

**FERN BLUFF MUNICIPAL UTILITY DISTRICT  
 RATE/FEES INFORMATION PAGE  
 APPROVED Budget Year 2005/2006  
 September 13, 2005**

**REVENUE**

**Water Rates**

|                         |        |
|-------------------------|--------|
| Minimum (2,000 gallons) | \$8.00 |
| Per 1,000 gallons       | \$3.25 |

**Sewer Rates**

|                         |        |
|-------------------------|--------|
| Minimum (2,000 gallons) | \$4.00 |
| Per 1,000 gallons       | \$4.00 |

**Builders Fees**

|                         |          |
|-------------------------|----------|
| Water Tap Fee           | \$650.00 |
| Sewer Tap Fee           | \$650.00 |
| Park Fee                | \$300.00 |
| Plumbing Inspection Fee | \$250.00 |

**Basic Services**

|         | <u>Previous</u> | <u>Approved (9/13/05)</u> |
|---------|-----------------|---------------------------|
| Water   | \$8.00          | \$8.00                    |
| Sewer   | 4.00            | \$4.00                    |
| Garbage | <u>3.98</u>     | <u>\$5.98</u>             |
| Total   | \$15.98         | \$17.98                   |

Prior year appraised value \$391,069,064  
 Current year appraised value \$386,335,275 \*(\$388,331,413)  
 with an additional \$2,851,626 under Protest

\* If tax payer wins protest, District will add \$1,996,138 to total.

|                             | <b>O&amp;M</b> | <b>DEBT</b> |              |
|-----------------------------|----------------|-------------|--------------|
| Tax Rate Approved 2005/2006 | \$ .185        | \$ .33      | (.515 Total) |
| Approved Tax Rate 2004/2005 | \$ .19         | \$ .33      | (.52 Total)  |

**EXPENSES**

**Water Expenses**

City intends to increase by approximately 3%

|  |                              |
|--|------------------------------|
| City of Round Rock – Minimum           | \$10.80/connection current   |
| City of Round Rock – per 1,000 gallons | \$1.80 current / Est. \$1.85 |

**Sewer Expenses**

|      |                         |
|------|-------------------------|
| LCRA | \$23,000 per month Est. |
|------|-------------------------|

Garbage - Currently \$10.98 per connection, will increase to \$11.48 in FY 2005/2006

Projected taps to be sold:            0

**FERN BLUFF MUNICIPAL UTILITY DISTRICT  
 APPROVED BUDGET 2005-2006  
 September 13, 2005**

| <u>REVENUE</u>                            | <u>Approved<br/>2005/2006</u> | <u>Approved<br/>2004/2005</u> |
|---|-------------------------------|-------------------------------|
| 1) Water/Service Fees                     | \$ 848,000                    | \$ 848,000                    |
| 2) Sewer Service Fees                     | 490,000                       | 490,000                       |
| 3) Garbage Fees                           | 134,400                       | 89,000                        |
| 4) Service Penalties                      | 18,000                        | 16,000                        |
| 5) Service Application Fees               | 1,000                         | 1,000                         |
| 6) Water Tap Fees                         | 0                             | 0                             |
| 7) Sewer Tap Fees                         | 0                             | 0                             |
| 8) Park Fee                               | 0                             | 0                             |
| 9) Property Tax (\$.19)                   | 718,000                       | 743,000                       |
| 10) Property Tax Penalties                | 2,000                         | 2,000                         |
| 11) Investment Interest                   | 25,000                        | 10,000                        |
| 12) Miscellaneous Revenues                | 1,000                         | 1,500                         |
| 13) Lease Agreement Wastewater Force Main | 0                             | 24,000                        |
| 14) Community Bldg. Fees                  | <u>136,000</u>                | <u>105,600</u>                |
| TOTAL                                     | \$ 2,373,400                  | \$ 2,330,100                  |

**FERN BLUFF MUNICIPAL UTILITY DISTRICT  
APPROVED BUDGET NARRATIVE 2005/2006  
September 13, 2005**

**REVENUE**

**PER YEAR**

1) Water

Currently 1,873 active connections

1,873 connections x 10,000 gallons  
per month x 12 mo. = 224,760,000 gallons

1,873 connections x \$8.00 monthly fee x 12 mo. = \$180,000

225,000,000 gallons – 45,000,000 (covered under base)

180,000,000 x \$3.25/1,000 gallons = \$585,000

Commercial connections (HOA irrigation & Pools)

@ 1,000,000 gallons per year = \$7,500

Additional seasonal usage (summer of 2003) \$75,000

\$847,500

2) Sewer

6,500 gallons x 1,873 connections = 12,174,500 gallons x 12 months = 146,094,000 gallons:

1,873 connections x \$4.00 x 12 months = \$90,000

1,873 connections x 4,500 gallons x 12 months =

100,000,000 gallons x \$4.00/1,000 gallons = \$400,000

TOTAL

\$490,000

3) Garbage Fees

\$10.98 per connection through January, goes up to \$11.10 in February

\$134,400

Basic Service will pickup \$5.98 per connection.

