

**PUBLIC NOTICE OF MEETING**  
**TAKE NOTICE THAT A REGULAR MEETING OF THE**  
**Board of Directors of**  
**Reunion Ranch Water Control and Improvement District**  
**Will be held at the offices of Willatt & Flickinger, PLLC,**  
**12912 Hill Country Blvd., Suite F-232, Austin, Texas 78738 (SEE NOTES BELOW)**

in Travis County, Texas, commencing at **3:00 p.m.** on July 18, 2023, to consider and act upon any or all of the following:

**PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON AT THE ABOVE LOCATION AND AT LEAST THREE DIRECTORS WILL BE PHYSICALLY PRESENT AT THE ABOVE LOCATION. ANY PERSON IS WELCOME AT THE MEETING LOCATION. HOWEVER, AS AN OPTION, MEMBERS OF THE PUBLIC MAY ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING ONE OF THE FOLLOWING TOLL-FREE NUMBERS: (877) 853-5247 OR (888) 788-0099 AND ENTERING THE FOLLOWING INFORMATION: MEETING ID: 850 6683 4239 AND PASSWORD: 757109. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.**

PLEASE SEE THE DISTRICT'S WEBSITE AT [WWW.RRWCID.ORG](http://WWW.RRWCID.ORG) FOR THE MEETING PACKET.

**AGENDA**

1. Call to order
2. Roll call of Directors
3. Public Comments

This is an opportunity for members of the public to address the Board of Directors concerning any issue that is not on the agenda. The response of the Board to any comment under this heading is limited to making a statement of specific factual information in response to the inquiry, or, reciting existing policy in response to the inquiry. Any deliberation of the issues is limited to a proposal to place it on the agenda for a later meeting. Each speaker shall be limited to 3 minutes, unless more than 10 members of the public wish to speak during this meeting. In such case, speakers offering public comment shall be limited to 1 minute each.

Note: Members of the public wishing to address the Board of Directors on specific agenda items will be required to indicate the agenda items on which they wish to speak. They will be given an opportunity to speak when the item is called and prior to consideration by the Board. Such comments shall be limited to 3 minutes per speaker for each agenda item. If more than 10 members of the public wish to speak, all speakers shall be limited to 1 minute each per item per person.

4. Minutes of prior meetings (Dennis Daniel)
5. Updates regarding Reunion Ranch HOA matters (HOA Board Representative)
6. Financial Reports and request for authorization for payments of bills (Allen Douthitt)
7. Items from the Board
  - a. Requests for common area modifications (Ron Meyer)
  - b. Variances to Drought Contingency Plan requirements (Gary Grass)
  - c. Disposition of Capital Project Funds (Gary Grass)
  - d. Annual audit engagement letter from Maxwell, Locke & Ritter (Gary Grass)
  - e. Committee Reports
    - i. Communications (Terri Purdy)
    - ii. Utility Operations (Dennis Daniel)
    - iii. Land Use & Water Quality (Ron Meyer)
    - iv. Finance, Budget & Audit (Gary Grass)
    - v. Water Conservation & Drought Management (Gary Grass)
    - vi. Operations Contract Review (John Genter)
    - vii. Wastewater Effluent Reuse (Dennis Daniel)

- 8. Engineer's Report and requested approvals (Mark Kestner)
  - a. Wastewater treatment plant
    - i. Effluent Irrigation Improvements and Authorizations; Review of Bids; Award of Contract
  - b. Water Supply and Distribution System; LCRA Contract – current reservation
  - c. Stormwater and Water Quality System
  - d. Emergency Management Plan(s)
  - e. Long-term Improvements and Asset Management Plan
  - f. Approvals Related to Ongoing Construction Contracts
  - g. Approvals to Upcoming Construction Contracts
- 9. Operations and Maintenance Report and requested approvals (Makenzi Scales)
  - a. Administrative
  - b. Improvement of wastewater treatment plant operations
  - c. Wastewater treatment plant and effluent subsurface irrigation
  - d. Wastewater collection system
  - e. Water distribution system
  - f. Stormwater conveyance and pond maintenance
  - g. Customer matters, complaints, reports and updates
  - h. Customer billing and delinquencies
  - i. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance
- 10. Attorney Report and requested actions (Bill Flickinger)
  - a. Resolution on Director's Fees
  - b. Resolution Regarding Annual Review of District Investment Policy and Investment Strategies; Code of Ethics and Financials Investment, Travel and Professional Services Policy
  - c. Amended Information Form (revised Notice to Purchaser)
- 11. Adjourn (Dennis Daniel)

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

(SEAL)

  
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 Attorney for the District

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 The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Jeniffer Concienne, Willatt & Flickinger, PLLC, at (512) 476-6604, for information.

MINUTES OF REGULAR MEETING  
OF  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held at 3:00 p.m. on June 20, 2023 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1.     CALL TO ORDER

The meeting was called to order.

2.     ROLL CALL OF DIRECTORS

A roll call of the Directors was taken. The Directors present were:

Dennis Daniel – President  
Terri Purdy – Vice President  
Ron Meyer – Secretary  
Gary Grass – Assistant Secretary  
John Genter – Assistant Secretary

thus, constituting a quorum. All Directors were present.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC and Mark Kestner with Murfee Engineering.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt, PLLC, Makenzi Scales with Inframark and residents Leslie Daniel, Patti Webster, Pat Lawler and Sandy Lake.

3.     PUBLIC COMMENTS

Sandy Lake asked if there was any meaningful feedback from the May 20<sup>th</sup> community event with the HOA, WCID and Inframark. President Dennis Daniel reported there was a small crowd of about 20 people. There was nothing significant but there was some discussion on erosion control matters. Sandy Lake inquired about the status of the emergency notifications. Manager Makenzi Scales noted that Inframark is working on emergency contact notifications. Inframark will have a new billing system that will have those features and the system should be ready to launch in October.

#### 4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained a motion. Motion was made by Secretary Ron Meyer and seconded by Vice President Terri Purdy to approve the May 23, 2023 meeting minutes as presented. The motion carried unanimously.

#### 5. UPDATES REGARDING REUNION RANCH HOA MATTERS

Sandy Lake reported on three HOA updates. The HOA will be installing lights in the parking lot at the pavilion by the end of summer. They will also have the parking lot sealed and striped. That project should take one day to finish. Lastly, the HOA is also working with Urban Dirt on erosion items. The HOA will also contact the District's committee on these issues. President Dennis Daniel inquired about the type of sealant the contractor will be using for the parking lot. President Dennis Daniel is aware that some of those sealants are known to have runoff of oils and oil biproduct and does not want any runoff to occur. Sandy Lake will review the contract and advise of the sealant that will be used.

Secretary Ron Meyer noted that there were a few erosion issues in the landscape areas. Secretary Ron Meyer did not feel that it rose to the level of Board action and wanted to report that the HOA has fixed those issues and thanked them for doing it.

Bookkeeper Allen Douthitt was not in attendance at this time, therefore President Dennis Daniel moved to Item No. 7.

#### 7. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Committee Reports
  - i. Communications
  - ii. Utility Operations
  - iii. Land Use & Water Quality
  - iv. Finance, Budget & Audit
  - v. Water Conservation & Drought Management
  - vi. Operations Contract Review
  - vii. Wastewater Effluent Reuse

Secretary Ron Meyer reported that the HOA is looking at additional amenity locations.

Assistant Gary Grass had nothing to report on regarding variances to Drought Contingency Plan requirements. President Dennis Daniel noted that this item may be coming up soon due to the current conditions.

President Dennis Daniel reported that he has received various resident reports and is working with Inframark on these.

Secretary Ron Meyer received an email in Inframark regarding a culvert at Adam Trail with debris in it. The HOA inquired as to who was responsible for that clean up. There was discussion as to who is responsible for the cleanup, the HOA or District and it appears it is the HOA's issue. Assistant Secretary Gary Grass stated that he was also notified that along the bank of the creek, near the trail, there is erosion cloth and debris. After discussion, if the debris is not causing drainage issues, then it would be the HOA's issue. Assistant Secretary John Genter stated that he would be happy to help.

Assistant Secretary Gary Grass would like to get a general sense of the revenue from the new District rates. Bookkeeper Allen Douthitt stated that he would need to get the information for usage and the tiers. Assistant Secretary Gary Grass does not want this to be complicated, just a feel as to what the rates have done with the reserve. This can be discussed more during budget analysis.

President Dennis Daniel advised that the wastewater effluent reuse matters will be discussed in the Engineer's Report at the end of the meeting.

6. FINANCIAL REPORTS AND REQUEST FOR AUTHORIZATION FOR PAYMENTS OF BILLS

Bookkeeper Allen Douthitt discussed the financials with the Board. The District can see the effect of the recent rate increase. The budget is to the good this month. President Dennis Daniel asked if Hays County responded to the tax collection inquiry. Bookkeeper Allen Douthitt advised that he has not yet received a response. The District is current 97.14% collected, with \$73,000 remaining.

Engineer Mark Kestner discussed the special and general engineering fees from his spreadsheet and what charges went into the general line item in the budget. President Dennis Daniel advised this is the information that he was looking for. Bookkeeper Allen Douthitt wanted to clarify that the item was misclassified and not misappropriated as mentioned by Engineer Mark Kestner. Mr. Kestner agreed that the charges were miscategorized and that he misspoke. President Dennis Daniel would also like Engineer Mark Kestner and Bookkeeper Allen Douthitt to continue to work together on the calculation of engineering fees for general projects. Assistant Gary Grass noted that the Murfee Engineering invoice was not received this month. Engineer Mark Kestner will check on that.

After discussion of the financials, President Dennis Daniel entertained a motion. Motion was made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to approve payment of the invoices and per diems. The motion carried unanimously. President Dennis Daniel entertained another motion. Motion was made by Assistant Gary Grass and seconded by Assistant Secretary John Genter to authorize the three fund transfers as discussed. The motion carried unanimously.

President Dennis Daniel moved to Item No. 9 Manager's Report at this time.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- a. Administrative
- b. Wastewater treatment plant and effluent subsurface irrigation
- c. Wastewater collection system
- d. Water distribution system
- e. Stormwater conveyance and pond maintenance
- f. Customer matters, complaints, reports and updates
  - i. Trail use for access and mud on roadways
- g. Customer billing and delinquencies
- h. Authorizations for expenditures related to contracts, repairs, replacements, operation improvements and maintenance
- i. Zane Furr Landscaping Contract Amendment

Manager Makenzi Scales discussed the Executive Summary as included in the agenda package.

Manager Makenzi Scales reported that the Inframark operators would like to get the wastewater treatment plant site cleaned up from accumulated parts, trash and debris. Currently, there is not a dumpster at the plant site. Manager Makenzi Scales is requesting a one-time cleanup by Kuts & Kleans in the amount of \$1,055 with additional labor charge. The dumpster will be a 40-yard dumpster. Manager Makenzi Scales would like the District to consider a permanent dumpster at the plant site. Manager Makenzi Scales will come back to the Board with a proposal for a permanent dumpster to be included in the regular solid waste agreement that is handled by the HOA. President Dennis Daniel stated that the dumpster will need to be kept behind the gate and not out in the open. After discussion, President Dennis Daniel entertained a motion. Motion was made by Assistant Gary Grass and seconded by Vice President Terri Purdy to approve a trash haul with labor charge as presented. The motion carried unanimously.

In regard to the wastewater treatment plant and effluent subsurface irrigation, all District facilities are in compliance for the month of May. The wastewater plant is running at 96%, the total flows are 2,378 MG and the average flows are 76,739 GPD. There was discussion of these numbers being too high and there might actually be an error in the numbers.

Manager Makenzi Scales reported on issues at the mixer. The mixers need to be pulled and inspected and to have a thorough cleaning. The mixers are currently offline. They have both been tripping regularly and the Inframark operators believed they are ragged up. Inframark also noticed the chains are not in place to allow for easier inspections. President Dennis Daniel is very confused about this issue and asked how this could happen within one year of construction. This issue will need to be looked at as a warranty claim. Engineer Mark Kestner will check on the timing. President Dennis Daniel would like a full report on this matter in July and operations need to coordinate with the engineer on this matter. After discussion, President Dennis Daniel entertained a motion. Motion was made by Assistant Secretary Gary Grass and seconded by Vice President Terri Purdy to approve the Alterman quote of \$5,339.00 for the pulling, inspections and de-ragging of mixers as presented. The motion carried unanimously.

Manager Makenzi Scales discussed a pool deposit issue. A homeowner was upset that they had not received their \$1,500.00 pool deposit back in eight weeks. Manager Makenzi Scales noted that these requests usually go through the Board, but that they can now go through the bookkeeper. President Dennis Daniel stated that the deposits are not at Board level and should be processed timely. President Makenzi Scales discussed the process of the pool deposits and President Dennis Daniel reiterated that no Board action is needed, the system has been working. This is in no way the Board's fault. Once Inframark provides the information to Bookkeeper Allen Douthitt, the deposit refund is processed through the bookkeeper's account.

Sandy Lake asked that the dumpster at the wastewater plant be coordinated with the HOA Manager Matt Bland, as well as the schedule to clean the mixers. Ms. Lake would like HOA Manager Matt Bland to be aware of what is going on and be able to notify the nearby neighbors that a crane will be in the area for that cleaning.

Assistant Secretary Gary Grass inquired about the pond reports. He would like to see an initiated date and finish date on the reports. Manager Makenzi Scales will include that information going forward. There was also discussion on the sludge monitoring in the ponds. Is the Windmill Pond fountain working to keep the sediment under control? Manager Makenzi Scales is working on getting an answer to that question.

President Dennis Daniel discussed the uptick in flows. The District was averaging around 55,000 GPD and then it jumped 20,000. How did this happen? The Board should have been notified immediately on this issue. Inframark should not rely on the Board to catch these types of issues.

Manager Makenzi Scales reported on the Inframark employee driving on the trails. This was a new hire and it has been addressed with him and will not happen again.

There was discussion of apply road base to the entrance to the wastewater plant so that mud will not be tracked down the streets within the District. Manager Makenzi Scales will come back next month with a solution. President Dennis Daniel advised that they can wash off the mud with a cleaner truck, however do not wash down the drains. The District should be an example to the residents.

The Consumer Confidence Report will be finalized and filed with the TCEQ and sent to all residents. There was discussion of the testing locations and process. No Board action is required, however Attorney Bill Flickinger likes the Board to review it and provide any comments.

There was discussion of Zane Furr's Landscaping Contract Amendment. Assistant Secretary Gary Grass asked about the access roads around the ponds, as that is not on the exhibit of areas to maintain. Manager Makenzi Scales stated that Mr. Furr already mentioned that he would maintain those areas. She will contact Mr. Furr on that addition to the exhibit. After discussion, President Dennis Daniel entertained a motion. Motion was made by Assistant

Secretary Gary Grass and seconded by Secretary Ron Meyer to approve the Amended Landscape Maintenance Agreement with the addition of access roads. The motion carried unanimously.

8. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Wastewater treatment plan
  - i. Effluent Irrigation Improvements and Authorizations; Review of Bids; Award of Contract
- b. Water Supply and Distribution Systems; LCRA Contract – current reservation
- c. Stormwater and Water Quality System
- d. Emergency Management Plan(s)
- e. Long-term Improvements and Asset Management Plan
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Mark Kestner discussed his engineer's report as included in the agenda package.

As previously discussed, the District's Texas Land Application Permit expires in 2024. MEC has begun work on the renewal application. MEC will be submitting the application with a 10-year renewal period rather than the 5-year renewal period since the District's system is built out.

Assistant Secretary Gary Grass inquired about the recent pay application in regard to the District's budget and the timeframe of the payment. President Dennis Daniel asked that the Projects List be kept up to date.

The Board and consultants went into detailed discussions on the effluent irrigation improvements and authorizations and review of the bids. There are two alternatives to consider, replacement and repurposing. The District can irrigate all the area or go in the director to only irrigate a portion of the District. Engineer Mark Kestner presented a drawing of the system and discussed the following: possibility of not using the existing skip or the new skip and/or adding a separate pumping station for surface irrigation. The alternative is more to operate but is less mechanical. President Dennis Daniel discussed his Comparison of Alternatives for Treated Wastewater Effluent Disposal report as included in the agenda package. President Dennis Daniel discussed the currently designed improvements and the minimum improvements as two alternatives to consider. There was also discussion of the LCRA grant. Stacy Pandey with the LCRA has been notified of the situation with the effluent irrigation project and another extension should not be an issue. The minimum improvements will only provide effluent for surface irrigation along Reunion Ranch Boulevard from Bear Creek to FM 1826 at a cost around \$375,000 and will benefit 2/3rds of the District. This alternative would reduce the \$100,000 LCRA grant by 33%. The currently designed improvements will be sufficient to supply treated effluent for irrigation throughout the District at a cost around \$555,000 and the LCRA grant of \$100,000 would be fully available. Attorney Bill Flickinger discussed the current bid and the fact that if the minimum improvements are considered, the design will need to be rebid. All parties discussed the possibility of contacting the low bidder to discuss lowering the costs. The key notes were: the cost difference between the alternatives may not be as much if the current design can be value



engineered and if the District goes with the minimum improvements, the project will need to be rebid. Essentially, does the District spend an additional money over the minimum required improvements to get pumps sufficient to irrigate the entire District and that would use less potable water year to year. The current bid will need to be extended. Assistant Secretary Gary Grass stated that the District should maximize its effluent use. Vice President Terri Purdy asked if the District could afford to pay for the full current designed improvements and Assistant Secretary Gary Grass advised that after review of the District's financials, the District is capable of doing it. After considerable discussion of the processes, bidding information and other topics, the Board decided to: look closer at both alternatives and need to make a decision on the current bid. The deadline to decide on the bid is July 13<sup>th</sup>. Attorney Bill Flickinger discussed the LCRA reservation amount. President Dennis Daniel advised that he included in his analysis the benefit of not having to include that reserve amount and not having to pay overcharges to the LCRA.

President Dennis Daniel announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 8(a)(i). The Board went into closed session at 5:18 p.m.

At 5:42 p.m., President Dennis Daniel announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

President Dennis Daniel stated that he appreciates the residents' patience during closed session.

Motion was made by President Dennis Daniel and seconded by Assistant Secretary Gary Grass to authorize the District's Engineer to contact the lower bidder to extend the bid, negotiate costs and consider the results of negotiation at the July 18<sup>th</sup> board meeting. The motion carried unanimously.

Motion was then made by President Dennis Daniel and seconded by Assistant Secretary Gary Grass to authorize the District's Engineer to investigate a redesign of effluent pump station for an optimal design similar to what was presented and bring the results back to the July 18<sup>th</sup> board meeting. The motion carried unanimously.

Sandy Lake asked if the Board's decision will impact the HOA's work on the effluent diagrams and President Dennis Daniel advised that the HOA should continue to work through location of the effluent lines.

Pattie Webster asked if the Board has decided if it will irrigate with effluent on the entire neighborhood or just a portion of it. President Dennis Daniel advised that it has not yet made that decision.

Leslie Daniel discussed the amount of effluent used for the downhill portion of the District or both. There was also discussion of still having to purchase potable water for irrigation for certain months.

Pattie Webster asked if the effluent irrigation proposal was for the whole District or just the downhill area. President Dennis Daniel reiterated that the District's engineer has been authorized to negotiate with the low bidder to lower the costs of the project and has asked the District's engineer to investigate a redesign of the effluent irrigation project. The current contract is for the entire District. Pattie Webster asked if there is a redesign, will it need to be rebid and the answer was yes per District counsel.

Assistant Secretary Gary Grass thanked President Dennis Daniel for his detailed analysis on this project.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

a. Legislative Update

Attorney Bill Flickinger discussed the Legislative Update with the Board. The Directors will receive a raise in per diems. A Resolution will be on the next agenda to consider this action, as well as the Amended Information Form, with revised Notice to Purchaser.

11. ADJOURN

President Dennis Daniel entertained a motion to adjourn. Motion was made by Assistant Secretary John Genter and seconded by Vice President Terri Purdy to adjourn the meeting at 6:10 p.m.

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Dennis B. Daniel, President  
Reunion Ranch WCID

ATTEST:

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Ronald F. Meyer, Secretary  
Reunion Ranch WCID

[SEAL]

## Reunion Ranch W.C.I.D.

### Accounting Report

July 18, 2023

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- Review Cash Activity Report, including Receipts and Expenditures.
  - ☑ Action Items:
    - Approve director and vendor payments.
    - Approve fund transfers.
- Review May 31, 2023 Financial Statements
  - Interest Income \$8,635 favorable variance
    - Budgeted 2% interest rate compared to actual 5% interest rate
  - Sludge hauling \$4,772 unfavorable variance
    - Invoiced sludge hauls for both January for \$2,007 and March for \$5,266
  - Wastewater Treatment Plant Improvements (one-time)
    - Purchased water treatment solids dewatering equipment for \$49,500

# 2023 Reunion Ranch WCID

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Notes	
Jan 17	Board Meeting
Feb 15	Bond Payments
Feb 21	Board Meeting
Mar 21	Board Meeting
Apr 18	Board Meeting
May 23	Board Meeting
Jun 20	Board Meeting
Jul 18	Board Meeting

## Cash Activity Report

**Reunion Ranch W.C.I.D.  
Cash Activity Report  
May 31, 2023 - July 18, 2023**

		First Citizens Operating Account	Bookkeeper's Account
<b>Reconciled Cash Balance - May 31, 2023</b>		<b>\$ 76,523.83</b>	<b>\$ 22,903.39</b>
<b>Subsequent Activity through July 18, 2023</b>		<b>1,223.48</b>	<b>(7,159.65)</b>
Transfer Approved at June 20, 2023 Board Meeting	To TexPool Operating Account		(65,000.00)
Deposit	Service Revenue		64,623.48
Deposit	Pool Deposits and Inspections		1,600.00
	Subtotal - Operating Account		1,223.48
Transfer Approved at June 20, 2023 Board Meeting	From TexPool Operating Account		107,666.99
Expenditures	Checks approved at June 20, 2023 meeting		(105,676.62)
Customer Refunds	Pool Deposits		(6,000.00)
AT&T	Telephone - June 2023		(510.82)
AT&T Uverse	Internet - June 2023		(78.39)
Verizon Wireless	Wireless Charges - May 2023		(56.40)
Gary Grass	Director Fee - Cyber Security Training		(138.53)
John Genter	Director Fee - Cyber Security Training		(138.53)
Ronald Meyer	Director Fee - Cyber Security Training		(138.52)
Customer Refunds	Meter Deposit		(416.83)
Pedernales Electric	Utilities - June 2023		(1,672.00)
			(7,159.65)
<b>Expenditures to be Approved at July 18, 2023 Board Meeting</b>		<b>-</b>	<b>(113,208.50)</b>
<b>Vendor</b>	<b>Memo</b>	<b>Amount</b>	
Dennis Daniel	Director Fees - July 18, 2023 Meeting	138.52	
Gary Grass	Director Fees - July 18, 2023 Meeting	138.52	
John Genter	Director Fees - July 18, 2023 Meeting	138.52	
Ron Meyer	Director Fees - July 18, 2023 Meeting	138.53	
Theresa Purdy	Director Fees - July 18, 2023 Meeting	138.52	
Aquatic Features Inc	Pond Maintenance - June 2023	1,006.75	
Boit & Douthitt, PLLC	Accounting Services - June 2023	2,024.44	
LCRA	Raw Water/Monthly Fee - June 2023	4,524.59	
Murfee Engineering Company	Engineering - May and June 2023	22,708.86	
Sommers Marketing	Website - June 2023	650.00	
Inframark LLC	Operations and Maintenance - May 2023; Operations - June 2023	30,940.04	
West Travis County PUA	Purchased Water - June 2023	31,476.41	
Willatt & Flickinger	Legal Fees - June 2023	14,194.80	
Zane Furr	Landscape Maintenance - June 2023	4,990.00	
	Total Operating Account Expenditures	113,208.50	
<b>Transfers to be Approved at July 18, 2023 Board Meeting</b>		<b>(75,000.00)</b>	<b>122,464.76</b>
Transfer	From First Citizens Operating to TexPool Operating		(75,000.00)
Transfer	From TexPool Operating to First Citizens Bookkeeper's		113,208.50
Transfer	From TexPool Operating to First Citizens Bookkeeper's		9,256.26
			47,464.76
<b>Projected Cash Balance - July 18, 2023</b>		<b>\$ 2,747.31</b>	<b>\$ 25,000.00</b>

**Reunion Ranch W.C.I.D.  
Cash/Investment Activity Report  
May 31, 2023 - July 18, 2023**

	Interest Rates	Balance 5/31/2023	Receipts	Subsequent Disbursements	Subtotal 7/18/2023	Transfers to be Approved 7/18/2023	Projected Balance 7/18/2023
<b>General Fund -</b>							
First Citizens - Operating Account	0.0500%	76,523.83	66,223.48	(65,000.00)	77,747.31	(75,000.00)	2,747.31
First Citizens - Bookkeeper's Account	0.0500%	22,903.39	107,666.99	(228,035.14)	(97,464.76)	122,464.76	25,000.00
Central Bank - Lockbox Account	1.9800%	32,227.34	15,549.52	-	47,776.86	-	47,776.86
TexPool - Operating Account	5.0851%	2,235,556.59	65,000.00	(107,666.99)	2,192,889.60	(45,792.76)	2,147,096.84
<b>Total - General Fund</b>		<b>2,367,211.15</b>	<b>254,439.99</b>	<b>(400,702.13)</b>	<b>2,220,949.01</b>	<b>1,672.00</b>	<b>2,222,621.01</b>
<b>Debt Service Fund -</b>							
TexPool - Tax	5.0851%	24,437.55	-	-	24,437.55	-	24,437.55
TexPool - Debt Service	5.0851%	2,402,011.62	-	-	2,402,011.62	-	2,402,011.62
<b>Total - Debt Service Fund</b>		<b>2,426,449.17</b>	<b>-</b>	<b>-</b>	<b>2,426,449.17</b>	<b>-</b>	<b>2,426,449.17</b>
<b>Capital Project Fund -</b>							
Texpool - SR2017 Capital Projects	5.0851%	6.56	-	-	6.56	-	6.56
Texpool - SR2018 Capital Projects	5.0851%	687.19	-	-	687.19	-	687.19
Texpool - SR2019 Capital Projects	5.0851%	997.24	-	-	997.24	-	997.24
Texpool - SR2020 Capital Projects	5.0851%	54,273.76	-	-	54,273.76	-	54,273.76
<b>Total - Capital Project Fund</b>		<b>55,964.75</b>	<b>-</b>	<b>-</b>	<b>55,964.75</b>	<b>-</b>	<b>55,964.75</b>
<b>Total - All Funds</b>		<b>4,849,625.07</b>	<b>254,439.99</b>	<b>(400,702.13)</b>	<b>4,703,362.93</b>	<b>1,672.00</b>	<b>4,705,034.93</b>

**Transfer Letter Information:**

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$75,000.00
- (2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$113,208.50
- (3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$9,256.26

# Recap & Standings Report

HAYSTAX

Cycles: All    Taxing Units: Dripping Spr...    Transaction Date Range: 05/01/2023 to 05/31/2023    Sorted By: By Year, Ascending    Options: Separate Rollbacks, Include

Appraisal	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance
2003 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	4,509.11	4,078.35	8,578.46	0.00	0.00	0.00	0.00	0.00	8,578.46
2022	73,229.92	-4,312.07	68,917.85	18,042.77	1,704.12	0.00	0.00	0.06	50,875.14
2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Summary</b>									
Total Current	73,229.92	-4,312.07	68,917.85	18,042.77	1,704.12	0.00	0.00	0.06	50,875.14
Total Delinquent	4,509.11	4,078.35	8,578.46	0.00	0.00	0.00	0.00	0.00	8,578.46
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	77,739.03	-233.72	77,496.31	18,042.77	1,704.12	0.00	0.00	0.06	59,453.60
<b>Percentages</b>									
% of Roll Collected - 2022 - 98.01%	Adjusted Original Roll - \$2,557,879.89			Current YTD Collected - \$2,507,004.75					
Tax Collections Compared to Current Taxes Billed 24.64% Collected									
All Collections Compared to Current Taxes Billed 26.97% Collected									
Combined Collections (Collections + P&I Collected) - 19,746.89									





<b>Reunion Ranch W.C.I.D.</b> <b>Collateral Analysis Schedule</b> <b>May 31, 2023</b>
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	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
<b>First Citizens Bank</b>			
Operating Account	\$ 78,123.83		
Bookkeeper's Account	75,977.02		
<b>Total Funds First Citizens Bank</b>	154,100.85		
FDIC Coverage		250,000.00	
Pledged Collateral First Citizens Bank (Market Value)		149,005.00	
<b>Total Collateral</b>		399,005.00	
<b>Total Collateral/Funds</b>	\$ 154,100.85	\$ 399,005.00	\$ 244,904.15

**Pledge Inventory Report (Deco)**

First-Citizens Bank & Trust Co  
 Raleigh, NC  
 Date as of: 6/1/2023



Cusip	Description	Maturity/Refunded Dt	Intent	Market Price Dt	Original Face	Market Value
	Location Code/Name		Coupon	Price	Par	
<b>Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas</b>						
3136ALYX3	FNMA_14-81B CA	3/25/2041	3	6/1/2023 99.25	1,850,526.00 15,641.00	15,524.00
3137FRSN2	FHLMC_4957J TA	3/25/2048	3	6/1/2023 94.35	187,526.00 32,183.00	30,366.00
38382AR23	GNR 2019-147 AB AB	10/16/2060	2.5	6/1/2023 85.82	194,787.00 120,145.00	103,115.00
3	<b>Total Pledged:</b>	REUN - TX - Reunion Ranch WCID Round Rock Texas			2,232,839.00 167,969.00	149,005.00

This Report reflects information submitted to us by the customer. It is not intended to be used as the official Record of safekeeping location and/or pledged holdings. This information should be provided by the customer's Safekeeper.

