

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 November 21, 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: 872 5616 6347 AND PASSWORD: 160628. 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 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. Discussion only on Amended Drought Contingency Plan (Gary Grass)
 - d. Discussion only on Conservation Plan (Mark Kestner)
 - e. Disposition of Capital Project Funds; Consent and Release Agreement (Gary Grass)
 - f. Bar screen operation issues (Dennis Daniel)
 - g. Overall plan to improve wastewater plant efficiency and effluent irrigation (Dennis Daniel)
 - h. Rate Order (Gary Grass)
 - a. Committee Reports
 - i. Communications (Terri Purdy)
 - ii. Utility Operations (Dennis Daniel)
 - iii. Land Use & Water Quality (Ron Meyer)
 - iv. Finance, Budget & Audit (John Genter)

- v. Water Conservation & Drought Management (Gary Grass)
- vi. Operations Contract Review (John Genter)
- 8. Engineer's Report and requested approvals (Mark Kestner)
 - a. Wastewater Collection and Treatment Plant
 - i. Wastewater Flows and Trends
 - ii. Improvements
 - iii. Operational Issues
 - iv. Proposed improvements to increase wastewater plant efficiency and to provide effluent irrigation; authorizations in connection with same
 - b. Water Supply and Distribution System
 - i. Water Flows and Trends
 - ii. LCRA Contract – current reservation
 - c. Long-term Improvements and Asset Management Plan
 - d. Emergency Management Plan(s)
 - e. Stormwater and Water Quality System
 - 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. Sludge hauling expense
 - d. Wastewater treatment plant and effluent subsurface irrigation
 - e. Wastewater collection system
 - f. Water distribution system
 - g. Update on Enforcement of Watering Restrictions
 - h. Stormwater conveyance and pond maintenance
 - i. Customer matters, complaints, reports and updates
 - i. Mud on Jayne Cove
 - j. Request by resident to encroach into easement for construction of swimming pool
 - k. Customer billing and delinquencies
 - l. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance
- 10. Attorney Report and requested actions (Bill Flickinger)
 - a. Update on investigation of bar screen issues
- 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)



 Attorney for the District

 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 October 17, 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 B. Daniel - President
Terri Purdy – Vice President
Ron Meyer – Secretary
John Genter – Assistant Secretary

thus, constituting a quorum. Assistant Secretary Gary Grass was absent.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Mark Kestner and Intern Greg Alves with Murfee Engineering and Dragan Sonnier with Inframark.

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

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained a motion for approval of the minutes. Motion was made by Assistant Secretary John Genter and seconded by Vice President Terri Purdy to approve the September 12, 2023 meeting minutes as presented. The motion carried unanimously.

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

President Dennis Daniel reported that the HOA has two new board members, due to the prior members' terms expiring. Malone/Wheeler the engineer for the HOA is waiting for the District to catch up on the effluent irrigation contract before they proceed any further on the project.

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

Bookkeeper Allen Douthitt discussed the financials and budget variances with the Board. The information on the variances is taking a lot of time to compile, so if there are any comments or suggestions, please let him know.

The District is looking good for the month and year-to-date. President Dennis Daniel would like additional information on why there has been so much sludge hauling for the year and requests that time be reviewed specifically under operations report next month. Manager Makenzi Scales pulled a lot of information for last month's meeting, however it was not discussed. She will pull additional information and provide it at next month's meeting. Manager Makenzi Scales noted that until the bar screen is fixed, the District will continue to have sludge hauling. President Dennis Daniel also inquired about the application plan review fees and asked if the District charges for review of those plans. Bookkeeper Allen Douthitt does not believe the District charges. President Dennis Daniel asked that the Board keep this in mind, in case it should be considered in the future. There was discussion about the District's interest revenue. Manager Makenzi Scales discussed the unfavorable lab fees due to multiple days of testing. President Dennis Daniel asked that a reconciliation of the reserves be prepared for next month's discussion.

After discussion of the financials, President Dennis Daniel entertained a motion. Motion was made by Vice President Terri Purdy and seconded by Secretary Ron Meyer to approve the financials and authorize payment of the invoices and per diems and three fund transfers as discussed. The motion carried unanimously.

Bookkeeper Allen Douthitt advised that he will need to pay the insurance premium from the bookkeeper's account as it was not included in the Cash Activity Report. After discussion, motion was made by President Dennis Daniel and seconded by Assistant Secretary John Genter to pay the annual insurance premium from the bookkeeper's account as discussed. The motion carried unanimously.

7. ITEMS FROM THE BOARD

- a. Annual Insurance Renewal
- b. Requests for common area modifications
- c. Variances to Drought Contingency Plan requirements
- d. Disposition of Capital Project Funds
- e. Field Use Rules
- f. Bar screen operation issues

- g. Overall plan to improve wastewater plant efficiency and effluent irrigation
- h. 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

Assistant Secretary John Genter reported he and Assistant Secretary Gary Grass have reviewed the annual insurance renewal. The coverage is the same as last year. The premium increased by 5%, which is reasonable. After discussion, Assistant Secretary John Genter recommends renewal of the District's insurance coverage. President Dennis Daniel entertained a motion. Motion was made by Assistant Secretary John Genter and seconded by Vice President Terri Purdy to approve the insurance renewal as presented. The motion carried unanimously.

Vice President Terri Purdy reported that the committee approved a landscape/watering variance. A homeowner finished a new build and put down sod. The homeowner needed to water the sod to get it established, as they were having issues with dust/dirt blowing everywhere. The committee provided the homeowner with the recommended volume for water for new sods.

Attorney Bill Flickinger reported that the District received a favorable response from Michael Slack of Taylor Morrison on use of the District's surplus bond proceeds. Michael Slack has agreed to let the District use the funds that remained from the last bond issue. Attorney Bill Flickinger's office will provide the necessary documentation to Michael Slack. The TCEQ will need to approve the use of the surplus funds.

Secretary Ron Meyer presented the Drain Field Park Rules, with the HOA's edits. There was discussion of the Do's and Don'ts. It was agreed that the area should be enjoyed as much as possible, without damaging the District's pipes and grass. The Board recommended changes to the draft Rules. There was prior discussion of Inframark installing poles for the volleyball nets. Secretary Ron Meyer noted that as of current, where the residents play volleyball, the grass is worn, and they should rotate locations. After discussion, President Dennis Daniel entertained a motion. Motion was made by Secretary Ron Meyer and seconded by Assistant Secretary John Genter to approve the Drain Field Park Rules with the changes as discussed by the Board. The motion carried unanimously. Attorney Bill Flickinger noted that he will need to review the Rules to see if anything needs to be incorporated due to these new Rules.

President Dennis Daniel discussed the bar screen issues. The bar screen has not worked for some time, and he would like to know why and if there is any new information since last month's board meeting. Manager Makenzi Scales reported that a better option for the District would be for a new bar screen that does not rotate or has moving parts instead of the repairing what the District has. Engineer Mark Kestner is reviewing those options and the retrofit. The needed repairs will not be in warranty since it was installed back in September 2021. It was

reiterated that the bar screen was wired backwards on two separate occasions. President Dennis Daniel is not satisfied that the residents and taxpayers of the District are responsible for these costs. It needs to be figured out when and what went wrong with the system. Since the backup bar screen does not work, there is no screening at all taking place. Engineer Mark Kester stated that if the District is contemplating litigation when all further correspondence on this issue needs to be in writing to Murfee Engineering. President Dennis Daniel said ok, it will. Secretary Ron Meyer is concerned with attorney's fees and recovery of those costs. President Dennis Daniel advised that if there is a claim brought forward, then the District would ask to recover the attorney's fees. Assistant Secretary John Genter inquired about the replacement costs for the bar screen. Manager Makenzi Scales stated that the current model is \$23,000. With the bar screen not working properly, it is causing more wear on the system. This has been going on for quite some time with little movement. After discussion, motion was made by President Dennis Daniel and seconded by Vice President Terri Purdy to authorize the District's attorney to lead an investigation, put together a timeline and explanation as to what has happened and how to go forward from here, which investigation is not to exceed \$10,000 and to provide a report on this information at the next board meeting. The motion carried unanimously. Attorney Bill Flickinger advised that he will put together a timeline and sequence of events. There was discussion of what is being done now to solve the issues. Manager Makenzi Scales and Engineer Mark Kestner will contact the vendor on repairs that can be done now. As a known fact, this issue can also cause an odor problem. After further discussion, motion was made by Vice President Terri Purdy and seconded by Secretary Ron Meyer to authorize the Utility Operations committee to approve an expenditure not to exceed \$10,000 to address the bar screen issue immediately. The motion carried unanimously. President Dennis Daniel would like to have a full proposal at next month's meeting outlining a permanent fix.

President Dennis Daniel discussed how to move forward on operations running more efficiently and getting the District's effluent usable for the 210 permit. There was discussion of proposed improvements to increase the wastewater plant efficiency, which include cost reduction in areas of operations, power and equipment replacement/decommissioning and creating additional revenue streams. President Dennis Daniel will not support charging the HOA for effluent, that is just washing the money around in circles. Attorney Bill Flickinger noted the District has a contract with the HOA for no charge to use the effluent. Engineer Mark Kestner noted that there is a nominal fee that can be charged. Secretary Ron Meyer asked if no revenue changes the scope of the design of the system. Engineer Mark Kestner stated it does not. Assistant Secretary John Genter asked about the timeline for the draft document. Engineer Mark Kestner advised that he will work with the committee. Secretary John Genter feels that this project is urgent. President Dennis Daniel stated that this project will provide a better solution, but not much savings. He is getting used to the idea of spending this money and ready to use the 210 permit.

Vice President Terri Purdy reported that the WTCPUA updated its watering restrictions to Stage 2. This stage offers twice a week watering. Inframark will provide new signage and the website will be updated with this new information. President Dennis Daniel noted that the supply drought is still ongoing. President Dennis Daneil asked that the committee review the LCRA restrictions, to be sure the District is not bouncing around too much. To match the WTCPUA, the District will go into Stage 3 now. Secretary Ron Meyer asked if there was evidence that the

watering restrictions conserved water for the District. Manager Makenzi Scales reported that it is hard to pinpoint, but she has seen a decrease in water use. Assistant Secretary John Genter reported that the residents indicated that the signage on the watering restrictions was helpful.

President Dennis Daniel would like to dissolve the Wastewater Effluent Reuse committee as that topic can be handled with the Utility Operations Committee.

8. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Wastewater Collection and Treatment Plant
 - i. Wastewater Flows and Trends
 - ii. Improvements
 - iii. Operational Issues
 - iv. Proposed improvements to increase wastewater plant efficiency and to provide effluent irrigation; authorization in connection with same
- b. Water Supply and Distribution Systems
 - i. Water Flows and Trends
 - ii. LCRA Contract – current reservation
- c. Long-term Improvements and Asset Management Plan
- d. Emergency Management Plan(s)
- e. Stormwater and Water Quality System
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Mark Kestner discussed the Engineer's Report as included in the agenda package.

The TLAP has been completed and is scheduled for filing this week.

The lead and cooper rule revisions inventory has been completed and will be submitted to the TCEQ well before the deadline.

Engineer Mark Kestner reported that he is updating the long-term improvements and asset management plan quarterly since the pricing is all over the place.

A draft of the Emergency Response Plan for wastewater has been presented to the Board for review. The plan is tied to the Hays County Emergency Response Plan. President Dennis Daniel advised that the Board will go into closed session next month to discuss in detail and perhaps adopt the plan. President Dennis Daniel would like for the committee and engineer to meet next week to discuss the plan.

Engineer Mark Kestner reiterated that the bids for the 210 effluent irrigation project were rejected last month and end this project for the time being. The drop chute has been completed and was confirmed that it looks good. Therefore, the held retainage will most likely be released next month.

There was discussion of the e-coli spike. Engineer Mark Kestner does not believe the sample was good. The level spiked and quickly dropped back down. During that time, the chlorine basin was being cleaned and Manager Makenzi Scales will confirm the timing of that and the sampling. President Dennis Daniel noticed that everything is trending up on the charts and mentioned the algae accumulating in the effluent trough. President Dennis Daniel asked that Manager Makenzi Scales get operations to check for any problems before they arise. Manager Makenzi Scales stated that she made a site visit as well and documented the algae and that the issue is on the radar and being investigated. She will report back with the details.

Engineer Mark Kestner reported that the water use per LUE dropped. It appears to have plateaued. President Dennis Daniel asked him to continue to track that information.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- 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. Enforcement Policy for Watering Restrictions
- 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

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

There is an issue with the location of the trash receptacle at the wastewater treatment plant. There is a concrete lip on the concrete pad, which will be hard to move the dumpster. They are now looking for an outside placement area. However, the receptacle will have a lock bar to prevent unauthorized use. Manager Makenzi Scales is getting a proposal for a small wall to block the receptacle from view or as an alternative can get roll off carts.

