

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1  
FACT SHEET  
Budget Year 2007 / 2008  
APPROVED September 10, 2007**

Certified 2006 AV - \$614,542,825  
 Certified 2007 AV - \$671,511,403

Connections - 2,615 (includes District irrigation meters and tracking only Transwestern irrigation)  
 Anticipate 2 commercial connections coming online in fiscal year.

Tax Rates:

\$.248/\$100	Operations & Maintenance
\$.170	Debt Service
\$.418	Total

TAP Fees            \$400 ea.            Water & Sewer

**REVENUE**

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RATES	PREVIOUS	APPROVED (09/10/07)
Water - Base Fee	\$6.00/1,000 gal. \$2.80/1,000 gal.	\$6.00/1,000 gal. \$2.96/1,000 gal. (5.7% increase over 2006)
Sewer - Base Fee	\$6.00/1,000 gal. \$4.40/1,000 gal.	\$6.00/1,000 gal. \$4.95/1,000 gal. (12.4% increase over 2006)
Garbage Collection	\$10.00/month	\$12.00/month

**EXPENSES**

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**CITY OF AUSTIN RATES**

New City of Austin rates will go into effect October 2007.

**CURRENT**

Water	\$2.62/1,000 gal.	Water - \$2.77/1,000 Gallons (5.7% increase over 2006)
Wastewater	\$4.18/1,000 gal.	Wastewater - \$4.70/1,000 Gallons (12.4% increase over 2006)

**ROUND ROCK REFUSE**

		As of October 1, 2007:
\$9.88 per Connection		\$11.07 per Connection (Based on New Contract Rates)

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
**APPROVED September 10, 2007**

<u>REVENUE</u>	<u>Approved 2006 / 2007</u>	<u>Approved 2007 / 2008</u>
1) Water / Sewer Fees	\$ 2,143,500	\$ 2,550,000
2) Service Application Fees & Late Fees	\$ 70,000	\$ 70,000
3) Water / Sewer Tap Fees	\$ 5,000	\$ 5,000
4) Property Tax (x.248)	\$ 1,598,000	\$ 1,665,347
5) Penalties on Tax	\$ 5,000	\$ 5,000
6) Pool & Park Fees	\$ 50,000	\$ 40,000
7) Investment Interest	\$ 120,000	\$ 170,000
8) Reimbursable Revenue	\$ -	\$ 30,000
9) Miscellaneous	\$ 1,000	\$ 3,000
10) Unified Garbage Fees	\$ 311,000	\$ 368,000
11) Recycle Rebate	\$ -	\$ -
12) Surplus Bond Funds	\$ 900,000	\$ -
13) Reimbursement from RRISD for Pool Winter Gas	\$ 8,000	\$ -
14) Community Center Surplus from Operations Fund	<u>\$ 878,688</u>	<u>\$ 681,438</u>
<b>TOTAL</b>	<b>\$ 6,090,188</b>	<b>\$ 5,587,785</b>



**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
**APPROVED September 10, 2007**

<u>REVENUE</u>	<u>PER YEAR</u>
8) <u>Potential Reimbursable Revenue</u> - Revenue derived from reimbursement of Engineering Review Fees and Inspection Fees	\$ 30,000
9) <u>Miscellaneous Income</u> -	\$ 3,000
10) <u>Unified Garbage Contract</u> - \$12.00/mo. per connect x 2,550 connects = \$30,600 month x 12 =	\$ 368,000
11) <u>Recycle Rebate</u>	\$ -
12) <u>Surplus Bond Funds</u>	\$ -
13) <u>Reimbursement from RRISD for Pool Winter Gas</u>	\$ -
14) <u>Community Center Surplus from Operations Fund</u>	\$ 681,438

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
**APPROVED September 10, 2007**