## **FINANCIAL STATEMENTS**

**Reunion Ranch W.C.I.D.**  
**Accountant's Compilation Report**  
**May 31, 2023**

The District is responsible for the accompanying financial statements of the governmental activities of Reunion Ranch W.C.I.D., as of and for the eight months ended May 31, 2023, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The District has omitted the management's discussion and analysis, the Statement of Net Assets, and Statement of Activities that the Governmental Accounting Standards Board required to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context.

In addition, the District has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and components required by GASB 34 were included in the financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Accounting principles generally accepted in the United States of America require that budgetary comparison information be presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis and, although not a required part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. The required supplementary information was subject to our compilation engagement. We have not audited or reviewed the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Supplementary Information

The supplementary information contained in the schedules described in the Supplementary Information Index is presented for purposes of additional analysis and is not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement, however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such supplementary information.

We are not independent with respect to Reunion Ranch W.C.I.D.



BOTT & DOUTHITT, P.L.L.C.

July 11, 2023  
 Round Rock, TX

**Reunion Ranch W.C.I.D.  
Governmental Funds Balance Sheet  
May 31, 2023**

	<u>Governmental Funds</u>			<u>Governmental Funds Total</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
<b>Assets</b>				
Cash and Cash Equivalents -				
Cash - Operating Account	\$ 76,523.83	\$ -	\$ -	\$ 76,523.83
Cash - Bookkeeper's Account	22,903.39	-	-	22,903.39
Cash - Lockbox Account	32,227.34	-	-	32,227.34
Cash Equivalents	2,235,556.59	2,426,449.17	55,964.75	4,717,970.51
Receivables -				
Property Taxes	20,312.98	39,140.62	-	59,453.60
Service Accounts, net of allowance for doubtful accounts of \$ -	81,667.57	-	-	81,667.57
Prepaid Expense	2,990.22	-	-	2,990.22
Accounts Receivable - Other	1,014.85	-	-	1,014.85
Accrued Service Revenue	38,833.03	-	-	38,833.03
Interfund	7,035.79	-	-	7,035.79
<b>Total Assets</b>	<b>\$ 2,519,065.59</b>	<b>\$ 2,465,589.79</b>	<b>\$ 55,964.75</b>	<b>\$ 5,040,620.13</b>
<b>Liabilities</b>				
Accounts Payable	\$ 131,338.90	\$ -	\$ -	\$ 131,338.90
Accrued Expenditures	1,793.17	-	-	1,793.17
Retainage	2,475.00	-	-	2,475.00
Customer Deposits	76,210.00	-	-	76,210.00
Builder Deposit	48,500.00	-	-	48,500.00
Due to TCEQ	1,944.06	-	-	1,944.06
Interfund	-	7,035.79	-	7,035.79
Payroll Taxes Payable	160.64	-	-	160.64
<b>Total Liabilities</b>	<b>262,421.77</b>	<b>7,035.79</b>	<b>-</b>	<b>269,457.56</b>
<b>Deferred Inflows of Resources</b>				
Deferred Revenue - Property Taxes	20,312.98	39,140.62	-	59,453.60
<b>Total Deferred Inflows of Resources</b>	<b>20,312.98</b>	<b>39,140.62</b>	<b>-</b>	<b>59,453.60</b>
<b>Fund Balance</b>				
Fund Balances:				
Restricted for				
Debt Service	-	2,419,413.38	-	2,419,413.38
Capital Projects	-	-	55,964.75	55,964.75
Unassigned	2,236,330.84	-	-	2,236,330.84
<b>Total Fund Balances</b>	<b>2,236,330.84</b>	<b>2,419,413.38</b>	<b>55,964.75</b>	<b>4,711,708.97</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 2,519,065.59</b>	<b>\$ 2,465,589.79</b>	<b>\$ 55,964.75</b>	<b>\$ 5,040,620.13</b>

See Accountants' Report.

**Reunion Ranch W.C.I.D.  
Statement of Revenues,  
Expenditures & Changes in Fund Balance-Governmental Funds  
October 1, 2022 - May 31, 2023**

	<u>Governmental Funds</u>			<u>Governmental Funds Total</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
<b>Revenues:</b>				
Property Tax Revenue	\$ 860,060.51	\$ 1,646,317.62	\$ -	\$ 2,506,378.13
Service Accounts				
Water Revenue	423,921.95	-	-	423,921.95
Wastewater Revenue	238,181.78	-	-	238,181.78
Service Revenue Penalties	4,209.39	-	-	4,209.39
Interest and Other Income	57,524.32	58,801.78	1,542.64	117,868.74
<b>Total Revenues</b>	<u>1,583,897.95</u>	<u>1,705,119.40</u>	<u>1,542.64</u>	<u>3,290,559.99</u>
<b>Expenditures:</b>				
Operating Expenses -				
Reservation Fee	20,967.01	-	-	20,967.01
Monthly Charges	102,184.00	-	-	102,184.00
Water Purchases	104,551.82	-	-	104,551.82
Operations & Management	62,766.63	-	-	62,766.63
Utilities	17,218.71	-	-	17,218.71
Lab Fees	20,397.06	-	-	20,397.06
Inspections	4,552.06	-	-	4,552.06
Chemicals	26,370.92	-	-	26,370.92
Sludge Hauling	23,866.09	-	-	23,866.09
Permit Fee	1,328.05	-	-	1,328.05
Repairs & Maintenance (Routine) -				
Water Repairs	37,683.51	-	-	37,683.51
Sewer Repairs	78,562.05	-	-	78,562.05
Irrigation Maintenance	497.28	-	-	497.28
Pond Maintenance	14,771.61	-	-	14,771.61
Landscape Maintenance	52,544.12	-	-	52,544.12
Repairs & Maintenance (Non-Routine or One Time) -				
WWTP Improvements (One Time)	49,500.00	-	-	49,500.00
Pond Maintenance (Non-Routine)	7,140.00	-	-	7,140.00
Administrative Services -				
Director Fees, including payroll tax	6,136.07	-	-	6,136.07
Director Reimbursements	185.10	-	-	185.10
Insurance	20,739.40	-	-	20,739.40
Tax Appraisal/Collection Fees	2,819.05	5,398.14	-	8,217.19
Website	4,476.00	-	-	4,476.00
Miscellaneous Expense	1,286.46	-	-	1,286.46
Professional Fees -				
Legal Fees	61,181.75	-	-	61,181.75
Financial Advisor	1,029.20	1,970.80	-	3,000.00
Bookkeeping Fees	17,500.00	-	-	17,500.00
Engineering Fees	49,209.51	-	-	49,209.51
Engineering Fees - Special	21,528.78	-	-	21,528.78
Audit Fees	13,000.00	-	-	13,000.00
Debt Service -				
Interest Expense	-	435,476.89	-	435,476.89
Fiscal Agent Fees	-	1,200.00	-	1,200.00
<b>Total Expenditures</b>	<u>823,992.24</u>	<u>444,045.83</u>	<u>-</u>	<u>1,268,038.07</u>
<b>Excess/(Deficiency) of Revenues Over (Under) Expenditures</b>	<u>759,905.71</u>	<u>1,261,073.57</u>	<u>1,542.64</u>	<u>2,022,521.92</u>
<b>Fund Balance, October 1, 2022</b>	<u>1,476,425.13</u>	<u>1,158,339.81</u>	<u>54,422.11</u>	<u>2,689,187.05</u>
<b>Fund Balance, May 31, 2023</b>	<u>\$ 2,236,330.84</u>	<u>\$ 2,419,413.38</u>	<u>\$ 55,964.75</u>	<u>\$ 4,711,708.97</u>

See Accountants' Report.

## **Supplementary Information**

### **Index**

#### **General Fund**

- Budgetary Comparison Schedule
- Revenues & Expenses: Actual + Budgeted
- Cash Account Reconciliations
- A/P Aging Summary
- Payroll Summary

#### **Debt Service Fund**

- Debt Service Schedule



## General Fund

**Reunion Ranch W.C.I.D.  
Budgetary Comparison Schedule - General Fund  
May 31, 2023**

	CURRENT MONTH			YEAR TO DATE			Percent of Budget
	Actual	Budget	Difference	Actual	Budget	Difference	
<b>Revenues:</b>							
Property Tax Revenue	\$ 6,774.49	\$ -	6,774.49	\$ 860,060.51	\$ 881,011.00	\$ (20,950.49)	97.62%
Service Accounts	56,629.47	57,999.00	(1,369.53)	423,921.95	365,136.00	58,785.95	116.10%
Water Revenue	31,383.82	27,096.00	4,287.82	238,181.78	216,768.00	21,413.78	109.88%
Wastewater Revenue	460.31	681.00	(220.69)	4,209.39	4,657.00	(447.61)	90.39%
Service Revenue Penalties	9,984.88	1,100.00	8,884.88	57,524.32	8,800.00	48,724.32	653.69%
Interest and Other Income	105,232.97	86,876.00	18,356.97	1,583,897.95	1,476,372.00	107,525.95	107.28%
<b>Total Revenues</b>							
<b>Expenditures:</b>							
Operating Expenses -							
Reservation Fee	2,260.42	2,260.00	(0.42)	20,967.01	18,080.00	(2,887.01)	115.97%
Monthly Charges	12,775.00	14,435.00	1,662.00	102,184.00	115,480.00	13,296.00	88.49%
Water Purchases	16,701.17	23,056.00	6,354.83	104,551.82	123,350.00	18,798.18	84.76%
Management and Operations	7,840.60	8,605.00	764.40	62,766.63	68,840.00	6,073.37	91.18%
Utilities	2,169.29	2,800.00	630.71	17,218.71	22,400.00	5,181.29	76.87%
Lab Fees	2,513.04	2,250.00	(263.04)	20,397.06	18,000.00	(2,397.06)	113.32%
Inspection Fees	276.97	750.00	473.03	4,552.06	6,000.00	1,447.94	75.87%
Chemicals	1,740.73	2,500.00	759.27	26,370.92	20,000.00	(6,370.92)	131.85%
Sludge Hauling	7,272.24	2,500.00	(4,772.24)	23,866.09	20,000.00	(3,866.09)	119.33%
Permit Fees	-	-	-	1,328.05	1,500.00	171.95	88.54%
Repairs and Maintenance - Routine	350.66	3,500.00	3,149.34	37,683.51	28,000.00	(9,683.51)	134.58%
Water Repairs and Maintenance	3,314.01	11,900.00	8,585.99	78,562.05	95,200.00	16,637.95	82.52%
Sewer Repairs and Maintenance	-	1,667.00	1,667.00	497.28	13,336.00	12,838.72	3.73%
Irrigation Maintenance	974.25	1,000.00	25.75	14,771.61	8,000.00	(6,771.61)	184.65%
Pond Maintenance	4,355.00	4,730.00	395.00	52,544.12	38,000.00	(14,544.12)	138.27%
Landscaping Maintenance	-	-	-	-	-	-	-
Repairs and Maintenance - Non-Routine or One Time	49,500.00	49,500.00	-	49,500.00	49,500.00	-	100.00%
WWTP Improvements	-	-	-	7,140.00	7,500.00	360.00	95.20%
Pond Maintenance	-	-	-	-	-	-	-
Administrative Services -							
Director Fees, incl payroll taxes	484.44	1,087.00	602.56	6,136.07	8,696.00	2,559.93	70.56%
Director Reimbursement	41.59	65.00	23.41	185.10	520.00	334.90	35.60%
Insurance	-	-	-	20,739.40	20,000.00	(739.40)	103.70%
Tax Appraisal/Collector Fees	300.00	1,200.00	900.00	2,819.05	2,000.00	(819.05)	140.95%
Website	40.00	100.00	60.00	4,476.00	9,600.00	5,124.00	46.63%
Miscellaneous	-	-	-	1,286.46	800.00	(486.46)	160.81%
Professional Fees -							
Legal Fees	8,487.80	8,500.00	12.20	61,181.75	68,000.00	6,818.25	89.97%
Financial Advisor Fees	-	-	-	1,029.20	600.00	(429.20)	171.53%
Accounting Fees	2,000.00	2,400.00	400.00	17,500.00	20,200.00	2,700.00	86.63%
Engineering Fees - General	1,488.86	4,167.00	2,678.14	49,209.51	33,336.00	(15,873.51)	147.62%
Engineering Fees - Special	5,610.00	2,833.00	(2,777.00)	21,528.78	22,664.00	1,135.22	94.99%
Audit Fees	-	-	-	13,000.00	13,000.00	-	100.00%
<b>Total Expenditures</b>	<b>130,494.07</b>	<b>151,825.00</b>	<b>21,330.93</b>	<b>823,992.24</b>	<b>852,602.00</b>	<b>28,609.76</b>	<b>96.64%</b>
<b>Excess/(Deficiency) of Revenues Over/ (Under) Expenditures</b>	<b>\$ (25,261.10)</b>	<b>\$ (64,949.00)</b>	<b>\$ 39,687.90</b>	<b>\$ 759,905.71</b>	<b>\$ 623,770.00</b>	<b>\$ 136,135.71</b>	<b>121.82%</b>

See Accountant's Report

**Reunion Ranch W.C.I.D.  
Revenues and Expenditures - General Fund: Actuals + Budgeted  
Fiscal Year 2022-2023**

FY 2023 Budget 9/13/22	Actual Oct-22	Actual Nov-22	Actual Dec-22	Actual Jan-23	Actual Feb-23	Actual Mar-23	Actual Apr-23	Actual May-23	Budget Jun-23	Budget Jul-23	Budget Aug-23	Budget Sep-23	Projected Actual	Projected Variance
<b>Revenues:</b>														
Property Tax Revenues	\$ 881,011	\$ 3,576	\$ 53,165	\$ 522,508	\$ 209,934	\$ 49,487	\$ 14,356	\$ 6,774	\$ -	\$ -	\$ -	\$ -	\$ 860,061	\$ (20,950)
Service Accounts -														
Water Service Fees	608,320	81,777	59,759	42,900	41,822	36,623	46,372	56,060	57,999	61,729	61,729	61,727	667,106	58,786
sewer Service Fees	325,149	31,571	30,402	28,181	27,883	27,657	29,849	31,245	27,096	27,096	27,096	27,093	346,563	21,414
Service Account Penalties	7,488	769	600	537	591	437	421	394	681	711	711	708	7,020	(448)
Interest Income	13,200	3,644	4,396	5,504	5,492	6,016	13,304	9,183	1,100	1,100	1,100	1,100	61,924	48,724
<b>Total Revenues</b>	<b>1,835,148</b>	<b>131,336</b>	<b>148,502</b>	<b>599,630</b>	<b>285,721</b>	<b>123,230</b>	<b>104,303</b>	<b>97,143</b>	<b>86,876</b>	<b>90,636</b>	<b>90,636</b>	<b>90,628</b>	<b>1,942,674</b>	<b>107,526</b>
<b>Expenditures:</b>														
Operating Expenses -														
LCCA Firm Water Reservation Fee	27,120	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	30,007	(2,887)
WTPUA Monthly Charge	173,220	12,773	12,773	12,773	12,773	12,773	12,773	12,773	14,435	14,435	14,435	14,435	159,924	13,396
Water Purchases	222,493	20,556	13,552	10,094	8,529	7,174	13,871	16,701	23,056	23,362	25,362	25,362	203,695	18,798
Management & Operations	103,260	7,763	8,028	7,664	7,853	7,929	7,855	7,843	8,605	8,605	8,605	8,605	97,187	6,073
Utilities	33,600	2,212	2,112	2,277	2,250	2,311	1,949	2,168	2,800	2,800	2,800	2,800	28,419	5,181
Bacteriological Testing	27,000		2,966		760	1,847	6,871	1,624	2,250	2,250	2,250	2,250	29,397	(2,397)
Inspections	9,000	679	1,155	629	326	227	831	428	750	750	750	750	7,552	1,448
Chemicals	30,000		1,861	8,481		4,161	5,314	1,741	2,500	2,500	2,500	2,500	36,371	(6,371)
Sludge Hauling	30,000			1,645	865	2,331	10,018	7,272	2,500	2,500	2,500	2,500	33,866	(3,866)
Permit Fee	1,500	620	708										1,328	172
Routine Repairs & Maintenance -														
Water System	44,400	163	5,414	2,953	2,258	2,861	3,592	351	3,500	3,500	3,500	3,500	54,084	(9,684)
Wastewater	174,300	1,556	26,652	17,096	4,904	2,563	9,334	3,314	11,900	11,900	11,900	43,400	157,662	16,338
Irrigation	20,000						497		1,667	1,667	1,667	1,667	7,161	12,639
Pond Maintenance	20,000	891	1,684	927	1,305	3,260	4,604	974	1,000	1,000	1,000	16,000	33,772	(6,772)
Landscapa Maintenance	57,000	3,735	4,355	4,135	4,355	3,735	24,139	4,355	4,750	4,750	4,750	4,750	71,544	(14,544)
One-Time Repairs & Maintenance -														
210 Conversion	230,000												230,000	-
Odor Control	10,000												10,000	-
WWTP Improvements	190,000							49,500					140,500	190,000
Water System	25,000												25,000	-
Non-Routine Repairs & Maintenance -														
Pond Maintenance	14,000	7,140											6,500	360
Wastewater	88,000												88,000	-
Water System	4,000												4,000	-
<b>Subtotal-District Facilities</b>	<b>1,560,893</b>	<b>60,349</b>	<b>83,521</b>	<b>74,748</b>	<b>51,323</b>	<b>53,432</b>	<b>103,908</b>	<b>85,576</b>	<b>81,973</b>	<b>84,279</b>	<b>84,279</b>	<b>637,176</b>	<b>1,512,608</b>	<b>28,285</b>
Administrative Services -														
Director Fees, incl payroll tax	13,038	1,130	969	646	607	646	807	646	1,087	1,087	1,087	1,081	10,478	2,560
Director Reimbursements	780	41	41	(20)	(20)	21	21	21	65	65	65	65	445	335
Tax Appraisal/Collector Fees	4,000			1,410			1,410		1,000				4,819	(819)
Insurance	20,000	20,739											20,739	(739)
Public Notice	7,500												7,500	-
Website	14,400	750	244	350	866	850	450	300	1,200	1,200	1,200	1,200	9,276	5,124
Miscellaneous	1,200	480	437	273	8	8	38	40	100	100	100	100	1,083	(483)
<b>Subtotal-Admin. Services</b>	<b>60,918</b>	<b>23,140</b>	<b>1,691</b>	<b>2,698</b>	<b>1,661</b>	<b>1,524</b>	<b>2,688</b>	<b>866</b>	<b>3,452</b>	<b>2,452</b>	<b>9,952</b>	<b>3,446</b>	<b>54,941</b>	<b>5,977</b>
Professional Fees -														
Legal Fees	102,000	11,840	7,134	6,853	6,733	6,835	6,288	5,011	8,500	8,500	8,500	8,500	95,482	6,618
Accounting Fees	29,800	2,000	2,000	2,000	3,500	2,000	2,000	2,000	2,400	2,400	2,400	2,400	27,100	2,700
Engineering Fees	50,000	11,253	9,320	3,850	3,444	8,006	6,741	4,306	4,167	4,167	4,167	4,163	65,874	(15,874)
Engineering Fees - Special	34,000	2,303	2,013	4,900	729	1,575	4,225	5,610	2,833	2,833	2,833	2,833	32,865	1,135
Financial Advisor	600	1,028											1,029	(429)
Audit Fees	13,000				13,000								13,000	-
Permit Renewal														
<b>Subtotal-Professional Fees</b>	<b>229,400</b>	<b>28,435</b>	<b>20,467</b>	<b>17,603</b>	<b>27,405</b>	<b>19,816</b>	<b>16,604</b>	<b>17,587</b>	<b>17,900</b>	<b>17,900</b>	<b>17,900</b>	<b>17,900</b>	<b>235,049</b>	<b>(5,649)</b>
<b>Total Expenditures</b>	<b>1,851,211</b>	<b>111,914</b>	<b>105,679</b>	<b>95,049</b>	<b>80,388</b>	<b>74,772</b>	<b>123,200</b>	<b>102,492</b>	<b>103,325</b>	<b>104,631</b>	<b>112,131</b>	<b>658,522</b>	<b>1,802,298</b>	<b>28,613</b>
<b>Excess/(Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,937</b>	<b>\$ 9,422</b>	<b>\$ 42,823</b>	<b>\$ 504,580</b>	<b>\$ 205,333</b>	<b>\$ 18,898</b>	<b>\$ (5,348)</b>	<b>\$ (25,261)</b>	<b>\$ (16,449)</b>	<b>\$ (13,985)</b>	<b>\$ (21,495)</b>	<b>\$ (567,894)</b>	<b>\$ 140,076</b>	<b>\$ 136,139</b>

**Reunion Ranch W.C.I.D.  
Cash Account Reconciliations  
May 31, 2023**

	<b>First Citizens Operating</b>	<b>First Citizens Bookkeeper's</b>	<b>Total</b>
<b>Beginning Bank Balance 5/1/2023</b>	\$ 58,911.83	\$ 26,454.06	\$ 85,365.89
<b>Cleared Transactions</b>			
Checks and Payments	(60,000.00)	(102,852.13)	(162,852.13)
Deposits and Credits	79,212.00	152,375.09	231,587.09
<b>Total Cleared Transactions</b>	19,212.00	49,522.96	68,734.96
<b>Ending Bank Balance 5/31/2023</b>	78,123.83	75,977.02	154,100.85
<b>Uncleared Transactions</b>			
Deposits in Transit	-	-	-
Outstanding Checks	(1,600.00)	(53,073.63)	(54,673.63)
<b>Total Uncleared Transactions</b>	(1,600.00)	(53,073.63)	(54,673.63)
<b>Register Balance as of 5/31/2023</b>	\$ 76,523.83	\$ 22,903.39	\$ 99,427.22

See Accountants' Report.

**Reunion Ranch W.C.I.D.**  
**A/P Aging**  
**As of May 31, 2023**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
<b>Aquatic Features Inc</b>	974.25	0.00	0.00	0.00	0.00	974.25
<b>Bott &amp; Douthitt, P.L.L.C.</b>	2,000.00	0.00	0.00	0.00	0.00	2,000.00
<b>LCRA</b>	4,104.68	0.00	0.00	0.00	0.00	4,104.68
<b>Murfee Engineering Company</b>	7,098.86	0.00	0.00	0.00	0.00	7,098.86
<b>Pedernales Electric Cooperative</b>	1,726.29	0.00	0.00	0.00	0.00	1,726.29
<b>Sommers Marketing + Public Relations</b>	300.00	0.00	0.00	0.00	0.00	300.00
<b>Verizon Wireless</b>	56.40	0.00	0.00	0.00	0.00	56.40
<b>Water Holdings Acquisition LLC</b>	23,308.25	51,297.46	0.00	0.00	0.00	74,605.71
<b>West Travis County PUA</b>	27,629.91	0.00	0.00	0.00	0.00	27,629.91
<b>Willatt &amp; Flickinger, P.L.L.C.</b>	8,487.80	0.00	0.00	0.00	0.00	8,487.80
<b>Zane Furr</b>	4,355.00	0.00	0.00	0.00	0.00	4,355.00
<b>TOTAL</b>	<b>80,041.44</b>	<b>51,297.46</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>131,338.90</b>

See Accountants' Report.

**Reunion Ranch W.C.I.D.  
Payroll Summary  
May 2023**

	Dennis Daniel	Gary C Grass	John E Genter	Ronald Meyer	Theresa Purdy	TOTAL
<b>Employee Wages, Taxes and Adjustments</b>						
Gross Pay	150.00	0.00	0.00	150.00	150.00	450.00
Director Fees	20.96	0.00	0.00	20.63	0.00	41.59
Mileage						
<b>Total Gross Pay</b>	<b>170.96</b>	<b>0.00</b>	<b>0.00</b>	<b>170.63</b>	<b>150.00</b>	<b>491.59</b>
<b>Adjusted Gross Pay</b>	<b>170.96</b>	<b>0.00</b>	<b>0.00</b>	<b>170.63</b>	<b>150.00</b>	<b>491.59</b>
<b>Taxes Withheld</b>						
Federal Withholding	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Employee	-2.18	0.00	0.00	-2.18	-2.18	-6.54
Social Security Employee	-9.30	0.00	0.00	-9.30	-9.30	-27.90
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Taxes Withheld</b>	<b>-11.48</b>	<b>0.00</b>	<b>0.00</b>	<b>-11.48</b>	<b>-11.48</b>	<b>-34.44</b>
<b>Net Pay</b>	<b>159.48</b>	<b>0.00</b>	<b>0.00</b>	<b>159.15</b>	<b>138.52</b>	<b>457.15</b>
<b>Employer Taxes and Contributions</b>						
Medicare Company	2.18	0.00	0.00	2.18	2.18	6.54
Social Security Company	9.30	0.00	0.00	9.30	9.30	27.90
<b>Total Employer Taxes and Contributions</b>	<b>11.48</b>	<b>0.00</b>	<b>0.00</b>	<b>11.48</b>	<b>11.48</b>	<b>34.44</b>

See Accountants' Report.