All the signs for the water conservation have been received, however the WTCPUA changed Stages, so those signs are no longer in effect.

All District facilities are in compliance for the month of September. It has been noted that the plant's capacity has risen. Inframark has correlated this rise to heavy rain fall and believes a portion of the increased capacity is due to I&I issues. There were high pump run times during the rainfall events at all the lift stations.

There was a brief discussion on maintenance items at the wastewater treatment plant.

The District's water accountability for September was 102.02%, which was caused by a delay in meter reads.

President Dennis Daniel wants a report on violations and Manager Makenzi Scales will start a report on enforcement and work with the committee on drive-thrus. Prior to the next board meeting, she will provide a report to the Board that can then be discussed. Secretary Ron Meyer inquired about the process of the drive-thrus for monitoring the water restrictions. Assistant Secretary John Genter believes the Watering Restrictions signage throughout the District will help residents know when to and not water.

Inframark conducted a bridge inspection for any blockages, impeding trees, etc. Manager Makenzi Scales will provide that information to the Land Use and Water Quality committee for review.

Manager Makenzi Scales discussed a request for an easement encroachment from Cody Pools on the installation of a resident's pool. This request came in after the agenda package was sent out. President Dennis Daniel noted that standard practice is for these requests to be forwarded to the Land Use and Water Quality committee. President Dennis Daniel stated that is a fairly major drainage easement in that area and the District should be sure to protect its assets. The committee is authorized to contact the District's engineer for any advice.

Manager Makenzi Scales received a proposal for \$4,176.00 for installation of rock on the plant access road. The rock will be installed along the access drive to mitigate tracking dirt and mud on the streets. Motion was made by President Dennis Daniel and seconded by Assistant Secretary John Genter to authorize the installation of the rock as presented. The motion carried unanimously.

President Dennis Daniel asked that Manager Makenzi Scales follow-up with him on the accounts that are past due.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger reported that the District received the approval letter from the TCEQ approving the District's Supplemental Environmental Project application. There was a period of time that the District had some violations. The TCEQ assessed a \$14,000 fine and the District filed an application to use that money to modify the wastewater treatment plant to take care of the issues causing the violations. The TCEQ agreed to the modifications and no fines were paid by the District. All enforcement actions were resolved.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 4:50 p.m.

Dennis B. Daniel, President
Reunion Ranch WCID

ATTEST:

Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]

Reunion Ranch W.C.I.D.

Accounting Report

November 21, 2023

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
- Review September 30, 2023 Financial Statements
 - Water Revenue \$27,646.39 favorable variance
 - Interest Income \$8,424 favorable variance
 - Budgeted 2% interest rate compared to actual 5% interest rate
 - Sludge Hauling \$6,088 unfavorable variance
 - Spent \$3,982 on September running of sludge press
 - Sewer Repairs (Routine) \$26,577 favorable variance
 - Pond Maintenance (Routine) \$13,598 favorable variance
 - One Time Charges \$325,500 favorable variance
 - No spending
 - Non-Routine Charges \$98,500 favorable variance
 - No spending
 - Public Notice \$6,500 favorable variance
 - No spending
- Review October 2022 to September 2023 Financial Statements
 - Property Tax Collections \$11,001 unfavorable variance
 - Water Revenue \$160,351 favorable variance
 - Wastewater Revenue \$41,239 favorable variance
 - Interest Income \$76,318 favorable variance
 - Budgeted 2% interest rate compared to actual 5% interest rate
 - WTCPUA Monthly Charge and Purchased Water \$48,662 favorable variance
 - Expected unfavorable variance as water revenue favorable
 - Operations Expense \$8,323 favorable variance
 - Utilities \$7,793 favorable variance

- Sludge Hauling \$31,261 unfavorable variance
 - Invoiced sludge hauls of \$7,570 in June 2023
 - Invoiced running of the sludge press for \$6,516 in June 2023
 - Invoiced running of the sludge press for \$5,208 in July 2023
 - Invoiced running of the sludge press for \$5,455 in August 2023
 - Invoiced running of the sludge press for \$3,982 in September 2023
- Water Repairs (Routine) unfavorable \$9,285 variance
 - Purchased \$4,181 swing check valve in April 2023
 - Installed \$11,880 concrete pad in April 2023
 - Invoiced \$1,605 for swing check valve in August 2023
- Sewer Repairs (Routine) favorable \$7,930 variance
 - Spent \$22,615 on lift station electric control panel in July 2023
 - Saved \$26,577 in September 2023
- Irrigation Repairs (Routine) favorable \$16,308 variance
- Landscape Maintenance unfavorable \$16,231 variance
 - Spent \$11,404 to replace eight dead trees in December 2022
 - Spent \$9,000 on storm damage clean-up in March 2023
- One Time Charges \$325,500 favorable variance
 - No spending
- Non-Routine Charges \$98,500 favorable variance
 - No spending
- Public Notice \$6,500 favorable variance
 - No spending
- Website \$6,597 favorable variance
- Legal Fees unfavorable \$5,342 variance
- Engineering \$18,787 unfavorable variance
 - Spent \$1,000 on odor complaint response in October 2022
 - Spent \$770 on noise complaint response in October 2022
 - Spent \$2,840 on WWTP troubleshooting equipment replacement in October 2022
 - Spent \$1,400 on GIS/CAD system maintenance and record management in October 2022
 - Spent \$1,835 on resident applications in November 2022
 - Spent \$1,857 on WWTP troubleshooting equipment replacement in November 2022
 - Spent \$4,531 on odor complaint in August 2023
- Engineering Special \$37,286 unfavorable variance
 - Spent \$42,278 on design and construction of phase 210 conversion pump skid YTD
 - Spent \$14,315 on TLAP permit renewal YTD
 - Spent \$10,673 on Lead and Cooper Rule Revision in August 2023
 - Spent \$1,275 on Lead and Cooper Rule Revision in September 2023

Cash Activity Report

**Reunion Ranch W.C.I.D.
Cash Activity Report
September 30, 2023 - November 21, 2023**

		First Citizens Operating Account	Bookkeeper's Account
Reconciled Cash Balance - September 30, 2023		\$ 102,663.82	\$ 20,984.80
Subsequent Activity through November 21, 2023		1,496.77	(2,150.43)
Transfer Approved at October 17, 2023 Board Meeting	To TexPool Operating Account	(95,000.00)	
Deposit	Service Revenue	93,296.77	
Deposit	Pool Deposits and Inspections	3,200.00	
	Subtotal - Operating Account	<u>1,496.77</u>	
Transfer Approved at October 17, 2023 Board Meeting	From TexPool Operating Account	156,519.79	
Expenditures	Checks approved at September 12, 2023 meeting	(130,541.40)	
Director Payroll	October 17, 2023 Board Meeting	(866.40)	
Pedernales Electric	Utilities - September 2023	(1,820.23)	
United States Treasury	Payroll Taxes - Third Quarter 2023	(532.54)	
Arthur J Gallager & Co	Insurance - FY 2024	(21,961.00)	
TCEQ	Permit Fee - FY 2024	(620.00)	
AT&T	Telephone - October 2023	(372.32)	
Verizon Wireless	Wireless Charges - September 2023	(53.52)	
AT&T Uverse	Internet - October 2023	(121.40)	
Customer Refunds	Customer Refunds	(92.51)	
Pedernales Electric	Utilities - October 2023	(1,688.90)	
		<u>(2,150.43)</u>	
Expenditures to be Approved at November 21, 2023 Board Meeting		-	(141,732.93)
Vendor	Memo	Amount	
Aquatic Features Inc	Pond Maintenance - October 2023	(1,014.75)	
Bott & Douthitt, PLLC	Accounting Services - October 2023	(2,000.00)	
LCRA	Raw Water/Monthly Fee - October 2023	(4,945.22)	
Murfee Engineering Company	Engineering - September and October 2023	(29,232.26)	
Sommers Marketing + Public Relations	Website - October 2023	(862.38)	
Specialized Public Finance Inc	Tax Rate Recommendation - 2023	(3,000.00)	
Inframark LLC	Operations and Maintenance - September 2023; Operations - October 2023	(50,657.21)	
West Travis County PUA	Purchased Water - October 2023	(28,398.75)	
Willatt & Flickinger	Legal Fees - October 2023	(10,441.80)	
Zane Furr	Landscape Maintenance - October 2023	(11,180.56)	
	Total Operating Account Expenditures	<u>(141,732.93)</u>	
Transfers to be Approved at November 21, 2023 Board Meeting		(100,000.00)	147,898.56
Transfer	From First Citizens Operating to TexPool Operating	(100,000.00)	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	141,732.93	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	6,165.63	
		<u>47,898.56</u>	
Projected Cash Balance - November 21, 2023		\$ 4,160.59	\$ 25,000.00

**Reunion Ranch W.C.I.D.
Cash/Investment Activity Report
September 30, 2023 - November 21, 2023**

	Interest Rates	Balance 9/30/2023	Subsequent		Subtotal 11/21/2023	Transfers to be Approved 11/21/2023	Projected Balance 11/21/2023
			Receipts	Disbursements			
General Fund -							
First Citizens - Operating Account	0.0500%	102,663.82	96,496.77	(95,000.00)	104,160.59	(100,000.00)	4,160.59
First Citizens - Bookkeeper's Account	0.0500%	20,984.80	156,519.79	(300,403.15)	(122,898.56)	147,898.56	25,000.00
Central Bank - Lockbox Account	1.9800%	129,439.19	21,708.96	(100,000.00)	51,148.15	(50,000.00)	1,148.15
TexPool - Operating Account	5.3466%	2,133,217.34	202,799.14	(156,519.79)	2,179,496.69	2,101.44	2,181,598.13
Total - General Fund		2,386,305.15	477,524.66	(651,922.94)	2,211,906.87	-	2,211,906.87
Debt Service Fund -							
TexPool - Tax	5.3466%	16,189.73	-	(7,799.14)	8,390.59	-	8,390.59
TexPool - Debt Service	5.3466%	1,215,007.91	-	-	1,215,007.91	-	1,215,007.91
Total - Debt Service Fund		1,231,197.64	-	(7,799.14)	1,223,398.50	-	1,223,398.50
Capital Project Fund -							
Texpool - SR2017 Capital Projects	5.3466%	6.56	-	-	6.56	-	6.56
Texpool - SR2018 Capital Projects	5.3466%	699.29	-	-	699.29	-	699.29
Texpool - SR2019 Capital Projects	5.3466%	1,014.97	-	-	1,014.97	-	1,014.97
Texpool - SR2020 Capital Projects	5.3466%	55,223.45	-	-	55,223.45	-	55,223.45
Total - Capital Project Fund		56,944.27	-	-	56,944.27	-	56,944.27
Total - All Funds		3,674,447.06	477,524.66	(659,722.08)	3,492,249.64	-	3,492,249.64

Transfer Letter Information:

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$100,000.00
- (2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$141,732.93
- (3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$6,165.63
- (4) To transfer funds from Central Bank Lockbox Account to TexPool Operating Account: \$50,000.00

Reunion Ranch W.C.I.D.
SCHEDULE OF TEMPORARY INVESTMENTS
 July 1, 2023 - September 30, 2023

FUNDS	IDENTIFICATION	INTEREST RATE	INTEREST 7/23-9/23	BEG. BK VAL 7/1/2023	END. BK VAL 9/30/2023	BEG MKT VAL 7/1/2023	END MKT VAL 9/30/2023	TRADE DATE	MATURITY DATE	DAYS	G/L ACCOUNT
GENERAL FUND:	First Citizens Bank Operating Account	0.0500%	10.71	80,352.77	102,663.82	80,352.77	102,663.82				1000
	First Citizens Bank Bookkeeper's Account	0.0500%	5.95	18,249.99	20,984.80	18,249.99	20,984.80				1105
	Central Bank Lockbox Account	1.9800%	455.69	18,249.99	129,439.19	18,249.99	129,439.19				1110
	TexPool - Operating Account	5.3547%	28,495.75	2,202,108.28	2,133,217.34	2,202,108.28	2,133,217.34				1007
	Texas Local Government Investment Pool		28,968.10	2,318,961.03	2,386,305.15	2,318,961.03	2,386,305.15				
TOTAL GENERAL OPERATING FUND											
DEBT SERVICE FUND:	TexPool - Tax Account	5.3547%	430.52	55,231.77	16,189.73	55,231.77	16,189.73				1106
	Texas Local Government Investment Pool	5.3547%	23,494.72	2,411,990.08	1,215,007.91	2,411,990.08	1,215,007.91				1115
	TexPool - Debt Service										
	Texas Local Government Investment Pool		23,925.24	2,467,221.85	1,231,197.64	2,467,221.85	1,231,197.64				
TOTAL DEBT SERVICE FUND											
CAPITAL PROJECTS FUND:	TexPool - SR 2018 CPF	5.3547%	9.20	690.09	699.29	690.09	699.29				1153
	Texas Local Government Investment Pool	5.3547%	13.53	1,001.44	1,014.97	1,001.44	1,014.97				1154
	TexPool - SR 2019 CPF										
	Texas Local Government Investment Pool	5.3547%	724.21	54,499.24	55,223.45	54,499.24	55,223.45				1155
	TexPool - SR 2020 CPF										
	Texas Local Government Investment Pool		746.94	56,190.77	56,937.71	56,190.77	56,937.71				
TOTAL CAPITAL PROJECTS FUND											
TOTAL ALL FUNDS			53,640.28	4,842,373.65	3,674,440.50	4,842,373.65	3,674,440.50				

This quarterly report is in full compliance with the investment strategy as established for the Public Funds Investment Act (Chapter 2459, amending Chapter 2256); and Investment Policy and Strategies set forth by the District.

