BOARD OF TRUSTEES MEETING
TUESDAY, JANUARY 24, 2023 – 4:00 PM

AGENDA

AT ANY TIME DURING THE COURSE OF THIS MEETING, THE CITY COMMISSION MAY RETIRE TO EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE 551.071(2) TO CONFER WITH ITS LEGAL COUNSEL ON ANY SUBJECT MATTER ON THIS AGENDA IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COMMISSION UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. FURTHER, AT ANY TIME DURING THE COURSE OF THIS MEETING, THE CITY COMMISSION MAY RETIRE TO EXECUTIVE SESSION TO DELIBERATE ON ANY SUBJECT SLATED FOR DISCUSSION AT THIS MEETING, AS MAY BE PERMITTED UNDER ONE OR MORE OF THE EXCEPTIONS TO THE OPEN MEETINGS ACT SET FORTH IN TITLE 5, SUBTITLE A, CHAPTER 551, SUBCHAPTER D OF THE TEXAS GOVERNMENT CODE.

CALL TO ORDER

PLEDGE

INVOCATION

PRESENTATION OF SERVICE APPRECIATION – EMPLOYEE OF THE MONTH: DECEMBER - YAJAIRA SOLANO AND JANUARY - JOSE ORTEGON

1. MINUTES:

a) Approval of the Minutes for the Regular Meeting held January 10, 2023.

2. CONSENT AGENDA: *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

a) Purchase of IPERL Meters,OMNI Meters, and Accessories

b) Approval of Tercer Milenium Taylor Subdivision.

c) Approval of Parke at Nolana Subdivision.

3. BIDS AND CONTRACTS:

a) Consideration and Approval of Change order No. 1 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)

4. UTILITY LAYOUTS:

a) Discussion and Approval of Hacienda Los Cantu Subdivision

b) Discussion and Approval of the MOU for The Hills at Shary Subdivision.

5. MANAGER'S REPORT:

a) Review of Unaudited Results of Financial Operations as of September 30, 2022

b) Review of the Quarterly Investment Report for the Quarter Ending September 30, 2022.

c) Consideration and Possible action to write-off the 3rd quarter Bad Debt fiscal year 2021-2022.

d) Review of Reimbursement Collections Update as of September 30, 2022

6. FUTURE AGENDA ITEMS

7. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 CONSULTATION WITH ATTORNEY, SECTION 551.072 LAND TRANSACTION, SECTION 551.074 PERSONNEL MATTERS; SECTION 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS

a) Consultation with City Attorney regarding pending litigation before the PUC (T.G.C. 551.071)

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY UTILITY ADMINISTRATION (681-1630) FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES MAY TAKE VARIOUS ACTIONS; INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OF TIME. THE MCALLEN PUBLIC UTILITY BOARD MAY ELECT TO GO INTO EXECUTIVE SESSION ON ANY ITEM WHETHER OR NOT SUCH ITEM IS POSTED AS AN EXECUTIVE SESSION ITEM AT ANY TIME DURING THE MEETING WHEN AUTHORIZED BY THE PROVISIONS OF THE OPEN MEETINGS ACT.

THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON

McALLEN PUBLIC UTILITY

AGENDA ITEM **1.a.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/18/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Approval of the Minutes for the Regular Meeting held January 10, 2023.**

2. **Party Making Request:**

3. **Nature of Request:**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement:**

6. **Routing:**
   Savannah Arredondo **Created/Initiated - 1/18/2023**

7. **Staff's Recommendation:**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, January 10, 2023,** at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Javier Villalobos	Ex-Officio Member/Mayor
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	Issac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Erika Gomez, EIT	Assistant Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Gerardo Noriega	Purchasing Director
	Rafael Balderas, EIT	Assistant Utility Engineer
	Patrick Gray	GIS Coordinator
	Perla Lara	City Secretary
	Janet Landeros	Grands & Contracts Coordinator

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:01 p.m.

1. **MINUTES:**

   a) Approval of the Minutes for the Workshop and Regular Meeting held December 13, 2022.

   Trustee Godinez moved to approve the minutes for the workshop and regular meeting held on December 13, 2022. Mayor Villalobos seconded the motion. The motion carried unanimously.

2. **CONSENT AGENDA**

   Mayor Villalobos moved to approve items 2a and 2b. Trustee Cardenas seconded the motion. The motion carried unanimously

a) Discussion and Approval of Rancho Subdivision Lots 31A, 31B, 33A, 33B.

b) Consideration and Approval of the BuyBoard Contract or Manhole Rehabilitation Project.

3. BIDS AND CONTRACTS:

a) Consideration and Approval of the Professional Services Engineering Contract Amendment No. 1 for the 23rd Street and Sarah Lift Station Relocation Project.

Mayor Villalobos moved to approve the Professional Services Engineering Contract No. 1 for the 23rd Street and Sarah Lift Station Relocation Project. Vice-Chairman Williams seconded the motion. The motion carried unanimously.

4. ORDERS:

a) Consideration and Possible Action Calling a general Election in the City of McAllen on May 6, 2023. Consideración para aprobación de una Ordenanza convocando una elección General en la Ciudad de McAllen el 6 de Mayo, 2023.

Mrs. Perla Lara, City Secretary, stated that 2his item is for the adoption for an order calling a general election for May 6, 2023. There are seats coming up for districts 4, 5, and 6, including PUB Trustee Places B and C. The first day of filing is January 18, 2023 and the last day to file is February 17, 2023 by 5:00 p.m. Early voting is set for Monday, April 24, 2023, through Tuesday, May 2, 2023, with Saturday voting on April 29, 2023, with hours ranging from 7 to 12 hours. The polling locations are Fireman's Pump House, Lark Community Center, and Palm View Community Center. If there is a need for a runoff, that will be announced at a later date.

Mayor Villalobos moved to approve the action calling a general election in the City of McAllen on May 6, 2023. Trustee Godinez seconded the motion. The motion carried unanimously.

5. UTILITY LAYOUTS:

a) Discussion and Possible Approval of a Septic Tank Variance for Canarias Subdivision

Erika Gomez, EIT, Assistant Utility Engineer, stated that the property is located on South McColl Road and approximately 800feet south of Yuma Ave. The tract consists of one (1) acre. It is located within the McAllen city limits and is being proposed as R-1 residential for a single-family home. The subdivision application received MPU Board approval on October 11, 2022; however, the utility layout changed due to cost estimates being higher than expected. The acreage was also

changed to meet the one (1) acre requirement for the use of a septic tank. The applicant stated extending 600 LF of sewer line would be out of budget for a single-family home and is requesting a septic tank variance. The applicant is also requesting to be allowed to bore McColl Rd with a 2-inch water service with a 4-inch casing and connect to an 8-inch waterline along La Cantera Ave. The property falls under El Rancho Sewer Reimbursements.

Staff Recommends approval for the O.S.S.F variance request as proposed subject to dedication of a 10ft. utility easement along the perimeter of the property for future public utility improvements, execution of a contractual agreement, payment of a sewer reimbursement for El Rancho Sewer project in the amount of $1,552.71 payable to MPU.

Vice-Chairman Williams moved to approve of a Septic Tank Variance for Canarias Subdivision. Trustee Cardenas seconded the motion. The motion carried unanimously.

6. FUTURE AGENDA ITEMS

Mr. Marco Vega, P.E., General Manager, reminded the Board of the Board Retreat being held on February 24, 2023 at Quinta Mazatlan.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:08 p.m.

_____
Charles Amos, Chairman

Attest:

_____
Juan J. Rodriguez
Interim Utility Board Secretary/
Assistant General Manager

McALLEN PUBLIC UTILITY

AGENDA ITEM **2.a.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/20/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Consideration and Approval to Purchase IPERL Meters,OMNI Meters, and Accessories**

2. **Party Making Request:**
   Juan Vallejo

3. **Nature of Request:**

4. **Budgeted:** **Yes**
   Yes

Bid Amount:	**$130,902.21** **$52,175.71**	**Budgeted Amount:**	**$131,490** **$57,990**
Under Budget:	**$587.79** **$5,814.29**	**Over Budget:**	**$0.00** **$0.00**
		Amount Remaining:	**$587.79** **$5,814.29**

5. **Reimbursement:**

6. **Routing:**
   Edward Gonzalez **Created/Initiated - 1/20/2023**
   Gerardo Noriega **Final Approval - 1/20/2023**

7. **Staff's Recommendation: Purchasing IPERL and OMNI water meters and accessories from Aqua Metric, which is a sole-source supplier.**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

McALLEN
PUBLIC UTILITY

Memo

To: Marco A. Vega, P.E. General Manager

Thru: Edward Gonzalez, Director of Water Systems

From: Juan Pedraza, T&D Manager

Date: 01/17/2023

Re: Purchase of IPERL Meters, OMNI Meters, and Accessories

The McAllen Public Utility Water System budgeted $131,490 from Capital Depreciation for the purchase of 375 -1" IPERL water meters with strainers, 75 – 2" OMNI +R2 TRPL USG meters, 3 – 3",4",6" OMNI Compound Meters for a grand total of $130,902.21.

$57,990 were budgeted under Capital Improvement for the purchase of 75 -1" IPERL water meters with strainers, 25 – 2" OMNI +R2 TRPL USG meters, 3 – 3",4",6" OMNI Compound Meters for a grand total of $52,175.71.

Recommendation

Staff recommends the purchase of 568 IPERL/OMNI meters, and accessories from Aqua Metric, which is a sole-source supplier.

Sales Quote QT00006237

January 09, 2023

Aqua-Metric Sales Company

Kelsey VanCleave
16914 Alamo Pkwy Bldg 2 | SELMA, TX 78154-1492
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

Quote for: City of McAllen
Attention:
Address: Attn: Accounts Payable, Po Box 220
City, State, Zip: MCALLEN, TX 78505-0220
Phone: 956-681-1665
Email:

Quantity		Description		Unit Price	Line Total
6	EA	OMNIC3	3" OMNI C2 8 WHL USG	1,441.96	8,651.76
6	EA	OMNIC4	4" OMNI C2 8 WHL USG	2,492.68	14,956.08
6	EA	OMNIC6	6" OMNI C2 8 WHL USG	4,307.18	25,843.08

This quote for the product and services named above is subject to the following terms:

1. All quotes are subject to the Aqua-Metric Terms of Sales.
2. Quote is valid for thirty days.
3. If modifications in materials, labor or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
4. Freight allowed on single orders exceeding $20,000.00.
5. Net Thirty Days to Pay.
6. Returned production may be subject to a 25% restocking fee.
7. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

Subtotal	49,450.92
Sales Tax	0.00
Total	**49,450.92**

Sales Quote QT00006271

January 11, 2023

Aqua-Metric Sales Company

Kelsey VanCleave
16914 Alamo Pkwy Bldg 2 | SELMA, TX 78154-1492
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

Quote for: City of McAllen
Attention: David Garza
Address: ATTN: Accounts Payable, PO Box 220
City, State, Zip: McAllen, TX 785050220
Phone: 956-681-1665
Email: dgarza@mcallen.net

AMI PROJECT PRICING

Quantity		Description		Unit Price	Line Total
450	EA	I50TR	1" iPERL TR/PL 8 WHL USG	157.76	70,992.00
450	EA	NONSTOCK	1" IPERL STRAINER	1.08	486.00
100	EA	OMNIR2	2" OMNI R2 8 WHL USG	621.49	62,149.00

This quote for the product and services named above is subject to the following terms:

1. All quotes are subject to the Aqua-Metric Terms of Sales.
2. Quote is valid for thirty days.
3. If modifications in materials, labor or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
4. Freight allowed on single orders exceeding $20,000.00.
5. Net Thirty Days to Pay.
6. Returned production may be subject to a 25% restocking fee.
7. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

Subtotal	133,627.00
Sales Tax	0.00
Total	**133,627.00**

AMI PROJECT PRICING

Jim Grillo
Sensus USA, Inc
Mid-West Director of Sales
612-867-3283
jim.grillo@xylem.com

January 3, 2022

To Whom It May Concern:

Sensus is pleased to announce that **Aqua-Metric of Selma, TX** is the exclusive Authorized Distributor of Sensus products and Value Added Reseller (VAR) for Sensus Services such as SaaS in the territory of Central, East and South Texas and the state of Louisiana.

Please contact Aqua-Metric for all of your Sensus needs. Purchasing Sensus products and services from the authorized distributor for your area ensures that your products will be properly supported and warranted.

We look forward to the opportunity of providing your firm with quality water measurement equipment, solutions and support in the near future. Please feel free to contact me at jim.grillo@xylem.com regarding this or any other matter.

Sincerely

James C. Grillo
Mid-West Director of Sales
Sensus, a Xylem brand

CITY OF McALLEN

PURCHASING AND CONTRACTING DEPARTMENT

SOLE SOURCE AFFIDAVIT

THIS IS AN OFFICIAL PURCHASING DOCUMENT- RETAIN WITH PURCHASE ORDER FILE

Before me, the undersigned official, on this day, personally appeared Christopher Newville, a person known to me to be the person whose signatures appears below, whom after being duly sworn upon his/her oath deposed and said:

1. My name is Christopher Newville. I am over the age of 18, have never been convicted of a crime and am competent to make this affidavit.
2. I am an authorized representative of the following company or firm: Aqua-Metric Sales Company.
3. The above named company or firm is the sole source for the following item (s), product(s) or services (s): Sensus USA, Inc. utility metering products, systems and technologies.
4. Competition in providing the above named item(s) product(s), service (s) is precluded by the existence of a patent, copyright, secret process or monopoly as stated under Section 252.022, Subchapter A of the Local Government Code 7A or as provided for under 7B-F for the same section. Also, attached hereto is a sole source letter, which sets forth the reasons why this Vendor is a sole source provider
5. There is/are no other like item (s) product (s), or services available for purchase that would serve the same purpose or function.
6. Note: I understand that by providing false information on this sole source affidavit, we may be considered a non-responsive Vendor on this and future purchases and may result in discontinuation of any/ all business with the City of McAllen.

Signature

SUBSCRIBED AND SWORN to before me on this 15 day of July, 2022

RACHELLE DONOVAN
Notary Public, State of Texas
My Comm. Exp. 09-12-2023
ID No. 132170764

NOTARY PUBLIC

Rachelle Donovan

PRINTED NAME

09-12-2023

MY COMMISSION EXPIRES

COMPANY NAME: Thirkettle Corporation dba Aqua-Metric Sales Company

ADDRESS, CITY, STATE & ZIP CODE: 16914 Alamo Parkway, Bldg. 2, Selma, TX 78154

PHONE: (210) 967-6300 FAX NUMBER: (210) 967-6305

CONTACT NAME AND TITLE: Chris Newville - Manager

WEB ADDRESS: www.aqua-metric.com E-MAIL: chris.newville@aqua-metric.com

FEDERAL TAX ID NUMBER: 33-0548813 TEXAS SALES TAX NUMBER: 1-33-0548813-5

McALLEN PUBLIC UTILITY

AGENDA ITEM **2.b.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/18/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Consideration and Approval of Tercer Milenium Taylor Subdivision.**

2. **Party Making Request:**
   Rafael Balderas Jr.

3. **Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement: Sewer Line Reimbursement to MPU for the Alton Interceptor Sewer Project in the amount of $5,314.16.**

6. **Routing:**
   Rafael Balderas Jr. **Created/Initiated - 1/18/2023**

7. **Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

Memo

TO: Marco A. Vega, P.E., General Manager

J.J. Rodriguez, Asst. General Manager

THRU: Marco Ramirez, P.E., Utility Engineer

Carlos Gonzalez, P.E., Utility Engineer

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: January 18, 2023

SUBJECT: **Tercer Milenium Taylor Subdivision; Consideration & Approval of the Subdivision**

This property is located on the west side of Taylor Road, east of 56th Street, and approximately 2,300 feet south of 5 Mile Road. It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 9.394 acres and will be 40 lots for single family homes.

The subdivision application was originally filed with the City on July 16, 2022 and receive preliminary P&Z approval on July 26, 2022. The information required from the developer's engineer for this agenda was received on January 17, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to comply with the typical City of McAllen subdivision requirements as they pertain to fire protection. Execution of a Waterline Access Agreement will be needed with the installation of fire hydrants.

2. **Sewer Service:** The applicant is proposing to utilize the existing 12-inch sewer line and install individual water services for each lot. Should there be any existing sewer services not to be used, they will need to be properly capped.

3. The property falls within the MPU Alton Interceptor Sewer reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; and 4.) Should there be any existing sewer services to not be used, that they be properly capped.

I'll be available for further discussion/questions at the MPUB meeting.

Supreme Engineering, PLLC
135 Paseo Del Prado Ste 7 – Edinburg, TX 78539
Texas Engineering Firm F-21135
956-272-2246
Proposal #E20-005-1

September 3, 2020

Rafael Balderas, E.I.T
Asst. Utility Engineer
Utility Engineering Dept.
311 N. 15th St. 2nd Floor
McAllen, TX 78501

RE: Tercer Milenium Taylor Subdivision Utilities Narrative

Dear Mr. Balderas,

Water:

Tercer Milenium Taylor Subdivision will be served by Sharyland Water Supply Corporation. The development will be served by a proposed 8" water line running along the proposed right of way. The proposed water line runs east and west connecting to an existing 8" water line along north 56th St and loops to an existing 8" water line west along N. Taylor Rd. Each proposed single-family lot will be served with 1" & 2" services, individual and dual respectively, and meters located along lot line/ROW. Proposed Fire Hydrants will be constructed in accordance with the Fire Code.

Sanitary Sewer:

Tercer Milenium Taylor Subdivision will connect to an existing 12" sanitary sewer line running in an easement west to east within the middle of the proposed development. Each proposed single-family lot will be served with individual 4" sanitary sewer services.

Sincerely,

P.E.

Omar Cano, P.E., C.F.M.
Project Engineer

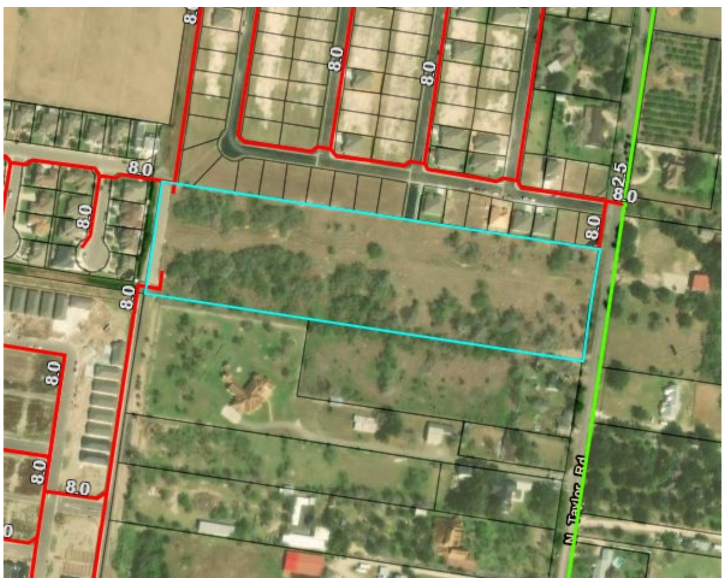
Sharyland
WATER SUPPLY CORPORATION

1/17/2023

RE : Tercer Milenium Taylor Subdivision– Existing Water Infrastructure
Prop. Location – A tract of land containing 9.394 acres of land, more or less, being a part or portion out of lot 396, John H. Shary Subdivision, Hidalgo County Texas, according to the map recorded in volime 1, page 17, map records in the office of the county clerk of Hidalgo County, Texas. Property ID: 282181.

To whom it may concern,

This letter is intended to serve as a utility (water) availability letter for the Tercer Milenium Taylor Subdivision located at the City of McAllen Texas within the Sharyland Water Supply Corporation CCN. There is an existing 8-inch waterline along Taylor Rd. that can be extended to and trough the frontage of the property.



Sincerely,

Isidro Gutierrez,

Graduate Engineer / Development Coordinator

P.O. Box 1868 Mission, Texas 78573-0031
(956) 585-6081 Fax: (956)585-5450
www.sharylandwater.com

DocuSign Envelope ID: 55D3F6D5-2E07-4081-B36A-B83A4288B816

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to New Millennium L Investments, Inc. hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

Tercer Milenium Taylor and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Supreme Engineering dated 11-28-2022, hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____, 202_.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

_____
Board Secretary

DEVELOPER

BY: _____
Address:

SUBDIVISION REIMBURSEMENT WORKSHEET
TERCER MILENIUM TAYLOR SUBDIVISION

SEWER LINE REIMB. CALCULATIONS				
SEWER:	MPU: ALTON INTERCEPTOR			
COST:	$514.27	x	9.394 AC	$4,831.05
10% ADMIN FEE	<10 YEARS			483.11
SEWER LINE REIMBURSEMENT				**$5,314.16**

TOTAL REIMBURSEMENT DUE ***$5,314.16***

Prepared By: RB Date: 12/6/2022 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

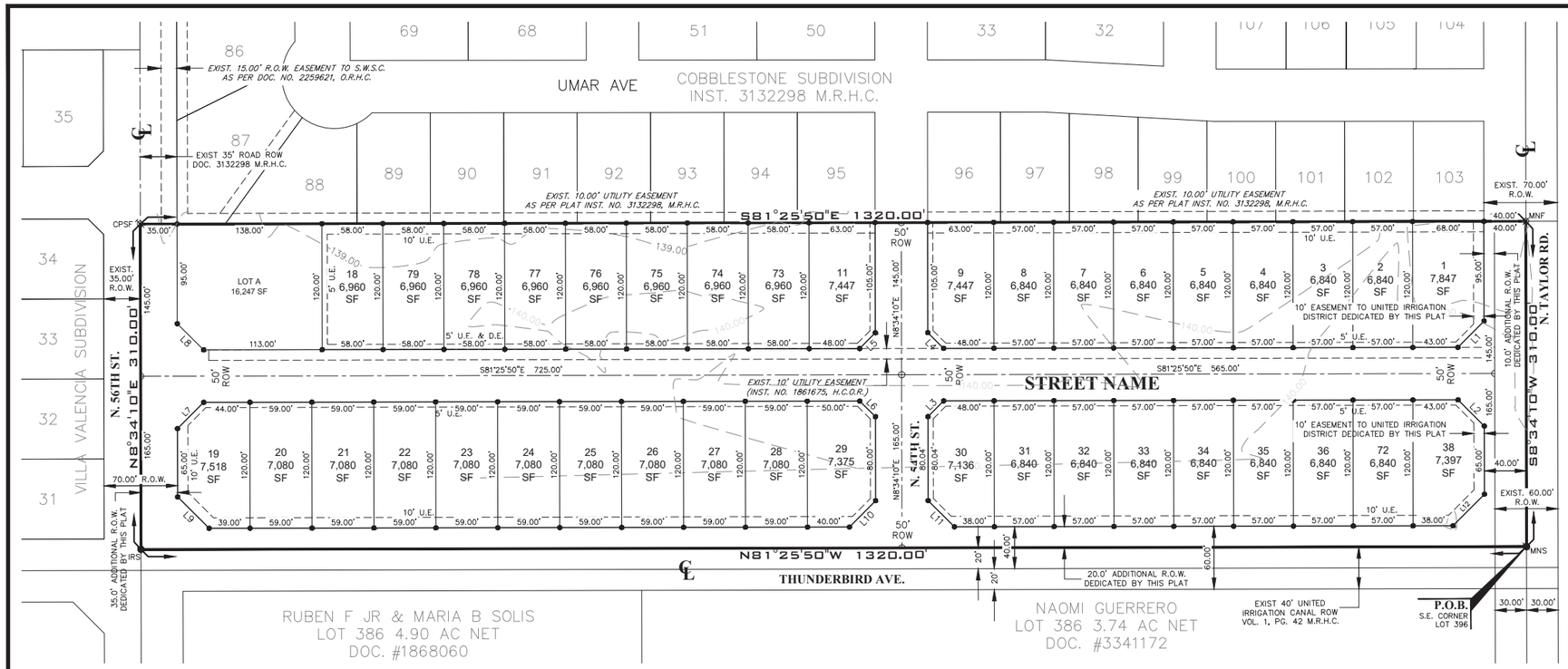
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: DocuSigned by: B9F669944133460D...

Print: Laura Elena Aragon Dominguez

ALTON INTERCEPTOR SERVICE AREA

McALLE
PUBLIC UTIL



LOCATION MAP
SCALE: 1" = 1000'

BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83 FIPS 4205) TEXAS SOUTH ZONE, U.S. FEET

LEGEND

○ IRF	IRON ROD FOUND
● IRS	IRON ROD SET
■ MNS	MAG NAIL SET
Ø MNF	MAG NAIL FOUND
Ø CPSF	COTTON PICKING SPINDLE FOUND
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

GENERAL NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE "C", FLOOD INSURANCE RATE MAP PANEL NO. 480334 0400 C MAP DATED NOV. 16, 1982.
2. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
3. MINIMUM BUILDING SET BACKS
   FRONT---------- 25 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
   REAR---------- 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
   INTERIOR SIDES --------- 6 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
   CORNER ---------- 10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
   GARAGE---------- 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED GREATER SETBACK APPLIES.
4. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
5. REQUIRED ENGINEERED DRAINAGE DETENTION IS: 58,644 C.F. (1.35 AC./FT.) TOTAL.
6. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. A 4 FEET WIDE MINIMUM SIDEWALK IS REQUIRED ON N. TAYLOR RD., N. 56th ST., THUNDERBIRD AVE., & BOTH SIDES OF INTERIOR STREETS.
8. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR RD., THUNDERBIRD AVE. AND N. 56TH ST.
9. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
10. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
11. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY UNITED IRRIGATION DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
12. NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED IRRIGATION DISTRICT EASERNT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT, ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
13. COMMON AREAS, PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
14. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
15. 25' x 25' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
16. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. TAYLOR RD., N. 56th ST. & THUNDERBIRD AVE.
17. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
18. LANDSCAPING AS PER CITY OF McALLEN ORDINANCE SECTION 110-72.
19. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
20. LOT A SHALL BE DESIGNATED FOR DETENTION PURPOSES ONLY.
21. DIRECT DRIVEWAY ACCESS IS PROHIBITED FROM LOTS 1 & 38 ONTO TAYLOR RD. DIRECT DRIVEWAY ACCESS IS PROHIBITED FROM LOT A & 19 ONTO N. 56TH ST. DIRECT ACCESS IS PROHIBITED FROM LOTS 19 – 48 ONTO THUNDERBIRD AVE.

Line Table

Line #	Bearing	Length
L1	N53°34'10"E	35.36'
L2	S36°25'50"E	35.36'
L3	N53°34'10"E	21.21'
L4	S36°25'50"E	21.21'
L5	N53°34'10"E	21.21'
L6	S36°25'50"E	21.21'
L7	S53°34'10"W	35.36'
L8	S36°25'50"E	35.36'
L9	N36°25'50"W	42.43'
L10	S53°34'10"W	35.36'
L11	N36°28'40"W	35.33'
L12	S53°34'10"W	42.43'

THE STATE OF TEXAS
COUNTY OF HIDALGO

II (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **TERCER MILENIUM TAYLOR SUBDIVISION** SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

_____ _____
LAURA E. ARAGON DATE
NEW MILLENNIUM L. INVESTMENTS, INC
711 W. NOLANA AVE. STE. 104A
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ _____
RAUL SESIN, P.E., C.F.M DATE
GENERAL MANAGER

METES AND BOUNDS

BEGINNING AT A MAG NAIL SET AT THE SOUTHEAST CORNER OF LOT 396, JOHN H. SHARY SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES, 25 MINUTES, 50 SECONDS WEST (DEED CALL N 81°25'47" W) ALONG THE SOUTH LINE OF SAID LOT 396 AND THE NORTH LINE OF A 40 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, AT A DISTANCE OF 30.00 (DEED CALL 20) FEET PASS A 1/2-INCH IRON ROD SET FOR THE WEST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 396, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEGREES, 34 MINUTES, 10 SECONDS EAST (DEED CALL N 8°34'13" E) ALONG THE WEST LINE OF SAID LOT 396, A DISTANCE OF 310.00 FEET TO COTTON PICKING SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, SOUTH 81 DEGREES, 25 MINUTES, 50 SECONDS EAST (DEED CALL S 81°25'47" E), AT A DISTANCE OF 1290.00 (DEED CALL 1300.00) FEET PASS A 1/2-INCH IRON ROD FOUND FOR THE WEST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A MAG NAIL FOUND ON THE EAST LINE OF SAID LOT 396, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08 DEGREES, 34 MINUTES, 10 SECONDS WEST (DEED CALL S 8°34'13" W) ALONG THE EAST LINE OF SAID LOT 396 AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING, OF WHICH 0.213 (DEED CALL 0.142) OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF TAYLOR ROAD.

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

MAYOR, CITY OF McALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

ATTEST: _____ _____
DATE

SHARYLAND WATER SUPPLY CORP

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT THE SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE GARDENS SUBDIVISION, LOCATED IN THE CITY OF ALTON, HIDALGO COUNTY TEXAS. SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THA THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

_____ _____
SHERILYN DAHLBERG DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

COUNTY COURT COUNTY OF HIDALGO TEXAS

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
OMAR CANO, P.E. DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR REGISTERED PROFESSIONAL LAND SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
JORGE A. GONZALEZ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYING FIRM No. 10194697

STATE OF TEXAS
JORGE A. GONZALEZ
6867
REGISTERED
PROFESSIONAL
LAND SURVEYOR

APPROVED BY UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ _____
PRESIDENT SECRETARY

PRINCIPAL CONTACTS

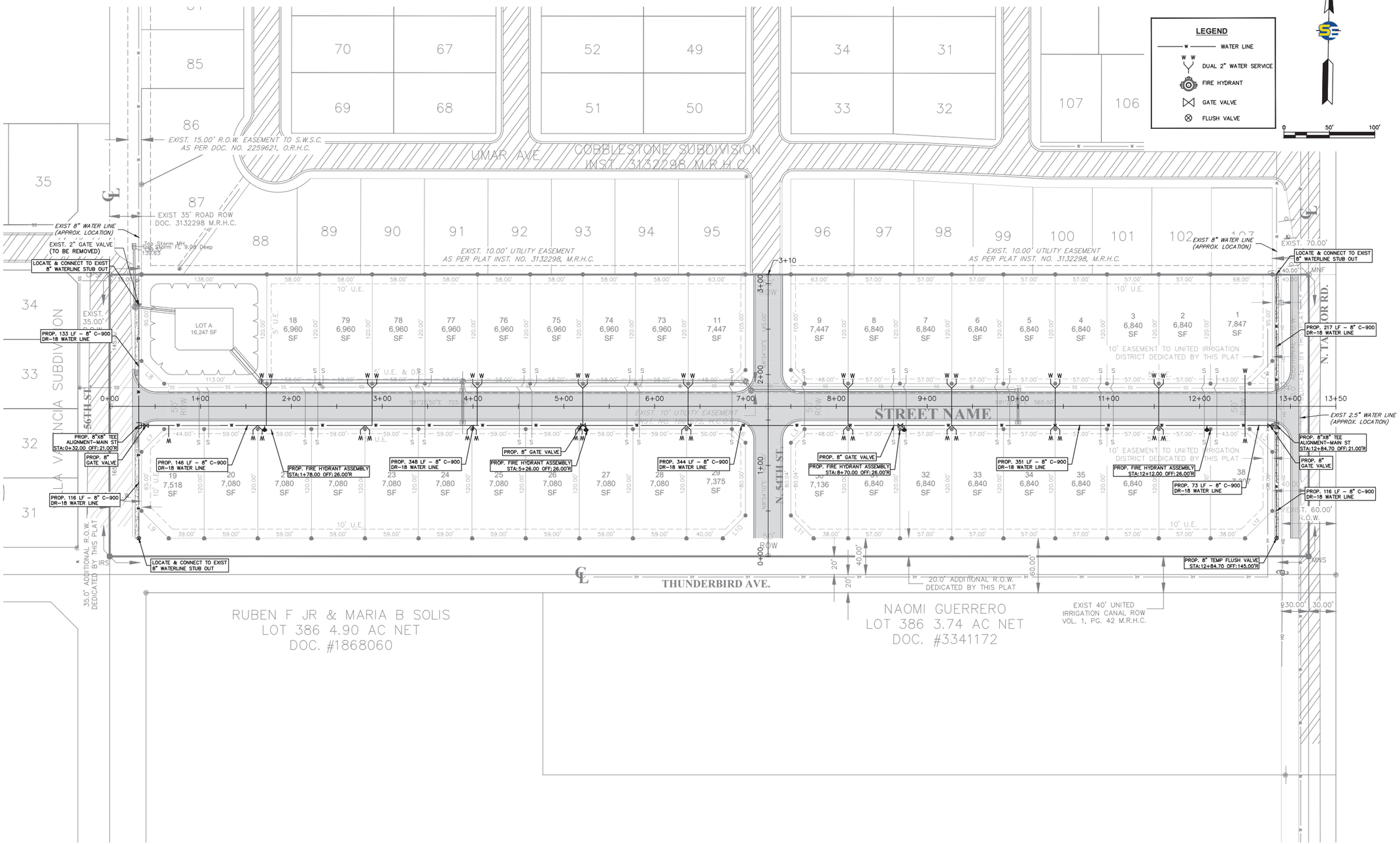
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	NEW MILLENNIUM L INVESTMENTS, INC	711 W. NOLANA AVE. STE. 104A	McALLEN, TEXAS 78504	+52(833)214-0471
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR:	JORGE A. GONZALEZ, R.P.L.S	907 SUMMIT CIRCLE	EDINBURG, TEXAS 78539	(956)270-8476

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7 - EDINBURG, TX 78539
(956) 272-2246

PLAT OF TERCER MILENIUM TAYLOR SUBDIVISION

A TRACT OF LAND CONTAINING 9.394 ACRES OF LAND, MORE OR LESS, BEING A PART OR PORTION OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DATE:
DECEMBER 2022



SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 272-2246

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

P.E.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 11/28/2022
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

REV	DESCRIPTION	DATE:	APPROVED BY:

REVISIONS:

PROJECT No. ##
PROJECT TEAM
DESIGN BY: O.C.
DRAWN BY: J.L.G.
CHECKED BY: O.C.
APPROVED BY: O.C.

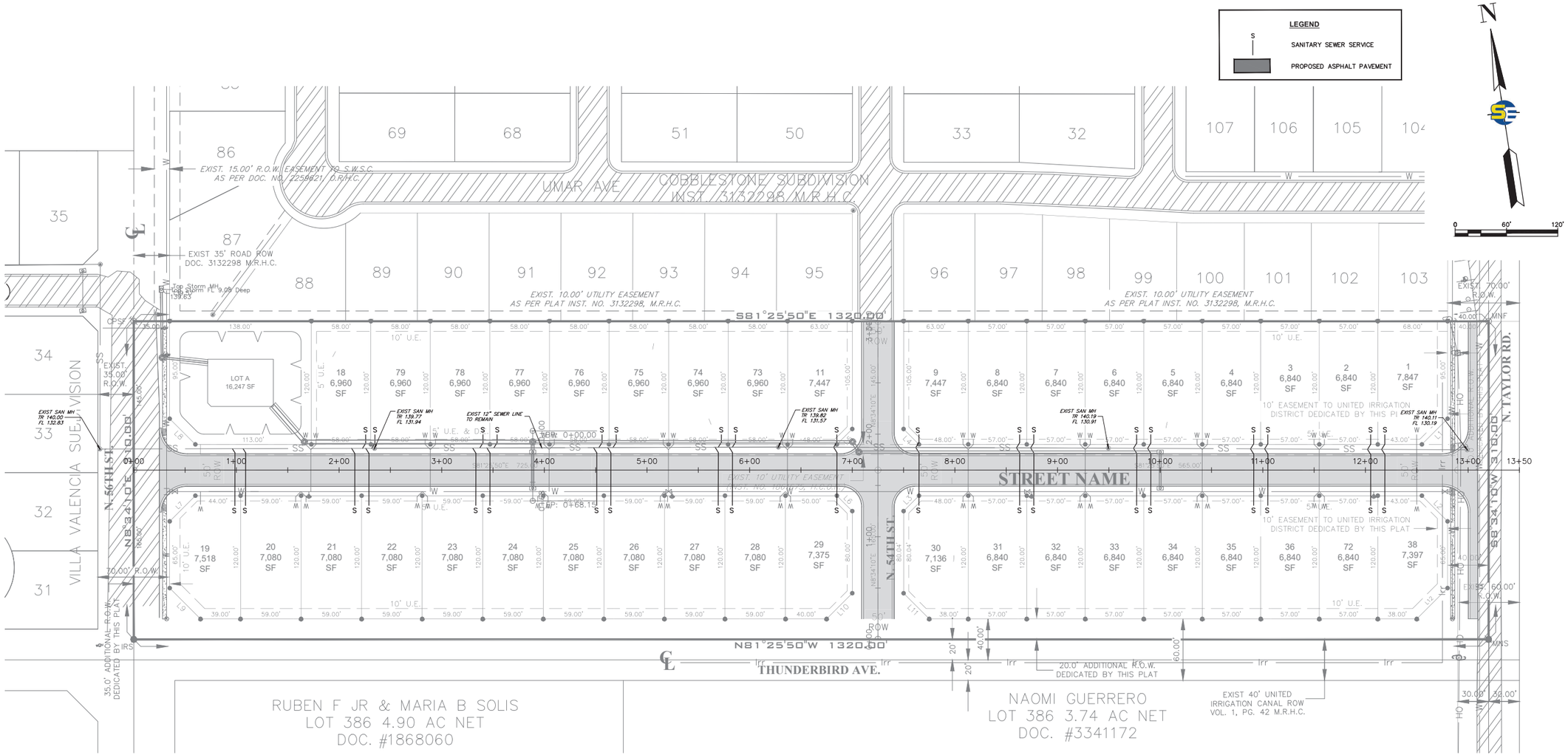
PREPARED FOR:
NEW MILLENNIUM INVESTMENTS, INC
711 W. NOLANA AVE. STE 104A
McALLEN, TEXAS 78504

TERCER MILENIUM TAYLOR SUBDIVISION
WATER DISTRIBUTION PLAN

C4

---- PLOTTED 11/28/2022 C4-WATER DISTRIBUTION PLAN.DWG

####



SUPREME ENGINEERING
TBPELS FIRM No. F-21135
SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 272-2246

STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

P.E.

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ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

REVISIONS:					
REV	DESCRIPTION	DATE:	APPROVED BY:		

PROJECT No. ##
PROJECT TEAM
DESIGN BY: O.C.
DRAWN BY: J.L.G.
CHECKED BY: O.C.
APPROVED BY: O.C.

PREPARED FOR:
NEW MILLENNIUM INVESTMENTS, INC
711 W. NOLANA AVE. STE 104A
McALLEN, TEXAS 78504

TERCER MILENIUM TAYLOR SUBDIVISION
SANITARY SEWER PLAN

C5

---- PLOTTED 11/28/2022 C5-SANITARY SEWER PLAN.DWG

McALLEN PUBLIC UTILITY

TERCER MILENIUM TAYLOR

Legend

- Proposed Clean-Out
- Proposed Manholes
- Proposed Fire Hydrant
- Existing Fire Hydrants
- Proposed Sewer Line
- Proposed Water Line
- Proposed Area
- Existing Sewer-Line
- Lots
- Existing Waterline

McALLEN PUBLIC UTILITY

AGENDA ITEM **2.c.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/18/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Consideration and Approval of Parke at Nolana Subdivision.**

2. **Party Making Request:**
   Rafael Balderas Jr.

3. **Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement: Waterline Reimbursement to MPU for the Ware Road Waterline Relocation Project in the amount of $8,939.70. Sewer Line Reimbursement to MPU for participation to the MISD #9 Sewer Project in the amount of $9,171.89. Sewer Line Reimbursement to MPU for the Nolana Diversion Sewer Project in the amount of $31,017.43.**

6. **Routing:**
   Rafael Balderas Jr. **Created/Initiated - 1/18/2023**

7. **Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

Memo

TO: Marco A. Vega, P.E., General Manager

J.J. Rodriguez, Asst. General Manager

THRU: Marco Ramirez, P.E., Utility Engineer

Carlos Gonzalez, P.E., Utility Engineer

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: January 18, 2023

SUBJECT: **Parke at Nolana Subdivision; Consideration & Approval of the Subdivision**

This property is located on the north side of Nolana Avenue, between 29th Street and 34th Street. It is located within the McAllen City Limits and is being proposed as C3 commercial. The tract consists of 23.741 acres and will be 5 lots for commercial use.

The subdivision application was originally filed with the City on June 13, 2022 and receive preliminary P&Z approval on July 26, 2022. The information required from the developer's engineer for this agenda was received on January 16, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service each lot, which would connect to multiple existing waterlines along the perimeter of the property. Fire hydrants will also be installed as per the subdivision requirements. Staff recommends that a waterline be placed south of the future buildings.

2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service each lot, which would connect to an existing 10-inch sewer line. Staff is recommending an 8-inch sewer connection along Nolana to serve the south lots fronting Nolana.

3. The property falls within the MPU Ware Road Waterline Relocation, MISD #9 Sewer Participation and Alton Interceptor Sewer reimbursement service areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed/proposed; 3.) Payment of a Waterline Reimbursement to MPU in the amount of $8,939.70 for the Ware Road Waterline Relocation Water Project; 4.) Payment of a Sewer Line Reimbursement to MPU in the amount of $9,171.89 for participation to the MISD #9 Sewer Project; and 5.) Payment of a Sewer Line Reimbursement to MPU in the amount of $31,017.43 for the Nolana Diversion Sewer Project.

I'll be available for further discussion/questions at the MPUB meeting.

MEMORANDUM

Date: **January 13, 2023**

To: **Rafael Balderas, McAllen PUB**

CC: **Corporate Asset Partnership**

From: **Mario A. Reyna, P.E.**

Subject: **PARKE AT NOLANA SUBDIVISION**

Following is a description of the water and sewer as proposed for the above referenced subdivision:

WATER - MPUB

There is an existing 12-inch waterline within the North right-of-way of Nolana Avenue that stops on the southeast corner of property with a 12" plug. Proposing a 12" waterline to extend and connect to another existing 12" waterline that runs north on the west side of N. 34th Street. There is also another existing 12" waterline adjacent to the north property line that runs along the Lot 1 Mcallen Independent School District Subdivision No. 14. Connection will be made to run an line from west to east and connect to another proposed line that will run on the west side of North 29th Street. Connection will be made from the northeast corner of the Jack in The Box No. 3971 subdivision and will run north through the property and end with a proposed 12" plug.

SEWER:

There is an existing 10-inch sanitary sewer line that runs north and south through the middle of this proposed site and connects to an existing 24" sanitary sewer line that is on the north Right of way of Nolana Avenue. Connection will be made on the existing 10-inch sewer line on the norther part of the project that will run east and west to provide services for the proposed site. A secondary connection will be made on the south portion of the project that will run east to provide services for the proposed lots.

Respectfully,

Mario A. Reyna, P.E.
Melden & Hunt, Inc.

