

MINUTES  
VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT

September 10, 2024

The Board of Directors (the "Board") of Viridian Municipal Management District ("District"), met in regular session, open to the public, at 9:00 a.m. on the 10<sup>th</sup> day of September, 2024, at the Viridian Lake Club – Lakeview Event and Conference Center, 1200 Viridian Park Lane, Bldg. A, Arlington, Texas 76005, inside the boundaries of the District, and the roll was called of the members of the Board:

|                   |               |
|-------------------|---------------|
| Michelle Deuell   | Chairman      |
| David DeVries     | Vice Chairman |
| Terry D. Bertrand | Secretary     |
| Valerie Landry    | Director      |
| John E. Smith     | Director      |

and all of the above were present, except Directors Bertrand and Landry, thus constituting a quorum.

Also present at the meeting were Mr. Howard Porteus of The Nehemiah Company; Mr. Chris Connors, P.E. and Ms. Sue Spaniolo of Graham & Associates, Inc. ("G&A"); Ms. Kathleen Martinez of Dye & Toverly, LLC; Ms. Jordyn Vilaros, Mr. Miguel Caballero, Ms. Teresa Mulcher, and Ms. Valerie Beckwith of CCMC on behalf of Viridian Residents Association ("VRA"); Ms. Megan Bradley of Triton Consulting Group ("Triton"); Mr. Ryan Nesmith of R.W. Baird & Co., Inc.; Ms. Julie Partain of Bracewell LLP; Mr. Jonathan Finke, Ms. Erica Santamaria, and Ms. Kelli Dabbs of Allen Boone Humphries Robinson LLP ("ABHR"), Mr. Scott Selman; Mr. Xavier Mineo; and numerous residents.

CALL TO ORDER

The Chairman determined that a quorum of the Board was present and called the meeting to order at 9:00 a.m.

PUBLIC COMMENTS

The Chairman opened the meeting for public comments and offered any members of the public attending the meeting the opportunity to address the Board. The Chairman recognized Mr. Michael Vandament, who addressed the Board regarding the status of the entrance security cameras and District policies regarding same. Ms. Claudia Cozzolino then queried the Board regarding the construction project under the bridge. Mr. Jeff Mulcher queried the Board regarding a safety bollard at Spotted

Fawn crosswalk. Mr. Vijay Muthuraman addressed the Board regarding conducting meetings at residents' convenience. Ms. Jan Rogerson addressed the Board regarding various matters relating to street signs, streetlights, mailbox, and landscaping issues. Mr. Vikram Khanna requested list of reported issues being posted on District website. Ms. Ruby Sebastian queried the Board regarding meeting times. After noting that there were no additional members of the public present that desired to address the Board, Director Smith moved to close the Public Comment session of the meeting. Director DeVries seconded said motion, which carried unanimously.

#### ADOPTION OF TAX RATE

Mr. Finke stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2024 total tax rate of \$0.4631.

Upon motion made by Director DeVries, seconded by Director Smith, and unanimously carried, the Chairman opened the public hearing. Mr. Muthuraman expressed his opposition to the tax rate. There being no other comments from the public, upon motion made by Director Smith, seconded by Director DeVries, and unanimously carried, the Chairman closed the public hearing.

Mr. Finke presented an Order Levying Taxes reflecting the proposed 2024 tax rate. He then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Tarrant County.

After review and discussion, Director DeVries to: (1) adopt the Order Levying Taxes reflecting a total 2024 tax rate of \$0.4631 per \$100 of assessed valuation, comprised of \$0.1511 to pay debt service on water, sewer, and drainage bonds, \$0.197 to pay debt service on road improvement bonds, and \$0.115 for operations and maintenance; (2) authorize execution of the Ninth Amendment to the Third Amended and Restated District Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Smith seconded the motion, which passed by unanimous vote.

#### ACKNOWLEDGEMENT FOR UNDERWRITING SERVICES

The Board considered authorizing/ratifying acknowledgement of Letter(s) of Intent for Underwriting Services and G-17 Disclosure from SAMCO Capital Markets, Raymond James & Associates, Inc., and Stifel Nicolaus & Company, Incorporated for the Unlimited Tax Utility Improvement Refunding Bonds, Series 2024 and the Unlimited Tax Road Improvement Refunding Bonds, Series 2024 (collectively, "Bonds"). The Chairman recognized Mr. Nesmith, who reviewed the purpose and

content of the MSRB Rule G-17 Disclosures received from SAMCO Capital Markets, Raymond James & Associates, Inc., and Stifel Nicolaus & Company, Incorporated, copies of which were presented to the Board. After discussion, Director DeVries moved that the Board acknowledge receipt of such disclosures from SAMCO Capital Markets, Raymond James & Associates, Inc., and Stifel Nicolaus & Company, Incorporated. Director Smith seconded said motion, which carried unanimously.

#### DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT

The Board next considered approving distribution of the Preliminary Official Statement for the Bonds; and directing Board Disclosure Working Group meeting regarding Preliminary Official Statement. After discussion, Director DeVries moved to approve distribution of the Preliminary Official Statement for the Bonds and direct the Board Disclosure Working Group to meet regarding the Preliminary Official Statement. Director Smith seconded said motion, which carried unanimously.

#### ORDER AUTHORIZING ISSUANCE OF UNLIMITED TAX UTILITY IMPROVEMENT REFUNDING BONDS, SERIES 2024

The Board considered acting upon adoption of An Order Authorizing the Issuance and Sale of the Viridian Municipal Management District Unlimited Tax Utility Improvement Refunding Bonds, Series 2024 in the Aggregate Principal Amount of Not to Exceed \$24,120,000; Authorizing the Execution and Delivery of a Bond Purchase Agreement; Authorizing the Execution and Delivery of the Series 2024 Utility Bonds; Approving and Authorizing the Distribution of an Official Statement Pertaining Thereto; Levying a Continuing Direct Annual Ad Valorem Tax and Pledging Certain Revenues for the Payment of the Series 2024 Utility Bonds; and Providing an Effective Date. The Chairman recognized Ms. Partain, who discussed the parameters set by the Order, which allow for Director Deuell or Director DeVries to authorize final sale for the Series 2024 Bonds. Following discussion, Director Smith moved that the Board adopt and authorize execution of the Order as presented. Director DeVries seconded said motion, which carried unanimously.

#### ORDER AUTHORIZING ISSUANCE OF UNLIMITED TAX ROAD IMPROVEMENT REFUNDING BONDS, SERIES 2024

The Board considered acting upon adoption of An Order Authorizing the Issuance and Sale of the Viridian Municipal Management District Unlimited Tax Road Improvement Refunding Bonds, Series 2024 in the Aggregate Principal Amount of Not to Exceed \$19,745,000; Authorizing the Execution and Delivery of a Bond Purchase Agreement; Authorizing the Execution and Delivery of the Series 2024 Road Bonds; Approving and Authorizing the Distribution of an Official Statement Pertaining Thereto; Levying a Continuing Direct Annual Ad Valorem Tax and Pledging Certain

Revenues for the Payment of the Series 2024 Road Bonds; and Providing an Effective Date. The Chairman recognized Ms. Partain, who discussed the parameters set by the Order, which allow for Director Deuell or Director DeVries to authorize final sale for the Series 2024 Bonds. Following discussion, Director Smith moved that the Board adopt and authorize execution of the Order as presented. Director DeVries seconded said motion, which carried unanimously.

#### MUNICIPAL BOND INSURANCE COMMITMENT

The Board considered acting upon acceptance of a Municipal Bond Insurance Commitment from Assured Guaranty Municipal Corp. and/or Build America Assurance Company for the Series 2024 Utility Refunding Bonds and Series 2024 Road Refunding Bonds. The Chairman recognized Mr. Nesmith, who reported that municipal bond insurance commitment packages have been submitted to both Assured Guaranty Municipal Corp. and Build American Assurance Company, noting that both companies have AA rating, and a municipal bond insurance commitment will provide the District with a better interest rate. Following discussion, Director Smith moved that the Board accept and authorize execution of the most advantageous insurance commitment for the Series 2024 Utility Refunding Bonds and Series 2024 Road Refunding Bonds. Director DeVries seconded said motion, which carried unanimously.

#### RESOLUTION AUTHORIZING DISTRIBUTION OF CERTAIN BOND DOCUMENTS

Ms. Partain reviewed with the Board the purpose and terms of a Resolution of the Board of Directors of the Viridian Municipal Management District Authorizing the Distribution of Certain Bonds Documents regarding the District's proposed Series 2024 Road Refunding Bonds and Series 2024 Utility Refunding Bonds to the City of Arlington, Texas. Following discussion, Director Smith moved to adopt such Resolution and to authorize execution of same. Director DeVries seconded said motion, which carried unanimously.

#### ENGAGE ROBERT THOMAS CPA, LLC TO SERVE AS VERIFICATION AGENT

Mr. Nesmith reviewed the scope and purpose of an engagement letter with Robert Thomas CPA, LLC to serve as Verification Agent in connection with the Series 2024 Refunding Bonds at a cost to the District of \$3,000.00. After discussion, Director Smith moved to engage Robert Thomas CPA, LLC to serve as Verification Agent for the Series 2024 Refunding Bonds at a cost to the District of \$3,000.00. Director DeVries seconded the motion, which carried unanimously.