Recap & Standings Report

Cycles: All Taxing Units: Dripping Spr... Transaction Date Range: 09/01/2023 to 09/30/2023 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
2004	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
2006	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
2008	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
2010	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
2012	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
2014	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
2016	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
2018	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
2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	4,272.65	0.00	4,272.65	0.00	0.00	0.00	0.00	4,272.65
2022	16,197.71	-5,108.99	11,088.72	-5,108.99	0.00	0.00	0.00	16,197.71
2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary								
Total Current	16,197.71	-5,108.99	11,088.72	-5,108.99	0.00	0.00	0.00	16,197.71
Total Delinquent	4,272.65	0.00	4,272.65	0.00	0.00	0.00	0.00	4,272.65
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	20,470.36	-5,108.99	15,361.37	-5,108.99	0.00	0.00	0.00	20,470.36
Percentages								
% of Roll Collected - 2022 - 99.37%	Adjusted Original Roll -- \$2,553,558.08			Current YTD Collected -- \$2,537,360.37				
Tax Collections Compared to Current Taxes Billed -31.54% Collected								
All Collections Compared to Current Taxes Billed -31.54% Collected								
Combined Collections (Collections + P&I Collected) -- -5,108.99								

Reunion Ranch W.C.I.D.
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION
September 30, 2023

TAX YEAR	2022			2021			2020			2019			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.2350	\$ 0.4500	\$ 0.6850	\$ 0.2750	\$ 0.5500	\$ 0.8250	\$0.1500	\$ 0.7250	\$0.8750	\$0.1500	\$ 0.7250	\$ 0.8750	General Fund	Debt Service Fund	Total
COLLECTIONS:															
OCT															
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	3,575.87	6,847.40	10,423.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,575.87	6,847.40	10,423.27
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NOV															
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	(79.65)	(384.98)	(464.63)	(77.22)	(373.23)	(450.45)	(156.87)	(758.21)	(915.08)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	(79.65)	(384.98)	(464.63)	(77.22)	(373.23)	(450.45)	(156.87)	(758.21)	(915.08)
TAXES	53,321.53	102,105.07	155,426.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,321.53	102,105.07	155,426.60
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEC															
TAX ADJUSTMENTS	4,691.08	8,982.91	13,673.99	(605.03)	(1,210.06)	(1,815.09)	0.00	0.00	0.00	0.00	0.00	0.00	4,086.05	7,772.85	11,858.90
BASE TAX REV	0.00	0.00	0.00	(605.03)	(1,210.06)	(1,815.09)	0.00	0.00	0.00	0.00	0.00	0.00	(605.03)	(1,210.06)	(1,815.09)
TAXES	523,112.88	1,001,705.51	1,524,818.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	523,112.88	1,001,705.51	1,524,818.39
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JAN															
TAX ADJUSTMENTS	(7,673.30)	(14,693.54)	(22,366.84)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(7,673.30)	(14,693.54)	(22,366.84)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	209,931.00	401,995.52	611,926.52	2.14	4.27	6.41	0.00	0.00	0.00	0.00	0.00	0.00	209,933.14	401,999.79	611,932.93
PENALTY	0.00	0.00	0.00	0.51	1.03	1.54	0.00	0.00	0.00	0.00	0.00	0.00	0.51	1.03	1.54
FEB															
TAX ADJUSTMENTS	(3,067.11)	(5,873.20)	(8,940.31)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(3,067.11)	(5,873.20)	(8,940.31)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	49,258.24	94,324.29	143,582.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,258.24	94,324.29	143,582.53
PENALTY	228.35	437.26	665.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	228.35	437.26	665.61
MAR															
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	13,470.59	25,794.75	39,265.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,470.59	25,794.75	39,265.34
PENALTY	885.51	1,695.67	2,581.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	885.51	1,695.67	2,581.18
APR															
TAX ADJUSTMENTS	(2,309.82)	(4,423.05)	(6,732.87)	(1,147.26)	(2,294.51)	(3,441.77)	0.00	0.00	0.00	0.00	0.00	0.00	(3,457.08)	(6,717.56)	(10,174.64)
BASE TAX REV	0.00	0.00	0.00	(1,147.26)	(2,294.51)	(3,441.77)	0.00	0.00	0.00	0.00	0.00	0.00	(1,147.26)	(2,294.51)	(3,441.77)
TAXES	1,207.41	2,312.05	3,519.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,207.41	2,312.05	3,519.46
PENALTY	201.15	385.18	586.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	201.15	385.18	586.33
MAY															
TAX ADJUSTMENTS	(1,479.30)	(2,832.71)	(4,312.01)	1,359.45	2,718.90	4,078.35	0.00	0.00	0.00	0.00	0.00	0.00	(119.85)	(113.81)	(233.66)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	6,189.86	11,852.91	18,042.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,189.86	11,852.91	18,042.77
PENALTY	584.63	1,119.49	1,704.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	584.63	1,119.49	1,704.12
JUN															
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	8,498.40	16,273.54	24,771.94	1,359.45	2,718.90	4,078.35	0.00	0.00	0.00	0.00	0.00	0.00	9,857.85	18,992.44	28,850.29
PENALTY	639.55	1,224.66	1,864.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	639.55	1,224.66	1,864.21
JUL															
TAX ADJUSTMENTS	(504.93)	(966.88)	(1,471.81)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(504.93)	(966.88)	(1,471.81)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	2,957.92	5,664.10	8,622.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,957.92	5,664.10	8,622.02
PENALTY	328.34	628.74	957.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	328.34	628.74	957.08
AUG															
TAX ADJUSTMENTS	774.98	1,484.01	2,258.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	774.98	1,484.01	2,258.99
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	710.37	1,360.28	2,070.65	75.82	151.64	227.46	0.00	0.00	0.00	0.00	0.00	0.00	786.19	1,511.92	2,298.11
PENALTY	4.11	7.86	11.97	23.51	47.01	70.52	0.00	0.00	0.00	0.00	0.00	0.00	27.62	54.87	82.49
SEP															
TAX ADJUSTMENTS	(1,752.72)	(3,356.27)	(5,108.99)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,752.72)	(3,356.27)	(5,108.99)
BASE TAX REV	(1,752.72)	(3,356.27)	(5,108.99)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,752.72)	(3,356.27)	(5,108.99)
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL															
BASE TAX REV	(1,752.72)	(3,356.27)	(5,108.99)	(1,752.29)	(3,504.57)	(5,256.86)	(79.65)	(384.98)	(464.63)	(77.22)	(373.23)	(450.45)	(3,661.88)	(7,619.05)	(11,280.93)
TAXES	872,234.07	1,670,235.42	2,542,469.49	1,437.41	2,874.81	4,312.22	0.00	0.00	0.00	0.00	0.00	0.00	873,671.48	1,673,110.23	2,546,781.71
PENALTY	2,871.64	5,498.86	8,370.50	24.02	48.04	72.06	0.00	0.00	0.00	0.00	0.00	0.00	2,895.66	5,546.90	8,442.56
TOTAL DISTRIBUTION	875,105.71	1,675,734.28	2,550,839.99	1,461.43	2,922.85	4,384.28	0.00	0.00	0.00	0.00	0.00	0.00	872,905.26	1,671,038.08	2,543,943.34
BEGINNING															
TAXES RECEIVABLE	887,359.33	1,699,198.73	2,586,558.06	1,502.17	3,004.35	4,506.52	0.00	0.00	0.00	0.00	0.00	0.00	888,861.50	1,702,203.08	2,591,064.58
TAX ADJUSTMENTS	(1,321.12)	(2,167.73)	(3,488.85)	(392.84)	(785.67)	(1,178.51)	(79.65)	(384.98)	(464.63)	(77.22)	(373.23)	(450.45)	(1,870.83)	(2,322.61)	(3,093.44)
BASE TAX REV	1,752.72	3,356.27	5,108.99	1,752.29	3,504.57	5,256.86	79.65	384.98	464.63	77.22	373.23	450.45	3,661.88	7,619.05	11,280.93
LESS: COLLECTIONS	(872,234.07)	(1,670,235.42)	(2,542,469.49)	(1,437.41)	(2,874.81)	(4,312.22)	0.00	0.00	0.00	0.00	0.00	0.00	(873,671.48)	(1,673,110.23)	(2,546,781.71)
TAX REC @ END OF PERIOD	5,556.86	10,640.85	16,197.71	1,424.21	2,848.44	4,272.65	0.00	0.00	0.00	0.00	0.00	0.00	6,981.07	13,489.29	20,470.36

**Reunion Ranch W.C.I.D.
Collateral Analysis Schedule
September 30, 2023**

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
First Citizens Bank			
Operating Account	\$ 98,706.11		
Bookkeeper's Account	<u>21,486.31</u>		
Total Funds First Citizens Bank	<u>120,192.42</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral First Citizens Bank (Market Value)		<u>95,832.00</u>	
Total Collateral		<u>345,832.00</u>	
Total Collateral/Funds	<u>\$ 120,192.42</u>	<u>\$ 345,832.00</u>	<u>\$ 225,639.58</u>

Pledge Inventory Report (Deco)

First-Citizens Bank & Trust Co
 Raleigh, NC
 Date as of:

9/29/2023



Cusip	Description	Maturity/Refunded Dt	Intent	Market Price Dt	Original Face	Market Value
	Location Code/Name		Coupon	Price	Par	
Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas						
3132CWPJ7	FHLMC 15YR UMBS SUPER WF - Wells Fargo	10/1/2035	HTM 2	9/29/2023 86.53	8,780.00 5,589.00	4,836.00
3137FRSN2	FHLMC_4957J TA WF - Wells Fargo	3/25/2048	AFS 3	9/29/2023 91.78	187,526.00 30,398.00	27,898.00
38382AR23	GNR 2019-147 AB AB WF - Wells Fargo	10/16/2060	AFS 2.5	9/29/2023 80.81	194,787.00 118,593.00	95,832.00
3	Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas				391,093.00 154,580.00	128,566.00

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

September 30, 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 twelve months ended September 30, 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.

November 15, 2023
Round Rock, TX

**Reunion Ranch W.C.I.D.
Governmental Funds Balance Sheet
September 30, 2023**

	<u>Governmental Funds</u>			<u>Governmental Funds Total</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
Assets				
Cash and Cash Equivalents -				
Cash - Operating Account	\$ 102,663.82	\$ -	\$ -	\$ 102,663.82
Cash - Bookkeeper's Account	20,984.80	-	-	20,984.80
Cash - Lockbox Account	129,439.19	-	-	129,439.19
Cash Equivalents	2,133,217.34	1,231,197.64	56,944.27	3,421,359.25
Receivables -				
Property Taxes	6,981.07	13,489.29	-	20,470.36
Service Accounts, net of allowance for doubtful accounts of \$ -	123,354.83	-	-	123,354.83
Prepaid Expense	2,990.22	-	-	2,990.22
Accounts Receivable - Other	1,064.85	-	-	1,064.85
Accrued Service Revenue	38,833.03	-	-	38,833.03
Interfund	6,046.42	-	-	6,046.42
Total Assets	\$ 2,565,575.57	\$ 1,244,686.93	\$ 56,944.27	\$ 3,867,206.77
Liabilities				
Accounts Payable	\$ 185,883.99	\$ -	\$ -	\$ 185,883.99
Accrued Expenditures	1,793.17	-	-	1,793.17
Retainage	2,475.00	-	-	2,475.00
Overcollected Property Taxes	-	5,108.99	-	5,108.99
Customer Deposits	76,210.00	-	-	76,210.00
Builder Deposit	45,500.00	-	-	45,500.00
Due to TCEQ	4,302.66	-	-	4,302.66
Interfund	-	6,046.42	-	6,046.42
Payroll Taxes Payable	532.54	-	-	532.54
Total Liabilities	316,697.36	11,155.41	-	327,852.77
Deferred Inflows of Resources				
Deferred Revenue - Property Taxes	6,981.07	13,489.29	-	20,470.36
Total Deferred Inflows of Resources	6,981.07	13,489.29	-	20,470.36
Fund Balance				
Fund Balances:				
Restricted for				
Debt Service	-	1,220,042.23	-	1,220,042.23
Capital Projects	-	-	56,944.27	56,944.27
Unassigned	2,241,897.14	-	-	2,241,897.14
Total Fund Balances	2,241,897.14	1,220,042.23	56,944.27	3,518,883.64
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,565,575.57	\$ 1,244,686.93	\$ 56,944.27	\$ 3,867,206.77