<b><u>EXPENSES</u></b>	<b><u>Approved 2006 / 2007</u></b>	<b><u>Approved 2007 / 2008</u></b>
1) Water / Sewer Purchases	\$ 2,010,000	\$ 2,259,000
2) Unified Garbage Fees	\$ 302,184	\$ 339,000
3) Night Watchman	\$ 33,000	\$ 33,000
4) Electricity for Booster Stations	\$ -	\$ 5,000
5) Water / Sewer Maintenance	\$ 50,000	\$ 60,000
6) Water / Sewer Inspection Fees	\$ 1,000	\$ 1,000
7) Director Fees	\$ 26,000	\$ 36,000
8) Legal Fees	\$ 55,000	\$ 100,000
9) Election Expenses	\$ -	\$ 5,000
10) Engineering Fees	\$ 105,000	\$ 120,000
11) Deed Restriction Enforcement	\$ 7,000	\$ 8,000
12) Management Services	\$ 260,000	\$ 268,000
13) Auditing Fees	\$ 16,000	\$ 17,500
14) Tax Collection / Appraisal	\$ 9,000	\$ 11,000
15) Park / Greenbelt Maintenance (Robinson & Rattan)	\$ 204,000	\$ 212,000
16) Park Signage	\$ 5,000	\$ 5,000
17) Park Vandalism	\$ 10,000	\$ 5,000
18) Park Improvements & Greenbelt Improvements	\$ 271,000	\$ 116,400
19) Pool Expenses	\$ 54,000	\$ 39,000
20) Non-reoccurring Pool Expenses	\$ 52,000	\$ 73,000
21) Restroom Maintenance (Robinson Park & Rattan Creek)	\$ 12,000	\$ 12,000
22) Lifeguards	\$ 160,000	\$ 128,515

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
**APPROVED September 10, 2007**

<b><u>EXPENSES</u></b>	<b><u>Approved 2006 / 2007</u></b>	<b><u>Approved 2007 / 2008</u></b>
23) Base Services for Pool	\$ 16,000	\$ 24,510
24) Monthly Winter Option	\$ -	\$ 18,810
25) Insurance - General Liability	\$ 10,000	\$ 12,000
26) Security Services	\$ 30,000	\$ 55,000
27) Miscellaneous Permits	\$ 28,000	\$ 28,000
28) Planning Effort for Community Building	\$ 50,000	\$ 50,000
29) Credit Card Expense	\$ 16,000	\$ 15,000
30) TV Wastewater Line/Repair Escrow	\$ 200,000	\$ 50,000
31) Pool Heater Escrow	\$ -	\$ 5,000
32) Surplus Funds Projects	\$ 900,000	\$ -
33) Payroll Taxes	\$ 2,000	\$ 3,000
34) Pool Bath House Renovation	\$ 1,095,000	\$ 1,200,000
35) Community Center Operations	\$ -	\$ 67,050
36) Website Upgrades	\$ -	\$ 3,000
37) Contingency Funds	\$ 98,004	\$ 200,000
38) Financial Advisor Fees	<u>\$ 3,000</u>	<u>\$ 3,000</u>
<b>TOTAL</b>	<b>\$ 6,090,188</b>	<b>\$ 5,587,785</b>

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
**APPROVED September 10, 2007**

<u>EXPENSES</u>	<u>PER YEAR</u>
1) <u>Water and Sewer Purchases</u>	\$ 2,258,587
<u>Water Expense</u> 2.77/1,000 gallons	
There are eight master meters in the District.	
\$144.28 Mo. Service Charge x 8 meters = \$1,154.24/Mo.	
Estimated water purchased from COA will be 362,250,000 gallons	
362,250,000 x 2.77/1000	\$ 1,003,432
Master Meter Service Charge	\$ 13,851
TOTAL WATER EXPENSE	\$ 1,017,283
<u>Sewer Expenses</u>	
\$28.00 Service Charge	
\$4.70/1,000 Gallons	
Current wastewater average as set by COA is 22,000,000 gallons.	
Estimated Average for Budget = 22,000,000 Gallons	
Current winter average \$103,400/Mo. x 12 =	\$ 1,240,800
Service Charge \$42.00 per month =	\$ 504
TOTAL SEWER EXPENSE	\$ 1,241,304
2) <u>Unified Garbage Fees</u> - \$11.07 per connection	
\$28,228 per month	\$ 339,000
3) <u>Nightwatchman/Electricity</u> - Street Lighting	
Average Monthly Expense = \$2,685 x 12 =	\$ 33,000
4) <u>Electricity for Booster Stations</u>	
\$400/month x 12 =	\$ 4,800
5) <u>Water / Sewer Maintenance</u> - Per contract the first \$250 of repairs will be covered by ECO Resources.	\$ 60,000
6) <u>Water / Sewer Inspection Fees</u>	\$ 1,000
7) <u>Directors Fees</u> - \$150 per regular meeting, \$150.00 per subcommittee.	\$ 36,000