### APPROVAL OF ATTORNEY GENERAL CHECK

The Board noted it approved the checks payable to the Attorney General for review of the Bonds as described in the bookkeeper's report.

### OTHER MATTERS IN CONNECTION WITH ISSUANCE OF SERIES 2024 BONDS

The Board considered acting upon any other matters in connection with the issuance of the Series 2024 Utility Refunding Bonds and Series 2024 Road Refunding Bonds, including approval and execution of various closing documents. The Chairman recognized Ms. Partain, who, in connection with the issuance of the Series 2024 Utility Refunding Bonds and Series 2024 Road Refunding Bonds, reviewed various closing documents. Following discussion, Director Smith moved that the Board authorize execution of the closing documents. Director DeVries seconded said motion, which carried unanimously.

### BOOKKEEPER'S REPORT

The Chairman recognized Ms. Martinez, who presented and reviewed the bookkeeper's report, a copy of which is attached. Following discussion on the bookkeeper's report, Director Smith moved to (a) approve the bookkeeper's report; (b) authorize payment of bills, as presented; (c) authorize transfer of \$70,000 to pay invoices. Director DeVries seconded said motion, which carried unanimously.

### ENGINEER'S REPORT

The Chairman recognized Mr. Connors, who reviewed a written Engineer's Report, a copy of which is attached.

Mr. Connors reported as to the status of construction of improvement projects within the District, including Village 1H (CTC Tract C-1) Paving, Grading, and Utilities, Village 3C - Rough Grading, and Village 3C - Utility Improvements. Mr. Connors noted that all contractors are in good standing.

Mr. Connors discussed approval of award of construction contracts and issuances of notices to proceed for the following improvement projects: Public Bids- ≥ \$150,000.01 - None; Solicited Bids - \$25,000.01 - \$150,000.00 - None; and Under - \$25,000.00 -**New Construction Contracts:** (1) SYB Construction - Lakeside Phase 2 Street Light Install; and (2) SYB Construction - Lakeside Phase 1 Street Light Install; **Maintenance and Repair Contracts:** None. He reviewed the tabulation of bids relating to the construction contracts. The Board concurred that the recommended bidders were responsible bidders who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Conners presented to and reviewed with the Board the pay applications (Construction Invoices and Task Order Invoices) and change orders to construction contracts for improvement projects as included in the written Engineer's Report.

Mr. Conners next discussed with the Board an invoice from LandTec Engineers for Lakeside Phase 1 Core and Testing Invoice - #24-13460.

Following discussion on the Engineer's Report, Director Smith moved to: (A) determine that the items under section (d) of the Engineer's Report are necessary to accomplish the purposes of the District; (B) authorize the award of construction contracts to the low bidders, as recommended by G&A under section (d); (C) authorize the District engineer to issue Notices to Proceed for such awarded contracts; (D) approve the Construction Invoices and the Task Order Invoices, as set forth in the Engineer's Report; (E) approve the invoice from LandTec Engineers for Lakeside Phase 1 Core and Testing; and (F) approve the Engineer's Report, as presented. Director DeVries seconded said motion, which carried unanimously.

#### PREPARATION OF CONTRACTS FOR OPERATION, MAINTENANCE AND REPAIR OF DISTRICT IRRIGATION SYSTEM AND LANDSCAPE INSTALLATION AND MAINTENANCE

Mr. Finke provided an update on the status of negotiations for contracts for operation, maintenance, and repair of District irrigation system and landscape installation and maintenance.

#### DAMAGE TO DISTRICT IRRIGATION FACILITIES

The Board next considered actions to be taken with regard to damage to District irrigation facilities by Landpro in connection with the installation of new plants at 1812 Granite Range, including damage to valve box, multiple sprinkler heads, and incorrect establishment of water supply. Mr. Porteus reported that the property owner is working to replace damaged facilities. The Board determined no action was required on the matter at this time.

#### MINUTES

The Board reviewed the minutes of the August 13, 2024, meeting. Following review and discussion, Director DeVries moved to approve the minutes of the August 13, 2024, meeting as presented. Director Smith seconded said motion, which carried unanimously.

## PETITION(S) FOR ADDITION OF CERTAIN LAND AND CONSENT TO ANNEX LAND

Mr. Finke provided an update on the status of the proposed addition of land to the District and the consent of City of Arlington to annex the land.

## PRELIMINARY BUDGET FOR FISCAL YEAR ENDING DECEMBER 31, 2025

Ms. Martinez reviewed a draft preliminary budget and noted that additional information is required regarding landscaping items.

## PENDING LEGAL MATTERS

The Board considered pending legal matters and authorizing action as necessary, including (a) litigation with RKM Utility Services, Inc. and Philadelphia Indemnity Insurance Company regarding repair and replacement of Cypress Thorn Drive, Viridian 2B, and (b) litigation with Matthew Doyle and Charlene Doyle regarding request for grant of access easement. Mr. Finke provided updates on both litigation matters. It was determined no action was required at this time.

## TAX ASSESSOR COLLECTOR'S REPORTS

Ms. Martinez presented and reviewed with the Board the tax collections and assessment collections reports, copies of which are attached. She noted that the District's 2023 tax levy was 99.70% collected as of August 31, 2024; and the 2023 Public Improvement District assessment levy was 99.71% collected as of August 31, 2024. Following discussion, Director Smith moved to accept the tax assessor-collector's reports as presented. Director DeVries seconded said motion, which carried unanimously.

## PUBLIC SAFETY AND SECURITY MATTERS

The Board next considered public safety and security matters, including installation, operation, and maintenance of public safety and security devices and services; contracting with security and/or licensed peace officers for supplemental law enforcement services; and authorizing actions to effectuate such matters. Director Deuell discussed the cameras that are not FLOCK because of cost. She noted once they are operational, Arlington Police Department will be able to tap into the system for information. She discussed safety matters from March through June. Director Deuell also discussed the electricity issue. After discussion, it was determined that no formal action was required.

## COMMUNICATIONS COMMITTEE AND CONSULTANT REPORT

The Chairman recognized Ms. Bradley, who reviewed a Communications Report, a copy of which is attached. Ms. Bradley discussed a VRA requested permit for Christmas event. She discussed the District website link to report problems. Ms. Bradley noted that the City of Arlington is currently working on street light repairs. It was determined that no action was required at this time.

## DEVELOPER'S REPORT

The Chairman recognized Mr. Porteus, who discussed the status of development within the District. He discussed status of design, construction, and home building within the District, as well as commercial development. After discussion, Director DeVries moved to accept the Developer's Report as presented. Director Smith seconded said motion, which carried unanimously.

## ADJOURN

There being no further business to come before the Board, upon motion duly made by Director DeVries, seconded by Director Smtih and unanimously carried, the Chairman adjourned the meeting at 9:57 a.m.

(SEAL)



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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**Viridian Municipal Management District**  
**Bookkeeper's Report**  
**September 10, 2024**

**Summary - All Funds**

**General Fund:**

|                                                   | Balance                            |
|---------------------------------------------------|------------------------------------|
| Plains Capital Bank <i>General Operating Fund</i> | \$      (58,895.72)                |
| TexPool/TexPrime <i>General Operating Fund</i>    | 1,294,168.93                       |
| <i>Total General Operating Funds</i>              | <u><u>\$      1,235,273.21</u></u> |

**Capital Projects Fund**

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Capital Projects Fund - Road        | \$      3,735.80                |
| Capital Projects Fund - Utility     | 7,613.27                        |
| <i>Total Capital Projects Funds</i> | <u><u>\$      11,349.07</u></u> |

**TIRZ Fund**

|                         |                                     |
|-------------------------|-------------------------------------|
| TIRZ Revenue Account    | \$      23,020,230.64               |
| TIRZ Excess Funds       | 1,499,451.65                        |
| <i>Total TIRZ Funds</i> | <u><u>\$      24,519,682.29</u></u> |

**Debt Service Fund**

|                                 |                                    |
|---------------------------------|------------------------------------|
| Debt Service Fund - Road        | \$      706,787.23                 |
| Debt Service Fund - Utility     | 419,919.74                         |
| <i>Total Debt Service Funds</i> | <u><u>\$      1,126,706.97</u></u> |

Prepared by:



**Dye & Tover, LLC**

PO box 863657    Plano, TX 75086-3657

Ph.: (972) 612-0088    Fax.: (972) 612-0098

[Kathi@DyeToveryCPA.com](mailto:Kathi@DyeToveryCPA.com)

[kathleen@dyetoverCPA.com](mailto:kathleen@dyetoverCPA.com)

**Viridian Municipal Management District**  
**Bookkeeper's Report for Meeting of:**  
**September 10, 2024**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| \$ (86,050.56) | <b>Beginning Cash Balance - Plains Capital - Operating Funds</b> |
| 11,075.59      | Property Tax Receipts                                            |
| (8,851.61)     | Property Tax Transfer to DSF                                     |
| 47.04          | Void Ck #4717 - John Smith - Mtg 8/13/24                         |
| 47.19          | Void Ck #4718 - Michelle Deuell - Mtg 8/13/24                    |
| 100,000.00     | TexPool General Fund Transfer                                    |
| 74.21          | Interest Income                                                  |