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2022 - September 30, 2023**

	<u>Governmental Funds</u>			<u>Governmental Funds Total</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
Revenues:				
Property Tax Revenue	\$ 872,905.26	\$ 1,671,038.08	\$ -	\$ 2,543,943.34
Service Accounts				
Water Revenue	768,671.09	-	-	768,671.09
Wastewater Revenue	366,388.64	-	-	366,388.64
Service Revenue Penalties	6,642.93	-	-	6,642.93
Interest and Other Income	96,435.49	92,785.20	2,522.16	191,742.85
Total Revenues	<u>2,111,043.41</u>	<u>1,763,823.28</u>	<u>2,522.16</u>	<u>3,877,388.85</u>
Expenditures:				
Operating Expenses -				
Reservation Fee	30,008.69	-	-	30,008.69
Monthly Charges	153,276.00	-	-	153,276.00
Water Purchases	193,774.88	-	-	193,774.88
Operations & Management	94,936.89	-	-	94,936.89
Utilities	26,471.86	-	-	26,471.86
Lab Fees	31,685.52	-	-	31,685.52
Inspections	5,881.25	-	-	5,881.25
Chemicals	29,911.81	-	-	29,911.81
Sludge Hauling	61,261.18	-	-	61,261.18
Permit Fee	1,948.05	-	-	1,948.05
Repairs & Maintenance (Routine) -				
Water Repairs	53,685.26	-	-	53,685.26
Sewer Repairs	166,369.75	-	-	166,369.75
Irrigation Maintenance	3,692.05	-	-	3,692.05
Pond Maintenance	28,750.06	-	-	28,750.06
Landscape Maintenance	73,231.41	-	-	73,231.41
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	10,690.71	-	-	10,690.71
Director Reimbursements	291.88	-	-	291.88
Insurance	20,739.40	-	-	20,739.40
Tax Appraisal/Collection Fees	5,638.11	10,796.28	-	16,434.39
Public Notice	525.50	-	-	525.50
Website	7,803.00	-	-	7,803.00
Miscellaneous Expense	1,412.74	-	-	1,412.74
Professional Fees -				
Legal Fees	107,342.25	-	-	107,342.25
Financial Advisor	1,029.20	1,970.80	-	3,000.00
Bookkeeping Fees	25,500.00	-	-	25,500.00
Engineering Fees	68,787.92	-	-	68,787.92
Engineering Fees - Special	71,286.03	-	-	71,286.03
Audit Fees	13,000.00	-	-	13,000.00
Debt Service -				
Bond Principal	-	815,000.00	-	815,000.00
Interest Expense	-	870,953.78	-	870,953.78
Arbitrage Services	-	1,000.00	-	1,000.00
Fiscal Agent Fees	-	2,400.00	-	2,400.00
Total Expenditures	<u>1,345,571.40</u>	<u>1,702,120.86</u>	<u>-</u>	<u>3,047,692.26</u>
Excess/(Deficiency) of Revenues Over (Under) Expenditures	<u>765,472.01</u>	<u>61,702.42</u>	<u>2,522.16</u>	<u>829,696.59</u>
Fund Balance, October 1, 2022	<u>1,476,425.13</u>	<u>1,158,339.81</u>	<u>54,422.11</u>	<u>2,689,187.05</u>
Fund Balance, September 30, 2023	<u>\$ 2,241,897.14</u>	<u>\$ 1,220,042.23</u>	<u>\$ 56,944.27</u>	<u>\$ 3,518,883.64</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
September 30, 2023**

	CURRENT MONTH				YEAR TO DATE			
	Actual	Budget	Difference	Percent of Budget	Actual	Budget	Difference	Percent of Budget
	\$	\$	\$	%	\$	\$	\$	%
Revenues:								
Property Tax Revenue	(1,752.72)	-	(1,752.72)		872,905.26	881,011.00	(8,105.74)	99.08%
Service Accounts	89,373.39	61,727.00	27,646.39	144.79%	768,671.09	608,320.00	160,351.09	126.36%
Water Revenue	32,080.88	27,093.00	4,987.88	118.41%	366,388.64	325,149.00	41,239.64	112.68%
Wastewater Revenue	769.48	708.00	61.48	108.68%	6,642.93	7,468.00	(825.07)	88.95%
Service Revenue Penalties	9,724.22	1,100.00	8,624.22	884.02%	96,435.49	13,200.00	83,235.49	730.57%
Interest and Other Income	130,195.25	90,628.00	39,567.25	143.66%	2,111,043.41	1,835,148.00	275,895.41	115.03%
Total Revenues								
	2,260.42	2,260.00	(0.42)	100.02%	30,008.69	27,120.00	(2,888.69)	110.65%
Expenditures:								
Operating Expenses -								
Reservation Fee	12,773.00	14,435.00	1,662.00	88.49%	153,276.00	173,220.00	19,944.00	88.49%
Monthly Charges	20,771.69	25,363.00	4,591.31	81.90%	193,774.88	222,493.00	28,718.12	87.09%
Water Purchases	8,132.72	8,605.00	472.28	94.51%	94,936.89	103,260.00	8,323.11	91.94%
Management and Operations	2,366.20	2,800.00	433.80	84.51%	26,471.86	33,600.00	7,128.14	78.79%
Utilities	596.09	2,250.00	1,653.91	26.49%	31,685.52	27,000.00	(4,685.52)	117.35%
Lab Fees	404.69	750.00	345.31	53.96%	5,881.25	9,000.00	3,118.75	65.35%
Inspection Fees	-	2,500.00	2,500.00	0.00%	29,911.81	30,000.00	88.19	99.71%
Chemicals	8,587.73	2,500.00	(6,087.73)	343.51%	61,261.18	30,000.00	(31,261.18)	204.20%
Sludge Hauling	620.00	-	(620.00)		1,948.05	1,500.00	(448.05)	129.87%
Permit Fees	6,840.16	5,900.00	(940.16)	115.93%	53,685.26	44,400.00	(9,285.26)	120.91%
Repairs and Maintenance - Routine	16,822.97	43,400.00	26,577.03	38.76%	166,369.75	174,300.00	7,930.25	95.45%
Water Repairs and Maintenance	-	1,663.00	1,663.00	0.00%	3,692.05	20,000.00	16,307.95	18.46%
Sewer Repairs and Maintenance	2,402.15	16,000.00	13,597.85	15.01%	28,750.06	27,000.00	(1,750.06)	106.48%
Irrigation Maintenance	5,097.29	4,750.00	(347.29)	107.31%	73,231.41	57,000.00	(16,231.41)	128.48%
Pond Maintenance	-	230,000.00	230,000.00	0.00%	-	230,000.00	230,000.00	0.00%
Landscape Maintenance	-	10,000.00	10,000.00	0.00%	-	10,000.00	10,000.00	0.00%
Repairs and Maintenance - One Time	-	140,500.00	140,500.00	0.00%	49,500.00	190,000.00	140,500.00	26.05%
210.C conversion	-	25,000.00	25,000.00	0.00%	-	25,000.00	25,000.00	0.00%
Odor Control	-	6,500.00	6,500.00	0.00%	7,140.00	14,000.00	6,860.00	51.00%
WWTP Improvements	-	88,000.00	88,000.00	0.00%	-	88,000.00	88,000.00	0.00%
Water System	-	4,000.00	4,000.00	0.00%	-	4,000.00	4,000.00	0.00%
Repairs and Maintenance - Non-Routine	-	4,000.00	4,000.00	0.00%	-	4,000.00	4,000.00	0.00%
Pond Maintenance	1,189.53	1,081.00	(108.53)	110.04%	10,690.71	13,038.00	2,347.29	82.00%
Sewer Maintenance	21.62	65.00	43.38	33.26%	291.88	780.00	488.12	37.42%
Water Maintenance	-	-	-		20,739.40	20,000.00	(739.40)	103.70%
Administrative Services -	1,409.53	1,000.00	(409.53)	140.95%	5,638.11	4,000.00	(1,638.11)	140.95%
Director Fees, Incl payroll taxes	940.00	6,500.00	6,500.00	0.00%	5,255.50	7,500.00	6,974.50	7.01%
Director Reimbursement	32.47	100.00	67.53	78.33%	7,803.00	14,400.00	6,597.00	54.19%
Insurance	7,739.20	8,500.00	760.80	91.06%	107,342.25	102,000.00	(5,342.25)	105.24%
Tax Appraisal/Collector Fees	-	-	-		1,029.20	600.00	(429.20)	171.53%
Public Notice	2,000.00	2,400.00	400.00	83.33%	25,500.00	29,800.00	4,300.00	85.57%
Website	4,731.25	4,163.00	(568.25)	113.65%	68,787.92	50,000.00	(18,787.92)	137.58%
Miscellaneous	5,398.75	2,837.00	(2,561.75)	190.30%	71,286.03	34,000.00	(37,286.03)	209.66%
Professional Fees -	-	-	-		13,000.00	13,000.00	-	100.00%
Legal Fees	-	665,022.00	665,022.00	16.71%	1,345,571.40	1,831,211.00	485,639.60	73.48%
Financial Advisor Fees	-	-	-		107,342.25	102,000.00	(5,342.25)	105.24%
Accounting Fees	-	-	-		1,029.20	600.00	(429.20)	171.53%
Engineering Fees - General	-	4,000.00	4,000.00	0.00%	25,500.00	29,800.00	4,300.00	85.57%
Engineering Fees - Special	-	2,837.00	2,837.00	0.00%	68,787.92	50,000.00	(18,787.92)	137.58%
Audit Fees	-	-	-		71,286.03	34,000.00	(37,286.03)	209.66%
Total Expenditures								
	111,137.46	665,022.00	553,884.54	16.71%	1,345,571.40	1,831,211.00	485,639.60	73.48%
Excess/(Deficiency) of Revenues Over/								
(Under) Expenditures	\$ 19,057.79	\$ (574,394.00)	\$ (593,451.79)	-3.32%	\$ 765,472.01	\$ 3,937.00	\$ 761,535.01	1944.03%

