Generator	1	LS	\$2,000.00	\$2,000.00	0	\$ -	0	\$ -	0	\$ -
	<b>TOTAL ALTERNATE BID ITEMS</b>			\$108,000.00	\$108,000.00		\$ 6,000.00		\$ -		\$ 6,000.00
	<b>BASE BID + ALTERNATE BID</b>				\$721,544.00		\$350,820.00		\$52,460.00		\$403,280.00

R & B GROUP, INC.

DATE: July 30, 2019

Conroe Municipal Management Distric MONTHLY STATEMENT NO. FOUR

Work to date (Total from proceeding section) \$403,280.00

CHANGE ORDERS:

<u>No.</u>	<u>% Complete</u>	<u>\$0.00</u>
<u>No.</u>	<u>% Complete</u>	<u>\$0.00</u>
<u>No.</u>	<u>% Complete</u>	<u>\$0.00</u>

NET CHANGE ORDERS TO DATE \$0.00

AMOUNT DUE DATE: June 20, 2019 \$ 403,280.00

LESS 10% RETAINAGE \$40,328.00

SUBTOTAL \$362,952.00

\$0.00

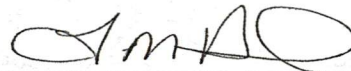
TOTAL AMOUNT DUE TO DATE \$362,952.00

LESS PREVIOUS INVOICES \$315,738.00

AMOUNT DUE THIS PAYMENT \$47,214.00

I certify that work performed during this period was performed substantially in accordance with the Contract Documents.

R & B GROUP, INC.



Brian D. Morrison, President

This estimate of construction progress is based on records and information furnished by the Contractor and on my observation. Payment is recommended.



Approved By:

FORM I: CONDITIONAL WAIVER FOR PROGRESS PAYMENTS

\*\*\*\*\*

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: Venting Control Facility and Site Design

Job No. 067801100

On receipt by the signer of this document of a check from GCP Loan Subsidiary 1, LP (maker of check) in the sum of \$ 47,214.00 payable to R&B Group, Inc. (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Conroe Municipal Management District No.1 (owner) located at Montgomery County, Texas (location) to the following extent: Venting Control Facility and Site Design (job description).

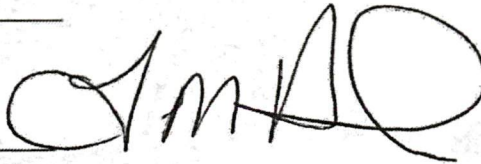
This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to CMMD No.1 (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The Signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

R&B Group, Inc.  
(Company Name)

By: T. Michael Haralson  
(Signature)



Title: Vice President

Date: 9/4/2019

**CONTRACTOR AFFIDAVIT FOR PARTIAL PAYMENT**

STATE OF TEXAS                    §

COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Mr. T. Michael Haralson the Vice President of R & B Group, Inc. ("CONTRACTOR"). CONTRACTOR has performed labor and furnished materials pursuant to that certain Contract entered into on the 7th day of March, 2019 by and between CONTRACTOR and Conroe Municipal Management District No.1, for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to wit:

**"Construction of Grand Central Park Venting Control Facility Site Design "**

The undersigned, being by me duly sworn, states upon oath that the materials supplied in connection with CONTRACTOR's Application for Partial Payment No. 4, dated Sept 4, 2019 (the "Application Date"), represents the actual cost of sound materials that have been or will be fabricated into the Work in compliance with the agreed to plans and specifications (and all authorized changes thereto).

The undersigned further states that as of the Application Date, CONTRACTOR has paid all bills and claims for materials supplied in connection with the aforesaid Partial Payment, and that there are no outstanding unpaid bills or claims for labor performed or materials furnished.

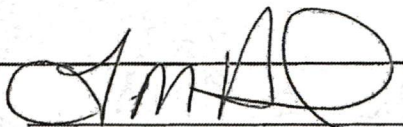
CONTRACTOR acknowledges complete satisfaction of, and forever waives and releases, all claims of every kind against OWNER or the property where the labor and/or materials were installed, including, without limitation, any liens or potential liens, which CONTRACTOR may have as a result of, or in connection with, the labor and/or materials supplied in connection with the aforesaid Partial payment.