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to PARKE AT NOLANA, LLC, hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

PARKE AT NOLANA SUBDIVISION and proposes to construct Utility Improvements
(Subdivision Name)
as shown on a plan designed by Melden & Hunt, Inc. dated January 13, 2023, hereinafter called the
(Engineering Firm)
IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____, 20_.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Mark Vega, P.E. -
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

_____
Board Secretary

DEVELOPER/OWNER:

BY: _____
PARKE AT NOLANA, LLC
A TEXAS LIABILITY COMPANY
Craig J. Garansuay, Manager
1015 Sequoia Drive
San Antonio, Texas 78232

SUBDIVISION REIMBURSEMENT WORKSHEET
PARKE AT NOLANA SUBDIVISION

WATER LINE REIMB. CALCULATIONS				
WATER:	MPU: WARE RD. WATERLINE RELOCATION			
COST:	$1,161.00	x	7 AC	$8,127.00
10% ADMIN FEE	<10 YEARS			812.70
WATER LINE REIMBURSEMENT				**$8,939.70**

SEWER LINE REIMB. CALCULATIONS				
SEWER:	MPU: MISD #9 SEWER PARTICIPATION			
COST:	$351.21	x	23.741 AC	$8,338.08
10% ADMIN FEE	<10 YEARS			833.81
SEWER LINE REIMBURSEMENT				**$9,171.89**

SEWER LINE REIMB. CALCULATIONS				
SEWER:	MPU: NOLANA DIVERSION			
COST:	$1,187.72	x	23.741 AC	$28,197.66
10% ADMIN FEE	<10 YEARS			2,819.77
SEWER LINE REIMBURSEMENT				**$31,017.43**

TOTAL REIMBURSEMENT DUE ***$49,129.02***

Prepared By: KB Date: 1/13/2023 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

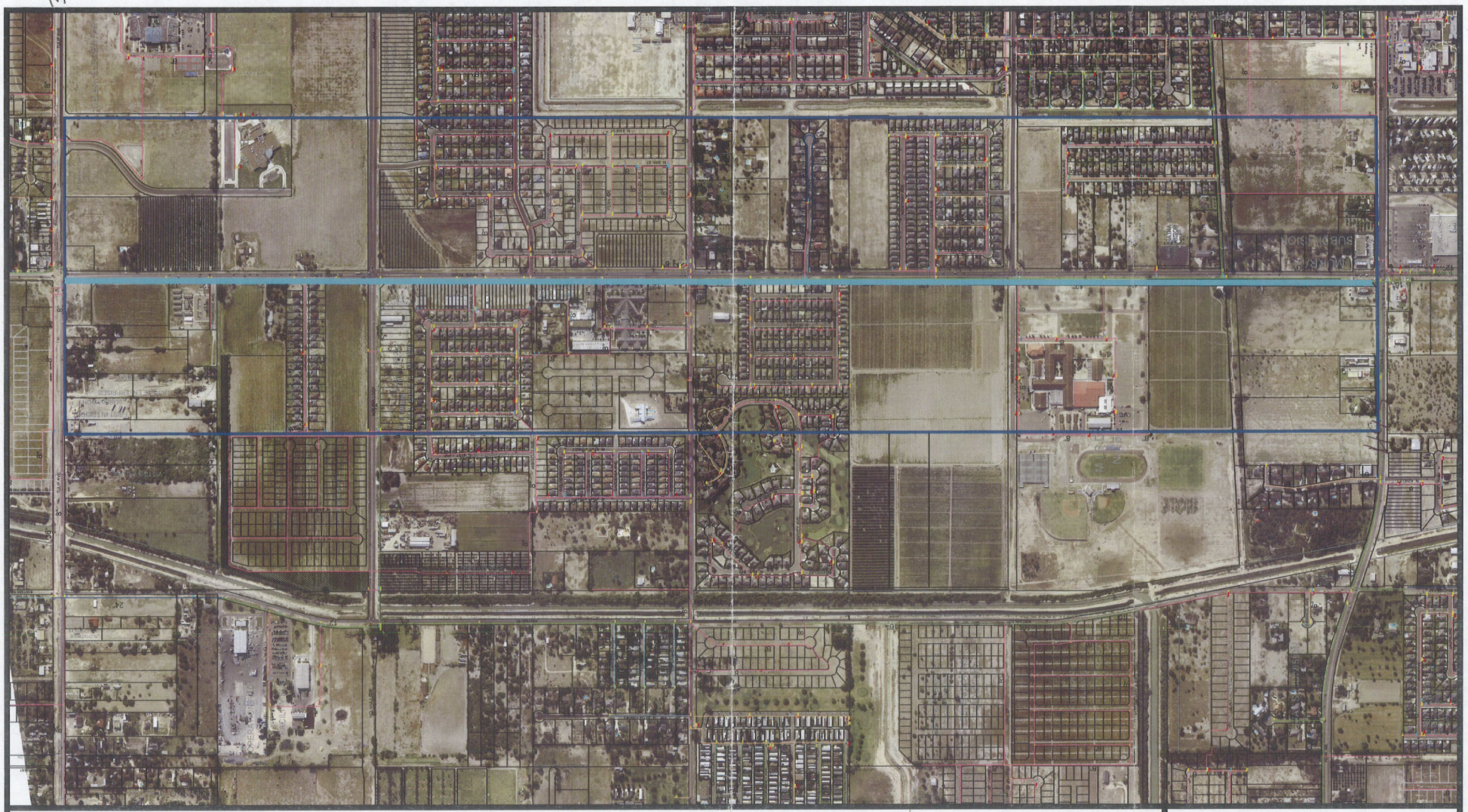
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: _____

Print: Craig Gerlanson

3mile

495



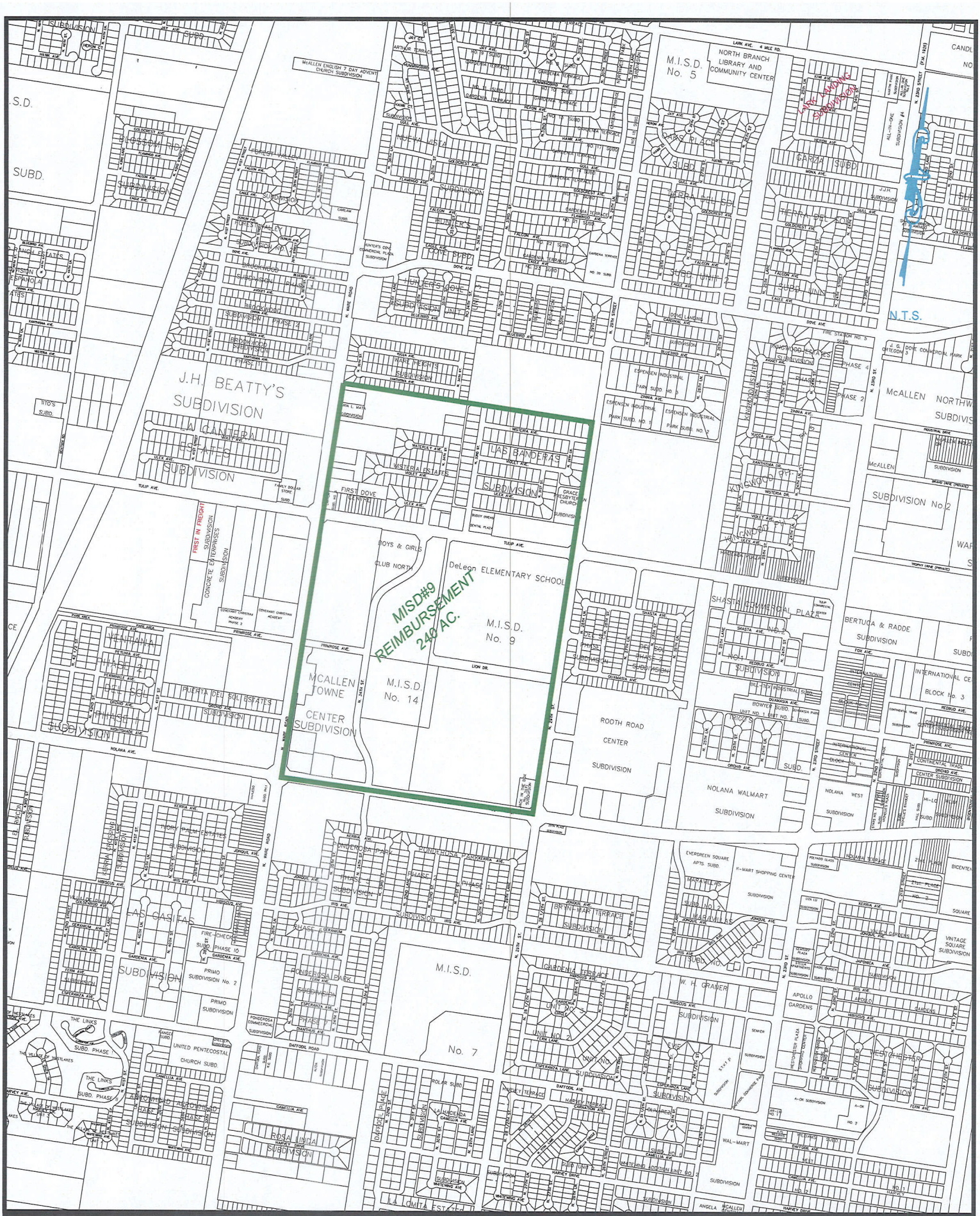
WARE ROAD WATER LINE PHASE I
SERVICE AREA

01-02-C09-46 3/7/05

McALLEN
PUBLIC UTILITY

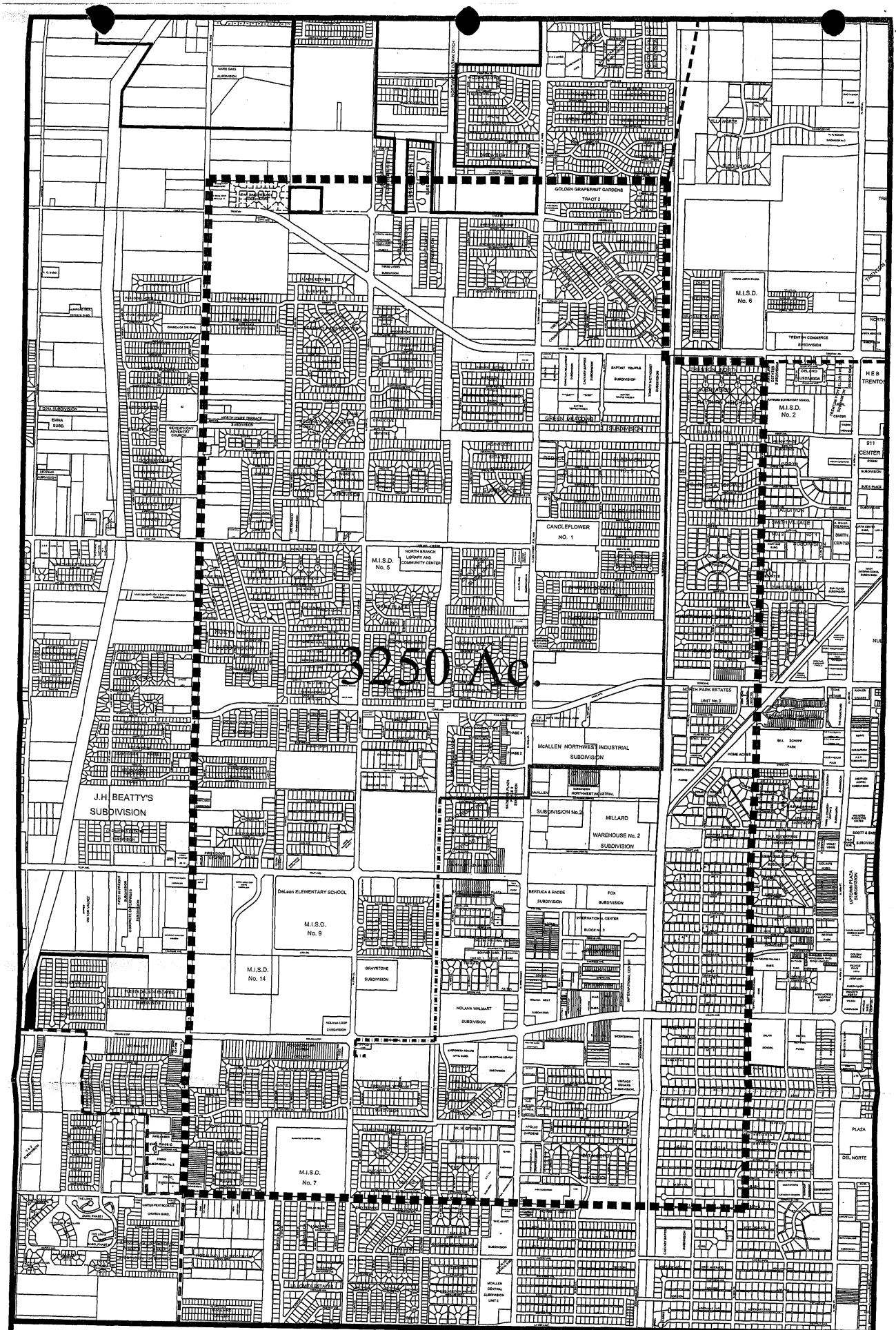
Perez
Rivera Construction
430-4030-446-6636

$1,158.72 / Ac 7/26/05
8/9/05



MISD #9 SEWER SERVICE AREA

McALLEN PUBLIC UTILITY



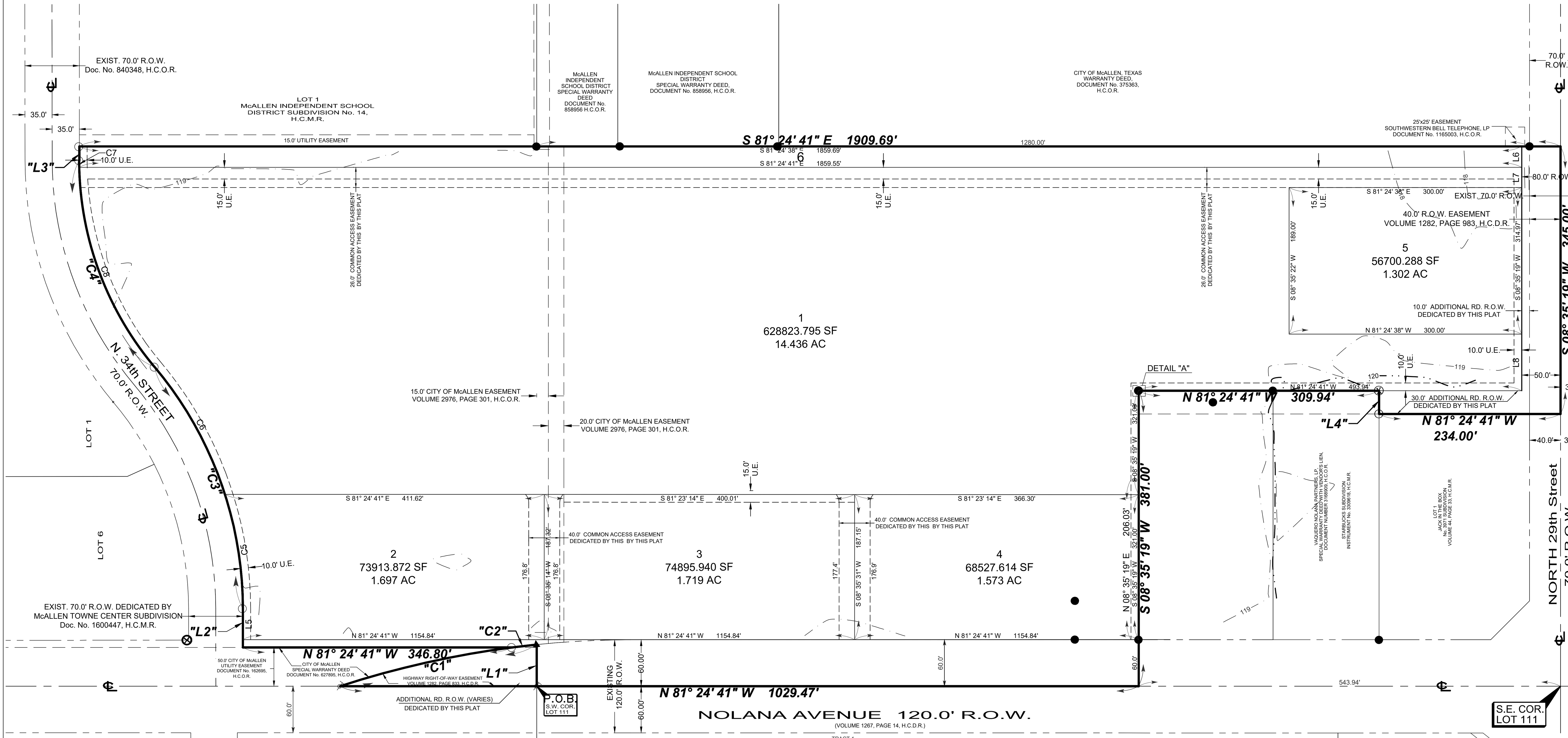
NOLANA DIVERSION SERVICE AREA MAP

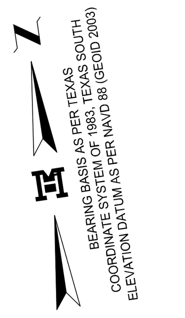
McALLEN PUBLIC UTILITY

SUBDIVISION MAP OF

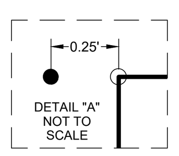
PARKE AT NOLANA SUBDIVISION

BEING A SUBDIVISION OF 23.741 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS.





SCALE:1"=100'



LEGEND

- ● FOUND No.4 REBAR
- ◎ SET SQUARE CUT
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.E. COR. - SOUTHEAST CORNER
Sq. Ft. - SQUARE FEET
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
Ac. - OF ONE ACRE
℄ - CENTER LINE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

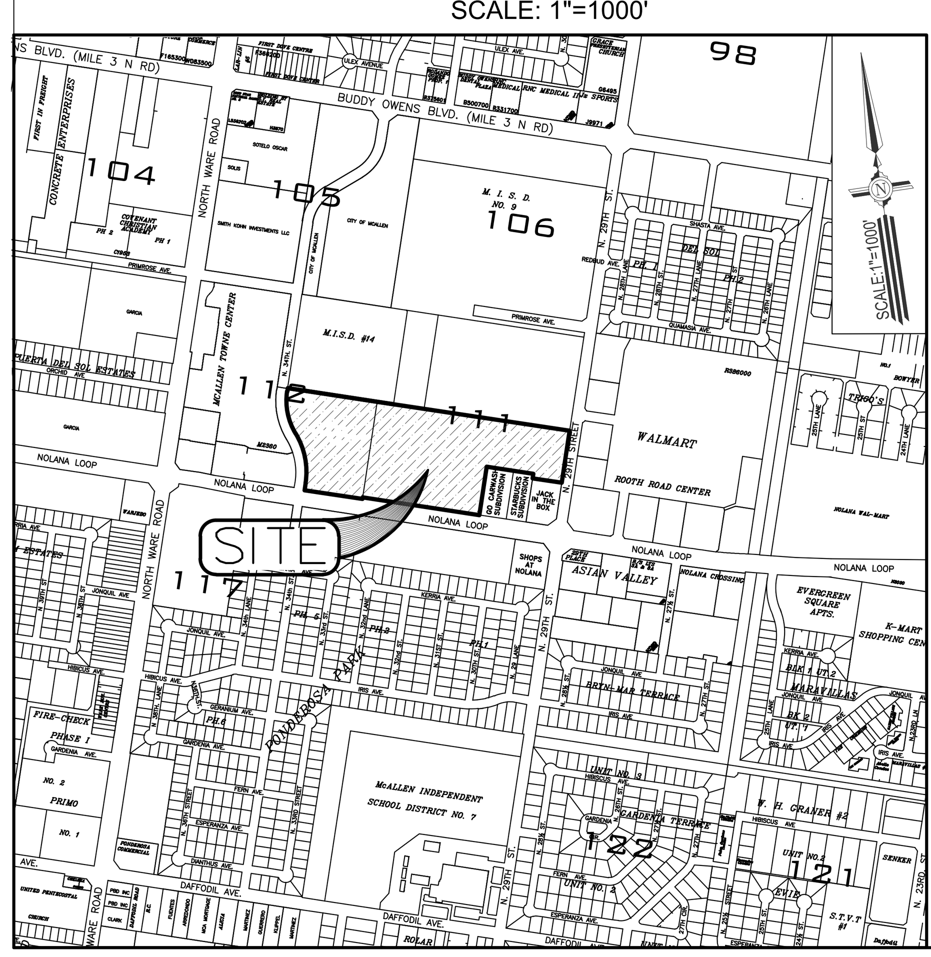
CHAIRMAN, PLANNING and ZONING COMMISSION ____ DATE ____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN ____ DATE ____

CITY SECRETARY ____ DATE ____

LOCATION MAP
SCALE: 1"=1000'



THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE ____ DAY OF ____ 20 ____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT ____ SECRETARY ____

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" DESCRIBED AS AREAS BETWEEN LILMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
   FRONT/NOLANA: 60 FT. OR IN LINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR APPROVED SITE PLAN, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 58, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD & MILE 3 LINE ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16616036.9453, E=1064821.607, ELEV.=119.91
   BENCHMARK: SQUARE CUT ON TOP OF CURB INLET ON THE SOUTH SIDE OF PROPERTY WITH AN ELEVATION OF: 117.51

   REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 386,327 C.F. - 8.869 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 ft. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH SIDE OF NOLANA AVENUE, WEST SIDE OF N. 29th STREET, AND EAST SIDE OF N. 34th STREET.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
11. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
12. COMMON AREAS, AND ANY SERVICE DRIVES/PRIVATE ACCESS EASEMENTS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITYOF McALLEN.
13. COMMON AREAS, FOR COMMERCIAL DEVELOPMENT PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS LANDSCAPING, ETC.
14. NO CURB CUT ACCESS OR LOT FRONTAGE PERMITTED ALONG NOLANA AVENUE.

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	012° 19' 51"	1205.94'	259.53'	130.27'	259.03'	N 86° 37' 46" E
"C2"	001° 31' 51"	1205.94'	32.22'	16.11'	32.22'	N 87° 58' 18" W
"C3"	039° 57' 04"	485.00'	338.18'	176.29'	331.37'	N 11° 27' 43" W
"C4"	039° 56' 44"	414.99'	289.32'	150.82'	283.50'	N 11° 27' 53" W
C5	017° 39' 15"	485.00'	149.44'	75.32'	148.85'	N 00° 18' 49" W
C6	022° 17' 49"	485.00'	188.74'	95.58'	187.55'	N 20° 17' 21" W
C7	001° 13' 27"	414.99'	8.87'	4.43'	8.87'	S 07° 53' 45" W

Line Table

Line #	Direction	Length
"L1"	S 08° 35' 19" W	53.68'
"L2"	N 08° 30' 49" E	50.27'
"L3"	N 08° 30' 29" E	18.13'
"L4"	N 08° 35' 19" E	30.00'
L5	N 08° 30' 49" E	40.27'
L6	S 08° 35' 19" W	26.97'
L7	S 08° 35' 19" W	26.03'

DRAWN BY: R. DE JESUS DATE 12-15-2022
SURVEYED, CHECKED ____ DATE ____
FINAL CHECK ____ DATE ____

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPLS No. 10096900
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.741 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 111 AND 112, LA LOMITA IRRIGATION AND CONSTRUCTION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY MAP RECORDS, SAID 23.741 ACRES BEING IN PART OUT OF A TRACT OF LAND CONVEYED TO SAID PARKE AT NOLANA, LLC A TEXAS LIABILITY COMPANY HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.741 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 111;

THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, A DISTANCE OF 543.94 FEET TO A NAIL SET, FOR THE SOUTHERNMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 24' 41" W ALONG THE SOUTH LINE OF SAID LOT 111, AT A DISTANCE OF 776.06 FEET PASS A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 111, CONTINUING A TOTAL DISTANCE OF 1,029.47 TO A NAIL SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 10° 48' 05", A RADIUS OF 1,205.94 FEET, AN ARC LENGTH OF 227.35 FEET, A TANGENT OF 114.01 FEET, AND A CHORD THAT BEARS N 85° 51' 53" E A DISTANCE OF 227.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 81° 24' 41" W A DISTANCE OF 346.80 FEET TO AN "X" MARK SET ON CONCRETE FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 30' 49" E A DISTANCE OF 50.27 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 39° 57' 04", A RADIUS OF 485.00 FEET, AN ARC LENGTH OF 338.18 FEET, A TANGENT OF 176.29 FEET, AND A CHORD THAT BEARS N 11° 27' 43" W A DISTANCE OF 331.37 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
6. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 39° 56' 44", A RADIUS OF 414.99 FEET, AN ARC LENGTH OF 289.32 FEET, A TANGENT OF 150.82 FEET, AND A CHORD THAT BEARS N 11° 27' 53" W A DISTANCE OF 283.50 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, N 08° 30' 29" E A DISTANCE OF 18.13 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
8. THENCE, S 81° 24' 41" E AT A DISTANCE OF 589.69 FEET PASS A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 112 AND THE WEST LINE OF SAID LOT 111, AT A DISTANCE OF 1,869.69 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH STREET, CONTINUING A TOTAL DISTANCE OF 1,909.69 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
9. THENCE, S 08° 35' 19" W WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29TH STREET, A DISTANCE OF 345.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
10. THENCE, N 81° 24' 41" W AT A DISTANCE OF 40.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH STREET, CONTINUING A TOTAL DISTANCE OF 234.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 08° 35' 19" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, N 81° 24' 41" W A DISTANCE OF 309.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 08° 35' 19" W AT A DISTANCE OF 321.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, CONTINUING A TOTAL DISTANCE OF 381.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.741 ACRES OF WHICH 0.317 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 29TH STREET AND 1.247 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NOLANA AVENUE, LEAVING A NET OF 22.177 ACRES OF LAND, MORE OR LESS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE ____ DAY OF ____ 20 ____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT ____ SECRETARY ____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER ____ DATE ____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PARKE AT NOLANA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

CRAIG J. GARANSUAY, MANAGER ____ DATE
PARKE AT NOLANA, LLC, A TEXAS LIABILITY COMPANY
105 SEQUOIA DRIVE
SAN ANTONIO, TX 78232

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAID CRAIG J. GARANSUAY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____ , 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF HIALGO

STATE OF TEXAS
COUNTY OF EL PASO COUNTY

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PARKE AT NOLANA SUBDIVISION, OF THE CITY OF McALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

FLTX INVESTMENTS, LLC,
A TEXAS LIABILITY COMPANY

MERTON B. GOLDMAN, TRUSTEE ____ DATE
FLTX INVESTMENTS, LLC
1800 LEE TREVINO
EL PASO, TEXAS

THE STATE OF TEXAS
COUNTY OF EL PASO COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____ , 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE____DAY OF____20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED PROFESSIONAL ENGINEER

DATE PREPARED: 12/15/2022
DATA REVISED: 01/13/2023
ENGINEERING JOB # 22021.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE ____ DAY OF ____ 20 ____.

STATE OF TEXAS · REGISTERED · ROBERTO N. TAMEZ · 6238 · PROFESSIONAL LAND SURVEYOR

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 10/27/21& 04/25/22
T-1137 PG. 9 & 52,
SURVEY JOB # 22311.08-21804.08

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

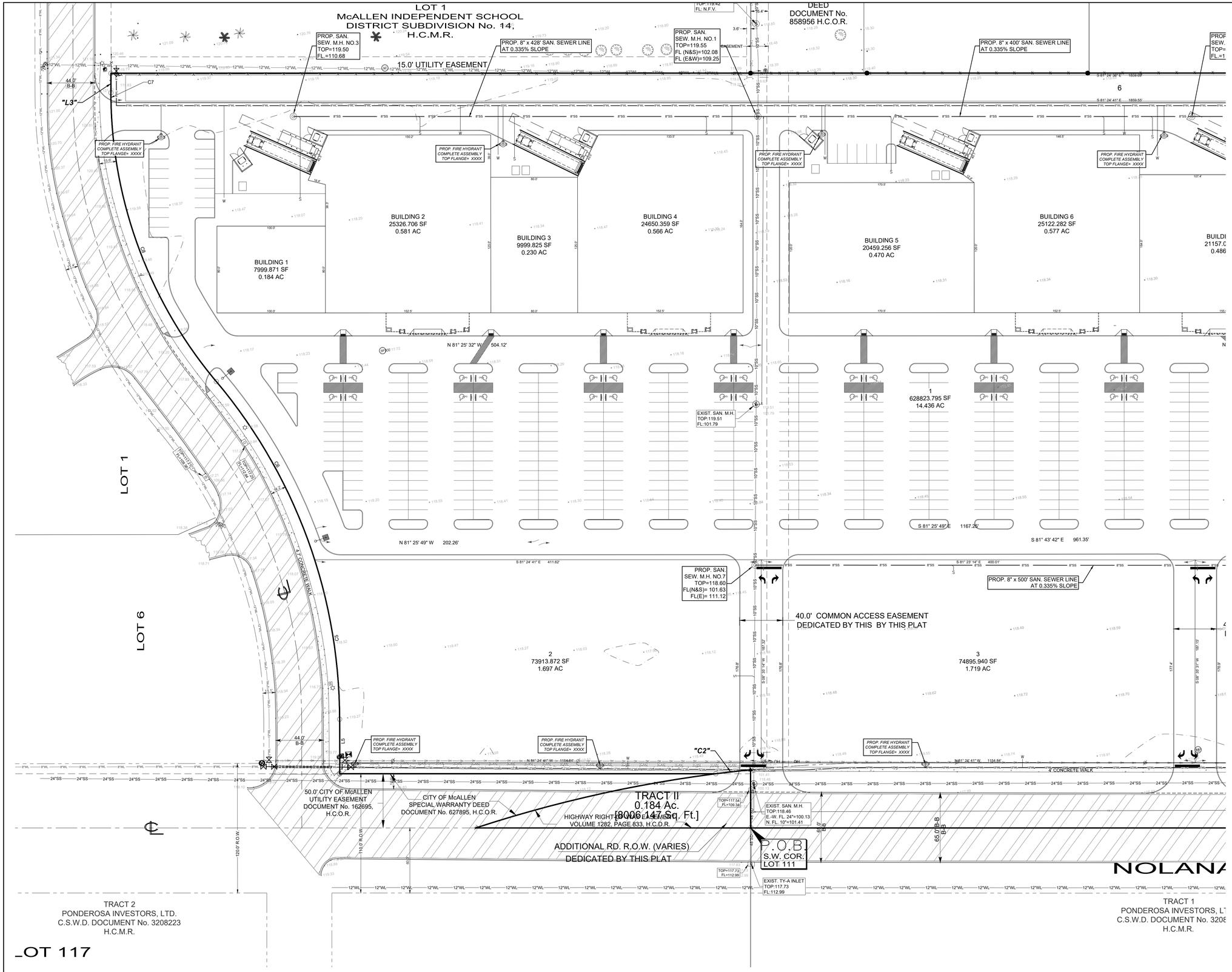
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: ____ AT ____ AM/PM

INSTRUMENT NUMBER ____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____ DEPUTY

Y:\Land Development\Commercial\McAllen\22021 - Corporate Asset-15.69 ac L111, La Lomita\Autocad files\1-SUBMITTAL PLAT-UTIL-DJ 6-9-22\22021-2.dwg, 1/13/2023 2:31:17 PM, DWG To PDF.pc3



JOB No.
21232.01

REVISION	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH.: (956) 687-4400 - FAX: (956) 687-8616
ESTABLISHED 1947 - www.meldenandhunt.com
TBPELS No. 10009600

ENG. TECH: EM
PROJECT ENG: M.A.R.
T-BOOK: , PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

PARKE AT NOLANA SUBDIVISION
McALLEN, TEXAS
HIDALGO COUNTY

PROPOSED UTILITY LAYOUT

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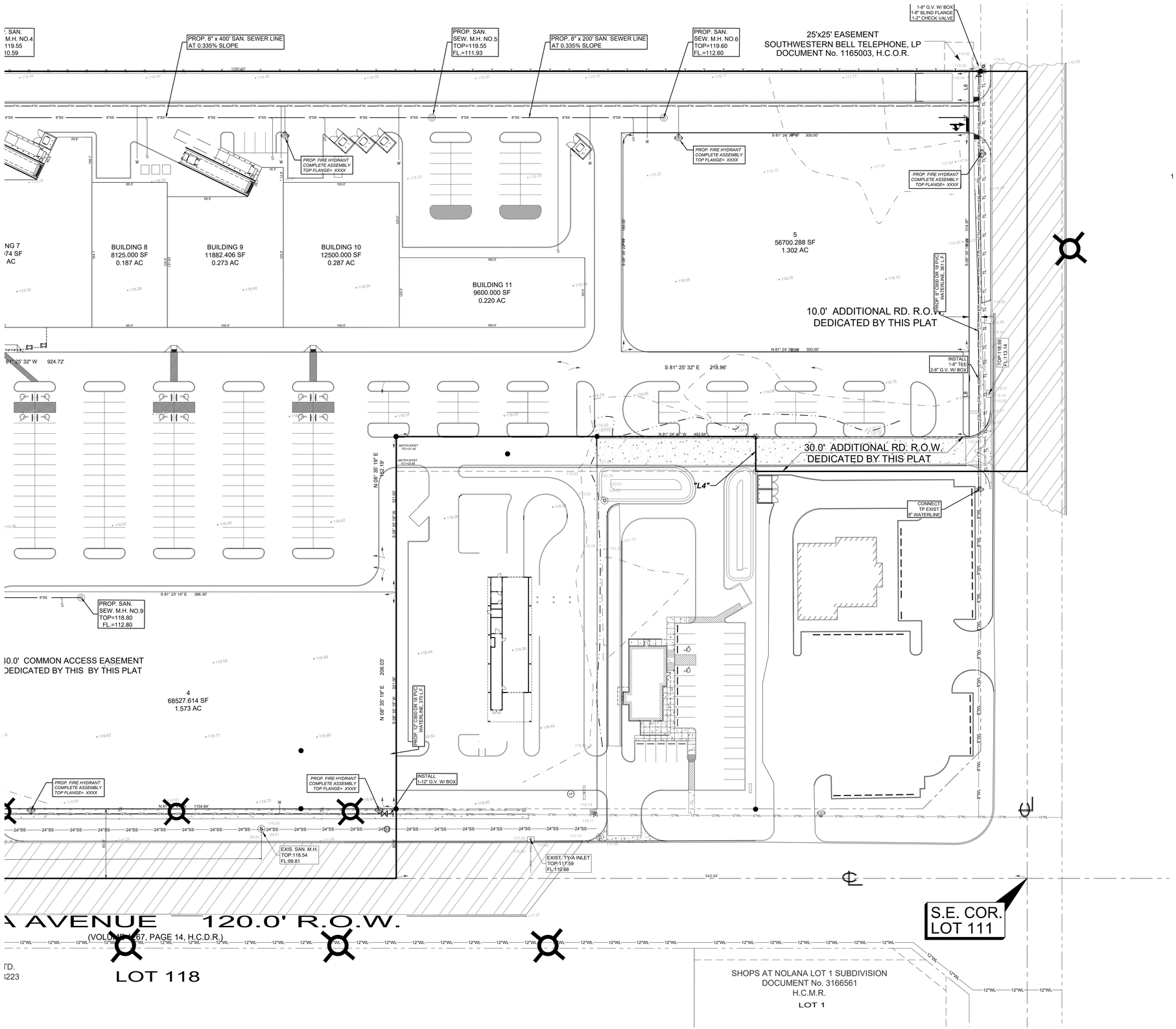
File Name: XXXXXXXXXX

SHEET 1 OF 2



JOB No.
21232.01

REVISION	DATE	BY

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
EST. REGISTRATION NO. F-2018
TBPELS No. 10064500

ENG. TECH: EM
PROJECT ENG: M.A.R.
T-BOOK: , PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: AS SHOWN

PARKE AT NOLANA SUBDIVISION
McALLEN, TEXAS
HIDALGO COUNTY

PROPOSED UTILITY LAYOUT

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File Name: XXXXXXXXXX

SHEET 2 OF 2

McALLEN PUBLIC UTILITY

PARKE AT NOLANA

McALLEN PUBLIC UTILITY

AGENDA ITEM **3.a.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/18/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Consideration and Approval of Change order No. 1 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)**

2. **Party Making Request:**
   Erika Gomez, Developmental Activities
   Carlos Gonzalez, Development and Special Projects Engineer

3. **Nature of Request: Consideration and Approval of Change order No. 1 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)**

4. **Budgeted:** **These projects were budgeted on last FY; a re-budget amendment will be forthcoming.**

Bid Amount:	**$0.00**	**Budgeted Amount:**	**$0.00**
Under Budget:	**$0.00**	**Over Budget:**	**$0.00**
		Amount Remaining:	**$0.00**

5. **Reimbursement:**

6. **Routing:**

Erika Gomez	**Created/Initiated - 1/18/2023**
Yvette Balderas	**Approved - 1/18/2023**
Gerardo Noriega	**Final Approval - 1/18/2023**

7. **Staff's Recommendation: Approval of Change Order No. 1**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

Memo

TO: Marco A Vega, P.E., General Manager

THRU: Carlos Gonzalez, P.E., Utility Engineer

FROM: Erika Gomez, E.I.T., Assistant Utility Engineer

DATE: January 16th, 2023

SUBJECT: **Consideration and Approval of Change order No. 1 for the Hackberry & Kendlewood Waterline Improvements Project - Project No. 12-21-C11-385 (CDBG Funded)**

On February 15th, 2022, the MPU Board awarded the Hackberry & Kendlewood Waterline Improvements (CDBG Funded) Project to Texas Cordia Construction, LLC in the amount of $398,899. This project consists of the replacement of existing cast iron and AC waterlines across Bicentennial Blvd along Hackberry and Kendlewood Ave. The proposed installation of this lines is via directional bore.

This project has been delayed due to permitting issues with the Railroad and Hidalgo County Irrigation District No. 3. The permits needed for this project are moving along, however due to the time delayed; cost inflation, upsizing of the Hackberry Waterline from an 8 to a 12-inch and constructability modifications to meet the permitting requirements yielded an increase change order.

	CDBG Grant	MPU Dep. Fund	Change Order #1 (MPU Dep. Fund)	Total WL Improvements
Hackberry Waterline Improvements	136,292	20,552	$102,526	$259,370
Kendlewood Waterline Improvements	136,292	105,763	(22,745)	$219,310
Total Contract Amount	***$ 272,584***	***$ 126,315***	***$ 79,781***	***$ 478,680***

The change order is also changing contract completion date to April 29, 2023 and adjusting calendar days accordingly as shown in attached Change order form.

This project is funded in partnership with CDBG; with CDBG providing 57% funding of overall project amount and the remaining balance funded by MPU out of the Water Depreciation fund.

Staff recommends approval of Change order No. 1 in the amount of $79,781 for a new total contract amount of $478,680 and approval of the addition of calendar days as shown in Change Order form.

Staff will be available for further discussion/questions at the MPUB meeting.

CHANGE ORDER

NO. 1

PROJECT:	Hackberry & Kendlewood Waterline Improvements (CDBG Funded)	**DATE OF ISSUANCE:**	January 13, 2023
OWNER:	McAllen Public Utility	**OWNER'S PROJECT NO.:**	12-21-C11-385
ADDRESS:	P.O. Box 220 McAllen, Texas 78505-0220		
CONTRACTOR:	Texas Cordia Construction, LLC	**ENGINEER:**	MPU_In-House
ADDRESS:	3149 Center Point Dr Edinburg, TX 78539		

The terms of the Agreement, dated March 4th, 2022 between Owner and Contractor are amended as follows:

Attachments: Change Order Tabulation

CHANGE IN CONTRACT PRICE:	**CHANGE IN CONTRACT TIME:**
Original Contract Price **$398,899.00**	**Original Contract Time** 60 **calendar days**
Previous Change Order No.s 0 **0**	**Change from Previous Change Orders** 0 **calendar days**
Contract Price prior to this Change Order **$398,899.00**	**Contract Time prior to this Change Order** 60 **calendar days**
Net Increase (Decrease) of this Change Order **79,781.00**	**Net Increase of this Change Order** 345 **calendar days**
Contract Price with all approved Change Orders **478,680.00**	**Contract Time with all approved Change Orders** 405 **calendar days**

APPROVED:

Owner
Marco A. Vega, P.E., General Manager
McAllen Public Utility

APPROVED:

Contractor
Yara Corbitt
Texas Cordia Construction, LLC

RECOMMENDED:

MPU Utility Engineer
Carlos Gonzalez, P.E., Utility Engineer

RECOMMENDED:

City of McAllen
Gerardo Noriega, CTPM
Director of Purchasing and Contracting

Director of Grants Administration
Yvette Balderas

BID PROPOSAL CO #1

Biditem	Description	Quantity	Units	Unit Price	Bid Total
110	DIRECTIONAL BORE(XBIC NO CASING)	315.000	LF	280.00	88,200.00
120	INSALL 12IN PVC C-900 DR18 FUS PIPE SPC&ENDC	315.000	LF	280.00	88,200.00
130	INSALL 12IN T	1.000	EA	2,100.00	2,100.00
140	INSTALL 12IN C900 DR18 WATERLINE OPENCUT	120.000	LF	175.00	21,000.00
150	INSTALL 12IN GATEVALVE	2.000	EA	7,300.00	14,600.00
160	INSTALL 12IN CAP	1.000	EA	2,245.00	2,245.00
170	CUT&RESTORE (2IN ACP 8IN BASE)	180.000	SY	150.00	27,000.00
180	TRENCH PROT FOR BORE ACCESS PIT	1.000	LS	3,500.00	3,500.00
190	TRENCH PROT PER OSHA	135.000	LF	45.00	6,075.00
200	TRAFFIC CONTROL PLAN & IMPLEMENTATION	1.000	LS	6,450.00	6,450.00
	HACKBERRY WATERLINE				**$259,370.00**
250	DIRECTIONAL BORE (NO STL CASING)	260.000	LF	280.00	72,800.00
260	12IN PVC C900 FUS (SPC&ENDC)	260.000	LF	280.00	72,800.00
270	INSTALL 12IN C-900 DR18 WATERLINE	100.000	LF	175.00	17,500.00
280	INSTALL 12IN GATEVALVE	2.000	EA	7,300.00	14,600.00
290	8IN TEE	2.000	EA	2,100.00	4,200.00
300	INSTALL 12X8 REDUCER	2.000	EA	1,680.00	3,360.00
310	INSTALL 12IN 90 DEG ELBOW	1.000	EA	2,250.00	2,250.00
320	CUT & RESTORE (2IN ACP 8 IN BASE)	115.000	SY	150.00	17,250.00
340	TRENCH PROT FOR BORE	1.000	LS	3,600.00	3,600.00
350	TRENCH PROTECTION PER OSHA	100.000	LF	45.00	4,500.00
360	TRAFFIC CONTROL PLAN & IMPLEMENTATION	1.000	LS	6,450.00	6,450.00
	KENDLEWOOD WATERLINE				**$219,310.00**
	Bid Total				**$478,680.00**

McALLEN PUBLIC UTILITY

	AGENDA ITEM	**4.a.**
PUBLIC UTILITY BOARD	**DATE SUBMITTED**	**01/18/2023**
	MEETING DATE	**1/24/2023**

1. **Agenda Item: Discussion and Approval of Hacienda Los Cantu Subdivision**

2. **Party Making Request:**
   Erika Gomez, Developmental Activities

3. **Nature of Request: Request of MPUB approval from the Developer of the proposed subdivision**

4. **Budgeted:**

Bid Amount:	**$0.00**	**Budgeted Amount:**	**$0.00**
Under Budget:	**$0.00**	**Over Budget:**	**$0.00**
		Amount Remaining:	**$0.00**

5. **Reimbursement:**

6. **Routing:**
   Erika Gomez **Created/Initiated - 1/18/2023**

7. **Staff's Recommendation: Approval of subdivision as conditions set forth**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

Memo

TO: Marco A. Vega, P.E., General Manager

THRU: Carlos Gonzalez, P.E., Utility Engineer

FROM: Erika Gomez, E.I.T., Asst. Utility Engineer

DATE: January 15th, 2023

SUBJECT: **Hacienda Los Cantu Subdivision; Consideration & Approval of Subdivision**

This property is located on the west side of Jackson Rd., approximately 1000 ft south of Ridge Rd. It is located within the McAllen City Limits. The tract consists of 1.62 acres and is being proposed as C-3 Commercial.

The subdivision application was originally filed with the City on August 30th, 2022 and has received preliminary P&Z approval on September 20th, 2022. The information required from the developer's engineer for this agenda was received on December 15th, 2022.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an 8-inch waterline on the north of proposed development and extend an 8-inch waterline, crossing the HCID No. 2 canal right-of-way and continue south to and thru the proposed development. A fire hydrant will be installed for fire protection.

   The applicant t is requesting participation to extend the waterline since permits and crossing the irrigation district are a significant expense. The total estimate for the waterline extension is $73,110.

	Applicant	30% MPU	Total WL Improvements
8" Waterline extension, including HCID No. 2 Canal	$ 51,177	$ 21,933	$ 73,110

2. **Sewer Service:** The applicant is proposing to utilize an existing septic tank servicing the existing home since the nearest gravity sewerline is approximately 1,200 L.F. Should the MPU Board choose to grant the variance, a contractual agreement will be needed.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a 10ft. utility easement along the perimeter of the property for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Execution of a contractual agreement and 4.) MPU Cost participation for the waterline extension for a not to exceed amount of $21,933.

I'll be available for further discussion/questions at the MPUB meeting.

UTILITY NARRATIVE

Proposed Hacienda Los Cantu Subdivision

McAllen, County of Hidalgo

Proposed Hacienda Los Cantu Subdivision is a re-plat Lot 1, Trevino's Acre adding a strip of 60.62 feet of previously un-platted lands south of and adjacent to said Lot 1. Proposed use is a reception/event center. This proposed lot is also located south of and adjacent to the Hidalgo County I.D. No. 2 main canal right-of-way just south of Ridge Road along the west side of South Jackson Road in the City of McAllen.

The proposed use is commercial – a reception hall/event center hosting parties, weddings, birthdays, etc. Currently there is an existing residential home on this property that will be converted to a reception/event center.