See Accountant's Report

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

FY 2023 Budget Approved 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	Actual Jun-23	Actual Jul-23	Actual Aug-23	Actual Sep-23	Actual	Variance
	\$ 3,576	\$ 53,165	\$ 522,508	\$ 209,934	\$ 49,487	\$ 14,356	\$ 261	\$ 6,774	\$ 10,497	\$ 3,286	\$ 814	\$ (1,753)	\$ 872,905	\$ (8,106)
Property Tax Revenues														
Service Accounts -														
Water Service Fees	81,777	59,589	42,900	41,822	39,134	46,372	56,060	56,734	66,364	95,390	93,157	89,373	768,671	160,351
Sewer Service Fees	31,571	30,402	28,181	27,883	27,667	29,849	31,245	31,384	31,565	32,179	32,382	32,081	366,389	41,240
Service Account Penalties	769	600	537	591	437	421	394	460	501	567	596	769	6,643	(825)
Interest Income	3,644	4,396	5,504	5,492	6,016	13,304	9,283	9,885	9,293	9,946	9,948	9,724	96,435	83,235
Total Revenues	121,336	148,152	599,630	285,721	122,740	104,303	97,243	105,237	118,220	141,369	136,896	130,195	2,111,043	275,895
Expenditures:														
Operating Expenses -														
LRRA Firm Water Reservation Fee	2,260	2,260	2,260	5,144	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	30,008	(2,888)
WRPA Monthly Charge	12,773	12,773	12,773	12,773	12,773	12,773	12,773	12,773	12,773	12,773	12,773	12,773	153,276	19,944
Water Purchases	20,556	13,552	10,094	8,529	7,174	13,871	14,075	16,701	20,968	23,618	23,865	20,772	193,775	28,718
Management & Operations	7,763	8,028	7,664	7,929	7,853	7,855	7,834	7,841	7,822	8,190	8,025	8,133	94,937	8,323
Utilities	2,212	2,112	2,277	2,250	2,311	1,949	1,939	2,169	2,314	2,212	2,361	2,366	26,472	7,128
Bacteriological Testing	27,000	-	2,966	3,815	1,847	6,871	1,624	2,513	3,387	4,760	2,545	596	31,686	(4,686)
Inspections	679	1,155	629	326	227	831	428	277	-	741	184	405	5,881	3,119
Chemicals	30,000	-	1,861	8,481	4,161	5,314	4,814	1,741	28	1,259	2,254	-	29,912	88
Sludge Hauling	30,000	-	1,645	865	2,331	10,018	1,735	7,272	14,086	321	14,400	8,588	61,261	(31,261)
Permit Fee	1,500	708	-	-	-	-	-	-	-	-	-	620	1,948	(448)
Routine Repairs & Maintenance -														
Water System	44,400	163	2,953	2,258	2,861	3,592	20,092	455	3,692	869	4,496	6,840	53,685	(9,285)
Wastewater	174,300	1,556	17,096	4,904	2,563	9,334	13,143	3,314	20,623	31,597	18,764	16,823	166,370	7,930
Irrigation	20,000	-	-	-	-	497	-	-	3,195	-	-	-	3,692	16,308
Pond Maintenance	27,000	891	927	1,305	3,260	4,604	1,127	974	3,805	1,462	6,310	2,402	28,750	(1,750)
Landscaping Maintenance	57,000	3,735	4,135	4,355	3,735	24,139	3,735	4,355	4,990	5,610	4,990	5,097	73,231	(16,231)
One-Time Repairs & Maintenance -														
210 Conversion	230,000	-	-	-	-	-	-	-	-	-	-	-	-	230,000
Odor Control	10,000	-	-	-	-	-	-	-	-	-	-	-	-	10,000
WWTP Improvements	190,000	-	-	-	-	-	-	49,500	-	-	-	-	49,500	140,500
Water System	25,000	-	-	-	-	-	-	-	-	-	-	-	-	25,000
Non-Routine Repairs & Maintenance -														
Pond Maintenance	14,000	7,140	-	-	-	-	-	-	-	-	-	-	7,140	6,860
Wastewater	88,000	-	-	-	-	-	-	-	-	-	-	-	-	88,000
Water System	4,000	-	-	-	-	-	-	-	-	-	-	-	-	4,000
Subtotal-District Facilities	60,349	83,521	74,748	51,323	53,432	103,908	85,578	112,146	99,943	95,673	103,228	87,675	1,011,524	529,369
Administrative Services -														
Director Fees, incl payroll tax	13,038	969	646	807	646	807	646	484	807	1,130	1,427	1,190	10,691	2,347
Director Reimbursements	780	41	20	(20)	21	21	21	42	-	43	43	22	292	488
Tax Appraisal/Collector Fees	4,000	-	1,410	-	-	1,410	-	-	1,410	-	-	1,410	5,638	(1,638)
Insurance	20,000	20,739	-	-	-	-	-	-	-	-	-	-	20,739	(739)
Public Notice	7,500	-	-	-	-	-	-	-	-	-	-	-	526	6,975
Website	14,400	750	244	866	850	450	666	300	650	1,187	550	940	7,803	6,597
Miscellaneous	1,200	245	437	8	8	-	38	40	277	26	26	32	1,410	(210)
Subtotal-Admin. Services	60,918	22,905	2,698	1,661	1,524	2,688	1,371	866	3,144	2,386	2,571	3,593	47,098	13,820
Professional Fees -														
Legal Fees	102,000	11,840	6,853	6,733	8,835	6,288	5,011	8,488	14,195	10,970	13,256	7,739	107,342	(5,342)
Accounting Fees	29,800	2,000	2,000	3,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	25,500	4,300
Engineering Fees	50,000	11,253	3,850	3,444	8,806	6,741	4,306	1,489	3,690	6,663	6,663	4,731	68,788	(18,788)
Engineering Fees - Special	34,000	2,303	4,900	729	175	1,575	4,225	5,610	11,920	16,891	15,548	5,399	71,286	(37,286)
Financial Advisor	600	1,029	-	-	-	-	-	-	-	-	-	-	1,029	(429)
Audit Fees	13,000	-	-	13,000	-	-	-	-	-	-	-	-	13,000	-
Permit Renewal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal-Professional Fees	229,400	28,425	17,603	27,405	19,816	16,604	15,542	17,587	31,805	34,356	37,466	19,869	286,945	(57,545)
Total Expenditures	1,831,211	111,679	105,679	80,388	74,772	123,200	102,492	130,598	134,892	132,414	143,266	111,137	1,345,568	485,643
Excess/(Deficiency) of Revenues over Expenditures	\$ 3,937	\$ 42,473	\$ 504,580	\$ 205,333	\$ 49,968	\$ (18,898)	\$ (5,248)	\$ (25,361)	\$ (16,672)	\$ 8,955	\$ (6,369)	\$ 19,058	\$ 765,475	\$ 761,538

**Reunion Ranch W.C.I.D.
Cash Account Reconciliations
September 30, 2023**

	First Citizens Operating	First Citizens Bookkeeper's	Total
Beginning Bank Balance 9/1/2023	\$ 109,688.48	\$ 20,318.19	\$ 130,006.67
Cleared Transactions			
Checks and Payments	(105,020.00)	(131,579.01)	(236,599.01)
Deposits and Credits	94,037.63	132,747.13	226,784.76
Total Cleared Transactions	(10,982.37)	1,168.12	(9,814.25)
Ending Bank Balance 9/30/2023	98,706.11	21,486.31	120,192.42
Uncleared Transactions			
Deposits in Transit	3,957.71	-	3,957.71
Outstanding Checks	-	(501.51)	(501.51)
Total Uncleared Transactions	3,957.71	(501.51)	3,456.20
Register Balance as of 9/30/2023	<u>\$ 102,663.82</u>	<u>\$ 20,984.80</u>	<u>\$ 123,648.62</u>

See Accountants' Report.

Reunion Ranch W.C.I.D.
A/P Aging
As of September 30, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Aquatic Features Inc	1,098.75	0.00	0.00	0.00	0.00	1,098.75
Bott & Douthitt, P.L.L.C.	2,000.00	0.00	0.00	0.00	0.00	2,000.00
LCRA	5,415.14	0.00	0.00	0.00	0.00	5,415.14
Murfee Engineering Company	10,130.00	22,210.00	0.00	0.00	0.00	32,340.00
Pedernales Electric Cooperative	1,820.23	0.00	0.00	0.00	0.00	1,820.23
Sommers Marketing + Public Relations	940.00	0.00	0.00	0.00	0.00	940.00
TCEQ	620.00	0.00	0.00	0.00	0.00	620.00
Verizon Wireless	53.52	0.00	0.00	0.00	0.00	53.52
Water Holdings Acquisition LLC	42,718.84	55,741.54	0.00	0.00	0.00	98,460.38
West Travis County PUA	30,389.97	0.00	0.00	0.00	0.00	30,389.97
Willatt & Flickinger, P.L.L.C.	7,739.20	0.00	0.00	0.00	0.00	7,739.20
William Scofield	16.80	0.00	0.00	0.00	0.00	16.80
Zane Furr	4,990.00	0.00	0.00	0.00	0.00	4,990.00
TOTAL	<u>107,932.45</u>	<u>77,951.54</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>185,883.99</u>

See Accountants' Report.

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

	Gary C Grass	John E Genter	Ronald Meyer	Theresa Purdy	TOTAL
Employee Wages, Taxes and Adjustments					
Gross Pay	221.00	221.00	442.00	221.00	1,105.00
Director Fees	0.00	0.00	21.62	0.00	21.62
Mileage					
Total Gross Pay	221.00	221.00	463.62	221.00	1,126.62
Adjusted Gross Pay	221.00	221.00	463.62	221.00	1,126.62
Taxes Withheld					
Federal Withholding	0.00	0.00	0.00	0.00	0.00
Medicare Employee	-3.20	-3.20	-6.41	-3.20	-16.01
Social Security Employee	-13.70	-13.70	-27.41	-13.71	-68.52
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00
Total Taxes Withheld	-16.90	-16.90	-33.82	-16.91	-84.53
Net Pay	204.10	204.10	429.80	204.09	1,042.09
Employer Taxes and Contributions					
Medicare Company	3.20	3.20	6.41	3.20	16.01
Social Security Company	13.70	13.70	27.41	13.71	68.52
Total Employer Taxes and Contributions	16.90	16.90	33.82	16.91	84.53

See Accountants' Report.

Debt Service Fund

Reunion Ranch Water Control & Improvement District Debt Service Schedule

Due Date	Paid Date	Series 2015		Series 2016		Series 2017		Series 2018		Series 2019		Series 2020		Total	
		Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2/15/2023	2/15/2023	-	57,705	-	62,341	-	83,559	-	89,103	-	61,056	-	81,713	-	435,477
8/15/2023	8/15/2023	105,000	115,410	110,000	124,481	165,000	83,559	195,000	89,103	140,000	100,000	100,000	81,713	815,000	435,477
2/15/2024		-	56,130	-	60,691	-	81,909	-	86,178	-	59,656	-	80,713	-	425,277
8/15/2024		110,000	56,130	115,000	60,691	170,000	81,909	195,000	86,178	145,000	100,000	100,000	80,713	835,000	425,277
2/15/2025		-	54,425	-	58,966	-	79,359	-	83,253	-	58,206	-	79,713	-	413,922
8/15/2025		115,000	54,425	125,000	58,966	180,000	79,359	195,000	83,253	150,000	100,000	100,000	79,713	865,000	413,922
2/15/2026		-	52,628	-	57,013	-	76,659	-	80,328	-	56,706	-	78,113	-	402,047
8/15/2026		120,000	52,628	130,000	57,013	190,000	76,659	195,000	80,328	155,000	105,000	105,000	78,113	895,000	402,047
2/15/2027		-	50,678	-	54,819	-	73,809	-	77,281	-	55,156	-	77,663	-	389,406
8/15/2027		130,000	50,678	135,000	54,819	195,000	73,809	200,000	77,281	160,000	110,000	110,000	77,663	930,000	389,406
2/15/2028		-	48,003	-	52,456	-	70,884	-	73,281	-	53,556	-	75,663	-	375,144
8/15/2028		135,000	48,003	140,000	52,456	205,000	70,884	200,000	73,281	165,000	115,000	115,000	75,663	960,000	375,144
2/15/2029		-	46,041	-	50,006	-	67,809	-	69,281	-	51,700	-	75,413	-	360,250
8/15/2029		145,000	46,041	145,000	50,006	215,000	67,809	200,000	69,281	175,000	120,000	120,000	75,413	1,000,000	360,250
2/15/2030		-	43,413	-	47,378	-	64,384	-	65,281	-	49,731	-	74,213	-	344,600
8/15/2030		150,000	43,413	155,000	47,378	225,000	64,384	200,000	65,281	180,000	120,000	120,000	74,213	1,085,000	344,600
2/15/2031		-	40,600	-	44,472	-	61,209	-	61,281	-	47,481	-	72,244	-	327,288
8/15/2031		160,000	40,600	160,000	44,472	235,000	61,209	200,000	61,281	185,000	120,000	120,000	72,244	1,125,000	327,288
2/15/2032		-	37,600	-	41,472	-	57,684	-	57,281	-	45,169	-	70,163	-	309,369
8/15/2032		165,000	37,600	170,000	41,472	245,000	57,684	200,000	57,281	190,000	120,000	120,000	70,163	1,170,000	309,369
2/15/2033		-	34,300	-	38,072	-	53,856	-	53,281	-	42,675	-	67,913	-	290,097
8/15/2033		175,000	34,300	175,000	38,072	255,000	53,856	205,000	53,281	200,000	120,000	120,000	67,913	1,170,000	290,097
2/15/2034		-	30,800	-	34,572	-	49,713	-	49,181	-	40,050	-	65,663	-	269,978
8/15/2034		185,000	30,800	185,000	34,572	260,000	49,713	205,000	49,181	205,000	120,000	120,000	65,663	1,170,000	269,978
2/15/2035		-	27,100	-	30,872	-	45,606	-	45,081	-	37,231	-	63,413	-	249,103
8/15/2035		195,000	27,100	190,000	30,872	270,000	45,606	215,000	45,081	215,000	120,000	120,000	63,413	1,015,000	249,103
2/15/2036		-	23,200	-	26,953	-	40,881	-	40,781	-	34,275	-	61,038	-	226,928
8/15/2036		210,000	23,200	210,000	26,953	275,000	40,881	220,000	40,781	220,000	120,000	120,000	61,038	1,125,000	226,928
2/15/2037		-	19,000	-	22,931	-	35,788	-	36,381	-	30,975	-	58,663	-	203,738
8/15/2037		220,000	19,000	220,000	22,931	280,000	35,788	225,000	36,381	230,000	120,000	120,000	58,663	1,075,000	203,738
2/15/2038		-	14,600	-	18,806	-	30,450	-	31,881	-	27,525	-	56,288	-	179,550
8/15/2038		230,000	14,600	230,000	18,806	290,000	30,450	230,000	31,881	235,000	120,000	120,000	56,288	1,100,000	179,550
2/15/2039		-	10,000	-	14,450	-	24,850	-	27,281	-	24,000	-	53,913	-	154,494
8/15/2039		245,000	10,000	240,000	14,450	300,000	24,850	240,000	27,281	245,000	120,000	120,000	53,913	2,095,000	154,494
2/15/2040		-	5,100	-	9,988	-	19,075	-	22,481	-	20,325	-	51,538	-	128,506
8/15/2040		255,000	5,100	250,000	9,988	310,000	19,075	250,000	22,481	255,000	120,000	120,000	51,538	1,175,000	128,506
2/15/2041		-	5,419	-	5,419	-	13,038	-	17,325	-	16,500	-	49,163	-	101,444
8/15/2041		255,000	5,419	255,000	5,419	320,000	13,038	270,000	17,325	260,000	120,000	120,000	49,163	1,235,000	101,444
2/15/2042		-	-	-	10,838	-	6,650	-	11,756	-	12,600	-	43,819	-	74,825
8/15/2042		255,000	-	255,000	10,838	330,000	6,650	280,000	11,756	270,000	120,000	120,000	43,819	2,340,000	74,825
2/15/2043		-	-	-	-	-	5,981	-	23,513	-	25,200	-	87,638	-	149,650
8/15/2043		255,000	-	255,000	-	340,000	5,981	280,000	23,513	270,000	120,000	120,000	87,638	2,340,000	149,650
2/15/2044		-	-	-	-	-	-	-	5,981	-	8,550	-	35,506	-	50,038
8/15/2044		255,000	-	255,000	-	350,000	-	290,000	5,981	280,000	120,000	120,000	35,506	1,535,000	50,038
2/15/2045		-	-	-	-	-	-	-	-	-	4,350	-	24,047	-	28,397
8/15/2045		255,000	-	255,000	-	360,000	-	290,000	-	290,000	120,000	120,000	24,047	1,285,000	28,397
2/15/2046		-	-	-	-	-	-	-	-	-	8,700	-	48,094	-	56,794
8/15/2046		255,000	-	255,000	-	370,000	-	290,000	-	290,000	120,000	120,000	48,094	1,285,000	56,794
2/15/2047		-	-	-	-	-	-	-	-	-	-	-	12,231	-	12,231
8/15/2047		255,000	-	255,000	-	380,000	-	290,000	-	290,000	120,000	120,000	12,231	1,030,000	12,231
2/15/2048		-	-	-	-	-	-	-	-	-	-	-	24,463	-	24,463
8/15/2048		255,000	-	255,000	-	390,000	-	290,000	-	290,000	120,000	120,000	24,463	1,030,000	24,463
Total		\$ 3,500,000	\$ 2,123,355	\$ 3,700,000	\$ 2,221,570	\$ 5,750,000	\$ 2,906,117	\$ 5,000,000	\$ 2,852,784	\$ 5,000,000	\$ 2,013,127	\$ 7,050,000	\$ 3,092,061	\$ 30,000,000	\$ 15,209,013
Remaining		3,050,000	1,245,740	3,215,000	1,401,009	5,160,000	1,990,391	4,610,000	2,078,822	4,550,000	1,613,894	7,050,000	2,738,881	27,635,000	11,068,737