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|              |                              |
|--------------|------------------------------|
| \$ 16,341.86 | <b>Adjusted Cash Balance</b> |
|--------------|------------------------------|

|             |                    |
|-------------|--------------------|
| (75,237.58) | Total of All Bills |
|-------------|--------------------|

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|                |                                                               |
|----------------|---------------------------------------------------------------|
| \$ (58,895.72) | <b>Ending Balance - Plains Capital Bank - Operating Funds</b> |
|----------------|---------------------------------------------------------------|

*Recommend transferring \$70,000 from TexPool Fund.*

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|               |                                 |                |
|---------------|---------------------------------|----------------|
| \$ 419,659.28 | <b>TexPool - General Oper -</b> | <b>5.2977%</b> |
|---------------|---------------------------------|----------------|

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|               |                                  |                |
|---------------|----------------------------------|----------------|
| \$ 874,509.65 | <b>TexPrime - General Oper -</b> | <b>5.4434%</b> |
|---------------|----------------------------------|----------------|

|                 |                                 |
|-----------------|---------------------------------|
| \$ 1,235,273.21 | Total General Operating Funds   |
| \$ 158,083.25   | Average Monthly Expenses        |
| 7.81            | # of Months Expenses in Reserve |

**Late Checks Issued Last Meeting**

|        |                        |                                              |
|--------|------------------------|----------------------------------------------|
| 450.00 | 4845 Pristine Electric | <i>Inv #1213 - Install Dedicated Circuit</i> |
|--------|------------------------|----------------------------------------------|

**Viridian Municipal Management District**  
**Bookkeeper's Report for Meeting of:**  
**September 10, 2024**

| <b><u>Bills Pd This Mtg</u></b>                    | <b><u>Ck #</u></b> | <b>General Operating and Administrative Expenses</b>       |                                         |
|----------------------------------------------------|--------------------|------------------------------------------------------------|-----------------------------------------|
| 47.19                                              | 4846               | David Devries                                              | Current Meeting                         |
| 139.39                                             | 4847               | John Smith                                                 | Current Meeting & Subcommittee Meetings |
| 47.19                                              | 4848               | Michelle Deuell                                            | Current Meeting                         |
| 60.92                                              | 4849               | Terry D. Bertrand                                          | Current Meeting                         |
| 46.52                                              | 4850               | Valerie A. Landry                                          | Current Meeting                         |
| 111.01                                             | 4851               | Dye & Toverly, LLC                                         | Inv #7857/7930 - FedEx & Veribanc       |
| 10,310.00                                          | 4852               | Graham Associates, Inc                                     | Inv #240813 - Engineer thru 8/20/24     |
| 1,000.00                                           | 4852               | Graham Associates, Inc                                     | Inv #240819 - Multi Way Stop Control    |
| 1,430.00                                           | 4852               | Graham Associates, Inc                                     | Inv #240816 - Water Wells               |
| 13,178.42                                          | 4853               | Harris cook                                                | Inv #53842 - Easement Litigation        |
| 416.50                                             | 4854               | Rapid Research                                             | Inv #12113 - Annexation                 |
| 716.20                                             | 4855               | US Legal Support                                           | Support Svcs for RKM                    |
| <b>\$ 27,503.34</b>                                |                    | <b>Total General Operating and Administrative Expenses</b> |                                         |
| <b>District Operating, Maintenance and Repairs</b> |                    |                                                            |                                         |
| 278.14                                             | ACH                | Atmos Energy                                               | Lift Station thru 6/7/24                |
| 7,683.10                                           | ACH                | Hudson Energy                                              | Acct #2181 - Thru 6/27/24               |
| 1,177.00                                           | 4856               | Landtec Engineers                                          | Inv #24-13460 - Lakeside Ph 1 Coring    |
| 1,100.00                                           | 4857               | Michael Michaels                                           | Repair for Damaged Fence                |
| 3,206.00                                           | 4858               | Vela Sail Hard                                             | Inv #55430 - Sail & Mast                |
| 25,000.00                                          | 4859               | Viridian Residential Assoc.                                | Landscaping - September                 |
| <b>\$ 38,444.24</b>                                |                    | <b>Total District Operating, Maintenance and Repairs</b>   |                                         |
| <b>District Security</b>                           |                    |                                                            |                                         |
| 1,680.00                                           | 4860               | Deputy C. Buhrke                                           | Security 8/23, 8/24, 9/6/24             |
| 1,000.00                                           | 4865               | Sgt. C. Ratliff                                            | Security Management 8/16-9/8/24         |
| 1,680.00                                           | 4861               | Deputy J. Cutler                                           | Security 9/2, 9/7, 9/8/24               |
| 1,120.00                                           | 4862               | Sgt. N. Silva                                              | Security 8/18, 8/25/24                  |
| 2,800.00                                           | 4863               | Deputy R. Stallard                                         | Security 8/16, 8/17, 8/30, 8/31, 9/1/24 |
| 560.00                                             | 4864               | Deputy S. Trinidad                                         | Security 8/10/24                        |
| <b>\$ 8,840.00</b>                                 |                    | <b>Total District Security</b>                             |                                         |
| <b>\$ 75,237.58</b>                                |                    | <b>Total All Bills</b>                                     |                                         |

## ***Viridian Municipal Management District Property Tax***

Analysis of Tarrant County Property Tax Levied vs. Collected  
Current Yr Levy: Tax Year 2023 - 10/01/2023 thru 9/30/2024

|                           |           |                         |        |
|---------------------------|-----------|-------------------------|--------|
| Amount Levied on 10/01/23 |           | \$ 7,504,484.89         |        |
| Adjustments & supplements |           | <u>212,528.48</u>       |        |
| Adjusted levy             |           | 7,717,013.37            |        |
| Amount Collected as of    | 7/31/2024 | <u>7,690,533.89</u>     | 99.65% |
| Amount Uncollected as of  | 7/31/2024 | <u><u>26,479.48</u></u> |        |

*\* Amount collected refers to current year levy.*

**Source: Tarrant County Tax Office YTD report**

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### **Current Yr Levy: Tax Year 2023 - 10/01/2023 thru 9/30/2024**

|                                              |           |                     |
|----------------------------------------------|-----------|---------------------|
| Certified Taxable Value of District Property |           | \$ 1,722,163,216    |
| Tax to be levied per \$100 of value          | \$ 0.4481 | \$ 7,717,013        |
| M & O - available for operating costs        | 0.0900    | \$ 1,549,947        |
| Debt Svc - transferred to debt service accts | 0.3581    | <u>\$ 6,167,066</u> |
|                                              |           | \$ 7,717,013        |

|                                              |                     |
|----------------------------------------------|---------------------|
| 2022 taxable value, <i>after</i> supplements | \$ 1,362,107,521.00 |
| 2021 taxable value, <i>after</i> supplements | \$ 1,032,408,922.00 |
| 2020 taxable value, <i>after</i> supplements | \$ 783,863,058.00   |
| 2019 taxable value, <i>after</i> supplements | \$ 736,986,314.00   |
| 2018 taxable value, <i>after</i> supplements | \$ 528,143,708.00   |
| 2017 taxable value, <i>after</i> supplements | \$ 403,790,907.00   |
| 2016 taxable value, <i>after</i> supplements | \$ 345,328,762.00   |
| 2015 taxable value, <i>after</i> supplements | \$ 205,897,680.00   |
| 2014 taxable value, <i>after</i> supplements | \$ 140,942,254.00   |

Please Note: These amounts are reference only and subject to change by Tarrant County Tax Assessor.

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**Viridian Municipal Management District**  
**Bookkeeper's Report for Meeting of:**  
**September 10, 2024**

**Debt Service Fund - Road/Utility - PCB Acct #2905**

|                                       |                     |
|---------------------------------------|---------------------|
| <b>Beginning Balance</b>              | <b>\$ 63,013.50</b> |
| Prop Tax Transfer from GF             | 8,851.61            |
| Transfer to/from TexPrime Road Fund   | (35,000.00)         |
| Transfer to/from TexPool Utility Fund | (27,000.00)         |
| Refund from Tax Assessor/Collector    | 1,482.10            |
| Regions - Road Paying Agent Fees      | (4,031.25)          |
| Regions - Utility Paying Agent Fees   | (4,031.25)          |
| Interest Income                       | 1.29                |
| <b>Ending Balance</b>                 | <b>\$ 3,286.00</b>  |

|                           |                |                      |
|---------------------------|----------------|----------------------|
| <b>TexPool Road -</b>     | <b>5.2977%</b> | <b>\$ 400,284.52</b> |
| <b>TexPrime Road -</b>    | <b>5.4434%</b> | <b>\$ 304,194.06</b> |
| <b>TexPool Utility -</b>  | <b>5.2977%</b> | <b>\$ 193,820.75</b> |
| <b>TexPrime Utility -</b> | <b>5.4434%</b> | <b>\$ 225,121.64</b> |

**PCB Debt Svc Fund Allocation**

| <b>PCB Admin Fee</b> | <b>Beginning Balance</b> | <b>Addition/<br/>Withdrawal</b> | <b>Earned Interest</b> | <b>Ending Balance</b> |
|----------------------|--------------------------|---------------------------------|------------------------|-----------------------|
| Road                 | 35,489.85                | (33,181.93)                     | 0.73                   | 2,308.65              |
| Utility              | 27,523.65                | (26,546.86)                     | 0.56                   | 977.35                |
|                      | <b>\$ 63,013.50</b>      | <b>(59,728.79)</b>              | <b>1.29</b>            | <b>\$ 3,286.00</b>    |