WATER SERVICE AND FIRE PROTECTION:

There is no McAllen water service line along this property. However, a review of the City's utility map shows that there is an 8" water line is located adjacent to and north of said irrigation district right-of-way at or near the SEC of Ridge Plaza. In order for adequate water and fire protection to be provided to this property would require an extension of the 8" water line south passing the HCID No. 2 canal right-of-way and continuing south to the southeast corner of this proposed one lot plat. One proposed fire hydrant would be placed along this new water line at a location to be confirmed by the city fire department. It is estimated that approximately 690.8 liner feet of water line would be required to extend a new water line south from the end of the existing water line to the SEC of this plat.

One new water service and meter (1") will be needed from the newly proposed 8" water line. There is a current water service and meter being provided by the City of Pharr but it will be abandoned and put out of service. The location of the new service and meter shall be determined at a later time.

SANITARY SEWER:

A review of the City's utility map for this area shows that there is no developed or conventional sanitary sewer in this immediate area. All of the properties south of the district canal right-of-way all the way to Yuma is currently on septic system. The existing residential dwelling is also on a septic system and it being proposed to continue the use of the existing septic tank system (may require a size upgrade). Because the Yuma gravity line is too far away, it is proposed that the PUB consider approving this one lot plat until such time a conventional gravity line can be made available.

A variance via separate cover will be provided to the McAllen PUB requesting continued use of the existing septic tank system.

n:\subdivisionplats\haciendaloscantu.sub\utilitynarrative.121222

VARIANCE REQUST
For the use of a Septic Tank
in lieu of conventional Sanitary Sewer

The subdivider of the plat for Lot 1, Hacienda Los Cantu, McAllen, Hidalgo County, is requesting from the McAllen PUB a Variance from having to provide conventional sanitary sewer improvements to this proposed one lot commercial plat. The nearest City sewer lines are located approximately 950 feet north and to the south the sewer lines being proposed by another developer for a different development are not deep enough to extend to this location. Hence, the subdivider is requesting the use of a septic tank system.

The Owner has an existing working septic tank (from a previous use for a large single - family home) that must be inspected and possibly made larger for the new proposed use.

Conventional sewer is not available to service this location without a major conventional sewer line improvement project or other means due to its location.

David Omar Salinas, P.E.
Plat Engineer

STATE OF TEXAS
DAVID OMAR SALINAS
71973
LICENSED
PROFESSIONAL ENGINEER

HACIENDA LOS CANTU
MCALLEN PUB SUBMITTAL
ESTIMATED CONSTRUCTION COST ESTIMATE

BLANCA CANTU & M.P.U. PARICIPATION (681.11' WATER LINE EXTENSION)

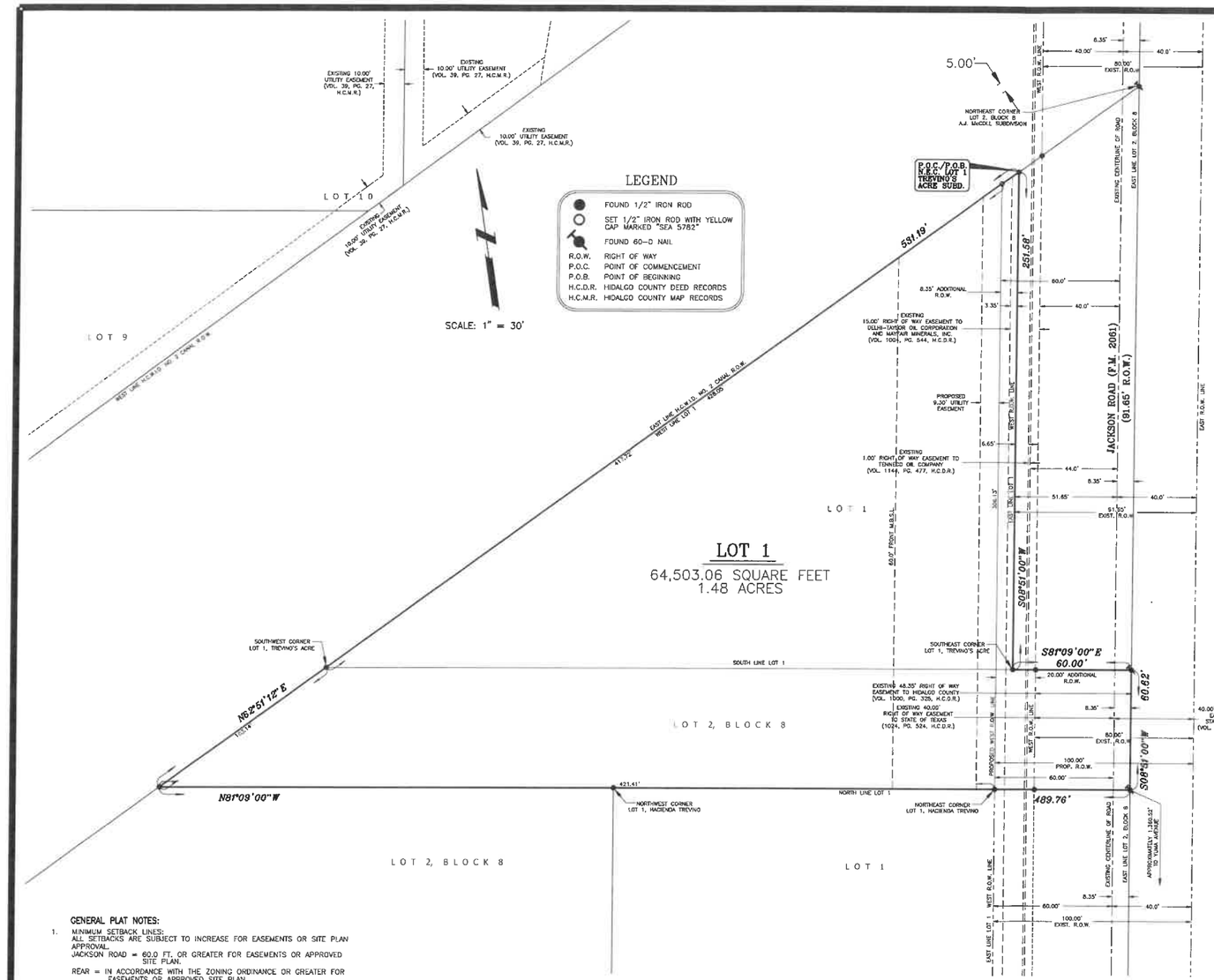
PROPOSED WATER DISTRIBUTION AND FIRE HYDRANT				
ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	TOTAL
8" P.V.C. WATER LINE C-900 (DR-18)	681	LF.	$42.00	$28,602.00
8" GATE VALVE W/BOX & COVER	2	EA.	$2,500.00	$5,000.00
(COMP. WITH CONC. COLAR)				
8" TAP INTO EXISTING 8" WATER LINE AT F.H.	1	EA.	$4,500.00	$4,500.00
135 DEG. ELBOWS	4	EA.	$1,500.00	$6,000.00
CONCRETE BLOCK SUPPORTS	2	EA.	$3,500.00	$7,000.00
16" X 3/8 STREEL CASING AT CANAL CROSSING	42	LF.	$75.00	$3,150.00
FIRE HYDRANT (COMPLETE)(W/ G.V.	1	EA.	$6,750.00	$6,750.00
AND BOX)				
BORE UNDER CONCRTE DRIVEWAYS	18	LF.	$75.00	$1,350.00
16" SCHED. 40 PVC CASING UNDER DRIVEWAY	18	LF.	$45.00	$810.00
HCID NO. 2 PERMITTING	183	LF.	$30.00	$5,490.00
SINGLE SERVICE CONNECTION (1" METER)	1	EA.	$2,500.00	$2,500.00
(RELOCATE EXIST. SERVICE TO NEW W.L.)	89	LF.	$22.00	$1,958.00
		SUB TOTAL =		$73,110.00

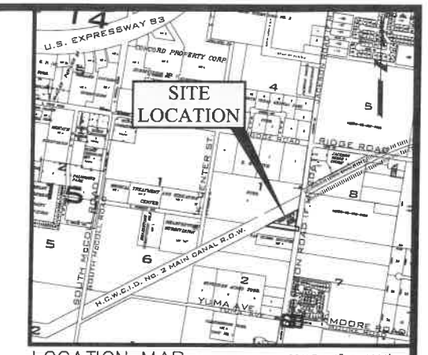
NOTE: ALIGNMENT MAY FORCE CHANGE OF DIRECTION OF WATER LINE EXTENSION ALONG HACIENDA LOS CANTU DUE TO LARGE MESQUITE TREES. IF A CHANGE OF ALIGNMENT IS NECESSARY THIS MAY AFFECT ULTIMATE COST.

CONTRACTOR SHOULD BE ABLE TO WORK AROUND FENCES AND NOT REMOVE THEM.

STATE OF TEXAS
DAVID OMAR SALINAS
71973
LICENSED
PROFESSIONAL ENGINEER

REV. 12/13/22
BY: DAVID OMAR SALINAS, P.E.





LOCATION MAP SCALE : 1" = 1000'

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HACIENDA LOS CANTU TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: BLANCA IDALIA CANTU
212 E. WARBLER AVENUE
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BLANCA IDALIA CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY

OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF McALLEN

I THE UNDERSIGNED, MAYOR OF THE CITY McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR DATE

STATE OF TEXAS
CITY OF McALLEN

I, THE UNDERSIGNED CHAIRMAIN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

METES AND BOUNDS DESCRIPTION

BEING A 1.62 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, TREVINO'S ACRE, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 78B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, IN PART A 60.62 FOOT WIDE STRIP OF LAND LOCATED SOUTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOT 1 AND OUT OF LOT 2, BLOCK 8, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.62 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 LOCATED ON THE WEST RIGHT-OF-WAY LINE OF JACKSON ROAD (A.K.A. F.M. 2061) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 251.58 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID 60.62 FOOT STRIP OF LAND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 09 MINUTES EAST, A DISTANCE OF 60.0 FEET TO A POINT ON INTERSECTION WITH THE EAST LINE OF SAID LOT 2 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID ROAD FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2 AND BEING WITH THE EAST LINE OF SAID STRIP OF LAND, A DISTANCE OF 60.62 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 81 DEGREES 09 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID STRIP OF LAND, A DISTANCE OF 48.35 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 68.35 FEET PASS THE NORTHEAST CORNER OF LOT 1, HACIENDA TREVINO, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 185B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 192.40 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 1, HACIENDA TREVINO, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID STRIP OF LAND AT A DISTANCE OF 489.76 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST LINE OF THE HIDALGO COUNTY I.D. NO. 2 CANAL RIGHT-OF-WAY LINE FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 62 DEGREES 51 MINUTES 12 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID IRRIGATION DISTRICT CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 103.14 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1 OF TREVINO'S ACRE, CONTINUING WITH THE WEST LINE OF SAID LOT 1 OF TREVINO'S ACRE SAME BEING THE EAST LINE OF SAID CANAL RIGHT-OF-WAY LINE, A DISTANCE OF 531.19 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.62 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH ALL OF THE EAST 60.0 FEET OF SAID 60.62 FOOT STRIP OF LAND (OR 0.08 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID JACKSON ROAD, LEAVING 1.54 NET ACRES OF LAND, MORE OR LESS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 24, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR SITE PLAN APPROVAL.
   JACKSON ROAD = 60.0 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   REAR = IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   SIDES = IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
2. LANDS CONTAINED WITHIN THIS SUBDMISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0010 C.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 20.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG JACKSON ROAD.
4. 4' SIDEWALKS SHALL BE REQUIRED ALONG JACKSON ROAD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 7,682.62 CUBIC FEET, OR, 0.17 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
7. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY, RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
8. 8' MASONARY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
9. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
11. MCALLEN SURVEY CONTROL POINT NO. 84, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON ROAD AND RIDGE ROAD. THE MONUMENT IS LOCATED 102 FT. NORTH FROM THE CENTERLINE OF THE RIDGE ROAD AND 7 FT. WEST FROM THE BACK OF CURB OF JACKSON ROAD. ELEV.=115.07.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BLANCA IDALIA CANTU	212 E. WARBLER AVE.	McALLEN, TEXAS 78504	CONTACT-JORGE MALDONADO (956) 408-3115	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

HACIENDA LOS CANTU

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS.

BEING A 1.62 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 1, TREVINO'S ACRE, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 78B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, IN PART A 60.62 FOOT WIDE STRIP OF LAND LOCATED SOUTH OF AND ADJACENT TO THE SOUTH LINE OF SAID LOT 1 AND OUT OF LOT 2, BLOCK 8, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____ A.D. 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT ATTEST: SECRETARY

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

HACIENDA LOS CANTU

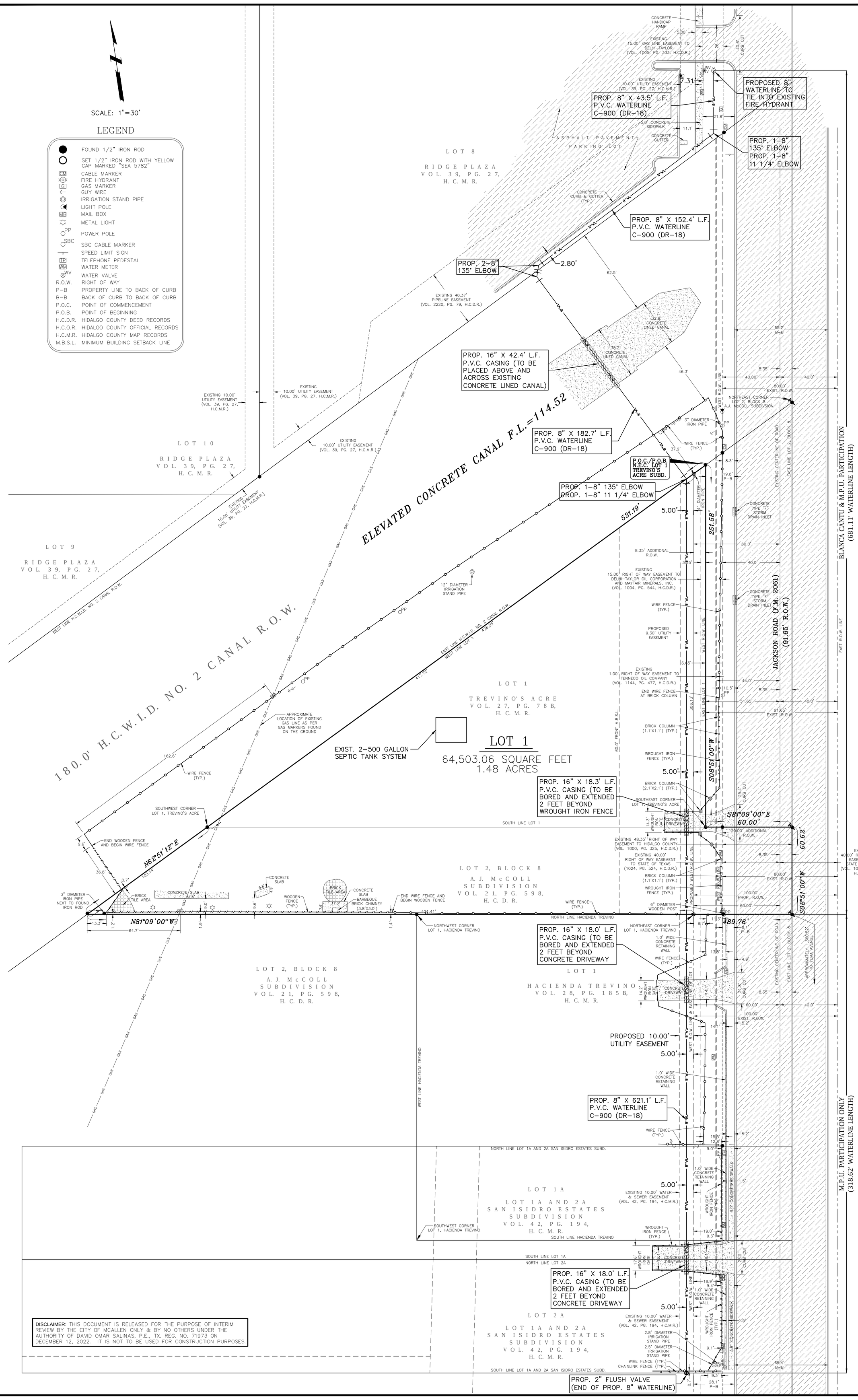
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: AUGUST 24, 2022
JOB NUMBER: SP-11-22419
OWNER: BLANCA IDALIA CANTU
212 E. WARBLER AVENUE
McALLEN, TEXAS 78504

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 236-5283

SCALE: 1"=30'

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
CM	CABLE MARKER
	FIRE HYDRANT
G	GAS MARKER
	GUY WIRE
	IRRIGATION STAND PIPE
	LIGHT POLE
MB	MAIL BOX
	METAL LIGHT
PP	POWER POLE
SBC	SBC CABLE MARKER
	SPEED LIMIT SIGN
TP	TELEPHONE PEDESTAL
WM	WATER METER
WV	WATER VALVE
R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
B-B	BACK OF CURB TO BACK OF CURB
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
M.B.S.L.	MINIMUM BUILDING SETBACK LINE



DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON DECEMBER 12, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

David Omar Salinas
Registered Professional Engineer # 71973
Date: 12/12/22
Scale: 1"=30'
Designed By: D.O.S.
Drawn By: A.E.
Checked By: D.O.S.
Approved By: D.O.S.
Project No: P-22-25805
Drawing No: HACIENDA_LOS_CANTU.DWG
Sheet 1 of 1

Project:
HACIENDA LOS CANTU

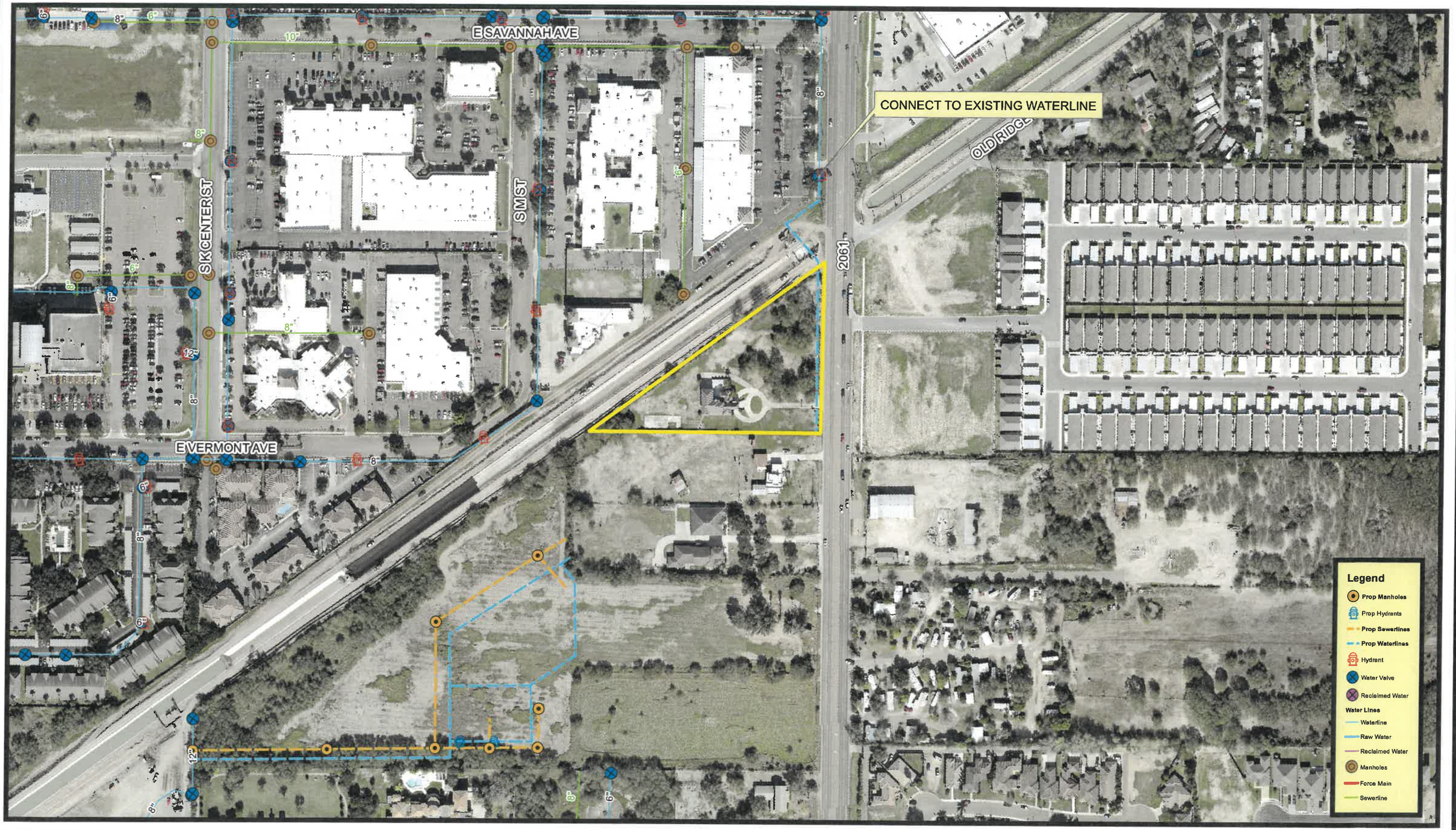
Sheet Title:
WATERLINE LAYOUT

SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

McALLEN PUBLIC UTILITY

*UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND MAY NOT BE 100% ACCURATE. UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

HACIENDA LOS CANTU SUBDIVISION



McALLEN PUBLIC UTILITY

AGENDA ITEM **4.b.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/19/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Discussion and Approval of the Memorandum of Understanding for The Hills at Sharyland and Pioneer Estates Subdivision.**

2. **Party Making Request:**
   Rafael Balderas Jr.

3. **Nature of Request: Request of MPU Board approval of the MOU from the developer of the subject subdivisions.**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement: N/A.**

6. **Routing:**
   Rafael Balderas Jr. **Created/Initiated - 1/19/2023**

7. **Staff's Recommendation: Staff recommends approval with the conditions set forth.**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

Memo

TO: Marco A. Vega, P.E., General Manager

J.J. Rodriguez, Asst. General Manager

THRU: Marco Ramirez, P.E., Utility Engineer

Carlos Gonzalez, P.E., Utility Engineer

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: January 18, 2023

SUBJECT: **The Hills at Sharyland & Pioneer Estates Subdivision; Consideration & Possible Approval of Memorandum of Understanding (MOU)**

The Pioneer Estates Subdivision is located on the south side of Mile 6 and on the east side of Shary Road. The Hills at Sharyland Subdivision is located just south of Pioneer Estates. Both subdivisions are being developed by the same developer and had received MPU Board approval on February 15, 2022. Both subdivisions are located within the McAllen City Limits and are being proposed as R2 and R3A residential. The tracts consist of a total of approximately 35.341 acres and will be 124 lots for multifamily use.

Currently The Hills at Sharyland subdivision is under construction, with Pioneer Estates soon to follow. The MPU Board approval of the subdivisions were given with the condition that a Memorandum of Understanding (MOU) be established. The developer is eager to move forward with recording the subdivision plats and is requesting approval of the submitted MOU.

Staff is recommending that the MPU Board approve the MOU, with the condition that staff coordinate with the City of McAllen Legal Department and have the document administratively approved by the MPU General Manager.

I'll be available for further discussion/questions at the MPUB meeting.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made by and between **ALDAPE DEVELOPMENT, LLC**, a limited liability company, located at 4508 Tyler Ave., McAllen, Texas 78501 ("AD") and **MCALLEN PUBLIC UTILITY**, located at 1300 Houston Ave., McAllen, Texas 78501 ("MPU") and collectively referred to as "Party" or "Parties".

WHEREAS, AD is the owner and developer of real properties known as The Hills at Sharyland Subdivision and Pioneer Estates Subdivision located on the east side of Shary Road and on the south side of 6 Mile Road, consisting of a total of 35.341 acres within the McAllen city limits as illustrated in Exhibit "A";

WHEREAS, AD originally intended to install a sanitary sewer lift station to service both subdivisions, but now has agreed to provide MPU with that cost escrow to be included within the Mile 6 Sewer Line Project;

WHEREAS, MPU is the utility entity which will own and be responsible of maintenance for the sanitary sewer improvements within the McAllen city limits and Sewer CCN;

WHEREAS, MPU will be responsible for the installation of the necessary off-site downstream sanitary sewer collection system;

WHEREAS, AD and MPU desire to enter into a mutual understanding for the proposed developments and sewer improvements in the area for the benefit of both Parties;

IT IS THEREFORE AGREED THAT:

I. ALDAPE DEVELOPMENT, LLC'S RESPONSIBILITIES

1. AD agrees to provide and install the proposed on-site sewer improvements that would service both subdivisions, totaling to 35.341 acres.

2. AD agrees to provide the lift station escrow amount totaling to $250,000 prior to both subdivision plats being recorded.

3. AD acknowledges that there is a possibility that the on-site sanitary sewer improvements will be complete prior to the completion of the necessary off-site sewer improvements. Should this occur, MPU will provide assistance in providing sewer service disposal as needed.

4. AD agrees to extend an off-site sanitary sewer line along Shary Road, north of 6 Mile, to assist MPU with a force main adjustment that is needed due to a pending TxDOT project.

5. AD agrees to provide any documentation needed that would support a request for a developers share of a reimbursement certificate for the installed sewer collection improvements, for MPU's review.

DRAFT

II. MCALLEN PUBLIC UTILITY'S RESPONSIBILITES

6. MPU will oversee the installation of sanitary sewer lines within both subdivisions that total to 35.341 acres.

7. MPU will be responsible for the necessary off-site downstream sanitary sewer collection system.

8. MPU agrees to provide assistance in providing sewer service disposal as needed for both The Hills at Sharyland and Pioneer Estates subdivision, should the on-site sewer improvements be completed prior to the off-site improvements.

9. MPU agrees to establish a reimbursement certificate for the necessary off-site downstream sanitary sewer collection system in which AD will receive a share based on the percentage participated.

III. GENERAL PROVISIONS

10. This MOU comprises the entire understanding between the Parties concerning the subject of this MOU. No modification, alteration or amendments of this MOU will be effective without consent in writing and signed by an authorized representative of the Parties.

11. This MOU is not intended to constitute, create, give effect to, or otherwise form a joint venture or other business entity of any kind. For purposes of this MOU, the Parties are to be considered as independent contractors and not agents and employees of the other party.

12. This MOU may not be assigned or transferred without the written consent of the other party.

APPROVED AND AGREED to this ____ day of January, 2023.

DRAFT

MCALLEN PUBLIC UTILITY **ALDAPE DEVELOPMENT, LLC**

_____ _____

Marco A. Vega, P.E., General Manager Javier Aldape, President

Attest:

_____

Juan Rodriguez, Assistant General Manager/Board Secretary

Approved as to form only:

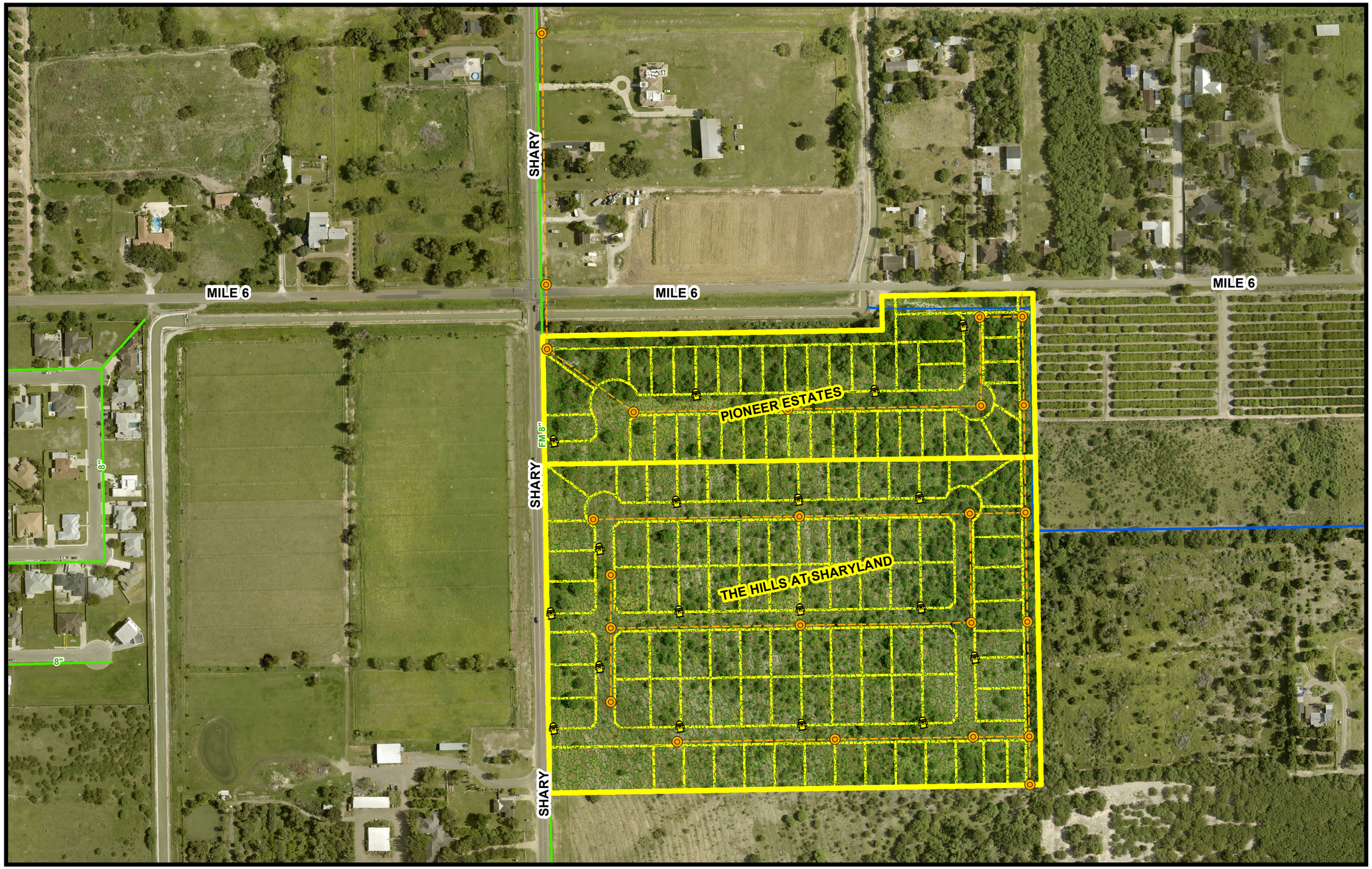
_____

Evaristo Garcia Jr., Assistant City Attorney

DRAFT

McALLEN PUBLIC UTILITY

EXHIBIT "A"



McALLEN PUBLIC UTILITY

AGENDA ITEM **5.a.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/18/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Review of Unaudited Results of Financial Operations as of September 30, 2022**

2. **Party Making Request:**
   Melba Carvajal, Director of Finance for Utilites

3. **Nature of Request: Water Fund year-to-date revenue, $21,426,040, increased 3% from the same period of the prior year and 10% under budget, while year-to-date operating expenses, $21,882,945, increased 8% compared to the previous year, 10% under budget resulting in net revenues under expenses of $456,905.**

   Wastewater Fund year-to-date revenue, $20,073,779, increased slightly from the same period of the prior year and 12% under budget, while year-to-date operating expenses, $19,670,071, increased 3% compared to the previous year, 8% under budget resulting in net revenues over expenses of $403,708.

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement:**

6. **Routing:**
   Melba Carvajal **Created/Initiated - 1/18/2023**

7. **Staff's Recommendation: N/A - Information only**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: N/A - MAV**

10. **Director of Finance for Utilities: N/A - MDC**

McALLEN
PUBLIC UTILITY

FINANCIAL STATEMENTS

For the Fiscal Year Ended September 30, 2022

(Unaudited)

Prepared By:
Melba D. Carvajal
Director of Finance for Utilities

McAllen Public Utility
TREASURY MANAGEMENT

EXECUTIVE SUMMARY

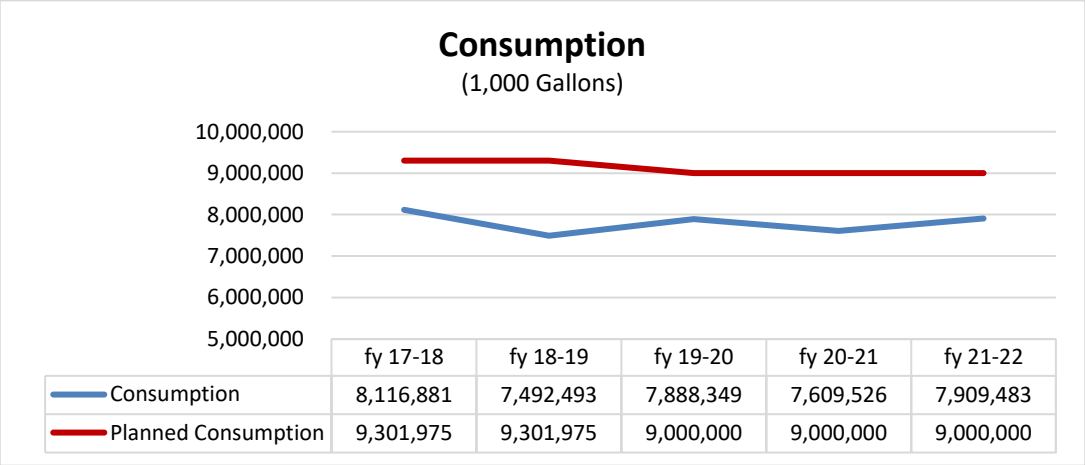
Review of the Financial Statements
For the Fiscal Year Ending
September 30, 2022
(Unaudited)

General Comments

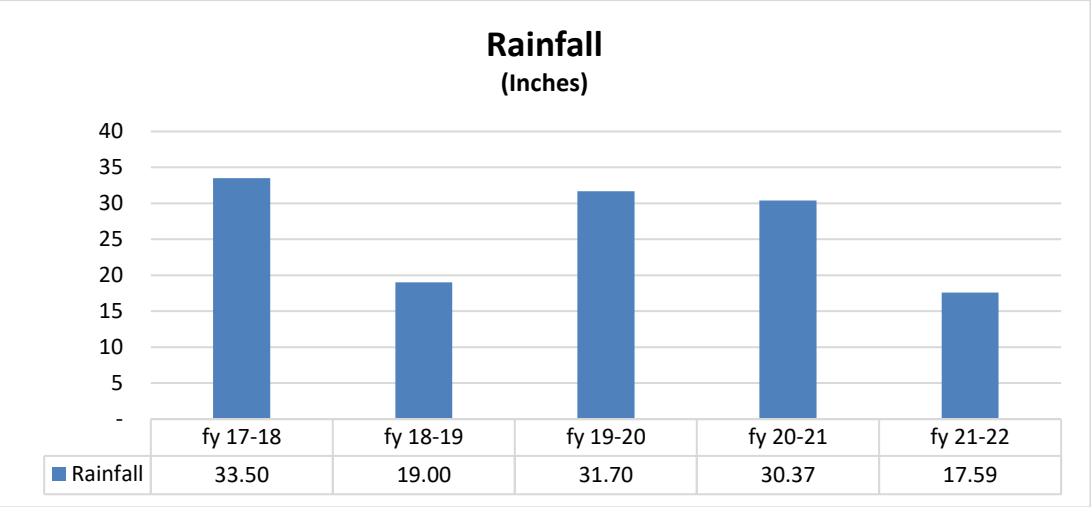
This year's results, both in the Water Fund and the Wastewater Fund, were diverse. User charge revenues were under projections; however, expenses were maintained well below budget. Inflationary pressures drove increases in operational expenses, in particular, supplies, fuel, electricity, and chemicals.

Consumption

Water consumption increased 4% from the previous year and was 12% under planned consumption of 9,000,000,000 gallons. Fluctuations in consumption are normally directly impacted by the amounts of rainfall reported each year. Drought conditions drove implementation of Stage 2 Water Conservation effective August 1, 2022. During the year, approximately 18 inches of rain were reported compared to the 30 inches reported last year, below the City average of 22 inches per year. Historical consumption and the amount of rainfall reported, over the last five years, are presented in the following charts:



	fy 17-18	fy 18-19	fy 19-20	fy 20-21	fy 21-22
Consumption	8,116,881	7,492,493	7,888,349	7,609,526	7,909,483
Planned Consumption	9,301,975	9,301,975	9,000,000	9,000,000	9,000,000



	fy 17-18	fy 18-19	fy 19-20	fy 20-21	fy 21-22
Rainfall	33.50	19.00	31.70	30.37	17.59

Rates

A base/extra capacity water rate structure of $1.30/$1.60 per 1,000 gallons, using a 20,000-gallon threshold on residential accounts and annual 12-month average base consumption on commercial, multi-family and industrial accounts, with a $1.60 commodity rate on sprinkler accounts, was passed during fy 03-04. The monthly minimum base fee for water accounts increased from $3.50 to $4.00 during fy 06-07. There was no increase in rates during fy 07-08. During fy 08-09, the water commodity rate for residential accounts was restructured at $1.30 per 1,000 for the first 12,999 gallons, $1.60 per 1,000 for 13,000 to 17,999 gallons and $1.80 per 1,000 in excess of 18,000 gallons. The $1.35, $1.39, $1.51 and $1.56 water commodity rates indicated below are a composite estimate based on actual usage. A history of commodity rate changes is reflected in the chart below. During fiscal year 2012-2013, the minimum monthly water base rate was increased from $3.65 to $4.65. The minimum monthly water base rate was also increased during fiscal year 2013-2014 to $5.65 and the wastewater commodity rate was increased from $1.30 to $1.40 per 1,000 gallons of water consumption. For fiscal year 2014-2015, the minimum monthly water base rate was increased from $5.65 to $6.95, and the wastewater commodity rate was increased from $1.40 to $1.60 per 1,000 gallons of water consumption. The minimum monthly base rates for both water and wastewater were also increased by $1.00 to $7.95 and $10, respectively, in fy 2015-2016. Effective October 1, 2017, the monthly minimum base rates for water and wastewater increased by $0.50 to $8.45 and $10.50, respectively. The residential water commodity rate structure was also amended as indicated in the table below resulting in a composite rate of $1.63/1,000 gallons.

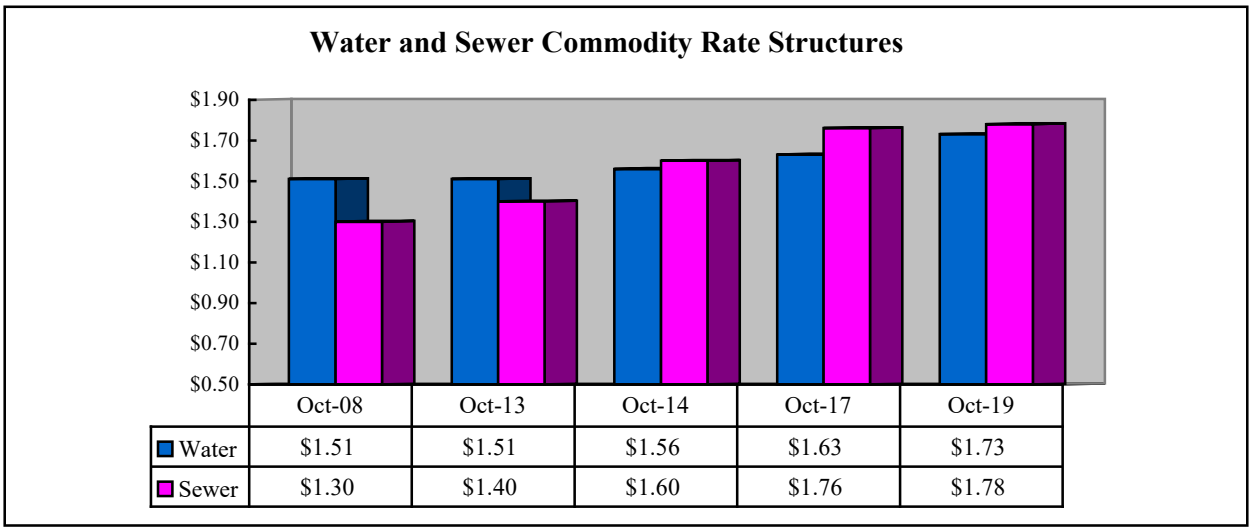
Tier 1	0-7,999 gallons	$1.35/1,000 gallons
Tier 2	8,000-12,999 gallons	$1.65/1,000 gallons
Tier 3	13,000-17,999 gallons	$1.85/1,000 gallons
Tier 4	Over 18,000 gallons	$1.95/1,000 gallons

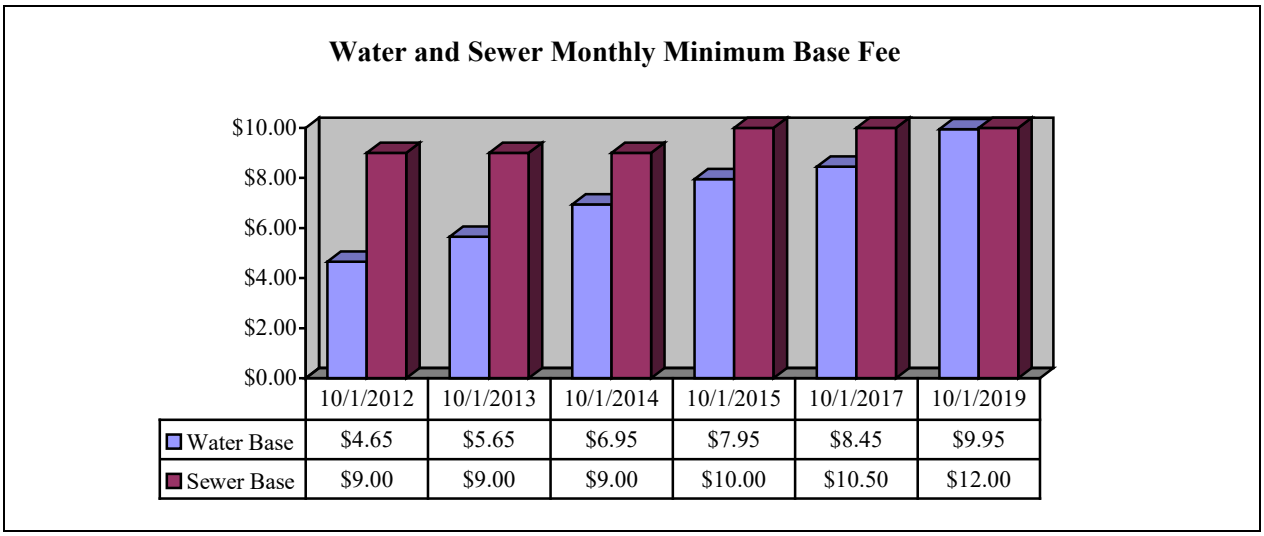
Effective October 1, 2019, the monthly minimum base rates for water and wastewater increased by $1.50 to $9.95 and $12.00, respectively. The residential water commodity rate structure was also amended as indicated in the table below resulting in a composite rate of $1.73/1,000 gallons.

Tier 1	0-7,999 gallons	$1.45/1,000 gallons
Tier 2	8,000-12,999 gallons	$1.75/1,000 gallons
Tier 3	13,000-17,999 gallons	$1.95/1,000 gallons
Tier 4	Over 18,000 gallons	$2.05/1,000 gallons

The wastewater commodity rate was amended in fy 2017-2018 to include a tiering structure using water consumption. The residential commodity rate structure was amended to $1.60 for the first tier up to 19,999 gallons per 1,000 gallons and $2.10 for the second tier over 20,000 gallons per 1,000 gallons. The commercial and industrial commodity rate structures were also amended to $1.60 per 1,000 gallons for the first tier up to the prior fiscal year's 12-month average consumption and $2.10 per 1,000 gallons for consumption over the prior fiscal year's 12-month average consumption. The composite rate for all categories is $1.76/1,000 gallons. Effective October 1, 2019, the commodity rate per 1,000 gallons of water consumption was increased by $0.10 to $1.70 and $2.20, respectively.

There was no change to the water or sewer rates in fy 2020-2021 and fy 2021-2022.





Growth in Customer Base

The number of water accounts this year grew by 1,026 or 2%, increasing the customer base from 49,331 to 50,357. The number of wastewater accounts grew by 700, a 2% increase, resulting in a customer base of 44,614 from 43,914. The number of reclaimed water accounts steadily increased during the year to 603 from 544 at the end of the prior fiscal year.

