

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF ROCKWALL §
ROCKWALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 7 §

The Board of Directors (the "Board") of Rockwall County Municipal Utility District No. 7 (the "District") met in regular session by audio conference, open to the public, on Tuesday, January 19, 2021, at 5:30 pm.

Ms. Sarah Landiak, General and Bond Counsel for the District, announced that the Meeting would be conducted by audio conference to mitigate the spread of COVID-19. Ms. Landiak confirmed that Meeting participants will observe guidance provided by the Texas Attorney General's office to suspend certain requirements of the Texas Open Meetings Act. Ms. Landiak next stated that (i) Notice of the Meeting was given in accordance with Chapter 551, Government Code, and Chapter 49, Texas Water Code, as amended by the Governor's order and Attorney General's guidance; (ii) the Meeting was being conducted in a transparent and accessible manner; (iii) Meeting packets were distributed to all participants, and made available to the public; and (iv) the Meeting would be recorded, and available for electronic distribution upon request.

The roll was called of the members of the Board to-wit:

Larry Christensen	President
Sandy Sinks	Vice President
Michael W. Skinner	Secretary
Terry Jones	Treasurer/Assistant Secretary
Martha Ann Cook	Assistant Secretary

All Directors were present at the commencement of the meeting with the exception of Director Cook, and Director Sinks. Also participating were: Ms. Virginia Blake of McCall Gibson Swedlund Barfoot PLLC; Mr. Ryan Nesmith of Robert W. Baird & Co.; Mr. Daniel Rawls, P.E. of LJA Engineering, Inc. ("LJA"); Ms. Brandi Galindo of Dye & Toverly, LLC ("D&T"); and Ms. Sarah Landiak, attorney, and Ms. Genny Lutzel, paralegal, each of Winstead PC.

The meeting was called to order at 5:36 p.m.

1. Public Communications and Comments. Ms. Landiak opened the meeting for public communication and comment. After noting that there were no members of the public present, Director Jones moved that the Board close the public communication and comment session of the meeting. Director Skinner seconded said motion, which carried unanimously.

2. Minutes of November 17, 2020 Board of Directors Meeting. Following a discussion, Director Skinner moved that the Board approve the Minutes of the November 17, 2020 meeting, as presented. Director Jones seconded said motion, which carried unanimously.

3. Hear report from Financial Advisor, and acknowledge annual disclosures. Mr. Nesmith reviewed annual disclosures pursuant to Municipal Securities Rulemaking Board Rule G-42, and responded to questions regarding same. Following a discussion, Director Skinner moved that the Board acknowledge receipt of same. Director Jones seconded said motion, which carried unanimously.

4. Review Annual Financial Report required by Rule 15c2-12 of the Securities and Exchange Commission regarding District's Unlimited Tax Road Bonds, Series 2019. Ms. Landiak reviewed with the Board copies of the annual financial report from disclosure counsel, McCall Parkhurst & Horton, LLC. Following a discussion, Director Skinner moved that the Board acknowledge receipt of same. Director Jones seconded said motion, which carried unanimously.

5. Review and approve use of surplus funds for right-of-way costs in connection with Phase 3, The Reserve at Chamberlain Crossing ("Phase 3, The Reserve"); related Agreed-Upon Procedures Report ("AUP Report"), and disbursement of funds. Ms. Blake reviewed with the Board copies of an AUP Report in connection with use of surplus funds from the District's 2019 Road Bond Issue for reimbursement to the developer for right-of-way costs for Phase 3, The Reserve, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Skinner moved that the Board approve the AUP Report, and authorize disbursement of funds as set forth therein. Director Jones seconded said motion, which carried unanimously.

6. Engineer's Report. Mr. Rawls stated that design work for Phase IV is currently underway, and noted that construction bids will be presented to the Board at the next meeting. No formal action was taken by the Board.

7. Developer's Report. No formal report was heard.

8. Bookkeeping Report. Ms. Galindo reviewed with the Board copies of a Bookkeeper's Report dated January 19, 2021, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Skinner moved that the Board (i) approve the bookkeeping report, (ii) authorize payment of bills presented by checks drawn on the District's accounts as listed thereon; and (iii) authorize the bookkeeper to sign disbursements on behalf of the Board of Directors of the District pursuant to Section 49.151(a), Texas Water Code, noting that said authorization would terminate upon motion of the Board when the declared State of Disaster ceases. Director Jones seconded said motion, which carried unanimously.