(\$5.98 x 1873 connections x 12 months)

\$5.12 connection will come from tax monies.

4 & 5) Service Penalties & Application Fees – Items 4 & 5 are historical averages.

6 & 7) Water and Sewer Tap Fees - No new taps foreseen

**FERN BLUFF MUNICIPAL UTILITY DISTRICT  
APPROVED BUDGET 2005 / 2006**

|     |  |           |
|-----|--|-----------|
| 8)  | <u>Park Fees</u> - \$300 per connection - No new taps foreseen | 0         |
| 9)  | <u>Property Taxes</u> - \$.185 per \$100                       |           |
|     | Total taxable value is approximately \$388,331,413             | \$718,000 |
| 10) | <u>Property Tax Penalties</u>                                  | \$2,000   |
| 11) | <u>Investment Interest</u>                                     | \$25,000  |
|     | Based on funds in accounts and interest rates.                 |           |
| 12) | <u>Miscellaneous Revenues</u>                                  | \$1,000   |
|     | Temporary meter fees and fines                                 |           |
| 13) | <u>Lease Agreement for Wastewater Lines with LCRA</u>          | \$0       |
| 14) | Community Bldg. Fees   |           |
|     | (A) Rental Fees - \$10,500 month x 12 = \$126,000              |           |
|     | (B) Constable Security Fees - \$9,600                          | \$136,000 |

**FERN BLUFF MUNICIPAL UTILITY DISTRICT**  
**APPROVED BUDGET 2005 / 2006**  
**September 13, 2005**

| <b><u>EXPENSES</u></b>                         | <b><u>Approved</u></b><br><b><u>2005/2006</u></b> | <b><u>Approved</u></b><br><b><u>2004/2005</u></b> |
|--|---|---|
| 1) Water Purchases                             | \$ 708,000  | \$ 680,000  |
| 2) Sewer Purchases                             | 276,000   | 231,000   |
| 3) Garbage Expense                             | 255,000   | 247,000   |
| 4) Electricity                                 | 6,000   | 4,200   |
| 5) Night Watchman Lights                       | 35,000  | 28,000  |
| 6) Water System Maintenance                    | 22,000  | 30,000  |
| 7) Sewer System Maintenance                    | 15,000  | 15,000  |
| 8) Water Inspection/Set                        | 200   | 200   |
| 9) Sewer Inspections                           | 200   | 200   |
| 10) Director's Fees                            | 36,000  | 36,000  |
| 11) Legal Fees                                 | 72,000  | 72,000  |
| 12) Payroll Tax Expense for Directors          | 2,500   | 2,000   |
| 13) Engineer's Fees                            | 51,000  | 91,000  |
| 14) Management Fees                            | 138,000   | 132,000   |
| 15) Park Maintenance                           | 272,000   | 265,000   |
| 16) Security                                   | 30,000  | 30,000  |
| 17) Auditing Fees                              | 13,000  | 13,000  |
| 18) Tax Collector/Tax Appraiser Fees           | 6,000   | 7,000   |
| 19) Insurance                                  | 6,000   | 6,000   |
| 20) Laboratory Fees                            | 3,500   | 5,000   |
| 21) Permits/Dues                               | 2,500   | 2,000   |
| 22) Postage                                    | 9,000   | 10,000  |
| 23) District Employees                         | 125,000   | 0   |
| 24) Payroll Tax Expense for District Employees | 10,000  | ---   |
| 25) Community Center                           | 146,000   | 180,000   |
| 26) Open Records Requests                      | 15,000  | 15,000  |
| 27) Election Expenses                          | 20,000  | ---   |
| 28) Miscellaneous/Contingency                  | 25,000  | 30,000  |