**Debt Service Fund**

### Reunion Ranch Water Control & Improvement District Debt Service Schedule

Due Date	Series 2015 Interest Rates 1.25% - 4.00%		Series 2016 Interest Rates 3.00% - 3.625%		Series 2017 Interest Rates 2.00% - 3.5%		Series 2018 Interest Rates 2.70% - 4.125%		Series 2019 Interest Rates 2.00% - 3.00%		Series 2020 Interest Rates 2.00% - 2.375%		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2/15/2023	-	57,705	-	62,341	-	83,559	-	89,103	-	61,056	-	81,713	-	435,477
8/15/2023	105,000	57,705	110,000	62,341	165,000	89,103	195,000	89,103	140,000	61,056	100,000	81,713	615,000	435,477
FY 2023	105,000	115,410	110,000	124,681	165,000	167,119	195,000	178,206	140,000	122,113	100,000	163,425	815,000	870,954
2/15/2024	-	56,130	-	60,691	-	86,178	-	91,722	-	59,656	-	80,713	-	425,277
8/15/2024	110,000	56,130	115,000	60,691	170,000	86,178	195,000	86,178	145,000	59,656	100,000	80,713	835,000	425,277
FY 2024	110,000	112,260	115,000	121,381	170,000	163,819	195,000	172,356	145,000	119,313	100,000	161,425	835,000	850,554
2/15/2025	-	54,425	-	58,966	-	79,359	-	85,253	-	58,206	-	79,713	-	413,922
8/15/2025	115,000	54,425	125,000	58,966	180,000	79,359	195,000	79,359	150,000	58,206	100,000	79,713	865,000	413,922
FY 2025	115,000	108,850	125,000	117,931	180,000	156,719	195,000	166,506	150,000	116,413	100,000	159,425	865,000	827,844
2/15/2026	-	52,428	-	57,013	-	76,659	-	82,328	-	56,706	-	77,125	-	402,047
8/15/2026	120,000	52,428	130,000	57,013	190,000	76,659	195,000	76,659	155,000	56,706	105,000	77,125	895,000	402,047
FY 2026	120,000	105,256	130,000	114,025	190,000	153,319	195,000	160,656	155,000	113,413	105,000	157,425	895,000	804,094
2/15/2027	-	50,678	-	54,819	-	73,809	-	79,281	-	55,156	-	77,663	-	389,406
8/15/2027	130,000	50,678	135,000	54,819	195,000	73,809	200,000	73,809	160,000	55,156	110,000	77,663	930,000	389,406
FY 2027	130,000	101,356	135,000	109,638	195,000	147,619	200,000	154,563	160,000	110,313	110,000	155,325	930,000	778,813
2/15/2028	-	48,403	-	52,456	-	70,884	-	75,281	-	53,556	-	76,563	-	375,144
8/15/2028	135,000	48,403	140,000	52,456	205,000	70,884	200,000	70,884	165,000	53,556	115,000	76,563	960,000	375,144
FY 2028	135,000	96,806	140,000	104,913	205,000	141,769	200,000	146,563	165,000	107,113	115,000	153,125	960,000	750,287
2/15/2029	-	46,041	-	50,006	-	67,809	-	71,281	-	51,700	-	75,413	-	360,250
8/15/2029	145,000	46,041	145,000	50,006	215,000	67,809	200,000	67,809	175,000	51,700	120,000	75,413	1,000,000	360,250
FY 2029	145,000	92,081	145,000	100,013	215,000	135,619	200,000	136,563	175,000	103,400	120,000	150,825	1,000,000	720,500
2/15/2030	-	43,413	-	47,378	-	64,584	-	68,281	-	49,731	-	74,213	-	344,400
8/15/2030	150,000	43,413	155,000	47,378	225,000	64,584	200,000	64,584	180,000	49,731	175,000	74,213	1,085,000	344,400
FY 2030	150,000	86,825	155,000	94,756	225,000	129,169	200,000	130,563	180,000	99,463	175,000	148,425	1,085,000	689,700
2/15/2031	-	40,600	-	44,472	-	61,209	-	65,281	-	47,481	-	72,244	-	327,288
8/15/2031	160,000	40,600	160,000	44,472	235,000	61,209	200,000	61,209	185,000	47,481	185,000	72,244	1,125,000	327,288
FY 2031	160,000	81,200	160,000	88,944	235,000	122,419	200,000	122,563	185,000	94,963	185,000	144,488	1,125,000	654,575
2/15/2032	-	37,600	-	41,472	-	57,684	-	61,281	-	45,169	-	70,163	-	309,369
8/15/2032	165,000	37,600	170,000	41,472	245,000	57,684	200,000	57,684	190,000	45,169	200,000	70,163	1,170,000	309,369
FY 2032	165,000	75,200	170,000	82,944	245,000	115,369	200,000	114,563	190,000	90,338	200,000	140,325	1,170,000	618,738
2/15/2033	-	34,300	-	38,072	-	53,856	-	57,281	-	42,675	-	67,913	-	290,097
8/15/2033	175,000	34,300	175,000	38,072	250,000	53,856	205,000	53,856	200,000	42,675	200,000	67,913	955,000	290,097
FY 2033	175,000	68,600	175,000	76,144	250,000	107,713	205,000	106,563	200,000	85,350	200,000	135,825	955,000	580,194
2/15/2034	-	30,800	-	34,572	-	49,713	-	53,281	-	40,650	-	65,663	-	269,978
8/15/2034	185,000	30,800	185,000	34,572	260,000	49,713	205,000	49,713	205,000	40,650	200,000	65,663	1,500,000	269,978
FY 2034	185,000	61,600	185,000	69,144	260,000	99,425	205,000	98,363	205,000	80,100	200,000	131,325	1,500,000	539,956
2/15/2035	-	27,100	-	30,872	-	45,406	-	49,081	-	37,231	-	63,413	-	249,103
8/15/2035	190,000	27,100	190,000	30,872	270,000	45,406	215,000	45,081	215,000	37,231	200,000	63,413	1,015,000	249,103
FY 2035	190,000	54,200	190,000	61,744	270,000	90,813	215,000	90,163	215,000	74,463	200,000	126,825	1,015,000	498,206
2/15/2036	-	23,200	-	26,953	-	40,681	-	44,281	-	34,275	-	61,038	-	226,928
8/15/2036	210,000	23,200	210,000	26,953	280,000	40,681	220,000	40,781	220,000	34,275	200,000	61,038	1,615,000	226,928
FY 2036	210,000	46,400	210,000	53,906	280,000	81,363	220,000	81,563	220,000	68,550	200,000	122,075	1,615,000	453,856
2/15/2037	-	19,000	-	22,931	-	35,788	-	39,381	-	30,975	-	58,663	-	203,738
8/15/2037	220,000	19,000	220,000	22,931	300,000	35,788	225,000	36,381	230,000	30,975	200,000	58,663	1,075,000	203,738
FY 2037	220,000	38,000	220,000	45,863	300,000	71,575	225,000	72,763	230,000	61,950	200,000	117,325	1,075,000	407,475
2/15/2038	-	14,600	-	18,806	-	30,450	-	34,450	-	27,525	-	56,288	-	179,550
8/15/2038	230,000	14,600	230,000	18,806	310,000	30,450	230,000	31,881	235,000	27,525	200,000	56,288	1,100,000	179,550
FY 2038	230,000	29,200	230,000	37,613	310,000	60,900	230,000	63,763	235,000	55,050	200,000	112,575	1,100,000	359,100
2/15/2039	-	10,000	-	14,450	-	24,850	-	27,281	-	24,000	-	53,913	-	154,494
8/15/2039	245,000	10,000	245,000	14,450	300,000	24,850	240,000	24,850	245,000	24,000	200,000	53,913	2,095,000	154,494
FY 2039	245,000	20,000	245,000	28,900	300,000	49,700	240,000	54,563	245,000	48,000	200,000	107,825	2,095,000	308,988
2/15/2040	-	9,988	-	13,968	-	22,481	-	25,481	-	20,325	-	51,538	-	128,506
8/15/2040	255,000	9,988	255,000	13,968	310,000	22,481	250,000	22,481	255,000	20,325	200,000	51,538	1,175,000	128,506
FY 2040	255,000	19,976	255,000	27,936	310,000	45,417	250,000	44,963	255,000	40,650	200,000	103,075	1,175,000	257,013
2/15/2041	-	5,419	-	7,519	-	13,038	-	15,325	-	16,500	-	49,163	-	101,444
8/15/2041	255,000	5,419	255,000	7,519	320,000	13,038	270,000	13,325	260,000	16,500	450,000	49,163	1,235,000	101,444
FY 2041	255,000	10,838	255,000	15,038	320,000	26,076	270,000	26,650	260,000	33,000	450,000	98,325	1,235,000	202,886
2/15/2042	-	6,650	-	9,150	-	17,550	-	20,000	-	24,000	-	43,819	-	74,825
8/15/2042	260,000	6,650	260,000	9,150	330,000	17,550	280,000	17,756	270,000	24,000	450,000	43,819	1,235,000	74,825
FY 2042	260,000	13,300	260,000	18,300	330,000	35,100	280,000	35,513	270,000	38,000	450,000	87,638	1,235,000	149,650
2/15/2043	-	5,981	-	8,325	-	15,150	-	17,425	-	18,500	-	35,506	-	50,038
8/15/2043	265,000	5,981	265,000	8,325	340,000	15,150	290,000	15,981	280,000	18,500	465,000	35,506	1,535,000	50,038
FY 2043	265,000	11,962	265,000	16,650	340,000	30,275	290,000	31,962	280,000	37,000	465,000	71,013	1,535,000	100,075
2/15/2044	-	4,350	-	5,925	-	10,725	-	12,375	-	13,500	-	24,047	-	28,397
8/15/2044	270,000	4,350	270,000	5,925	350,000	10,725	290,000	11,375	290,000	13,500	480,000	24,047	1,285,000	28,397
FY 2044	270,000	8,700	270,000	11,850	350,000	21,450	290,000	22,750	290,000	27,000	480,000	48,094	1,285,000	56,794
2/15/2045	-	12,231	-	16,975	-	30,938	-	35,788	-	40,650	-	72,244	-	120,000
8/15/2045	3,050,000	12,231	3,050,000	16,975	3,500,000	30,938	3,050,000	35,788	3,500,000	40,650	3,050,000	72,244	3,050,000	120,000
FY 2045	3,050,000	24,462	3,050,000	33,953	3,500,000	61,876	3,050,000	71,576	3,500,000	81,300	3,050,000	144,488	3,050,000	24,462
<b>Total</b>	<b>3,500,000</b>	<b>2,123,355</b>	<b>3,700,000</b>	<b>2,221,570</b>	<b>5,750,000</b>	<b>2,906,117</b>	<b>5,000,000</b>	<b>2,852,784</b>	<b>5,000,000</b>	<b>2,013,127</b>	<b>7,050,000</b>	<b>3,092,061</b>	<b>30,000,000</b>	<b>15,209,013</b>
<b>Remaining</b>	<b>3,050,000</b>	<b>1,245,740</b>	<b>3,215,000</b>	<b>1,401,009</b>	<b>5,160,000</b>	<b>1,990,391</b>	<b>4,610,000</b>	<b>2,078,822</b>	<b>4,550,000</b>	<b>1,613,894</b>	<b>7,050,000</b>	<b>2,798,881</b>		



## **Expenditures to be Approved**

**Reunion Ranch W.C.I.D.  
Director Fees  
July 18, 2023**

Date	Source Name	Payroll Item	Amount
07/18/2023	Dennis Daniel	Director Fees	150.00
	Dennis Daniel	Social Security Employee	(9.30)
	Dennis Daniel	Medicare Employee	(2.18)
			138.52
07/18/2023	Gary C Grass	Director Fees	150.00
	Gary C Grass	Social Security Employee	(9.30)
	Gary C Grass	Medicare Employee	(2.18)
			138.52
07/18/2023	John E Genter	Director Fees	150.00
	John E Genter	Social Security Employee	(9.30)
	John E Genter	Medicare Employee	(2.18)
			138.52
07/18/2023	Ronald Meyer	Director Fees	150.00
	Ronald Meyer	Social Security Employee	(9.30)
	Ronald Meyer	Medicare Employee	(2.17)
			138.53
07/18/2023	Theresa Purdy	Director Fees	150.00
	Theresa Purdy	Social Security Employee	(9.30)
	Theresa Purdy	Medicare Employee	(2.18)
			138.52
TOTAL			692.61

Aquatic Features, Inc.

6611 Burnet Lane  
Austin, TX 78757

# Invoice

Date	Invoice #
7/1/2023	202307172

<b>Bill To</b>
Reunion Ranch MUD c/o Inframark 14050 Summit Drive Austin TX 78728

<b>Info</b>

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Professional Service Lake: Invoice is for work done in preceding month from invoice date.	716.00	716.00
1	Lake Chemical budget: growth inhibitors: Sonar Genisus, 3 gallons, amortized over 12 months	118.75	118.75
5	Pond dye	16.00	80.00
1	Beneficial-engineered microbes to help digest sulfur smell, digestion of leaf/ plant material reduce sludge.	17.00	17.00
50	6/22/2023 cattails All 4 (combined) roundup/aquaking 50/25oz	1.50	75.00
	Travis sales tax	8.25%	0.00
By/Date Received: <u>JB 6-29-23</u> By/Date Posted: <u>JB 7-11-23</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ CL#: <u>6450</u>			
<b>Total</b>			<b>\$1,006.75</b>

<b>Phone #</b>
(512) 301-3199

<b>E-mail</b>	<b>Web Site</b>
scott@aquaticfeaturesinc.com	aquaticfeaturesinc.com

# Invoice



Date	Invoice #
6/30/2023	13930

<b>Bill To</b>
Reunion Ranch WCID PO Box 2445 Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	2,000.00
Reimbursable Expense - Courier Charges	24.44
By/Date Received: <u>OL 7-5-23</u> By/Date Posted: <u>OL 7-6-23</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>6333/6700</u>	
Thank you for your business!	<b>Total</b> \$2,024.44

PO Box 2445 • Round Rock, TX • 78680

Phone (512) 733-0700 • Fax (512) 733-0704



Lower Colorado River Authority  
 Questions for firm raw water service, call (512) 730-6757  
 www.lcra.org

Previous Balance	\$8,338.09
Payments	\$(8,338.09)
Credits / Adjustments	\$0.00
Balance Forward	\$0.00
Current Charges	\$4,524.59
Account Balance	\$4,524.59

REUNION RANCH WCID  
 C/O BOTT & DOUTHITT, PLLC  
 ATTN: LISA WALD  
 PO BOX 2445  
 ROUND ROCK TX 78680-2445

Service Address:  
 Account Type: Raw Firm (PUA)  
 Contract: 800-018-8425-B

Account	Customer	Statement Date	Due Date
00548605	00602793	06/30/23	07/30/23

Service From	Service To	Meter	Days	Previous Read	Current Read	Use (Gal)
05/04/23	06/01/23	21117896	28	15591.00	25054.00	9,463,000.00
05/04/23	06/01/23	LOSS-RR	28	15591.00	25054.00	56,778.00

**BILLING DETAILS**

Transaction Description	Consumption	Rate	Amount
Previous Balance			\$8,338.09
Payment - Thank You			\$(8,338.09)
<b>Balance Forward</b>			<b>\$0.00</b>
<b>Raw Water</b>			
Monthly Reservation Fee	29.17	\$77.50	\$2,260.42
Raw Water - Firm	29.22	\$77.50	\$2,264.17
<b>Current Charges</b>			<b>\$4,524.59</b>
<b>Account Balance</b>			<b>\$4,524.59</b>

MAQ = 350.00 AF

Month	Consumption History	Use (AF)
Jan 2023		16.58
Feb 2023		14.24
Mar 2023		13.06
Apr 2023		24.34
May 2023		23.80
Jun 2023		29.22
<b>TOTAL</b>		<b>121.23</b>

1 AF = 325,851 gallons

LCRA is offering water conservation rebates, including mulch/compost, rainwater harvesting and irrigation evaluations. To get more detailed information and see how to apply, check out WaterSmart.org.

**PAYMENT OPTIONS**

To pay via Phone: 877-360-3483

Mall:  
 PO Box 301589  
 Dallas, TX 75303-1589



Online: Scan QR code or visit  
[www.lcra.org/paywaterbill](http://www.lcra.org/paywaterbill)

In Person:  
 Local HEB  
 (HEB charges a fee)

ACH:  
 JPMorgan Chase Bank of Texas  
 ABA #111-000-614  
 Account #09922872675

Wire:  
 JPMorgan Chase Bank of Texas  
 ABA #021-000-021  
 Account #09922872675

Accounts may be subject to penalty charges if payment is not received by the due date.

LCRA is not affiliated with any third party bill payment services and can only control the timing of payments made directly to LCRA. Return this portion with your payment. Allow 5 days by mail.



Account	Customer	Statement Date	Due Date	Account Balance
00548605	00602793	06/30/23	07/30/23	\$4,524.59

By/Date Received: 07-05-23

By/Date Posted: 07-11-23

Approved for Payment: \_\_\_\_\_

Hand Delivered to: \_\_\_\_\_

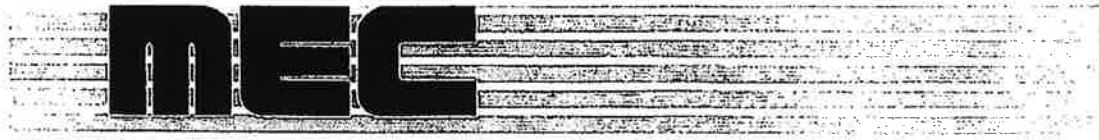
Mailed By/Date: \_\_\_\_\_

GL#: 4205 2264.17

4150 2260.42

Remit To:  
 LCRA  
 PO Box 301589  
 Dallas, TX 75303-1589

REUNION RANCH WCID  
 C/O BOTT & DOUTHITT, PLLC  
 ATTN: LISA WALD  
 PO BOX 2445  
 ROUND ROCK TX 78680-2445



**Murfee Engineering Company**

Murfee Engineering  
 1101 Capital of Texas Hwy South  
 Building D  
 Austin, TX 78746

Reunion Ranch WCID  
 VIA EMAIL  
 c/o Bott and Douthitt  
 PO BOX 2445  
 Round Rock, TX 78680

Invoice number 48858  
 Date 06/15/2023  
 Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through May 28, 2023

**PROFESSIONAL FEES**

12002-117 Design & Construction Phase 210 Conversion Pump Skid Installation

	Hours	Rate	Billed Amount
<b>Managing Engineer</b>			
Mark Kestner	21.75	250.00	5,437.50
<b>Engineering Technician II</b>			
Roberto Ferreira	1.50	115.00	172.50
<b>PROFESSIONAL FEES subtotal</b>	<b>23.25</b>		<b>5,610.00</b>
		<b>Invoice total</b>	<b>5,610.00</b>

By/Date Received: JB 6-15-23  
 By/Date Posted: JB 7-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 4342



Murfee Engineering  
 1101 Capital of Texas Hwy South  
 Building D  
 Austin, TX 78746  
 512 327-9204

Reunion Ranch WCID  
 VIA EMAIL  
 c/o Bott and Douthitt  
 PO BOX 2445  
 Round Rock, TX 78680

Invoice number 48859  
 Date 06/15/2023  
 Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through May 28, 2023

Professional Fees

12002-122-0 District Engineering 2022-2023

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	3.75	275.00	1,031.25
Technical Assistant/Intern			
Nicholas Nola	1.00	100.00	100.00

12002-122-5 WWTP Troubleshooting/Equipment Replacement

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	1.25	275.00	343.75
<b>Professional Fees subtotal</b>	<b>6.00</b>		<b>1,475.00</b>

Reimbursables

12002-122-0 District Engineering 2022-2023

By/Date Received: JK 6-15-23  
 By/Date Posted: JK 7-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6340

Mileage Allowances

	Billed Amount
Approved for Payment:	13.86
<b>Invoice total</b>	<b>1,488.86</b>

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
DISTRICT ENGINEERING 2022-2023	80,000.00	35,562.36	34,417.25	1,145.11
RESIDENT APPLICATIONS	10,000.00	2,835.00	2,835.00	0.00


**Murfee Engineering Company**

 Reunion Ranch WCID  
 Project 12002 Reunion Ranch

 Invoice number 48859  
 Date 06/15/2023

**Billing Summary**

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
ODOR COMPLAINT RESPONSE	2,000.00	770.00	770.00	0.00
NOISE COMPLAINT RESPONSE	10,000.00	4,955.90	4,955.90	0.00
BUDGETING EFFORTS	2,000.00	0.00	0.00	0.00
WWTP TROUBLESHOOTING/EQUIPMENT REPLACEMENT	8,000.00	4,143.75	3,800.00	343.75
GIS/CAD SYSTEM MAINTENANCE AND RECORD MANAGEMENT	5,000.00	942.50	942.50	0.00
<b>Total</b>	<b>117,000.00</b>	<b>49,209.51</b>	<b>47,720.65</b>	<b>1,488.86</b>





Murfee Engineering Company

Murfee Engineering  
 1101 Capital of Texas Hwy South  
 Building D  
 Austin, TX 78746

Reunion Ranch WCID  
 VIA EMAIL  
 c/o Bott and Douthitt  
 PO BOX 2445  
 Round Rock, TX 78680

Invoice number 48908  
 Date 07/08/2023  
 Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through June 25, 2023

PROFESSIONAL FEES

12002-117 Design & Construction Phase 210 Conversion Pump Skid Installation

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	41.75	250.00	10,437.50
Project Manager			
Andrea Wyatt	6.50	175.00	1,137.50
Engineering Technician II			
Philip E. Parker	1.50	115.00	172.50
Roberto Ferreira	1.50	115.00	172.50
<b>PROFESSIONAL FEES subtotal</b>	<b>51.25</b>		<b>11,920.00</b>
		<b>Invoice total</b>	<b>11,920.00</b>

By/Date Received: Jb 7-10-23  
 By/Date Posted: Jb 7-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6342



Murfee Engineering Company

Murfee Engineering  
 1101 Capital of Texas Hwy South  
 Building D  
 Austin, TX 78748  
 512 327-9204

Reunion Ranch WCID  
 VIA EMAIL  
 c/o Bott and Douthitt  
 PO BOX 2445  
 Round Rock, TX 78880

Invoice number 48907  
 Date 07/08/2023  
 Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through June 25, 2023

Professional Fees

12002-122-0 District Engineering 2022-2023

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	5.75	275.00	1,581.25
Project Manager			
Andrea Wyatt	2.50	200.00	500.00
Senior CAD Design Technician			
Mark L. Herrin	1.00	165.00	165.00

12002-122-5 WWTP Troubleshooting/Equipment Replacement

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	5.25	275.00	1,443.75

Professional Fees subtotal 14.50 3,690.00

Invoice total 3,690.00

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
DISTRICT ENGINEERING 2022-2023	80,000.00	37,808.61	35,562.36	2,246.25
RESIDENT APPLICATIONS	10,000.00	2,835.00	2,835.00	0.00
ODOR COMPLAINT RESPONSE	2,000.00	770.00	770.00	0.00
NOISE COMPLAINT RESPONSE	10,000.00	4,955.90	4,955.90	0.00
BUDGETING EFFORTS	2,000.00	0.00	0.00	0.00

Page 1 of 2

By/Date Received: JB 7-10-23  
 By/Date Posted: JB 7-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Billed By/Date: \_\_\_\_\_  
 P.A. G340


**Murfee Engineering Company**

Reunion Ranch WCID

Invoice number 48907

Project 12002 Reunion Ranch

Date 07/08/2023

**Billing Summary**

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
WWTP TROUBLESHOOTING/EQUIPMENT REPLACEMENT	8,000.00	5,587.50	4,143.75	1,443.75
GIS/CAD SYSTEM MAINTENANCE AND RECORD MANAGEMENT	5,000.00	942.50	942.50	0.00
<b>Total</b>	<b>117,000.00</b>	<b>52,898.51</b>	<b>49,209.51</b>	<b>3,890.00</b>



**SOMMERS**  
MARKETING

**5900 Southwest Parkway  
Suite 5-520  
Austin, TX 78735  
512-330-0500**

6/30/2023

**Reunion Ranch  
Jeniffer Concienne  
Willatt & Flickinger, PLLC  
12912 Hill Country Blvd., Suite F-232  
Austin, TX 78738**

Job Code	Invoice #	Terms
	8995	Net 30

Description	Amount
June Marketing Services for Reunion Ranch WCID	
June Website Edits	400.00
Edits to site to add agenda and agenda package for June Board meeting	
Edits to site to add additional supplements for June Board meeting	
Edits to site to add second supplement for June Board meeting	
Edits to site to add third supplement for June Board meeting	
Edits to site to add minutes from May Board meeting	
Edits to site to add video from June Board meeting	
Edits to site to add Landowner Bill of Rights to Resident Information page	
Quarterly website maintenance to back up all files and run updates of theme, WordPress and all plug ins while ensuring compatibility of all pages	150.00
Transition of Google Analytics tracking account to new G4 tracking platform (required by Google by July 1)	100.00
Sales Tax - 8.25%	0.00
By/Date Received: <u>JB 7-5-23</u>	
By/Date Posted: <u>JB 7-11-23</u>	
Approved for Payment: _____	
Hand Delivered to: _____	
Mailed By/Date: _____	
GL#: <u>6690</u>	

The stated price includes Texas sales or use taxes, if applicable

<b>Total</b>	<b>\$650.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$650.00</b>

**Please remit payment to:**

**Sommers Marketing + Public Relations  
5900 Southwest Parkway, Suite 5-520  
Austin, TX 78735**



Inframark LLC  
 2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

Invoice: 96411  
 Invoice Date: 6/13/2023  
 Due Date: 7/13/2023  
 Terms: Net 30  
 Project ID:  
 PO #:

Bill To:  
 Reunion Ranch WCID  
 Bott & Douthitt  
 PO Box 2445  
 Round Rock TX 78680  
 United States  
**Services provided for the Month of: May 2023**

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
<b>Operations Charges</b>				
Wastewater Treatment Plant(s) and Sub-Surface Drip Irrigation Facilities.	1	Ea	\$3,000.00	\$3,000.00
Lift Stations	1	Ea	\$500.00	\$500.00
Stormwater System	1	Ea	\$500.00	\$500.00
Management	1	Ea	\$500.00	\$500.00
Connections - Residential	518	Ea	\$5.00	\$2,590.00
Connections - Commercial Units	17	Ea	\$5.00	\$85.00
<b>Total Operations Charges</b>				<b>\$7,175.00</b>
<b>Administration Charges</b>				
Postage	1	Ea	\$332.40	\$332.40
Stationary	1	Ea	\$94.50	\$94.50
Delinquent Letters	14	Ea	\$7.50	\$105.00
Service Transfers	5	Ea	\$9.50	\$47.50
Storage Fee	1	Ea	\$0.56	\$0.56
<b>Total Administration Charges</b>				<b>\$579.96</b>

Subtotal \$7,754.96  
 Tax (0%) \$0.00  
**Total Due \$7,754.96**

By/Date Received: 6/13/23  
 By/Date Posted: 6/13/23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6120



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

<b>Client ID Number</b>	<b>1-02395</b>
-------------------------	----------------

<b>Invoice Number</b>	<b>1148942</b>
<b>Invoice Date</b>	<b>6/28/2023</b>
<b>Due Date</b>	<b>7/28/2023</b>

**To: Reunion Ranch WCID**  
**Bott & Douthitt**  
**P O Box 2445**

**Round Rock, Texas 78680**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$15,553.29</b>

By/Date Received: JB 6-28-23  
 By/Date Posted: JB 7-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_

GL#: 6120 8564 6210 2,513.04  
 6220 276.97 6217 7,272.24  
 6210 3314.01 6122 3,273.46

<b>Subtotal</b>	<b>3314.01</b>	<b>6122</b>	<b>\$15,553.29</b>
<b>Sales Tax</b>		<b>6130</b>	<b>\$0.00</b>
<b>Total</b>			<b>\$15,553.29</b>

**Please Pay This Amount**

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply**

**To Pay via ACH or Wire, please refer to our banking information below:**

**Account Name : INFRAMARK, LLC**

**ACH - Bank Routing Number : 111000614 / Account Number 912593196**

**Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196**

**Please include the Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1148942 - SUMMARY

INVOICE DATE: 6/28/2023

28 Jun 2023 01:48:18PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
<b>Administrative</b>					
Administrative Services	\$26.25	\$57.84	\$1.55	\$0.00	\$85.64
<b>AD Total</b>	<b>\$26.25</b>	<b>\$57.84</b>	<b>\$1.55</b>	<b>\$0.00</b>	<b>\$85.64</b>
<b>Detention Pond Maintenance</b>					
General Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>DP Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Erosion Control</b>					
Inspections	\$60.50	\$216.47	\$0.00	\$0.00	\$276.97
<b>EC Total</b>	<b>\$60.50</b>	<b>\$216.47</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$276.97</b>
<b>Maintenance, Lift Station</b>					
<b>LS1</b>					
Preventative Maintenance	\$280.00	\$1,020.36	\$308.40	\$0.00	\$1,608.77
<b>LS1 Total</b>	<b>\$280.00</b>	<b>\$1,020.36</b>	<b>\$308.40</b>	<b>\$0.00</b>	<b>\$1,608.77</b>
<b>LS Total</b>	<b>\$280.00</b>	<b>\$1,020.36</b>	<b>\$308.40</b>	<b>\$0.00</b>	<b>\$1,608.77</b>
<b>Maintenance, Sewer Plant</b>					
<b>SP1</b>					
Chemicals	\$0.00	\$0.00	\$1,740.73	\$0.00	\$1,740.73
General Maintenance & Repairs	\$83.25	\$179.33	\$29.57	\$0.00	\$292.15
Lab Fees or Laboratory Sampling	\$0.00	\$0.00	\$2,513.04	\$0.00	\$2,513.04
<b>Preventative Maintenance</b>	<b>\$280.00</b>	<b>\$1,020.36</b>	<b>\$112.73</b>	<b>\$0.00</b>	<b>\$1,413.09</b>

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1148942 - SUMMARY

INVOICE DATE: 6/28/2023

28 Jun 2023 01:48:18PM CST

Go Green! Think before you print.