The impact of the increase in water and wastewater consumption and growth in the customer base on the effect in both water and wastewater sales comparing the prior year and budget, will be discussed under each fund respectively.

Water Fund

Overall
Revenues are reported at $21,426,040, an increase of $662,903, 3% over the prior year and 10% under budget. Operating expenses are reported at $21,882,945, an increase of $1,528,667, or 8%, over the prior year and 10% under budget. This resulted in revenues under expenses, inclusive of depreciation, of $456,905 before the required transfers-out to fund the principal portion of debt service, and capital replacements and improvements.

Water Sales
Water sales of $19,144,793 increased 3% from the prior year and were 13% under budget.

Tap Fees
Tap fees at $476,575 increased 30% from the prior year and were 6% over the annual budgeted amount of $450,000.

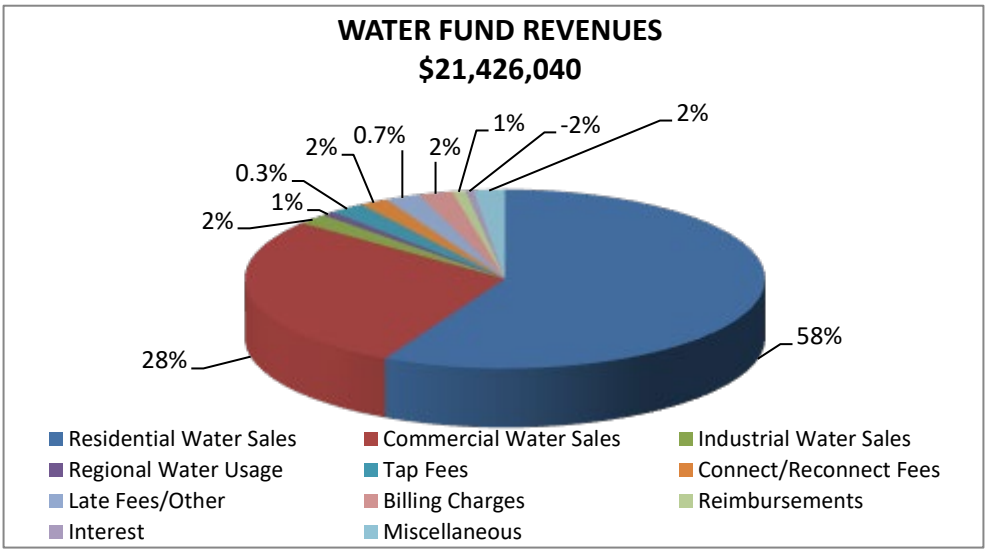
Connect & Reconnect Fees
Connect and reconnect fees came in at $380,975, a slight increase from the prior year and 3% over budget.

Other Operating Revenues
Other operating revenues, at $474,410, increased 4% from the prior year. These revenues primarily represent a 5% late fee charged to delinquent accounts that commenced October 1, 2014.

Reimbursements
Reimbursements at $177,676 came in $96,320 over the prior year, exceeding the annual budget amount of 35,500.

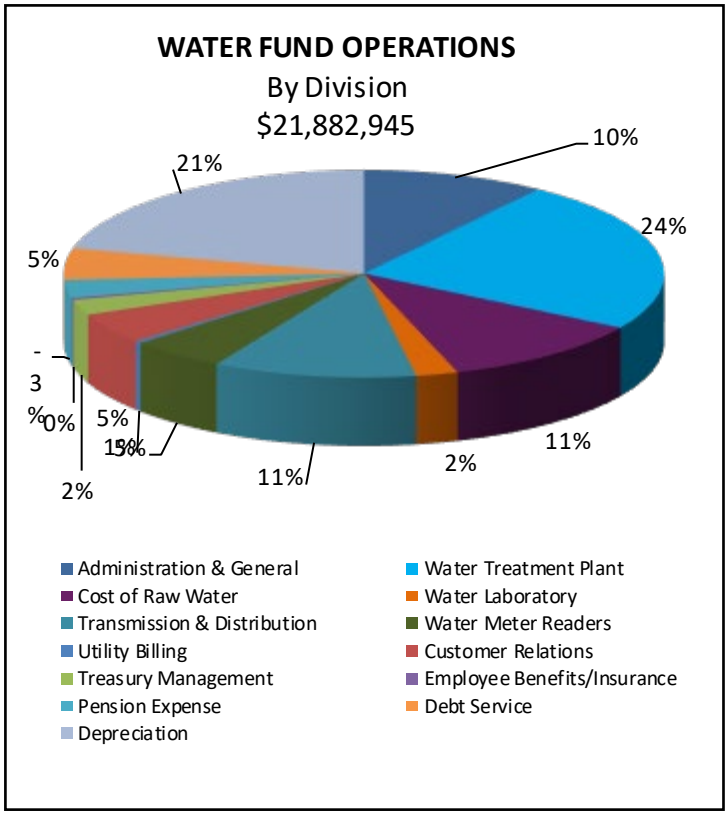
Miscellaneous Non-operating Revenue
Miscellaneous non-operating revenues represent the following revenues: cash over (short), recovery of prior year expenses, charge-offs, returned check charges, and miscellaneous non-operating revenues (i.e., water tower leases, p-card rebates, homeowner association dues administrative fees). These revenues at $408,723 increased 11% from the prior year and exceeded the $235,000 annual budget.

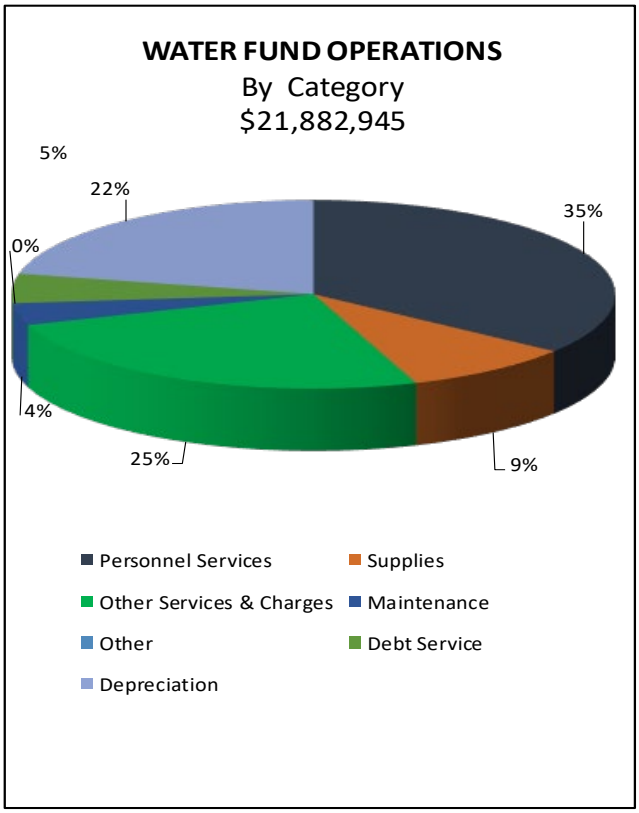
Interest income
Interest earnings came in significantly under prior year and budget. Increases to the fed funds rate set by the Federal Open Market Committee (FOMC) during the fiscal have resulted in reduced market pricing on investment holdings. Unrealized depreciation in the values of government agency and treasury holdings is reported as an offset to interest rate earnings. As shown on page 12 of this report, based upon the current portfolio, the M&O portion of the Water Fund's investment holdings of $21,327,237 are earning a weighted-average yield of 1.02%; the fund as a whole, 1.45%. The blended yield on investments, excluding non-interest-bearing cash and TexPool Prime is 0.92%.



Expenses

Expenses as a whole were well under control. The more significant fluctuations between the year-to-date expenses to that of the prior year are discussed on page 3 of the reports.





Net Revenues under Expenses

As a result of the factors previously discussed, the Water Fund ended the year with net revenues under expenses of $456,905.

Working Capital

The results of this year's operations resulted in working capital of $5,720,206, which represents 122 days of operating expenses exclusive of depreciation—down 49 days from last year's 171 days. This level is above MPUB's 120-day policy.

Bond Coverage Ratio

Net revenues generated a bond coverage ratio of 2.05x Water Fund-related debt service.

Wastewater Fund

Overall
Revenues are reported at $20,073,779, in line with the prior year—12% under budget. Operating expenses are reported at $19,670,071, an increase of $588,666 or 3% over the prior year, 8% under budget. This resulted in net revenues over expenses of $403,708 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

Wastewater Sales
Wastewater sales of $18,122,724 increased 2% from last year and were 14% under budget.

Based upon the City's billing model, wastewater *return* (billable sewage) has historically amounted to 82% of water consumption. Generally, if both water and wastewater sales are budgeted assuming wastewater *return* at 82% of water consumption—all other factors influencing increased sales and percentage growth (number of customers, monthly minimum base fee, and commodity rate) remaining relatively constant with budget—the impact of a decrease in water consumption would typically result in the percentage decrease in water and wastewater sales having a small spread. Of course, with the larger monthly minimum billing base fee of $12.00 for wastewater vs $9.95 for water and the fact that it is so significant to total wastewater sales, we would never expect the two to be exactly the same.

Calpine/Duke Reuse Charges
Charges for effluent delivered to the Calpine power plants totaling $898,650, increased 1% from the prior year due to a new contractual agreement effective January 1, 2021.

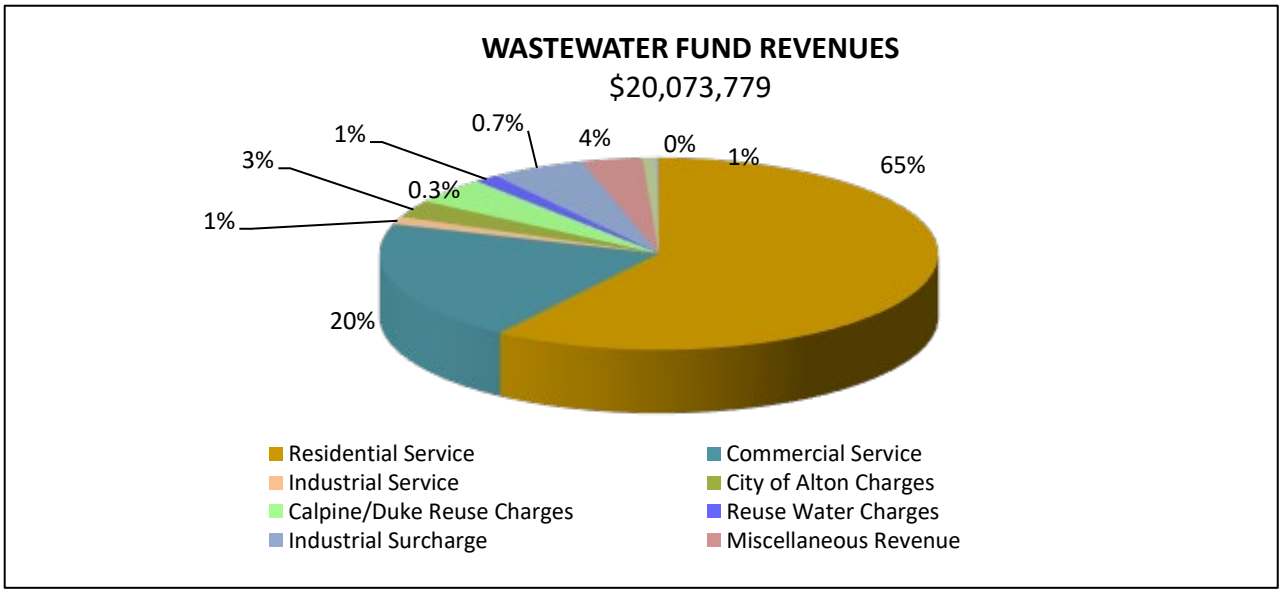
Reuse Water Sales
This fiscal year MPU saw billed growth in accounts using reclaimed water for irrigation purposes in the northwest section of the City. Reuse revenues totaled $279,416 with 603 reuse accounts serviced compared to 544 the prior year.

Industrial Waste Surcharge
Industrial waste surcharges, at $1,104,573, are 11% over the prior year, 10% under budget.

Reimbursements
Reimbursements at $163,639 were $75,893 less than the prior year, while still significantly exceeding budget.

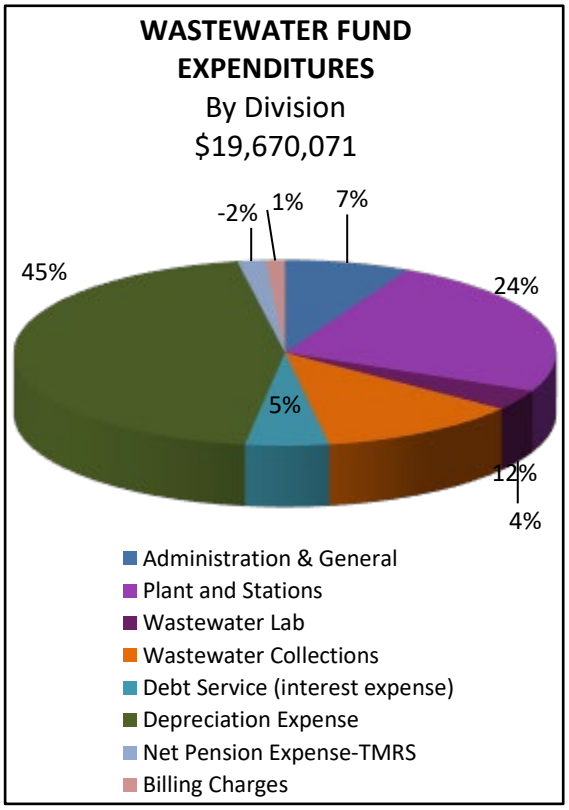
Miscellaneous
Miscellaneous revenues at $806,177 came in $111,001 less than the prior year, well over the budgeted amount of $538,000 and include prior year expense recoveries, insurance recoveries, septic tank hauler fees and amounts billed and collected by the City of Mission and Sharyland Water Supply Corp. in our sewer CCN.

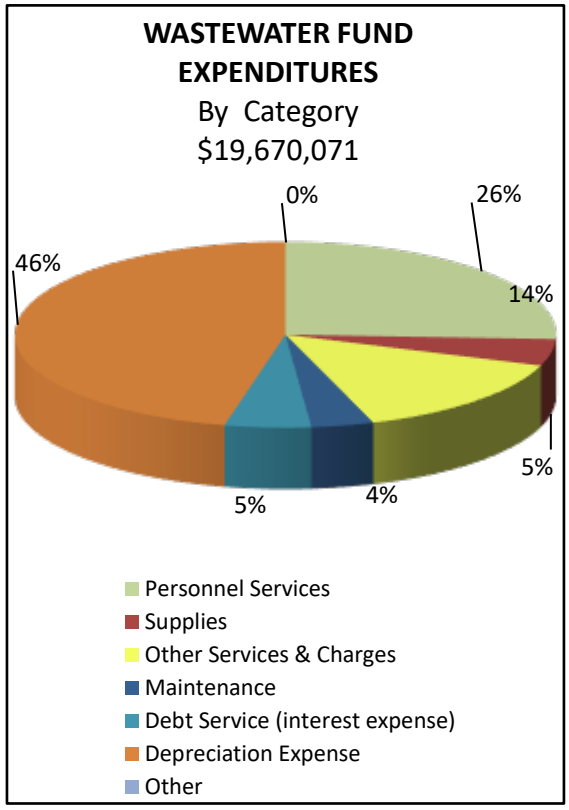
Interest income
Interest earnings under-performed prior year and came in under budget. As shown on page 12 of this report, based upon the current portfolio the M&O portion of the Wastewater Fund's investment holdings are earning a weighted-average yield of 2.45%; the fund as a whole, 1.59%. The blended yield on investments, excluding non-interest-bearing cash and TexPool Prime is 0.79%.



Expenses

Expenses as a whole were well under control. Almost without exception, all expense line items, year-to-date, were under budget. The more significant fluctuations between the year-to-date expenses compared to that of the prior year are discussed on page 3 of the reports.





Net Revenues over Expenses

As a result of the factors previously discussed, the Wastewater Fund ended the year with net revenues over expenses of $403,708.

Working Capital
Working capital at year end amounted to $4,192,279, which represents 145 days of operating expenses exclusive of depreciation—down 13 days from last year's 158 days. This level is in excess of MPU's 120-day policy.

Combined working capital results in 131 days of operating expenses.

Bond Coverage Ratio
Net revenues generated a bond coverage ratio of 1.88x Wastewater Fund-related debt service.

Compliance with Bond Ordinance
MPU is in compliance with the provisions of all revenue bond ordinances when combining both the Water and Wastewater fund financial results. Combined debt coverage ratio is 1.93x total debt service which exceeds the 1.25x required under the bond covenant. The balance in the debt service funds exceeds that required under the ordinance.

Cash and Investments
Water & Wastewater Funds Combined

A summary of the portfolio for the Water and Wastewater Funds is presented on page 12 of this report. Overall the portfolio is allocated with $705,028 in demand deposit accounts, which earned 0.00% in September; $3,510,756 in certificates of deposit earning a blended rate of 0.22%; $24,539,450 in government securities, earning a blended rate of 0.88%; and $23,172,799 in TexPool Prime, which earned 2.61% in September**.** The blended yield of non-interest-bearing cash, TexPool Prime and investment holdings is 1.54%. The overall blended yield of investments held on 9/30/22 is presented as 0.84%.

McALLEN PUBLIC UTILITY - WATER FUND & WASTEWATER FUND
COMBINED STATEMENT OF REVENUES AND EXPENSES & CHANGE IN NET ASSETS

For the Fiscal Year Ended September 30, 2022
(Unaudited)

	Water Fund	Wastewater Fund	Combined
OPERATING REVENUES			
Residential Charges	$ 12,463,993	$ 11,995,055	$ 24,459,048
Commercial Charges	6,092,590	4,101,769	10,194,359
Industrial Charges	412,142	262,058	674,200
City of Alton User Charges	-	585,775	585,775
Calpine/Duke Reuse Charges	-	898,650	898,650
Reuse-Water Charges	-	279,416	279,416
Regional Water Sales	176,067	-	176,067
Industrial Waste Surcharge	-	1,104,573	1,104,573
Reimbursements	177,676	163,639	341,315
Billing Charges	460,000	-	460,000
Connects/Reconnects	380,975	-	380,975
Tap Fees	476,575	-	476,575
Other Charges	883,133	863,902	1,747,035
Total Operating Revenues	21,523,151	20,254,838	41,777,990
NON-OPERATING REVENUES			
Sale of Property	11,882	(153,852)	(141,970)
Interest	(108,995)	(27,208)	(136,201)
Total Non-Operating Revenues	(97,112)	(181,059)	(278,171)
TOTAL REVENUES	**21,426,040**	**20,073,779**	**41,499,820**
EXPENSES			
Plants	5,334,061	4,950,441	10,284,501
Cost of Raw Water	2,505,301	-	2,505,301
Labs	503,171	725,922	1,229,093
Distribution & Collections	2,444,893	2,457,066	4,901,960
Meter Readers	1,155,709	-	1,155,709
Utility Billing	863,880	-	863,880
Customer Relations	1,071,078	-	1,071,078
Treasury Management	530,976	-	530,976
General & Administration	2,208,334	1,470,760	3,679,095
Employee Benefits	35,000	-	35,000
Insurance	41,741	45,448	87,189
Pension Expense-TMRS (GASB 68)	(160,721)	(104,836)	(265,557)
TMRS Benefits-Contra (GASB 68)	(460,651)	(240,415)	(701,066)
Debt Service	1,102,741	1,010,720	2,113,461
Billing Charges	-	230,000	230,000
Depreciation*	4,707,431 *	9,124,964 *	13,832,395
TOTAL EXPENSES	**21,882,945**	**19,670,071**	**41,553,015**
INCOME(LOSS) PRIOR TO CONTRIBUTIONS & TRANSFERS	**$ (456,905)**	**$ 403,708**	**$ (53,197)**
Contributions - Acquired Assets	**1,027,305**	**1,276,124**	**2,303,430**
Change in net assets	**$ 570,400**	**$ 1,679,832**	**$ 2,250,233**
Transfer to Capital Improvement Fund	*$ 941,469*	*$ 858,657*	*$ 1,800,126*
Transfer to Depreciation Fund	*1,609,101*	*3,651,161*	*5,260,262*
Transfer to TWDB Construction-Loan Reimbursement	*1,062,535*	*240,869*	*1,303,404*
Rebatable Arbitrage	*-*	*7,227*	*7,227*
Bond Refunding Costs	*143,319*	*(507,561)*	*(364,243)*
Health Insurance Fund	*80,729*	*49,916*	*130,645*

** Depreciation is recorded at 100% for financial statement purposes but funded at 35% within the Water Fund and 40% within the Wastewater Fund.*

McALLEN PUBLIC UTILITY
WATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES
For the Fiscal Year Ended September 30, 2022
(Unaudited)

			Year-To-Date				100.00% Completed
		Budget	Current	Prior	Variance	Inc/Dec	Actual % to Budget
	REVENUES						
1	Residential Charges	$ 14,490,648	$ 12,463,993	$ 12,165,902	$ 298,091	2.45%	86.01%
2	Commercial Charges	6,513,810	6,092,590	5,904,797	187,793	3.18%	93.53%
3	Industrial Charges	541,053	412,142	404,335	7,807	1.93%	76.17%
4	Backflow Testing Charges	-	-	-	-	0.00%	0.00%
5	Regional Water Usage	340,000	176,067	113,136	62,931	55.62%	51.78%
	Total users' charges	***21,885,511***	***19,144,793***	***18,588,170***	***556,623***	***2.99%***	***87.48%***
6	Tap Fees	450,000	476,575	367,575	109,000	29.65%	105.91%
7	Connects & Reconnects	370,000	380,975	379,425	1,550	0.41%	102.97%
8	Other Operating Revenues	400,000	474,410	457,955	16,455	3.59%	118.60%
9	Other Revenues - Sale of Property	-	11,882	10,830	1,052	0.00%	0.00%
11	Reimbursements - Sharyland #2	-	-	-	-	0.00%	0.00%
16	Reimbursements - Other	35,500	177,676	81,356	96,320	118.39%	500.50%
17	Miscellaneous	235,000	408,723	367,255	41,468	11.29%	173.92%
18	Interest Earned	38,090	(108,995)	50,571	(159,566)	-315.53%	-286.15%
19	***Revenues before billing charges***	***23,414,101***	***20,966,040***	***20,303,137***	***662,903***	***3.27%***	***89.54%***
20	Billing Charges	460,000	460,000	460,000	-	0.00%	100.00%
21	**TOTAL REVENUES**	**23,874,101**	**21,426,040**	**20,763,137**	**662,903**	**3.19%**	**89.75%**
	EXPENSES						
22	Water Plants	5,607,324	5,334,061	4,708,992	D 625,069	13.27%	95.13%
23	Cost of Raw Water	2,678,403	2,505,301	2,364,688	E 140,613	5.95%	93.54%
24	Water Lab	552,856	503,171	432,507	F 70,665	16.34%	91.01%
25	Trans & Distribution	3,008,394	2,444,893	2,267,150	G 177,744	7.84%	81.27%
26	Meter Readers	1,393,286	1,155,709	1,064,280	H 91,429	8.59%	82.95%
27	Utility Billing	912,203	863,880	820,568	I 43,312	5.28%	94.70%
28	Customer Relations	1,136,207	1,071,078	1,039,269	J 31,809	3.06%	94.27%
29	Treasury Management	580,491	530,976	497,454	K 33,522	6.74%	91.47%
30	General & Admin	2,398,198	2,208,334	1,793,737	L 414,598	23.11%	92.08%
31	Non-recurring Expense	-	-	-	-	0.00%	0.00%
32	Employee Benefits	35,000	35,000	35,000	(0)	0.00%	100.00%
33	Insurance	55,099	41,741	39,060	2,681	6.86%	75.76%
34	Pension Expense-TMRS (GASB 68)		(160,721)	204,084	(364,805)	0.00%	0.00%
35	TMRS Benefits-Contra (GASB 68)		(460,651)	(498,779)	38,128	0.00%	0.00%
36	***Sub-Total Expenses***	***18,357,461***	***16,072,773***	***14,768,008***	***1,304,765***	***8.84%***	***87.55%***
37	Debt Service	1,071,338	1,102,741	973,598	129,143	13.26%	102.93%
38	Depreciation *	4,853,326	4,707,431	4,612,671	94,759	2.05%	96.99%
39	**TOTAL EXPENSES**	**24,282,125**	**21,882,945**	**20,354,278**	**1,528,667**	**7.51%**	**90.12%**
40	**Revenues Over (Under) Expenses**	**(408,024)**	**(456,905)**	**408,859**			
41	**Contributions - Acquired assets**	**-**	**1,027,305**	**1,206,686**			
42	**Change in Net Assets**		**570,400**	**1,615,545**			
	NON-OPERATING EXPENSES						
43	Capital Outlay	-	-	-	-		
44	Transfer to Capital Improvements	941,469	941,469	1,875,415	(933,946)		
45	Transfer to Misc. Gov't Grants	-	-	-			
46	Transfer to Depreciation	1,698,664	1,609,101	1,575,935	33,166		
47	Transfer to TWDB Construction-Loan Reimbursement	-	1,062,535	3,805,663	(2,743,129)		
48	Reserve for Water Rights	-	-	-	-		
49	Rebatable Arbitrage	-	-	-	-		
50	Capitalized Interest	-	-	-	-		
51	Bond Refunding Costs	-	143,319	(15,129)	158,448		
52	Health Insurance Fund	80,729	80,729	101,370	(20,641)		

* **Depreciation is recorded at 100% for financial statement purposes but funded at 35%**

McALLEN PUBLIC UTILITY
WATER FUND REFERENCE NOTES
For the Fiscal Year Ended September 30, 2022
(Unaudited)

Ref	Description	Month Ending				Fiscal Year-to-Date			% Inc
	CONSUMPTION	30-Sep-22	30-Sep-21	Inc(Dec)	% Inc(Dec)	30-Sep-22	30-Sep-21	Inc(Dec)	(Dec)
A	Residential *	388,039,900	425,147,200	(37,107,300)	-8.73%	4,487,603,200	4,343,152,600	144,450,600	3.33%
B	Commercial	268,849,700	295,627,400	(26,777,700)	-9.06%	3,173,137,700	3,022,365,300	150,772,400	4.99%
C	Industrial	25,340,400	21,767,500	3,572,900	16.41%	248,741,900	244,007,700	4,734,200	1.94%
	Total	**682,230,000**	**742,542,100**	**(60,312,100)**	**-8.12%**	**7,909,482,800**	**7,609,525,600**	**299,957,200**	**3.94%**

NUMBER OF WATER ACCOUNTS

A	Residential	**	42,299	41,411	888	2.14%
B	Commercial		7,906	7,766	140	1.80%
C	Industrial		152	154	(2)	-1.30%
		Total	**50,357**	**49,331**	**1,026**	**2.08%**

* Gallons year-to-date for Sharyland accounts = 48,528,500
** Number of Sharyland accounts = 277

Growth in number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:	
Number of accounts at	9/30/2022	50,357	9/30/2021	49,331
Number of accounts at	9/30/2021	49,331	9/30/2020	48,415
Increase/(Decrease) in accounts		**1,026**		**916**

ANALYSIS OF NET CHANGE IN YEAR-TO-DATE OPERATING EXPENDITURES:

		Wages/Benefits	Supplies & Chemicals	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Net Change
D	Water Plants	$ 199,813	$ 484,795	$ (44,731)	$ (70,282)	$ 55,473	$ 625,069
E	Cost of Raw Water	-	-	140,613	-	-	140,613
F	Water Lab	67,640	(9,154)	12,293	846	(959)	70,665
G	Trans & Distribution	(21,621)	12,804	(29,658)	193,774	22,444	177,744
H	Meter Readers	62,144	1,407	(1,594)	30,453	(981)	91,429
I	Utility Billing	26,607	6,982	12,973	(1,399)	(1,852)	43,312
J	Customer Relations	35,080	(7,620)	11,564	(1,891)	(5,323)	31,809
K	Treasury Management	37,276	(284)	(3,652)	4,065	(3,882)	33,522
L	General & Admin	18,077	735	404,729	(3,559)	(5,385)	414,598
		$ 425,018	**$ 489,665**	**$ 502,537**	**$ 152,007**	**$ 59,535**	**$ 1,628,761**

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2021-22 (gals.)		**9,000,000,000**	
* 45% of planned consumption		4,050,000,000	
* 55% of planned consumption		4,950,000,000	
Planned consumption at	9/30/2022	9,000,000,000	
Actual consumption at	9/30/2022	7,909,482,800	
Excess/(deficiency) to planned		**(1,090,517,200)**	**-12.12%**
Budgeted User Charge Revenues for fy 2021-22		**$ 21,885,511**	
* 45% of planned revenues		9,848,480	
* 55% of planned revenues		12,037,031	
Planned revenues at	9/30/2022	21,885,511	
Actual revenues at	9/30/2022	19,144,793	
Excess/(deficiency) to planned		**$ (2,740,718)**	**-12.52%**

Monthly Planned Consumption	
October	675,000,000
November	675,000,000
December	675,000,000
January	675,000,000
February	675,000,000
March	675,000,000
April	825,000,000
May	825,000,000
June	825,000,000
July	825,000,000
August	825,000,000
September	825,000,000
Total	**9,000,000,000**

* Note: The usage percentages have been changed from 40%/60% to 45%/55% to more accurately reflect actual usage.

McALLEN PUBLIC UTILITY
WATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES AND USES

For the Fiscal Year Ended September 30, 2022
(Unaudited)

	Water Depreciation					Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *		Budget	YTD Budget	YTD	% to YTD Budget *
Sources									
Interest Revenue	$ 22,559	$ 22,559	$ (83,721)	-371.12%		$ 20,848	$ 20,848	$ (55,941)	-268.33%
Miscellaneous	0	0	0	0.00%		0	0	0	0.00%
Transfers In	1,698,664	1,698,664	1,609,101	94.73%	**	941,469	941,469	941,469	100.00%
Total Sources	**$ 1,721,223**	**$ 1,721,223**	**$ 1,525,380**	**88.62%**		**962,317**	**962,317**	**885,528**	**92.02%**
Uses									
Replacement (Infrastructure)	5,124,625	5,124,625	1,473,269	28.75%		0	0	0	0.00%
Capital Outlay	430,250	430,250	377,761	87.80%		3,481,707	3,481,707	611,427	17.56%
Transfers Out	0	0	0	0.00%		0	0	0	0.00%
Total Uses	**$ 5,554,875**	**$ 5,554,875**	**$ 1,851,030**	**33.32%**		**$ 3,481,707**	**$ 3,481,707**	**$ 611,427**	**17.56%**
Sources Over/ (Under) Uses	**$ (3,833,652)**	**$ (3,833,652)**	**$ (325,650)**			**$ (2,519,390)**	**$ (2,519,390)**	**$ 274,101**	

Percentage of year completed **100%**

McALLEN PUBLIC UTILITY
WASTEWATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES

For the Fiscal Year Ended September 30, 2022
(Unaudited)

			Year-To-Date					100.00% Year-To-Date
		Budget	Current	Prior Year		Variance	Inc/Dec	Actual % To Budget
	REVENUES							
1	Residential Charges	$ 13,273,282	$ 11,995,055	$ 11,873,935	A	$ 121,120	**1.02%**	**90.37%**
2	Commercial Charges	5,512,490	4,101,769	3,908,942	A	192,827	**4.93%**	**74.41%**
3	Industrial Charges	402,851	262,058	260,733	A	1,325	**0.51%**	**65.05%**
4	City of Alton User Charges	750,000	585,775	673,700	A	(87,925)	**-13.05%**	**78.10%**
5	Calpine/Duke Reuse Charges	900,000	898,650	892,590	A	6,060	**0.68%**	**99.85%**
6	Reuse-Water Charges	120,000	279,416	204,009	A	75,407	**36.96%**	**232.85%**
	Total users' charges	**20,958,623**	**18,122,724**	**17,813,909**		**308,815**	**1.73%**	**86.47%**
7	Ind. Waste Surcharge	1,240,000	1,104,573	993,855		110,718	**11.14%**	**89.08%**
8	Other Operating Revenues	-	57,725	65,250		(7,525)	**-11.53%**	**0.00%**
9	Other Revenues - Sale of Property	-	(153,852)	(2,910)		(150,942)	**0.00%**	**0.00%**
10	Reimbursements	91,500	163,639	239,531		(75,893)	**-31.68%**	**178.84%**
11	Miscellaneous	538,000	806,177	917,179		(111,001)	**-12.10%**	**149.85%**
12	Interest Earned	22,837	(27,208)	20,206		(47,413)	**-234.65%**	**-119.14%**
13	**Total Revenues**	**22,850,960**	**20,073,779**	**20,047,020**		**26,759**	**0.13%**	**87.85%**
	EXPENSES							
14	Wastewater Plant	5,533,124	4,950,441	4,449,762	B	500,679	**11.25%**	**89.47%**
15	Wastewater Lab	747,450	725,922	648,639	C	77,283	**11.91%**	**97.12%**
16	Wastewater Collections	2,575,495	2,457,066	2,345,515	D	111,551	**4.76%**	**95.40%**
17	General & Admin.	1,735,829	1,470,760	1,705,462	E	(234,702)	**-13.76%**	**84.73%**
18	Employee Benefits	13,577	-	-		-	**0.00%**	**0.00%**
19	Insurance	65,261	45,448	42,528		2,920	**6.87%**	**69.64%**
20	Pension Expense-TMRS (GASB 68)	-	(104,836)	121,984		(226,820)	**0.00%**	**0.00%**
21	TMRS Benefits-Contra (GASB 68)	-	(240,415)	(290,786)		50,370	**0.00%**	**0.00%**
22	**Sub-Total Expenses**	**10,670,736**	**9,304,386**	**9,023,105**		**281,281**	**3.12%**	**87.20%**
22	Debt Service	1,524,774	1,010,720	1,331,718		(320,998)	**-24.10%**	**66.29%**
23	Depreciation *	8,919,655	9,124,964	8,496,582		628,382	**7.40%**	**102.30%**
24	Expenses Before Billing Charges	21,115,165	19,440,071	18,851,405		588,666	**3.12%**	**92.07%**
25	Billing Charges	230,000	230,000	230,000		-	**0.00%**	**100.00%**
26	**TOTAL EXPENSES**	**21,345,165**	**19,670,071**	**19,081,405**		**588,666**	**3.09%**	**92.15%**
27	**Revenues Over (Under) Expenses**	**$ 1,505,795**	**$ 403,708**	**$ 965,615**				
28	**Contributions - Acquired assets**	**-**	**1,276,124**	**1,841,789**				
29	**Change in Net Assets**		**1,679,832**	**2,807,403**				
	NON-OPERATING EXPENSES							
30	*Capital Outlay*	-	-	-		-		
31	*Transfer to Capital Improvement*	*858,657*	*858,657*	*892,853*		*(34,196)*		
32	*Transfer to Depreciation*	*3,567,862*	*3,651,161*	*3,397,920*		*253,241*		
33	*Transfer to TWDB Construction-Loan Reimbursement*	-	*240,869*	*2,533,263*		*(2,292,393)*		
34	*Rebatable Arbitrage*	-	*7,227*	*(612)*		*7,840*		
35	*Capitalized Interest*	-	-	-		-		
36	*Bond Refunding Costs*	-	*(507,561)*	*(521,942)*		*14,381*		
37	*Health Insurance*	*49,916*	*49,916*	*51,039*		*(1,123)*		

*** Depreciation is recorded 100% for financial statement purposes but funded at 40% reduced from 50% effective October 1, 2018**

McALLEN PUBLIC UTILITY
WASTEWATER FUND REFERENCE NOTES
For the Fiscal Year Ended September 30, 2022
(Unaudited)

ANALYSIS OF YEAR-TO-DATE EXPENDITURES

Ref	Description	Month Ending				Fiscal Year-to-Date			
	CONSUMPTION	**30-Sep-22**	**30-Sep-21**	**Inc(Dec)**	**% Inc(Dec)**	**30-Sep-22**	**30-Sep-21**	**Inc(Dec)**	**(Dec)**
A	Residential	319,751,500	352,013,800	(32,262,300)	-9.17%	3,728,806,700	3,636,981,200	91,825,500	2.52%
A	Commercial	196,620,900	209,318,000	(12,697,100)	-6.07%	2,290,163,400	2,262,853,200	27,310,200	1.21%
A	Industrial	23,284,200	19,682,100	3,602,100	18.30%	229,338,900	222,496,800	6,842,100	3.08%
	Total	**539,656,600**	**581,013,900**	**(41,357,300)**	**-7.12%**	**6,248,309,000**	**6,122,331,200**	**125,977,800**	**2.06%**

Ref	Description	Month Ending				Fiscal Year-to-Date			
	REUSE CONSUMPTION *	**30-Sep-22**	**30-Sep-21**	**Inc(Dec)**	**% Inc(Dec)**	**30-Sep-22**	**30-Sep-21**	**Inc(Dec)**	**(Dec)**
	Residential	11,479,700	12,031,200	(551,500)	-4.58%	111,184,500	87,700,500	23,484,000	26.78%
	Commercial	6,556,500	8,607,300	(2,050,800)	-23.83%	85,179,200	49,578,300	35,600,900	71.81%
	Industrial	0	0	0	0.00%	0	0	0	0.00%
	Total	**18,036,200**	**20,638,500**	**(2,602,300)**	**-12.61%**	**196,363,700**	**137,278,800**	**59,084,900**	**43.04%**

* Excludes effluent to power plants

NUMBER OF WASTEWATER ACCOUNTS

A	Residential	**	38,749	38,115	634	1.66%
A	Commercial		5,737	5,670	67	1.18%
A	Industrial		128	129	(1)	-0.78%
		Total	**44,614**	**43,914**	**700**	**1.59%**

Number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:	
Number of accounts at	9/30/2022	44,614	9/30/2021	43,914
Number of accounts at	9/30/2021	43,914	9/30/2020	43,218
Increase/(Decrease) in accounts		**700**		**696**

NUMBER OF REUSE ACCOUNTS

A	Residential	583	525	58	11.05%
A	Commercial	20	19	1	5.26%
A	Industrial	0	0	0	0.00%
	Total	**603**	**544**	**59**	**10.85%**

ANALYSIS OF NET CHANGE IN YEAR-TO-DATE OPERATING EXPENDITURES:

		Wages/Benefits	Supplies	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Total
B	Wastewater Plant	$ 431,067	$ 30,539	$ (13,188)	$ 32,630	$ 19,631	$ 500,679
C	Wastewater Lab	90,218	9,959	(1,199)	(2,804)	(18,891)	77,283
D	Wastewater Collections	151,475	(10,357)	(43,730)	54,667	(40,503)	111,551
E	General & Admin.	29,978	4,886	(261,961)	(4,321)	(3,283)	(234,702)
		$ 702,737	**$ 35,027**	**$ (320,078)**	**$ 80,172**	**$ (43,046)**	**$ 454,811**

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2021-22 (gals.)		**7,142,138,000**	
* 45% of planned consumption		3,213,962,100	
* 55% of planned consumption		3,928,175,900	
Planned consumption at	9/30/22	7,142,138,000	
Actual consumption at	9/30/22	6,248,309,000	
Excess/(deficiency) to planned		**(893,829,000)**	**-12.51%**
Budgeted User Charge Revenues for fy 2021-22		**$ 19,938,623**	
* 45% of planned revenues		8,972,380	
* 55% of planned revenues		10,966,243	
Planned revenues at	9/30/22	19,938,623	
Actual revenues at	9/30/22	16,944,657	
Excess/(deficiency) to planned		**$ (2,993,966)**	**-15.02%**

Monthly Planned Consumption	
October	535,660,350
November	535,660,350
December	535,660,350
January	535,660,350
February	535,660,350
March	535,660,350
April	654,695,983
May	654,695,983
June	654,695,983
July	654,695,983
August	654,695,983
September	654,695,983
Total	**7,142,138,000**

* Note: The usage percentages have been changed from 40%/60% to 45%/55% to more accurately reflect actual usage.