See Accountant's Report.

Expenditures to be Approved

Aquatic Features, Inc.

6611 Burnet Lane
Austin, TX 78757

Invoice

Date	Invoice #
11/5/2023	202311440

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

Info

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
1	Growth inhibitors- Sonar one- 20 lbs, amortized over 12 months	83.00	83.00
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
	Reunion Blvd: 30.148630, -97.939769 Jacksdow Dr.: 30.148403, -97.929453 Jacksdow Dr x Reunion Blvs.: 30.150200, -97.929717 Mary Elis Way: 30.150785, -97.934277		
	Travis sales tax	8.25%	0.00
		4650	
Total			\$1,014.75

JB 10-31-23
JB 11-13-23

Phone #
(512) 301-3199

E-mail	Web Site
scott@aquaticfeaturesinc.com	aquaticfeaturesinc.com



Invoice

Date	Invoice #
10/31/2023	14562

Bill To
Reunion Ranch WCID PO Box 2445 Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	2,000.00
By/Date Received: <u>11-1-23</u> By/Date Posted: <u>11-1-23</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>6333</u>	
Thank you for your business!	Total \$2,000.00



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

Previous Balance	\$5,415.14
Payments	\$(5,415.14)
Credits / Adjustments	\$0.00
Balance Forward	\$0.00
Current Charges	\$4,945.22
Account Balance	\$4,945.22

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	10/31/23	11/30/23

BILLING DETAILS

Transaction Description	Consumption	Rate	Amount
Previous Balance			\$5,415.14
Payment - Thank You			\$(5,415.14)
Balance Forward			\$0.00
Raw Water			
Monthly Reservation Fee	29.17	\$77.50	\$2,260.42
Raw Water - Firm	34.64	\$77.50	\$2,684.80
Current Charges			\$4,945.22
Account Balance			\$4,945.22

MAQ = 350.00 AF

Month	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
Jul 2023	36.78
Aug 2023	40.84
Sep 2023	40.71
Oct 2023	34.64
TOTAL	274.20

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

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	10/31/23	11/30/23	\$4,945.22



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

Received: 11-16-23
 Mailed: 11-13-23
 Payment: _____
 Mailed to: _____
 Date: _____
 OLR: 6205 2684.80
 Remit To: 4150 2240.42
 LCRA
 PO Box 301589
 Dallas, TX 75303-1589



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 49618
Date 10/12/2023
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through September 24, 2023

PROFESSIONAL FEES

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

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	5.50	250.00	1,375.00
Technical Assistant/Intern			
Christopher Johnson	4.00	85.00	340.00
PROFESSIONAL FEES subtotal	9.50		1,715.00
		Invoice total	1,715.00

By/Date Received: JB 11-10-23
By/Date Posted: JB 11-13-23
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 78746
512 327-9204

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

Invoice number 49620
Date 10/12/2023
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through September 24, 2023

Professional Fees

12002-121 Phase 1 of ERP for Wastewater Treatment Plant and Lift Stations

Table with 4 columns: Role, Hours, Rate, Billed Amount. Rows include Managing Engineer (Mark Kestner), Technical Assistant/Intern (Gregory Alves), Professional Fees subtotal, and Invoice total.

By/Date Received: JB 11-10-23
By/Date Posted: JB 11-13-23
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6342



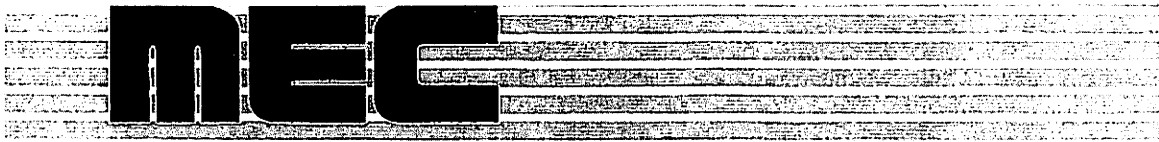
Murfee Engineering Company

Reunion Ranch WCID
Project 12002 Reunion Ranch

Invoice number 49620
Date 10/12/2023

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
PHASE 1 OF ERP FOR WASTEWATER TREATMENT PLANT AND LIFT STATIONS	33,500.00	12,126.25	10,411.25	1,715.00
Total	33,500.00	12,126.25	10,411.25	1,715.00



Murfee Engineering Company

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 49621
Date 10/12/2023
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through September 24, 2023

Professional Fees

12002-122-0 District Engineering 2022-2023

Table with 4 columns: Description, Hours, Rate, Billed Amount. Rows include Managing Engineer (Mark Kestner), Technical Assistant/Intern (Gregory Alves), Professional Fees subtotal, and Invoice total.

By/Date Received: JA 11-10-23
By/Date Posted: JB 11-13-23
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6340



Murfee Engineering Company

Reunion Ranch WCID
Project 12002 Reunion Ranch

Invoice number 49621
Date 10/12/2023

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
DISTRICT ENGINEERING 2022-2023	80,000.00	51,290.77	46,559.52	4,731.25
RESIDENT APPLICATIONS	10,000.00	2,835.00	2,835.00	0.00
ODOR COMPLAINT RESPONSE	2,000.00	1,457.50	1,457.50	0.00
NOISE COMPLAINT RESPONSE	10,000.00	4,955.90	4,955.90	0.00
BUDGETING EFFORTS	2,000.00	1,718.75	1,718.75	0.00
WWTP TROUBLESHOOTING/EQUIPMENT REPLACEMENT	8,000.00	5,587.50	5,587.50	0.00
GIS/CAD SYSTEM MAINTENANCE AND RECORD MANAGEMENT	5,000.00	942.50	942.50	0.00
Total	117,000.00	68,787.92	64,056.67	4,731.25



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 49622
Date 10/12/2023

Project 12002 Reunion Ranch

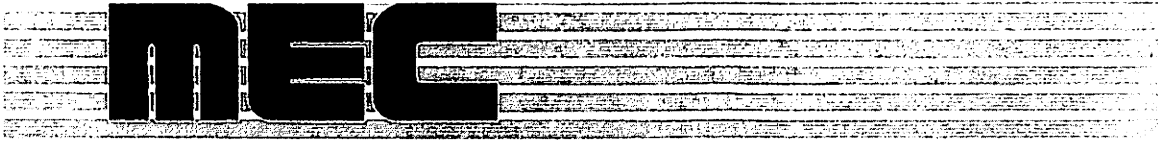
Professional Engineering Services Rendered Through September 24, 2023

PROFESSIONAL FEES

12002-124 Reunion Ranch TLAP Permit Renewal

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	1.25	275.00	343.75
Technical Assistant/Intern			
Gregory Alves	3.00	100.00	300.00
Isabel Enriquez	0.50	100.00	50.00
PROFESSIONAL FEES subtotal	4.75		693.75
		Invoice total	693.75

By/Date Received: JB 11-10-23
By/Date Posted: JB 11-13-23
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 78746

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

Invoice number 49623
Date 10/12/2023

Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through September 24, 2023

PROFESSIONAL FEES

12002-125 Reunion Ranch Lead and Copper Rule Revision

	Hours	Rate	Billed Amount
Managing Engineer			
Mark Kestner	1.00	275.00	275.00
Technical Assistant/Intern			
Gregory Alves	10.00	100.00	1,000.00
PROFESSIONAL FEES subtotal	11.00		1,275.00
		Invoice total	1,275.00

By/Date Received: JB 11-10-23
By/Date Posted: JB 11-13-23
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 78746

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

Invoice number 49749
Date 11/10/2023

Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through October 29, 2023

PROFESSIONAL FEES

12002-124 Reunion Ranch TLAP Permit Renewal

Table with 4 columns: Description, Hours, Rate, Billed Amount. Rows include Managing Engineer (Mark Kestner), Technical Assistant/Intern (Isabel Enriquez, Stephanie R. Fineman), and PROFESSIONAL FEES subtotal.

REIMBURSABLES

12002-124 Reunion Ranch TLAP Permit Renewal

Table with 2 columns: Description, Billed Amount. Rows include Mileage Allowances, Fees & Permits, and REIMBURSABLES subtotal.

Invoice total 4,461.01

By/Date Received: 11-10-23
By/Date Posted: 11-13-23
Approved for Payment:
Hand Delivered to:
Miles: 0342 Page 1



Murfee Engineering Company

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 49750
Date 11/10/2023
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through October 29, 2023

Professional Fees

12002-122-0 District Engineering 2023-2024

Table with 4 columns: Role, Hours, Rate, Billed Amount. Rows include Mark Kestner (42.75 hours, 275.00 rate, 11,756.25 billed), Andrea Wyatt (1.50 hours, 200.00 rate, 300.00 billed), Alejandro Jauregui (4.00 hours, 120.00 rate, 480.00 billed), and Gregory Alves (1.00 and 5.00 hours, 85.00 and 100.00 rates, 85.00 and 500.00 billed).

12002-122-5 WWTP Troubleshooting/Equipment Replacement

Table with 4 columns: Role, Hours, Rate, Billed Amount. Row includes Gregory Alves (7.50 hours, 100.00 rate, 750.00 billed). Professional Fees subtotal: 61.75 hours, 13,871.25 billed.

Invoice total 13,871.25

By/Date Received: JB 11-10-23

By/Date Posted: JB 11-13-22

Approved for Payment:

Hand Delivered to:

Invoice By Date: Page 1 of 2

GL#: 6340



Murfee Engineering Company

Reunion Ranch WCID
Project 12002 Reunion Ranch

Invoice number 49750
Date 11/10/2023

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
DISTRICT ENGINEERING 2022-2023	80,000.00	51,290.77	51,290.77	0.00
DISTRICT ENGINEERING 2023-2024	0.00	13,121.25	0.00	13,121.25
RESIDENT APPLICATIONS	10,000.00	2,835.00	2,835.00	0.00
ODOR COMPLAINT RESPONSE	2,000.00	1,457.50	1,457.50	0.00
NOISE COMPLAINT RESPONSE	10,000.00	4,955.90	4,955.90	0.00
BUDGETING EFFORTS	2,000.00	1,718.75	1,718.75	0.00
WWTP TROUBLESHOOTING/EQUIPMENT REPLACEMENT	8,000.00	6,337.50	5,587.50	750.00
GIS/CAD SYSTEM MAINTENANCE AND RECORD MANAGEMENT	5,000.00	942.50	942.50	0.00
Total	117,000.00	82,659.17	68,787.92	13,871.25



Murfee Engineering Company

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 49751
Date 11/10/2023
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through October 29, 2023

Professional Fees
12002-121 Phase 1 of ERP for Wastewater Treatment Plant and Lift Stations

Table with 4 columns: Description, Hours, Rate, Billed Amount. Rows include Project Engineer (Philip E. Parker), Technical Assistant/Intern (Gregory Alves), Professional Fees subtotal, and Invoice total.