Work Type/Sub-Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Sludge & Waste Disposal	\$0.00	\$0.00	\$7,272.24	\$0.00	\$7,272.24
<b>SP1 Total</b>	<b>\$363.25</b>	<b>\$1,199.69</b>	<b>\$11,668.31</b>	<b>\$0.00</b>	<b>\$13,231.25</b>
<b>SP Total</b>	<b>\$363.25</b>	<b>\$1,199.69</b>	<b>\$11,668.31</b>	<b>\$0.00</b>	<b>\$13,231.25</b>
<b>Maintenance, Water</b>					
General Maintenance & Repairs	\$75.44	\$198.29	\$76.93	\$0.00	\$350.66
<b>MW Total</b>	<b>\$75.44</b>	<b>\$198.29</b>	<b>\$76.93</b>	<b>\$0.00</b>	<b>\$350.66</b>
<b>Invoice Total</b>	<b>\$805.44</b>	<b>\$2,692.65</b>	<b>\$12,055.20</b>	<b>\$0.00</b>	<b>\$15,553.29</b>



INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1148942 - DETAIL

INVOICE DATE: 6/28/2023

28 Jun 2023 01:48:19PM CST

Go Green! Think before you print.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Administrative Services	5/19/2023	3226482	RRWCID District Area	Deliver or Post Notices in a District Area; POST AGENDA FOR MAY MEETING	\$26.25	\$57.84	\$1.55	\$0.00	\$85.64	N
				Administrative Services Total	\$26.25	\$57.84	\$1.55	\$0.00	\$85.64	
				AD Total	\$26.25	\$57.84	\$1.55	\$0.00	\$85.64	
Detention Pond Maintenance										
General Maintenance & Repairs	5/24/2023	3214369	RRWCID District Area	General Repairs of an Asset at a Detention Pond; WQP 3-3 BEHIND 3142 REUNION RANCH - EROSION AT EMBANKMENT AND SEDIMENT IN INLETS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				DP Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Erosion Control										
Inspections	5/2/2023	3150274	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); EROSION CONTROL 03/28/23; N/A	\$22.00	\$78.72	\$0.00	\$0.00	\$100.72	N
	5/9/2023	3211005	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); EROSION CONTROL 05/9/23 (MONTHLY); N/A	\$38.50	\$137.75	\$0.00	\$0.00	\$176.25	N
				Inspections Total	\$60.50	\$216.47	\$0.00	\$0.00	\$276.97	
				EC Total	\$60.50	\$216.47	\$0.00	\$0.00	\$276.97	

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1148942 - DETAIL

INVOICE DATE: 6/28/2023

28 Jun 2023 01:48:19PM CST

Go Green! Think before you print.

Work Type/Sub-Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Maintenance, Lift Station LS1										
Preventative Maintenance										
	5/30/2023	3207393	340 Adam Ct	Six Month Generator PM (Mechanical) must verify work type; Sched#: 6528 Sched Type: MECH DateSched: 05/01/23	\$280.00	\$1,020.36	\$308.40	\$0.00	\$1,608.77	N
				Preventative Maintenance Total	\$280.00	\$1,020.36	\$308.40	\$0.00	\$1,608.77	
				LS1 Total	\$280.00	\$1,020.36	\$308.40	\$0.00	\$1,608.77	
Maintenance, Sewer Plant SP1										
Chemicals										
	5/15/2023	3181374	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; hawkins 151592	\$0.00	\$0.00	\$1,740.73	\$0.00	\$1,740.73	N
				Chemicals Total	\$0.00	\$0.00	\$1,740.73	\$0.00	\$1,740.73	
General Maintenance & Repairs										
	5/11/2023	3199452	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip Irr fields zone 7 and 8 fail	\$22.00	\$64.02	\$0.00	\$0.00	\$86.02	N
	5/18/2023	3226015	100 Jayne Cove	Purchase Supplies for a Sewer Treatment Plant; Purchase supplies for plant	\$61.25	\$115.31	\$29.57	\$0.00	\$206.13	N
				General Maintenance & Repairs Total	\$83.25	\$179.33	\$29.57	\$0.00	\$292.15	

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1148942 - DETAIL

INVOICE DATE: 6/28/2023

28 Jun 2023 01:48:19PM CST

Go Green! Think before you print.

Work Type/Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Lab Fees or Laboratory Sampling										
	4/6/2023	3148083	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; AQUA TECH MARCH	\$0.00	\$0.00	\$2,513.04	\$0.00	\$2,513.04	N
				Lab Fees or Laboratory Sampling Total	\$0.00	\$0.00	\$2,513.04	\$0.00	\$2,513.04	
Preventative Maintenance										
	6/1/2023	3207394	100 Jayne Cove	Six Month Mechanical Lubrication PM (Mechanical); Sched#: 6537 SchedType: MECH DateSched: 05/01/23	\$280.00	\$1,020.36	\$112.73	\$0.00	\$1,413.09	N
				Preventative Maintenance Total	\$280.00	\$1,020.36	\$112.73	\$0.00	\$1,413.09	
Sludge & Waste Disposal										
	4/13/2023	3160484	100 Jayne Cove	General Sludge Management, w/wts sludge haul	\$0.00	\$0.00	\$5,265.70	\$0.00	\$5,265.70	N
	5/15/2023	3197284	100 Jayne Cove	General Sludge Management; WWTS	\$0.00	\$0.00	\$2,006.54	\$0.00	\$2,006.54	N
				Sludge & Waste Disposal Total	\$0.00	\$0.00	\$7,272.24	\$0.00	\$7,272.24	
				SP1 Total	\$363.25	\$1,199.69	\$11,668.31	\$0.00	\$13,231.25	
				SP Total	\$363.25	\$1,199.69	\$11,668.31	\$0.00	\$13,231.25	

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1148942 - DETAIL

INVOICE DATE: 6/28/2023

28 Jun 2023 01:48:19PM CST

Go Green! Think before you print.

Work Type/Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Maintenance, Water										
General Maintenance & Repairs										
	5/5/2023	3215194	2753 Reunion Blvd	Read Meter, Check For Leaks, Customer Requested; Customer called reporting a leak near meter box	\$5.50	\$29.52	\$0.24	\$0.00	\$35.26	N
	5/11/2023	3219213	RRWCID District Area	Hang Tags in District Area (Delinquent, NSF, customer service notice, boil water notices (active & resend), VMU); HANG 7 DELIQUINT TAGS IN DISTRICT - RED TAGS ARE PRINTED AT WTC OFFICE	\$69.94	\$168.77	\$1.69	\$0.00	\$240.40	N
	5/18/2023	3225413	261 Emma Loop	Turn On Water Service After Disconnect for Non Payment	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	5/22/2023	3228133	771 Jacksdaw Dr	Customer Move Out - Read Meter, Disconnect or Turn Off Service; selling home final acct	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	5/23/2023	3230615	771 Jacksdaw Dr	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$75.44</b>	<b>\$198.29</b>	<b>\$76.93</b>	<b>\$0.00</b>	<b>\$350.66</b>	
				<b>MMW Total</b>	<b>\$75.44</b>	<b>\$198.29</b>	<b>\$76.93</b>	<b>\$0.00</b>	<b>\$350.66</b>	
				<b>Invoice Total</b>	<b>\$805.44</b>	<b>\$2,692.65</b>	<b>\$12,055.20</b>	<b>\$0.00</b>	<b>\$15,553.29</b>	



Inframark LLC  
 2002 West Grand Parkway North  
 Suite 100  
 Katy, TX 77449

Invoice: 97906  
 Invoice Date: 7/07/2023  
 Due Date: 8/06/2023  
 Terms: Net 30  
 Project ID:  
 PO #:

Bill To:  
 Reunion Ranch WCID  
 Bott & Douthitt  
 PO Box 2445  
 Round Rock TX 78680  
 United States  
**Services provided for the Month of: June 2023**

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
<b>Operations Charges</b>				
Wastewater Treatment Plant(s) and Sub-Surface Drip Irrigation Facilities.	1	Ea	\$3,000.00	\$3,000.00
Lift Stations	1	Ea	\$500.00	\$500.00
Stormwater System	1	Ea	\$500.00	\$500.00
Management	1	Ea	\$500.00	\$500.00
Connections - Residential	518	Ea	\$5.00	\$2,590.00
Connections - Commercial Units	17	Ea	\$5.00	\$85.00
<b>Total Operations Charges</b>				<b>\$7,175.00</b>
<b>Administration Charges</b>				
Postage	1	Ea	\$323.40	\$323.40
Stationary	1	Ea	\$94.33	\$94.33
Service Transfers	3	Ea	\$9.50	\$28.50
Returned Check/Payment	1	Ea	\$10.00	\$10.00
Storage Fee	1	Ea	\$0.56	\$0.56
<b>Total Administration Charges</b>				<b>\$456.79</b>

**Subtotal** \$7,631.79  
**Tax (0%)** \$0.00  
**Total Due** \$7,631.79

By/Date Received: 8-7-23  
 By/Date Posted: 8-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6120



WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY  
 13215 BEE CAVE PKWY  
 BLDG B, STE 110  
 BEE CAVE, TX 78738  
 (512) 263-0125 or www.wtcpua.org  
 Please make checks payable to WTCPUA

<b>Account Number</b>	<b>AMOUNT DUE</b>
290523-00061-00	\$31,476.41
<b>Due Date</b>	<b>After Due Date Pay</b>
7/30/2023	\$33,364.99
<b>Service Address</b>	
136 JACKSAW Dr	
<b>Amount Enclosed</b>	

REUNION RANCH WCID  
 C/O BOTT & DOUTHITT, PLLC  
 ATTN: LISA WALD  
 P.O. BOX 2445  
 ROUND ROCK, TX 78680

WTCPUA  
 13215 BEE CAVE PKWY  
 BLDG B, STE 110  
 BEE CAVE, TX 78738

There will be a charge on all returned checks.  
 Please return this portion with your payment.  
 When paying in person, please bring both portions of this bill.

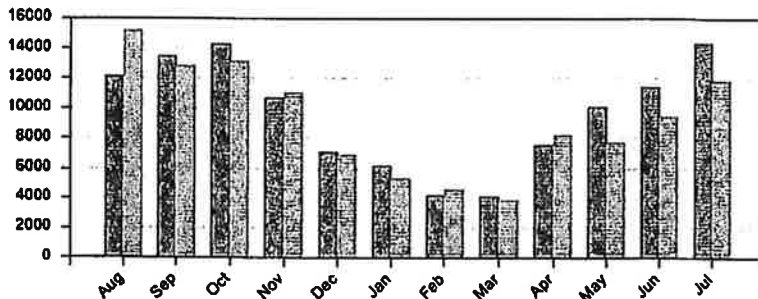
**CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS**

Name		Service Address			Account Number	
REUNION RANCH WCID		136 JACKSAW Dr			290523-00061-00	
Status	Service Dates			Bill Date	Due Date	Penalty Date
	From	To	# Days			
Active	6/1/2023	7/3/2023	32	7/5/2023	7/30/2023	7/31/2023

PREVIOUS BALANCE	\$27,629.91
PAYMENTS	(\$27,629.91)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
<b>PAST DUE AMOUNT</b>	<b>\$0.00</b>

METER #      CURRENT      PREVIOUS      USAGE  
 21117896      READING      READING      (In 1000 Gallons)  
                          36,967      25,054      11,913

Wholesale Water	\$18,703.41
Monthly Charge	\$12,773.00
<b>CURRENT BILL</b>	<b>\$31,476.41</b>
<b>AMOUNT DUE</b>	<b>\$31,476.41</b>
<b>AMOUNT DUE AFTER 07/30/2023</b>	<b>\$33,364.99</b>



Aug 2021 to Jul 2022      Aug 2022 to Jul 2023

Hours of Operation - 8:00-12:00, 1:00-5:00 Mon-Fri

By/Date Received: JB 7-5-23  
 By/Date Posted: JB 7-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6155 12,773-  
       6205 18,703.41

**WILLATT & FLICKINGER, PLLC**  
**ATTORNEYS AT LAW**

12912 HILL COUNTRY BLVD., SUITE F-232 • AUSTIN, TEXAS 78738 • (512) 476-6604 • FAX (512) 469-9148

June 30, 2023

Bott & Douthitt, PLLC  
P.O. Box 2445  
Round Rock, Texas 78680-2445

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FOR PROFESSIONAL SERVICES RENDERED since the date of last billing in connection with Reunion Ranch WCID:

BILL FLICKINGER

- 06/02/23 Complete preparation for and attend Zoom conference with John Genter on various issues in relation to provision of treated effluent to HOA. (0.3 Hours).
- 06/07/23 Review emails related to trail damage by Inframark employees and average effluent production. (0.2 Hours). Continue drafting amended contract with Zane Furr. (0.9 Hours).
- 06/08/23 Continue revising draft agenda for next board meeting. (0.3 Hours). Continue drafting amended contract with Zane Furr. (0.3 Hours).
- 06/09/23 Continue revising amended contract with Zane Furr. (0.5 Hours). Continue review of current drought stage and twice-a-week watering requirements in connection with recent notice from WTCPUA. (0.3 Hours).
- 06/12/23 Review various emails on options for effluent delivery facilities in connection with provision of treated effluent to HOA. (0.3 Hours). Review emails on amounts owed by builders and review current rate order in connection with same. (0.3 Hours).
- 06/13/23 Review additional emails on options for providing treated effluent to HOA. (0.2 Hours). Continue drafting legislative update memo. (0.6 Hours).
- 06/14/23 Review additional emails on alternatives for provision of treated effluent to the HOA. (0.2 Hours). Review emails on current reservation under LCRA contract. (0.2 Hours). Complete preparation for and attend Zoom conference with Dennis Daniel and Terri Purdy to review draft agenda and prepare for next board meeting. (0.5 Hours). Continue revising agenda for next board meeting and continue preparation for same. (0.5 Hours).

By/Date Received: JB 7-3-23

By/Date Posted: JB 7-11-23

Approved for Payment: \_\_\_\_\_

Hand Delivered to: \_\_\_\_\_

Mailed By/Date: \_\_\_\_\_

GL#: 6320

## WILLATT &amp; FLICKINGER, PLLC

June 30, 2023

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- 
- 06/15/23 Continue preparation of legislative update. (0.5 Hours). Review emails on LCRA contract reservation. (0.2 Hours). Continue preparation for next board meeting and review agenda packet items. (0.5 Hours). Continue revising draft minutes from last board meeting. (0.2 Hours).
- 06/16/23 Review engineer's report for next board meeting. (0.2 Hours). Continue preparation of legislative update. (0.3 Hours).
- 06/20/23 Complete preparation for and attend board meeting. (4.2 Hours).
- 06/26/23 Continue preparation for upcoming committee meeting with Gary Grass and John Genter. (0.9 Hours).
- 06/27/23 Complete preparation for and attend conference with Gary Grass and John Genter on surplus bond proceeds. (0.9 Hours).

Attorney BF: 13.5 Hours

HUNTER HUDSON

- 06/01/23 Continue working on legislative update. (0.8 Hours).
- 06/05/23 Continue working on legislative update. (0.3 Hours).
- 06/07/23 Continue working on legislative update. (0.2 Hours).
- 06/08/23 Review draft agenda for next board meeting prior to disbursement. (0.2 Hours). Continue working on legislative updates and review updated Government and Local Government Codes. (0.2 Hours).
- 06/09/23 Continue working on legislative update. (0.6 Hours).
- 06/12/23 Continue working on legislative updates (Government Codes). (0.5 Hours).
- 06/13/23 Continue working on legislative updates. (0.4 Hours).
- 06/14/23 Attend pre-meeting Zoom conference with Dennis Daniel and Terri Purdy. (0.4 Hours). Continue working on legislative updates. (0.2 Hours).
- 06/15/23 Begin reviewing agenda packet in preparation for upcoming meeting. (0.4 Hours). Continue working on legislative updates and memo. (0.2 Hours).



## WILLATT &amp; FLICKINGER, PLLC

June 30, 2023

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- 06/19/23 Prepare for upcoming meeting by reviewing agenda packet and presentation sent by Dennis Daniel. (0.4 Hours). Review supplements in preparation for upcoming meeting. (0.3 Hours). Review list of vetoed bills for legislative update. (0.2 Hours).
- 06/20/23 Continue reviewing agenda packet and supplements for tracking agenda during meeting. (0.8 Hours).
- 06/21/23 Review action items from previous board meeting, including warranty on mixer, and review Zane Furr's 2<sup>nd</sup> contract amendment. (0.5 Hours).
- 06/22/23 Begin review of Ethics and Investment Policy related to SB 1246. (2.2 Hours).
- 06/23/23 Review Ethics Policy for any changes related to legislative update. (0.4 Hours).
- 06/29/23 Review engagement letter for annual audit. (0.3 Hours).

Attorney HH: 9.5 Hours

GREG SZUMAN

- 06/05/23 Complete draft of cybersecurity training email and send same to Board for review, updating tracking sheet. (0.3 Hours).
- 06/07/23 Continue working on legislative updates. (0.3 Hours).
- 06/08/23 Continue working on legislative updates. (0.4 Hours).
- 06/09/23 Continue working on legislative updates. (0.3 Hours).
- 06/12/23 Begin drafting legislative update memo. (0.4 Hours).
- 06/15/23 Review cybersecurity training checklist to compile remaining emails for same. (0.2 Hours).
- 06/22/23 Update cybersecurity training checklist to track director's completion of training. (0.2 Hours).
- 06/26/23 Review new legislation on Notice to Purchaser and begin drafting same. (0.2 Hours).
- 06/27/23 Continue drafting Notice to Purchaser. (0.2 Hours).

WILLATT & FLICKINGER, PLLC

June 30, 2023

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06/28/23 Update cybersecurity training checklist to track director's completion of training. (0.2 Hours). Review bond documents for information related to Notice to Purchaser. (0.3 Hours).

Attorney GS: 3.0 Hours

JENIFFER CONCIENNE

06/05/23 Review various emails from Makenzi Scales, Mark Kestner and Dennis Daniel on water use data. Receive and review email from Zane Furr on revision to Landscape Contract. Continue preparing for June board meeting. (1.5 Hours). Send email to Dennis Daniel and Terri Purdy on committee meeting to prep for June board meeting. Review replies. (0.3 Hours). Receive, review and reply to Makenzi Scales on contact information. (0.2 Hours). Receive and review Form 1295 from Zane Furr; acknowledge same and update database. (0.4 Hours). Review email on cybersecurity training and deadline for same. (0.2 Hours). Continue drafting minutes of last meeting. (0.3 Hours).

06/06/23 Continue drafting minutes of last board meeting. (0.5 Hours).

06/07/23 Receive and review email from Makenzi Scales on water use data. Continue preparing agenda for next board meeting. (0.4 Hours). Receive and review email from Ron Meyer on damage to the walking trail. Receive and review emails from Dennis Daniel and Makenzi Scales on same. (0.5 Hours). Receive and review email from Terri Purdy on July meeting attendance. (0.2 Hours). Continue drafting Amended Landscape Contract. (0.4 Hours).

06/08/23 Continue drafting proposed agenda and send to all parties for review and comment. (0.4 Hours). Review legislative updates. (0.5 Hours). Continue drafting minutes of last meeting and preparing for next board meeting. Send email to Makenzi Scales on next board meeting. Receive and review emails from Dennis Daniel and Mark Kestner on pump skid alternatives. (1.2 Hours).

06/12/23 Receive and review emails from Gary Grass and John Genter on draft agenda. (0.2 Hours). Receive and review various emails from Dennis Daniel and Mark Kestner on water use analysis. Continue preparing for next week's meeting. (1.2 Hours). Receive and review email regarding mud on District streets. (0.3 Hours). Receive and review emails from Makenzi Scales on past due builder accounts and trash service. Review files and Rate Order on same. (0.7 Hours). Continue reviewing Amended Landscape Contract. (0.3 Hours).

WILLATT & FLICKINGER, PLLC

June 30, 2023

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- 06/13/23 Send Amended Landscape Contract to Zane Furr for his review. (0.2 Hours). Receive and review email from Mark Kestner on pump skid alternatives. Prepare for tomorrow's committee meeting. (0.5 Hours). Receive and review email from Makenzi Scales on landscaping maintenance. (0.2 Hours).
- 06/14/23 Receive and review emails from Dennis Daniel on pump skid and effluent analysis. Complete preparation for and attend today's committee meeting. Finalize agenda. (1.2 Hours). Retrieve Water contracts and send email to Mark Kestner on LCRA reservation. (0.3 Hours). Receive and review manager's report. Continue review of legislative update. Continue preparing agenda package for next week's meeting. (1.3 Hours).
- 06/15/23 Receive and review bookkeeper's report for agenda package. Arrange to post agenda with Hays County Clerk. Send agenda to Inframark for posting within the District. Continue compiling agenda package. Arrange to post on District website. Receive and review various emails from Dennis Daniel and Mark Kestner on pump skip alternatives. Send agenda package to all parties. Arrange for supplements to agenda package to be sent out and posted on website. (3.2 Hours).
- 06/19/23 Receive and review HCAD correspondence on tax rate deadlines. (0.3 Hours). Review supplemental information from Dennis Daniel and Mark Kestner for agenda package. Continue preparation for tomorrow's board meeting. Receive, review and respond to Makenzi Scales on CCR. Receive and review email from water use data. Arrange to post CCR on District website. Review additional emails from Makenzi Scales in connection with tomorrow's board meeting. (2.5 Hours).
- 06/20/23 Review legislative update. (0.3 Hours). Receive and review email from Dennis Daniel regarding pool deposit. (0.2 Hours). Continue preparing for today's board meeting. Receive, review and respond to email from Gary Grass on capital projects fund. Receive and review email from Makenzi Scales on information for today's meeting. Follow up with Zane Furr on amendment to landscaping contract. Receive and review email from Allen Douthitt on today's meeting. (1.4 Hours). Arrange for budget committee meeting. (0.2 Hours). Complete preparation and attend board meeting. (3.7 Hours).
- 06/21/23 Review action items from yesterday's board meeting. Send email to Mark Kestner on warranty for mixer. (0.7 Hours). Receive and review emails from Mark Kestner and Dennis Daniel on additional information in connection with effluent irrigation improvements. (0.3 Hours). Receive and review email from

## WILLATT &amp; FLICKINGER, PLLC

June 30, 2023

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- Gary Grass and Makenzi Scales on mowing. (0.2 Hours). Receive and review email from Gary Grass on debris in pipe under walking trail. (0.2 Hours).
- 06/22/23 Receive and review emails from Ron Meyer and Mark Kestner on effluent irrigation improvements project. (0.3 Hours). Receive and review emails from Gary Grass on landscape debris. (0.3 Hours). Send approved Amended Landscape Maintenance Agreement to Zane Furr. (0.2 Hours). Arrange to post approved minutes and video of board meeting on District website. Respond to Sommers Marketing on video link. (0.4 Hours). Begin drafting agenda for July. Draft Resolution on Director's Fees. (0.6 Hours). Receive and review confirmation of cybersecurity training from Gary Grass; forward to Jessica Benson for per diem. (0.2 Hours). Receive and review email from Gary Grass on Tuesday's committee meeting. (0.2 Hours).
- 06/26/23 Receive and review various emails from Dennis Daniel, John Genter, Mark Kestner and Makenzie Scales on mixer lines and warranty, operational issues and WWTP matters. (1.0 Hour). Prepare for tomorrow's finance committee meeting. (0.5 Hours). Begin drafting minutes of last board meeting. (0.8 Hours).
- 06/27/23 Send email to Dennis Daniel and Terri Purdy on premeeting to discuss July board meeting. Review replies and arrange for committee meeting. (0.3 Hours). Attend committee meeting with Gary Grass and John Genter. Add item to proposed agenda for July. (1.0 Hour).
- 06/28/23 Receive and review email from BLX on bond tax compliance. (0.2 Hours). Receive and review email from Ron Meyer on completion of cybersecurity training. Forward same to Jessica Benson for per diem. (0.2 Hours). Send email to Gary Grass and John Genter on per diems. (0.2 Hours). Continue drafting minutes of last board meeting. (0.6 Hours). Update Landowner's Bill of Rights on website. (0.2 Hours). Receive, review and reply to Zane Furr on Amended and Restated Landscape Contract and the additional of maintaining the access roads to the ponds. (0.3 Hours).
- 6/29/23 Receive and review annual audit engagement letter from Jimmy Rommel. Create Form 1295 tracking number, update database and send same to Jimmy Rommel for completion. Add item to upcoming agenda. Send engagement letter to committee for review. (1.2 Hours).