## Viridian Municipal Management District Schedule of Debt Service Obligations - GO bonds

| <i>Srs 2015 Road</i> |                      | 4.476335%           | Annual               |
|----------------------|----------------------|---------------------|----------------------|
| <u>\$17,915,000</u>  | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24             | -                    | 428,150             |                      |
| 12/01/24             | 675,000              | 428,150             | 1,531,300            |
| 06/01/25             | -                    | 407,900             |                      |
| 12/01/25             | 720,000              | 407,900             | 1,535,800            |
| 06/01/26             | -                    | 386,300             |                      |
| 12/01/26             | 765,000              | 386,300             | 1,537,600            |
| 2027-2041            | 13,705,000           | 5,137,800           | 23,447,500           |
|                      | <u>\$ 15,865,000</u> | <u>\$ 7,582,500</u> | <u>\$ 28,052,200</u> |

| <i>Srs 2015 Utility</i> |                      | 4.352678%           | Annual               |
|-------------------------|----------------------|---------------------|----------------------|
| <u>\$21,335,000</u>     | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24                | -                    | 508,750             |                      |
| 12/01/24                | 785,000              | 508,750             | 1,802,500            |
| 06/01/25                | -                    | 485,200             |                      |
| 12/01/25                | 835,000              | 485,200             | 1,805,400            |
| 06/01/26                | -                    | 460,150             |                      |
| 12/01/26                | 885,000              | 460,150             | 1,805,300            |
| 2027-2041               | 16,290,000           | 6,076,500           | 27,779,700           |
|                         | <u>\$ 18,795,000</u> | <u>\$ 8,984,700</u> | <u>\$ 33,192,900</u> |

| <i>Srs 2016 Road</i> |                     | 4.388085%           | Annual              |
|----------------------|---------------------|---------------------|---------------------|
| <u>\$4,790,000</u>   | <u>Principal</u>    | <u>Interest</u>     | <u>Debt Service</u> |
| 06/01/24             | -                   | 94,825              |                     |
| 12/01/24             | 150,000             | 94,825              | 339,650             |
| 06/01/25             | -                   | 91,075              |                     |
| 12/01/25             | 150,000             | 91,075              | 332,150             |
| 06/01/26             | -                   | 87,325              |                     |
| 12/01/26             | 155,000             | 87,325              | 329,650             |
| 2027-2042            | 3,425,000           | 1,287,300           | 5,713,750           |
|                      | <u>\$ 3,880,000</u> | <u>\$ 1,833,750</u> | <u>\$ 6,715,200</u> |

| <i>Srs 2016 Utility</i> |                     | 4.286016%           | Annual              |
|-------------------------|---------------------|---------------------|---------------------|
| <u>\$6,500,000</u>      | <u>Principal</u>    | <u>Interest</u>     | <u>Debt Service</u> |
| 06/01/24                | -                   | 121,819             |                     |
| 12/01/24                | 230,000             | 121,819             | 473,638             |
| 06/01/25                | -                   | 116,069             |                     |
| 12/01/25                | 240,000             | 116,069             | 472,138             |
| 06/01/26                | -                   | 110,069             |                     |
| 12/01/26                | 250,000             | 110,069             | 470,138             |
| 2027-2042               | 4,605,000           | 1,671,263           | 7,692,175           |
|                         | <u>\$ 5,325,000</u> | <u>\$ 2,367,175</u> | <u>\$ 9,108,088</u> |

| <i>Srs 2017 Road</i> |                      | 3.554888%           | Annual               |
|----------------------|----------------------|---------------------|----------------------|
| <u>\$12,200,000</u>  | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24             | -                    | 200,000             |                      |
| 12/01/24             | 170,000              | 200,000             | 570,000              |
| 06/01/25             | -                    | 196,600             |                      |
| 12/01/25             | 180,000              | 196,600             | 573,200              |
| 06/01/26             | -                    | 193,000             |                      |
| 12/01/26             | 190,000              | 193,000             | 576,000              |
| 2027-2043            | 10,885,000           | 4,747,431           | 17,351,631           |
|                      | <u>\$ 11,425,000</u> | <u>\$ 5,926,631</u> | <u>\$ 19,070,831</u> |

| <i>Srs 2017 Utility</i> |                     | 3.625734%           | Annual               |
|-------------------------|---------------------|---------------------|----------------------|
| <u>\$8,900,000</u>      | <u>Principal</u>    | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24                | -                   | 153,738             |                      |
| 12/01/24                | 20,000              | 153,738             | 327,475              |
| 06/01/25                | -                   | 153,438             |                      |
| 12/01/25                | 20,000              | 153,438             | 326,875              |
| 06/01/26                | -                   | 153,138             |                      |
| 12/01/26                | 20,000              | 153,138             | 326,275              |
| 2027-2043               | 8,750,000           | 4,364,663           | 14,095,288           |
|                         | <u>\$ 8,810,000</u> | <u>\$ 5,285,288</u> | <u>\$ 15,075,913</u> |

## Viridian Municipal Management District Schedule of Debt Service Obligations - GO bonds

| <i>Srs 2018 Road</i> |                      | 3.756209%           | Annual               |
|----------------------|----------------------|---------------------|----------------------|
| <u>\$20,305,000</u>  | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24             | -                    | 337,713             |                      |
| 12/01/24             | 595,000              | 337,713             | 1,270,425            |
| 06/01/25             | -                    | 325,813             |                      |
| 12/01/25             | 615,000              | 325,813             | 1,266,625            |
| 06/01/26             | -                    | 313,513             |                      |
| 12/01/26             | 640,000              | 313,513             | 1,267,025            |
| 2027-2044            | 18,085,000           | 6,286,969           | 26,396,044           |
|                      | <u>\$ 19,935,000</u> | <u>\$ 8,241,044</u> | <u>\$ 30,200,119</u> |

| <i>Srs 2018 Utility</i> |                      | 3.768645%           | Annual               |
|-------------------------|----------------------|---------------------|----------------------|
| <u>\$15,080,000</u>     | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24                | -                    | 252,422             |                      |
| 12/01/24                | 425,000              | 252,422             | 929,844              |
| 06/01/25                | -                    | 243,922             |                      |
| 12/01/25                | 440,000              | 243,922             | 927,844              |
| 06/01/26                | -                    | 235,122             |                      |
| 12/01/26                | 460,000              | 235,122             | 930,244              |
| 2027-2044               | 12,220,000           | 4,838,944           | 19,846,875           |
|                         | <u>\$ 13,545,000</u> | <u>\$ 6,301,875</u> | <u>\$ 22,634,806</u> |

| <i>Srs 2019 Road</i> |                      | 3.068704%           | Annual               |
|----------------------|----------------------|---------------------|----------------------|
| <u>\$19,425,000</u>  | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24             | -                    | 315,097             |                      |
| 12/01/24             | 560,000              | 315,097             | 1,190,194            |
| 06/01/25             | -                    | 303,897             |                      |
| 12/01/25             | 590,000              | 303,897             | 1,197,794            |
| 06/01/26             | -                    | 292,097             |                      |
| 12/01/26             | 610,000              | 292,097             | 1,194,194            |
| 2027-2045            | 15,935,000           | 5,559,475           | 25,076,656           |
|                      | <u>\$ 17,695,000</u> | <u>\$ 7,381,656</u> | <u>\$ 28,658,838</u> |

| <i>Srs 2019 Utility</i> |                      | 3.069143%           | Annual               |
|-------------------------|----------------------|---------------------|----------------------|
| <u>\$14,850,000</u>     | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24                | -                    | 241,147             |                      |
| 12/01/24                | 425,000              | 241,147             | 907,294              |
| 06/01/25                | -                    | 232,647             |                      |
| 12/01/25                | 440,000              | 232,647             | 905,294              |
| 06/01/26                | -                    | 223,847             |                      |
| 12/01/26                | 460,000              | 223,847             | 907,694              |
| 2027-2045               | 12,255,000           | 4,328,575           | 19,303,856           |
|                         | <u>\$ 13,580,000</u> | <u>\$ 5,723,856</u> | <u>\$ 22,024,138</u> |

| <i>Srs 2020 Road</i> |                      | 2.877863%           | Annual               |
|----------------------|----------------------|---------------------|----------------------|
| <u>\$18,210,000</u>  | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24             | -                    | 310,497             |                      |
| 12/01/24             | 520,000              | 310,497             | 1,140,994            |
| 06/01/25             | -                    | 300,097             |                      |
| 12/01/25             | 535,000              | 300,097             | 1,135,194            |
| 06/01/26             | -                    | 289,397             |                      |
| 12/01/26             | 560,000              | 289,397             | 1,138,794            |
| 2027-2046            | 16,675,000           | 5,783,181           | 24,818,162           |
|                      | <u>\$ 18,290,000</u> | <u>\$ 7,583,162</u> | <u>\$ 28,233,144</u> |