9. Review and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds. Ms. Landiak reviewed with the Board a proposed list of depositories, a copy of which is attached hereto as Exhibit "C", noting changes being proposed to last year's list. After discussion on the matter, Director Skinner moved that the Board adopt the Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds. Director Jones seconded said motion, which carried unanimously.

10. Adjourn. There being no further business to conduct, Director Skinner moved that the meeting be adjourned at 5:51 p.m., and until further call. Director Jones seconded said motion, which carried unanimously.

APPROVED AND ADOPTED this 23rd day of February, 2021.



A handwritten signature in blue ink, appearing to read "Terry Jones", is written over a horizontal line.

Terry Jones, Assistant Secretary
Rockwall County Municipal Utility District No. 7

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

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Suite 235
Houston, Texas 77065-5610
(713) 462-0341
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PO Box 29584
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(512) 610-2209
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January 19, 2021

Board of Directors
Rockwall County Municipal
Utility District No. 7
Rockwall County, Texas

Dear Board Members,

We have previously submitted an agreed-upon procedures report for reimbursement from the District's 2019 road bond issue dated December 17, 2019, which set forth a reimbursement to Southstar Woodcreek Developer, LLC (the "Developer") and Assignees. Subsequently, the Developer has submitted a request to use surplus funds for Right-of-Way costs for Phase 3, The Reserve at Chamberlain Crossing, in the amount of \$192,181.45, including interest of \$24,966.74.

We have applied the procedures outlined in the above-referenced report, and have calculated an additional reimbursement in the amount of \$192,181.45 allocated to the Assignees as noted below. Interest was calculated at 3.179578%, the net effective interest rate of the District's Series 2019 road bond issue, through the meeting date. Reimbursable costs include:

Right-of-Way Costs, Phase 3	
4.167 Acres at \$40,128.32 per Acre	\$ 167,214.71
Interest on Reimbursable Costs	24,966.74
Total	<u>\$ 192,181.45</u>

Allocations of Amount Due:

PMB Advisors, LLC (4%)	\$ 7,687.26
Southstar Woodcreek Developer, LLC (96%)	184,494.19
Total	<u>\$ 192,181.45</u>

Per Schedule B of the above referenced report, as verified by the bookkeeper, it appears the District will have sufficient bond proceeds to make this payment.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants



WOODCREEK

F A T E · T E X A S

Rockwall County Municipal Utility District No. 7
January 19, 2021

Summary - All Funds

General Fund:	Balance
General Operating Fund - Plains Capital Bank #9275	\$ 10,915.66
Logic Investment Fund - .1504%	54,097.41
Total General Operating Funds	\$ 65,013.07
Capital Projects Fund:	
Capital Projects Fund - Series 2019 Road - PCB #0802	\$ 41,613.13
Total Capital Projects Funds	\$ 41,613.13
Debt Service Fund:	
Debt Service Fund - Series 2019 Road - PCB #9403	\$ 78,351.48
Total Debt Service Funds	\$ 78,351.48

Prepared by:

D&T

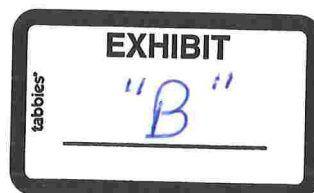
Dye & Toverly, LLC

2321 Coit Road, Suite B, Plano, TX 75075

ph (972) 612-0088 fax (972) 612-0098

Kathi@DyeToveryCPA.com

Kerry@DyeToveryCPA.com



Rockwall County Municipal Utility District No. 7
 Bookkeeper's Report for Meeting of:
January 19, 2021

\$ (16,968.60) Beginning Balance
 46,661.31 Property Taxes - Nov & Dec
 (30,485.46) Transfer to DSF - I&S prop tax
 20,000.00 Transfer to/from Logic Investment Fund
 2.26 Interest Income

\$ 19,209.51 Adjusted cash balance

(8,293.85) Total of all bills

\$ 10,915.66 Ending Balance - Plains Capital

Recommend transferring \$8,000 to Logic

\$ 54,097.41 Logic Investment Fund - .1504%

Late Bills Paid:

Bills To Be Paid: *Check #*

138.52	3582	Director - Larry Christensen	<i>current meeting</i>
138.52	3583	Director - Martha Cook	<i>current meeting</i>
138.52	3584	Director - Michael Skinner	<i>current meeting</i>
138.52	3585	Director - Sandy Sinks	<i>current meeting</i>
138.52	3586	Director - Terry Jones	<i>current meeting</i>
114.76	3587	U.S. Treasury	<i>4th Qtr Payroll Liabilities</i>
443.50	3588	Winstead	<i>Inv #2937226 - legal thru 10/31/20</i>
2,389.00	3588	Winstead	<i>Inv # 2943779 - legal thru 11/30/20</i>
833.66	3589	Dye & Toverly, LLC	<i>Inv #4657 - bookkeeper thru 11/30/20</i>
565.50	3589	Dye & Toverly, LLC	<i>Inv #4707 - bookkeeper thru 12/31/20</i>
10.00	3589	Dye & Toverly, LLC	<i>Inv #5901 - veribanc Rpt</i>
644.83	3590	LJA Engineering	<i>Inv #202025302 - engineering thru 11/27/20</i>
100.00	3591	JD Parker	<i>Posting Agenda - current mtg</i>
2,500.00	3592	McCall Gibson Swedlund Barfoot	<i>Audit - FYE 08.31.20 - final bal</i>

\$ 8,293.85 Total Bills

Rockwall County Municipal Utility District No. 7
Analysis of Rockwall County Property Tax Levied vs. Collected
Tax Year 2020 (10/01/20-9/30/21)

Amount Levied on 10/01/20		\$ 212,128.97	
<i>Adjustments & supplements</i>			
Adjusted levy		212,128.97	
Amount Collected as of	12/31/2020	\$ 157,411.21	74.21%
Amount Uncollected as of	12/31/2020	54,717.76	

Tax Year 2020 (10/01/20-9/30/21)

Taxable Value of District Property		\$ 28,283,831	
Tax to be levied per \$100 of value	\$ 0.75000	\$ 212,128.73	
M & O - available for operating costs	\$ 0.26000	\$ 73,537.96	
I & S - transferred to debt Service accounts	\$ 0.49000	\$ 138,590.77	
		\$ 212,128.73	

Rockwall County Municipal Utility District No. 7
Capital Projects Fund
January 19, 2021

Capital Projects Fund - Series 2019 Road - PCB #0802

Beginning balance	\$ 524.28
<i>wire</i> PMB Advisors, LLC - surplus funds dev reimb	(7,687.26)
<i>wire</i> Southstar Woodcreek Developer, LLC - surplus funds dev reimb	(184,494.19)
Interest Income	0.02
Ending balance	<u>\$ (191,657.15)</u>
<i>FA recommends transferring \$192,000 from Logic</i>	
Logic Investment Fund - .1504%	<u>\$ 233,270.28</u>

Rockwall County Municipal Utility District No. 7
Debt Service Fund
January 19, 2021

Unlimited Tax Bonds

Series 2019 Rd <u>\$2,575,000</u>	<i>Principal Payment</i>	<i>Interest Payment</i>	<i>Annual Debt Service</i>
4/1/2021		36,651.25	
10/1/2021	70,000.00	36,651.25	143,302.50
4/1/2022		36,038.75	
10/1/2022	75,000.00	36,038.75	147,077.50
4/1/2023		35,326.25	
10/1/2023	75,000.00	35,326.25	145,652.50
	<u>\$ 220,000.00</u>	<u>\$ 216,032.50</u>	<u>\$ 436,032.50</u>

Rockwall County Municipal Utility District No. 7
Budget to Actual Analysis
September 2020 through December 2020, 4 months

	<u>Sept - Dec 20</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Revenue					
4000 · Property Tax Revenue	\$ 16,178	36,264	(20,086)	45%	72,527
5391 · Interest Revenue	46	192	(146)	24%	1,207
Total Revenue	\$ 16,224	36,456	(20,232)	45%	73,734