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
**APPROVED September 10, 2007**

<u>EXPENSES</u>	<u>PER YEAR</u>
8) <u>Legal Fees</u> - To included general and special activities -	\$ 100,000
A) General	\$ 55,000
B) Deed Enforcement	\$ 20,000
C) Special - Outside Counsel	\$ 25,000
9) <u>Election Expenses</u> -	\$ 5,000
10) <u>Engineering Fees</u> -	\$ 120,000
A) General	\$ 18,000
B) Miscellaneous Drainage Work	\$ 10,000
C) Wastewater Line Observation/Certification	\$ 15,000
D) Corpus Christi Pond	\$ 1,500
E) Rattan Creek Park Reconstruction - Permits, Architect, Engineer & Construction of Building	\$ 25,000
F) Rattan Creek Trail Extension	\$ 20,000
G) Plan Reviews/Construction Observation	\$ 30,000
11) <u>Deed Restriction Enforcement</u> - Assumed cost for enforcement activities	\$ 8,000
12) <u>Management Services</u>	\$ 268,000
$\$21,670 \times 12 \text{ months} = 260,000 + 2.74\% \text{ CPI } (\$7,125) =$	
13) <u>Auditing Fees</u> - Preparation of yearly audit	\$ 17,500
14) <u>Tax Collection/Appraisal</u> - Fees split between debt service & O&M Estimated Fees:	\$ 11,000
15) <u>Park / Greenbelt Maintenance (Robinson &amp; Rattan)</u> -	\$ 212,000
A) <u>Recurring Annual Landscape Maintenance:</u>	
1. Contract Basic Services - Parks & Greenbelt (\$11,520.33/month - CPI Adjusted)	\$ 138,244
2. Irrigation Repairs	\$ 4,000
3. Fall Overseeding of Parks & Fields	\$ 8,000
4. Fall & Spring Mulching of Beds & Tree Wells	\$ 6,000
5. Spring Mulching of Mitigation Plantings	\$ 3,200
6. Upgraded or Expanded Maintenance Areas	\$ 12,000
	\$ 171,444

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
**APPROVED September 10, 2007**

**EXPENSES**

**PER YEAR**

B) <u>Seasonal Landscape Services</u>		
1. Seasonal Color Garden Program	\$ 5,300	
2. Topdress Rattan & Robinson Soccer Fields	\$ 14,400	
3. Topdress Rattan Park	\$ 3,600	
4. Landscape Plantings	\$ 6,000	
5. Silt Removal	\$ 5,000	
6. Poison Ivy & Weed Control	\$ 2,400	
7. Natural Area Cleanup & Mowing	\$ 3,400	
	\$ 40,100	
16) <u>Park Signage</u> -		\$ 5,000
17) <u>Park Vandalism</u> - (includes Tennis Courts)		\$ 5,000
18) <u>Park Improvements &amp; Greenbelt Improvements</u> -		\$ 116,400
A) Two Water Fountains / Tennis Courts	\$ 5,000	
B) Rattan Footbridge Replacement	\$ 9,000	
C) Rattan - Major Tree Pruning	\$ 17,500	
D) Greenbelt Tree Pruning / Removal	\$ 3,500	
E) Add Granite to Trails	\$ 6,000	
F) Rattan Park Volleyball Court Repairs	\$ 4,500	
G) Refurbish Rattan Park Playscape Ground Covering	\$ 3,500	
H) Clear Trail Brush - Rattan Creek	\$ 16,500	
I) Expand Turf Areas - Robinson Park	\$ 35,000	
J) Robinson Park - Lot Repair/Upgrade	\$ 14,900	
19) <u>Pool Expenses</u> -		\$ 38,300
A) Chemicals	\$ 12,000	
B) Electricity	\$ 16,000	
C) Winter Gas	\$ 4,000	
D) Pool Heater Annual Maintenance	\$ 1,200	
E) Repaint diving stand & replace 2 Boards	\$ 600	
F) Furniture replacement	\$ 2,000	
G) Paint Pump Room and Slide	\$ 2,500	
20) <u>Non-reoccurring Pool Expenses</u>		\$ 73,000
A) Pool Cover Replacement	\$ 2,000	
B) Stencil Switch	\$ 3,200	
C) Replace Diving Stand & 2 Boards	\$ 15,500	
D) Replace Lane Ropes	\$ 600	
E) Replace Heater	\$ 16,000	