| <i>Srs 2020 Utility</i> |                      | 2.882026%           | Annual               |
|-------------------------|----------------------|---------------------|----------------------|
| <u>\$12,725,000</u>     | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24                | -                    | 221,478             |                      |
| 12/01/24                | 360,000              | 221,478             | 802,956              |
| 06/01/25                | -                    | 214,278             |                      |
| 12/01/25                | 380,000              | 214,278             | 808,556              |
| 06/01/26                | -                    | 206,678             |                      |
| 12/01/26                | 390,000              | 206,678             | 803,356              |
| 2027-2046               | 11,245,000           | 4,211,081           | 17,870,950           |
|                         | <u>\$ 12,375,000</u> | <u>\$ 5,495,950</u> | <u>\$ 20,285,819</u> |

| <i>Srs 2021 Road</i> |                      | 2.373852%           | Annual               |
|----------------------|----------------------|---------------------|----------------------|
| <u>\$26,600,000</u>  | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24             | -                    | 299,078             |                      |
| 12/01/24             | 960,000              | 299,078             | 1,558,156            |
| 06/01/25             | -                    | 284,678             |                      |
| 12/01/25             | 990,000              | 284,678             | 1,459,356            |
| 06/01/26             | -                    | 269,828             |                      |
| 12/01/26             | 1,015,000            | 269,828             | 1,554,656            |
| 2027-2047            | 23,635,000           | 6,064,125           | 29,699,125           |
|                      | <u>\$ 26,600,000</u> | <u>\$ 7,671,294</u> | <u>\$ 34,271,294</u> |

| <i>Srs 2021 Utility</i> |                      | 2.387816%           | Annual               |
|-------------------------|----------------------|---------------------|----------------------|
| <u>\$17,185,000</u>     | <u>Principal</u>     | <u>Interest</u>     | <u>Debt Service</u>  |
| 06/01/24                | -                    | 193,816             |                      |
| 12/01/24                | 605,000              | 193,816             | 992,631              |
| 06/01/25                | -                    | 184,741             |                      |
| 12/01/25                | 620,000              | 184,741             | 989,481              |
| 06/01/26                | -                    | 175,441             |                      |
| 12/01/26                | 640,000              | 175,441             | 990,881              |
| 2027-2047               | 16,545,000           | 3,990,237           | 20,535,237           |
|                         | <u>\$ 18,410,000</u> | <u>\$ 5,098,231</u> | <u>\$ 23,508,231</u> |

## Viridian Municipal Management District Schedule of Debt Service Obligations - GO bonds

| <i>Srs 2022 Road</i> |                      | 4.432439%            | Annual               |
|----------------------|----------------------|----------------------|----------------------|
| <u>\$25,240,000</u>  | <u>Principal</u>     | <u>Interest</u>      | <u>Debt Service</u>  |
| 06/01/24             | -                    | 552,872              |                      |
| 12/01/24             | -                    | 552,872              | 1,105,744            |
| 06/01/25             | -                    | 552,872              |                      |
| 12/01/25             | 765,000              | 552,872              | 1,870,744            |
| 06/01/26             | -                    | 533,747              |                      |
| 12/01/26             | 805,000              | 533,747              | 1,872,494            |
| 2027-2048            | 23,670,000           | 12,187,775           | 35,857,775           |
|                      | <u>\$ 25,240,000</u> | <u>\$ 15,466,756</u> | <u>\$ 40,706,756</u> |

| <i>Srs 2022 Utility</i> |                      | 4.435912%            | Annual               |
|-------------------------|----------------------|----------------------|----------------------|
| <u>\$19,620,000</u>     | <u>Principal</u>     | <u>Interest</u>      | <u>Debt Service</u>  |
| 06/01/24                | -                    | 429,884              |                      |
| 12/01/24                | -                    | 429,884              | 859,769              |
| 06/01/25                | -                    | 429,884              |                      |
| 12/01/25                | 590,000              | 429,884              | 1,449,769            |
| 06/01/26                | -                    | 415,134              |                      |
| 12/01/26                | 620,000              | 415,134              | 1,450,269            |
| 2027-2048               | 18,410,000           | 9,532,719            | 27,942,719           |
|                         | <u>\$ 19,620,000</u> | <u>\$ 12,082,525</u> | <u>\$ 31,702,525</u> |

| <i>Srs 2023 Road</i> |                      | 5.059437%            | Annual               |
|----------------------|----------------------|----------------------|----------------------|
| <u>\$34,100,000</u>  | <u>Principal</u>     | <u>Interest</u>      | <u>Debt Service</u>  |
| 06/01/24             | -                    | 956,694              |                      |
| 12/01/24             | -                    | 852,500              | 1,809,194            |
| 06/01/25             | -                    | 852,500              |                      |
| 12/01/25             | 920,000              | 852,500              | 2,625,000            |
| 06/01/26             | -                    | 829,500              |                      |
| 12/01/26             | 970,000              | 829,500              | 2,629,000            |
| 2027-2049            | 23,505,000           | 11,596,269           | 35,101,269           |
|                      | <u>\$ 25,395,000</u> | <u>\$ 16,769,463</u> | <u>\$ 42,164,463</u> |

| <i>Srs 2023 Utility</i> |                      | 5.065268%            | Annual               |
|-------------------------|----------------------|----------------------|----------------------|
| <u>\$20,905,000</u>     | <u>Principal</u>     | <u>Interest</u>      | <u>Debt Service</u>  |
| 06/01/24                | -                    | 586,501              |                      |
| 12/01/24                | -                    | 522,625              | 1,109,126            |
| 06/01/25                | -                    | 522,625              |                      |
| 12/01/25                | 545,000              | 522,625              | 1,590,250            |
| 06/01/26                | -                    | 509,000              |                      |
| 12/01/26                | 575,000              | 509,000              | 1,593,000            |
| 2027-2049               | 18,455,000           | 9,344,987            | 27,799,987           |
|                         | <u>\$ 19,575,000</u> | <u>\$ 12,517,364</u> | <u>\$ 32,092,364</u> |

| <i>Combined Debt Service</i> |                       |                       | Annual                |
|------------------------------|-----------------------|-----------------------|-----------------------|
| <u>\$315,885,000</u>         | <u>Principal</u>      | <u>Interest</u>       | <u>Debt Service</u>   |
| 06/01/24                     | -                     | 6,204,480             |                       |
| 12/01/24                     | 6,480,000             | 6,036,409             | 18,720,890            |
| 06/01/25                     | -                     | 5,898,234             |                       |
| 12/01/25                     | 9,575,000             | 5,798,234             | 21,271,469            |
| 06/01/26                     | -                     | 5,683,284             |                       |
| 12/01/26                     | 10,010,000            | 5,683,284             | 21,376,569            |
| 2027-2049                    | 268,295,000           | 107,009,293           | 375,304,293           |
|                              | <u>\$ 294,360,000</u> | <u>\$ 142,313,221</u> | <u>\$ 436,673,221</u> |

**Viridian Municipal Management District**  
**Bookkeeper's Report for Meeting of:**  
**September 10, 2024**

**Capital Projects Fund - PCB #6701**

|                   |                         |
|-------------------|-------------------------|
| Beginning Balance | \$ 557.89               |
| Interest Income   | 0.24                    |
| Ending Balance    | <u><u>\$ 558.13</u></u> |

|           |         |                            |
|-----------|---------|----------------------------|
| TexPool - | 5.2977% | <u><u>\$ 10,790.94</u></u> |
|-----------|---------|----------------------------|

**Capital Projects Fund Allocations**

| <b>CPF - PCB</b> | Beginning Balance | Addition/<br>Withdrawal | Interest<br>Earnings | Ending Balance       |
|------------------|-------------------|-------------------------|----------------------|----------------------|
| 2023 Road        | 387.30            | -                       | 0.17                 | 387.47               |
| 2023 Utility     | 170.59            | -                       | 0.07                 | 170.66               |
| Total            | 557.89            | -                       | 0.24                 | <u><u>558.13</u></u> |

| <b>CPF - TexPool</b> | Beginning Balance | Addition/<br>Withdrawal | Interest<br>Earnings | Ending Balance          |
|----------------------|-------------------|-------------------------|----------------------|-------------------------|
| 2023 Road            | 3,333.33          | -                       | 15.00                | 3,348.33                |
| 2023 Utility         | 7,409.26          | -                       | 33.35                | 7,442.61                |
| Total                | 10,742.59         | -                       | 48.35                | <u><u>10,790.94</u></u> |

**Viridian Municipal Management District**  
**Bookkeeper's Report for Meeting of:**  
**September 10, 2024**

**TIRZ Revenue (City of Arlington) - PCB Acct #1239**

|                   |                           |
|-------------------|---------------------------|
| Beginning Balance | \$ 1,223.01               |
| Interest Income   | 0.47                      |
| Ending Balance    | <u><u>\$ 1,223.48</u></u> |

**Excess TIRZ Funds - PCB Acct # 6900**

|                   |                           |
|-------------------|---------------------------|
| Beginning Balance | \$ 2,253.75               |
| Interest Income   | 657.04                    |
| Ending Balance    | <u><u>\$ 2,910.79</u></u> |

|                        |         |                               |
|------------------------|---------|-------------------------------|
| TexPool - TIRZ Funds - | 5.2977% | <u><u>\$ 5,854,169.92</u></u> |
|------------------------|---------|-------------------------------|

|                              |         |                                |
|------------------------------|---------|--------------------------------|
| TexPool Prime - TIRZ Funds - | 5.4434% | <u><u>\$ 18,661,378.10</u></u> |
|------------------------------|---------|--------------------------------|