By/Date Received: JB 11-10-23
By/Date Posted: JB 11-13-23
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6343



Murfee Engineering Company

Reunion Ranch WCID
Project 12002 Reunion Ranch

Invoice number 49751
Date 11/10/2023

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
PHASE 1 OF ERP FOR WASTEWATER TREATMENT PLANT AND LIFT STATIONS	33,500.00	12,896.25	12,126.25	770.00
Total	33,500.00	12,896.25	12,126.25	770.00



SOMMERS
MARKETING

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

10/28/2023

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

Job Code	Invoice #	Terms
	9234	Net 30

Description	Amount
October Marketing Services for Reunion Ranch WCID	
October Website Edits	700.00
Edits to site to add Agenda and Agenda Package for October Board meeting	
Edits to site to add Agenda Package for October Board meeting	
Edits to site to add additional supplement for October Board meeting	
Edits to site to add video link from October Board meeting	
Edits to site to add minutes from September Board meeting	
Edits to site to remove Application and replace with new Application under Elections tab	
Edits to site to replace language regarding Director Election Information	
Edits to site to update archive with previous month's meeting information (agenda, packets, minutes and links)	
Edits to site to add new post announcing move to Stage 3 Watering	
Set up of email content, importing of new contacts from website and distribution of Constant Contact distribution regarding Stage 3 Watering	150.00T
Sales Tax - 8.25%	12.38

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

Total	\$862.38
Payments/Credits	\$0.00
Balance Due	\$862.38

Please remit payment to:

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

By/Date Received: 10-30-23

By/Date Posted: 11-13-23

Approved for Payment: _____

Hand Delivered to: _____

Mailed By/Date: _____

CL#: 6696



SPECIALIZED PUBLIC FINANCE INC.
FINANCIAL ADVISORY SERVICES

INVOICE

248 Addie Roy Road, Suite B-103
Austin, Texas 78746
Phone 512.275.7300 Fax 512.275.7305

DATE: October 13, 2023
INVOICE # 383-2023

Bill To:
Mr. Allen Douthitt
Bott & Douthitt PLLC
P.O. Box 2445
Round Rock, Texas 78680

Re: Reunion Ranch Water Control and Improvement District No. 1

DESCRIPTION	AMOUNT
Annual Property Tax Rate Setting Advice for 2023	\$ 3,000.00
TOTAL DUE	
	\$ 3,000.00

Make all checks payable to **Specialized Public Finance Inc.**
If you have any questions concerning this invoice, contact Monica Melvin at 512.275.7300

THANK YOU FOR YOUR BUSINESS!

By/Date Received: JA 10-16-23

By/Date Posted: JB 11-13-23

Approved for Payment: _____

Hand Delivered to: _____

Mailed By/Date: _____

GL#: 6330 1173.08
1173 1826.92



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

Client ID Number	1-02395
------------------	---------

Invoice Number	1152144
Invoice Date	10/16/2023
Due Date	11/15/2023

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

 Round Rock, Texas 78680

Service Description	Total
Maintenance Services	\$35,072.70

By/Date Received: JB 10-16-23
 By/Date Posted: JB 11-13-23
 Approved for Payment: _____
 Hand Delivered to: _____

Mailed By/Date: _____

GL#: 6120 486.58 6216 167.29
6122 4,743.95 6217 8,587.73
6200 14,822.97 6220 404.69
6216 596.09 6450 1,313.40

Subtotal	\$35,072.70
Sales Tax	\$0.00
Total	\$35,072.70

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. 1152144 - SUMMARY

INVOICE DATE: 10/16/2023

16 Oct 2023 12:02:38PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Administrative					
Administrative Services	\$61.25	\$155.07	\$1.55	\$0.00	\$217.87
AD Total	\$61.25	\$155.07	\$1.55	\$0.00	\$217.87
Detention Pond Maintenance					
General Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DP2-4					
General Maintenance & Repairs	\$199.50	\$493.97	\$3.11	\$0.00	\$696.58
DP2-4 Total	\$199.50	\$493.97	\$3.11	\$0.00	\$696.58
DP Total	\$199.50	\$493.97	\$3.11	\$0.00	\$696.58
Erosion Control					
Inspections	\$166.25	\$421.94	\$18.63	\$0.00	\$606.82
EC Total	\$166.25	\$421.94	\$18.63	\$0.00	\$606.82
Maintenance, Lift Station					
LS1					
General Maintenance & Repairs	\$516.25	\$1,260.73	\$0.00	\$0.00	\$1,776.98
LS1 Total	\$516.25	\$1,260.73	\$0.00	\$0.00	\$1,776.98
LS2					
General Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LS2 Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LS Total	\$516.25	\$1,260.73	\$0.00	\$0.00	\$1,776.98

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1152144 - SUMMARY

INVOICE DATE: 10/16/2023

16 Oct 2023 12:02:38PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Maintenance, Park					
General Maintenance & Repairs	\$26.25	\$80.80	\$0.24	\$0.00	\$107.29
MP Total	\$26.25	\$80.80	\$0.24	\$0.00	\$107.29
Maintenance, Sewer Plant					
SP1					
General Maintenance & Repairs	\$3,858.25	\$10,545.40	\$321.87	\$0.00	\$14,725.53
Lab Fees or Laboratory Sampling	\$175.00	\$399.10	\$21.99	\$0.00	\$596.09
Preventative Maintenance	\$105.00	\$215.46	\$0.00	\$0.00	\$320.46
Sludge & Waste Disposal	\$1,382.50	\$2,599.88	\$4,605.35	\$0.00	\$8,587.73
Subcontract Services	\$0.00	\$268.71	\$0.00	\$0.00	\$268.71
SP1 Total	\$5,520.75	\$14,028.55	\$4,949.21	\$0.00	\$24,498.51
SP Total	\$5,520.75	\$14,028.55	\$4,949.21	\$0.00	\$24,498.51
Maintenance, Water					
Construction Maintenance	\$122.50	\$363.81	\$133.20	\$0.00	\$619.51
General Maintenance & Repairs	\$385.00	\$881.28	\$4,878.16	\$0.00	\$6,144.44
Inspections	\$105.00	\$299.70	\$0.00	\$0.00	\$404.70
MW Total	\$612.50	\$1,544.79	\$5,011.36	\$0.00	\$7,168.65
Invoice Total	\$7,102.75	\$17,985.85	\$9,984.10	\$0.00	\$35,072.70

DISTRICT : REUNION RANCH WCID

Go Green! Think before you print.

INVOICE NO. 1152144 - DETAIL

INVOICE DATE: 10/16/2023

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										
Administrative Services										
	9/8/2023	3340827	RRWCID District Area	Deliver or Post Notices in a District Area; POST AGENDA IN DISTRICT	\$61.25	\$155.07	\$1.55	\$0.00	\$217.87	N
				Administrative Services Total	\$61.25	\$155.07	\$1.55	\$0.00	\$217.87	
				AD Total	\$61.25	\$155.07	\$1.55	\$0.00	\$217.87	
Detention Pond Maintenance										
General Maintenance & Repairs										
	9/29/2023	3331945	RRWCID District Area	Billable Operations at a Detention Pond (normal hours, after normal hours, holidays and weekends); BASE POND INSPECTIONS	\$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	
DP2-4										
General Maintenance & Repairs										
	9/27/2023	3362100	591B Katie Dr DP2-4	General Repairs of an Asset at a Detention Pond; REMOVE VEGETATION FROM BASKET	\$199.50	\$493.97	\$3.11	\$0.00	\$696.58	N
				General Maintenance & Repairs Total	\$199.50	\$493.97	\$3.11	\$0.00	\$696.58	
				DP2-4 Total	\$199.50	\$493.97	\$3.11	\$0.00	\$696.58	
				DP Total	\$199.50	\$493.97	\$3.11	\$0.00	\$696.58	

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
Erosion Control										
Inspections										
	9/8/2023	3336490	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); 9/5; Pass	\$61.25	\$134.66	\$4.66	\$0.00	\$200.57	N
	9/13/2023	3336494	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); 9/12; Pass	\$35.00	\$71.82	\$4.66	\$0.00	\$111.48	N
	9/20/2023	3336495	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); 9/19; Pass	\$35.00	\$107.73	\$0.00	\$0.00	\$142.73	N
	9/28/2023	3336498	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); 9/26; Pass	\$35.00	\$107.73	\$9.32	\$0.00	\$152.05	N
				Inspections Total	\$166.25	\$421.94	\$18.63	\$0.00	\$606.82	
				EC Total	\$166.25	\$421.94	\$18.63	\$0.00	\$606.82	
Maintenance, Lift Station										
LS1										
General Maintenance & Repairs										
	9/11/2023	3202197	340 Adam Ct	General Repair or Maintenance of an Asset at a Lift Station; Transducer problem	\$516.25	\$1,260.73	\$0.00	\$0.00	\$1,776.98	N
	9/28/2023	3332032	340 Adam Ct	Billable Operations at a Lift Station (normal hours, after normal hours, weekends & holidays); Sched#: 7597 DateSched: 09/01/23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				General Maintenance & Repairs Total	\$516.25	\$1,260.73	\$0.00	\$0.00	\$1,776.98	
				LS1 Total	\$516.25	\$1,260.73	\$0.00	\$0.00	\$1,776.98	

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1152144 - DETAIL

INVOICE DATE: 10/16/2023

16 Oct 2023 12:02:39PM 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
LS2										
General Maintenance & Repairs										
	9/28/2023	3332033	591 Katie Dr	Billable Operations at a Lift Station (normal hours, after normal hours, weekends & holidays); Sched#: 7598 DateSched: 09/01/23	\$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	
				LS2 Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				LS Total	\$516.25	\$1,260.73	\$0.00	\$0.00	\$1,776.98	
Maintenance, Park										
General Maintenance & Repairs										
	8/18/2023	3315916	RRWCID District Area	Investigate a Problem at a Park; DIRT PILES IN STREET - HANG TAG TO REMOVE PILES WITHIN 24HOURS256 DELANEY127 ANGELA ROSE	\$26.25	\$80.80	\$0.24	\$0.00	\$107.29	N
				General Maintenance & Repairs Total	\$26.25	\$80.80	\$0.24	\$0.00	\$107.29	
Maintenance, Sewer Plant										
SP1										
General Maintenance & Repairs										
	7/17/2023	3283002	100 Jayne Cove	Cleaning at a Sewer Treatment Plant; Clean bulk trash around plant	\$342.00	\$430.92	\$106.66	\$0.00	\$879.58	N

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
	8/9/2023	3305012	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Dialer call out, channel 1 alarm	\$1,041.25	\$3,926.72	\$0.00	\$0.00	\$4,967.97	N
	8/23/2023	3317757	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with contractor on site - drip skid repair	\$280.00	\$948.78	\$0.00	\$0.00	\$1,228.78	N
	8/23/2023	3317934	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip Ir. pumps problem	\$560.00	\$1,377.75	\$6.21	\$0.00	\$1,943.96	N
	8/18/2023	3318457	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Channel 1 alarm	\$78.75	\$255.44	\$0.00	\$0.00	\$334.19	N
	8/18/2023	3318541	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Channel 1 alarm call	\$70.00	\$179.60	\$0.00	\$0.00	\$249.60	N
	8/28/2023	3318959	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Please install deflector plate onto the press- part is laying by the press.	\$280.00	\$599.52	\$20.00	\$0.00	\$899.52	N
	8/28/2023	3324755	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Bleach pump not feeding bleach	\$113.75	\$267.50	\$0.00	\$0.00	\$381.25	N
	9/29/2023	3332019	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; Sched#: 7552 DateSched: 09/01/23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	9/11/2023	3333609	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; SBR 1 Mixer fail	\$140.00	\$343.44	\$0.00	\$0.00	\$483.44	N
	9/8/2023	3341765	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Broken bleach feeding line	\$113.75	\$235.42	\$33.41	\$0.00	\$382.58	N
	9/18/2023	3345470	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Repair small leak on drip skid.	\$61.25	\$170.30	\$16.43	\$0.00	\$247.98	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1152144 - DETAIL

INVOICE DATE: 10/16/2023

16 Oct 2023 12:02:39PM CST

Go Green! Think before you print.