Legal Assistant JC: 35.3 Hours

## WILLATT &amp; FLICKINGER, PLLC

June 30, 2023

Page 7

ALLISON NIX

- 06/08/23 Retrieve LCRA Cost-Share Funding Program Agreement requested by Dennis Daniel. (0.2 Hours).
- 06/15/23 Continue preparation for upcoming board meeting. (0.4 Hours).
- 06/16/23 Telephone conference with Mark Kestner on status of engineering report for meeting packet. Receive supplemental meeting packet documentation and send to all parties with cover email; arrange for posting of same on the District's website. (0.3 Hours).

Legal Assistant AN: 0.9 Hours

Attorney BF: 13.5 Hours @ \$325.00 per hour	\$4,387.50
Attorney HH: 9.5 Hours @ \$325.00 per hour	\$3,087.50
Attorney GS: 3.0 Hours @ \$325.00 per hour	\$975.00
Legal Assistant JC: 35.3 Hours @ \$155.00 per hour	\$5,471.50
Legal Assistant AN: 0.9 Hours @ \$155.00 per hour	\$139.50

CLIENT EXPENSES

309 Photocopies @ \$.20 each	\$61.80	
138 Color Photocopies @ \$.50 each	\$69.00	
Hays County Clerk	\$3.00	
		Total Client Expenses \$133.80
		<b>TOTAL AMOUNT DUE \$14,194.80</b>

PLEASE REMIT TO:

Zane Furr  
 906 Madrone Drive  
 Georgetown, Tx 78626  
 (512) 825-7162

Reunion Ranch MUD  
 P.O. Box 2445  
 Round Rock, Texas 78681  
 ATTN: Mary Bott

Invoice Date  
 6/28/2023  
 Invoice #  
 ZF2023-RR-June  
 Customer ID #  
 RR

Service Date	Description	
6/8/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
6/12/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
6/12/2023	Reunion Ranch Mow WWTP	\$85.00
6/12/2023	Reunion Ranch Mow LS #1	\$25.00
6/12/2023	Reunion Ranch Mow LS #2	\$25.00
6/12/2023	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
6/12/2023	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
6/12/2023	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
6/12/2023	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
6/12/2023	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
6/12/2023	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
6/12/2023	Reunion Ranch Mow Jackdaw Water Detention Pond	\$250.00
6/22/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
6/29/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
6/29/2023	Reunion Ranch Mow WWTP	\$85.00
6/29/2023	Reunion Ranch Mow LS #1	\$25.00
6/29/2023	Reunion Ranch Mow LS #2	\$25.00
6/29/2023	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
6/29/2023	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
6/29/2023	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
6/29/2023	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
6/29/2023	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
6/29/2023	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
6/29/2023	Reunion Ranch Mow Jackdaw Water Detention Pond	\$250.00
<b>TOTAL DUE UPON RECEIPT</b>		<b>\$4,080.00</b>

All Payments Due Upon Receipt. Late Payment Penalty of 8% Applied to Unpaid Balance After 7/29/2023

By/Date Received: JB 4-29-23  
 By/Date Posted: JB 7-11-23  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 CL#: 6216

## **Bookkeeper's Account Expenditures**



**AT&T**

REUNION RANCH  
PO BOX 2445  
ROUND ROCK TX 78680 - 2445

Page 1 of 2  
Account Number 512 288-5641 322 9  
Billing Date Jun 3, 2023  
Web Site att.com

# Monthly Statement

**Tell everyone!**

We've got deals on wireless, internet, and more—all in one place. Call 877.677.7859 for our latest offers. Business customers call 800.321.2000.

**Bill-At-A-Glance**

Previous Bill	308.21
Payment - Thank You!	308.21CR
Adjustments	23.12
Past Due - Please Pay Immediately	23.12
Current Charges	487.70
<b>Total Amount Due</b>	<b>\$510.82</b>
Current Charges Due in Full by	Jun 28, 2023

**Detail of Payments and Adjustments**

Item No.	Date	Description	Adjustments	Payments
1.	6-01	Payment		308.21
2.	6-03	Late payment charge on unpaid balance	23.12	
<b>Totals</b>			<b>23.12</b>	<b>308.21</b>

**Plans and Services**

Monthly Service - Jun 3 thru Jul 2		
3.	Bus Local Calling Unlimited B Business Line (Measured Rate) Caller ID Name Delivery Caller ID Number Delivery Expanded Local Calling Service Touchtone Unlimited Local Usage	280.00

**Billing Summary**

Online: att.com/myatt	Page	
<b>Plans and Services</b>	1	487.70
1 800 321-2000		
<b>Service Changes:</b>		
1 800 321-2000		
<b>Repair Services:</b>		
1 800 288-2020		
<b>Total Current Charges</b>		<b>487.70</b>

**Additions and Changes to Service**

This section of your bill reflects charges and credits resulting from account activity.

Item No.	Description	Quantity	Monthly Rate	Amount Billed
<b>Activity on May 11, 2023</b> (Monthly Charges are Prorated from May 11, 2023 through Jun 2, 2023)				
4.	Monthly Service			57.50

**Company Fees and Surcharges**

5.	Federal Subscriber Line Charge			5.74
6.	911 Fee			.50
7.	State Cost Recovery Charge			.88
8.	Federal Universal Service Fee			1.86
9.	Texas Universal Service			84.87
10.	Cost Assessment Charge			6.12
<b>Total Company Fees and Surcharges</b>				<b>99.77</b>

**Government Fees and Taxes**

11.	Fee/Date Received:	10.27
-----	--------------------	-------

By/Date Posted: 6-25-23  
Approved for Payment: [Signature]  
Hand Delivered to: [Signature]  
Mailed By/Date: 6-26-23  
CL# 6230

**News You Can Use Summary**

- PREVENT DISCONNECT
  - EMAIL YOUR INVOICE
  - COST ASSESSMENT CHRG
  - LONG DIST. PROVIDERS
  - FEES AND SURCHARGES
  - STILL GETTING PAPER?
- See "News You Can Use" for additional information

Local Services provided by AT&T Arkansas, AT&T Kansas, AT&T Missouri, AT&T Oklahoma, or AT&T Texas based upon the service address location.

GO GREEN - Enroll in paperless billing.

Return bottom portion with your check in the enclosed envelope.



Jessica Benson

From: AT&T Small Business Services <att-services.bus.898705267@emailff.att-mail.com>  
Sent: Saturday, June 17, 2023 12:26 PM  
To: Jessica Benson  
Subject: Your AT&T online bill is ready to be viewed

Reunion Ranch

AT&T Business | Support | My AT&T Account



## Your AT&T bill is ready

Dear Valued Customer,

A new bill for your AT&T account is ready for viewing.

The bill amount shown below includes payments made before the bill period ended. To see more recent payments, go to the **Account Overview** and **Bill & Payments** sections of your online bill.

Service	Account ending in	Bill Amount	Date
U-verse	8477	\$78.39	07/04/2023

To manage your AT&T account online, click Log in, below. You can view your bill details, payment history, make a payment, and more.



Not yet registered in myAT&T for Business to manage your account online? Register now

Thank you,  
AT&T Business Services

**Contact Us**  
Contact Us - quick & easy support.

**Paperless Billing**  
Enjoy more convenience, security, and control with free paperless billing.  
 Sign up now

**Automatic Payments**  
Save time and pay your monthly bill automatically!  
 Sign up now

By/Date Received: JB 6-17-23  
 By/Date Posted: JB 6-15-23  
 Approved for Payment: [Signature]  
 Hand Delivered to: [Signature]  
 Mailed By/Date: JB 6-26-23  
 CL#: 6230



PO BOX 489  
NEWARK, NJ 07101-0489

<b>Manage Your Account</b>	<b>Account Number</b>	<b>Date Due</b>
b2b.verizonwireless.com	642433740-00001	06/30/23
<b>Change your address at</b> http://sso.verizonenterprise.com	<b>Invoice Number</b>	<b>9936765436</b>

**Quick Bill Summary**

May 09 – Jun 08



REUNION RANCH WCID  
1930 RAWHIDE DR STE 314  
ROUND ROCK, TX 78681-6954

00014412  
F105

Previous Balance <i>(see back for details)</i>	\$112.80
Payments – Thank You	-\$112.80
<b>Balance Forward</b>	<b>\$0.00</b>
<b>Monthly Charges</b>	<b>\$40.00</b>
<b>Usage and Purchase Charges</b>	
Voice	\$0.00
Surcharges and Other Charges & Credits	\$11.06
Taxes, Governmental Surcharges & Fees	\$5.34
<b>Total Current Charges</b>	<b>\$56.40</b>

**Total Charges Due by June 30, 2023 \$56.40**

By/Date Received: Lo 6/20/23  
 By/Date Posted: JB 6-25-23  
 Approved for Payment: [Signature]  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: JB 6-26-23  
 GL#: 6235

<b>Pay from phone</b>	<b>Pay on the Web</b>	<b>Questions:</b>
#PMI (#768)	At b2b.verizonwireless.com	1-800-922-0204 or #611 from your phone

YNNY



Questions? Call 888-554-4732  
Monday through Friday, 8 a.m. - 5:30 p.m.  
Report an outage: 888-883-3379  
pec.coop Se habla Español

Member-owned since 1938  
nonprofit

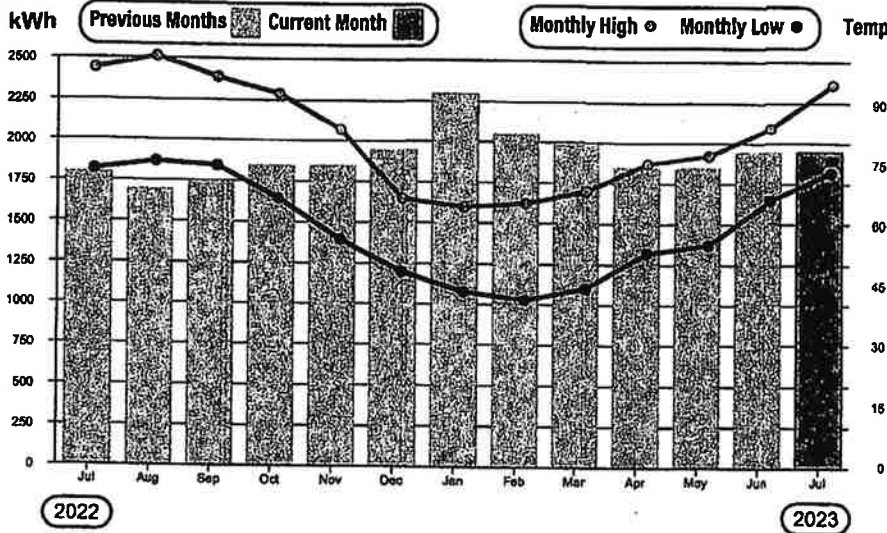
Account #: 3001313436  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 07/04/2023

TOTAL AMOUNT DUE  
**\$213.67**  
Due Date  
07/21/2023

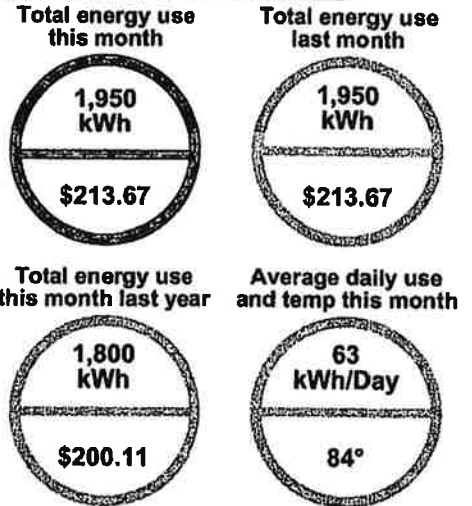
Service Address: 374 KATIE DRIVE LIFT STATION

This bill does not reflect payments after 07/04/2023.  
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



By/Date Received: 07-10-23

IMPORTANT MEMBER INFORMATION

By/Date Posted: 07-11-23

Summer is here, which means it is time to shift and save! Shift your consumption outside of Power Rush to 7 p.m. and conserve energy all day long for savings now and later. Learn more at pec.coop/power-rush-hour  
Your 2022 capital credit allocation is \$129.25. Please refer to the enclosed bill insert or visit pec.coop/capital-credits for more information.

GL #: 6236

KEEP THIS STATEMENT FOR YOUR RECORDS  
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



Pedernales Electric Cooperative  
PO Box 1 • Johnson City, TX 78636

Bill Date 07/04/2023  
Account # 3001313436  
Current charges due 07/21/2023 \$213.67  
Late amount after 07/21/2023 \$235.04

- Check this box to opt in to PEC Power of Change!
- One time donation
- Recurring donation \_\_\_\_\_

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.  
PO Box 1 21  
Johnson City, TX 78636-0001

REUNION RANCH WCID  
C/O BOTT & DOUTHITT  
PO BOX 2445  
ROUND ROCK TX 78680-2445



460763001313436000021367000023504070420239

INXX



Questions? Call 888-554-4732  
Monday through Friday, 8 a.m. – 5:30 p.m.  
Report an outage: 888-883-3379  
pec.coop Se habla Español

Member-owned since 1938  
nonprofit

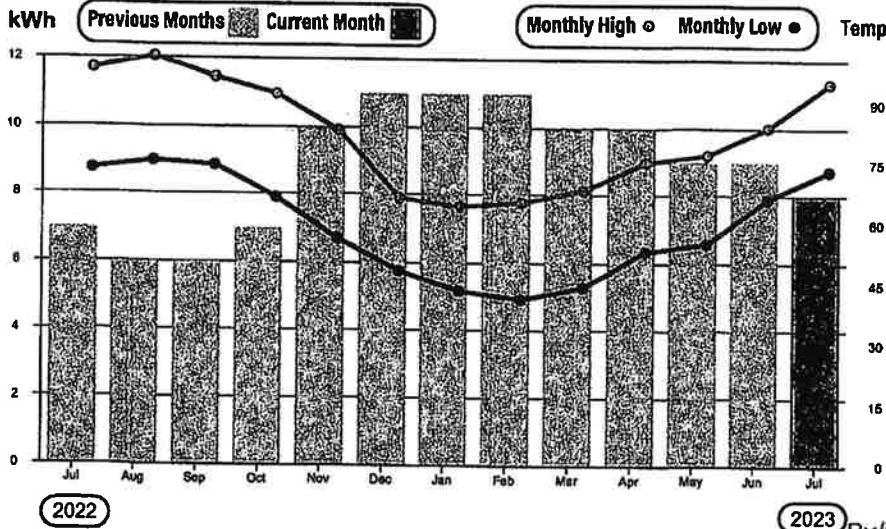
Account #: 3001313420  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 07/04/2023

TOTAL AMOUNT DUE  
**\$23.28**  
Due Date  
07/21/2023

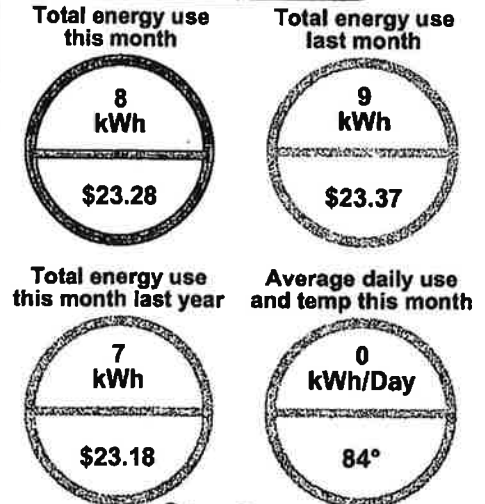
This bill does not reflect payments after 07/04/2023.  
Charge detail found on the back of this page.

Service/Address: 111 MARGARET CIRCLE

Monthly energy use



Energy comparison



By/Date Received: 7-10-23  
7-11-23

IMPORTANT MEMBER INFORMATION

Summer is here, which means it is time to shift and save! Shift your consumption outside of Power Rush Hour from 2 to 7 p.m. and conserve energy all day long for savings now and later. Learn more at pec.coop/power-rush-hour.  
Your 2022 capital credit allocation is \$14.51. Please refer to the enclosed bill insert or visit pec.coop/capital-credits for more information.

GL#: 0230

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



Pedernales Electric Cooperative  
PO Box 1 • Johnson City, TX 78636

Bill Date 07/04/2023  
Account # 3001313420  
Current charges due 07/21/2023 \$23.28  
Late amount after 07/21/2023 \$23.28

Check this box to opt in to PEC Power of Change!

PEC Secure Pay Station barcode



One time donation  Recurring donation

Mail payment to:

Pedernales Electric Cooperative, Inc.  
PO Box 1 21  
Johnson City, TX 78636-0001

6673 2 AB 0.507  
REUNION RANCH WCID  
C/O BOTT & DOUTHITT  
PO BOX 2445  
ROUND ROCK TX 78680-2445

5 6673  
C-28



460763001313420000002328000002328070420237



Questions? Call 888-554-4732  
Monday through Friday, 8 a.m. - 5:30 p.m.  
Report an outage: 888-883-3379  
pec.coop Se habla Español

Member-owned since 1938  
nonprofit

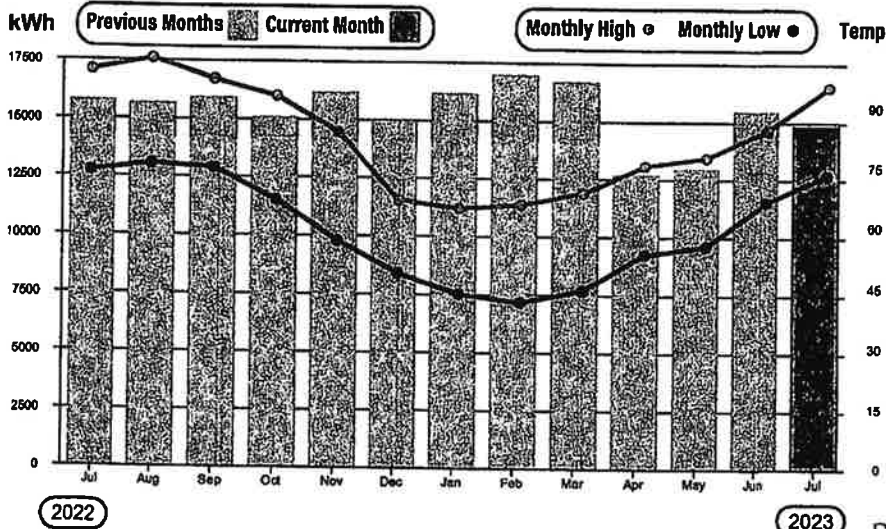
Account #: 3001313424  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 07/04/2023

TOTAL AMOUNT DUE  
**\$1,383.52**  
Due Date: 07/21/2023

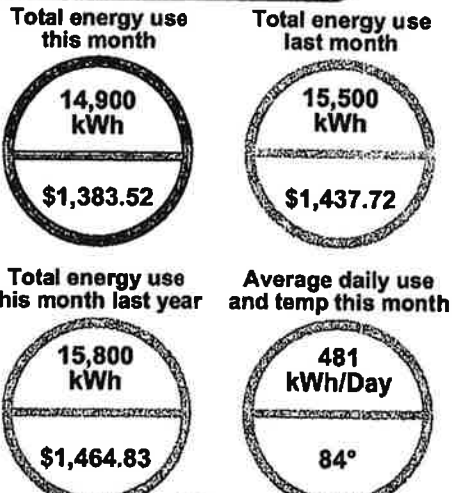
Service/Address: REUNION RCH BLVD & FM 1826

This bill does not reflect payments after 07/04/2023.  
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



By/Date Received: 07-11-23

IMPORTANT MEMBER INFORMATION

Summer is here, which means it is time to shift and save! Shift your consumption outside of Power Rush Hour from 2 to 7 p.m. and conserve energy all day long for savings now and later. Learn more at pec.coop/power-rush-hour

Your 2022 capital credit allocation is \$892.76. Please refer to the enclosed bill insert or visit pec.coop/capital-credits for more information.

GL#: 6230

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT

KEEP THIS STATEMENT FOR YOUR RECORDS



Pedernales Electric Cooperative  
PO Box 1 • Johnson City, TX 78636

Bill Date: 07/04/2023  
Account #: 3001313424  
Current charges due 07/21/2023: \$1,383.52  
Late amount after 07/21/2023: \$1,521.87

Check this box to opt in to PEC Power of Change!

PEC Secure Pay Station barcode



One time donation  Recurring donation

Mail payment to:

Pedernales Electric Cooperative, Inc.  
PO Box 1  
Johnson City, TX 78636-0001

REUNION RANCH WCID  
C/O BOTT & DOUTHITT  
PO BOX 2445  
ROUND ROCK TX 78680-2445



460763001313424000138352000152187070420230

YNYX



Questions? Call 888-554-4732  
Monday through Friday, 8 a.m. – 5:30 p.m.  
Report an outage: 888-883-3379  
pec.coop Se habla Español

Member-owned since 1938  
nonprofit

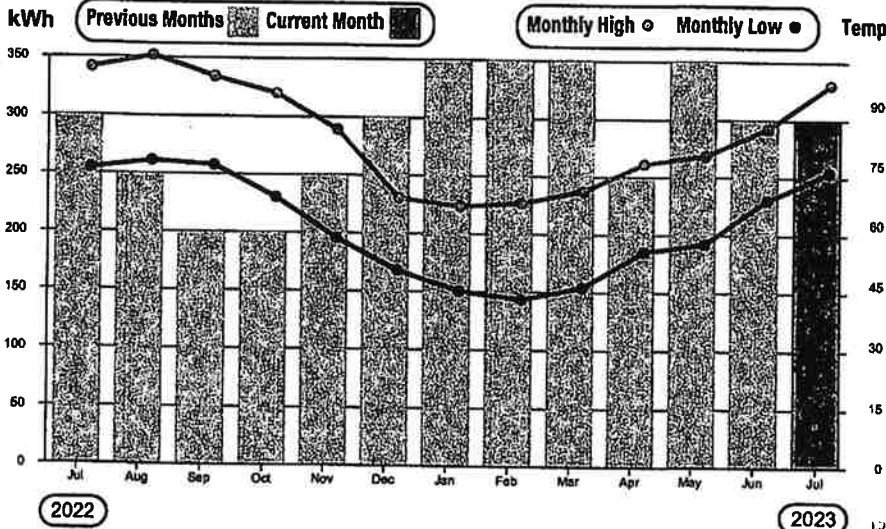
Account #: 3001313435  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 07/04/2023

TOTAL AMOUNT DUE  
**\$51.53**  
Due Date  
07/21/2023

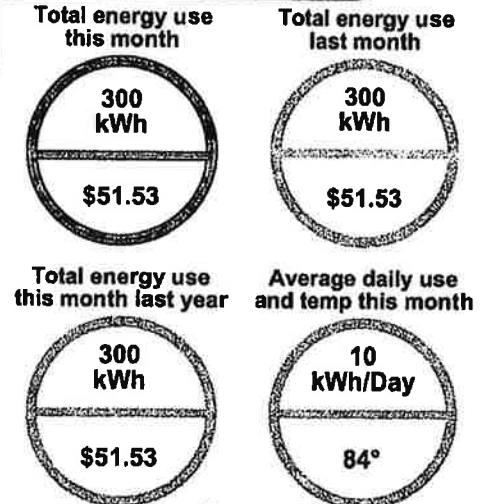
This bill does not reflect payments after 07/04/2023.  
Charge detail found on the back of this page.

Service/Address: 597 KATIE DRIVE

Monthly energy use



Energy comparison



By/Date Received: 10/7-10-23

By/Date Posted: 10/7-11-23

IMPORTANT MEMBER INFORMATION

Summer is here, which means it is time to shift and save! Shift your consumption outside of Power Rush Hour from 2 to 7 p.m. and conserve energy all day long for savings now and later. Learn more at pec.coop/power-rush-hour.

Your 2022 capital credit allocation is \$21.46. Please refer to the enclosed bill insert or visit pec.coop/capital-credits for more information.

GL#: 6230

KEEP THIS STATEMENT FOR YOUR RECORDS  
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENT



Pedernales Electric Cooperative  
PO Box 1 • Johnson City, TX 78636

Bill Date: 07/04/2023  
Account #: 3001313435  
Current charges due 07/21/2023: \$51.53  
Late amount after 07/21/2023: \$56.68

Check this box to opt in to PEC Power of Change!

PEC Secure Pay Station barcode



One time donation  Recurring donation

Mail payment to:

Pedernales Electric Cooperative, Inc.  
PO Box 1  
Johnson City, TX 78636-0001

REUNION RANCH WCID  
C/O BOTT & DOUTHITT  
PO BOX 2445  
ROUND ROCK TX 78680-2445



460763001313435000005153000005668070420239



MAXWELL LOCKE & RITTER LLP

12000 North Loop West  
 Suite 2000  
 Houston, Texas 77040  
 Austin, Texas 78701

Round Rock, Texas 78664

June 28, 2023

To the Board of Directors  
 Reunion Ranch Water Control and Improvement District  
 c/o Willatt & Flickinger, PLLC  
 12912 Hill Country Blvd., Suite F-232  
 Austin, Texas 78738

Dear Board Members:

We are pleased to confirm our understanding of the services we are to provide Reunion Ranch Water Control and Improvement District (the "District") as of and for the year ended September 30, 2023.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, each major fund, and the disclosures (collectively, the "financial statements"), which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2023. Accounting standards generally accepted in the United States of America ("GAAP") provide for certain required supplementary information ("RSI"), such as management's discussion and analysis ("MD&A"), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America ("GAAS"). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- Management's Discussion and Analysis
- Budgetary Comparison Information for the General Fund

Affiliate Company  
 ML&R WEALTH MANAGEMENT LLC

12000 North Loop West  
 Suite 2000  
 Houston, Texas 77040

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditors' report on the financial statements:

- Supplemental schedules required by the Texas Commission on Environmental Quality

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report:

- Other supplemental schedules

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditors' Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the District.



Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures - Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Revenue recognition - property taxes
- Revenue recognition - service revenue
- Management override - fraud risk

We note that our audit planning procedures are not yet complete, and modifications may be made to these identified significant risks.