McALLEN PUBLIC UTILITY
WASTEWATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES & USES

For the Fiscal Year Ended September 30, 2022
(Unaudited)

	Wastewater Depreciation				Wastewater Capital Improvement			
	Budget	YTD Budget	YTD	To Y-T-D Budget *	Budget	YTD Budget	YTD	To Y-T-D Budget *
Sources								
Interest Revenue	$ 60,404	$ 60,404	$ (457,046)	-756.65%	$ 15,892	$ 15,892	$ (122,089)	-768.24%
Miscellaneous	-	-	-	0.00%	-	-	3,564	0.00%
Transfers In	3,567,862	3,567,862	3,651,161	102.33%	858,657	858,657	858,657	100.00%
Total Sources	**$ 3,628,266**	**$ 3,628,266**	**$ 3,194,114**	**88.03%**	**$ 874,549**	**$ 874,549**	**$ 740,132**	**84.63%**
Uses								
Replacement (Infrastructure)	5,372,395	5,372,395	1,029,835	19.17%	-	-	-	0.00%
Capital Outlay	1,028,200	1,028,200	648,218	63.04%	4,555,657	4,555,657	273,967	6.01%
Transfers Out	-	-	-	0.00%	-	-	-	0.00%
Total Uses	**$ 6,400,595**	**$ 6,400,595**	**$ 1,678,053**	**26.22%**	**$ 4,555,657**	**$ 4,555,657**	**$ 273,967**	**6.01%**
Sources Over/ (Under) Uses	**($2,772,329)**	**($2,772,329)**	**$1,516,061**		**($3,681,108)**	**($3,681,108)**	**$466,165**	

Percentage of year completed **100%**

WATER & WASTEWATER FUND
COMBINED BALANCE SHEET

as of September 30, 2022
(Unaudited)

	WATER FUND *	WASTEWATER FUND *	COMBINED
ASSETS			
Current Assets			
Cash & Investments			
Demand	$ 341,452	$ 191,733	$ 533,186
Time Deposits	1,002,877	0	1,002,877
Investments	3,486,276	2,945,021	6,431,297
Market Value Adjustment	(217,132)	(10,366)	(227,498)
Mgr/Trust Cash	0	0	0
Receivables, net:			
Accounts	2,148,706	2,078,691	4,227,397
Accrued Interest	8,876	5,518	14,395
Due From Other Funds	5,319	8,423	13,742
Water/Sewer Line Assessments	0	1,450	1,450
Inventories, at cost	399,678	0	399,678
Miscellaneous	0	0	0
Prepaid expenses	4,196	0	4,196
Total Current Assets	$ 7,180,249	$ 5,220,471	$ 12,400,720
Notes Receivable	81,269	81,349	162,618
Restricted Assets			
Mgr/Trust Cash	0	0	0
Accrued Interest	24,162	35,680	59,841
Due From Other Funds	0	0	0
Notes Receivable - Airport	0	0	0
Accounts Receivable	0	0	0
Sub-Total	24,162	35,680	59,841
Demand	49,241	124,902	174,143
Time Deposits	0	2,506,822	2,506,822
Investments	15,397,774 **	24,772,861	40,170,634
Market Value Adjustment	(214,590)	(734,353)	(948,943)
Total Restricted Cash & Investments	15,232,425	26,670,231	41,902,656
Total Restricted Assets	15,256,586	26,705,911	41,962,498
Propert, Plant, & Equipment	173,370,840	275,093,849	448,464,689
(Less: Accumulated Depreciation)	(95,375,462)	(118,034,205)	(213,409,667)
Net Property, Plant, & Equipment	77,995,378	157,059,644	235,055,022
Other Assets, net	41,527,988	3,838,534	45,366,522
TOTAL ASSETS	**$ 142,041,470**	**$ 192,905,909**	**334,947,379**

* Includes Depreciation Funds, Capital Improvement Funds, Bond Construction Funds & Debt Service Funds
** Includes a portion of the restricted customer deposits totalling $3,058,183

WATER & WASTEWATER FUND
COMBINED BALANCE SHEET
as of September 30, 2022

	WATER FUND	*	WASTEWATER FUND	*	COMBINED
LIABILITIES & FUND EQUITY					
Current Liabilities					
Accounts Payable	$ 584,390		$ 208,562		$ 792,953
Accrued Expense	875,653		719,630		1,595,282
Due to Other Funds	0		0		0
Other	0		100,000		100,000
Total Current Liabilities	1,460,043		1,028,192		2,488,235
Liabilities Payable from Restricted Assets					
Accounts Payable	1,122,337		594,522		1,716,859
Accrued Expense	553,498		24,750		578,247
Due to Other Funds	2,587		0		2,587
Interest Payable	184,246		204,588		388,834
Customer Deposits	3,058,183		0		3,058,183
Current Portion of Revenue Bonds	2,679,866		5,071,496		7,751,362
Total Liabilities Payable from Restricted Assets	7,600,716		5,895,356		13,496,072
Other Non-Current Liabilities					
Revenue Bonds	45,187,874		84,533,079		129,720,953
Arbitrage Payable	0		8,968		8,968
Deferred Revenues	317,623		14,626		332,249
Deferred inflows of resources	1,916,604		3,889,644		5,806,248
Noncurrent liabilities / net pension liabilitiy	(755,939)		(493,087)		(1,249,027)
TOTAL LIABILITIES	**55,726,921**		**94,876,777**		**150,603,698**
FUND EQUITY					
Contributed Capital					
Total Contributed Capital	0		0		0
Retained Earnings					
Reserve for Encumbrances	0		0		0
Reserve for Current Debt Service	0		2,909,775		2,909,775
Reserve for Capital Improvement	4,495,994		5,672,679		10,168,673
Reserve for Depreciation	6,105,652		17,315,405		23,421,057
Reserve for Water Rights Purchase	0		0		0
Unreserved	75,712,903		72,133,545		147,846,448
Total Retained Earnings	86,314,549		98,031,404		184,345,953
TOTAL LIABILITIES AND FUND EQUITY	**$ 142,041,470**		**$ 192,908,181**		**$ 334,949,650**

* Includes Depreciation Funds, Capital Improvement Funds, Debt Service & Bond Construction Funds

WATER FUND
COMBINED BALANCE SHEET
as of September 30, 2022

		RESTRICTED ASSETS				
	Water Fund	Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	Combined
ASSETS						
Current Assets						
Cash & Investments						
Demand	$ 341,452	$ -	$ 23,723	$ 25,518	$ -	$ 390,693
Time Deposits	1,002,877	-	-	-	-	1,002,877
Investments & Securities	3,486,276	6,472,861	4,643,339	-	1,223,391	15,825,867
Market Value Adjustment	(217,132)	(125,357)	(89,233)	-	-	(431,721)
Mgr/Trust Cash	-	-	-	-	-	-
Receivables						-
Accounts	2,148,706	-	-	-	-	2,148,706
Accrued Interest	8,876	12,554	11,607	-	-	33,038
Due From Other Funds	5,319	-	-	-	-	5,319
Water Line Assessments	-	-	-	-	-	-
Inventories, at cost	399,678	-	-	-	-	399,678
Prepaid expenses	4,196	-	-	-	-	4,196
Total Current Assets	7,180,249	6,360,058	4,589,437	25,518	1,223,391	19,378,653
Notes Receivable	81,269	-	-	-	-	81,269
CD's restricted for customer deposits	-	-	-	-	-	-
Investments restricted for customer deposits	3,058,183	-	-	-	-	3,058,183
Property, Plant, & Equipment	173,370,840	-	-	-	-	173,370,840
(Less: Accum. Depreciation/Amortization)	(95,375,462)	-	-	-	-	(95,375,462)
Net Property, Plant, & Equipment	77,995,378	-	-	-	-	77,995,378
Other Assets, net	41,527,988	-	-	-	-	41,527,988
TOTAL ASSETS	**129,843,066**	**6,360,058**	**4,589,437**	**25,518**	**1,223,391**	**142,041,470**
LIABILITIES & FUND EQUITY						
Current Liabilities						
Accounts Payable	584,390	-	-	-	-	584,390
Accrued Expense	875,653	-	-	-	-	875,653
Due To Other Funds	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total Current Liabilites	1,460,043	-	-	-	-	1,460,043
Liabilities Payable from Restricted Assets						
Current Portion of Revenue Bonds	2,679,866		-	-	-	2,679,866
Accounts Payable	-	204,171	93,443	824,723	-	1,122,337
Accrued Expense	-	48,884	-	504,614	-	553,498
Interest Payable	-	-	-	-	184,246	184,246
Due To Other Funds	-	1,352	-	-	1,234	2,587
Customer Deposits	3,058,183	-	-	-	-	3,058,183
Total Liabilities Payable from Restricted Assets	5,738,049	254,407	93,443	1,329,337	185,480	7,600,716
Other Non-Current Liabilities						
Revenue Bonds	45,187,874	-	-	-	-	45,187,874
Arbitrage Payable	-	-	-	-	-	-
Deferred Revenues	317,623	-	-	-	-	317,623
Deferred inflows of resources	1,916,604	-	-	-	-	1,916,604
Noncurrent liabilities / net pension liabilitiy	(755,939)	-	-	-	-	(755,939)
TOTAL LIABILITIES	**53,864,254**	**254,407**	**93,443**	**1,329,337**	**185,480**	**55,726,921**
FUND EQUITY						
Retained Earnings						
Reserve for Encumbrances	-	-	-	-	-	-
Reserve for Current Debt Service	-	-	-	-	-	-
Reserve for Capital Improvement	-	-	4,495,994	-	-	4,495,994
Reserve for Depreciation	-	6,105,652	-	-	-	6,105,652
Reserve for Water Rights	-	-	-	-	-	-
Unreserved	75,978,812	-	-	(1,303,820)	1,037,910	75,712,903
Total Retained Earnings	75,978,812	6,105,652	4,495,994	(1,303,820)	1,037,910	86,314,549
TOTAL LIABILITIES & FUND EQUITY	**$ 129,843,066**	**$ 6,360,058**	**$ 4,589,437**	**$ 25,518**	**$ 1,223,391**	**$ 142,041,470**

WASTEWATER FUND
COMBINED BALANCE SHEET
as of September 30, 2022

		RESTRICTED ASSETS				
	Wastewater Fund	Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	Combined
ASSETS						
Current Assets						
Cash & Investments						
Demand	$ 191,733	$ 59,936	$ 98,685	$ (34,770)	$ 1,051	$ 316,635
Time Deposits	-	2,005,383	501,438	-	-	2,506,822
Investments & Securities	2,945,021	16,409,347	5,226,925	21,235	3,115,353	27,717,882
Market Value Adjustment	(10,366)	(574,283)	(160,070)	-	-	(744,719)
Mgr/Trust Cash	-	-	-	-	-	-
Receivables						
Accounts	2,078,691	-	-	-	-	2,078,691
Accrued Interest	5,518	24,243	11,437	-	-	41,198
Due From Other Funds	8,423	-	3,564	-	-	11,987
Wastewater Line Assessments	1,450	-	-	-	-	1,450
Miscellaneous	-	-	-	-	-	-
Prepaid expenses	-	-	-	-	-	-
Total Current Assets	5,220,471	17,924,627	5,681,979	(13,535)	3,116,404	31,929,946
Notes Receivables - Hunt	81,349	-	-	-	-	81,349
Property, Plant, & Equipment	275,093,849	-	-	-	-	275,093,849
(Less: Accumulated Depreciation)	(118,034,205)	-	-	-	-	(118,034,205)
Net Property, Plant, & Equipment	157,059,644	-	-	-	-	157,059,644
Other Assets	3,838,534	-	-	-	-	3,838,534
TOTAL ASSETS	**166,199,998**	**17,924,627**	**5,681,979**	**(13,535)**	**3,116,404**	**192,909,473**
LIABILITIES & FUND EQUITY						
Current Liabilities						
Accounts Payable	208,562	-	-	-	-	208,562
Accrued Expenses	719,630	-	-	-	-	719,630
Due to Other Funds	-	-	-	-	1,292	1,292
Other	100,000	-	-	-	-	100,000
Total Current Liabilities	1,028,192	-	-	-	1,292	1,029,484
Liabilities Payable from Restricted Assets						
Accounts Payable	-	584,472	9,300	0	750	594,522
Accrued Expenses	-	24,750	-	-	-	24,750
Due to Other Funds	-	-	-	-	-	-
Interest Payable	-	-	-	-	204,588	204,588
Current Portions of all Revenue Bonds	5,071,496	-	-	-	-	5,071,496
Total Liabilities Payable from Restricted Assets	5,071,496	609,222	9,300	0	205,338	5,895,356
Other Non-Current Liabilities						
Deferred Revenue	14,626	-	-	-	-	14,626
Revenue Bonds.	84,533,079	-	-	-	-	84,533,079
Deferred inflows of resources	3,889,644	-	-	-	-	3,889,644
Noncurrent liabilities/Net Pension Liability - TMRS	(493,087)	-	-	-	-	(493,087)
Arbitrage Payable	8,968	-	-	-	-	8,968
TOTAL LIABILITIES	**94,052,917**	**609,222**	**9,300**	**0**	**206,630**	**94,878,069**
FUND EQUITY						
Retained Earnings						
Reserve for Encumbrances	-	-	-	-	-	-
Reserve for Debt Service	-	-	-	-	2,909,775	2,909,775
Reserve for Depreciation	-	17,315,405	-	-	-	17,315,405
Reserve for Capital Improvement	-	-	5,672,679	-	-	5,672,679
Unreserved	72,147,080	-	-	(13,535)	-	72,133,545
Total Retained Earnings	72,147,080	17,315,405	5,672,679	(13,535)	2,909,775	98,031,404
	$ 166,199,998	**$ 17,924,627**	**$ 5,681,979**	**$ (13,535)**	**$ 3,116,404**	**$ 192,909,473**

McALLEN PUBLIC UTILITY
RECONCILED BANK BALANCES
As of September 30, 2022

	POOL CASH	APR/ROI	TIME DEPOSITS	APR/ROI	COMMERCIAL PAPER	APR/ROI	GROSS INVESTMENTS	APR/ROI	TEX POOL-PRIME	APR/ROI
WATER FUND										
M & O	339,152	0.00%	1,003,282	0.23%	496,959	0.83%	3,995,600	**0.61%**	**2,051,900**	**2.61%**
% of Total	4.30%		12.72%		6.30%		50.66%		26.02%	
			18.26%		9.04%		72.70%			
WATER BOND RESERVE	0	0.00%	0	0.00%			0	**0.00%**	**1,014,292**	**2.61%**
% of Total	0.00%		0.00%				0.00%		100.00%	
DEPRECIATION	0	0.00%	0	0.00%	991,406	1.26%	3,530,800	**0.94%**	**1,987,875**	**2.61%**
% of Total	0.00%		0.00%		15.23%		54.24%		30.54%	
			0.00%		21.92%		78.08%			
DEBT SERVICE	-	0.00%	-	0.00%			0	**0.00%**	**586,727**	**2.61%**
% of Total	0.00%		0.00%				0.00%		100.00%	
WATER DEBT SERVICE TWDB	-	0.00%	-	0.00%			0	**0.00%**	**636,663**	**2.61%**
% of Total	0.00%		0.00%				0.00%		100.00%	
CAPITAL IMPROVEMENT	23,723	0.00%	0	0.00%	494,447	1.70%	1,996,150	**1.50%**	**2,152,742**	**2.61%**
% of Total	0.51%		0.00%		10.59%		42.77%		46.13%	
			0.00%		19.85%		80.15%			
BOND CONSTRUCTION	25,518	0.00%	-	0.00%			0	**0.00%**	**0**	**0.00%**
% of Total	100.00%		0.00%				0.00%		0.00%	
TOTAL WATER	**388,393**	**0.00%**	**1,003,282**	**0.23%**	**1,982,812**	**1.26%**	**9,522,550**	**0.92%**	**8,430,200**	**2.61%**
% of Total	**1.82%**		**4.70%**		**9.30%**		**44.65%**		**39.53%**	
			8.02%		**15.85%**		**76.13%**			
SEWER FUND										
M & O	191,733	0.00%	0	0.00%			498,500	**2.58%**	**2,446,521**	**2.61%**
% of Total	6.11%		0.00%				15.89%		78.00%	
			0.00%		0.00%		100.00%			
BOND RESERVE-TWDB 2009	-	0.00%	-	0.00%			0	**0.00%**	**3,002,816**	**2.61%**
% of Total	0		0.00%				0.00%		100.00%	
DEPRECIATION	59,936	0.00%	2,005,833	0.22%	990,247	1.33%	11,522,100	**0.92%**	**3,926,049**	**2.61%**
% of Total	0.32%		10.84%		5.35%		62.27%		21.22%	
			13.82%		6.82%		79.36%			
DEBT SERVICE	1.00	0.00%	-	0.00%			0	**0.00%**	**594,293**	**2.61%**
% of Total	0.00%		0.00%				0.00%		100.00%	
SEWER DEBT TWDB- 2009-2010	1,050	0.00%	-	0.00%			0	**0.00%**	**959,851**	**2.61%**
% of Total	0.11%		0.00%				0.00%		99.89%	
SEWER BOND CONST TWDB - F492	(94,025)	0.00%	-	0.00%			0	**0.00%**	**21,235**	**0.00%**
* Series 2012	129.17%		0.00%				0.00%		-29.17%	
TWDB CONSTR FUND SERIES 2015	59,255	0.00%	-	0.00%			0	**0.00%**	**0**	**0.00%**
*FUND 494	100.00%		0.00%				0.00%		0.00%	
SEWER TWDB Debt - 2012	-	0.00%	-	0.00%			0	**0.00%**	**1,561,209**	**2.61%**
	0.00%		0.00%				0.00%		100.00%	
CAPITAL IMPROVEMENT	98,685	0.00%	501,641	0.23%			2,996,300	**0.72%**	**2,230,625**	**2.61%**
% of Total	1.69%		8.61%				51.42%		38.28%	
			14.34%		0.00%		85.66%			
BOND CONSTRUCTION	0	0.00%	-	0.00%			0	**0.00%**	**0**	**2.61%**
% of Total	0.00%		0.00%				0.00%		0.00%	
TOTAL SEWER	**316,635**	**0.00%**	**2,507,474**	**0.22%**	**990,247**	**1.33%**	**15,016,900**	**0.85%**	**14,742,599**	**2.61%**
% of Total	**0.97%**		**7.70%**		**3.04%**		**46.09%**		**45.25%**	
			13.54%		**5.35%**		**81.11%**			
TOTAL PUB	**705,028**	**0.00%**	**3,510,756**	**0.22%**	**2,973,059**	**1.28%**	**24,539,450**	**0.88%**	**23,172,799**	**2.61%**
% of Total	**1.31%**		**6.51%**		**5.51%**		**45.52%**		**42.98%**	
			11.32%		**9.58%**		**79.10%**			

* Pending receipt of reimbursement funds from TWDB

McALLEN PUBLIC UTILITY

AGENDA ITEM **5.b.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/16/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Review of the Quarterly Investment Report for the Quarter Ending September 30, 2022.**

2. **Party Making Request:**
   Roel Rodriguez, P.E. City Manager
   Mark Vega, General Manager
   Melba Carvajal, Director of Finance for Utilites
   Sergio Villasana, Finance Director

3. **Nature of Request: Review and approval of the Quarterly Investment Report for the Quarter Ending September 30, 2022. The Audit and Investment Committee met on January 12, 2023 and recommended approval of the report.**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement:**

6. **Routing:**
   Yvonne Pena **Created/Initiated - 1/16/2023**
   Sergio Villasana **Final Approval - 1/16/2023**

7. **Staff's Recommendation: The Audit and Investment Committee recommends the report be accepted.**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

ANNUAL INVESTMENT REPORT

City of McAllen

SEPTEMBER 30, 2022

MEEDER

PUBLIC FUNDS
PATTERSON GROUP

City of McAllen, Texas
Annual Investment Report
October 1, 2021 – September 30, 2022

Portfolio Summary Management Report

This report and investment portfolio of the City is in compliance with the City's investment strategy as expressed in the City's investment policy and relevant provisions of the Government Code, Chapter 2256, the Public Funds Investment Act.

Portfolio as of 09/30/21:		**Portfolio as of 09/30/22:**	
Beginning Book Value	$ 361,701,012	Ending Book Value	$ 472,995,412
Beginning Market Value	$ 361,643,188	Ending Market Value	$ 465,566,898
		Investment Income for the period	$ 3,146,881
		Investment Income for Fiscal Year To Date	$ 3,146,881
		Unrealized Gain/Loss	$ (7,428,514)
WAM at Beginning Period Date[1]	230 days	WAM at Ending Period Date[1]	256 days
		Change in Market Value[2]	$ 103,923,710

Average Yield to Maturity for period	**0.847%**
Average Yield 2-Year Treasury Bill for period	**2.040%**
Average Yield 3-Year Treasury Note for period	**2.200%**

Melba Carvajal, Director of Finance for Utilities
City of McAllen

Sergio Villasana, Finance Director
City of McAllen

Roel Roy Rodriguez, City Manager
City of McAllen

Mark Vega, General Manager
City of McAllen

Linda T. Patterson, President
Patterson & Associates

1 WAM – weighted average maturity

2 "Change in Market Value" is required data, but will primarily reflect the receipt and expenditure of the City's funds from month to month.
Patterson & Associates has assisted in the preparation of this consolidated investment report, with additional input provided by the City of McAllen.

City of McAllen, Texas
Quarterly Investment Report
July 1, 2022 – September 30, 2022

Portfolio Summary Management Report

This report and investment portfolio of the City is in compliance with the City's investment strategy as expressed in the City's investment policy and relevant provisions of the Government Code, Chapter 2256, the Public Funds Investment Act.

Portfolio as of 06/30/22:		**Portfolio as of 09/30/22:**	
Beginning Book Value	$ 408,661,528	Ending Book Value	$ 472,995,412
Beginning Market Value	$ 404,491,993	Ending Market Value	$ 465,566,898
		Investment Income for quarter	$ 1,746,557
		Investment Income for Fiscal Year To Date	$ 3,146,881
		Unrealized Gain/Loss	$ (7,428,514)
WAM at Beginning Period Date[1]	288 days	WAM at Ending Period Date[1]	256 days
		Change in Market Value[2]	$ 61,074,905

Average Yield to Maturity for period	**1.757%**
Average Yield 2-Year Treasury Bill for period	**3.380%**
Average Yield 3-Year Treasury Note for period	**3.380%**

Melba Carvajal, Director of Finance for Utilities
City of McAllen

Sergio Villasana, Finance Director
City of McAllen

Roel Roy Rodriguez, City Manager
City of McAllen

Mark Vega, General Manager
City of McAllen

Linda T. Patterson, President
Patterson & Associates

1 WAM – weighted average maturity

2 "Change in Market Value" is required data, but will primarily reflect the receipt and expenditure of the City's funds from month to month.
Patterson & Associates has assisted in the preparation of this consolidated investment report, with additional input provided by the City of McAllen.

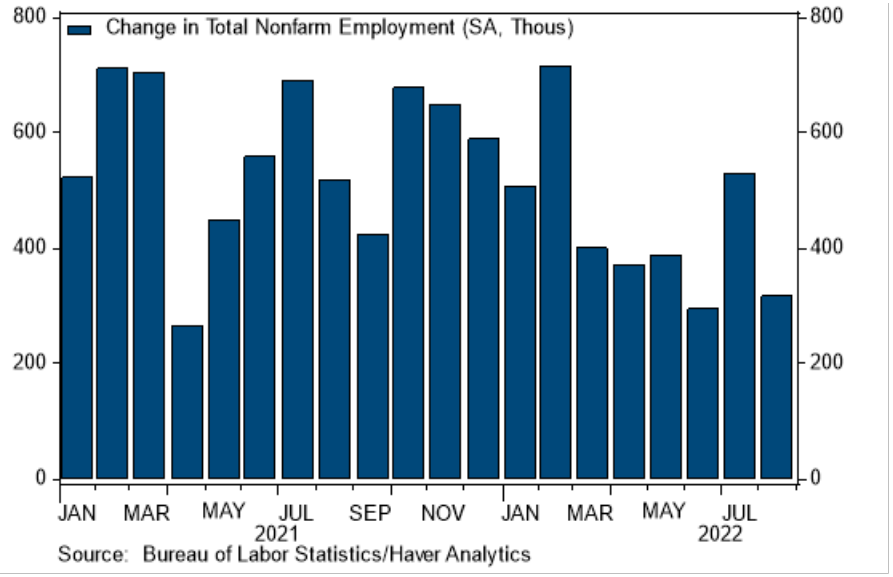
Whatever It Takes…

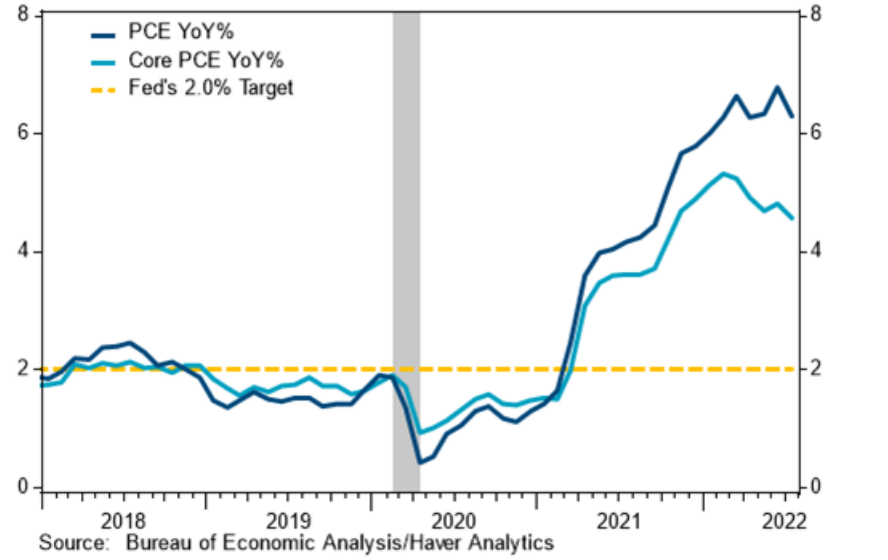
Taming inflation remains the primary goal of the Federal Reserve and Chair Powell made it very clear at the Jackson Hole symposium this month that the FOMC is committed to price stability. They are going to continue to hike rates and do whatever it takes to tame inflation. He is suggesting that a further reduction in growth and a softening in the labor market are necessary conditions to rein in price pressures and that it is a lesser evil than failing to reinstate stable prices.

The strong August employment report reinforced the FOMC's assessment of a still-solid labor market, while moving towards the intended *"softening"* conditions necessary to rein in inflation. The deciding factor will have to be the August inflation reports to be released one week ahead of the September FOMC meeting.

In August, the inflation PCE did unexpectedly fall – the first decline since April 2020 thanks in large part to a decline in energy prices. Lower gas prices have helped boost consumer sentiment, and at least some consumers remain eager to spend the extra cash. However, with income growth still below the level of inflation's grip and consumers increasingly leaning on credit, inflation is going to make it difficult for consumers to maintain even these reduced levels of spending while heading further into the holiday shopping season.

Personal income is rising but so is spending both of which take inflation higher. The net result is that real income is struggling to keep pace. Real income has now fallen for the fifth straight month.





Continuing Supply Chain Blues

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Fortunately, geo-politics played a lesser role in the month's market view even with a controversial stop in Taiwan by Nancy Pelosi. China may have larger problems than Ms. Pelosi because of the challenges to its own economy which has slowed.

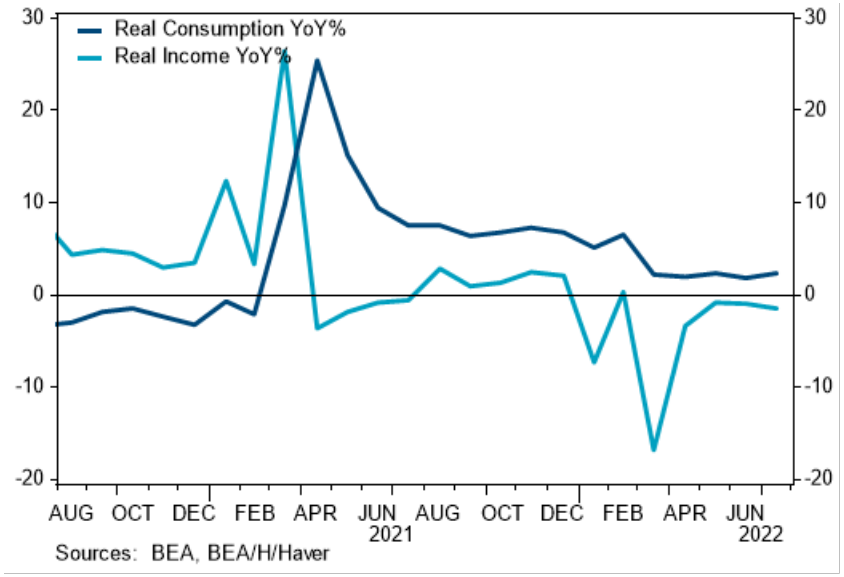
China's Sichuan province, a key manufacturing hub for EV batteries and solar panels, has announced sizable power cuts among other provinces, affecting a myriad of global manufacturers. Reports indicate the region is broadly facing the worst drought conditions since the 1960s. This will surely impact the supply chain tangles which were beginning to open up.

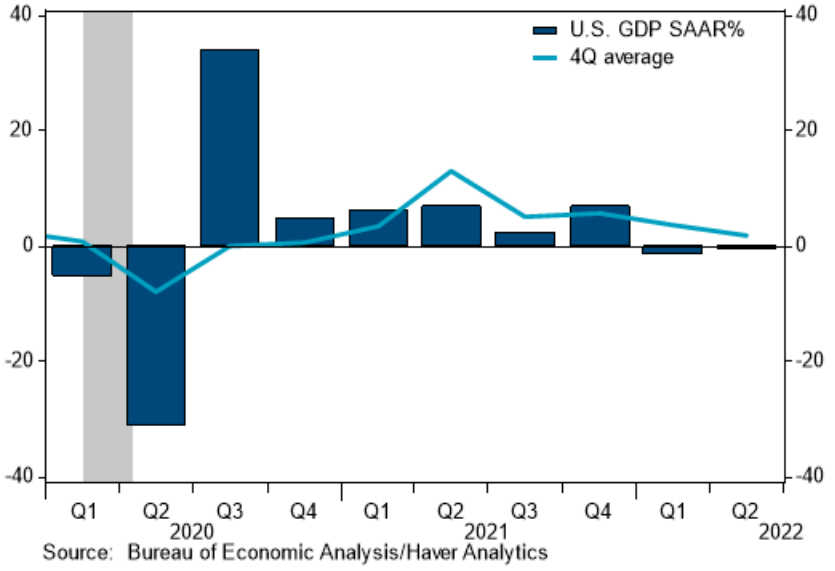
These drought conditions are global. U.S. agricultural forecasters note that U.S. farmers could face severe crop shortages including a 40% reduction in the cotton crop. In addition, reports indicate a plethora of farmland acreage has been left unused this season due to drought, rising input costs and fertilizer costs.

These longer-term impacts will lengthen the inflation woes and the supply chain delays. Besides raising short term rates, the Fed is continuing its plan towards accelerating quantitative tightening (QT) to further drain pandemic-era stimulus from the financial system and increase lending rates for longer term assets all to weaken inflation.

In the US, high supply costs, declining real income growth, and a limited access to labor, particularly skilled labor, are undermining the U.S. housing market. While demand is still positive and supply still limited, keeping prices elevated, momentum in housing and construction activity is clearly slowing.

This sluggish economy framed in elevated prices has produced back-to-back quarters of declining GDP growth. Growth however is not as negative as expected however so a true recession may not be in the cards and a *soft* landing could be a possibility.





Expectations Drive Rates

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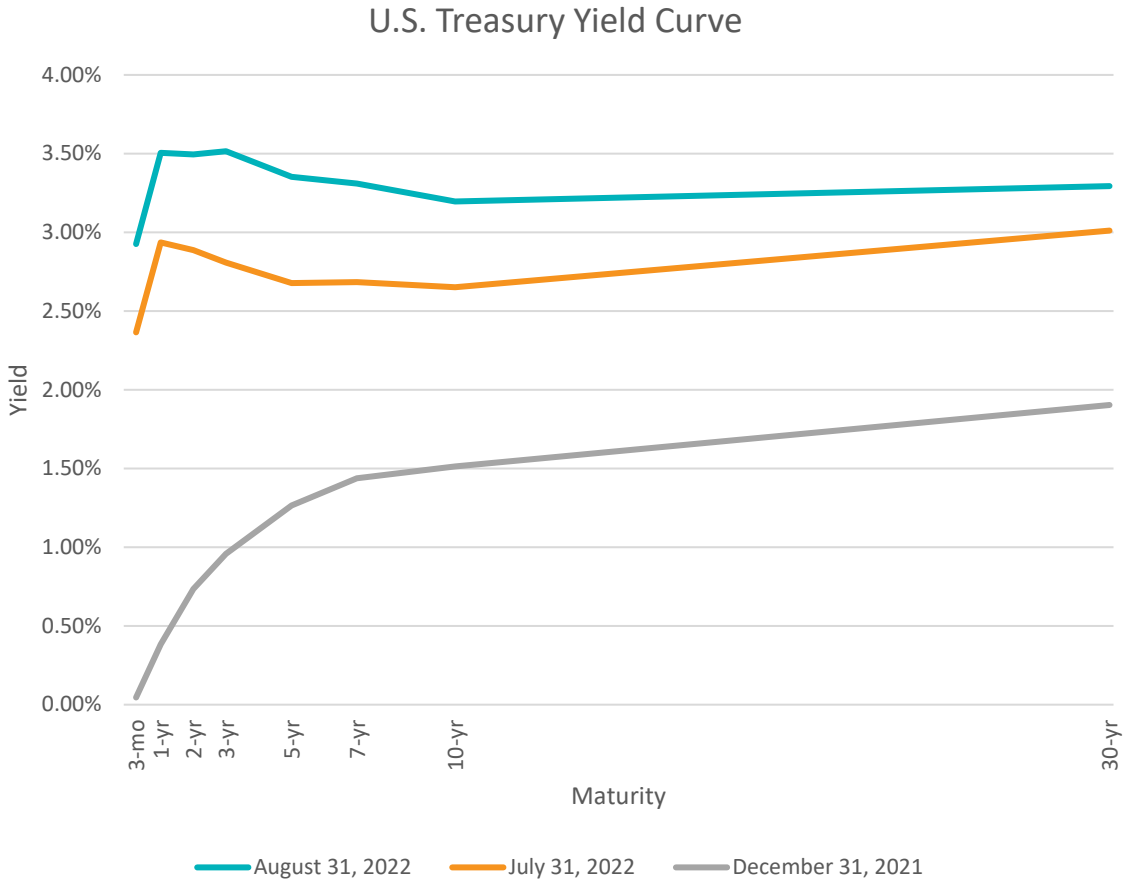
The Fed continues to communicate the intent to tame inflation at any cost. The market is 62% convinced at month end that another 75bps hike will be the result of the September FOMC meeting.

The Fed fully concedes that higher rates and a long-term QT will slow growth but is willing to take these actions to tame inflation.

Two quarters of declining GDP is assumed to represent a recession. The goldilocks situation of slowing growth amid high inflation doesn't bode well for a quick solution in 2022.



SOURCE: BLOOMBERG

Your Portfolio

As of September 30, 2022

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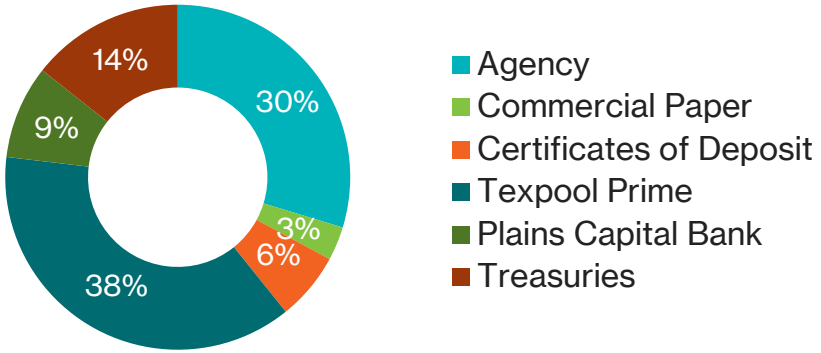
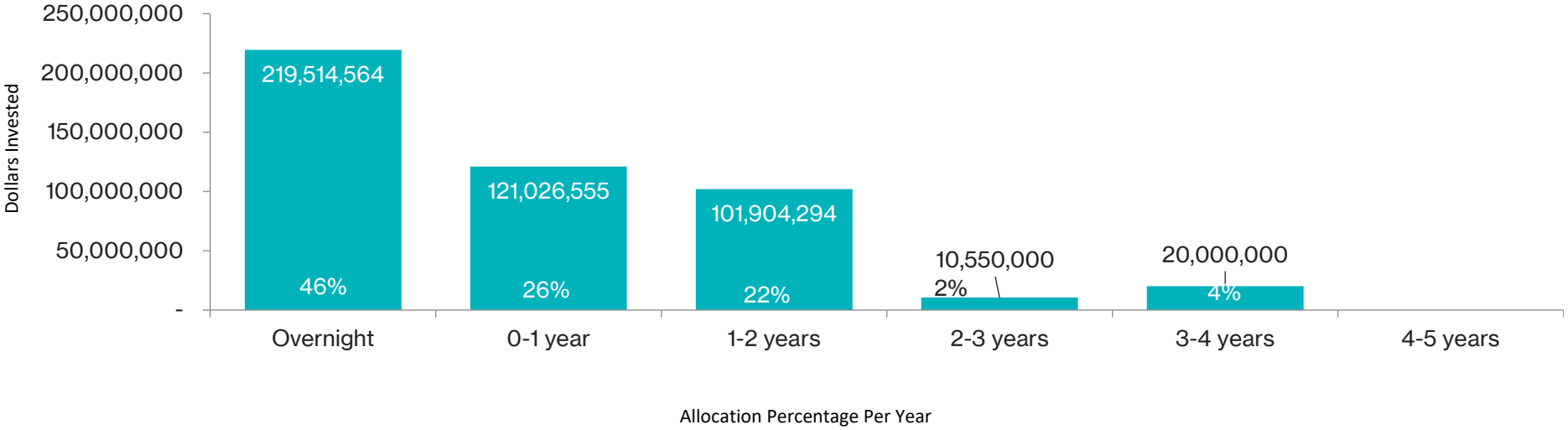
Your Portfolio Statistics

Weighted Average Maturity	0.70 years
Weighted Average Yield (All Funds)	2.18%

Your Asset Allocation



Your Maturity Distribution



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-

City of McAllen, Texas
Summary by Type
September 30, 2022
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Bond Con, Reserve & Cont Funds						
Plains Capital Bank Demand	1	1,062,892.80	1,062,892.80	0.22	0.000	1
Treasury Discounts -Amortizing	1	12,830,000.00	12,600,025.81	2.66	3.908	173
Treasury Coupon Securities	3	41,700,000.00	40,319,001.95	8.52	4.014	322
CD's interest paid mo/qtrly	4	4,009,686.90	4,009,686.90	0.85	0.215	191
Texpool Prime	1	28,952,930.41	28,952,930.41	6.12	2.613	1
Subtotal	**10**	**88,555,510.11**	**86,944,537.87**	**18.37**	**3.308**	**183**
Fund: Capital Improvement Funds						
Federal Agency Coupon Securities	13	48,500,000.00	48,481,224.72	10.25	1.179	637
Commercial Paper Disc. -Amortizing	3	7,000,000.00	6,985,289.17	1.48	1.456	49
Plains Capital Bank Demand	1	1,051,151.51	1,051,151.51	0.22	0.000	1
Plains Capital Bank ICS Sweep	1	20,144,959.60	20,144,959.60	4.26	2.360	1
Treasury Discounts -Amortizing	1	2,545,000.00	2,499,381.58	0.53	3.908	173
Treasury Coupon Securities	2	5,831,500.00	5,497,581.02	1.16	4.069	582
CD's interest paid mo/qtrly	4	10,024,940.09	10,024,940.09	2.12	0.219	174
Texpool Prime	1	71,287,849.49	71,287,849.49	15.07	2.613	1
Subtotal	**26**	**166,385,400.69**	**165,972,377.18**	**35.09**	**2.021**	**221**
Fund: Debt Service Funds						
Plains Capital Bank Demand	1	126,435.84	126,435.84	0.03	0.000	1
Texpool Prime	1	10,627,531.01	10,627,531.01	2.25	2.613	1
Subtotal	**2**	**10,753,966.85**	**10,753,966.85**	**2.28**	**2.582**	**1**
Fund: Grant Funds						
Plains Capital Bank Demand	1	361,189.83	361,189.83	0.08	0.000	1
Texpool Prime	1	14,393,404.50	14,393,404.50	3.04	2.613	1
Subtotal	**2**	**14,754,594.33**	**14,754,594.33**	**3.12**	**2.549**	**1**

City of McAllen, Texas
Summary by Type
September 30, 2022
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Operating Funds						
Federal Agency Coupon Securities	16	92,050,000.00	92,045,306.18	19.46	1.508	681
Commercial Paper Disc. -Amortizing	3	8,000,000.00	7,979,624.72	1.69	1.527	56
Plains Capital Bank Demand	1	6,589,176.43	6,589,176.43	1.39	0.000	1
Plains Capital Bank ICS Sweep	1	10,185,011.67	10,185,011.67	2.15	2.360	1
Treasury Discounts -Amortizing	1	2,545,000.00	2,499,381.58	0.53	3.908	173
Treasury Coupon Securities	2	4,723,500.00	4,498,680.43	0.95	4.076	471
Texpool Prime	1	44,585,972.19	44,585,972.19	9.43	2.613	1
CD's interest paid mo/qtrly	4	15,539,823.71	15,539,823.71	3.29	0.214	175
Subtotal	**29**	**184,218,484.00**	**183,922,976.91**	**38.89**	**1.756**	**372**
Fund: Other Funds						
Plains Capital Bank Demand	1	1,939,683.12	1,939,683.12	0.41	0.000	1
Texpool Prime	1	8,206,375.21	8,206,375.21	1.73	2.613	1
CD's interest paid mo/qtrly	1	500,900.60	500,900.60	0.11	0.180	146
Subtotal	**3**	**10,646,958.93**	**10,646,958.93**	**2.25**	**2.023**	**8**
Total and Average	**72**	**475,314,914.91**	**472,995,412.07**	**100.00**	**2.184**	**256**

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City of McAllen, Texas
Fund BOND - Bond Con, Reserve & Cont Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Treasury Coupon Securities											
91282CAK7	10089	T Note	09/23/2022	14,497,122.63	15,050,000.00	14,476,805.70	0.125	4.028	4.084	09/15/2023	349
912828ZU7	10092	T Note	09/23/2022	18,891,037.80	19,380,000.00	18,863,697.42	0.250	3.861	3.915	06/15/2023	257
91282CBA8	10093	T Note	09/23/2022	6,930,841.52	7,270,000.00	6,919,280.66	0.125	4.079	4.135	12/15/2023	440
			Subtotal and Average	**40,319,001.95**	**41,700,000.00**	**40,259,783.78**		**3.959**	**4.014**		**321**
Treasury Discounts -Amortizing											
912796U31	10086	T Bill	09/23/2022	12,600,025.81	12,830,000.00	12,606,847.81		3.854	3.907	03/23/2023	173
			Subtotal and Average	**12,600,025.81**	**12,830,000.00**	**12,606,847.81**		**3.854**	**3.908**		**173**
CD's interest paid mo/qtrly											
324889B	10034	Texas Regional Bank	04/29/2021	1,002,876.74	1,002,876.74	1,002,876.74	0.230	0.226	0.230	10/29/2022	28
325472B	10036	Texas Regional Bank	06/23/2021	1,002,506.61	1,002,506.61	1,002,506.61	0.200	0.197	0.200	06/23/2023	265
9009004695B	10023	Veritex Community Bank	08/24/2021	1,001,801.22	1,001,801.22	1,001,801.22	0.180	0.177	0.180	02/24/2023	146
9009004696B	10026	Veritex Community Bank	08/24/2021	1,002,502.33	1,002,502.33	1,002,502.33	0.250	0.246	0.250	08/24/2023	327
			Subtotal and Average	**4,009,686.90**	**4,009,686.90**	**4,009,686.90**		**0.212**	**0.215**		**191**
Plains Capital Bank Demand											
99996	10049	Plains Capital Bank Demand	08/01/2021	1,062,892.80	1,062,892.80	1,062,892.80					1
			Subtotal and Average	**1,062,892.80**	**1,062,892.80**	**1,062,892.80**		**0.000**	**0.000**		**1**
Texpool Prime											
108286	10043	Texpool Prime	08/01/2021	28,952,930.41	28,952,930.41	28,952,930.41	2.613	2.577	2.613		1
			Subtotal and Average	**28,952,930.41**	**28,952,930.41**	**28,952,930.41**		**2.577**	**2.613**		**1**
			Total Investments and Average	**86,944,537.87**	**88,555,510.11**	**86,892,141.70**		**3.262**	**3.308**		**183**

Fund CAPIMP - Capital Improvement Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
19424JKU9	10059	Collateralized CP V	02/03/2022	2,498,462.50	2,500,000.00	2,493,920.00	0.820	0.833	0.844	10/28/2022	27
63873KLM7	10070	Natixis NY CP	03/28/2022	2,992,860.00	3,000,000.00	2,986,002.00	1.680	1.727	1.751	11/21/2022	51
63873KML8	10072	Natixis NY CP	03/28/2022	1,493,966.67	1,500,000.00	1,488,325.50	1.810	1.861	1.887	12/20/2022	80
			Subtotal and Average	**6,985,289.17**	**7,000,000.00**	**6,968,247.50**		**1.437**	**1.456**		**48**
Federal Agency Coupon Securities											
3133EMJ94	10051	FFCB Call Note	06/22/2021	4,500,000.00	4,500,000.00	4,319,252.41	0.160	0.273	0.277	09/15/2023	349
3133ENUS7	10080	FFCB Call Note	04/26/2022	7,981,224.72	8,000,000.00	7,810,145.04	2.580	2.699	2.736	04/18/2024	565
3130ANTH3	10052	FHLB Call Note	09/15/2021	4,500,000.00	4,500,000.00	4,233,573.22	0.340	0.335	0.340	03/15/2024	531
3130AMQQ8	10053	FHLB Call Note	06/23/2021	4,000,000.00	4,000,000.00	3,747,103.80	0.350	0.404	0.410	04/23/2024	570
3130AMEP3	10055	FHLB Call Note	05/24/2021	4,500,000.00	4,500,000.00	4,204,197.90	0.400	0.397	0.403	05/24/2024	601
3130AMZ88	10056	FHLB Call Note	07/12/2021	4,000,000.00	4,000,000.00	3,724,990.88	0.520	0.512	0.520	07/12/2024	650
3130ANTJ9	10057	FHLB Call Note	09/16/2021	4,500,000.00	4,500,000.00	4,160,348.60	0.510	0.503	0.510	09/16/2024	716
3130AQRX3	10061	FHLB Call Note	02/18/2022	5,000,000.00	5,000,000.00	4,578,300.70	1.750	1.726	1.750	02/18/2026	1,236
3130AQSN4	10063	FHLB Call Note	02/25/2022	3,500,000.00	3,500,000.00	3,266,878.27	1.625	1.602	1.625	02/25/2025	878
3130AQX40	10066	FHLB Call Note	02/28/2022	2,500,000.00	2,500,000.00	2,396,122.45	1.500	1.479	1.500	02/23/2024	510
3130ARJ44	10076	FHLB Call Note	04/22/2022	500,000.00	500,000.00	483,607.97	2.400	2.367	2.400	04/22/2024	569
3130ARJ69	10078	FHLB Call Note	04/22/2022	500,000.00	500,000.00	481,968.60	2.500	2.466	2.500	07/22/2024	660
3130ARHK0	10074	FHLB Step Note	03/30/2022	2,500,000.00	2,500,000.00	2,474,689.22	2.125	1.602	1.625	03/30/2023	180
			Subtotal and Average	**48,481,224.72**	**48,500,000.00**	**45,881,179.06**		**1.163**	**1.179**		**636**
Treasury Coupon Securities											
91282CAK7	10088	T Note	09/23/2022	1,999,735.98	2,076,000.00	1,996,933.46	0.125	4.028	4.084	09/15/2023	349
91282CCX7	10091	T Note	09/23/2022	3,497,845.04	3,755,500.00	3,484,987.58	0.375	4.005	4.060	09/15/2024	715
			Subtotal and Average	**5,497,581.02**	**5,831,500.00**	**5,481,921.04**		**4.013**	**4.069**		**581**
Treasury Discounts -Amortizing											
912796U31	10085	T Bill	09/23/2022	2,499,381.58	2,545,000.00	2,500,734.82		3.854	3.907	03/23/2023	173
			Subtotal and Average	**2,499,381.58**	**2,545,000.00**	**2,500,734.82**		**3.854**	**3.908**		**173**
CD's interest paid mo/qtrly											
324889A	10033	Texas Regional Bank	04/29/2021	3,510,068.54	3,510,068.54	3,510,068.54	0.230	0.226	0.230	10/29/2022	28
325472A	10035	Texas Regional Bank	06/23/2021	2,005,013.25	2,005,013.25	2,005,013.25	0.200	0.197	0.200	06/23/2023	265