Administrative Expenses					
6071 · Appraisal Budget	0	0	0	0%	500
7001 · Accounting	2,889	3,500	(611)	83%	14,350
7070 · Auditing	11,500	10,250	1,250	112%	10,250
7190 · Delivery/Courier Services	17	30	(13)	57%	60
7200 · Director's Fees	807	1,742	(935)	46%	8,437
7300 · Engineering	645	4,000	(3,355)	16%	12,000
7460 · Insurance	4,192	4,250	(58)	99%	4,250
7500 · Legal	3,356	15,000	(11,644)	22%	46,500
7520 · Mtg exp-posting	100	200	(100)	50%	900
7521 · Mtg. Exp-conf. room	0	100	(100)	0%	450
7600 · Office Supplies	0	0	0	0%	105
Total Administrative Expenses	\$ 23,506	39,072	(15,566)	60%	97,802

1. Engineering - under budget, have not rec'd Dec invoice yet
2. Legal - under budget, have not rec'd Dec invoice yet

Rockwall County MUD No. 7

Investment Report

For Quarter Ended December 31, 2020

Certificates of Deposit

Fund	Bank	Acct #	Rate	Beginning Value for Qtr	Purchases this Qtr	Interest Accrued in Qtr	Adds. or (W/d's)	Ending Value for Period	Original Value	Term (Days)	Date of Purchase	Date of Maturity
GF	Logic	10001	var	74,069.91	-	27.50	(20,000.00)	54,097.41	50,000.00	N/A	4/1/2019	N/A
CPF	Logic	10002	var	233,172.56	-	97.72		233,270.28	225,000.00	N/A	3/19/2020	N/A
DSF	Logic	10003	var	50,635.33	-	21.03	(2,600.00)	48,056.36	85,000.00	N/A	3/19/2020	N/A
<i>total:</i>				357,877.80	-	146.25	(22,600.00)	335,424.05				

Compliance Statement:

The investments reported on above for the Period of this report are in compliance with the investment strategy expressed in the District's Investment Policy and the Public Funds Investment Act.

Review:

This report and the District's Investment Policy are submitted to the Board for its review and to make any changes thereto as determined by the board to be necessary and prudent for the management of District funds.

Signatures:

Kathryn Dye
Investment Officer

Dye Towering, LLC
Bookkeeper



Dye & Tovery, LLC

P.O. Box 863657
Plano, TX 75086-3657
Telephone (972) 612-0088
Facsimile (972) 612-0098

	<u>2020</u> <u>Hourly Rate</u>	Increase* <u>2.23%</u>	<u>2021</u> <u>Hourly Rate</u>
Travel	\$ 50	\$ 1	\$ 51
Meeting attendance	\$ 85	\$ 2	\$ 87
Admin Services	\$ 90	\$ 2	\$ 92
Bookkeeping Services	\$110	\$ 2	\$112
Senior Accounting Services	\$140	\$ 3	\$143

*Increase from May 2019 to December 2019 per CPI-U-RS in accordance with our engagement letter.

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Kathleen@DyeToveryCPA.com
Debbie@DyeToveryCPA.com

**RESOLUTION DESIGNATING DEPOSITORIES AND ESTABLISHING INVESTMENT
ACCOUNTS FOR DEPOSIT OF DISTRICT FUNDS**

WHEREAS, the Board of Directors of Rockwall County Municipal Utility District No. 7 (the "District") is a political subdivision of the State of Texas created pursuant to Article XVI, Section 59, Texas Constitution, and operating under the provisions of Chapters 49, 51, and, for certain purposes, Chapter 53, Texas Water Code; and

WHEREAS, Texas Water Code §49.156, requires that the Board of Directors (the "Board") of the District designate one or more banks or savings associations within the State of Texas to serve as depositories for the funds of the District.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF ROCKWALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 7 THAT:

1. That the recitals contained herein above are found to be true and correct.
2. That the District hereby adopts the list of financial institutions attached hereto as Exhibit "A", to serve as depositories for the funds of the District.
3. That this Resolution shall be effective immediately upon its adoption.

ADOPTED this 19th day of January, 2021.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

[DISTRICT SEAL]



EXHIBIT "A"

Access Bank
Allegiance Bank
Amegy Bank
Bank of Texas
Bank OZK
BBVA Compass Bank
Central Bank
Comerica Bank
Frost Bank
Hilltop Securities - Logic Fund
Hilltop Securities -Tex STAR
Huntington Bank
Independent Bank
Prosperity Bank
Plains Capital Bank
Regions Bank
TexPool
The Bank of New York Mellon
Veritex Community Bank
Wells Fargo Bank
Wilmington Trust

First United Bank

(updated by Kathi Dye –January 5, 2021)