CONTRACTOR represents that the person executing this affidavit on behalf of CONTRACTOR is duly authorized to sign this affidavit and to legally bind CONTRACTOR hereto. All of the provisions of this affidavit shall bind CONTRACTOR, its heirs, representatives, successors and assigns and shall inure to the benefit of OWNER, and its legal representatives, successors, assigns.

This affidavit is being made by the undersigned realizing that it is in reliance upon the truthfulness of the statements contained herein that a partial payment under said Contract is being made, and in consideration of the disbursement of said partial payment by OWNER.

CONTRACTOR HEREBY AGREES TO DEFEND, PROTECT, INDEMNIFY AND HOLD OWNER SAFE AND HARMLESS FROM AND AGAINST ALL LOSSES, DAMAGES, COSTS, AND EXPENSES OF ANY CHARACTER WHATSOEVER SPECIFICALLY INCLUDING COURT COSTS, BONDING FEES, AND ATTORNEY FEES ARISING OUT OF OR IN ANY WAY RELATING TO CLAIMS FOR UNPAID LABOR OR MATERIALS FURNISHED AS OF THE APPLICATION DATE.

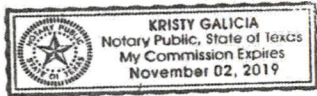
Executed this 4th day of September, 2019.

By:   
Name T. Michael Haralson  
Printed:  
Title: Vice President

STATE OF TEXAS §  
COUNTY OF Harris §

Subscribed and sworn to before me, the undersigned authority, on this the 4th day of September, 2019, to certify which, witness my hand and seal of office.

  
Notary Public, State of Texas  
Notary's Name Printed:



Kristy Galicia  
My commission expires: 11/2/2019



September 11, 2019  
AVO 33186

### Conroe Municipal Management District No. 1 - Engineering Report

1. Road engineering matters, including:

- a) Authorization for design of projects in the service area;

No items month.

- b) Approval of contracts, letter financing agreements, or cost sharing agreements for projects in the service area, including:

- i. Grand Central Park, Greenway Village (formerly, Grand Central Park West Village Commercial Tract WV03);
- Notice to Proceed issued Sept. 3<sup>rd</sup>.

No items this month. Updates are below.

- ii. Grand Central Park West Village Loop 336 traffic signal:

Loop 336 Signal and Striping plans were designed as a single project. Due to long-lead times from the manufacturers of signal poles, TXDOT requested that the striping be completed concurrently with the Greenway Village project.

- Request permission to solicit bids for the Loop 336 South Striping
- Request permission to advertise the Loop 336 South Traffic Signals

**Halff Associates, Inc.**  
**Daniel Lozano, PE, LEED AP**  
**Vice President**



HALFF ASSOCIATES, INC.

14800 ST. MARY'S LANE, STE. 160  
HOUSTON, TX 77079-2943

TEL: 713-588-2450  
FAX: 281-310-5259

WWW.HALFF.COM

# CLARK CONDON

MEMORANDUM

**TO:** Conroe Municipal Management District #1  
**FROM:** Elizabeth Gilbert  
**DATE:** September 11, 2019  
**PROJECT:** Grand Central Park Landscape Projects  
**DISTRIBUTION:** File

RE: Update on Landscape Projects within Conroe Municipal Management District #1

Current Projects Under Construction:

**1. Grand Central Park Streetscapes Phase I**

Scope of Work: Planting, irrigation and concrete trail.

Contractor: HD Outdoor Designs, LC

Contract Amount: \$618,182.62

Change Order Amounts to Date Added to Contract: \$26,743.20

**Payment Application #10A** submitted September 9; pending final review and approval.

**2. West Village Pathways Phase II**

Scope of Work: Extension of pathways through new areas of West Village and along Grand Central Parkway.

Contractor: D.L Meacham LP

Contract Amount: \$275,843.35

Comments: Notice to Proceed was issued for August 26, 2019 for 120 Calendar Days. The contractor has begun trail layout.

Construction Projects Pending Contracts:

**1. Twilight Park and Mystic Pond**

Scope of Work: Twilight Park design includes walkways, playground, fitness stations, site furnishings, landscape and irrigation; Mystic Pond design includes renovation of existing bridge, new fishing piers, gazebo, fire pit, site lighting and site furnishings.

Contractor: D.L Meacham LP

Contract Amount: \$830,809.95

Comments: Contracts are pending final approval by developer; additional permit comments were received and are currently being addressed for resubmittal.

END OF MEMO