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
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<u>EXPENSES</u>		<u>PER YEAR</u>
F) Contingency for Major Repairs	\$ 15,000	
G) Rental of Portable Restroom/Shower Building	\$ 15,000	
H) General Repairs/Pump Lights	\$ 5,000	
21) Restroom Maintenance (Robinson & Rattan Creek Parks)		\$ 12,000
22) <u>Lifeguards</u> - (See Clearwater Back-Up Sheet)		\$ 128,515
23) <u>Base Services - Pool (Includes Insurance - \$5,000)</u> Deduction for Construction Period Included.		\$ 24,510
24) Monthly Winter Option		\$ 18,810
25) <u>Insurance</u> - General Liability		\$ 12,000
26) <u>Security Services</u> -		\$ 55,000
A) \$40 per hour x 100 hours month (\$4,000/mo.)	\$ 48,000	
B) \$1.00 per Hour for Vehicle	\$ 1,200	
C) Special Security Hours (Holidays, etc.)	\$ 5,000	
27) <u>Miscellaneous/Permits</u> -		\$ 28,000
A) Travel/Conference Dues	\$ 14,000	
B) Delivery/Mailouts - Customer Confidence Reports	\$ 4,000	
C) Miscellaneous - Water & Wastewater Permit Fees	\$ 10,000	
28) Planning Effort for Community Building (Permits, Architect, etc.)		\$ 50,000
29) Credit Card Expense		\$ 15,000
30) Wastewater Line TV/Repair - Monies to be Escrowed for 4 Years		\$ 50,000
31) Pool Heater Escrow - For 4 Years		\$ 5,000
32) Surplus Funds Projects		\$ -
33) Payroll Taxes		\$ 3,000
34) Pool Bath House Renovation - Includes Architect Fees for New Building and Partial Capital Fees for New Structure		\$ 1,200,000
35) Community Center (April-Sept) See Attached		\$ 67,050

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
**Budget Year 2007 / 2008**  
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**EXPENSES**

**PER YEAR**

36) Website Upgrades	\$ 3,000
37) Contingency Funds	\$ 200,000
38) Financial Advisor Fees	\$ 3,000

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1**  
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**Community Center**

(Assuming Opening Date of April 1, 2008)

	<b>Approved 2007 / 2008</b>
<u>Staffing</u>	\$ 18,000
1) Administration/reservations and oversight provided by Clearwater Management - April-September	
2) <u>Tennis Coordinator</u> 20 Hours / Flex Schedule - April-September	\$ 10,000
<u>Utilities</u>	
1) Gas & Electric - \$1,000/month	\$ 6,000
2) Telephone & Computer - \$175/month	\$ 1,050
<u>Equipment</u>	
1) Computer	\$ 1,000
2) Furniture	\$ 25,000
<u>Cleaning - \$500/month</u>	\$ 3,000
<u>Miscellaneous - \$500/month</u>	\$ 3,000
<b>TOTAL</b>	<b>\$ 67,050</b>

MEMORANDUM

**TO:** GARY SPOONTS  
**FROM:** DAVID MALISH  
**SUBJECT:** NORTH AUSTIN MUD NO. 1  
2007/2008 ESTIMATED PRELIMINARY ENGINEER'S BUDGET  
**DATE:** 7/31/2007

<u>Task:</u>	<u>Estimated Budget:</u>	<u>Reimbursable from Deposits:</u>
Sewer Line Repair (Observation and Certification)	\$15,000	No
Misc. Drainage Work	\$10,000	No
Rattan Creek Trail Extension (Design, plan approval, construction administration)	\$15-20,000	Partially
<u>Plan Reviews / Construction Observation</u>		
<i>Camden / Amber Oaks</i>	\$3,000	Yes
<i>Amberoaks Apartments</i>	\$5,000	Yes
<i>D.R. Horton</i>	\$1,000(*)	Yes
<i>Amberglen Phase III</i>	\$4,000	Yes
<i>State Farm Section 5</i>	\$8,000	Yes