**FERN BLUFF MUNICIPAL UTILITY DISTRICT**  
**APPROVED BUDGET 2005 / 2006**  
**September 13, 2005**

|                                      |               |              |
|--------------------------------------|---------------|--------------|
| 29) Transfer to Park Fund            | 58,500        | 198,500      |
| 30) Restrictive Covenant Enforcement | <u>15,000</u> | <u>---</u>   |
| TOTAL                                | \$ 2,373,400  | \$ 2,330,100 |



|     |   |          |           |
|-----|---|----------|-----------|
| 5)  | <u>Night Watchman Lights</u>  |          |           |
|     | The street lights in Oak Brook and Stone Canyon,<br>as well as current Fern Bluff lights –<br>estimate is \$2,916 per month x 12 months =                                   |          |           |
|     | TOTAL   |          | \$35,000  |
| 6)  | <u>Water System Maintenance</u>   |          |           |
|     | At \$1,833 per month  |          | \$22,000  |
| 7)  | <u>Sewer System Maintenance</u>   |          |           |
|     | This includes calibrating equipment 2 x yearly and<br>Electricity (for flume recordings) \$20.00/mo. & any repairs<br>to manholes   |          | \$15,000  |
| 8 & |   |          |           |
| 9)  | <u>Water and Sewer Inspections</u>  |          |           |
|     | The contract calls for \$25 per inspection and \$50 for reinspections.<br>Reinspection costs will be reimbursed through back billings to the builder.                       |          |           |
| 10) | <u>Director's Fees</u>  |          |           |
|     | \$150 per diem maximum of 7,200 per Director per annum  |          | \$36,000  |
| 11) | <u>Legal Fees</u>   |          |           |
|     | \$6,000 per month   |          | \$72,000  |
| 12) | <u>Payroll Tax Expense</u>  |          | \$2,000   |
| 13) | <u>Engineer's Fees</u>  |          |           |
|     | (A) General -   | \$48,000 |           |
|     | (B) Parks -   | \$2,500  |           |
|     |   |          | \$50,500  |
|     | There will be approximately \$20,000-\$25,000 additional engineering fees regarding the<br>water meter relocation and SCADA system, but these will come from surplus funds. |          |           |
| 14) | <u>Management Fees</u>  |          |           |
|     | \$11,500 per month x 12   |          | \$138,000 |

|     |  |           |           |
|-----|--|-----------|-----------|
| 15) | <u>Park Maintenance</u>  |           | \$272,000 |
|     | Mowing – includes park, water tower, Oak Brook Greenbelt, Lift Station, and Meadows  |           |           |
|     | See attached Information Sheet provided by Verde Landscaping, plus 10% contingency for vandalism and cleanup projects from rain events: \$15,000 |           |           |
| 16) | Security Services - 100 hours per month x \$25 hour  |           | \$30,000  |
| 17) | Audit - \$10,570 + 2,200 for GASB  |           | \$13,000  |
| 18- |  |           |           |
| 22) | <u>Tax Collector, Tax Appraiser, Insurance, Lab, Permits/Dues, Postage</u>   |           |           |
|     | Line items 18 through 22 are historic costs.   |           |           |
| 23) | <u>District Employees</u>  |           | \$125,000 |
| 24) | <u>Payroll Tax for District Employees</u>  |           | \$10,000  |
| 25) | <u>Community Center</u>  |           | \$146,000 |
|     | (A) Janitorial Services (\$937/month)  | \$ 11,250 |           |
|     | (B) Telephone (\$100/month)  | 1,200     |           |
|     | (C) TXU Gas & Electricity (\$820+ / month)   | 23,000    |           |
|     | (D) Time Warner (\$186/month)  | 2,300     |           |
|     | (E) Pest Control   | 1,000     |           |
|     | (F) EBI Security   | 500       |           |
|     | (G) Laundry (\$708/month)  | 8,500     |           |
|     | (H) Carpet Cleaning (\$200/month)  | 2,400     |           |
|     | (I) Office Supplies (\$400/month)  | 5,000     |           |
|     | (J) Security (32 hours month x 12 x \$25)  | 9,600     |           |
|     | (K) Facility Maintenance   | 15,000    |           |
|     | (L) Building Supplies (\$500/month)  | 6,000     |           |
|     | (M) Advertising Expense  | 10,000    |           |
|     | (N) Seasonal Events  | 20,000    |           |
|     | (O) Contingency  | 20,000    |           |
| 26) | Open Records Requests  |           | \$15,000  |
| 27) | <u>Election Expenses</u>   |           | \$20,000  |
| 28) | <u>Miscellaneous / Contingency - Security Implementation/<br/>Emergency Repairs</u>  |           | \$25,000  |

|     |   |          |
|-----|---|----------|
| 29) | <u>Transfer to Park Fund</u> - Future Projects, Playscape for Veterans<br>Park, Vandalism, Capital Improvements | \$58,500 |
| 30) | <u>Restrictive Covenants Enforcement</u>  | \$15,000 |