**TIRZ Allocations**

| <b>TIRZ - TexPool</b> | Beginning Balance | Addition/<br>Withdrawal | Interest Earnings | Ending Balance             |
|-----------------------|-------------------|-------------------------|-------------------|----------------------------|
| TIRZ Revenue          | 5,452,046.81      | -                       | 24,531.03         | 5,476,577.84               |
| Excess TIRZ           | 375,900.75        | -                       | 1,691.33          | 377,592.08                 |
| Total                 | 5,827,947.56      | -                       | 26,222.36         | <u><u>5,854,169.92</u></u> |

| <b>TIRZ - TexPrime</b> | Beginning Balance | Deposit/<br>Withdrawal | Interest Earnings | Ending Balance              |
|------------------------|-------------------|------------------------|-------------------|-----------------------------|
| TIRZ Revenue           | 17,468,408.27     | -                      | 74,021.06         | 17,542,429.33               |
| Excess TIRZ            | 1,114,227.32      | -                      | 4,721.45          | 1,118,948.77                |
| Total                  | 18,582,635.59     | -                      | 78,742.51         | <u><u>18,661,378.10</u></u> |

**Viridian Municipal Management District**  
**Budget vs Actual Analysis**  
**January 2024 thru July 2024 - 7 Months**

|                               | Jan 24 - Jul 24   | YTD Budget        | \$ Over Budget | % of Budget | Annual Budget       |
|-------------------------------|-------------------|-------------------|----------------|-------------|---------------------|
| <b>Revenue</b>                |                   |                   |                |             |                     |
| 4000 · Property Tax Revenue   | \$ 668,620        | 668,620           | (1)            | 100%        | \$ 1,648,563        |
| 4302 · Water Rev - Irrigation | 10,793            | 4,552             | 6,240          | 237%        | 8,552               |
| 4850 · Misc Revenue           | 200               | 589               | (389)          | 34%         | 589                 |
| 5391 · Interest Revenue       | 57,911            | 54,887            | 3,024          | 106%        | 82,387              |
| <b>Total Revenue</b>          | <b>\$ 737,524</b> | <b>\$ 728,649</b> | <b>8,874</b>   | <b>101%</b> | <b>\$ 1,740,092</b> |

|                                      |                   |                   |                  |             |                   |
|--------------------------------------|-------------------|-------------------|------------------|-------------|-------------------|
| <b>Administrative Expenses</b>       |                   |                   |                  |             |                   |
| 6065 · Tax Consultant Services       | \$ 0              | 2,500             | (2,500)          | 0%          | 12,000            |
| 7001 · Accounting                    | 31,300            | 35,000            | (3,700)          | 89%         | 60,000            |
| 7070 · Auditing                      | 23,800            | 23,800            | 0                | 100%        | 23,800            |
| 7190 · Delivery/Courier Services     | 943               | 1,190             | (247)            | 79%         | 2,040             |
| 7200 · Director Fees                 | 3,082             | 2,800             | 282              | 110%        | 4,800             |
| 7461 · General Insurance             | 40,347            | 40,347            | 0                | 100%        | 40,347            |
| 7500 · Legal                         | 127,944           | 122,000           | 5,944            | 105%        | 192,000           |
| 7501 · Legal - Misc                  | 7,967             | 5,000             | 2,967            | 159%        | 5,000             |
| 7502 · Legal - Litigation            | 172,816           | 158,940           | 13,876           | 109%        | 218,940           |
| 7520 · Meeting Exp                   | 2,561             | 2,100             | 461              | 122%        | 3,600             |
| 7600 · Office Supplies               | 328               | 500               | (172)            | 66%         | 500               |
| 7650 · Publishing Notices            | 0                 | 0                 | 0                | 0%          | 2,300             |
| <b>Total Administrative Expenses</b> | <b>\$ 411,088</b> | <b>\$ 394,177</b> | <b>\$ 16,911</b> | <b>104%</b> | <b>\$ 565,327</b> |

1 Legal - Misc Expense is related to district annexations.

**Viridian Municipal Management District**  
**Budget vs Actual Analysis**  
**January 2024 thru July 2024 - 7 Months**

|                                    | Jan 24 - Jul 24 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget    |
|------------------------------------|-----------------|------------|----------------|-------------|------------------|
| <b>Operating Expenses</b>          |                 |            |                |             |                  |
| 7300 · Engineering                 | \$ 107,975      | 88,745     | 19,230         | 122%        | 141,245 <b>2</b> |
| 7700 · Repairs & Maint.            |                 |            |                |             |                  |
| 7705 · R & M-Dev Reimb             | 80,000          | 93,333     | (13,333)       | 86%         | 160,000          |
| 7710 · R & M-VRA Contract          | 175,000         | 175,000    | 0              | 100%        | 300,000          |
| 7715 · Irrigation/Pumps            | 5,954           | 5,954      | (0)            | 100%        | 5,954            |
| 7720 · R & M-Drainage              | 38,484          | 14,700     | 23,784         | 262%        | 25,200 <b>3</b>  |
| 7730 · R & M-Utility               | 12,026          | 14,526     | (2,500)        | 83%         | 20,776 <b>3</b>  |
| 7740 · R & M-Roads                 | 12,058          | 63,086     | (51,028)       | 19%         | 200,000          |
| 7750 · R & M-Street Lights         | 5,513           | 11,914     | (6,401)        | 46%         | 44,000           |
| 7775 · R&M-Signage                 | 5,678           | 6,079      | (401)          | 93%         | 7,079            |
| Total 7700 · Repairs & Maint.      | 334,714         | 384,592    | (49,878)       | 87%         | 763,009          |
| 7751 · Sailing Center              |                 |            |                |             |                  |
| 7462 · Sailing Center Insurance    | 10,986          | 10,986     | 0              | 100%        | 10,986           |
| 7751 · Sailing Center Mgmt Fee     | 0               | 5,000      | (5,000)        | 0%          | 5,000            |
| 7753 · Sailing Ctr Repairs & Maint | 3,206           | 7,000      | (3,794)        | 46%         | 7,000            |
| Total 7751 · Sailing Center        | 14,192          | 22,986     | (8,794)        | 62%         | 22,986           |
| 7760 · Security                    | 152,723         | 162,507    | (9,784)        | 94%         | 189,481          |
| 7800 · Website                     | 35,104          | 32,700     | 2,404          | 107%        | 50,000           |
| 7900 · Utilities                   | 54,605          | 54,063     | 542            | 101%        | 103,563          |
| 7909 · Well Water                  |                 |            |                |             |                  |
| 7910 · Wet Well Usage              | 22,880          | 22,880     | 0              | 100%        | 45,760           |
| 7911 · Wet Well R&M                | 15,628          | 15,628     | 0              | 100%        | 15,628           |
| Total 7909 · Well Water            | 38,508          | 38,508     | 0              | 100%        | 61,388           |
| Total Operating Expenses           | \$ 737,822      | 784,101    | \$ (46,279)    | 94%         | 1,331,672        |

**2 Engineering Expense is over budget due to road/intersection and guard house redesigns.**

**3 Repair & Maint Utility & Drainage Expenses are over budget due to the repair of pole lights and grate inlets.**

|                       |      |       |            |    |       |
|-----------------------|------|-------|------------|----|-------|
| <b>Other Expenses</b> |      |       |            |    |       |
| 9612· Bond Disclosure | 0    | 1,000 | (1,000)    | 0% | 1,000 |
| Total Other Expense   | \$ - | 1,000 | \$ (1,000) | 0% | 1,000 |

YTD Admin & Operating Exp      \$ 1,148,910    \$ 1,178,278    \$ (29,368)      98%    \$ 1,896,999



## **VIRIDIAN MUNICIPAL MANAGEMENT DISTRICT DISTRICT ENGINEER REPORT**

September 10, 2024

- a) Status of construction projects within Viridian Municipal Management District:
1. SYB Construction – Village 1H (CTC Tract C-1) Paving, Grading, Utilities – 94%
  2. Jackson Construction – Village 3C – Rough Grading – 95%
  3. Jackson Construction – Village 3C – Utility Improvements – 88%
- b) Consider authorizing preparation of construction plans and specifications:
1. None.
- c) Consider approval of construction plans and specifications, and advertising of bid for Public Improvement projects:
1. None.
- d) Consider approval of award of construction contract(s) and issuance of notices to proceed:

### **CONSTRUCTION CONTRACTS**

#### **Public Bids- ≥ \$150,000.01**

1. None.

#### **Solicited Bids – \$25,000.01 - \$150,000.00**

1. None.

#### **Under – \$25,000.00**

##### **New Construction Contracts:**

1. SYB Construction – Lakeside Phase 2 Street Light Install - \$7,000.00
2. SYB Construction – Lakeside Phase 1 Street Light Install - \$1,750.00