Fund CAPIMP - Capital Improvement Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
CD's interest paid mo/qtrly											
9009004695A	10022	Veritex Community Bank	08/24/2021	2,003,602.43	2,003,602.43	2,003,602.43	0.180	0.177	0.180	02/24/2023	146
9009004696A	10025	Veritex Community Bank	08/24/2021	2,506,255.87	2,506,255.87	2,506,255.87	0.250	0.246	0.250	08/24/2023	327
			Subtotal and Average	**10,024,940.09**	**10,024,940.09**	**10,024,940.09**		**0.216**	**0.219**		**173**
Plains Capital Bank Demand											
99993	10046	Plains Capital Bank Demand	08/01/2021	1,051,151.51	1,051,151.51	1,051,151.51					1
			Subtotal and Average	**1,051,151.51**	**1,051,151.51**	**1,051,151.51**		**0.000**	**0.000**		**1**
Texpool Prime											
108283	10040	Texpool Prime	08/01/2021	71,287,849.49	71,287,849.49	71,287,849.49	2.613	2.577	2.613		1
			Subtotal and Average	**71,287,849.49**	**71,287,849.49**	**71,287,849.49**		**2.577**	**2.613**		**1**
Plains Capital Bank ICS Sweep											
5700	10068	Plains Capital Bank ICS Sweep	02/17/2022	20,144,959.60	20,144,959.60	20,144,959.60	2.360	2.327	2.360		1
			Subtotal and Average	**20,144,959.60**	**20,144,959.60**	**20,144,959.60**		**2.328**	**2.360**		**1**
			Total Investments and Average	**165,972,377.18**	**166,385,400.69**	**163,340,983.11**		**1.994**	**2.021**		**220**

Fund DS - Debt Service Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Plains Capital Bank Demand										
99992	10045	Plains Capital Bank Demand	08/01/2021	126,435.84	126,435.84	126,435.84				1
			Subtotal and Average	**126,435.84**	**126,435.84**	**126,435.84**		**0.000**	**0.000**	**1**
Texpool Prime										
108282	10039	Texpool Prime	08/01/2021	10,627,531.01	10,627,531.01	10,627,531.01	2.613	2.577	2.613	1
			Subtotal and Average	**10,627,531.01**	**10,627,531.01**	**10,627,531.01**		**2.577**	**2.613**	**1**
			Total Investments and Average	**10,753,966.85**	**10,753,966.85**	**10,753,966.85**		**2.547**	**2.582**	**1**

Fund GRANT - Grant Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Plains Capital Bank Demand										
99994	10047	Plains Capital Bank Demand	08/01/2021	361,189.83	361,189.83	361,189.83				1
			Subtotal and Average	**361,189.83**	**361,189.83**	**361,189.83**		**0.000**	**0.000**	**1**
Texpool Prime										
108284	10041	Texpool Prime	08/01/2021	14,393,404.50	14,393,404.50	14,393,404.50	2.613	2.577	2.613	1
			Subtotal and Average	**14,393,404.50**	**14,393,404.50**	**14,393,404.50**		**2.577**	**2.613**	**1**
			Total Investments and Average	**14,754,594.33**	**14,754,594.33**	**14,754,594.33**		**2.514**	**2.549**	**1**

Fund OPER - Operating Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
19424JKU9	10058	Collateralized CP V	02/03/2022	2,498,462.50	2,500,000.00	2,493,920.00		0.833	0.844	10/28/2022	27
63873KLM7	10069	Natixis NY CP	03/28/2022	1,995,240.00	2,000,000.00	1,990,668.00		1.727	1.751	11/21/2022	51
63873KML8	10071	Natixis NY CP	03/28/2022	3,485,922.22	3,500,000.00	3,472,759.50		1.861	1.887	12/20/2022	80
			Subtotal and Average	**7,979,624.72**	**8,000,000.00**	**7,957,347.50**		**1.506**	**1.527**		**56**
Federal Agency Coupon Securities											
3133EMJ94	10050	FFCB Call Note	06/22/2021	5,500,000.00	5,500,000.00	5,279,086.28	0.160	0.273	0.277	09/15/2023	349
3133ENUS7	10079	FFCB Call Note	04/26/2022	1,995,306.18	2,000,000.00	1,952,536.26	2.580	2.699	2.736	04/18/2024	565
3130AMQQ8	10002	FHLB Call Note	06/23/2021	6,000,000.00	6,000,000.00	5,620,655.70	0.350	0.404	0.410	04/23/2024	570
3130AMZ88	10003	FHLB Call Note	07/12/2021	6,000,000.00	6,000,000.00	5,587,486.32	0.520	0.512	0.520	07/12/2024	650
3130ANTH3	10004	FHLB Call Note	09/15/2021	5,500,000.00	5,500,000.00	5,174,367.27	0.340	0.335	0.340	03/15/2024	531
3130ANTJ9	10005	FHLB Call Note	09/16/2021	5,500,000.00	5,500,000.00	5,084,870.51	0.510	0.503	0.510	09/16/2024	716
3130AMEP3	10054	FHLB Call Note	05/24/2021	5,500,000.00	5,500,000.00	5,138,464.10	0.400	0.397	0.403	05/24/2024	601
3130AQRX3	10060	FHLB Call Note	02/18/2022	5,000,000.00	5,000,000.00	4,578,300.70	1.750	1.726	1.750	02/18/2026	1,236
3130AQSN4	10062	FHLB Call Note	02/25/2022	1,500,000.00	1,500,000.00	1,400,090.69	1.625	1.602	1.625	02/25/2025	878
3130AQT52	10064	FHLB Call Note	02/28/2022	5,000,000.00	5,000,000.00	4,773,415.55	1.250	1.232	1.250	02/28/2024	515
3130AQX40	10065	FHLB Call Note	02/28/2022	2,500,000.00	2,500,000.00	2,396,122.45	1.500	1.479	1.500	02/23/2024	510
3130AQWU3	10067	FHLB Call Note	02/28/2022	10,000,000.00	10,000,000.00	9,196,433.70	2.000	1.972	2.000	02/27/2026	1,245
3130ARJ44	10075	FHLB Call Note	04/22/2022	9,500,000.00	9,500,000.00	9,188,551.43	2.400	2.367	2.400	04/22/2024	569
3130ARJ69	10077	FHLB Call Note	04/22/2022	9,500,000.00	9,500,000.00	9,157,403.31	2.500	2.466	2.500	07/22/2024	660
3130ARVV0	10081	FHLB Call Note	05/19/2022	5,550,000.00	5,550,000.00	5,379,368.91	3.500	3.452	3.500	05/19/2025	961
3130ARHK0	10073	FHLB Step Note	03/30/2022	7,500,000.00	7,500,000.00	7,424,067.68	2.125	1.602	1.625	03/30/2023	180
			Subtotal and Average	**92,045,306.18**	**92,050,000.00**	**87,331,220.86**		**1.487**	**1.508**		**681**
Treasury Coupon Securities											
91282CAK7	10087	T Note	09/23/2022	2,999,603.98	3,114,000.00	2,995,400.20	0.125	4.028	4.084	09/15/2023	349
91282CCX7	10090	T Note	09/23/2022	1,499,076.45	1,609,500.00	1,493,566.11	0.375	4.005	4.060	09/15/2024	715
			Subtotal and Average	**4,498,680.43**	**4,723,500.00**	**4,488,966.31**		**4.020**	**4.076**		**470**
Treasury Discounts -Amortizing											
912796U31	10084	T Bill	09/23/2022	2,499,381.58	2,545,000.00	2,500,734.82		3.854	3.907	03/23/2023	173
			Subtotal and Average	**2,499,381.58**	**2,545,000.00**	**2,500,734.82**		**3.854**	**3.908**		**173**

Fund OPER - Operating Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
CD's interest paid mo/qtrly											
324889	10012	Texas Regional Bank	04/29/2021	5,515,822.02	5,515,822.02	5,515,822.02	0.230	0.226	0.230	10/29/2022	28
325472	10014	Texas Regional Bank	06/23/2021	7,017,546.34	7,017,546.34	7,017,546.34	0.200	0.197	0.200	06/23/2023	265
9009004695	10015	Veritex Community Bank	08/24/2021	1,502,701.83	1,502,701.83	1,502,701.83	0.180	0.177	0.180	02/24/2023	146
9009004696	10016	Veritex Community Bank	08/24/2021	1,503,753.52	1,503,753.52	1,503,753.52	0.250	0.246	0.250	08/24/2023	327
			Subtotal and Average	**15,539,823.71**	**15,539,823.71**	**15,539,823.71**		**0.211**	**0.214**		**175**
Plains Capital Bank Demand											
99991	10044	Plains Capital Bank Demand	08/01/2021	6,589,176.43	6,589,176.43	6,589,176.43					1
			Subtotal and Average	**6,589,176.43**	**6,589,176.43**	**6,589,176.43**		**0.000**	**0.000**		**1**
Texpool Prime											
108281	10038	Texpool Prime	08/01/2021	44,585,972.19	44,585,972.19	44,585,972.19	2.613	2.577	2.613		1
			Subtotal and Average	**44,585,972.19**	**44,585,972.19**	**44,585,972.19**		**2.577**	**2.613**		**1**
Plains Capital Bank ICS Sweep											
4902	10037	Plains Capital Bank ICS Sweep	08/23/2021	10,185,011.67	10,185,011.67	10,185,011.67	2.360	2.327	2.360		1
			Subtotal and Average	**10,185,011.67**	**10,185,011.67**	**10,185,011.67**		**2.328**	**2.360**		**1**
			Total Investments and Average	**183,922,976.91**	**184,218,484.00**	**179,178,253.49**		**1.732**	**1.756**		**372**

Fund OTHER - Other Funds
Investments by Fund
September 30, 2022

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
CD's interest paid mo/qtrly											
9009004695C	10024	Veritex Community Bank	08/24/2021	500,900.60	500,900.60	500,900.60	0.180	0.177	0.180	02/24/2023	146
			Subtotal and Average	**500,900.60**	**500,900.60**	**500,900.60**		**0.178**	**0.180**		**146**
Plains Capital Bank Demand											
99995	10048	Plains Capital Bank Demand	08/01/2021	1,939,683.12	1,939,683.12	1,939,683.12					1
			Subtotal and Average	**1,939,683.12**	**1,939,683.12**	**1,939,683.12**		**0.000**	**0.000**		**1**
Texpool Prime											
108285	10042	Texpool Prime	08/01/2021	8,206,375.21	8,206,375.21	8,206,375.21	2.613	2.577	2.613		1
			Subtotal and Average	**8,206,375.21**	**8,206,375.21**	**8,206,375.21**		**2.577**	**2.613**		**1**
			Total Investments and Average	**10,646,958.93**	**10,646,958.93**	**10,646,958.93**		**1.995**	**2.023**		**7**

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PUBLIC FUNDS | PATTERSON GROUP

Patterson & Associates
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Suite 195
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City of McAllen, Texas
Purchases Report
Sorted by Fund - Fund
October 1, 2021 - September 30, 2022

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
Bond Con, Reserve & Cont Funds													
912796U31	10086	BOND	ATD	TBILL	12,830,000.00	09/23/2022	03/23 - At Maturity	12,589,391.17			03/23/2023	3.854	12,600,025.81
91282CAK7	10089	BOND	TRC	TNOTE	15,050,000.00	09/23/2022	03/15 - 09/15	14,484,449.22	415.75	0.125	09/15/2023	4.084	14,497,122.63
912828ZU7	10092	BOND	TRC	TNOTE	19,380,000.00	09/23/2022	12/15 - 06/15	18,875,817.19	13,237.70	0.250	06/15/2023	3.915	18,891,037.80
91282CBA8	10093	BOND	TRC	TNOTE	7,270,000.00	09/23/2022	12/15 - 06/15	6,924,675.00	2,482.92	0.125	12/15/2023	4.136	6,930,841.52
				Subtotal	**54,530,000.00**			**52,874,332.58**	**16,136.37**				**52,919,027.76**
Capital Improvement Funds													
19424JKU9	10059	CAPIMP	ACP	COLLCP	2,500,000.00	02/03/2022	10/28 - At Maturity	2,484,795.83		0.820	10/28/2022	0.833	2,498,462.50
5700	10068	CAPIMP	RR4	PCBICS	20,000,000.00	02/17/2022	/ - Monthly	20,000,000.00		0.400		0.400	20,144,959.60
3130AQRX3	10061	CAPIMP	FAC	FHLBC	5,000,000.00	02/18/2022	08/18 - 02/18	5,000,000.00		1.750	02/18/2026	1.750	5,000,000.00
3130AQSN4	10063	CAPIMP	FAC	FHLBC	3,500,000.00	02/25/2022	08/25 - 02/25	3,500,000.00		1.625	02/25/2025	1.625	3,500,000.00
3130AQX40	10066	CAPIMP	FAC	FHLBC	2,500,000.00	02/28/2022	08/23 - 02/23	2,500,000.00		1.500	02/23/2024	1.500	2,500,000.00
63873KLM7	10070	CAPIMP	ACP	NATICP	3,000,000.00	03/28/2022	11/21 - At Maturity	2,966,680.00		1.680	11/21/2022	1.728	2,992,860.00
63873KML8	10072	CAPIMP	ACP	NATICP	1,500,000.00	03/28/2022	12/20 - At Maturity	1,479,863.75		1.810	12/20/2022	1.862	1,493,966.67
3130ARHK0	10074	CAPIMP	FAC	FHLBS	2,500,000.00	03/30/2022	09/30 - 03/30	2,500,000.00		1.125	03/30/2023	1.623	2,500,000.00
3130ARJ44	10076	CAPIMP	FAC	FHLBC	500,000.00	04/22/2022	10/22 - 04/22	500,000.00		2.400	04/22/2024	2.400	500,000.00
3130ARJ69	10078	CAPIMP	FAC	FHLBC	500,000.00	04/22/2022	10/22 - 04/22	500,000.00		2.500	07/22/2024	2.501	500,000.00
3133ENUS7	10080	CAPIMP	FAC	FFCBC	8,000,000.00	04/26/2022	10/18 - 04/18	7,976,000.00	4,586.67	2.580	04/18/2024	2.737	7,981,224.72
3134GXSP0	10083	CAPIMP	FAC	FHLMCC	1,000,000.00	05/20/2022	06/16 - Final Pmt.	1,000,000.00		3.625	05/16/2025	3.625	0.00
912796U31	10085	CAPIMP	ATD	TBILL	2,545,000.00	09/23/2022	03/23 - At Maturity	2,497,272.06			03/23/2023	3.854	2,499,381.58
91282CAK7	10088	CAPIMP	TRC	TNOTE	2,076,000.00	09/23/2022	03/15 - 09/15	1,997,987.81	57.35	0.125	09/15/2023	4.084	1,999,735.98
91282CCX7	10091	CAPIMP	TRC	TNOTE	3,755,500.00	09/23/2022	03/15 - 09/15	3,494,962.19	311.23	0.375	09/15/2024	4.061	3,497,845.04
				Subtotal	**58,876,500.00**			**58,397,561.64**	**4,955.25**				**57,608,436.09**
Operating Funds													
19424JKU9	10058	OPER	ACP	COLLCP	2,500,000.00	02/03/2022	10/28 - At Maturity	2,484,795.83			10/28/2022	0.833	2,498,462.50
3130AQRX3	10060	OPER	FAC	FHLBC	5,000,000.00	02/18/2022	08/18 - 02/18	5,000,000.00		1.750	02/18/2026	1.750	5,000,000.00
3130AQSN4	10062	OPER	FAC	FHLBC	1,500,000.00	02/25/2022	08/25 - 02/25	1,500,000.00		1.625	02/25/2025	1.625	1,500,000.00
3130AQT52	10064	OPER	FAC	FHLBC	5,000,000.00	02/28/2022	08/28 - 02/28	5,000,000.00		1.250	02/28/2024	1.250	5,000,000.00
3130AQX40	10065	OPER	FAC	FHLBC	2,500,000.00	02/28/2022	08/23 - 02/23	2,500,000.00		1.500	02/23/2024	1.500	2,500,000.00
3130AQWU3	10067	OPER	FAC	FHLBC	10,000,000.00	02/28/2022	08/27 - 02/27	10,000,000.00		2.000	02/27/2026	2.000	10,000,000.00
63873KLM7	10069	OPER	ACP	NATICP	2,000,000.00	03/28/2022	11/21 - At Maturity	1,977,786.67			11/21/2022	1.728	1,995,240.00
63873KML8	10071	OPER	ACP	NATICP	3,500,000.00	03/28/2022	12/20 - At Maturity	3,453,015.42			12/20/2022	1.862	3,485,922.22
3130ARHK0	10073	OPER	FAC	FHLBS	7,500,000.00	03/30/2022	09/30 - 03/30	7,500,000.00		1.125	03/30/2023	1.125	7,500,000.00
3130ARJ44	10075	OPER	FAC	FHLBC	9,500,000.00	04/22/2022	10/22 - 04/22	9,500,000.00		2.400	04/22/2024	2.400	9,500,000.00

City of McAllen, Texas
Purchases Report
October 1, 2021 - September 30, 2022

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
Operating Funds													
3130ARJ69	10077	OPER	FAC	FHLBC	9,500,000.00	04/22/2022	10/22 - 04/22	9,500,000.00		2.500	07/22/2024	2.501	9,500,000.00
3133ENUS7	10079	OPER	FAC	FFCBC	2,000,000.00	04/26/2022	10/18 - 04/18	1,994,000.00	1,146.67	2.580	04/18/2024	2.737	1,995,306.18
3130ARVV0	10081	OPER	FAC	FHLBC	5,550,000.00	05/19/2022	11/19 - 05/19	5,550,000.00		3.500	05/19/2025	3.500	5,550,000.00
3134GXSP0	10082	OPER	FAC	FHLMCC	4,000,000.00	05/20/2022	06/16 - Final Pmt.	4,000,000.00		3.625	05/16/2025	3.625	0.00
912796U31	10084	OPER	ATD	TBILL	2,545,000.00	09/23/2022	03/23 - At Maturity	2,497,272.06			03/23/2023	3.854	2,499,381.58
91282CAK7	10087	OPER	TRC	TNOTE	3,114,000.00	09/23/2022	03/15 - 09/15	2,996,981.72	86.02	0.125	09/15/2023	4.084	2,999,603.98
91282CCX7	10090	OPER	TRC	TNOTE	1,609,500.00	09/23/2022	03/15 - 09/15	1,497,840.94	133.38	0.375	09/15/2024	4.061	1,499,076.45
				Subtotal	**77,318,500.00**			**76,951,692.64**	**1,366.07**				**73,022,992.91**
			Total Purchases		**190,725,000.00**			**188,223,586.86**	**22,457.69**				**183,550,456.76**

MEEDER
PUBLIC FUNDS | PATTERSON GROUP

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City of McAllen, Texas
Sales/Call Report
Sorted by Fund - Fund
October 1, 2021 - September 30, 2022

CUSIP	Investment #	Fund	Issuer / Sec. Type	Purchase Date	Redem. Date / Matur. Date	Par Value	Rate at Redem.	Book Value at Redem.	Redemption Principal	Redemption Interest	Total Amount	Net Income
Capital Improvement Funds												
3134GXSP0	10083	CAPIMP	FHLMCC FAC	05/20/2022	06/16/2022 05/16/2025	1,000,000.00	3.625	1,000,000.00	1,000,000.00	2,618.06	1,002,618.06 Call	2,618.06
					Subtotal	**1,000,000.00**		**1,000,000.00**	**1,000,000.00**	**2,618.06**	**1,002,618.06**	**2,618.06**
Operating Funds												
3134GXSP0	10082	OPER	FHLMCC FAC	05/20/2022	06/16/2022 05/16/2025	4,000,000.00	3.625	4,000,000.00	4,000,000.00	10,472.22	4,010,472.22 Call	10,472.22
					Subtotal	**4,000,000.00**		**4,000,000.00**	**4,000,000.00**	**10,472.22**	**4,010,472.22**	**10,472.22**
					Total Sales	**5,000,000.00**		**5,000,000.00**	**5,000,000.00**	**13,090.28**	**5,013,090.28**	**13,090.28**

MEEDER
PUBLIC FUNDS | PATTERSON GROUP

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City of McAllen, Texas
Interest Earnings
Sorted by Fund - Fund
October 1, 2021 - September 30, 2022
Yield on Average Book Value

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings: Interest Earned	Adjusted Interest Earnings: Amortization/ Accretion	Adjusted Interest Earnings: Adjusted Interest Earnings
Fund: Bond Con, Reserve & Cont Funds												
172160811B	10019	BOND	RRP	0.00	3,005,531.74	675,337.15	12/22/2021	0.240	0.238	1,604.75	0.00	1,604.75
172804127B	10021	BOND	RRP	0.00	3,000,996.34	1,414,504.43	03/22/2022	0.120	0.120	1,697.47	0.00	1,697.47
9009004695B	10023	BOND	RRP	1,001,801.22	1,000,000.00	1,000,862.68	02/24/2023	0.180	0.180	1,801.55	0.00	1,801.55
9009004696B	10026	BOND	RRP	1,002,502.33	1,000,000.00	1,001,198.34	08/24/2023	0.250	0.250	2,502.98	0.00	2,502.98
6901804440B	10028	BOND	RRP	0.00	500,607.76	479,219.90	09/15/2022	0.241	0.241	1,154.89	0.00	1,154.89
324574B	10030	BOND	RRP	0.00	500,349.04	255,238.48	04/05/2022	0.280	0.280	714.66	0.00	714.66
324327B	10032	BOND	RRP	0.00	2,003,594.08	1,929,327.23	09/17/2022	0.350	0.345	6,655.78	0.00	6,655.78
324889B	10034	BOND	RRP	1,002,876.74	1,000,573.42	1,001,842.19	10/29/2022	0.230	0.230	2,304.25	0.00	2,304.25
325472B	10036	BOND	RRP	1,002,506.61	1,000,504.11	1,001,298.60	06/23/2023	0.200	0.200	2,002.59	0.00	2,002.59
108286	10043	BOND	RR3	28,952,930.41	18,529,893.44	18,835,035.20		2.613	0.865	162,933.05	0.00	162,933.05
99996	10049	BOND	RR2	1,062,892.80	172,265.53	-12,534.18				0.00	0.00	0.00
912796U31	10086	BOND	ATD	12,830,000.00	0.00	276,062.97	03/23/2023		3.852	0.00	10,634.64	10,634.64
91282CAK7	10089	BOND	TRC	15,050,000.00	0.00	317,623.63	09/15/2023	0.125	4.121	415.74	12,673.41	13,089.15
912828ZU7	10092	BOND	TRC	19,380,000.00	0.00	413,904.19	06/15/2023	0.250	3.933	1,059.02	15,220.61	16,279.63
91282CBA8	10093	BOND	TRC	7,270,000.00	0.00	151,849.72	12/15/2023	0.125	4.192	198.64	6,166.52	6,365.16
			Subtotal	**88,555,510.11**	**31,714,315.46**	**28,740,770.54**			**0.799**	**185,045.37**	**44,695.18**	**229,740.55**
Fund: Capital Improvement Funds												
172180266A	10017	CAPIMP	RRP	0.00	5,897,443.78	2,202,496.56	02/14/2022	1.540	1.554	34,224.31	0.00	34,224.31
172160811A	10018	CAPIMP	RRP	0.00	1,502,849.67	337,689.25	12/22/2021	0.240	0.245	826.69	0.00	826.69
172804127A	10020	CAPIMP	RRP	0.00	3,751,245.42	1,768,130.55	03/22/2022	0.120	0.120	2,121.89	0.00	2,121.89
9009004695A	10022	CAPIMP	RRP	2,003,602.43	2,000,000.00	2,001,725.36	02/24/2023	0.180	0.180	3,603.10	0.00	3,603.10
9009004696A	10025	CAPIMP	RRP	2,506,255.87	2,500,000.00	2,502,995.87	08/24/2023	0.250	0.250	6,257.50	0.00	6,257.50
6901804440A	10027	CAPIMP	RRP	0.00	2,002,431.03	1,916,879.63	09/15/2022	0.241	0.241	4,619.63	0.00	4,619.63
324574A	10029	CAPIMP	RRP	0.00	2,001,396.16	1,020,953.93	04/05/2022	0.280	0.280	2,858.65	0.00	2,858.65
324327A	10031	CAPIMP	RRP	0.00	2,504,620.96	2,411,874.75	09/17/2022	0.350	0.355	8,557.45	0.00	8,557.45
324889A	10033	CAPIMP	RRP	3,510,068.54	3,502,006.99	3,506,447.64	10/29/2022	0.230	0.230	8,064.82	0.00	8,064.82
325472A	10035	CAPIMP	RRP	2,005,013.25	2,001,008.22	2,002,597.22	06/23/2023	0.200	0.200	4,005.20	0.00	4,005.20
108283	10040	CAPIMP	RR3	71,287,849.49	69,859,916.91	64,549,820.99		2.613	0.827	533,903.29	0.00	533,903.29
99993	10046	CAPIMP	RR2	1,051,151.51	1,773,787.97	1,636,138.52				0.00	0.00	0.00
3133EMJ94	10051	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	09/15/2023	0.160	0.160	7,200.00	0.00	7,200.00
3130ANTH3	10052	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	03/15/2024	0.340	0.340	15,300.00	0.00	15,300.00

City of McAllen, Texas
Interest Earnings
October 1, 2021 - September 30, 2022

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings: Interest Earned	Adjusted Interest Earnings: Amortization/ Accretion	Adjusted Interest Earnings: Adjusted Interest Earnings
Fund: Capital Improvement Funds												
3130AMQQ8	10053	CAPIMP	FAC	4,000,000.00	3,996,902.22	3,999,650.89	04/23/2024	0.350	0.427	14,000.00	3,097.78	17,097.78
3130AMEP3	10055	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	05/24/2024	0.400	0.400	18,000.00	0.00	18,000.00
3130AMZ88	10056	CAPIMP	FAC	4,000,000.00	4,000,000.00	4,000,000.00	07/12/2024	0.520	0.520	20,800.00	0.00	20,800.00
3130ANTJ9	10057	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	09/16/2024	0.510	0.510	22,950.00	0.00	22,950.00
19424JKU9	10059	CAPIMP	ACP	2,500,000.00	0.00	1,638,350.23	10/28/2022	0.820	0.834	0.00	13,666.67	13,666.67
3130AQRX3	10061	CAPIMP	FAC	5,000,000.00	0.00	3,082,191.78	02/18/2026	1.750	1.759	54,201.39	0.00	54,201.39
3130AQSN4	10063	CAPIMP	FAC	3,500,000.00	0.00	2,090,410.96	02/25/2025	1.625	1.632	34,125.00	0.00	34,125.00
3130AQX40	10066	CAPIMP	FAC	2,500,000.00	0.00	1,472,602.74	02/23/2024	1.500	1.507	22,187.50	0.00	22,187.50
5700	10068	CAPIMP	RR4	20,144,959.60	0.00	12,352,222.29		2.360	1.174	144,959.60	0.00	144,959.60
63873KLM7	10070	CAPIMP	ACP	3,000,000.00	0.00	1,526,657.75	11/21/2022	1.680	1.715	0.00	26,180.00	26,180.00
63873KML8	10072	CAPIMP	ACP	1,500,000.00	0.00	761,808.75	12/20/2022	1.810	1.851	0.00	14,102.92	14,102.92
3130ARHK0	10074	CAPIMP	FAC	2,500,000.00	0.00	1,267,123.29	03/30/2023	2.125	1.121	14,210.07	0.00	14,210.07
3130ARJ44	10076	CAPIMP	FAC	500,000.00	0.00	221,917.81	04/22/2024	2.400	2.388	5,300.00	0.00	5,300.00
3130ARJ69	10078	CAPIMP	FAC	500,000.00	0.00	221,917.81	07/22/2024	2.500	2.488	5,520.83	0.00	5,520.83
3133ENUS7	10080	CAPIMP	FAC	8,000,000.00	0.00	3,453,764.72	04/18/2024	2.580	2.724	88,866.66	5,224.72	94,091.38
3134GXSP0	10083	CAPIMP	FAC	0.00	0.00	73,972.60	05/16/2025	3.625	3.539	2,618.06	0.00	2,618.06
912796U31	10085	CAPIMP	ATD	2,545,000.00	0.00	54,760.74	03/23/2023		3.852	0.00	2,109.52	2,109.52
91282CAK7	10088	CAPIMP	TRC	2,076,000.00	0.00	43,813.07	09/15/2023	0.125	4.121	57.35	1,748.17	1,805.52
91282CCX7	10091	CAPIMP	TRC	3,755,500.00	0.00	76,637.45	09/15/2024	0.375	4.168	311.23	2,882.85	3,194.08
			Subtotal	**166,385,400.69**	**125,293,609.33**	**140,195,553.15**			**0.819**	**1,079,650.22**	**69,012.63**	**1,148,662.85**
Fund: Debt Service Funds												
108282	10039	DS	RR3	10,627,531.01	9,122,088.47	9,496,210.96		2.613	0.813	77,169.17	0.00	77,169.17
99992	10045	DS	RR2	126,435.84	142,979.60	357,596.95				0.00	0.00	0.00
			Subtotal	**10,753,966.85**	**9,265,068.07**	**9,853,807.91**			**0.783**	**77,169.17**	**0.00**	**77,169.17**
Fund: Grant Funds												
108284	10041	GRANT	RR3	14,393,404.50	27,524,652.55	17,865,258.43		2.613	0.721	128,815.32	0.00	128,815.32
99994	10047	GRANT	RR2	361,189.83	25,009.63	-849,199.63				0.00	0.00	0.00
			Subtotal	**14,754,594.33**	**27,549,662.18**	**17,016,058.80**			**0.757**	**128,815.32**	**0.00**	**128,815.32**
Fund: Operating Funds												
3130AMQQ8	10002	OPER	FAC	6,000,000.00	5,995,353.33	5,999,476.34	04/23/2024	0.350	0.427	21,000.00	4,646.67	25,646.67
3130AMZ88	10003	OPER	FAC	6,000,000.00	6,000,000.00	6,000,000.00	07/12/2024	0.520	0.520	31,200.00	0.00	31,200.00
3130ANTH3	10004	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	03/15/2024	0.340	0.340	18,700.00	0.00	18,700.00
3130ANTJ9	10005	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	09/16/2024	0.510	0.510	28,050.00	0.00	28,050.00
6002400257	10006	OPER	RRP	0.00	6,433,911.44	916,685.49	11/22/2021	1.660	1.653	15,154.80	0.00	15,154.80
172180266	10007	OPER	RRP	0.00	8,971,165.65	3,350,320.18	02/14/2022	1.540	1.532	51,336.47	0.00	51,336.47
172160811	10008	OPER	RRP	0.00	4,508,381.42	1,013,026.41	12/22/2021	0.240	0.240	2,431.46	0.00	2,431.46

City of McAllen, Texas
Interest Earnings
October 1, 2021 - September 30, 2022

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Average Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings: Interest Earned	Adjusted Interest Earnings: Amortization/ Accretion	Adjusted Interest Earnings: Adjusted Interest Earnings
Fund: Operating Funds												
6901804440	10009	OPER	RRP	0.00	2,503,038.80	2,389,225.38	09/15/2022	0.241	0.241	5,758.05	0.00	5,758.05
324327	10010	OPER	RRP	0.00	2,504,620.96	2,411,880.73	09/17/2022	0.350	0.355	8,557.45	0.00	8,557.45
324574	10011	OPER	RRP	0.00	2,501,745.21	1,276,192.41	04/05/2022	0.280	0.280	3,573.31	0.00	3,573.31
324889	10012	OPER	RRP	5,515,822.02	5,503,153.84	5,510,132.01	10/29/2022	0.230	0.230	12,673.30	0.00	12,673.30
172804127	10013	OPER	RRP	0.00	8,252,739.92	3,889,887.20	03/22/2022	0.120	0.120	4,668.11	0.00	4,668.11
325472	10014	OPER	RRP	7,017,546.34	7,003,528.77	7,009,090.26	06/23/2023	0.200	0.200	14,018.19	0.00	14,018.19
9009004695	10015	OPER	RRP	1,502,701.83	1,500,000.00	1,501,294.03	02/24/2023	0.180	0.180	2,702.33	0.00	2,702.33
9009004696	10016	OPER	RRP	1,503,753.52	1,500,000.00	1,501,797.51	08/24/2023	0.250	0.250	3,754.50	0.00	3,754.50
108281	10038	OPER	RR3	44,585,972.19	48,411,205.82	58,495,850.90		2.613	0.664	388,433.88	0.00	388,433.88
99991	10044	OPER	RR2	6,589,176.43	5,342,347.82	5,550,159.53				0.01	0.00	0.01
3133EMJ94	10050	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	09/15/2023	0.160	0.160	8,800.00	0.00	8,800.00
3130AMEP3	10054	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	05/24/2024	0.400	0.400	22,000.00	0.00	22,000.00
4902	10037	OPER	RR4	10,185,011.67	20,008,329.85	20,000,588.06		2.360	0.883	176,681.82	0.00	176,681.82
19424JKU9	10058	OPER	ACP	2,500,000.00	0.00	1,638,350.23	10/28/2022		0.834	0.00	13,666.67	13,666.67
3130AQRX3	10060	OPER	FAC	5,000,000.00	0.00	3,082,191.78	02/18/2026	1.750	1.759	54,201.39	0.00	54,201.39
3130AQSN4	10062	OPER	FAC	1,500,000.00	0.00	895,890.41	02/25/2025	1.625	1.632	14,625.00	0.00	14,625.00
3130AQT52	10064	OPER	FAC	5,000,000.00	0.00	2,945,205.48	02/28/2024	1.250	1.256	36,979.17	0.00	36,979.17
3130AQX40	10065	OPER	FAC	2,500,000.00	0.00	1,472,602.74	02/23/2024	1.500	1.507	22,187.50	0.00	22,187.50
3130AQWU3	10067	OPER	FAC	10,000,000.00	0.00	5,890,410.96	02/27/2026	2.000	2.009	118,333.33	0.00	118,333.33
63873KLM7	10069	OPER	ACP	2,000,000.00	0.00	1,017,771.84	11/21/2022		1.715	0.00	17,453.33	17,453.33
63873KML8	10071	OPER	ACP	3,500,000.00	0.00	1,777,553.76	12/20/2022		1.851	0.00	32,906.80	32,906.80
3130ARHK0	10073	OPER	FAC	7,500,000.00	0.00	3,801,369.86	03/30/2023	2.125	1.121	42,630.21	0.00	42,630.21
3130ARJ44	10075	OPER	FAC	9,500,000.00	0.00	4,216,438.36	04/22/2024	2.400	2.388	100,700.00	0.00	100,700.00
3130ARJ69	10077	OPER	FAC	9,500,000.00	0.00	4,216,438.36	07/22/2024	2.500	2.488	104,895.83	0.00	104,895.83
3133ENUS7	10079	OPER	FAC	2,000,000.00	0.00	863,441.18	04/18/2024	2.580	2.724	22,216.66	1,306.18	23,522.84
3130ARVV0	10081	OPER	FAC	5,550,000.00	0.00	2,052,739.73	05/19/2025	3.500	3.470	71,225.00	0.00	71,225.00
3134GXSP0	10082	OPER	FAC	0.00	0.00	295,890.41	05/16/2025	3.625	3.539	10,472.22	0.00	10,472.22
912796U31	10084	OPER	ATD	2,545,000.00	0.00	54,760.74	03/23/2023		3.852	0.00	2,109.52	2,109.52
91282CAK7	10087	OPER	TRC	3,114,000.00	0.00	65,719.60	09/15/2023	0.125	4.121	86.02	2,622.26	2,708.28
91282CCX7	10090	OPER	TRC	1,609,500.00	0.00	32,844.62	09/15/2024	0.375	4.168	133.39	1,235.51	1,368.90
			Subtotal	**184,218,484.00**	**158,939,522.83**	**183,135,226.48**			**0.816**	**1,418,179.40**	**75,946.94**	**1,494,126.34**
Fund: Other Funds												
9009004695C	10024	OTHER	RRP	500,900.60	500,000.00	500,431.33	02/24/2023	0.180	0.180	900.78	0.00	900.78
108285	10042	OTHER	RR3	8,206,375.21	7,045,244.16	7,705,344.98		2.613	0.876	67,466.05	0.00	67,466.05
99995	10048	OTHER	RR2	1,939,683.12	1,424,911.18	1,790,757.72				0.00	0.00	0.00
			Subtotal	**10,646,958.93**	**8,970,155.34**	**9,996,534.04**			**0.684**	**68,366.83**	**0.00**	**68,366.83**
			Total	**475,314,914.91**	**361,732,333.21**	**388,937,950.92**			**0.809**	**2,957,226.31**	**189,654.75**	**3,146,881.06**

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PUBLIC FUNDS | PATTERSON GROUP

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City of McAllen, Texas
Amortization Schedule
October 1, 2021 - September 30, 2022
Sorted By Fund - Fund

Investment # / Issuer	Fund	Maturity Date / Amort. Date	Beginning Par Value / Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	Amounts Amortized And Unamortized As of 10/01/2021	Amount Amortized This Period	Amt Amortized Through 09/30/2022	Amount Unamortized Through 09/30/2022
Bond Con, Reserve & Cont Funds										
10086 T Bill	BOND	03/23/2023	12,830,000.00	12,589,391.17	-240,608.83	12,600,025.81	0.00 -240,608.83	10,634.64	10,634.64	-229,974.19
10089 T Note	BOND	09/15/2023	15,050,000.00 0.125	14,484,449.22	-565,550.78	14,497,122.63	0.00 -565,550.78	12,673.41	12,673.41	-552,877.37
10092 T Note	BOND	06/15/2023	19,380,000.00 0.250	18,875,817.19	-504,182.81	18,891,037.80	0.00 -504,182.81	15,220.61	15,220.61	-488,962.20
10093 T Note	BOND	12/15/2023	7,270,000.00 0.125	6,924,675.00	-345,325.00	6,930,841.52	0.00 -345,325.00	6,166.52	6,166.52	-339,158.48
			Subtotal	**52,874,332.58**	**-1,655,667.42**	**52,919,027.76**	**0.00** **-1,655,667.42**	**44,695.18**	**44,695.18**	**-1,610,972.24**
Capital Improvement Funds										
10059 Collateralized CP V	CAPIMP	10/28/2022	2,500,000.00 0.820	2,484,795.83	-15,204.17	2,498,462.50	0.00 -15,204.17	13,666.67	13,666.67	-1,537.50
10051 FFCB Call Note	CAPIMP	09/15/2023 09/15/2021	4,500,000.00 0.160	4,488,300.00	-11,700.00	4,500,000.00	11,700.00 0.00	0.00	11,700.00	0.00
10080 FFCB Call Note	CAPIMP	04/18/2024	8,000,000.00 2.580	7,976,000.00	-24,000.00	7,981,224.72	0.00 -24,000.00	5,224.72	5,224.72	-18,775.28
10053 FHLB Call Note	CAPIMP	04/23/2024 12/23/2021	4,000,000.00 0.350	3,993,200.00	-6,800.00	4,000,000.00	3,702.22 -3,097.78	3,097.78	6,800.00	0.00
10055 FHLB Call Note	CAPIMP	05/24/2024 08/24/2021	4,500,000.00 0.400	4,499,550.00	-450.00	4,500,000.00	450.00 0.00	0.00	450.00	0.00
10070 Natixis NY CP	CAPIMP	11/21/2022	3,000,000.00 1.680	2,966,680.00	-33,320.00	2,992,860.00	0.00 -33,320.00	26,180.00	26,180.00	-7,140.00
10072 Natixis NY CP	CAPIMP	12/20/2022	1,500,000.00 1.810	1,479,863.75	-20,136.25	1,493,966.67	0.00 -20,136.25	14,102.92	14,102.92	-6,033.33
10085 T Bill	CAPIMP	03/23/2023	2,545,000.00	2,497,272.06	-47,727.94	2,499,381.58	0.00 -47,727.94	2,109.52	2,109.52	-45,618.42
10088 T Note	CAPIMP	09/15/2023	2,076,000.00 0.125	1,997,987.81	-78,012.19	1,999,735.98	0.00 -78,012.19	1,748.17	1,748.17	-76,264.02
10091 T Note	CAPIMP	09/15/2024	3,755,500.00 0.375	3,494,962.19	-260,537.81	3,497,845.04	0.00 -260,537.81	2,882.85	2,882.85	-257,654.96
			Subtotal	**35,878,611.64**	**-497,888.36**	**35,963,476.49**	**15,852.22** **-482,036.14**	**69,012.63**	**84,864.85**	**-413,023.51**

City of McAllen, Texas
Amortization Schedule
October 1, 2021 - September 30, 2022

Investment # / Issuer	Fund	Maturity Date / Amort. Date	Beginning Par Value / Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	Amounts Amortized And Unamortized As of 10/01/2021	Amount Amortized This Period	Amt Amortized Through 09/30/2022	Amount Unamortized Through 09/30/2022
Operating Funds										
10058	OPER	10/28/2022	2,500,000.00	2,484,795.83	-15,204.17	2,498,462.50	0.00	13,666.67	13,666.67	-1,537.50
Collateralized CP V							-15,204.17			
10050	OPER	09/15/2023	5,500,000.00	5,485,700.00	-14,300.00	5,500,000.00	14,300.00	0.00	14,300.00	0.00
FFCB Call Note		09/15/2021	0.160				0.00			
10079	OPER	04/18/2024	2,000,000.00	1,994,000.00	-6,000.00	1,995,306.18	0.00	1,306.18	1,306.18	-4,693.82
FFCB Call Note			2.580				-6,000.00			
10002	OPER	04/23/2024	6,000,000.00	5,989,800.00	-10,200.00	6,000,000.00	5,553.33	4,646.67	10,200.00	0.00
FHLB Call Note		12/23/2021	0.350				-4,646.67			
10054	OPER	05/24/2024	5,500,000.00	5,499,450.00	-550.00	5,500,000.00	550.00	0.00	550.00	0.00
FHLB Call Note		08/24/2021	0.400				0.00			
10069	OPER	11/21/2022	2,000,000.00	1,977,786.67	-22,213.33	1,995,240.00	0.00	17,453.33	17,453.33	-4,760.00
Natixis NY CP							-22,213.33			
10071	OPER	12/20/2022	3,500,000.00	3,453,015.42	-46,984.58	3,485,922.22	0.00	32,906.80	32,906.80	-14,077.78
Natixis NY CP							-46,984.58			
10084	OPER	03/23/2023	2,545,000.00	2,497,272.06	-47,727.94	2,499,381.58	0.00	2,109.52	2,109.52	-45,618.42
T Bill							-47,727.94			
10087	OPER	09/15/2023	3,114,000.00	2,996,981.72	-117,018.28	2,999,603.98	0.00	2,622.26	2,622.26	-114,396.02
T Note			0.125				-117,018.28			
10090	OPER	09/15/2024	1,609,500.00	1,497,840.94	-111,659.06	1,499,076.45	0.00	1,235.51	1,235.51	-110,423.55
T Note			0.375				-111,659.06			
			Subtotal	**33,876,642.64**	**-391,857.36**	**33,972,992.91**	**20,403.33**	**75,946.94**	**96,350.27**	**-295,507.09**
							-371,454.03			
			Total	**122,629,586.86**	**-2,545,413.14**	**122,855,497.16**	**36,255.55**	**189,654.75**	**225,910.30**	**-2,319,502.84**
							-2,509,157.59			

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PUBLIC FUNDS | PATTERSON GROUP

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City of McAllen, Texas
Texas Compliance Change in Val Report
Sorted by Fund
October 1, 2021 - September 30, 2022