\* Based on remaining budget, this estimate should be increased by \$3,000

21,000

	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	TOTALS
<b>Finance Services: Recurring Annual</b>													
Landscape Maint. Base Fee + June 07CPI 2.74%	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$11,520.33	\$138,243.96
Upgraded or Expanded Maintenance Areas???	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
Estimated Irrigation Repairs	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$305.00	\$3,660.00
Oil Overseeding Irrigated Turf & Soccer Fields:	\$8,000.00												\$8,000.00
Mulching - Park Landscape Beds & Trees	\$3,000.00												\$3,000.00
Mulching - Milligallon	\$1,600.00												\$1,600.00
Seasonal Color	\$1,750.00	\$900.00					\$1,750.00		\$900.00				\$5,300.00
<b>Maintenance Services SUBTOTAL</b>	<b>\$27,175.33</b>	<b>\$12,825.33</b>	<b>\$13,725.33</b>	<b>\$12,825.33</b>	<b>\$12,825.33</b>	<b>\$17,425.33</b>	<b>\$14,575.33</b>	<b>\$12,825.33</b>	<b>\$13,725.33</b>	<b>\$12,825.33</b>	<b>\$12,825.33</b>	<b>\$12,825.33</b>	<b>\$176,403.96</b>
<b>Land Landscape Services:</b>													
Sports Fields Repair, Topdress, Seed, Fertilizer				\$7,200.00									\$14,400.00
Topdress Raitan Park Irrigated Turf						\$3,000.00			\$7,200.00				\$3,600.00
Landscape Plant Replacement Allowance												\$3,000.00	\$6,000.00
Inlet/Outlet Silt Removal			\$5,000.00										\$5,000.00
Poison Ivy Control							\$1,200.00		\$1,200.00				\$2,400.00
Natural Area Clean-up and Mowing				\$7,200.00							\$3,400.00		\$3,400.00
<b>Seasonal Services SUBTOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$7,200.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>\$1,200.00</b>	<b>\$3,600.00</b>	<b>\$8,400.00</b>	<b>\$0.00</b>	<b>\$3,400.00</b>	<b>\$3,000.00</b>	<b>\$34,800.00</b>
<b>Committee Wish List Items:</b>													
Clean Trail Brush - Raitan Austin Apts.			\$16,500.00										\$16,500.00
Steamers Areas Robinson Creek Park		\$3,000.00											\$3,000.00
Irrigated Turfgrass - Robinson Creek Park		\$35,000.00											\$35,000.00
East Leaps Court Landscape Upgrade								\$7,800.00					\$7,800.00
West Tennis Court Landscape Upgrade								\$8,000.00					\$8,000.00
Robinson Park Lot Repair & Upgrade				\$14,900.00									\$14,900.00
Robinson Park Major Landscaping/Upgrade													\$32,300.00
<b>Park Committee Wish List SUBTOTAL</b>	<b>\$0.00</b>	<b>\$44,500.00</b>	<b>\$16,500.00</b>	<b>\$14,900.00</b>	<b>\$32,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,700.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$125,100.00</b>
<b>SUBTOTAL</b>	<b>\$27,175.33</b>	<b>\$67,325.33</b>	<b>\$35,225.33</b>	<b>\$34,925.33</b>	<b>\$45,325.33</b>	<b>\$20,425.33</b>	<b>\$15,775.33</b>	<b>\$33,125.33</b>	<b>\$22,125.33</b>	<b>\$12,825.33</b>	<b>\$16,225.33</b>	<b>\$15,825.33</b>	<b>\$336,303.96</b>

16,500.00  
~~32,300.00~~  
~~35,000.00~~  
~~7,800.00~~  
~~8,000.00~~  
 14,900.00  
~~32,300.00~~

16,500  
 35,000  
 14,900  
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 66,400

WED DRAFT July 23, 2007 by R. Fadal