##### **Maintenance & Repair Contracts:**

1. None.

## **NOTICE TO PROCEED**

### **Public Bids- ≥ \$150,000.01**

1. None.

### **Solicited Bids – \$25,000.01 - \$150,000.00**

1. None.

### **Under – \$25,000.00**

#### **New Construction Contracts:**

1. SYB Construction – Lakeside Phase 2 Street Light Install - \$7,000.00
2. SYB Construction – Lakeside Phase 1 Street Light Install - \$1,750.00

#### **Maintenance & Repair Contracts:**

1. None.

e) Consider approval of Three-Party Agreement & Community Facilities Agreement:

1. None.

f) Consider approval of Pay Applications and Change Orders:

1. See pay applications and change order list.

## **CONSTRUCTION CHANGE ORDERS**

1. None.

## **INVOICES**

### **Construction Invoices**

| Item # | Contractor                 | Description                                       | Invoice #   | Amount        |
|--------|----------------------------|---------------------------------------------------|-------------|---------------|
| 1      | American Landscape Systems | Viridian Elements Lake                            | Pay App 4   | \$ 113,988.60 |
| 2      | American Landscape Systems | Collins West - Parks                              | Pay App 22  | \$ 16,120.80  |
| 3      | Mario Sinacola             | Lakeside at Viridian PH2 –<br>Paving Improvements | Pay App 9   | \$ 9,083.92   |
| 4      | Mario Sinacola             | Lakeside at Viridian PH2 –<br>Paving Improvements | Pay App 10F | \$ 103,002.74 |
| 5      | Meade Services             | Erosion Control                                   | 74570       | \$ 590.00     |
| 6      | Meade Services             | Erosion Control                                   | 74692       | \$ 570.00     |
| 7      | Meade Services             | Erosion Control                                   | 74758       | \$ 550.00     |
| 8      | Meade Services             | Erosion Control                                   | 74988       | \$ 390.00     |
| 9      | Meade Services             | Erosion Control                                   | 75099       | \$ 450.00     |
| 10     | Mission Site Services      | Phase 1H - Street Lights                          | 60530       | \$ 45,020.00  |

|    |                       |                                            |            |              |
|----|-----------------------|--------------------------------------------|------------|--------------|
| 11 | Mission Site Services | Lakeside PH2 - Street Lights               | 60531      | \$ 47,516.00 |
| 12 | Mission Site Services | Phase 1H - Dry Utilities                   | 60534      | \$ 14,880.00 |
| 13 | SYB Construction      | Lakeside PH2 – Utility Improvements        | Pay App 8F | \$ 88,239.00 |
| 14 | SYB Construction      | Village 1H – Paving & Utility Improvements | Pay App 15 | \$ 26,819.46 |

### **Engineering Task Order Invoices**

| Item # | Consultant               | Description                                | Invoice #  | Amount      |
|--------|--------------------------|--------------------------------------------|------------|-------------|
| 1      | Graham Associates        | Master Planning - Weekly Developer Meeting | 240638     | \$ 4,720.00 |
| 2      | Graham Associates        | Master Planning - Weekly Developer Meeting | 240751     | \$ 4,720.00 |
| 3      | Graham Associates        | Collins East North PH2                     | 240814     | \$ 3,600.00 |
| 4      | Graham Associates        | Phase 3C - David Weekley Lot Revisions     | 240815     | \$ 1,620.00 |
| 5      | Graham Associates        | USACE 404 Permit Assistance                | 240817     | \$ 1,950.00 |
| 6      | Graham Associates        | Master Planning - Weekly Developer Meeting | 240818     | \$ 4,720.00 |
| 7      | Indigo Ecological Design | 404 Permitting                             | 1237       | \$ 287.50   |
| 8      | Landprint                | Blue Lake Entry - Construction Observation | 017-04     | \$ 2,625.00 |
| 9      | SWPPP                    | Lakeside at Viridian                       | 74963      | \$ 250.00   |
| 10     | SWPPP                    | Viridian CTC South                         | 75209      | \$ 250.00   |
| 11     | SWPPP                    | Phase 2B & 2F                              | 75210      | \$ 50.00    |
| 12     | SWPPP                    | Phase 2C & 2D                              | 75211      | \$ 250.00   |
| 13     | SWPPP                    | Phase 3                                    | 75212      | \$ 350.00   |
| 14     | SWPPP                    | Viridian Town Center                       | 75213      | \$ 250.00   |
| 15     | Westwood                 | Collins @ Blue Lake Signal                 | 1240602226 | \$ 3,500.00 |
| 16     | Westwood                 | Collins @ Blue Lake Signal                 | 1240701883 | \$ 3,750.00 |

g) Consider acceptance of Certificate of Substantial Completion and authorize final acceptance of:

1. None.

h) Consider approval of engineering TASK orders:

#### **Contracts**

1. None.

Change Orders

1. None.
- i) Consider approval of plats.
1. None.
- j) Discuss maintenance issues and authorize preparation of consultant recommendations; consider approval of Proposals & Invoices for payment under maintenance and repair projects.

Maintenance Discussion Items

1. None.

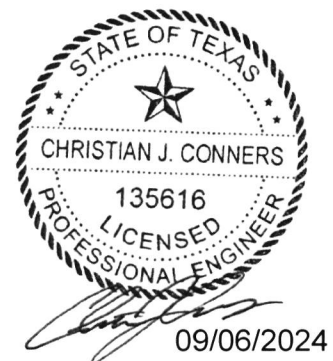
Invoices

1. LandTec Engineers – Lakeside Phase 1 Core and Testing Invoice #24-13460 - \$1,177.00

Proposals/Quotes

1. None.
- k) Consider approval of Notice of Warranty Repair.
1. None.
- l) Consider approval of Permits for construction of public infrastructure.
1. None.
- m) Miscellaneous.
1. None.

[End of Report]



YEAR-TO-DATE SUMMARY PART C

Tax Year = 2023 AND Year End Date = 8/31/2024 AND Month Range from 8/1/2024 to 8/31/2024 and Tax Units = VIRIDIAN MUNICIPAL MGMT DIST

TARRANT COUNTY TAX OFFICE

420 - VIRIDIAN MUNICIPAL MGMT DIST

CURRENT YEAR INFORMATION

| Start Value    | Start Exemption    | Start Taxable               | Rate        | Calc Start Levy | Actual Start Levy        | Start Frozen Loss | Start + Frozen        |       |
|----------------|--------------------|-----------------------------|-------------|-----------------|--------------------------|-------------------|-----------------------|-------|
| 1,754,025,408  | 79,290,519         | 1,674,734,889               | 0.448100    | 7,504,487.04    | 7,504,484.89             |                   | 7,504,484.89          |       |
| Adjusted Value | Adjusted Exemption | Adj Taxable                 | Rate        | Calc Adj Levy   | Actual Current Levy      | Adj Frozen Loss   | Act Levy + Act Frozen |       |
| 1,808,901,954  | 83,314,422         | 1,725,587,532               | 0.448100    | 7,732,357.73    | 7,716,229.05             | 0.00              | 7,716,229.05          |       |
| StartValue     | Net Value Adj      | Start Value + net Value Adj |             |                 | Actual Current Value     |                   |                       |       |
| 1,754,025,408  | 54,876,546         | 1,808,901,954               |             |                 | 1,808,901,954            |                   |                       |       |
| StartExemption | Net Exmp Adj       | Start Exemp + Net Exmp Adj  |             |                 | Actual Current Exemption |                   |                       |       |
| 79,290,519     | 4,023,903          | 83,314,422                  |             |                 | 82,986,333               |                   |                       |       |
| YEAR           | NET START BALANCE  | NET MTD ADJ                 | NET YTD ADJ | NET MTD PAID    | NET YTD PAID             | CALC BALANCE      | REFUNDS DUE           | COL % |
| 2015           | 990.37             | 0.00                        | 0.00        | 0.00            | 0.00                     | 990.37            | 0.00                  | 0.00  |
| 2016           | 1,441.31           | 0.00                        | 0.00        | 0.00            | 0.00                     | 1,441.31          | 0.00                  | 0.00  |
| 2017           | 1,503.53           | 0.00                        | 0.00        | 0.00            | 0.00                     | 1,503.53          | 0.00                  | 0.00  |
| 2018           | 1,651.82           | 0.00                        | (44.81)     | 0.00            | (44.81)                  | 1,651.82          | 0.00                  | 0.00  |
| 2019           | 1,589.45           | 0.00                        | (176.60)    | 0.00            | (176.60)                 | 1,589.45          | 0.00                  | 0.00  |
| 2020           | 1,589.45           | 0.00                        | (6,655.45)  | 0.00            | (13,733.23)              | 8,667.23          | 0.00                  | 0.00  |
| 2021           | 1,729.75           | 0.00                        | (12,297.70) | 0.00            | (19,357.66)              | 8,789.71          | 0.00                  | 0.00  |
| 2022           | 20,152.41          | 0.00                        | (18,254.21) | 0.00            | (7,131.08)               | 9,029.28          | 0.00                  | 0.00  |
| 2023           | 7,504,484.89       | (784.32)                    | 211,744.16  | 3,175.75        | 7,693,709.64             | 22,519.41         | (1,337.51)            | 99.70 |
| TOTAL          | 7,535,132.98       | (784.32)                    | 174,315.39  | 3,175.75        | 7,653,266.26             | 56,182.11         | (1,337.51)            |       |