Inv # / Cusip	Issuer / Par Value	Fund / YTM	Purch Date / Mat Date	Interest Accrual / Interest Received	Beginning Book Value / Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value / Ending Market Value
Fund: Bond Con, Reserve &									
10019	EWB	BOND	12/22/2020	1,604.75	3,005,531.74	1,604.75	3,007,136.49	-3,005,531.74	0.00
172160811B	0.00	0.000	12/22/2021	1,604.75	3,005,531.74	1,604.75	3,007,136.49	-3,005,531.74	0.00
10021	EWB	BOND	06/22/2021	1,697.47	3,000,996.34	1,697.47	3,002,693.81	-3,000,996.34	0.00
172804127B	0.00	0.000	03/22/2022	1,697.47	3,000,996.34	1,697.47	3,002,693.81	-3,000,996.34	0.00
10023	VERIBK	BOND	08/24/2021	1,801.55	1,000,000.00	1,801.22	0.00	1,801.22	1,001,801.22
9009004695B	1,001,801.22	0.180	02/24/2023	1,801.22	1,000,000.00	1,801.22	0.00	1,801.22	1,001,801.22
10026	VERIBK	BOND	08/24/2021	2,502.98	1,000,000.00	2,502.33	0.00	2,502.33	1,002,502.33
9009004696B	1,002,502.33	0.250	08/24/2023	2,502.33	1,000,000.00	2,502.33	0.00	2,502.33	1,002,502.33
10028	BKOZK	BOND	03/15/2021	1,154.89	500,607.76	1,207.77	501,815.53	-500,607.76	0.00
6901804440B	0.00	0.000	09/15/2022	1,207.77	500,607.76	1,207.77	501,815.53	-500,607.76	0.00
10030	TRB	BOND	04/05/2021	714.66	500,349.04	1,052.42	501,401.46	-500,349.04	0.00
324574B	0.00	0.000	04/05/2022	1,052.42	500,349.04	1,052.42	501,401.46	-500,349.04	0.00
10032	TRB	BOND	03/17/2021	6,655.78	2,003,594.08	6,919.38	2,010,513.46	-2,003,594.08	0.00
324327B	0.00	0.000	09/17/2022	6,919.38	2,003,594.08	6,919.38	2,010,513.46	-2,003,594.08	0.00
10034	TRB	BOND	04/29/2021	2,304.25	1,000,573.42	2,303.32	0.00	2,303.32	1,002,876.74
324889B	1,002,876.74	0.230	10/29/2022	2,303.32	1,000,573.42	2,303.32	0.00	2,303.32	1,002,876.74
10036	TRB	BOND	06/23/2021	2,002.59	1,000,504.11	2,002.50	0.00	2,002.50	1,002,506.61
325472B	1,002,506.61	0.200	06/23/2023	2,002.50	1,000,504.11	2,002.50	0.00	2,002.50	1,002,506.61
10043	TXPRIM	BOND	08/01/2021	162,933.05	18,529,893.44	13,975,302.12	3,552,265.15	10,423,036.97	28,952,930.41
108286	28,952,930.41	2.613	/ /	162,933.05	18,529,893.44	13,975,302.12	3,552,265.15	10,423,036.97	28,952,930.41
10049	PCBDM	BOND	08/01/2021	0.00	172,265.53	2,182,781.96	1,292,154.69	890,627.27	1,062,892.80
99996	1,062,892.80	0.000	/ /	0.00	172,265.53	2,182,781.96	1,292,154.69	890,627.27	1,062,892.80

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10086	TBILL	BOND	09/23/2022	0.00	0.00	12,589,391.17	0.00	12,600,025.81	12,600,025.81
912796U31	12,830,000.00	3.854	03/23/2023	0.00	0.00	12,589,391.17	0.00	12,606,847.81	12,606,847.81
10089	TNOTE	BOND	09/23/2022	415.74	0.00	14,484,449.22	0.00	14,497,122.63	14,497,122.63
91282CAK7	15,050,000.00	4.084	09/15/2023	0.00	0.00	14,484,449.22	0.00	14,476,805.70	14,476,805.70
10092	TNOTE	BOND	09/23/2022	1,059.02	0.00	18,875,817.19	0.00	18,891,037.80	18,891,037.80
912828ZU7	19,380,000.00	3.915	06/15/2023	0.00	0.00	18,875,817.19	0.00	18,863,697.42	18,863,697.42
10093	TNOTE	BOND	09/23/2022	198.64	0.00	6,924,675.00	0.00	6,930,841.52	6,930,841.52
91282CBA8	7,270,000.00	4.135	12/15/2023	0.00	0.00	6,924,675.00	0.00	6,919,280.66	6,919,280.66
	Sub Totals For: Fund: Bond Con, Reserve &			185,045.37	31,714,315.46	69,053,507.82	13,867,980.59	55,230,222.41	86,944,537.87
				184,024.21	31,714,315.46	69,053,507.82	13,867,980.59	55,177,826.24	86,892,141.70
Fund: Capital Improvement									
10017	EWB	CAPIMP	02/14/2020	34,224.31	5,897,443.78	34,224.31	5,931,668.09	-5,897,443.78	0.00
172180266A	0.00	0.000	02/14/2022	34,224.31	5,897,443.78	34,224.31	5,931,668.09	-5,897,443.78	0.00
10018	EWB	CAPIMP	12/22/2020	826.69	1,502,849.67	826.69	1,503,676.36	-1,502,849.67	0.00
172160811A	0.00	0.000	12/22/2021	826.69	1,502,849.67	826.69	1,503,676.36	-1,502,849.67	0.00
10020	EWB	CAPIMP	06/22/2021	2,121.89	3,751,245.42	2,121.89	3,753,367.31	-3,751,245.42	0.00
172804127A	0.00	0.000	03/22/2022	2,121.89	3,751,245.42	2,121.89	3,753,367.31	-3,751,245.42	0.00
10022	VERIBK	CAPIMP	08/24/2021	3,603.10	2,000,000.00	3,602.43	0.00	3,602.43	2,003,602.43
9009004695A	2,003,602.43	0.180	02/24/2023	3,602.43	2,000,000.00	3,602.43	0.00	3,602.43	2,003,602.43
10025	VERIBK	CAPIMP	08/24/2021	6,257.50	2,500,000.00	6,255.87	0.00	6,255.87	2,506,255.87
9009004696A	2,506,255.87	0.250	08/24/2023	6,255.87	2,500,000.00	6,255.87	0.00	6,255.87	2,506,255.87
10027	BKOZK	CAPIMP	03/15/2021	4,619.63	2,002,431.03	4,831.17	2,007,262.20	-2,002,431.03	0.00
6901804440A	0.00	0.000	09/15/2022	4,831.17	2,002,431.03	4,831.17	2,007,262.20	-2,002,431.03	0.00
10029	TRB	CAPIMP	04/05/2021	2,858.65	2,001,396.16	4,209.72	2,005,605.88	-2,001,396.16	0.00
324574A	0.00	0.000	04/05/2022	4,209.72	2,001,396.16	4,209.72	2,005,605.88	-2,001,396.16	0.00
10031	TRB	CAPIMP	03/17/2021	8,557.45	2,504,620.96	8,896.37	2,513,517.33	-2,504,620.96	0.00
324327A	0.00	0.000	09/17/2022	8,896.37	2,504,620.96	8,896.37	2,513,517.33	-2,504,620.96	0.00

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10033	TRB	CAPIMP	04/29/2021	8,064.82	3,502,006.99	8,061.55	0.00	8,061.55	3,510,068.54
324889A	3,510,068.54	0.230	10/29/2022	8,061.55	3,502,006.99	8,061.55	0.00	8,061.55	3,510,068.54
10035	TRB	CAPIMP	06/23/2021	4,005.20	2,001,008.22	4,005.03	0.00	4,005.03	2,005,013.25
325472A	2,005,013.25	0.200	06/23/2023	4,005.03	2,001,008.22	4,005.03	0.00	4,005.03	2,005,013.25
10040	TXPRIM	CAPIMP	08/01/2021	533,903.29	69,859,916.91	35,948,453.46	34,520,520.88	1,427,932.58	71,287,849.49
108283	71,287,849.49	2.613	/ /	533,903.29	69,859,916.91	35,948,453.46	34,520,520.88	1,427,932.58	71,287,849.49
10046	PCBDM	CAPIMP	08/01/2021	0.00	1,773,787.97	9,324,861.30	10,047,497.76	-722,636.46	1,051,151.51
99993	1,051,151.51	0.000	/ /	0.00	1,773,787.97	9,324,861.30	10,047,497.76	-722,636.46	1,051,151.51
10051	FFCBC	CAPIMP	06/22/2021	7,200.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3133EMJ94	4,500,000.00	0.277	09/15/2023	7,200.00	4,500,000.00	0.00	0.00	-180,747.59	4,319,252.41
10052	FHLBC	CAPIMP	09/15/2021	15,300.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130ANTH3	4,500,000.00	0.340	03/15/2024	15,300.00	4,500,000.00	0.00	0.00	-266,426.78	4,233,573.22
10053	FHLBC	CAPIMP	06/23/2021	14,000.00	3,996,902.22	0.00	0.00	3,097.78	4,000,000.00
3130AMQQ8	4,000,000.00	0.410	04/23/2024	14,000.00	3,996,902.22	0.00	0.00	-249,798.42	3,747,103.80
10055	FHLBC	CAPIMP	05/24/2021	18,000.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130AMEP3	4,500,000.00	0.403	05/24/2024	18,000.00	4,500,000.00	0.00	0.00	-295,802.10	4,204,197.90
10056	FHLBC	CAPIMP	07/12/2021	20,800.00	4,000,000.00	0.00	0.00	0.00	4,000,000.00
3130AMZ88	4,000,000.00	0.520	07/12/2024	20,800.00	4,000,000.00	0.00	0.00	-275,009.12	3,724,990.88
10057	FHLBC	CAPIMP	09/16/2021	22,950.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130ANTJ9	4,500,000.00	0.510	09/16/2024	22,950.00	4,500,000.00	0.00	0.00	-339,651.40	4,160,348.60
10059	COLLCP	CAPIMP	02/03/2022	0.00	0.00	2,484,795.83	0.00	2,498,462.50	2,498,462.50
19424JKU9	2,500,000.00	0.833	10/28/2022	0.00	0.00	2,484,795.83	0.00	2,493,920.00	2,493,920.00
10061	FHLBC	CAPIMP	02/18/2022	54,201.39	0.00	5,000,000.00	0.00	5,000,000.00	5,000,000.00
3130AQRX3	5,000,000.00	1.750	02/18/2026	43,750.00	0.00	5,000,000.00	0.00	4,578,300.70	4,578,300.70
10063	FHLBC	CAPIMP	02/25/2022	34,125.00	0.00	3,500,000.00	0.00	3,500,000.00	3,500,000.00
3130AQSN4	3,500,000.00	1.625	02/25/2025	28,437.50	0.00	3,500,000.00	0.00	3,266,878.27	3,266,878.27

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10066	FHLBC	CAPIMP	02/28/2022	22,187.50	0.00	2,500,000.00	0.00	2,500,000.00	2,500,000.00
3130AQX40	2,500,000.00	1.500	02/23/2024	18,229.17	0.00	2,500,000.00	0.00	2,396,122.45	2,396,122.45
10068	PCBICS	CAPIMP	02/17/2022	144,959.60	0.00	30,144,959.60	10,000,000.00	20,144,959.60	20,144,959.60
5700	20,144,959.60	2.360	/ /	144,959.60	0.00	30,144,959.60	10,000,000.00	20,144,959.60	20,144,959.60
10070	NATICP	CAPIMP	03/28/2022	0.00	0.00	2,966,680.00	0.00	2,992,860.00	2,992,860.00
63873KLM7	3,000,000.00	1.727	11/21/2022	0.00	0.00	2,966,680.00	0.00	2,986,002.00	2,986,002.00
10072	NATICP	CAPIMP	03/28/2022	0.00	0.00	1,479,863.75	0.00	1,493,966.67	1,493,966.67
63873KML8	1,500,000.00	1.861	12/20/2022	0.00	0.00	1,479,863.75	0.00	1,488,325.50	1,488,325.50
10074	FHLBS	CAPIMP	03/30/2022	14,210.07	0.00	2,500,000.00	0.00	2,500,000.00	2,500,000.00
3130ARHK0	2,500,000.00	1.625	03/30/2023	14,062.50	0.00	2,500,000.00	0.00	2,474,689.22	2,474,689.22
10076	FHLBC	CAPIMP	04/22/2022	5,300.00	0.00	500,000.00	0.00	500,000.00	500,000.00
3130ARJ44	500,000.00	2.400	04/22/2024	0.00	0.00	500,000.00	0.00	483,607.97	483,607.97
10078	FHLBC	CAPIMP	04/22/2022	5,520.83	0.00	500,000.00	0.00	500,000.00	500,000.00
3130ARJ69	500,000.00	2.500	07/22/2024	0.00	0.00	500,000.00	0.00	481,968.60	481,968.60
10080	FFCBC	CAPIMP	04/26/2022	88,866.66	0.00	7,976,000.00	0.00	7,981,224.72	7,981,224.72
3133ENUS7	8,000,000.00	2.736	04/18/2024	0.00	0.00	7,976,000.00	0.00	7,810,145.04	7,810,145.04
10085	TBILL	CAPIMP	09/23/2022	0.00	0.00	2,497,272.06	0.00	2,499,381.58	2,499,381.58
912796U31	2,545,000.00	3.854	03/23/2023	0.00	0.00	2,497,272.06	0.00	2,500,734.82	2,500,734.82
10088	TNOTE	CAPIMP	09/23/2022	57.35	0.00	1,997,987.81	0.00	1,999,735.98	1,999,735.98
91282CAK7	2,076,000.00	4.084	09/15/2023	0.00	0.00	1,997,987.81	0.00	1,996,933.46	1,996,933.46
10091	TNOTE	CAPIMP	09/23/2022	311.23	0.00	3,494,962.19	0.00	3,497,845.04	3,497,845.04
91282CCX7	3,755,500.00	4.060	09/15/2024	0.00	0.00	3,494,962.19	0.00	3,484,987.58	3,484,987.58
	Sub Totals For: Fund: Capital Improvement			1,077,032.16	125,293,609.33	112,892,871.03	72,283,115.81	40,678,767.85	165,972,377.18
				958,627.09	125,293,609.33	112,892,871.03	72,283,115.81	38,047,373.78	163,340,983.11
Fund: Debt Service Funds									
10039	TXPRIM	DS	08/01/2021	77,169.17	9,122,088.47	10,527,127.12	9,021,684.58	1,505,442.54	10,627,531.01
108282	10,627,531.01	2.613	/ /	77,169.17	9,122,088.47	10,527,127.12	9,021,684.58	1,505,442.54	10,627,531.01

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10045	PCBDM	DS	08/01/2021	0.00	142,979.60	2,872,814.01	2,889,357.77	-16,543.76	126,435.84
99992	126,435.84	0.000	/ /	0.00	142,979.60	2,872,814.01	2,889,357.77	-16,543.76	126,435.84
	Sub Totals For: Fund: Debt Service Funds			77,169.17	9,265,068.07	13,399,941.13	11,911,042.35	1,488,898.78	10,753,966.85
				77,169.17	9,265,068.07	13,399,941.13	11,911,042.35	1,488,898.78	10,753,966.85
Fund: Grant Funds									
10041	TXPRIM	GRANT	08/01/2021	128,815.32	27,524,652.55	10,287,068.89	23,418,316.94	-13,131,248.05	14,393,404.50
108284	14,393,404.50	2.613	/ /	128,815.32	27,524,652.55	10,287,068.89	23,418,316.94	-13,131,248.05	14,393,404.50
10047	PCBDM	GRANT	08/01/2021	0.00	25,009.63	6,763,114.43	6,426,934.23	336,180.20	361,189.83
99994	361,189.83	0.000	/ /	0.00	25,009.63	6,763,114.43	6,426,934.23	336,180.20	361,189.83
	Sub Totals For: Fund: Grant Funds			128,815.32	27,549,662.18	17,050,183.32	29,845,251.17	-12,795,067.85	14,754,594.33
				128,815.32	27,549,662.18	17,050,183.32	29,845,251.17	-12,795,067.85	14,754,594.33
Fund: Operating Funds									
10002	FHLBC	OPER	06/23/2021	21,000.00	5,995,353.33	0.00	0.00	4,646.67	6,000,000.00
3130AMQQ8	6,000,000.00	0.410	04/23/2024	21,000.00	5,995,353.33	0.00	0.00	-374,697.63	5,620,655.70
10003	FHLBC	OPER	07/12/2021	31,200.00	6,000,000.00	0.00	0.00	0.00	6,000,000.00
3130AMZ88	6,000,000.00	0.520	07/12/2024	31,200.00	6,000,000.00	0.00	0.00	-412,513.68	5,587,486.32
10004	FHLBC	OPER	09/15/2021	18,700.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130ANTH3	5,500,000.00	0.340	03/15/2024	18,700.00	5,500,000.00	0.00	0.00	-325,632.73	5,174,367.27
10005	FHLBC	OPER	09/16/2021	28,050.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130ANTJ9	5,500,000.00	0.510	09/16/2024	28,050.00	5,500,000.00	0.00	0.00	-415,129.49	5,084,870.51
10006	VERIBK	OPER	11/21/2019	15,154.80	6,433,911.44	26,808.02	6,460,719.46	-6,433,911.44	0.00
6002400257	0.00	0.000	11/22/2021	26,808.02	6,433,911.44	26,808.02	6,460,719.46	-6,433,911.44	0.00
10007	EWB	OPER	02/14/2020	51,336.47	8,971,165.65	51,336.47	9,022,502.12	-8,971,165.65	0.00
172180266	0.00	0.000	02/14/2022	51,336.47	8,971,165.65	51,336.47	9,022,502.12	-8,971,165.65	0.00
10008	EWB	OPER	12/22/2020	2,431.46	4,508,381.42	2,431.46	4,510,812.88	-4,508,381.42	0.00
172160811	0.00	0.000	12/22/2021	2,431.46	4,508,381.42	2,431.46	4,510,812.88	-4,508,381.42	0.00

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10009	BKOZK	OPER	03/15/2021	5,758.05	2,503,038.80	6,039.01	2,509,077.81	-2,503,038.80	0.00
6901804440	0.00	0.000	09/15/2022	6,039.01	2,503,038.80	6,039.01	2,509,077.81	-2,503,038.80	0.00
10010	TRB	OPER	03/17/2021	8,557.45	2,504,620.96	8,896.37	2,513,517.33	-2,504,620.96	0.00
324327	0.00	0.000	09/17/2022	8,896.37	2,504,620.96	8,896.37	2,513,517.33	-2,504,620.96	0.00
10011	TRB	OPER	04/05/2021	3,573.31	2,501,745.21	5,262.15	2,507,007.36	-2,501,745.21	0.00
324574	0.00	0.000	04/05/2022	5,262.15	2,501,745.21	5,262.15	2,507,007.36	-2,501,745.21	0.00
10012	TRB	OPER	04/29/2021	12,673.30	5,503,153.84	12,668.18	0.00	12,668.18	5,515,822.02
324889	5,515,822.02	0.230	10/29/2022	12,668.18	5,503,153.84	12,668.18	0.00	12,668.18	5,515,822.02
10013	EWB	OPER	06/22/2021	4,668.11	8,252,739.92	4,668.11	8,257,408.03	-8,252,739.92	0.00
172804127	0.00	0.000	03/22/2022	4,668.11	8,252,739.92	4,668.11	8,257,408.03	-8,252,739.92	0.00
10014	TRB	OPER	06/23/2021	14,018.19	7,003,528.77	14,017.57	0.00	14,017.57	7,017,546.34
325472	7,017,546.34	0.200	06/23/2023	14,017.57	7,003,528.77	14,017.57	0.00	14,017.57	7,017,546.34
10015	VERIBK	OPER	08/24/2021	2,702.33	1,500,000.00	2,701.83	0.00	2,701.83	1,502,701.83
9009004695	1,502,701.83	0.180	02/24/2023	2,701.83	1,500,000.00	2,701.83	0.00	2,701.83	1,502,701.83
10016	VERIBK	OPER	08/24/2021	3,754.50	1,500,000.00	3,753.52	0.00	3,753.52	1,503,753.52
9009004696	1,503,753.52	0.250	08/24/2023	3,753.52	1,500,000.00	3,753.52	0.00	3,753.52	1,503,753.52
10037	PCBICS	OPER	08/23/2021	176,681.82	20,008,329.85	176,681.82	10,000,000.00	-9,823,318.18	10,185,011.67
4902	10,185,011.67	2.360	/ /	176,681.82	20,008,329.85	176,681.82	10,000,000.00	-9,823,318.18	10,185,011.67
10038	TXPRIM	OPER	08/01/2021	388,433.88	48,411,205.82	50,433,043.89	54,258,277.52	-3,825,233.63	44,585,972.19
108281	44,585,972.19	2.613	/ /	388,433.88	48,411,205.82	50,433,043.89	54,258,277.52	-3,825,233.63	44,585,972.19
10044	PCBDM	OPER	08/01/2021	0.01	5,342,347.82	20,927,281.01	19,680,452.40	1,246,828.61	6,589,176.43
99991	6,589,176.43	0.000	/ /	0.00	5,342,347.82	20,927,281.01	19,680,452.40	1,246,828.61	6,589,176.43
10050	FFCBC	OPER	06/22/2021	8,800.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3133EMJ94	5,500,000.00	0.277	09/15/2023	8,800.00	5,500,000.00	0.00	0.00	-220,913.72	5,279,086.28
10054	FHLBC	OPER	05/24/2021	22,000.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130AMEP3	5,500,000.00	0.403	05/24/2024	22,000.00	5,500,000.00	0.00	0.00	-361,535.90	5,138,464.10

Inv # / Cusip	Issuer / Par Value	Fund / YTM	Purch Date / Mat Date	Interest Accrual / Interest Received	Beginning Book Value / Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value / Ending Market Value
10058	COLLCP	OPER	02/03/2022	0.00	0.00	2,484,795.83	0.00	2,498,462.50	2,498,462.50
19424JKU9	2,500,000.00	0.833	10/28/2022	0.00	0.00	2,484,795.83	0.00	2,493,920.00	2,493,920.00
10060	FHLBC	OPER	02/18/2022	54,201.39	0.00	5,000,000.00	0.00	5,000,000.00	5,000,000.00
3130AQRX3	5,000,000.00	1.750	02/18/2026	43,750.00	0.00	5,000,000.00	0.00	4,578,300.70	4,578,300.70
10062	FHLBC	OPER	02/25/2022	14,625.00	0.00	1,500,000.00	0.00	1,500,000.00	1,500,000.00
3130AQSN4	1,500,000.00	1.625	02/25/2025	12,187.50	0.00	1,500,000.00	0.00	1,400,090.69	1,400,090.69
10064	FHLBC	OPER	02/28/2022	36,979.17	0.00	5,000,000.00	0.00	5,000,000.00	5,000,000.00
3130AQT52	5,000,000.00	1.250	02/28/2024	31,250.00	0.00	5,000,000.00	0.00	4,773,415.55	4,773,415.55
10065	FHLBC	OPER	02/28/2022	22,187.50	0.00	2,500,000.00	0.00	2,500,000.00	2,500,000.00
3130AQX40	2,500,000.00	1.500	02/23/2024	18,229.17	0.00	2,500,000.00	0.00	2,396,122.45	2,396,122.45
10067	FHLBC	OPER	02/28/2022	118,333.33	0.00	10,000,000.00	0.00	10,000,000.00	10,000,000.00
3130AQWU3	10,000,000.00	2.000	02/27/2026	99,444.44	0.00	10,000,000.00	0.00	9,196,433.70	9,196,433.70
10069	NATICP	OPER	03/28/2022	0.00	0.00	1,977,786.67	0.00	1,995,240.00	1,995,240.00
63873KLM7	2,000,000.00	1.727	11/21/2022	0.00	0.00	1,977,786.67	0.00	1,990,668.00	1,990,668.00
10071	NATICP	OPER	03/28/2022	0.00	0.00	3,453,015.42	0.00	3,485,922.22	3,485,922.22
63873KML8	3,500,000.00	1.861	12/20/2022	0.00	0.00	3,453,015.42	0.00	3,472,759.50	3,472,759.50
10073	FHLBS	OPER	03/30/2022	42,630.21	0.00	7,500,000.00	0.00	7,500,000.00	7,500,000.00
3130ARHK0	7,500,000.00	1.625	03/30/2023	42,187.50	0.00	7,500,000.00	0.00	7,424,067.68	7,424,067.68
10075	FHLBC	OPER	04/22/2022	100,700.00	0.00	9,500,000.00	0.00	9,500,000.00	9,500,000.00
3130ARJ44	9,500,000.00	2.400	04/22/2024	0.00	0.00	9,500,000.00	0.00	9,188,551.43	9,188,551.43
10077	FHLBC	OPER	04/22/2022	104,895.83	0.00	9,500,000.00	0.00	9,500,000.00	9,500,000.00
3130ARJ69	9,500,000.00	2.500	07/22/2024	0.00	0.00	9,500,000.00	0.00	9,157,403.31	9,157,403.31
10079	FFCBC	OPER	04/26/2022	22,216.66	0.00	1,994,000.00	0.00	1,995,306.18	1,995,306.18
3133ENUS7	2,000,000.00	2.736	04/18/2024	0.00	0.00	1,994,000.00	0.00	1,952,536.26	1,952,536.26
10081	FHLBC	OPER	05/19/2022	71,225.00	0.00	5,550,000.00	0.00	5,550,000.00	5,550,000.00
3130ARVV0	5,550,000.00	3.500	05/19/2025	0.00	0.00	5,550,000.00	0.00	5,379,368.91	5,379,368.91

Inv # / Cusip	Issuer / Par Value	Fund / YTM	Purch Date / Mat Date	Interest Accrual / Interest Received	Beginning Book Value / Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value / Ending Market Value
10084	TBILL	OPER	09/23/2022	0.00	0.00	2,497,272.06	0.00	2,499,381.58	2,499,381.58
912796U31	2,545,000.00	3.854	03/23/2023	0.00	0.00	2,497,272.06	0.00	2,500,734.82	2,500,734.82
10087	TNOTE	OPER	09/23/2022	86.02	0.00	2,996,981.72	0.00	2,999,603.98	2,999,603.98
91282CAK7	3,114,000.00	4.084	09/15/2023	0.00	0.00	2,996,981.72	0.00	2,995,400.20	2,995,400.20
10090	TNOTE	OPER	09/23/2022	133.39	0.00	1,497,840.94	0.00	1,499,076.45	1,499,076.45
91282CCX7	1,609,500.00	4.060	09/15/2024	0.00	0.00	1,497,840.94	0.00	1,493,566.11	1,493,566.11
	Sub Totals For: Fund: Operating Funds			1,407,707.18	158,939,522.83	144,627,282.05	119,719,774.91	24,983,454.08	183,922,976.91
				1,080,497.00	158,939,522.83	144,627,282.05	119,719,774.91	20,238,730.66	179,178,253.49
Fund: Other Funds									
10024	VERIBK	OTHER	08/24/2021	900.78	500,000.00	900.60	0.00	900.60	500,900.60
9009004695C	500,900.60	0.180	02/24/2023	900.60	500,000.00	900.60	0.00	900.60	500,900.60
10042	TXPRIM	OTHER	08/01/2021	67,466.05	7,045,244.16	2,103,531.05	942,400.00	1,161,131.05	8,206,375.21
108285	8,206,375.21	2.613	/ /	67,466.05	7,045,244.16	2,103,531.05	942,400.00	1,161,131.05	8,206,375.21
10048	PCBDM	OTHER	08/01/2021	0.00	1,424,911.18	2,444,695.65	1,929,923.71	514,771.94	1,939,683.12
99995	1,939,683.12	0.000	/ /	0.00	1,424,911.18	2,444,695.65	1,929,923.71	514,771.94	1,939,683.12
	Sub Totals For: Fund: Other Funds			68,366.83	8,970,155.34	4,549,127.30	2,872,323.71	1,676,803.59	10,646,958.93
				68,366.65	8,970,155.34	4,549,127.30	2,872,323.71	1,676,803.59	10,646,958.93
		Report Grand Totals:		2,944,136.03	361,732,333.21	361,572,912.65	250,499,488.54	111,263,078.86	472,995,412.07
				2,497,499.44	361,732,333.21	361,572,912.65	250,499,488.54	103,834,565.20	465,566,898.41

CITY OF McALLEN / McALLEN PUBLIC UTILITY / BRIDGE
INVESTMENT MATURITIES REPORT
09/30/22

	FUND NAME	DEMAND	INSURED CASH SWEEP (ICS)	CDs	TEXPOOL PRIME	GOV'T SECURITIES	COMMERCIAL PAPER	TOTAL HOLDINGS	CDs 0-90 Days	CDs 91 Days -1 Yr	GOVERNMENT SECURITIES 0-11 MO	GOVERNMENT SECURITIES 1 +Yr	GOVERNMENT SECURITIES 2+ YRS	GOVERNMENT SECURITIES 3+ YRS	COMMERCIAL PAPER 91 Days - 1 Yr
11	General Fund	3,811,540	10,185,012	8,021,871	6,071,160	47,688,377	2,960,886	78,738,846	2,006,564	6,015,307	5,939,256	1,919,668	25,253,653	14,575,801	2,960,886
100	Hotel Occupancy Fund	114,317	0	0	4	0	0	114,321							
102	Hotel Venue Project Fund	713,295	0	0	743	0	0	714,038							
103	Marketing & Advertising Fund	56	0	0	324,910	0	0	324,966							
109	City Special Events Fund	0	0	0	0	0	0	0							
110	Development Corp Fund	0	0	3,008,207	5,121,545	14,752,548	493,288	23,375,588	1,003,282	2,004,925	1,489,330	1,459,067	9,515,000	2,289,150	493,288
112	Dev Corp Fund - Debt Service	0	0	0	1,245	0	0	1,245							
113	Christmas Parade Fund	7,351	0	0	445,360	0	0	452,711							
115	Texas A&M Const Fd - Series 2017	0	0	0	0	0	0	0							
116	TIRZ#1	0	0	0	699	0	0	699							
118	Texas A&M Rev Bonds - Series 2017	750	0	0	0	0	0	750							
119	TIRZ Debt Service	0	0	0	499,248	0	0	499,248							
120	McAllen EB-5	16,164	0	0	105,773	0	0	121,937							
121	Park Land Zone #1	7,433	0	0	169,986	470,397	494,447	1,142,263			0	0	470,397	0	494,447
122	Park Land Zone #2	9,975	0	0	218,736	0	494,447	723,158							494,447
123	Park Land Zone #3	31,726	0	0	288,761	0	494,447	814,934							494,447
124	TIRZ #2	59	0	0	3,822,121	0	0	3,822,180							
126	PEG Fund	600	0	0	1,131,484	0	0	1,132,084							
128	Friends of Quinta	95,973	0	0	305,604	0	0	401,577							
128	Ron Smith Preservaiton Fund - QM	0	0	0	403	0	0	403							
160	Downtown Services Parking	33,260	0	0	97,900	0	0	131,160							
132	Community Development	0	0	0	0	0	0	0							
140	Misc Gov't Grants	361,190	0	0	11,319,144	0	0	11,680,334							
141	American Rescue Plan Act Fund	0	0	0	3,074,259	0	0	3,074,259							
152	Texas TransNational Intel Center	0	0	0	0	0	0	0							
154	PD Seized Funds	60,564	0	500,994	1,050,061	0	0	1,611,619	0	500,994					
156	Texas Anti-Gang Fund	0	0	0	2	0	0	2							
170	Drainage Fee Fund	112,274	0	1,002,374	1,101,137	1,455,493	496,959	4,168,236	0	1,002,374	0	0	1,455,493	0	496,959
290	Debt Service	78,849	0	0	4,380,719	0	0	4,459,568							
295	Hotel Venue Debt SVC	0	0	0	4	0	0	4							
300	Capital Improvement	69,583	0	1,002,551	2,418,902	7,169,753	493,288	11,154,077	0	1,002,551	1,484,814	0	3,835,885	1,849,054	493,288
302	Quinta - Ctr for Urban Ecology	159	0	0	12,920,076	0	0	12,920,235							
318	Traffic Imp & Drainage Const - Ser 2018	14,989	0	3,008,207	11,970,227	0	0	14,993,422	1,003,282	2,004,925					
320	Parks Facility & Fire Station #2 Const	1,053,018	0	1,002,374	825,108	0	0	2,880,500	0	1,002,374					
321	Infrastructure and Improvements Fund	21,725	20,144,960	0	20,013,264	0	0	40,179,949							
322	Street Improvement Construction	2,937	0	0	2,500,742	0	0	2,503,678							
326	Sports Facility Construction	671	0	0	1,380	0	0	2,051							
340	Information Technology	1,697	0	0	252,748	0	0	254,444							
400	Water Fund	339,109	0	1,003,282	2,051,900	3,778,469	496,959	7,669,719	1,003,282	0	0	959,834	2,818,635	0	496,959
400	Water Bond Reserve	0	0	0	1,014,292	0	0	1,014,292							
410	Water Depreciation	0	0	0	1,987,875	3,368,223	991,406	6,347,504			0	959,834	2,408,389	0	991,406
420	Water Debt Service	0	0	0	586,727	0	0	586,727							
425	Water Debt Service TWDB	0	0	0	636,663	0	0	636,663							
430	Water Capital Improvement	23,723	0	0	2,152,742	1,906,917	494,447	4,577,829			0	0	1,906,917	0	494,447
441	Water Rev Bonds	25,518	0	0	0	0	0	25,518							
442	TWDB Construction FD-Series 2021	0	0	0	0	0	0	0							
450	Wastewater Fund	191,071	0	0	2,446,521	488,134	0	3,125,727			0	0	488,134	0	
450	Wastewater Bond Reserve**	0	0	0	3,002,816	0	0	3,002,816							
460	Wastewater Depreciation	59,936	0	2,005,833	3,926,049	10,918,768	990,247	17,900,834	1,003,282	1,002,551	1,489,330	1,459,067	6,121,317	1,849,054	990,247
470	Wastewater Debt Service	1	0	0	594,293	0	0	594,294							
475	Wastewater Debt Service 2010 - TWDB	1,050	0	0	2,521,060	0	0	2,522,110							
480	Wastewater Capital Improvement	98,685	0	501,641	2,230,625	2,836,230	0	5,667,181	501,641	0	0	479,917	2,356,313	0	
491	Wastewater Rev Bonds	0	0	0	0	0	0	0							
492	TWDB Construction FD-Series 2012	(94,025)	0	0	21,235	0	0	(72,790)							
494	TWDB Construction FD-Series 2015	59,255	0	0	0	0	0	59,255							
500	Sanitation	191,690	0	1,003,282	2,111,454	9,492,582	987,735	13,786,743	1,003,282	0	994,392	1,459,067	5,190,069	1,849,054	987,735
502	Sanitation Depreciation	2,613	0	2,005,656	991,557	7,964,628	493,288	11,457,741	1,003,282	1,002,374	0	959,834	5,155,740	1,849,054	493,288
520	Palm View Golf Course	49,751	0	0	1,233,268	0	991,406	2,274,425							991,406
522	Palm View GC Depreciation	15,570	0	0	569,004	0	0	584,574							
541	Convention Center	63,196	0	501,641	1,674,226	4,218,439	991,406	7,448,908	501,641	0	0	479,917	2,822,862	915,660	991,406
544	Convention Center Depreciation	65,739	0	501,380	1,274,040	488,134	496,959	2,826,253	0	501,380	0	0	488,134	0	496,959
546	Performing Arts Center	64,856	0	0	1,928,959	998,688	496,959	3,489,463			499,454	499,233	0	0	496,959
547	Performing Arts Center Depreciation	66,044	0	0	731,957	488,134	0	1,286,135			0	0	488,134	0	
550	McAllen Internat'l Airport	127,950	0	2,004,748	6,472,600	7,615,394	0	16,220,691	0	2,004,748	499,454	499,233	6,616,706	0	
552	PFC Airport	50,137	0	1,504,662	4,830,462	998,688	0	7,383,948	1,003,282	501,380	499,454	499,233	0	0	
553	Airport Debt Service	0	0	0	294,333	0	0	294,333							
554	Airport CIP	0	0	0	0	0	0	0							
556	McAllen Express Transit	502,816	0	0	148,302	0	0	651,117							
558	Transit System	0	0	0	3,653	0	0	3,653							
560	McAllen Internat'l Toll Bridge	153,823	0	0	7,404,718	0	0	7,558,541							
566	Bridge CIP	184,842	0	0	3,905,298	0	0	4,090,140							
580	Anzalduas Bridge Int'l Crossing	25,934	0	0	4,600,971	0	0	4,626,905							
582	Anzalduas Bridge Debt Svc ($26M)	0	0	0	694,091	0	0	694,091							
583	Anzalduas Bridge Debt Svc ($14M)	0	0	0	419,147	0	0	419,147							
584	Anzalduas Debt Svc NADB Srs 2022	45,786	0	0	0	0	0	45,786							
586	Anzalduas CIP	51,377	0	0	679,107	0	0	730,484							
587	Anzalduas Construction NADB Srs 2022	531	0	0	9,617,131	52,861,295	0	62,478,957			31,465,208	14,476,806	6,919,281	0	
670	Fleet/Mat Mgt Fund *	266,939	0	0	0	0	0	266,939							
678	General Depreciation	17,684	0	1,002,374	5,138,747	12,396,285	0	18,555,089	0	1,002,374	998,909	1,958,301	7,607,755	1,831,320	
680	Health Insurance	0	0	0	13,613	0	0	13,613							
685	Retiree Health Insurance	494	0	0	51,510	0	0	52,004							
690	Risk Management	180,275	0	0	2,382,656	5,284,829	496,959	8,344,719			499,454	998,467	2,862,381	924,527	496,959
692	Property & Casualty	17,627	0	0	0	0	0	17,627							
700	Firemen's Relief/Ret Fund	15,381	0	0	0	0	0	15,381							
710	RGV Radio Communications	266,984	0	0	5,613,050	0	0	5,880,034							
720	Neighborhood Association	21,154	0	0	0	0	0	21,154							
725	Tres Lagos PID Assessment Collections	567	0	0	0	0	0	567							
780	Payroll Fund	1,195,358	0	0	0	0	0	1,195,358							
730	Developer's Fund	160,938	0	500,994	1,663,956	3,398,724	991,406	6,716,017	0	500,994	499,454	0	2,432,572	466,697	991,406
	Total	**11,130,530**	**30,329,971**	**30,082,071**	**178,054,063**	**201,039,127**	**14,846,938**	**465,482,699**	**10,032,821**	**20,049,250**	**46,358,512**	**29,067,479**	**97,213,764**	**28,399,371**	**14,846,938**
	Percentage of Total	2.39%	6.52%	6.46%	38.25%	43.19%	3.19%	100.00%							
	Interest Accrual			(6,720)				(6,720)							
	Fair Market Value Adjustment					7,293,522		7,293,522							
	Discount Premium					44,000		44,000							
	Amortized Discounts / Premiums					63,934	117,976	181,910							
	Cost Basis	**11,130,530**	**30,329,971**	**30,075,351**	**178,054,063**	**208,440,583**	**14,964,913**	**472,995,412**							
	Money Market Mutual Funds							**22,145,461**							