### **Audit Procedures - Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

As part of our audit procedures for the year ended September 30, 2023, we may provide advisory services or recommendations to improve internal controls or propose adjusting entries, provided that management reviews the entries to understand the nature of the entries and the impact on the financial statements.

You agree to assume all management responsibilities for any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Reunion Ranch Water Control and Improvement District  
Page 5

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

With regard to including the auditors' report in an exempt offering document, you agree that the aforementioned auditors' report, or reference to Maxwell Locke & Ritter LLP ("ML&R"), will not be included in any such offering document without our prior permission or consent. With regard to an exempt offering document with which ML&R is not involved, you agree to clearly indicate in the exempt offering document that ML&R is not involved with the contents of such offering document.

You are responsible for the preparation of the supplementary information in conformity with GAAP. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for the presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is also responsible to notify us in advance of your intent to print our report, in whole or in part, for inclusion in a document containing other information and to give us the opportunity to review such printed matter before its issuance. With regard to publishing the financial statements on the District's website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of the District's key personnel. We will plan the engagement based on the assumption that the District's personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, the District's personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate. Other circumstances that may result in an increase of our fees include excessive general ledger adjustments, poor records, significant unanticipated transactions, financial reporting issues, or delays in resolution of issues that extend the period of time necessary to complete the engagement.

The audit documentation for this engagement is the property of ML&R and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of ML&R personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the cognizant or oversight agency or its designee. The cognizant or oversight agency or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Jimmy Romell is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit in December 2023 and to issue our reports no later than February 2024. To ensure that ML&R's independence is not impaired under the AICPA Code of Professional Conduct, you agree to inform the engagement partner before entering into any substantive employment discussions with any of our personnel. Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service.

Our base fee for these services will be \$13,500. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered as work progresses and are payable upon presentation.

In the event we are required to respond to a subpoena, court order, or other legal process for the production of documents and/or testimony relative to information we obtained and/or prepared during the course of this engagement, you agree to compensate us at our hourly rates for the time we expend in connection with such response, and to reimburse us for all of our out-of-pocket costs incurred in that regard.

Management may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you concerning the scope and estimated fees for those additional services. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

In accordance with our firm policies, work may be suspended if the District's account becomes significantly overdue and will not be resumed until the District's account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. The District will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

The District agrees that ML&R has the right to place advertisements in financial and other newspapers and journals at its own expense describing its services rendered to the District hereunder, provided that ML&R will submit a copy of any such advertisements to the District so that you can consent to the form and content of the advertisements. Without such consent, ML&R agrees not to make any public representations regarding the services rendered to the District, other than including the District in a list of clients served.

### **Reporting**

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of the District's records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming opinions on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

### **Disputes and Claims**

The parties to this engagement agree that any dispute that may arise regarding the meaning, performance or enforcement of this or any prior engagement between them (except actions by the firm to enforce payment of its professional invoices), will, prior to resorting to litigation, be submitted to mediation, and that they will engage in the mediation process in good faith. Any mediation initiated as a result of this engagement shall be administered within the county of Travis, Texas, by the American Arbitration Association, according to its mediation rules, and any ensuing litigation shall be conducted within said county, according to Texas law without regard to the conflict of laws or provisions thereof. The results of any such mediation shall be binding only upon agreement of each party to be bound. The parties participating in the mediation shall bear their own costs, except that any charges assessed by the mediation organization shall be shared equally by the participating parties.

Any claim arising out of this engagement, except our actions to enforce payment of our invoices, must be asserted within one year from the completion of services or the date any such cause of action accrues, whichever is later, unless otherwise barred by the applicable statute of limitation.

In connection with this engagement, the District agrees that we may communicate with you or others via email transmission, and by signing this letter the District authorizes us to do so. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by an addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, the District agrees that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

The District agrees to hold ML&R and its partners, heirs, executors, personal representatives, successors, and assigns harmless from any and all claims of the District which arise from knowing misrepresentations to ML&R by the management of the District, or the intentional withholding or concealment of information from ML&R by the management of the District. The District also agrees to indemnify ML&R for any and all claims made against ML&R by third parties which arise from any of these actions by the management of the District, as long as ML&R is not negligent in the performance of its services.



Reunion Ranch Water Control and Improvement District  
Page 9

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

*Maxwell Locke & Ritter LLP*

Maxwell Locke & Ritter LLP

This letter correctly sets forth the understanding of Reunion Ranch Water Control and Improvement District:

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Name, Title

---

Date

## MURFEE ENGINEERING COMPANY, INC.

Texas Registered Firm No. F-353  
 1101 Capital of Texas Hwy., South, Bldg, D  
 Austin, Texas 78746  
 (512) 327-9204

# M E M O R A N D U M

DATE: July 12, 2023

TO: BOARD OF DIRECTORS – REUNION RANCH WCID

FROM: Mark Kestner, P.E.

RE: Engineer's Report

CC: Bill Flickinger – Willatt & Flickinger

MEC File No.: 12002.122-0

## Wastewater Collection and Treatment Plant

### Wastewater Flows and Trends

Attached is an updated figure tracking wastewater flows to the existing WWTP vs. projections and permit milestones. This figure includes calculated wastewater flow values produced per household.

An increase in flows of both water and wastewater have been recorded for the last two cycles. The larger than average water use does correlate well with billed usage and the larger than average wastewater flows reported. MEC is coordinating with Inframark to ensure that there is not a leak on the customer side of a meter(s).

### Improvements

The Concrete Pad has been completed and the conveyor installation is substantially complete. There are a few punch list items to be resolved. The drop chute has begun fabrication and will be installed following it's manufacture.

### Operational Issues

MEC and Inframark are coordinating on the removal of the mixer in the Sequencing Batch Reactor (SBR). The mixer is under warranty but the warranty excludes clogging. The contractor will be notified of the removal of the mixer by Inframark and invited to be present on its removal. Photos will be taken of the mixer after removal in case the issue is covered under warranty and not the suspected clogging.



MEC and Inframark are coordinating on a “punchlist” of items to be accomplished at the plant site including equipment and facilities items.

**Effluent Quality has been in accordance with Plant Permits this cycle. The plant has been in compliance with it's Permits all year.**

Effluent Quality for irrigation exceeded 210 irrigation limits this cycle on 6/13/23 where the Biological Oxygen Demand (BOD) reading was 6 mg/L - exceeding the permit limits by 1 mg/L. The last time the effluent was beyond irrigation limits was May 2, 2023 for BOD. This is most likely due to a sludge pipe leak into the chlorine contact chamber, repair of the piping is anticipated to eliminate the issue. MEC and Inframark are coordinating on the issue.

### Texas Land Application Permit (TLAP)

The RRWCID TLAP expires in 2024. MEC has begun work on the renewal application. MEC is submitting an application with a 10-year renewal period rather than the current 5-year renewal period as the system has been completely built out.

### Effluent Irrigation Improvements and 210 Authorization Irrigation Conversion Project

MEC received bids for the Reunion Ranch Water Control Improvement District Irrigation Pump Skid Supply and Installation Project Thursday May 18<sup>th</sup> at 2pm. We had two bids submitted. The low bid was submitted by Prota Inc at \$554,681 and was \$20,919 less than the second bidder at \$575,600 from Austin Engineering. The Bids were within 3.6% of one another.

Several alternatives have been considered including items that could be negotiated with the current low bidder. We are coordinating a value engineering effort between suppliers and the low bidder. The contractor has suggested switching to submersible pumps to low the project cost. We are coordinating on pricing now. The District can hold bids until August 22, 2023. The August meeting for the District is the 15<sup>th</sup>.

If required MEC will prepare a second extension request for LCRA approval. The need for a second extension will be determined by the course of action decided on for the 210 Conversion Project.

### Emergency Management Plan(s)

#### *Texas Senate Bill No. 3 – Emergency Preparedness Plan*

MEC submitted the EPP on February 22<sup>nd</sup>, 2022, to the TCEQ. The 90-day review and comment period has expired.

#### *Wastewater System Emergency Response Plan*

MEC is continuing to work on the list of emergencies, including dividing them into primary and secondary emergencies to help clarify the process of using the plan.

## Water Supply and Distribution System Update

### Water Flows and Trends

Charts showing the historic and current water use, both total and per connection, by the community are attached.

An increase in flows of both water and wastewater have been recorded for the last two cycles. The larger than average water use does correlate well with the larger than average wastewater flows. MEC is coordinating with Inframark to ensure that there is not a leak on the customer side of a meter(s).

This trend is less likely to continue as LCRA is preparing to move to stage 2 water restrictions in August, which should raise awareness on water use in general, and reduce sprinkler usage.

### Lead and Copper Rule Revision (LCRR)

The RRWCID lead and copper rule responsibilities including the system inventory has begun. Inventory is due Oct 16<sup>th</sup>, 2024.

## Stormwater and Water Quality System Update

No ongoing projects or updates.

## Long-Term Improvements and Asset Management Plan

Several items were included in the budget for this year, a table of the projects is attached to this report.

It is recommended that we begin budgeting activities for the upcoming year including project priorities and estimated costs.

## Approvals for Board Consideration

Currently there are no approvals for Board Consideration



**Reunion Ranch WCID  
General Manager Reports for the month of  
June 2023  
Board Meeting: July 20th, 2023**

Reviewed By:

Date:



14050 Summit Dr, Ste 103  
 Austin, TX 78728  
 (T) 512.246.0498  
 (F) 512.716.0024  
[www.inframark.com](http://www.inframark.com)

**Memorandum for: Board of Directors Reunion Ranch WCID**

**From: Makenzi Scales/Dragan Sonnier**

**Date: July 20<sup>TH</sup>, 2023**

**Subject: Operations and Maintenance Report**

Below is a summary of activities since the last Board Meeting:

**A. Wastewater treatment plant & effluent subsurface irrigation**

- All facilities are in compliance for the month; (**BOD & TSS are both below 5 this month**)
  - Plant's capacity is at 90%; total flows are 2.163 MG; average flows are 72,120 GPD
- Dewatering Press;
  - Deflection plate is pending install
- Effluent lift station;
  - Waiting on replacement control panel
- **Drip Skid Pump**
  - The drip skid pump repair parts have been ordered, however, they are in low supply and have a lead time of roughly 2 months. In the interim, Proscapes is putting together a plan for a temporary repair on the header until the parts come in. We will follow up with Proscapes and report back to the committee on next steps.
- **Chlorine Contact Chamber**
  - During the site visit on June 23<sup>rd</sup>, it was noticed that there was a broken pipe causing sludge to leak into the chlorine contact chamber. The pipe has since been repaired and we have scheduled WWTS to clean the basin on Friday, July 14<sup>th</sup>.
- **Bar Screen Repair**
  - The bar screen is in need of repair. We have contacted Environmental Improvements as we and they believe this could be a warranty issue. We will follow-up with them later this week to get an update on when they will be out to investigate.
- **Mixers Tripping**
  - We had a site visit on June 23<sup>rd</sup> with Murfee as well as Director Genter and Director Daniels. It was discussed that there might be a less costly way of removing the mixers – potentially doing so with an Inframark crane truck. We are working through the logistics of this and will report back to the committee for guidance.
- Conducted monthly inspection of irrigation fields; repair work orders have been generated

**B. Wastewater collection system**

- **High Wastewater Flows:**
  - The wastewater flows for the month of May and June were both higher than normal. The water flows were also higher than normal. Comparing master meter reads vs billed usage, we had 9,585 on the master meter reads and 9,617 on billed usage. Given this, we do not believe there is an I/I issue nor a water leak occurring, that could be contributing to the high flows on both water and wastewater.

**C. Water distribution system**

- Water accountability is at 100.41% for the month.
- (Billing cycle from May 19<sup>th</sup> through June 16<sup>th</sup>)

**D. Administrative**

- ***Trash Receptacle for the Wastewater Treatment Plant;***
  - The dumpster for one time clean-up is scheduled for 07/17 at 8:30 AM.
  - Texas Disposal is currently working on a weekly cost proposal for the board to consider. As of today, 7/12, we do not yet have that but hope to have it for the board to consider at the board meeting.

**E. Stormwater Conveyance & Pond maintenance**

- Inframark conducted Pond inspections on June 16<sup>th</sup>.
- Aquatic Features Pond maintenance Reports are included.

**F. Customer matters, complaints, reports & updates – nothing significant to report****G. Customer billing & delinquencies**

- Mailed 0 Delinquent Letters; 0 tags hung

**Current Items for Board consideration:**

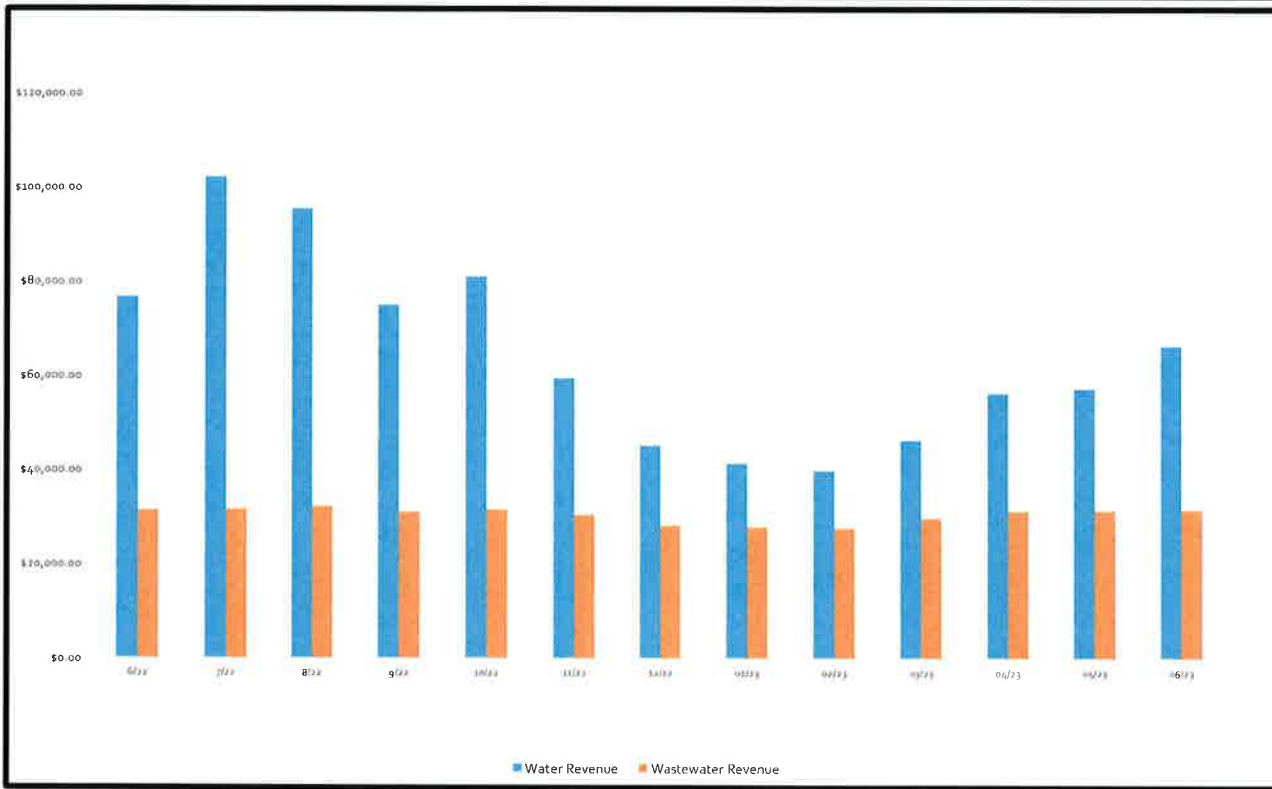
Vendor	Amount	Description	Work Order #

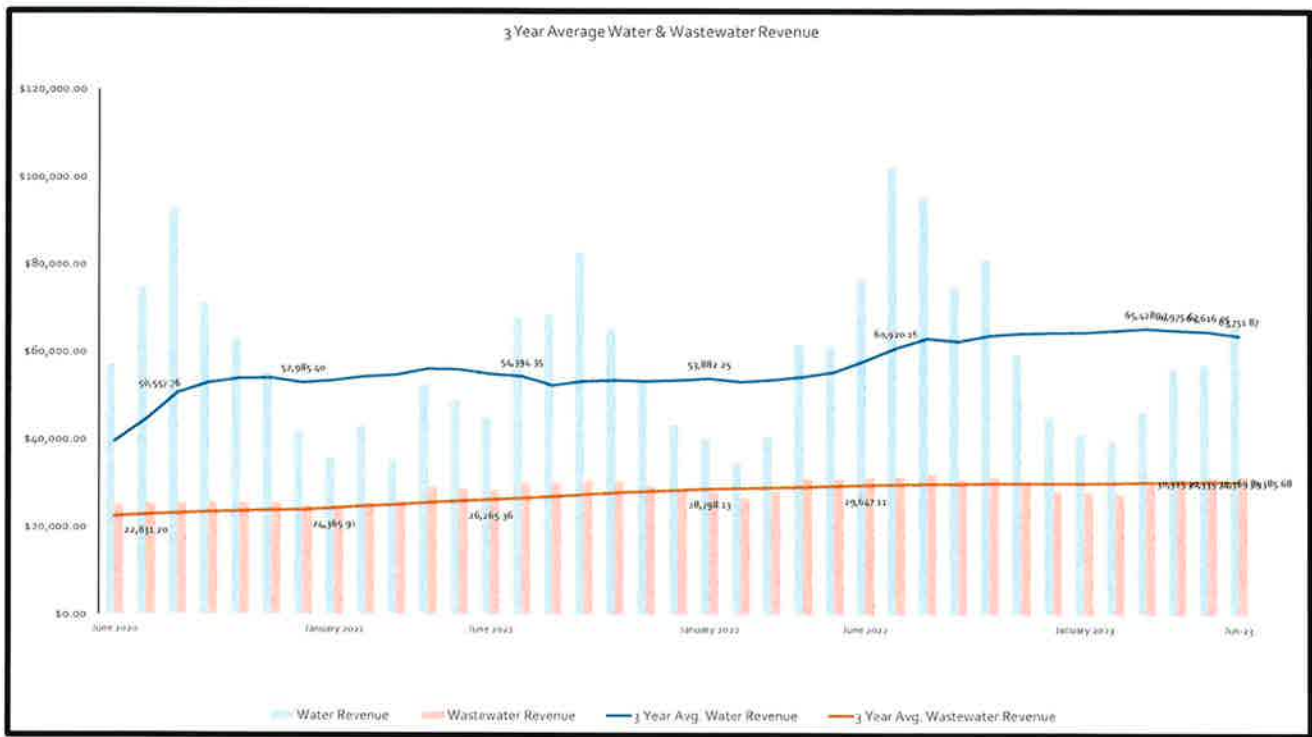


## Billing Summary

Description	Connections		Variance
	Jun-22	Jun-23	
Residential	511	518	7
Commercial - HOA	16	16	
Hydrant	-	-	-
Tracking	1	1	-
Reclaimed	-	-	-
<b>Total Number of Accounts Billed</b>	<b>528</b>	<b>535</b>	<b>7</b>
	<b>Consumption</b>		
Residential	10,965,000	8,276,000	(2,689,000)
Commercial - HOA	479,000	1,341,000	862,000
Hydrant	-	-	-
Tracking	12	-	(12)
Reclaimed	-	-	-
<b>Total Gallons Consumed</b>	<b>11,456,000</b>	<b>9,617,000</b>	<b>(1,839,000)</b>
	<b>Average Consumption</b>		
Residential	21,458	15,977	(5,481)
Commercial - HOA	29,938	83,813	-
Hydrant	-	-	500
Tracking	12	-	(12)
Reclaimed	-	-	-
<b>Avg Water Use for Accounts Billed</b>	<b>21,696.97</b>	<b>17,975.70</b>	<b>(3,721)</b>
Total Billed	109,532	98,881	(10,651)
Total Aged Receivables	1,265	(3,369)	(4,634)
Total Receivables	110,796	95,512	(15,284)

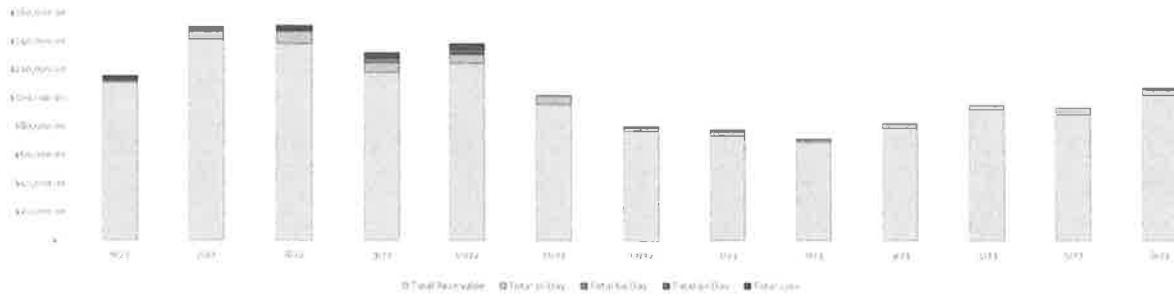
12 Billing Month History Revenue by Category







12 Month Accounts Receivable and Collections Report



Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
6/22	\$ 110,796.25	\$ 1,251.07	\$ 916.60	\$ 427.36	\$ 1,883.46
7/22	\$ 141,058.76	\$ 5,338.72	\$ 662.84	\$ 710.96	\$ 1,723.03
8/22	\$ 138,323.37	\$ 8,570.91	\$ 1,031.11	\$ 528.61	\$ 2,433.99
9/22	\$ 118,263.09	\$ 6,665.32	\$ 3,041.56	\$ 862.46	\$ 3,016.60
10/22	\$ 124,582.35	\$ 6,061.62	\$ 959.32	\$ 2,650.21	\$ 3,879.06
11/22	\$ 95,512.16	\$ 6,056.33	\$ 59.64	\$ -	\$ -
12/22	\$ 76,714.06	\$ 2,340.77	\$ 939.09	\$ -	\$ -
1/23	\$ 73,377.65	\$ 3,228.23	\$ 683.49	\$ 366.50	\$ -
2/23	\$ 69,290.41	\$ 1,443.99	\$ 460.65	\$ -	\$ -
3/23	\$ 78,933.20	\$ 3,020.96	\$ 169.35	\$ -	\$ -
4/23	\$ 91,903.25	\$ 2,806.60	\$ 161.92	\$ -	\$ -
5/23	\$ 88,598.46	\$ 4,567.29	\$ 114.54	\$ -	\$ -
6/23	\$ 101,920.00	\$ 3,981.83	\$ 1,024.89	\$ -	\$ -

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	0
Delinquent Tags Hung	0
Disconnects for Non Payment	N/A



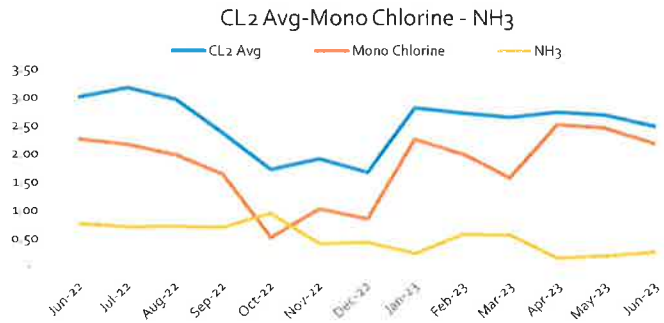
**Water Production and Quality**

**Water Quality Monitoring**

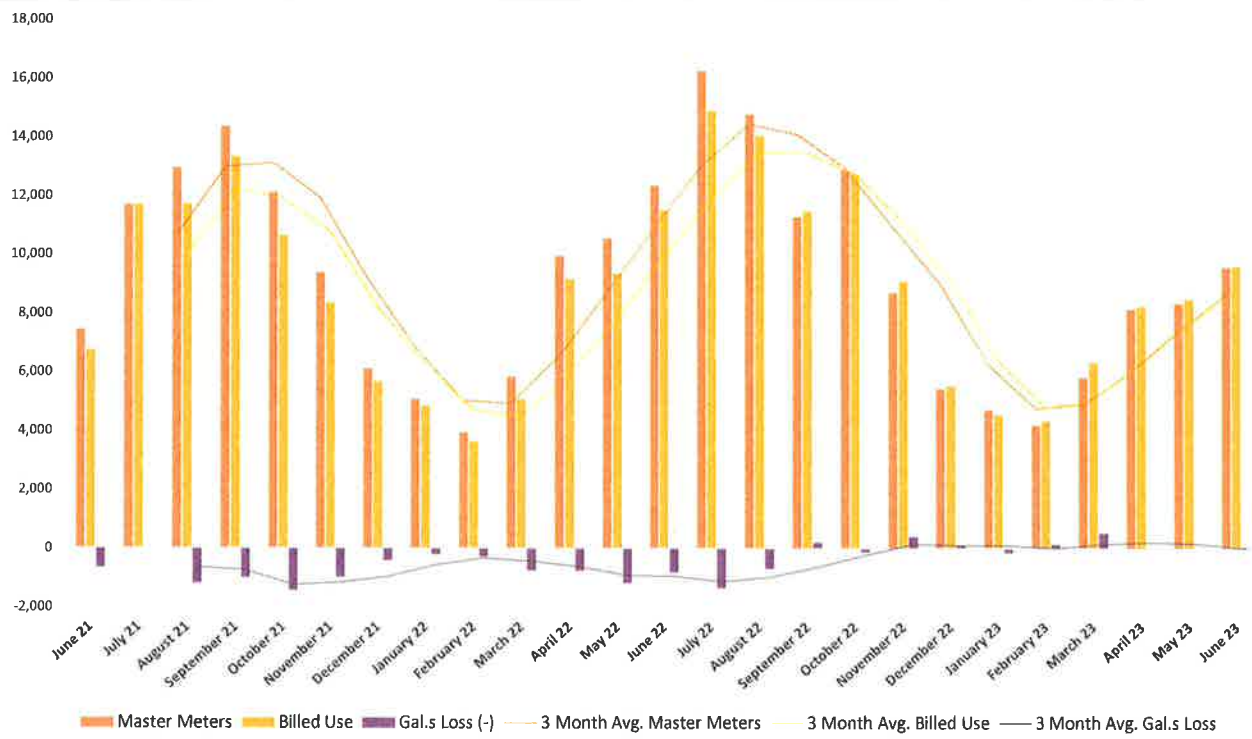
**Current Annual Avg**  
State Requirements Must Be Above .50