TARRANT COUNTY TAX OFFICE

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2023 AND Year End Date = 8/31/2024 AND Month Range from  
8/1/2024 to 8/31/2024 and Tax Units = VIRIDIAN PID

625 - VIRIDIAN PID

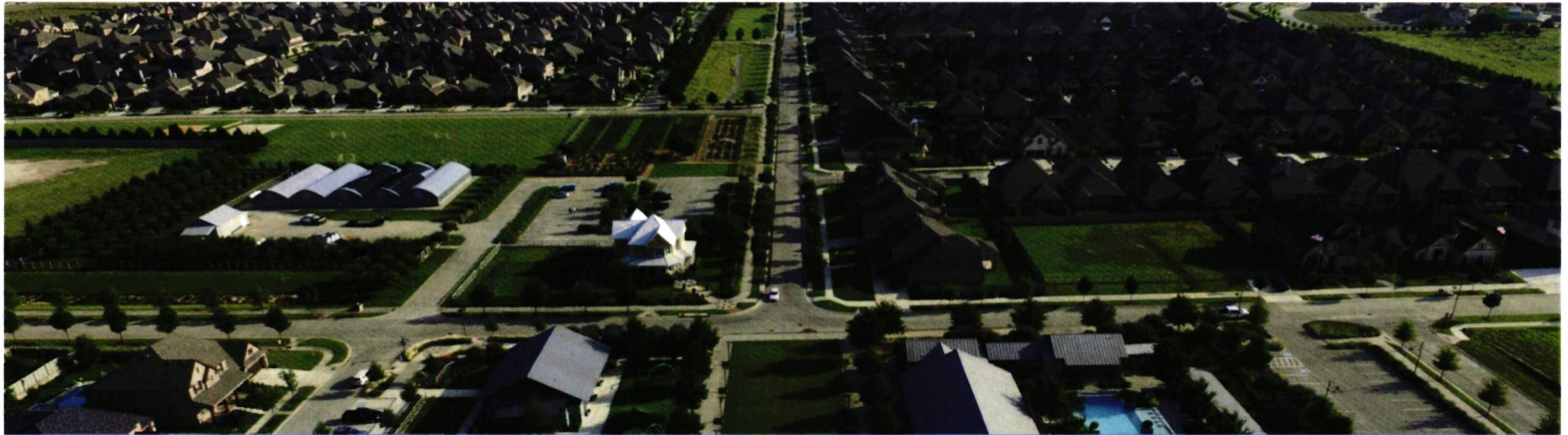
CURRENT YEAR INFORMATION

| Start Value    | Start Exemption    | Start Taxable               | Rate         | Calc Start Levy | Actual Start Levy        | Start Frozen Loss | Start + Frozen        | COL % |
|----------------|--------------------|-----------------------------|--------------|-----------------|--------------------------|-------------------|-----------------------|-------|
| 0              | 0                  | 0                           | 0.000000     | 0.00            | 0.00                     |                   | 0.00                  |       |
| Adjusted Value | Adjusted Exemption | Adj Taxable                 | Rate         | Calc Adj Levy   | Actual Current Levy      | Adj Frozen Loss   | Act Levy + Act Frozen |       |
| 0              | 0                  | 0                           | 0.000000     | 0.00            | 2,539,023.55             | 0.00              | 2,539,023.55          |       |
| StartValue     | Net Value Adj      | Start Value + net Value Adj |              |                 | Actual Current Value     |                   |                       |       |
| 0              | 0                  | 0                           |              |                 | 0                        |                   |                       |       |
| StartExemption | Net Exmp Adj       | Start Exemp + Net Exmp Adj  |              |                 | Actual Current Exemption |                   |                       |       |
| 0              | 0                  | 0                           |              |                 | 0                        |                   |                       |       |
| YEAR           | NET START BALANCE  | NET MTD ADJ                 | NET YTD ADJ  | NET MTD PAID    | NET YTD PAID             | CALC BALANCE      | REFUNDS DUE           | COL % |
| 2015           | 454.52             | 0.00                        | 0.00         | 0.00            | 0.00                     | 454.52            | 0.00                  | 0.00  |
| 2016           | 815.26             | 0.00                        | 0.00         | 0.00            | 0.00                     | 815.26            | 0.00                  | 0.00  |
| 2017           | 814.23             | 0.00                        | 0.00         | 0.00            | 0.00                     | 814.23            | 0.00                  | 0.00  |
| 2018           | 813.16             | 0.00                        | 0.00         | 0.00            | 0.00                     | 813.16            | 0.00                  | 0.00  |
| 2019           | 812.04             | 0.00                        | 0.00         | 0.00            | 0.00                     | 812.04            | 0.00                  | 0.00  |
| 2020           | 810.86             | 0.00                        | 0.00         | 0.00            | 0.00                     | 810.86            | 0.00                  | 0.00  |
| 2021           | 809.63             | 0.00                        | 0.00         | 0.00            | 0.00                     | 809.63            | 0.00                  | 0.00  |
| 2022           | 7,522.94           | 0.00                        | 0.00         | 0.00            | 6,714.59                 | 808.35            | 0.00                  | 89.25 |
| 2023           | 0.00               | 0.00                        | 2,539,023.55 | 6,611.46        | 2,531,880.22             | 7,143.33          | 0.00                  | 99.71 |
| TOTAL          | 12,852.64          | 0.00                        | 2,539,023.55 | 6,611.46        | 2,538,594.81             | 13,281.38         | 0.00                  |       |



Triton Consulting Group, LLC  
25511 Budde Rd.  
Suite 3604  
Spring, TX 77380

(281) 766-4276  
[www.tritoncg.com](http://www.tritoncg.com)



## Viridian MMD

### COMMUNICATIONS REPORT

#### 1. Triton Point of Contact

|              |                                                            |
|--------------|------------------------------------------------------------|
| Name         | Megan Bradley                                              |
| Phone Number | 281-766-4276                                               |
| Email        | <a href="mailto:megan@tritoncg.com">megan@tritoncg.com</a> |

For questions or concerns please contact us at 281 - 766 - 4276.

September 10, 2024

## 2. ACTION ITEMS

### Facility Use Requests:

VRA Tree Lighting & Drone Show, December 3, 2024, 6:30-8:30 p.m.

## 3. PROJECTS

We are working through a process for submission of committee membership applications. The application will be available for use this week and submissions will be sent to the corresponding committee members for review and consideration.

## 4. INSIGHTS

### Website Modifications:

The sections below provide the detailed changes to your website since the last Board meeting; including news post updates, site navigation, page content, and others:

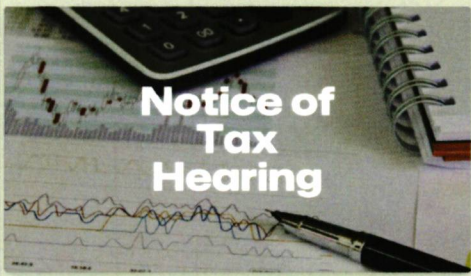
#### a. Website Updates:

##### i. Committee application

#### b. News Post Updates:

- i. Notice of Public Hearing on Tax Rate
- ii. 8/26 National Toilet Paper Day
- iii. August 13, 2024 Board Meeting

### Latest news



August 30, 2024 **Most recent post**

#### Notice of Public Hearing on Tax Rate

The Board of Viridian MMD will hold a tax rate public hearing on September 10th.

[Continue reading →](#)



August 26, 2024

**8/26: National Toilet Paper Day**

Save Your Pipes & Don't Flush Wipes



August 9, 2024

**August 13, 2024 Board Meeting**

The Board of Viridian MMD will hold a General Board Meeting.



August 1, 2024

**National Water Quality Month**

August is National Water Quality Month

### Facebook Page:

The District's Facebook page reach continues to expand. The number of page followers has increased from 17 to 19 since the last board meeting. The page is intended to be an additional communications channel to inform residents about upcoming announcements, important district-wide updates, and other relevant information.

### Resident Problem Tracker:

We received 69 new tickets during the past month through the Report a Problem system. The chart below summarizes the issues reported, sorted by category and ticket status. Complete details are shown on the attached report.

We continue to see a large number of complaints about irrigation, landscaping, and signage.

| Category                  | Active    | Closed    |
|---------------------------|-----------|-----------|
| Drainage                  | 2         | 1         |
| Lakes                     | 1         |           |
| Landscape                 | 16        | 6         |
| Lights                    | 2         |           |
| Signs                     | 4         |           |
| Trails                    |           |           |
| Beach                     |           | 1         |
| Roads                     | 4         | 3         |
| Other                     | 13        | 4         |
| <b>TOTALS</b>             | <b>42</b> | <b>15</b> |
| <b>Prior Month Totals</b> | <b>69</b> | <b>25</b> |



### Resident Inquiries:

There was 1 resident inquiry received this month. All correspondence has been routed appropriately and a full transcript is attached to this report.

### 5. MISCELLANEOUS - None

### **Analytics (August 9 - September 4, 2024)**

Website Visitors - 349 Decreased by 822

Website Top Page Views:

1. Documents - 548 views
2. Homepage - 403 views
3. Report a Problem - 92 views
4. Contact Us - 85 views
5. Amenities - 57 views