CITY OF McALLEN / McALLEN PUBLIC UTILITIES / BRIDGE
INVESTMENT MATURITIES REPORT
09/30/22

			INSURED		TEXPOOL	GOV'T	COMMERCIAL	TOTAL	CDs		GOV'T SECURITIES				COMMERCIAL PAPER
	FUND NAME	DEMAND	CASH SWEEP	CDs	PRIME	SECURITIES	PAPER	HOLDINGS	0-90 Days	91 Days-1 Yr	0-11 MO	1 +Yr	2+ YRS	3+ YRS	91-Days-1 Yr
OPERATING FUNDS:															
11	General Fund	3,811,601	10,185,012	8,021,871	6,071,160	47,688,377	2,960,886	78,738,907	2,006,564	6,015,307	5,939,256	1,919,668	25,253,653	14,575,801	2,960,886
100	Hotel Occupancy Fund	114,317	0	0	4	0	0	114,321	0	0	0	0	0	0	0
102	Hotel Project Venue	713,295	0	0	743	0	0	714,038	0	0	0	0	0	0	0
103	Marketing & Advertising Fund	56	0	0	324,910	0	0	324,966	0	0	0	0	0	0	0
109	City Special Events Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	Development Corp Fund	0	0	3,008,207	5,121,545	14,752,548	493,288	23,375,588	1,003,282	2,004,925	1,489,330	1,459,067	9,515,000	2,289,150	493,288
113	Christmas Paraee Fund	7,351	0	0	445,360	0	0	452,711	0	0	0	0	0	0	0
160	Downtown Services Parking	33,260	0	0	97,900	0	0	131,160	0	0	0	0	0	0	0
400	Water Fund	339,152	0	1,003,282	2,051,900	3,778,469	496,959	7,669,762	1,003,282	0	0	959,834	2,818,635	0	496,959
450	Wastewater Fund	191,733	0	0	2,446,521	488,134	0	3,126,389	0	0	0	0	488,134	0	0
500	Sanitation	191,690	0	1,003,282	2,111,454	9,492,582	987,735	13,786,743	1,003,282	0	994,392	1,459,067	5,190,069	1,849,054	987,735
520	Palm View Golf Course	49,751	0	0	1,233,268	0	991,406	2,274,425	0	0	0	0	0	0	991,406
540	McAllen Civic Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0
541	Convention Center	63,196	0	501,641	1,674,226	4,218,439	991,406	7,448,908	501,641	0	0	479,917	2,822,862	915,660	991,406
546	Performing Arts Center	64,856	0	0	1,928,959	998,688	496,959	3,489,463	0	0	499,454	499,233	0	0	496,959
550	McAllen Internat'l Airport	127,950	0	2,004,748	6,472,600	7,615,394	0	16,220,691	0	2,004,748	499,454	499,233	6,616,706	0	0
556	McAllen Express Transit	502,816	0	0	148,302	0	0	651,117	0	0	0	0	0	0	0
558	Transit System	0	0	0	3,653	0	0	3,653	0	0	0	0	0	0	0
560	McAllen Internat'l Toll Bridge	153,823	0	0	7,404,718	0	0	7,558,541	0	0	0	0	0	0	0
580	Anzaldua's Bridge M&O	25,934	0	0	4,600,971	0	0	4,626,905	0	0	0	0	0	0	0
680	Health Insurance	0	0	0	13,613	0	0	13,613	0	0	0	0	0	0	0
685	Retiree Health Insurance	494	0	0	51,510	0	0	52,004	0	0	0	0	0	0	0
690	Risk Management	180,275	0	0	2,382,656	5,284,829	496,959	8,344,719	0	0	499,454	998,467	2,862,381	924,527	496,959
692	Property & Casualty	17,627	0	0	0	0	0	17,627	0	0	0	0	0	0	0
	TOTAL OPERATING FUNDS	**6,589,176**	**10,185,012**	**15,543,031**	**44,585,972**	**94,317,459**	**7,915,598**	**179,136,249**	**5,518,051**	**10,024,980**	**9,921,342**	**8,274,487**	**55,567,438**	**20,554,192**	**7,915,598**
	PERCENTAGE OF TOTAL	**3.68%**	**5.69%**	**8.68%**	**24.89%**	**52.65%**	**4.42%**	**100.00%**							
DEBT SERVICE FUNDS:															
112	Dev Corp Fund - Debt Service	0	0	0	1,245	0	0	1,245	0	0	0	0	0	0	0
118	Texas A&M Rev Bonds - Series 2017	750	0	0	0	0	0	750	0	0	0	0	0	0	0
119	TIRZ Debt Service	0	0	0	499,248	0	0	499,248	0	0	0	0	0	0	0
290	Debt Service	78,849	0	0	4,380,719	0	0	4,459,568	0	0	0	0	0	0	0
295	Hotel Venue Debt Service Fund	0	0	0	4	0	0	4	0	0	0	0	0	0	0
420	Water Debt Service	0	0	0	586,727	0	0	586,727	0	0	0	0	0	0	0
425	Water Debt Service TWDB	0	0	0	636,663	0	0	636,663	0	0	0	0	0	0	0
470	Wastewater Debt Service	1	0	0	594,293	0	0	594,294	0	0	0	0	0	0	0
475	Wastewater Debt Service 2010-TWDB	1,050	0	0	2,521,060	0	0	2,522,110	0	0	0	0	0	0	0
553	Airport Debt Service	0	0	0	294,333	0	0	294,333	0	0	0	0	0	0	0
562	McAllen Toll Bridge - Debt Svc	0	0	0	0	0	0	0	0	0	0	0	0	0	0
582	Anzalduas Bridge Debt Svc ($26M)	0	0	0	694,091	0	0	694,091	0	0	0	0	0	0	0
583	Anzalduas Bridge Debt Svc ($14M)	0	0	0	419,147	0	0	419,147	0	0	0	0	0	0	0
584	Anzalduas Debt Svc NADB Srs 2022	45,786	0	0	0	0	0	45,786							
	TOTAM DEBT SERVICE FUNDS	**126,436**	**0**	**0**	**10,627,531**	**0**	**0**	**10,753,967**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	PERCENTAGE OF TOTAL	**1.18%**	**0.00%**	**0.00%**	**98.82%**	**0.00%**	**0.00%**	**100.00%**							
CAPITAM IMPROVEMENT FUNDS:															
116	TIRZ #1	0	0	0	699	0	0	699	0	0	0	0	0	0	0
121	Park Land Zone #1	7,433	0	0	169,986	470,397	494,447	1,142,263	0	0	0	0	470,397	0	494,447
122	Park Land Zone #2	9,975	0	0	218,736	0	494,447	723,158	0	0	0	0	0	0	494,447
123	Park Land Zone #3	31,726	0	0	288,761	0	494,447	814,934	0	0	0	0	0	0	494,447
124	TIRZ #2	59	0	0	3,822,121	0	0	3,822,180	0	0	0	0	0	0	0
170	Drainage Fee Fund	112,274	0	1,002,374	1,101,137	1,455,493	496,959	4,168,236	0	1,002,374	0	0	1,455,493	0	496,959
300	Capital Improvement	69,583	0	1,002,551	2,418,902	7,169,753	493,288	11,154,077	0	1,002,551	1,484,814	0	3,835,885	1,849,054	493,288
302	Quinta - Ctr for Urban Ecology	159	0	0	12,920,076	0	0	12,920,235	0	0	0	0	0	0	0
321	Infrastructure and Improvements Fund	21,725	20,144,960	0	20,013,264	0	0	40,179,949	0	0	0	0	0	0	0
340	Information Technology	1,697	0	0	252,748	0	0	254,444	0	0	0	0	0	0	0
410	Water Depreciation	0	0	0	1,987,875	3,368,223	991,406	6,347,504	0	0	0	959,834	2,408,389	0	991,406
430	Water Capital Improvement	23,723	0	0	2,152,742	1,906,917	494,447	4,577,829	0	0	0	0	1,906,917	0	494,447
460	Wastewater Depreciation	59,936	0	2,005,833	3,926,049	10,918,768	990,247	17,900,834	1,003,282	1,002,551	1,489,330	1,459,067	6,121,317	1,849,054	990,247
480	Wastewater Capital Improvement	98,685	0	501,641	2,230,625	2,836,230	0	5,667,181	501,641	0	0	479,917	2,356,313	0	0
502	Sanitation Depreciation	2,613	0	2,005,656	991,557	7,964,628	493,288	11,457,741	1,003,282	1,002,374	0	959,834	5,155,740	1,849,054	493,288
522	Palm View Golf Course Deprec	15,570	0	0	569,004	0	0	584,574	0	0	0	0	0	0	0
543	Convention Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0
544	Convention Center Depreciation	65,739	0	501,380	1,274,040	488,134	496,959	2,826,253	0	501,380	0	0	488,134	0	496,959
547	Performing Arts Center Depreciation	66,044	0	0	731,957	488,134	0	1,286,135	0	0	0	0	488,134	0	0
551	Airport Construction Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0
552	PFC Airport	50,137	0	1,504,662	4,830,462	998,688	0	7,383,948	1,003,282	501,380	499,454	499,233	0	0	0
554	Airport CIP	0	0	0	0	0	0	0	0	0	0	0	0	0	0
566	Bridge CIP	184,842	0	0	3,905,298	0	0	4,090,140	0	0	0	0	0	0	0
586	Anzalduas CIP	51,377	0	0	679,107	0	0	730,484	0	0	0	0	0	0	0
678	General Depreciation	17,684	0	1,002,374	5,138,747	12,396,285	0	18,555,089	0	1,002,374	998,909	1,958,301	7,607,755	1,831,320	0
730	Developer's Fund	160,172	0	500,994	1,663,956	3,398,724	991,406	6,715,251	0	500,994	499,454	0	2,432,572	466,697	991,406
	TOTAM CAPITAM IMPROVEMENT FUNDS	**1,051,152**	**20,144,960**	**10,027,465**	**71,287,849**	**53,860,373**	**6,931,340**	**163,303,138**	**3,511,487**	**6,515,978**	**4,971,962**	**6,316,186**	**34,727,046**	**7,845,179**	**6,931,340**
	PERCENTAGE OF TOTAL	**0.64%**	**12.34%**	**6.14%**	**43.65%**	**32.98%**	**4.24%**	**100.00%**							
GRANT FUNDS:															
132	Community Development	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	Misc Gov't Grants	361,190	0	0	11,319,144	0	0	11,680,334	0	0	0	0	0	0	0
141	American Rescue Plan adt Fund	0	0	0	3,074,259	0	0	3,074,259	0	0	0	0	0	0	0
152	Texas TransNational Intel Center	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156	Texas Anti-Gang Fund	0	0	0	2	0	0	2	0	0	0	0	0	0	0
	TOTAM GRANT FUNDS	**361,190**	**0**	**0**	**14,393,405**	**0**	**0**	**14,754,594**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	PERCENTAGE OF TOTAL	**2.45%**	**0.00%**	**0.00%**	**97.55%**	**0.00%**	**0.00%**	**100.00%**							
OTHER FUNDS:															
120	McAllen EB-5	16,164	0	0	105,773	0	0	121,937	0	0	0	0	0	0	0
126	PEG Funds	600	0	0	1,131,484	0	0	1,132,084	0	0	0	0	0	0	0
128	Friends of Quinta	95,973	0	0	305,604	0	0	401,577	0	0	0	0	0	0	0
128	Ron Smith Preservation Fund - QM	0	0	0	403	0	0	403	0	0			0	0	0
154	PD Seized Funds	60,564	0	500,994	1,050,061	0	0	1,611,619	0	500,994	0	0	0	0	0
670	Fleet/Mat Mgt Fund	266,939	0	0	0	0	0	266,939	0	0	0	0	0	0	0
700	Firemen's Relief/Ret Fund	15,381	0	0	0	0	0	15,381	0	0	0	0	0	0	0
710	RGV Raeio Communications	266,984	0	0	5,613,050	0	0	5,880,034	0	0	0	0	0	0	0
720	Neighborhood Association	21,154	0	0	0	0	0	21,154	0	0	0	0	0	0	0
725	Tres Lagos PID Assessment Collections	567	0	0	0	0	0	567	0	0	0	0	0	0	0
780	Payroll Fund	1,195,358	0	0	0	0	0	1,195,358	0	0	0	0	0	0	0
	TOTAM OTHER FUNDS	**1,939,683**	**0**	**500,994**	**8,206,375**	**0**	**0**	**10,647,052**	**0**	**500,994**	**0**	**0**	**0**	**0**	**0**
	PERCENTAGE OF TOTAL	**18.22%**	**0.00%**	**4.71%**	**77.08%**	**0.00%**	**0.00%**	**100.00%**							
BOND CONSTRUCTION, RESERVE & CONTINGENCY FUNDS:															
114	TIRZ #1 Project Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	Texas A&M Construction Fd - Series 2017	0	0	0	0	0	0	0	0	0	0	0	0	0	0
310	Drainage Bond	0	0	0	0	0	0	0	0	0	0	0	0	0	0
318	Traffic Improvement & Drainage Construct	14,989	0	3,008,207	11,970,227	0	0	14,993,422	1,003,282	2,004,925	0	0	0	0	0
320	Parks Fadility and Fire Station #2 Construc	1,053,018	0	1,002,374	825,108	0	0	2,880,500	0	1,002,374	0	0	0	0	0
322	Street Improvement Construction	2,937	0	0	2,500,742	0	0	2,503,678	0	0	0	0	0	0	0
324	Performing Arts Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326	Sports Fadility Construction	671	0	0	1,380	0	0	2,051	0	0	0	0	0	0	0
328	Cert of Oblig Ser 2014 - Performing Arts	0	0	0	0	0	0	0	0	0	0	0	0	0	0
348	Cert of Oblig Ser 2010 - Boeye	0	0	0	0	0	0	0	0	0	0	0	0	0	0
350	Certificates of Obligation Ser 2010	0	0	0	0	0	0	0	0	0	0	0	0	0	0
400	Water Bond Reserve	0	0	0	1,014,292	0	0	1,014,292	0	0	0	0	0	0	0
441	Water Rev Bonds	25,518	0	0	0	0	0	25,518	0	0	0	0	0	0	0
442	TWDB Construction FD-Series 2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0
450	Bond Reserve	0	0	0	3,002,816	0	0	3,002,816	0	0	0	0	0	0	0
491	Wastewater Rev Bonds	0	0	0	0	0	0	0	0	0	0	0	0	0	0
492	TWDB Construction FD-Series 2012	(94,025)	0	0	21,235	0	0	(72,790)	0	0	0	0	0	0	0
494	TWDB Construction FD-Series 2015	59,255	0	0	0	0	0	59,255	0	0	0	0	0	0	0
495	Wastewater Rev Bonds 2010 - TWDB	0	0	0	0	0	0	0	0	0	0	0	0	0	0
587	Anzalduas Construction Fund NADB Srs 2	531	0	0	9,617,131	52,861,295	0	62,478,957	0	0	31,465,208	14,476,806	6,919,281	0	0
	TOTAM RESERVE & CONTINGENCY FUNDS	**1,062,893**	**0**	**4,010,581**	**28,952,930**	**52,861,295**	**0**	**86,887,699**	**1,003,282**	**3,007,299**	**31,465,208**	**14,476,806**	**6,919,281**	**0**	**0**
	PERCENTAGE OF TOTAL	**1.22%**	**0.00%**	**4.62%**	**33.32%**	**60.84%**	**0.00%**	**100.00%**							
GRAND TOTAL		**11,130,530**	**30,329,971**	**30,082,071**	**178,054,063**	**201,039,127**	**14,846,938**	**465,482,699**	**10,032,821**	**20,049,250**	**46,358,512**	**29,067,479**	**97,213,764**	**28,399,371**	**14,846,938**
PERCENTAGE OF TOTAL		**2.39%**	**6.52%**	**6.46%**	**38.25%**	**43.19%**	**3.19%**	**100.00%**							

Disclosures

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McALLEN PUBLIC UTILITY

AGENDA ITEM **5.c.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/17/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Consideration and Possible action to write-off the 3rd quarter Bad Debt fiscal year 2021-2022.**

2. **Party Making Request:**
   Pablo Rodriguez, Customer Relations Manager

3. **Nature of Request: Authorization to writeoff bad debt: Water fund $9,864.05 and Sewer Fund $8,533.12 for a total write-off of $18,397.17.**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement:**

6. **Routing:**
   Pablo Rodriguez **Created/Initiated - 1/17/2023**
   Pablo Rodriguez **Final Approval - 1/18/2023**

7. **Staff's Recommendation: Approval of $18,397.17.**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: Approval - MAV**

10. **Director of Finance for Utilities: Approved - MDC**

Customer Relations Department

Memo

To: Mark Vega, General Manager

From: Pablo M. Rodriguez, Assistant Director –Customer Relations

Thru: Melba Carvajal, Director of Finance for Utilities

Date: 1/17/2023

Re: Bad Debt write-offs for 3rd Quarter FY 2021-2022

Attached for your review and consideration is a list of delinquent accounts for the 3rd Quarter of FY 2021-2022 (April 1, 2022–June 30, 2022). Staff is recommending approval of the bad debt write-off for $18,397.17 which constitutes 0.19% of collected revenues for same period. Billed revenues totaled $9,927,469.99. The breakdown for the proposed bad debt write-off is illustrated below:

By Fund:

Fund	3rd Qtr FY 2021-2022 Revenues	Amount of Write-Off	Percent of Revenues
Water	$5,266,790.58	$9,864.05	0.10%
Sewer	$4,660,679.41	$8,533.12	0.09%
Total	$9,927,469.99	$18,397.17	0.19%

By customer type:

Type	No. of Accounts	Amount of Write-Off	Percent of Write-Off	Percent of Revenues
Rental	173	$12,364.87	67.21%	0.13%
Owned	70	$6,032.30	32.79%	0.06%
Total	243	$18,397.17	100.00%	0.19%

By customer class:

Water & Sewer	Amount of Write-Off	Percent of Write-Off	Percent of Revenues
Residential	$16,802.22	91.33%	0.17%
Commercial	$1,594.95	8.67%	0.02%
Multi-Family	$0.00	0.00%	0.00%
Total	$18,397.17	100.00%	0.19%

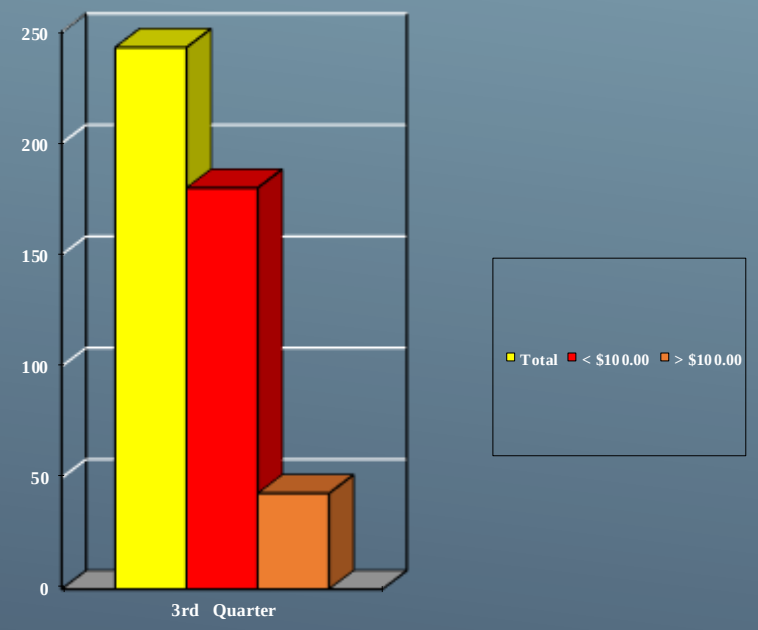
City of McAllen

McAllen Public Utility

Bad Debt Write-Off Report for 3rd Quarter FY 2021-2022

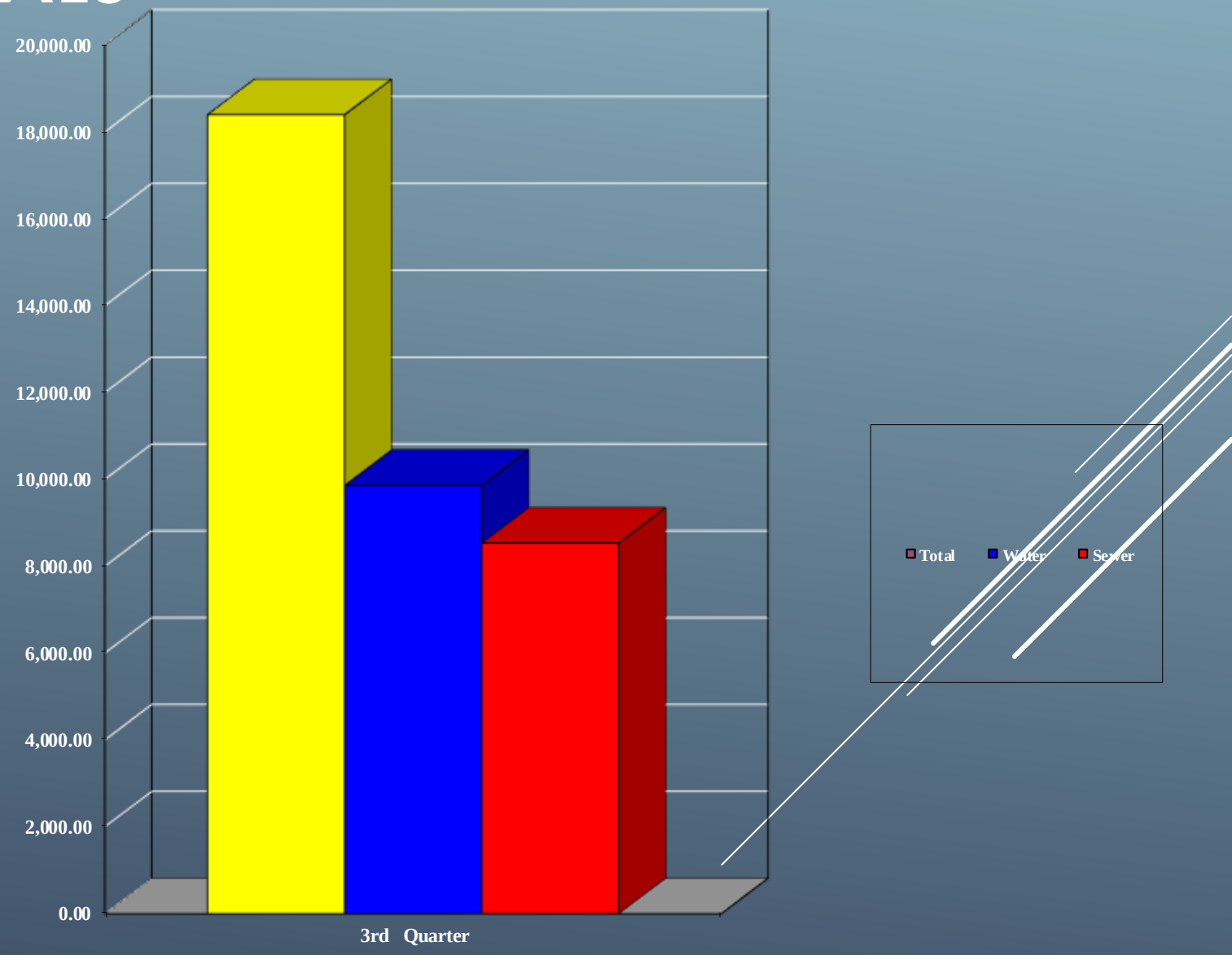
ACCOUNTS BREAKDOWN

- 243 Accounts on Report $18,397.17.
- 205 Accounts have balances less than $100.00.
- 38 Accounts have balances greater than $100.00.



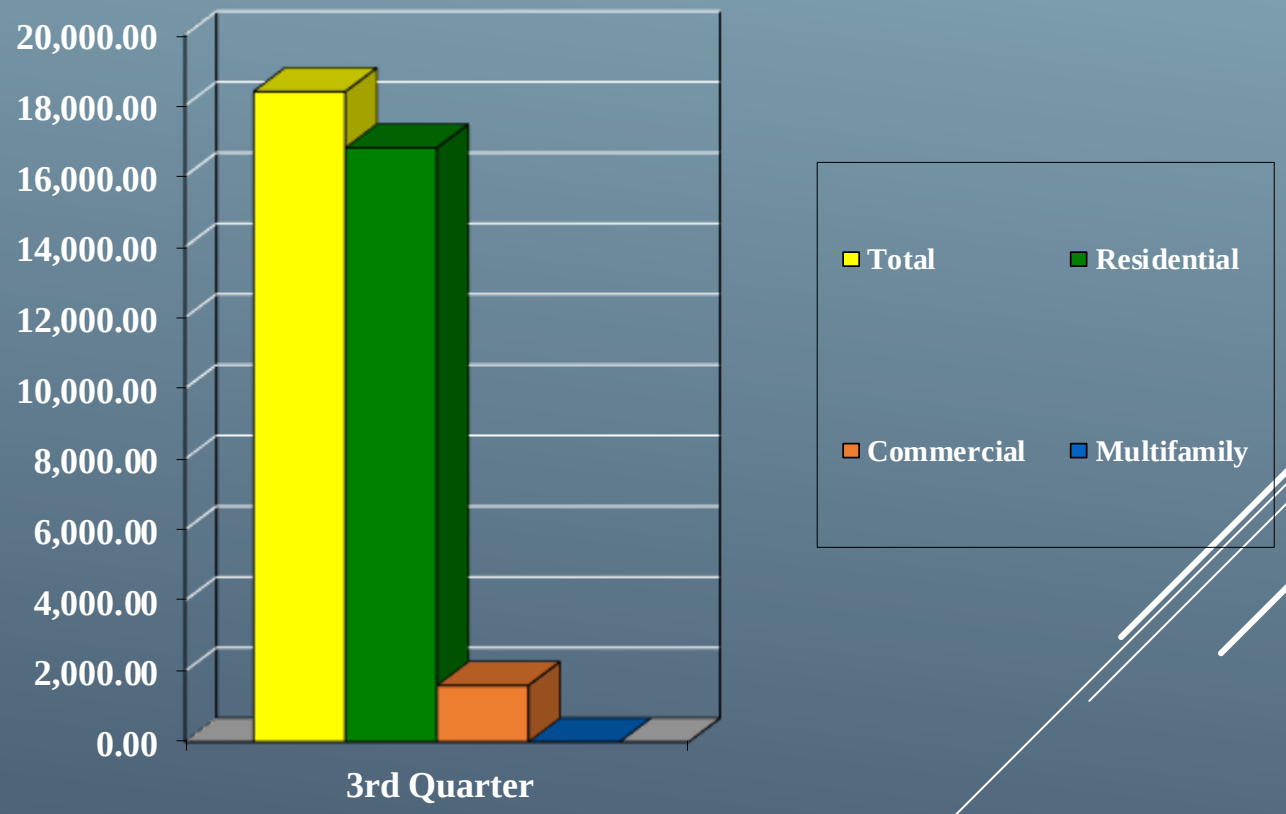
BY FUND TOTALS

- Total $18,397.17
- Water - $9,864.05
- Sewer - $8,533.12
- Combined they represent .19% of 3rd Qtr. Revenues



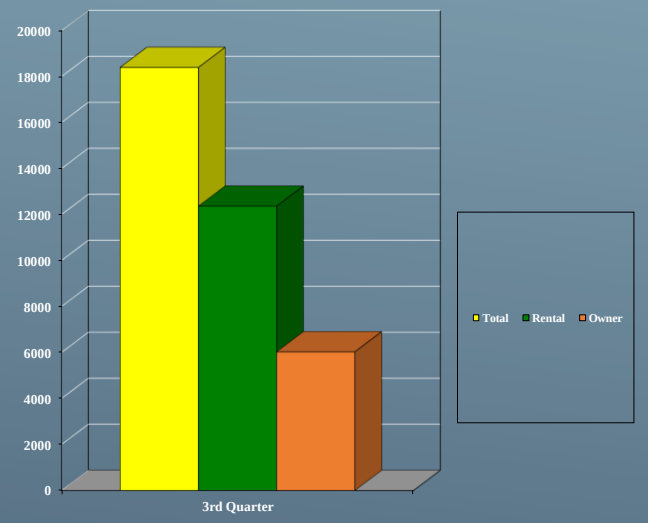
BY CUSTOMER CLASS

- Total - $18,397.17
- Residential - $16,802.22
- Commercial - $1,594.95
- Multi-Family - $0.00



BY CUSTOMER TYPE

- Total - $18,397.17
- Rental - $12,364.87
- Owner - $6,032.30



ACCOUNTS WITH $100.00 PLUS BALANCES SUMMARY.

- Of the 243 accounts on the list, 38 have balances greater than $100.00
- Accounts had a deposit and deposit was applied to the account.
- Collection efforts are continuous.

PROPOSAL

- 3rd Quarter Bad Debt Write-Off –

  $18,397.17 / .19% of Revenues for same period.
- Staff recommends approval of bad debt write-off for this period by the Board.

- Thank You!

City of McAllen

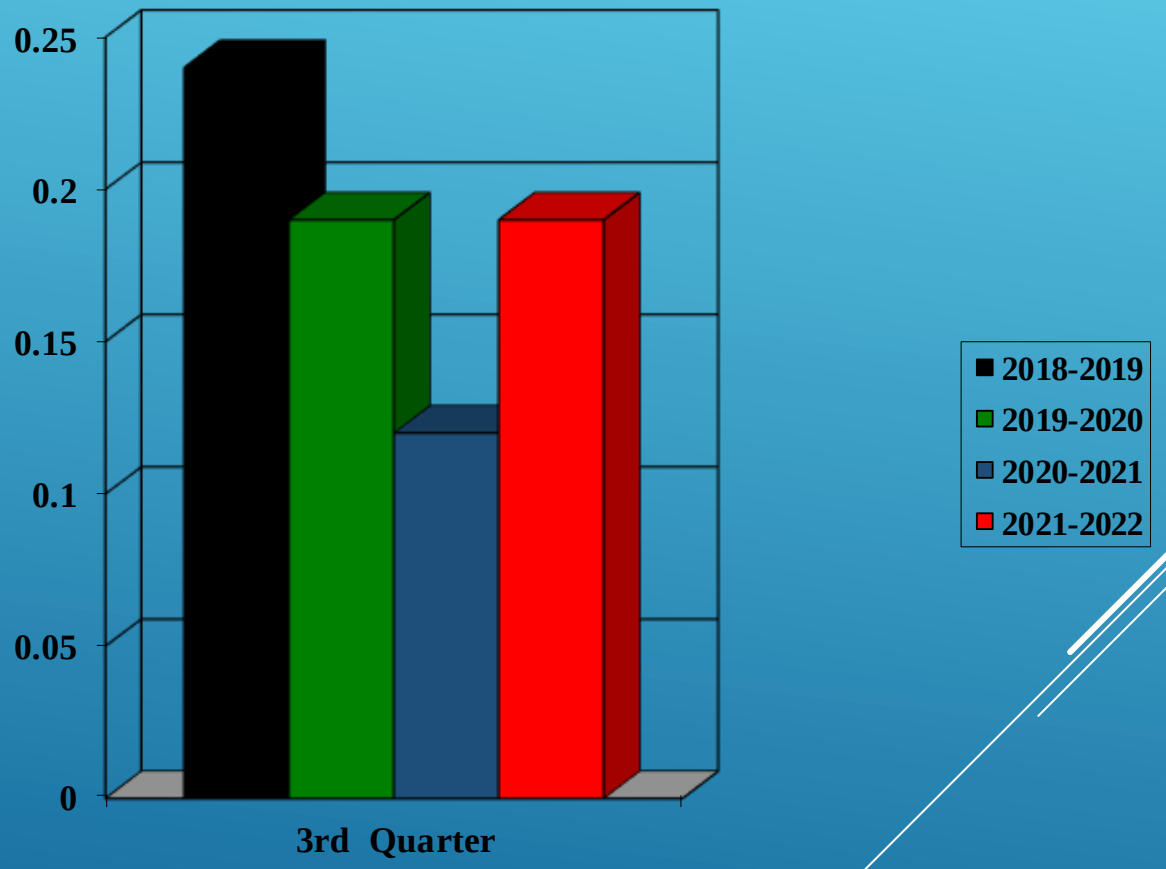
McAllen Public Utility

Trend Analysis of Bad Debt

3rd Quarter

TREND ANALYSIS OF BAD DEBT

- 2018-2019 - .24%
- 2019-2020 - .19%
- 2020-2021 - .12%
- 2021-2022 - .19%



Customer Relations Department

Memo

To: Mark Vega, General Manager

From: Pablo M. Rodriguez, Assistant Director –Customer Relations

Thru: Melba Carvajal, Director of Finance for Utilities

Date: 1/17/2023

Re: Bad Debt write-offs for 3rd Quarter FY 2021-2022

Attached for your review and consideration is a list of delinquent accounts for the 3rd Quarter of FY 2021-2022 (April 1, 2022–June 30, 2022). Staff is recommending approval of the bad debt write-off for $18,397.17 which constitutes 0.19% of collected revenues for same period. Billed revenues totaled $9,927,469.99. The breakdown for the proposed bad debt write-off is illustrated below:

By Fund:

Fund	3rd Qtr FY 2021-2022 Revenues	Amount of Write-Off	Percent of Revenues
Water	$5,266,790.58	$9,864.05	0.10%
Sewer	$4,660,679.41	$8,533.12	0.09%
Total	$9,927,469.99	$18,397.17	0.19%

By customer type:

Type	No. of Accounts	Amount of Write-Off	Percent of Write-Off	Percent of Revenues
Rental	173	$12,364.87	67.21%	0.13%
Owned	70	$6,032.30	32.79%	0.06%
Total	243	$18,397.17	100.00%	0.19%

By customer class:

Water & Sewer	Amount of Write-Off	Percent of Write-Off	Percent of Revenues
Residential	$16,802.22	91.33%	0.17%
Commercial	$1,594.95	8.67%	0.02%
Multi-Family	$0.00	0.00%	0.00%
Total	$18,397.17	100.00%	0.19%

McALLEN PUBLIC UTILITY

AGENDA ITEM **5.d.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/18/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Review of Reimbursement Collections Update as of September 30, 2022**

2. **Party Making Request:**
   Erika Gomez, Developmental Activities
   Janet Landeros

3. **Nature of Request: Review of Reimbursement Collections Update as of September 30, 2022**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement:**

6. **Routing:**
   Erika Gomez **Created/Initiated - 1/18/2023**

7. **Staff's Recommendation: For Information Only**

8. **City Attorney: Approve. IJT**

9. **MPU General Manager: N/A - MAV**

10. **Director of Finance for Utilities: N/A - MDC**

Memo

TO: Marco A. Vega, P.E., General Manager

THRU: Erika Gomez, E.I.T., Assistant Utility Engineer

FROM: Janet Landeros, Grants and Contracts Coordinator

DATE: January 16, 2023

SUBJECT: **REIMBURSEMENT UPDATE: COLLECTIONS**

Water reimbursements collected from July 1, 2022- September 30, 2022 totaled $92,904.65 and wastewater reimbursements totaled $46,207.02.

The total reimbursements collected during the 4TH Quarter of Fiscal Year 21-22 totaled $139,111.67.

The breakdown of the reimbursement collections for the 4TH quarter with a comparison to last fiscal year in the same period is shown below:

Type	FY 20-21 07/01 – 09/30	FY 21-22 07/01 – 09/30	TOTAL FY 21-22
WATER REIMBURSEMENTS	$4,809.25	$83,619.01	$143,298.36
ADMINISTRATIVE FEES	$480.92	$ 9,285.64	$16,658.92
WATER TOTAL	**$5,290.17**	**$92,904.65**	**$159,957.28**
WATER BUDGETED	$ 35,500.00	$ 35,000.00	$ 35,000.00
% of Budget collected	15%	265%	457%
WASTEWATER REIMBURSEMENTS	$43,252.44	$ 41,713.98	$ 135,199.24
ADMINISTRATIVE FEES	$3,995.24	$ 4,493.04	$ 21,308.18
WASTEWATER TOTAL	**$47,247.68**	**$ 46,207.02**	**$ 156,507.42**
WASTEWATER BUDGETED	$ 91,500.00	$ 91,500.00	$ 91,500.00
% of Budget collected	52%	50%	171%
SHARYLAND BUYOUT #7	0	0	$ 14,986.84
Grand Total	**$0**	**$139,111.67**	**$331,451.54**

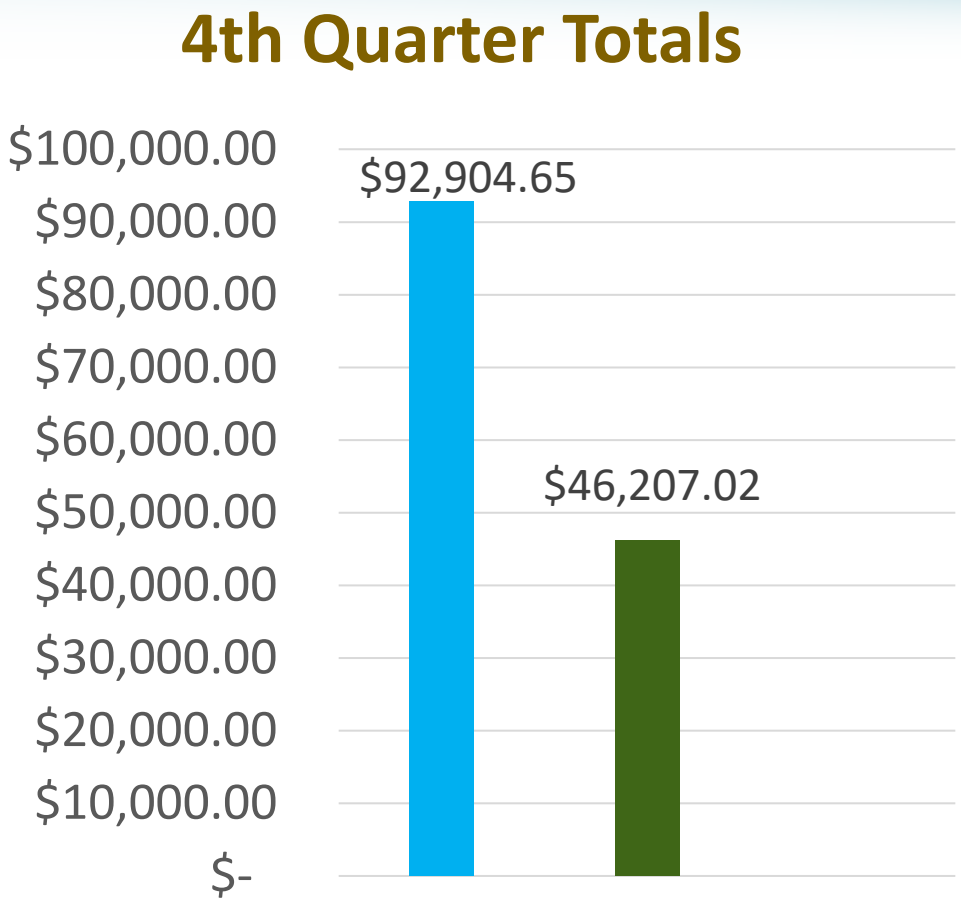
If you have any questions or require additional information, please advise.

Reimbursement Update: Collections

July 1, 2022-September 30,2022
4th Quarter FY22

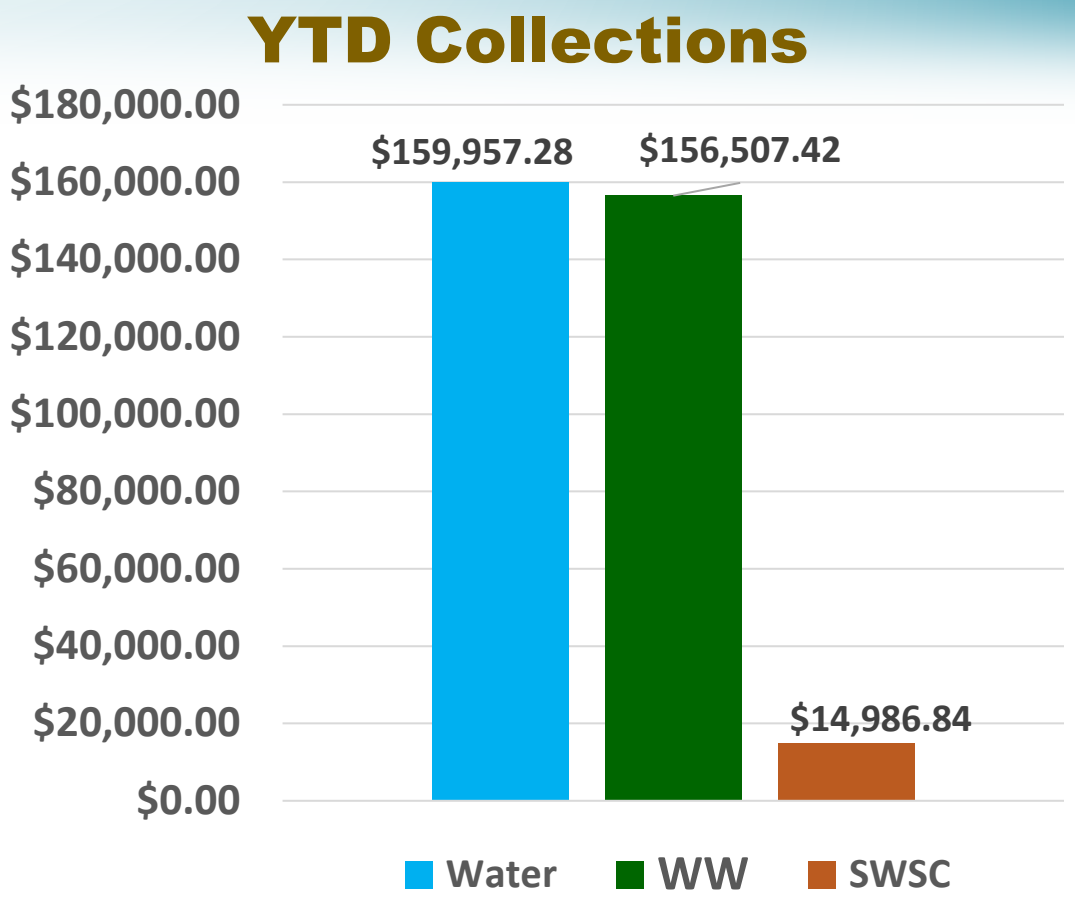
4th Quarter July- September 2022

Type	Amount
Water Reimbursements	$ 83,619.01
Water Administrative Fees	$ 9,285.64
WW Reimbursements	$ 41,713.98
WW Administrative Fees	$ 4,493.04
TOTAL COLLECTED 4th QUARTER	$139,111.67



Year-to-Date Collections
FY 2021-2022

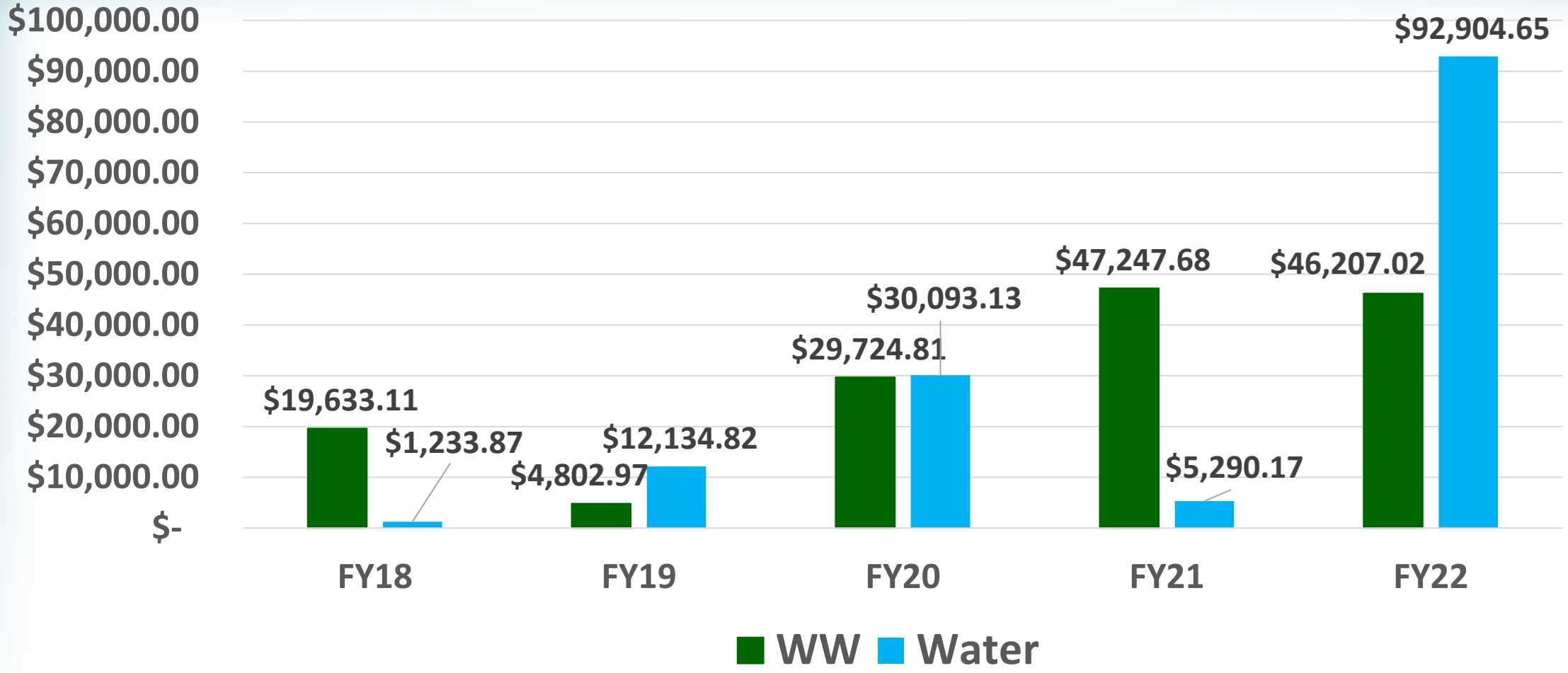
Type	Amount
Water Reimbursements	$ 143,298.36
Water Administrative Fees	16,658.92
WW Reimbursements	$ 135,199.24
WW Administrative Fees	$ 21,308.18
SWSC Buyout #7	$ 14,986.84
TOTAL COLLECTED	$ 331,451.54



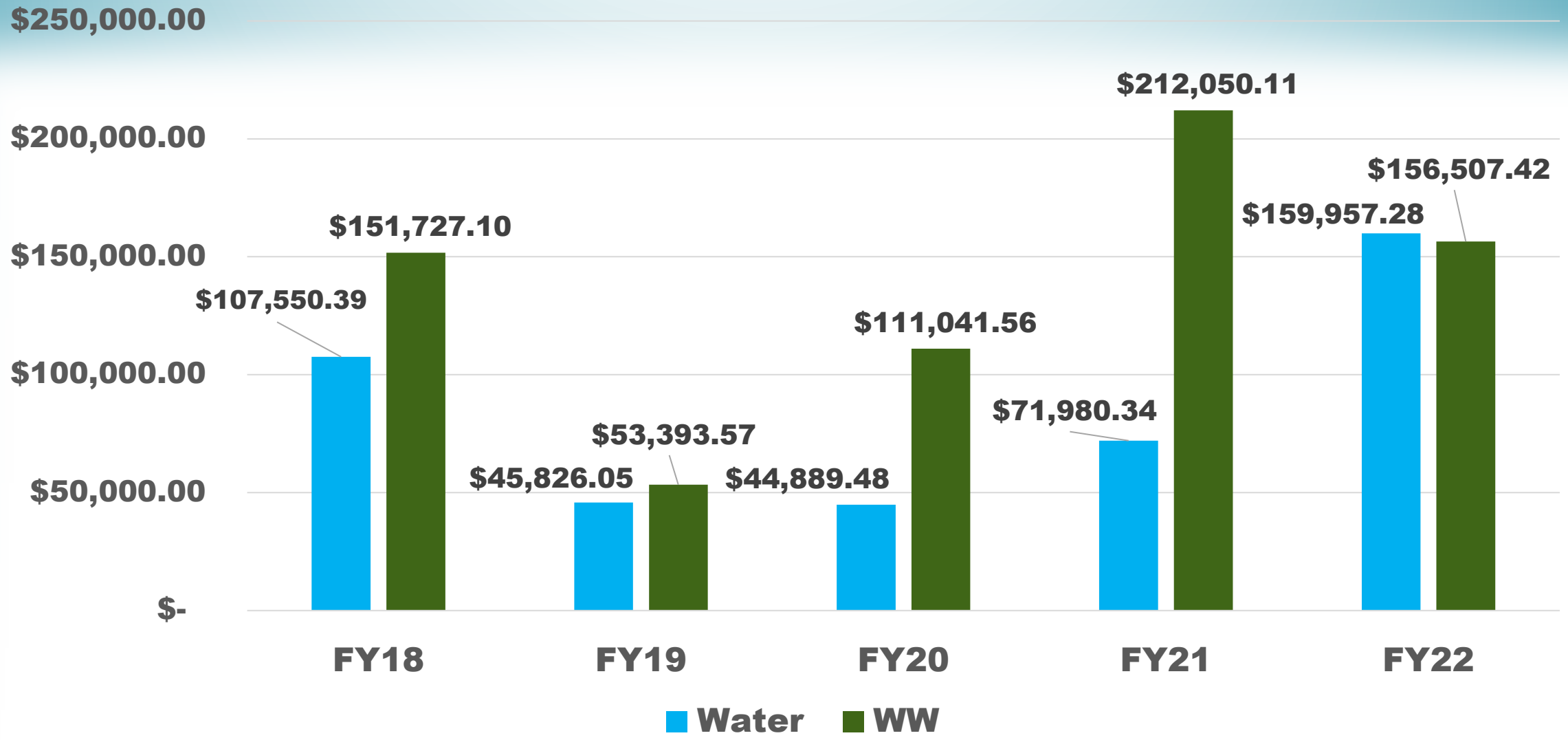
Water Reimbursement FY Budgeted Amount
$35,000

Wastewater Reimbursement FY Budgeted Amount
$91,500

ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON 4TH QUARTER



ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON ANNUAL TOTALS



McALLEN PUBLIC UTILITY

AGENDA ITEM **7.a.**

PUBLIC UTILITY BOARD

DATE SUBMITTED **01/18/2023**
MEETING DATE **1/24/2023**

1. **Agenda Item: Consultation with City Attorney regarding pending litigation before the PUC (T.G.C. 551.071)**

2. **Party Making Request:**

3. **Nature of Request:**

4. **Budgeted:**

Bid Amount:	_____	**Budgeted Amount:**	_____
Under Budget:	_____	**Over Budget:**	_____
		Amount Remaining:	_____

5. **Reimbursement:**

6. **Routing:**
   Savannah Arredondo **Created/Initiated - 1/18/2023**

7. **Staff's Recommendation:**

8. **City Attorney: None. IJT**

9. **MPU General Manager: N/A - MAV**

10. **Director of Finance for Utilities: N/A - MDC**