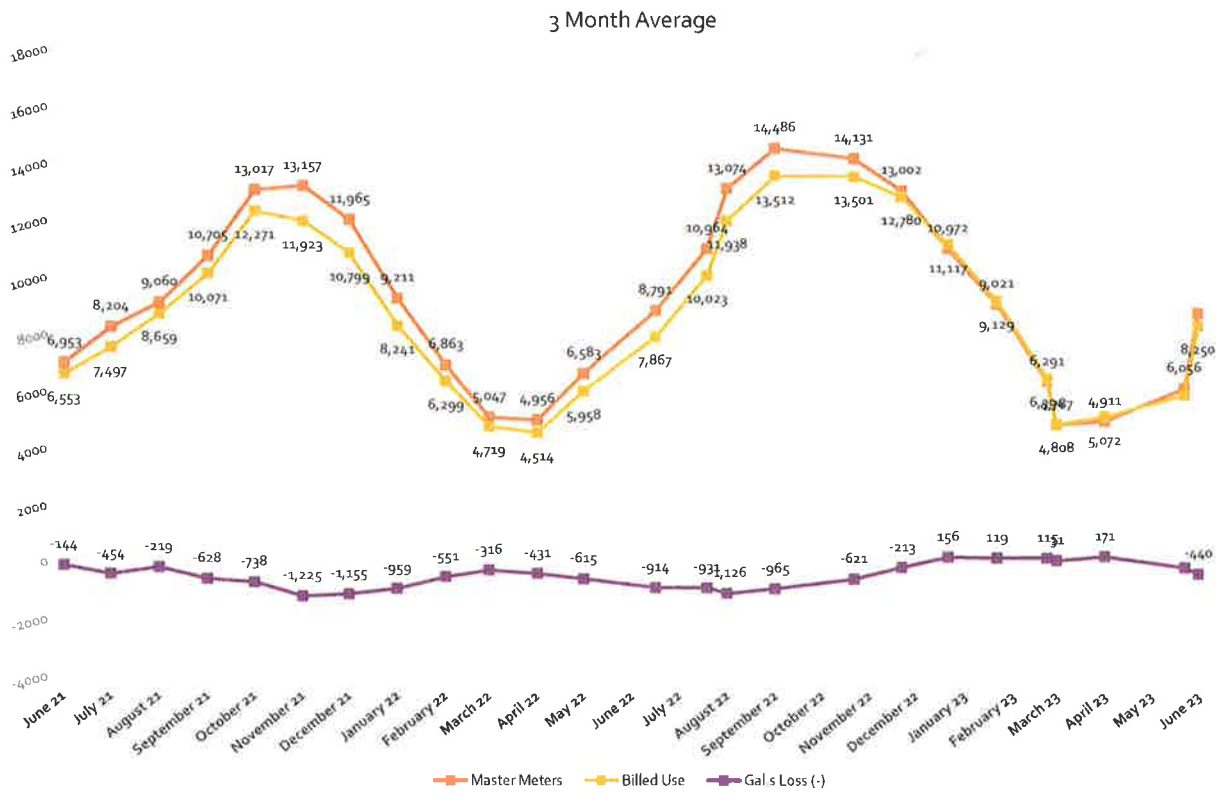
**2.52**

Date	CL2 Avg	Mono Chlorine	NH3
Jun-22	3.00	2.25	0.75
Jul-22	3.16	2.16	0.70
Aug-22	2.96	1.98	0.71
Sep-22	2.36	1.64	0.70
Oct-22	1.71	0.51	0.94
Nov-22	1.90	1.02	0.40
Dec-22	1.66	0.84	0.43
Jan-23	2.80	2.25	0.23
Feb-23	2.71	1.99	0.57
Mar-23	2.64	1.57	0.56
Apr-23	2.73	2.51	0.15
May-23	2.68	2.45	0.18
Jun-23	2.48	2.18	0.25



**Water Accountability Report**

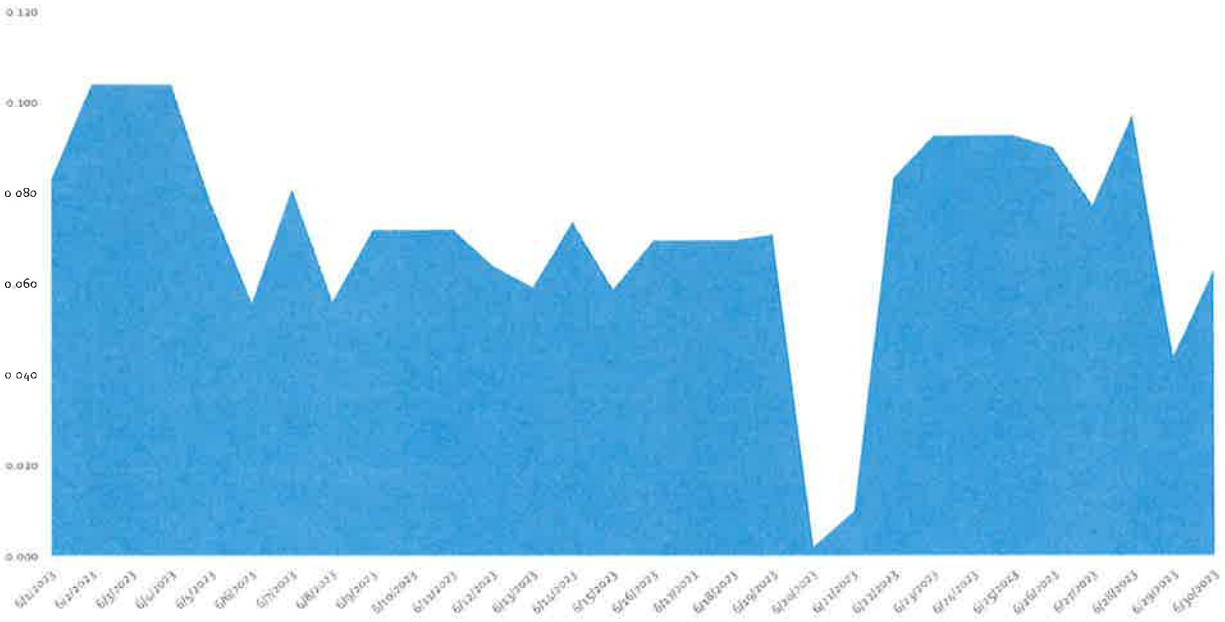




Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
June 21	6/18/21	516	7,447	6,752	7	(688)	-9.24%	90.76%
July 21	7/19/21	519	11,704	11,712	7	15	0.12%	100.12%
August 21	8/19/21	523	12,965	11,748	7	(1,210)	-9.33%	90.67%
September 21	9/17/21	524	14,381	13,352	11	(1,018)	-7.08%	92.92%
October 21	10/18/21	526	12,125	10,668	10	(1,447)	-11.94%	88.06%
November 21	11/18/21	527	9,390	8,376	14	(1,000)	-10.65%	89.35%
December 21	12/17/21	528	6,118	5,680	9	(429)	-7.01%	92.99%
January 22	1/18/22	527	5,080	4,842	13	(225)	-4.43%	95.57%
February 22	2/17/22	527	3,942	3,636	11	(295)	-7.48%	92.52%
March 22	3/17/22	528	5,847	5,064	9	(774)	-13.23%	86.77%
April 22	4/18/22	528	9,960	9,174	9	(777)	-7.80%	92.20%
May 22	5/18/22	527	10,566	9,364	11	(1,191)	-11.27%	88.73%
June 22	6/16/22	527	12,365	11,530	9	(826)	-6.68%	93.32%
July 22	7/19/22	527	16,291	14,920	11	(1,360)	-8.35%	91.65%
August 22	8/19/22	534	14,801	14,085	6	(710)	-4.80%	95.20%
September 22	9/19/22	533	11,301	11,498	11	208	1.84%	101.84%
October 22	10/19/22	535	12,905	12,758	10	(137)	-1.06%	98.94%
November 22	11/18/22	534	8,711	9,094	14	397	4.56%	104.56%
December 22	12/19/22	535	5,446	5,535	7	96	1.76%	101.76%
January 23	1/18/23	535	4,716	4,553	14	(149)	-3.16%	96.84%
February 23	2/20/23	534	4,199	4,336	8	145	3.45%	103.45%
March 23	3/20/23	535	5,819	6,328	8	517	8.88%	108.88%
April 23	4/18/23	535	8,149	8,257	8	7	0.09%	100.09%
May 23	5/18/23	535	8,348	8,506	8	7	0.08%	100.08%
June 23	6/16/23	535	9,585	9,617	7	39	0.41%	100.41%



Wastewater Flows for the Month of June




For the Month of June
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Flow WWTP (Avg.)	0.08 MGD	0.073 MGD	Yes	<b>90.9%</b>
BOD (Avg)	20 mg/L	3.3 mg/L	Yes	
TSS (Avg)	20 mg/L	1.0 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	5.4 mg/L	Yes	
PH (Min)	6.0 Std Units	7.30 Std Units	Yes	
PH (Max)	9.0 Std Units	7.30 Std Units	<u>Yes</u>	

<b>Reunion Ranch WCID Wastewater Flow Historical</b>
--

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
Jun-23	535	2,163,600	72,120	135	90%
May-23	535	2,378,000	76,739	143	96%
Apr-23	535	1,692,800	56,430	105	71%
Mar-23	535	1,765,000	56,935	106	71%
Feb-23	534	1,519,500	54,270	102	68%
Jan-23	535	1,795,000	57,900	108	72%
<b>TOTALS</b>		<b>11,313,900</b>	<b>93,598.50</b>	<b>175</b>	<b>70%</b>
Dec-22	535	1,961,200	63,260	118	79%
Nov-22	534	1,814,800	60,500	113	76%
Oct-22	535	1,553,200	50,100	94	63%
Sep-22	533	1,597,300	53,240	100	67%
Aug-22	534	1,728,000	55,700	104	70%
Jul-22	527	1,691,700	54,600	104	68%
Jun-22	527	1,710,300	57,010	108	71%
May-22	527	1,788,600	57,697	109	72%
Apr-22	528	1,718,600	57,290	109	72%
Mar-22	528	1,679,500	54,177	103	68%
Feb-22	527	1,638,800	58,530	111	73%
Jan-22	527	1,668,500	53,800	102	67%
<b>TOTALS</b>		<b>20,550,500</b>	<b>56,325.33</b>	<b>106</b>	<b>70%</b>
Dec-21	528	1,736,000	56,000	106	70%
Nov-21	527	1,718,400	57,000	108	71%
Oct-21	526	1,689,800	55,000	105	69%
Sep-21	524	1,274,000	42,000	80	84%
Aug-21	523	1,457,000	47,000	90	94%
Jul-21	519	1,391,000	45,000	87	90%
Jun-21	516	1,387,000	46,000	89	92%
May-21	506	1,370,000	44,000	87	88%
Apr-21	506	1,189,000	40,000	79	80%
Mar-21	504	1,472,000	48,000	95	96%
Feb-21	502	1,234,000	44,000	88	88%
Jan-21	498	1,640,000	53,000	106	106%
<b>TOTALS</b>		<b>17,558,200</b>	<b>48,083.33</b>	<b>93</b>	<b>86%</b>



 <p><b>INFRAMARK</b> WATER INFRASTRUCTURE OPERATIONS</p> <p><b>STORMWATER POND INSPECTION</b> <b>DRAIN OUTLET</b></p>	DISTRICT: REUNION RANCH
	DATE: 6/14/2023
	WO #: 3233442
	TECH.: TAMMY YBARRA
Pond Location	DENISE COVE - STORM DRAIN
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A
COMMENTS:	






**STORMWATER POND INSPECTION**


DISTRICT:	REUNION RANCH
DATE:	6/14/2023
WO #:	3233442
TECH.:	TAMMY YBARRA

Pond Location	JANE COVE - STORM DRAIN
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A
COMMENTS	



 <p style="text-align: center;"><b>STORMWATER POND INSPECTION WET PONDS</b></p>	<b>DISTRICT:</b> REUNION RANCH
	<b>DATE:</b> 6/14/2023
	<b>WO #:</b> 3233442
	<b>TECH.:</b> TAMMY YBARRA
<b>Pond Location</b>	WQP 2-2 (MARY ELISE)
<b>Pond water level?</b>	FULL
<b>Inlets in good structural condition?</b>	YES
<b>Inlets clear of accumulated sediment or debris?</b>	YES
<b>Trash found at site?</b>	NO
<b>Sinkhole, cracks or seeps visible in the embankment?</b>	NO
<b>Erosion present at shoreline?</b>	NO
<b>Erosion occurring around the inlets or outlet structures?</b>	NO
<b>Discharge valve open operational?</b>	N/A
<b>Condition of vegetation around the out fall pipe?</b>	OK
<b>Excessive algae blooms present?</b>	NO
<b>Invasive plants present?</b>	NO
<b>Trees or woody vegetation present on the dam or embankment?</b>	NO
<b>Sediment has accumulated and reduced the volume of the pond?</b>	NO DATA
<b>Aerator</b>	INSTALLED / SOLAR POWERED
<b>COMMENTS:</b>	POND LOOKS GOOD



 <p style="text-align: center;"><b>STORMWATER POND INSPECTION</b> <b>WET PONDS</b></p>	DISTRICT: REUNION RANCH
	DATE: 6/14/2023
	WO #: 3233442
	TECH.: TAMMY YBARRA
Pond Location	WQP 2-3 (ACROSS 2491 REUNION RANCH)
Pond water level?	FULL
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	NO
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	NO
Erosion present at shoreline?	NO
Erosion occuing around the inlets or outlet structures?	NO
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	OK
Excessive algae blooms present?	NO
Invaisve plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA
COMMENTS:	POND LOOKS GOOD - SMALL EROSION AT BACK OF POND WO3276623





**STORMWATER POND INSPECTION  
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	6/14/2023
WO #:	3233442
TECH.:	TAMMY YBARRA

Pond Location	WQP 2-4 (END OF KATIE)
Pond water level	DRY
Does the pond drain within 48 hours?	YES
Sediment depth in the forbay?	2" - 3"
Sediment depth in the sand filter area?	2" - 3"
Trash found at site?	NO
Is vegetation below 18" in height?	YES
Trees or brush found in basin area?	NO
Condition of the media?	OK
Condition of vegetation around the out fall pipe	OK
Was sediment found in the under drain piping? Remove open clean out tops and check	NO
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	NO
Trickle Channel or Splitter Box	HAS SEDIMENT
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	OK

**COMMENTS:** SANDFILTER HAS VEGETATION, SPLITTER BOX HAS VEGETATION/STANDING WATER/ SEDIMENT, DRAINAGE CHANNEL HAS HEAVY VEGETATION WO3276647






**STORMWATER POND INSPECTION  
WET PONDS**

DISTRICT:	REUNION RANCH
DATE:	6/14/2023
WO #:	3233442
TECH.:	TAMMY YBARRA

Pond Location	WQP 3-1 (BEHIND 3105 REUNION RANCH)
Pond water level?	FULL
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	YES
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	NO
Erosion present at shoreline?	NO
Erosion occuing around the inlets or outlet structures?	NO
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	OK
Excessive algae blooms present?	YES
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA

**COMMENTS** POND LOOKS GOOD - INLET HAS SEDIMENT, CLEAN VEGITATION GABION WO 3276638



 <p style="text-align: center;"><b>STORMWATER POND INSPECTION</b> <b>WET PONDS</b></p>	DISTRICT: REUNION RANCH
	DATE: 6/14/2023
	WO #: 3233442
	TECH.: TAMMY YBARRA
<b>Pond Location</b>	WQP 3-3 (Behind 3142 Reunion Ranch)
<b>Pond water level?</b>	FULL
<b>Inlets in good structural condition?</b>	N/A
<b>Inlets clear of accumulated sediment or debris?</b>	NO
<b>Trash found at site?</b>	NO
<b>Sinkhole, cracks or seeps visible in the embankment?</b>	YES
<b>Erosion present at shoreline?</b>	YES
<b>Erosion occuing around the inlets or outlet structures?</b>	N/A
<b>Discharge valve open operational?</b>	YES
<b>Condition of vegetation around the out fall pipe?</b>	OK
<b>Excessive algae blooms present?</b>	NO
<b>Invasive plants present?</b>	NO
<b>Trees or woody vegetation present on the dam or embankment?</b>	NO
<b>Sediment has accumulated and reduced the volume of the pond?</b>	NO DATA
<b>COMMENTS:</b>	<b>SEDIMENT IN INLETS - EROSION AT EMBANKMENT</b> WO3276661



9<sup>th</sup>, 23rd

Pond Maintenance Report		RR RR Blvd											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
	Service Dates	10 <sup>th</sup> , 24th	13th, 27th	13 <sup>th</sup> , 27th	14 <sup>th</sup> , 28th	12 <sup>th</sup> , 16th	8 <sup>th</sup> , 22nd	Jul	Aug	Sep	Oct	Nov	Dec
		Jan	Feb	Mar	Apr	May	Jun						
1) Debris and litter removal		20 Gallons	20 Gallons	10 Gallons	10 Gallons	15 Gallons	10 Gallons						
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good						
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes						
Algae		None	None	None	None	Yes	None						
Marginal/Shore Plants		None	None	None	None	Yes	Yes						
Submerged Plants		None	None	None	None	None	None						
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes						
4) Vegetation removal or request for removal		None	None	None	None	None	None						
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good						
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good						
Sedimentation build up		Present	Present	Present	Present	Present	Present						
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present	Present	Present						
9) Unusual occurrences and Notes													



Pond Maintenance Report		RR Jacksaw											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
Service Dates	10 <sup>th</sup> , 24th	13 <sup>th</sup> , 27th	13 <sup>th</sup> , 27th	14 <sup>th</sup> , 28th	12 <sup>th</sup> , 16th	8 <sup>th</sup> , 22nd							
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1) Debris and litter removal	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons							
2) Vegetation condition for water quality	Good	Good	Good	Good	Good	Good							
3) Control of Nuisance Vegetation- Chemical Applications	None	None	None	None	Yes	Yes							
Algae	None	None	None	None	Yes	None							
Marginal/Shore Plants	None	None	None	None	Yes	Yes							
Submerged Plants	None	None	None	None	None	None							
Invasives: Mosquite, Willow, Salt Cedar	None	None	None	None	Yes	Yes							
4) Vegetation removal or request for removal	None	None	None	None	None	None							
5) Monitor slopes inside, top and outside pond banks	Good	Good	Good	Good	Good	Good							
6) Monitor Inlet and Outlet and Concrete Ramps Structures	Good	Good	Good	Good	Good	Good							
Sedimentation build up	Present	Present	Present	Present	Present	Present							
7) Monitor fountain Control panel timers, float, lights, cable, moorings													
8) Mosquito fish	Present	Present	Present	Present	Present	Present							
9) Unusual occurrences and Notes													

Pond Maintenance Report		RR Jacksdaw											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
	Service Dates	10 <sup>th</sup> ,24th	13th,27th	13 <sup>th</sup> ,27th	14 <sup>th</sup> ,28th	12 <sup>th</sup> ,16th	8 <sup>th</sup> ,22nd	Jul	Aug	Sep	Oct	Nov	Dec
		Jan	Feb	Mar	Apr	May	Jun						
1) Debris and litter removal		20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons						
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good						
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes						
Algae		None	None	None	None	Yes	None						
Marginal/Shore Plants		None	None	None	None	Yes	Yes						
Submerged Plants		None	None	None	None	None	None						
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes						
4) Vegetation removal or request for removal		None	None	None	None	None	None						
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good						
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good						
Sedimentation build up		Present	Present	Present	Present	Present	Present						
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present	Present	Present						
9) Unusual occurrences and Notes													

Yes

Pond Maintenance Report		RR Windmill											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
	Service Dates	10 <sup>th</sup> ,24th	13th,27th	13 <sup>th</sup> ,27th	14 <sup>th</sup> ,28th	12 <sup>th</sup> ,16th	8 <sup>th</sup> ,22nd	Jul	Aug	Sep	Oct	Nov	Dec
		Jan	Feb	Mar	Apr	May	Jun						
1) Debris and litter removal		20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons						
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good						
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes						
Algae		None	None	None	None	Yes	None						
Marginal/Shore Plants		None	None	None	None	Yes	Yes						
Submerged Plants		None	None	None	None	None	None						
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes						
4) Vegetation removal or request for removal		None	None	None	None	None	None						
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good						
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good						
Sedimentation build up		Present	Present	Present	Present	Present	Present						
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present	Present	Present						
9) Unusal occurences and Notes													

## RESOLUTION AUTHORIZING DIRECTOR'S FEES

WHEREAS, Section 49.060, Texas Water Code, as recently amended authorizes the Board of Directors (the "Board") of Reunion Ranch Water Control and Improvement District (the "District") to adopt a resolution authorizing the payment of fees of office for directors not to exceed the amount of the per diem set by the Texas Ethics Commission for members of the legislature which currently is Two Hundred Twenty One dollars (\$221.00) a day for each day the director actually spends performing the duties of a director and not to exceed Seven Thousand Two Hundred Dollars (\$7,200.00) per annum; and

WHEREAS, the Board desires to adopt a resolution authorizing the payment of fees of office for directors in the amount of \$221.00 a day for each day a director actually spends performing the duties of a director, not to exceed \$7,200.00 per annum.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

Section 1: A director of the District is entitled to receive fees of office in the amount of \$221.00 a day for each day a director actually spends performing the duties of a director. The fees of office hereby authorized may not exceed \$7,200.00 per fiscal year.

Section 2: "Performing the duties of a director" means performance of the management or business of the District, including participation in Board and Committee meetings and other activities involving the deliberation of District business and in pertinent educational programs. The phrase does not include routine or administrative activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimum amount of time.

Section 3: A director of the District is entitled to receive reimbursement of actual expenses reasonably and necessarily incurred while engaging in activities on behalf of the District.

Section 4: In order to receive fees of office and to receive reimbursement for expenses, each director shall file with the District a verified statement showing the number of days actually spent in the service of the District and a general description of the duties performed for each day of service.

Section 5: This Resolution supersedes all prior Resolutions regarding Director's fees and shall apply to all fees of office earned on or after July 19, 2023.

PASSED AND APPROVED this 18<sup>th</sup> day of July, 2023.

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Dennis B. Daniel  
President, Board of Directors

ATTEST:

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Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

**RESOLUTION REGARDING ANNUAL REVIEW OF  
DISTRICT INVESTMENT POLICY AND INVESTMENT STRATEGIES  
AND AMENDMENT TO TRAVEL EXPENDITURES  
AND FEES OF OFFICE POLICY**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HAYS           §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, Section 2256.005, Government Code requires the Board of Directors (the “Board”) of Reunion Ranch Water Control and Improvement District (the “District”) to, not less than annually, adopt a written instrument by rule, order, ordinance or resolution stating that it has reviewed the District’s investment policy and investment strategies and the written instrument so adopted must record any changes made either to the investment policy or investment strategies; and

WHEREAS, the Board has reviewed its investment policy and investment strategies and has determined that a change regarding maximum fees of office is needed as shown on page 7 of the attached redline and additional language regarding repurchase agreements is needed as shown on Exhibit “A” of the attached redline to comply with recent legislation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

Section 1. The District states that it has reviewed the District’s investment policy and investment strategies that was previously adopted on July 17, 2018 and has determined that changes are required as shown on the attached redline of the Reunion Ranch Water Control and Improvement District Code of Ethics and Financial Investment, Travel and Professional Services Policy, which are hereby approved.

Section 2. The revision to the fees of office on page 7 of the attached redline is hereby approved.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of July, 2023.

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Dennis Daniel  
President, Board of Directors

ATTEST:

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Ronald F. Meyer  
Secretary, Board of Directors

[DISTRICT SEAL]

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
CODE OF ETHICS AND FINANCIAL INVESTMENT, TRAVEL  
AND PROFESSIONAL SERVICES POLICY**

~~July 17, 2018~~ July 18, 2023

ARTICLE I

DEFINITIONS

- 1.01. Board. "Board" means the Board of Directors of the District.
- 1.02. Business Organization. "Business Organization" means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted. For the purposes of Section 3.06 below, "Business Organization" shall have the meaning set forth in that Section.
- 1.03. Commission. "Commission" means the Texas Commission on Environmental Quality.
- 1.04. Director. "Director" means a person elected or appointed to serve on the Board of Directors of the District.
- 1.05. District. "District" means Reunion Ranch Water Control and Improvement District.
- 1.06. Employee. "Employee" means a person or Business Organization employed by the District.
- 1.07. Investment Officer. "Investment Officer" means a person appointed by the Board to handle District investment.
- 1.08. Officer. "Officer" means an elected or appointed officer of the District, including an Investment Officer.
- 1.09. Professional Services Procurement Act. "Professional Services Procurement Act" means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.
- 1.10. Public Funds Investment Act. "Public Funds Investment Act" means Chapter 2256, Texas Government Code, as amended from time to time.
- 1.11. Public Funds Collateral Act. "Public Funds Collateral Act" means Chapter 2257, Texas Government Code, as amended from time to time.
- 1.12. Qualified Representative. "Qualified Representative" means a person who holds a position with a Business Organization, who is authorized to act on behalf of the Business

Organization, and who is one of the following:

(A) for a Business Organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;

(B) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;

(C) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool; or

(D) for an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or, if not subject to registration under that Act, registered with the State Securities Board, a person who is an officer or principal of the investment management firm.

1.13. Water Code. "Water Code" means the Texas Water Code, as amended from time to time.

## ARTICLE II

### CODE OF ETHICS

2.01. Subject Matter. This Code of Ethics and Financial Investment, Travel and Professional Services Policy (this "Policy" or "Code of Ethics") is adopted under Sections 49.157 and 49.199 of the Water Code and Public Funds Investment Act. The subject matter of this Policy is addressed by other statutes of the State of Texas, including those governing public meetings, public records, audits, financial management, disqualifications of board members, conflicts of interest, self-dealing and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

#### 2.02. Statement of Policy; Purpose of Code.

A. It is the policy of the District that all District Directors, Officers, and Employees conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartially or devotion to the best interests of the District in the public trust which it holds.

B. This Code of Ethics has been adopted to establish guidelines for high ethical standards in official conduct by District Directors, and to provide guidance to District Directors in order to install a high level of public confidence in the Board's professionalism, integrity and commitment to the public interest. Further, this Code of Ethics will serve as a basis for disciplining those who refuse to abide by the terms of this Policy.



2.03. Standards of Conduct.

A. All Directors will conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Directors and Employees will treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

B. No Director, Officer or Employee may disclose any confidential information, including information gained during any executive session of the Board.

C. No Director may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

D. All Directors must use care in taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board.

2.04. Conflicts of Interest.

A. No Director, Officer, or Employee may transact any business in his or her official capacity with any person or Business Organization with whom or in which he or she has any interest, whether direct or indirect, without the prior approval of the Board, after disclosure and discussion at a posted Board meeting. The District may not transact any business with any Business Organization in which a District Director has any interest, whether direct or indirect, without the prior approval of the Board, after proper disclosure and discussion at a posted Board meeting.

B. No Director, Officer or Employee may represent, directly or indirectly himself or any private person, Business Organization, group or interest other than the District before the Board, except in matters of purely public concern and when doing so without compensation or remuneration.

C. If any Director has a personal pecuniary interest, direct or indirect, in any decision pending before the Board, that Director may not discuss or otherwise participate in the consideration of the matter, or vote on the matter, but must disclose the nature and extent of his or her interest in writing prior to any determination of the matter, and abstain from any vote thereon. This paragraph does not apply to any decision made by the Board affecting the District's tax rate, or other fees, charges and rates of the District.

2.05. Attendance. All Directors and Officers must consistently attend all meetings of the Board, including all regularly scheduled work sessions. As provided in Section 49.052 of the Water Code, any Director who misses one-half or more of the regular meetings of the Board scheduled within a 12-month period may be removed by the unanimous vote of the other Directors.

## ARTICLE III

INVESTMENT POLICY

3.01. Scope. This Policy applies to all transactions involving the investment assets of the District.

3.02. Policy. District funds will be invested in compliance with applicable legal requirements, the guidelines stated in this Policy, each District Investment Strategy, and the restrictions contained in the District's bond resolutions. Effective cash management is recognized as a foundation of this Policy. Notwithstanding the foregoing, investment of District funds is limited to types of investments set forth on the attached Exhibit "A."

3.03. Allowable Maturities. Unless otherwise stated in Exhibit "A," the maximum allowable stated maturity of any individual investment may not exceed 180 days and the maximum dollar-weighted average maturity for pooled fund groups based on the stated maturity date for the portfolio may not exceed 60 days. Settlement of all transactions, other than investments in investment pool funds and mutual funds, must be consummated on a delivery versus payment basis.

3.04. Investment Objectives. The District's investment portfolio will be planned and managed to take advantage of investment interest as a source of income from all operating and capital funds. In addition, the portfolio will be managed in accordance with the covenants of the District's bond resolutions, including covenants with respect to arbitrage regulations under the U.S. Internal Revenue Code. Consideration will be given to the following objectives:

A. Safety of Capital. The primary objective of the District is to ensure the preservation and safety of principal.

B. Liquidity. The District will maintain sufficient liquidity to ensure the availability of funds necessary to pay obligations as they become due.

C. Return on Investment. The District will seek to optimize return on investments within the constraints of safety and liquidity.

D. Standard of Care. The District will seek to ensure that all persons involved in the investment process act responsibly in the preservation of District capital. District investments will be made with the exercise of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

E. Investment Strategies. The District's Investment Strategies are set forth in Exhibit "B" attached hereto.

3.05. Investment Officer; Quarterly Report; Monitoring Investments. Purchases and sales of District investments may only be initiated by an Investment Officer appointed by resolution of the Board. The District's Investment Officers will be required to attend training, in compliance with the Public Funds Investment Act and the Texas Water Code, from an independent source approved by the Board that includes education in investment controls, security rights, strategy rights, market rights, and compliance with the Public Funds Investment Act. The Board may authorize an Investment Officer to invest and reinvest funds of the District in accordance with this Policy. The Investment Officers must submit a written report to the Board on at least a quarterly basis, which sets forth all investment transactions during the previous quarter and which complies with the requirements of the Public Funds Investment Act. The Investment Officer shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by this Policy, the Investment Officer shall notify the Board of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available, within two weeks after the loss of the required rating. Upon receipt of such notice, the Board will consider the liquidation options in accordance with Section 2256.021, Government Code.

3.06. Acknowledgment Required.

A written copy of this Policy shall be presented to any Business Organization offering to engage in an investment transaction with the District. For purposes of this Section 3.06, "Business Organization" means an investment pool or investment management firm under contract with the District to invest or manage the District's investment portfolio that has accepted authority granted by the District under the contract to exercise investment discretion in regard to the District's funds. Nothing in this Section relieves the District of the responsibility for monitoring the investments made by the District to determine that they are in compliance with this Policy. The Qualified Representative of the Business Organization offering to engage in an investment transaction with the District entity shall execute a written instrument in a form acceptable to the District and the Business Organization substantially to the effect that the Business Organization has:

- (1) received and reviewed this Policy; and
- (2) acknowledged that the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the District and the Business Organization that are not authorized by this Policy, except to the extent that this authorization:
  - (A) is dependent on an analysis of the makeup of the District's entire portfolio;
  - (B) requires an interpretation of subjective investment standards; or
  - (C) relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the

Business Organization has accepted discretionary investment authority.

The District's Investment Officer may not acquire or otherwise obtain any authorized investment described in this Policy from a Business Organization that has not delivered to the District the instrument required by this Section.

A list of brokers selling investments to the District is attached hereto as Exhibit "C."

3.07. Collateralization. Funds held at a bank or trust company that are not invested must be collateralized by collateral securities set forth in the Public Funds Collateral Act, to the extent not covered by the Federal Deposit Insurance Corporation (FDIC), the Federal Savings and Loan Insurance Corporation (FSLIC), or their successors.

3.08. Review. This Policy and investment performance and security will be reviewed and evaluated at least annually by the Board, or more frequently upon the request of any Director. Following its annual review, and if a review is performed more frequently upon request of a Director, the Board will adopt a written resolution confirming its review of this Policy and the separate investment strategies adopted by the Board. A compliance audit of management controls on investments and adherence to this Policy shall be conducted in conjunction with the District's annual financial audit.

#### ARTICLE IV

##### FINANCIAL MANAGEMENT

4.01. Accounting Records. The District's financial records will be prepared on a timely basis and maintained in an orderly manner, in conformity with generally accepted accounting principals. These records will be available for public inspection during regular business hours at the District's office.

4.02. Audit Requirements.

A. Until such time as the District is required to file an audit under Section 49.191, Texas Water Code, the District will prepare and file either (i) an annual financial dormancy affidavit under Section 49.197, Water Code, or (ii) an annual financial report and affidavit under Section 49.198, Water Code.

B. At such time as the District is required to comply with Section 49.191, Texas Water Code, the District's fiscal accounts and records will be audited annually, at the expense of the District, by a certified public accountant. District audits will be performed according to generally accepted auditing standards adopted by the American Institute of Certified Public Accountants and any accounting and auditing manuals adopted by the executive director of the Commission. The District will comply with uniform reporting requirements that use "Audits of State and Local Governmental Units" as a guide on audit working papers and "Governmental Accounting and Financial Reporting Standards." In addition, the District's

auditor will review management controls on District investments and the District's compliance with the Policy contained in Article III.

C. Within 135 days after the close of the District's fiscal year, the District will file a copy of its annual audit report and the annual filing affidavit prescribed by Section 49.194 of the Water Code with the Executive Director of the Commission. If the Board refuses to approve the annual audit report, the Board will file a statement with the audit that explains the reasons for disapproval.

4.03. Audit Committee. Upon the District's becoming financially active, the Board will establish an audit committee comprised of one or more Directors and any Employees the Board deems appropriate, and this committee will conduct, at a minimum, an annual review of the District's financial status. The audit committee will monitor variances from the District's budget, and make budget recommendations to the Board. The audit committee will also review the annual District audit, and make recommendations on it to the Board.

4.04. Budget. Upon the District's becoming financially active, the Board will adopt an annual budget for use in planning and controlling District costs. This budget will take into consideration all District revenues, including utility fees, taxes and surcharges, if any, and all projected District obligations and expenditures. The District manager will provide a comparison of budgeted expenditures and revenues to actual expenditures and revenues for review on a monthly basis. The approved budget will be reviewed by the Board at least quarterly and all necessary revisions to the budget will require approval of a majority vote of the Board.

## ARTICLE V

### TRAVEL EXPENDITURES AND FEES OF OFFICE

5.01. Fees of Office. A Director is entitled to receive fees of office of not more than \$150-221 per day for each day a Director actually spends performing the duties of a Director. "Performing the duties of a Director" means substantive performance of the management or business of the District, including participation in board and committee meetings and other activities involving the substantive deliberation of district business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

5.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director upon behalf of the District are subject to approval by the Board. Any Director desiring reimbursement for expenses must present a verified statement to the Board, together with all supporting receipts and invoices.

5.03 Conference and Seminar Policy. Directors may attend conferences and meetings at the District's expense only if deemed appropriate by the Board. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of the Code of Ethics, and except as provided in 5.03, each Director

who attends a conference, business meeting or seminar related to the District business may be reimbursed for travel, lodging and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to, airfare, car rental, taxi fare and parking incurred while on official District business will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. Expenses that are of a personal nature or are not reasonable or necessary to the District business will not be paid or reimbursed by the District.

## ARTICLE VI

### COMPLAINTS AND PROCEDURES FOR VIOLATIONS

6.01. Complaints. All complaints or allegations of violations of the Code of Ethics must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Code alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

6.02. Initial Determination. Within thirty (30) calendar days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Code. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

6.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the members of the Board not implicated by the complaint will determine whether the complaint should be considered or rejected.

6.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision or vote will be made in open meeting.

6.05. Reprimand. The failure of a Director to comply with the provisions of the Code will constitute grounds for disciplinary action, which may include but not necessarily be limited to reprimand, and if allowed by law, removal, as deemed appropriate by the other members of the Board.

ARTICLE VII

PROFESSIONAL SERVICES; BONDS

7.01. Selection. Consultants and employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their qualifications and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

7.02. Bond. The Board will require any Employee who handles District funds to provide a bond, in an amount determined by the Board, in accordance with the requirements of Section 49.057(e) of the Water Code.

ADOPTED this ~~17<sup>th</sup>~~-18<sup>th</sup> day of July, ~~2018~~2023.

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

By: \_\_\_\_\_  
~~Nathan Neese~~Dennis Daniel, President  
Board of Directors

ATTEST:

By: \_\_\_\_\_  
~~Thomas J. Rogers, Jr.~~Ron Meyer, Secretary  
Board of Directors

[SEAL]

**EXHIBIT "A"**

**AUTHORIZED INVESTMENTS**

1. The following obligations of governmental entities and obligations guaranteed by governmental entities are allowed:
  - a. Obligations of the United States or its agencies and instrumentalities;
  - b. Direct obligations of the State of Texas or its agencies and instrumentalities;
  - c. With prior approval of the Board, collateralized mortgage obligations directly issued by the federal government, the underlying security for which is guaranteed by the United States with certain exceptions set forth in the Public Funds Investment Act;
  - d. Other obligations the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States or its agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the full faith and credit of the United States; and
  - e. With prior approval of the Board, obligations of states, agencies, counties, cities and other political subdivisions having not less than an "A" rating from a nationally recognized investment rating firm.
2. Certificates of deposit issued by a bank or savings and loan association doing business in Texas guaranteed by the FDIC or the obligations set forth above in 1.
3. With prior approval of the Board, repurchase agreements with a defined termination date, that are secured by a combination of cash and the obligations set forth in 1, require the securities being purchased or cash held to be pledged to the District either directly or through a joint account approved by the District, held in the District's name either directly or through a joint account approved by the District, and deposited at the time the investment is made with the District, or with a third party selected and approved by the District and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas.
4. With prior approval of the Board, bankers' acceptance with a stated maturity of 270 days or less that will be liquidated in full at maturity, is eligible for collateral for borrowing from a Federal Reserve Bank, is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency and meets other credit requirements established by the Board.



5. With prior approval of the Board, commercial paper with a stated maturity of 270 days or less, rated not less than A-1 or P-1 or an equivalent rating by at least two nationally recognized credit rating agencies; or one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state and meeting other credit requirements established by the Board.
6. With prior approval of the Board, money market mutual funds that are no-load and: (a) are registered with and regulated by the Securities and Exchange Commission ("SEC"); (b) have provided the District with a prospectus and other information required by the Securities Exchange Act of 1934 and the Investment Company Act of 1940; (c) have a dollar-weighted average stated maturity of 90 days or fewer; and (d) have an investment objective of maintaining a stable net asset value of \$1 per share.
7. Other types of mutual funds which are no-load and: (a) are registered with the SEC; (b) have an average weighted maturity of less than 2 years; (c) are invested exclusively in obligations approved by the Public Funds Investment Act; (d) have a "AAA" rating; and (e) meet certain requirements of investment pools, as set forth in the Public Funds Investment Act.
8. Public funds investment pool which meets the criteria as set forth in the Public Funds Investment Act, maintains a "AAA" rating, and have an investment objective of maintaining a stable net asset value of \$1 per share.

## EXHIBIT "B"

### INVESTMENT STRATEGIES

Investment Strategies in order of priority:

#### A. Investment requirements by fund

1. Operating Funds. The District will maintain funds in the operating checking account at its depository bank, TexPool or any qualified money market fund to cover approximately two (2) months of operating needs. The remaining operating funds will be invested in acceptable investments to meet the operating requirements of the District as determined by the annual operating budget adopted by the Board, not to exceed a maximum maturity of one year.
2. Tax Collections. Tax collections will be deposited into the District's tax account at its depository bank. The balance will be checked monthly, except during December and January, when the balance will be checked on a weekly basis. Tax receipts will be allocated according to the Order Levying Taxes, then transferred to the operating and debt service accounts.
3. Debt Service Funds. The District will maintain an approximate \$1,000 balance in the debt service account at its depository bank. This balance will cover any minimal debt service expenses that may arise. The remaining funds will be invested to mature three (3) to seven (7) days prior to the next bond payment dates.
4. Construction Funds. The District will maintain an approximate \$3,000 balance in the construction account at its depository bank. The remaining construction funds will be invested in acceptable investments not to exceed a maximum maturity of one (1) year. Escrowed construction moneys will be maintained in a separate interest-bearing account(s).

**B. Suitability.** The District's Investment Officers must understand the District's financial requirements. Appropriate investments will be made to meet the needs of the District. TexPool or a qualified money market fund will be considered acceptable investments if approved by the District's Investment Officers in accordance with the strategies.

**C. Preservation of Capital.** A safe investment will allow the District to recover every dollar invested.

**D. Liquidity.** The District's Investment Officers must invest in securities that are easily and rapidly converted into cash without a substantial loss of value.

**E. Investment Marketability Requirements.** All investments must be "marketable" in case the need arises to liquidate an investment before maturity.

**F. Maximum Maturities.** To the extent possible, the District will match its investments with anticipated cash flow requirements. As required by the Public Funds Investment Act and the District's Financial Investment Policy, certain investments will have maturity limitations.

**G. Diversification.** There will be no defined level of investment diversification as long as all funds of the District are invested in accordance with these strategies.

**H. Yield.** District funds must be invested to obtain the maximum yield for each time frame taking into consideration the priority of preservation and safety of the principal and the liquidity of the investment.

**I. Annual Review of Investment Strategies.** The Board will review these strategies at least annually. Any changes deemed necessary by the Board at the time of each review will be reflected in an amendment to these strategies.

**EXHIBIT "C"**

**LIST OF BROKERS**

\_\_\_\_\_

Phone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

District Depository:

\_\_\_\_\_

Phone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

AMENDED INFORMATION FORM OF  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
PURSUANT TO SECTION 49.455, TEXAS WATER CODE

1. The name of the District is Reunion Ranch Water Control and Improvement District.
2. The complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A."
3. The most recent rate of taxes levied by the District on property located within the District is \$0.6850 on each \$100 of assessed value.
4. The total amount of bonds that have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$30,000,000.
5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bond and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$30,000,000.
6. A standby fee has not been imposed by the District.
7. The date on which the election to confirm the creation of the District was held on November 7, 2006.
8. The purpose of this District is to perform water, sewer, drainage, flood control, water quality, park and recreational facilities, including solid waste collection and disposal service, road construction, street and security lighting and any and all work that a water control and improvement district may engage in, within the District, through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district.
9. The particular form of Notice to Purchasers required by Section 49.4521, Texas Water Code, to be furnished by a seller to a purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "B."

SIGNED this 18<sup>th</sup> day of July, 2023.

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Dennis B. Daniel  
President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

---

Terri Purdy  
Vice President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

---

Ronald F. Meyer  
Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

---

Gary Grass  
Assistant Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

\_\_\_\_\_  
John Genter  
Assistant Secretary, Board of Directors

ATTEST:

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

ACKNOWLEDGMENTS

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on July 18, 2023 by

\_\_\_\_\_

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

We hereby certify that the above and foregoing information is true and correct.

\_\_\_\_\_  
Dennis B. Daniel  
President, Board of Directors

\_\_\_\_\_  
Terri Purdy  
Vice President, Board of Directors

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

\_\_\_\_\_  
Gary Grass  
Assistant Secretary, Board of Directors

\_\_\_\_\_  
John Genter  
Assistant Secretary, Board of Directors

SWORN AND SUBSCRIBED to before me, the undersigned authority, on this 18<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

[SEAL]

**AFTER RECORDING RETURN TO:**

Willatt & Flickinger, PLLC  
12912 Hill Country Blvd., Ste. F-232  
Austin, Texas 78738

1\ReunionRanch\amended -infoform-2023  
7/7/23



**Exhibit "A"**

The District consists of two (2) tracts of land, consisting of a 490.92-acre tract, and the other a 33.05-acre tract, more particularly described in the following pages.

FIELD NOTE 642  
UDG NO. 00-147

490.92 ACRES  
MUD  
REUNION RANCH  
PAGE 1 OF 4

DESCRIBING 490.92 ACRES OF LAND SITUATED IN THE WILLIAM CARLTON SURVEY, ABSTRACT NO. 124, S. J. WHATLEY SURVEY NO. 22, ABSTRACT NO. 18, AND THE RICHARD HAILEY SURVEY, ABSTRACT NO. 124, HAYS COUNTY, TEXAS, BEING ALL OF 192.712 ACRES OF LAND AS DESCRIBED AS TRACT II IN A DEED TO KRASOVEC-REUNION HAYS COUNTY JOINT VENTURE, VOLUME 871, PAGE 445 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, 189.0 ACRES, 97.34 ACRES, 2.66 ACRES AND 11.0 ACRES OF LAND AS DESCRIBED IN A DEED TO KRASOVEC-REUNION HAYS COUNTY JOINT VENTURE, VOLUME 871, PAGE 411 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT 0.95 ACRES OF LAND AS DESCRIBED IN A DEED TO SAM E. COBB AND WIFE, DANAL L. COBB, VOLUME 1678, PAGE 130 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 490.92 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found at the northwest corner of said 97.34 acres, same being the southwest corner of a 25.27 acre tract as described in a deed to Thomas R. Campbell and wife, Julie W. Campbell recorded in Volume 335, Page 272 of the Deed Records of Hays County, Texas;

THENCE, N88°08'04"E along the common line of said 97.34 acre tract and said 25.27 acre tract, a distance of 960.78 feet to an iron rod found, same being the southwest corner of a 33.085 acre tract as described in a deed to Krasovek - Reunion Hays County Joint Venture recorded in Vol. 871, Page 445 of Hays County, Texas;

THENCE, N88°13'10"E, along the common line of said 97.34 acre tract and 33.085 acre tract, a distance of 535.69 feet to an iron rod found;

THENCE, S07°45'04"E along the common line of said 97.34 acre tract and the 97.9 acre tract, a distance of 2231.10 feet to an iron rod found continuing for a total distance of 2609.01 feet to an iron rod found in concrete at a fence corner;

THENCE, N87°48'44"E along the common line of said 2.66 acre and the 97.9 acre tract, a distance of 186.68 feet to an iron rod set;

THENCE, S89°27'16"E, a distance of 147.72 feet to an iron rod set;

THENCE, N87°50'44"E, a distance of 180.60 feet to a point being the southwest corner of a 52.95 acre tract described in a deed to J. David Trotter and wife, Marcia B. Trotter, Volume 1093, Page 462 of the Deed Records of Hays County, Texas, continuing a total distance of 214.62 feet to an iron rod set, same being the northeast corner of said 2.66 acre tract;

FIELD NOTE 642  
UDG NO. 00-147

490.92 ACRES  
MUD  
REUNION RANCH  
PAGE 2 OF 4

THENCE, along the common line of said 52.95 acre tract and 192.712 acre tract, the following six (6) courses;

- 1) N87°16'07"E, a distance of 98.69 feet to an iron rod set;
- 2) N87°34'46"E, a distance of 16.03 feet to an iron rod set;
- 3) N87°56'12"E, a distance of 208.06 feet to an iron rod found;
- 4) S89°43'05"E, a distance of 40.20 feet to an iron rod found;
- 5) N87°14'57"E, a distance of 100.58 feet to an iron rod found;
- 6) N87°52'40"E, a distance of 1351.68 feet to an iron rod found, same being an interior corner of a 161.055 acre tract as described in a deed to Lex Calhoun, Volume 857, Page 571 of the Deed Records of Hays County, Texas;

THENCE, S01°29'33"E along the common line of said 192.712 acre tract and said 161.055 acre tract, a distance of 764.90 feet to an iron rod found at a fence post, same being the north west corner of the 1325.0 acre tract as described in a tract to the City of Austin, Volume 1473, Page 961 of the Deed Records of Hays County, Texas;

THENCE, along the common line of said 1325.0 acre tract and 192.712 acre tract the following eleven (11) courses:

- 1) S01°28'09"E, a distance of 290.83 feet to an iron rod found;
- 2) S01°17'38"E, a distance of 588.05 feet to an iron rod found;
- 3) S01°13'54"E, a distance of 301.11 feet to an iron rod found;
- 4) S29°48'40"E, a distance of 35.31 feet to an iron rod found;
- 5) S03°48'50"E, a distance of 91.51 feet to an iron rod found;
- 6) S03°25'57"E, a distance of 332.55 feet to an iron rod found;
- 7) S03°13'21"E, a distance of 774.45 feet to an iron rod found;
- 8) S03°01'54"E, a distance of 184.05 feet to an iron rod found;
- 9) S04°28'26"E, a distance of 65.66 feet to an iron rod found;
- 10) S03°06'17"E, a distance of 3.14 feet to an iron rod found;
- 11) S24°25'28"W, a distance of 32.08 feet to an iron rod found;
- 12) S01°54'31"E, a distance of 598.78 feet to an iron rod found at a fence post, same being the northeast corner of a tract of land described in a deed to Michael Giles Rutherford, Volume 197, Page 45 of the Deed Records of Hays County, Texas;

THENCE, along the north line of said Rutherford tract and the south line of said 192.712 acre tract, the following two (2) courses:

- 1) S87°15'55"W, a distance of 1441.74 feet to an iron rod found;
- 2) S87°00'02"W, a distance of 398.40 feet to an iron rod found, same being the southwest

FIELD NOTE 642  
UDG NO. 00-147

490.92 ACRES  
MUD  
REUNION RANCH  
PAGE 3 OF 4

corner of said 189.0 acre tract;

THENCE, S87°14'50"W, a distance of 2814.94 feet to a cotton spindle found at the southwest corner of said 189.0 acre tract, same being an interior corner of said Rutherford tract;

THENCE, N02°11'42"W along the common line of said Rutherford tract and the 289.0 acre tract, a distance of 1601.84 feet to an iron rod found at a fence corner, same being the corner of Lot 36 and Lot 37, of Bear Creek Estates, Section 2, a subdivision recorded in Book 2, Page 199-200 of the Plat Records of Hays County, Texas;

THENCE, N89°16'57"E along the south line of Lot 37 and Lot 38 of said Bear Creek Estates Section 2, a distance of 410.00 feet to an iron rod set, same being an interior corner of Lot 38;

THENCE, N01°57'28"W along the west line of said 189.0 acre tract and the east line of said Bear Creek Estates, Section 2, a distance of 1224.05 feet to an iron rod set on the east line of Lot 16 of Bear Creek Estates, a subdivision recorded in Book 2, Page 98 of the Plat Records of Hays County, Texas;

THENCE, N01°54'48"E, a distance of 310.75 feet to an iron rod found at a fence corner, same being the southwest corner of an 18.40 acre tract as described in a deed to Sam E. Cobb and wife, Dana L. Cobb, Volume 1678, Page 135 of the Deed Records of Travis County;

THENCE, N78°25'06"E along the common line of the said 18.40 acre tract and said 189.0 acre tract, a distance of 157.41 feet to a 60d nail found, about ±4 feet above ground, in a 30" sycamore tree;

THENCE, N72°25'22"E along said 189.0 acre tract and 18.40 acre tract, a distance of 512.25 feet to an iron rod found;

THENCE, N13°25'38"E, a distance of 33.23 feet to an iron rod set in a wire fence line, same being an interior corner of 18.4 acre tract and the southwest corner of said 0.95 acre tract;

THENCE, through the interior of said 189.0 acre tract and 11.0 acre tract the following three (3) courses:

- 1) N80°52'57"E, a distance of 140.78 feet to an iron rod set at a fence corner;
- 2) N00°51'32"E along a wire fence, a distance of 596.56 feet to an iron rod set in a fence line;
- 3) N13°26'41"E leaving existing wire fence, same being the common line of said 18.4 acre tract and 11.0 acre tract, a distance of 174.26 feet to an iron rod found in a fence line, same being the northwest corner of said 11 acre tract and the south line of said 97.34 acre tract;

FIELD NOTE 642  
UDG NO. 00-147

490.92 ACRES  
MUD  
REUNION RANCH  
PAGE 4 OF 4

THENCE, S87°42'10"W along the south line of said 97.34 acre tract, a distance of 279.41 feet to an iron rod found;

THENCE, S88°25'35"W, a distance of 97.91 feet to an iron rod found at a fence corner, same being the southeast corner of a 2.66 acre tract as described in Volume 871, Page 411 of the Deed Records of Hays County, Texas;

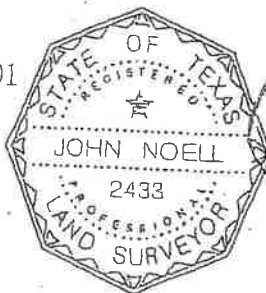
THENCE, N42°40'21"W along a wire fence line, a distance of 631.16 feet to an iron rod found at a fence corner;

THENCE, S88°46'53"W, a distance of 34.11 feet to an iron rod found;

THENCE, N00°53'49"W, a distance of 2136.42 feet to an iron rod found at a fence corner, same being the southwest corner of said 25.27 acre tract to the POINT OF BEGINNING and containing 490.92 acres of land.

Surveyed by  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040

Sketch or map attached.



*[Signature]*  
John Noell, R.P.L.S. #2433

Date: *May 11, 2004*

UDG #00-147  
FN #1122  
PAGE 1 OF 1

REUNION RANCH SECTION ONE  
WILLIAM CARLTON SURVEY A-124  
HAYS COUNTY, TEXAS

DESCRIPTION

DESCRIBING A 33.05 ACRE TRACT OF LAND LOCATED IN  
THE WILLIAM CARLTON SURVEY, A-124, HAYS COUNTY,  
TEXAS, BEING ALL OF REUNION RANCH SECTION ONE, A  
SUBDIVISION RECORDED IN BOOK 12 PAGE 357 AND 358  
OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

## Exhibit "B"

**NOTICE TO PURCHASER  
OF SPECIAL TAXING OR ASSESSMENT  
DISTRICT**

The real property, described below, which you are about to purchase is located in the Reunion Ranch Water Control and Improvement District ("District") and may be subject to District taxes. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.6850 on each \$100 of assessed valuation. The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

- (i) \$30,000,000 for water, sewer, and drainage facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$30,000,000 for water, sewer, and drainage facilities; and

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Dripping Springs. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of this District is to provide water, sewer, drainage, flood control, water quality, park and recreational facilities and services, including solid waste collection and disposal service, street repair, street and security lighting and any and all work that a water control and improvement

district may engage in and services rendered in the District. The cost of District facilities is not included in the purchase price of your property.

The legal description of the property which you are acquiring is as follows:

\_\_\_\_\_
Date

\_\_\_\_\_
Signature of Seller

\_\_\_\_\_
Date

\_\_\_\_\_
Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

\_\_\_\_\_
Date

\_\_\_\_\_
Signature of Purchaser

\_\_\_\_\_
Date

\_\_\_\_\_
Signature of Purchaser



ACKNOWLEDGMENTS MUST BE PROVIDED FOR THE SELLER AND PURCHASER ON THE NOTICE THAT IS SIGNED AT CLOSING.