Work Type/Stub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
	9/15/2023	3345471	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with contractor	\$236.25	\$693.33	\$0.00	\$0.00	\$929.58	N
	9/19/2023	3346155	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Repair leak at Huber line	\$35.00	\$64.02	\$1.55	\$0.00	\$100.57	N
	9/19/2023	3346157	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Install yellow chain where needed	\$43.75	\$80.02	\$39.19	\$0.00	\$162.96	N
	9/19/2023	3346158	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Replace missing board on fence.	\$35.00	\$64.02	\$22.16	\$0.00	\$121.18	N
	9/19/2023	3346164	100 Jayne Cove	Cleaning at a Sewer Treatment Plant; Clean polymer area, vegetation is growing. Store all cones, extension cords, etc. Pick up debris and all materials inside facility, walk around fence and clean up.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	9/19/2023	3346186	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Pain all sewer lids green	\$8.75	\$16.00	\$25.63	\$0.00	\$50.38	N
	9/19/2023	3346188	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Paint all electrical lids red	\$17.50	\$32.01	\$3.11	\$0.00	\$52.62	N
	9/20/2023	3346189	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Brush Press Area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	9/19/2023	3353211	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Replace not working restroom light	\$70.00	\$128.04	\$47.52	\$0.00	\$245.56	N
	9/20/2023	3355248	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Call out for channel 1 alarm	\$78.75	\$269.40	\$0.00	\$0.00	\$348.15	N

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
	9/25/2023	3359417	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Assist operator with polymer barrel	\$252.50	\$463.17	\$0.00	\$0.00	\$715.67	N
				General Maintenance & Repairs Total	\$3,858.25	\$10,545.40	\$321.87	\$0.00	\$14,725.53	
Lab Fees or Laboratory Sampling										
	9/26/2023	3331993	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; Sched#: 3139 DateSched: 09/01/23	\$175.00	\$399.10	\$21.99	\$0.00	\$596.09	N
				Lab Fees or Laboratory Sampling Total	\$175.00	\$399.10	\$21.99	\$0.00	\$596.09	
Preventative Maintenance										
	9/19/2023	3332643	100 Jayne Cove	Six Month CL2 System PM (Chlorination) must verify work type; Sched#: 6534 SchedType: CHLR DateSched: 09/01/23	\$35.00	\$71.82	\$0.00	\$0.00	\$106.82	N
	9/19/2023	3332644	100 Jayne Cove	Two Month Mechanical Lubrication PM (Mechanical); Sched#: 6536 SchedType: MECH DateSched: 09/01/23	\$70.00	\$143.64	\$0.00	\$0.00	\$213.64	N
				Preventative Maintenance Total	\$105.00	\$215.46	\$0.00	\$0.00	\$320.46	
Sludge & Waste Disposal										
	10/2/2023	3274682	100 Jayne Cove	General Sludge Management; wmts July 2023	\$0.00	\$0.00	\$4,605.35	\$0.00	\$4,605.35	N
	10/2/2023	3333607	100 Jayne Cove	General Sludge Management; Running of the press	\$1,382.50	\$2,599.88	\$0.00	\$0.00	\$3,982.38	N
				Sludge & Waste Disposal Total	\$1,382.50	\$2,599.88	\$4,605.35	\$0.00	\$8,587.73	

DISTRICT : REUNION RANCH WCID

Go Green! Think before you print.

INVOICE NO. 1152144 - DETAIL

INVOICE DATE: 10/16/2023

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
Subcontract Services										
	10/2/2023	3370579	100 Jayne Cove	Misc. Filing to Environmental Agency	\$0.00	\$268.71	\$0.00	\$0.00	\$268.71	N
				Subcontract Services Total	\$0.00	\$268.71	\$0.00	\$0.00	\$268.71	
				SP1 Total	\$5,520.75	\$14,028.55	\$4,949.21	\$0.00	\$24,498.51	
				SP Total	\$5,520.75	\$14,028.55	\$4,949.21	\$0.00	\$24,498.51	
Maintenance, Water										
Construction Maintenance										
	9/13/2023	3346119	RRWCID District Area	Repair, Replace, Adjust, Recondition a Water System Asset; REPAIR LEAK IN FRONT FIELD AT RRWCID ENTRANCE - REPORTED BY RESIDENT	\$122.50	\$363.81	\$133.20	\$0.00	\$619.51	N
				Construction Maintenance Total	\$122.50	\$363.81	\$133.20	\$0.00	\$619.51	
General Maintenance & Repairs										
	8/31/2023	3275598	RRWCID District Area	Purchase Supplies for a Water System; GUARDIAN INDUSTRIAL	\$0.00	\$0.00	\$975.20	\$0.00	\$975.20	N
	8/31/2023	3310035	RRWCID District Area	Purchase Supplies for a Water System; AQUA AEROBICS	\$0.00	\$0.00	\$3,751.16	\$0.00	\$3,751.16	N
	10/2/2023	3331956	RRWCID District Area	Billable Operations at a Water System (normal hours, after normal hours, weekends & holidays); MONTHLY FLUSHING & RESIDUALS	\$262.50	\$657.22	\$0.00	\$0.00	\$919.72	N
	9/14/2023	3335513	151 Delayne Dr	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N

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
	9/11/2023	3338369	566 Delayne Dr	Investigate Water System Leak; SHE STATED THAT SHE HAS A CONDUIT THAT DRAINS INTO HER BACKYARD IS THERE ANYWAY THIS CAN BE CHANGED (PLEASE MAKE CUSTOMER CONTACT)DORIS DARDEN 918.284.0849	\$70.00	\$128.04	\$1.55	\$0.00	\$199.59	N
	9/14/2023	3346687	565 Emma Loop	Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	9/14/2023	3346711	565 Emma Loop	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	9/18/2023	3349596	292 Emma Loop	Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	9/18/2023	3349601	292 Emma Loop	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	9/20/2023	3352731	137 Finnel Cove	Read Meter, Check For Leaks, Customer Requested; PLEASE REREAD, CHECK FOR LEAKS, TAG DOOR	\$8.75	\$16.00	\$0.00	\$0.00	\$24.75	N
	9/22/2023	3357060	RRWCID District Area	Hang Tags in District Area (Delinquent, NSF, customer service notice, boil water notices (active & rescind), VWU); HANG DELIQUENT TAG 1074 JACKSDAW	\$43.75	\$80.02	\$0.24	\$0.00	\$124.01	N
	9/26/2023	3361864	224 Mary Elise Way	Customer Move In - Read Meter, Reconnect or Turn On Service; TURN ON WATER SERVICE. CONTACT SHELLY IF ANY ISSUES LEAVING WATER ON 830-613-1500.	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
				General Maintenance & Repairs Total	\$385.00	\$881.28	\$4,878.16	\$0.00	\$6,144.44	
Inspections	9/8/2023	3339028	391 Delayne	Pool / Spa Inspection - Residential; POOL REVIEW , Pass	\$17.50	\$49.95	\$0.00	\$0.00	\$67.45	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1152144 - DETAIL

INVOICE DATE: 10/16/2023

16 Oct 2023 12:02:39PM 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
	9/13/2023	3344676	315 Mary Elise Way	Pool / Spa Inspection - Residential; POOL REVIEW; Pass	\$17.50	\$49.95	\$0.00	\$0.00	\$67.45	N
	9/28/2023	3353765	1243 Jacksdaw Dr	Pool / Spa Inspection - Residential; First inspection was pre pour. Not noted. This is final pool inspection.512-571-6024 for any questions.; Pass	\$35.00	\$99.90	\$0.00	\$0.00	\$134.90	N
	10/2/2023	3366107	182 Clement Dr	Pool / Spa Inspection - Residential; pool review ; Pass	\$17.50	\$49.95	\$0.00	\$0.00	\$67.45	N
	10/2/2023	3366109	289 Adam Ct	Pool / Spa Inspection - Residential; pool review, Pass	\$17.50	\$49.95	\$0.00	\$0.00	\$67.45	N
				Inspections Total	\$105.00	\$299.70	\$0.00	\$0.00	\$404.70	
				MW Total	\$612.50	\$1,544.79	\$5,011.36	\$0.00	\$7,168.65	
				Invoice Total	\$7,102.75	\$17,985.85	\$9,984.10	\$0.00	\$35,072.70	



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

Invoice: 102973
 Invoice Date: 10/9/2023
 Due Date: 11/8/2023
 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: September 2023

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Operations Charges				
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
Total Operations Charges				\$7,175.00
Administration Charges				
Postage	1	Ea	\$340.20	\$340.20
Stationary	1	Ea	\$94.33	\$94.33
Delinquent Letters	1	Ea	\$7.50	\$7.50
Service Transfers	3	Ea	\$9.50	\$28.50
Storage Fee	1	Ea	\$0.61	\$0.61
Total Administration Charges				\$471.14

Subtotal \$7,646.14
Tax (0%) \$0.00
Total Due \$7,646.14

By Date Received: JB 10-10-23
 By Date Paid: JB 11-13-23
 Approved for Payment: _____
 Hand Delivered on: _____
 Printed By/Date: _____
 Cash: 6120



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

Invoice: 104379
 Invoice Date: 11/8/2023
 Due Date: 12/8/2023
 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: October 2023

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Operations Charges				
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
Total Operations Charges				\$7,175.00
Administration Charges				
Postage	1	Ea	\$340.83	\$340.83
Stationary	1	Ea	\$94.15	\$94.15
Delinquent Letters	3	Ea	\$7.50	\$22.50
Service Transfers	4	Ea	\$9.50	\$38.00
Returned Check/Payment	3	Ea	\$10.00	\$30.00
Storage Fee	1	Ea	\$0.61	\$0.61
Monthly ELB/PLB Processing Fees & Sub Account Fee (\$50) June, July, August 2023	1	Ea	\$237.28	\$237.28
Total Administration Charges				\$763.37

By/Date Received: JB 11-9-23
 By/Date Posted: JB 11-13-23
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 GL#: 6120

1 of 2



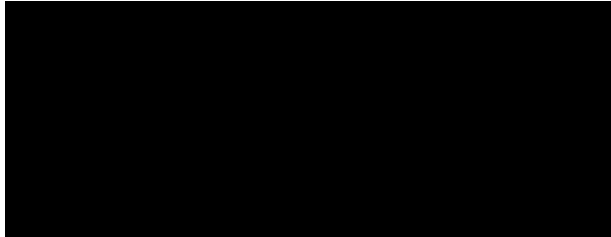
Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice: 104379
Invoice Date: 11/8/2023
Due Date: 12/8/2023
Terms: Net 30
Project ID:
PO #:

Subtotal	\$7,938.37
Tax (0%)	\$0.00
Total Due	\$7,938.37

**Remit To : Inframark LLC, PO BOX 733778, Dallas,
Texas, 75373-3778**

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



*Please include the Customer ID and the Invoice
Number on your form of payment.*



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

Account Number	AMOUNT DUE
290523-00061-00	\$28,398.75
Due Date	After Due Date Pay
11/30/2023	\$30,102.67
Service Address	
136 JACKSAW Dr	
Amount Enclosed	

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

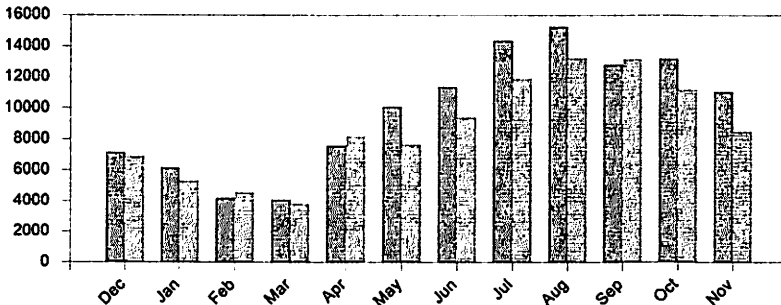
There will be a charge on all returned checks.
 Please return this portion with your payment.
 When paying in person, please bring both portions of this bill.

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	10/2/2023	11/1/2023	30	11/3/2023	11/30/2023	12/1/2023

PREVIOUS BALANCE	\$30,389.97
PAYMENTS	(\$30,389.97)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

METER #	CURRENT READING	PREVIOUS READING	USAGE (In 1000 Gallons)	
21117896	83,118	74,601	8,517	
				Wholesale Water \$13,371.69
				Monthly Charge \$15,027.06
				CURRENT BILL \$28,398.75
				AMOUNT DUE \$28,398.75
				AMOUNT DUE AFTER 11/30/2023 \$30,102.67



Dec 2021 to Nov 2022 Dec 2022 to Nov 2023

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

By/Date Received: JB 11-3-23
 By/Date Posted: JB 11-13-23
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 GL#: 6155 13,371.69
6205 15,027.06

WILLATT & FLICKINGER, PLLC
ATTORNEYS AT LAW

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

October 31, 2023

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

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

GENERAL

BILL FLICKINGER

- 10/04/23 Continue revising draft agenda for next board meeting. (0.2 Hours). Continue preparation for next board meeting. (0.5 Hours).
- 10/11/23 Prepare for and attend meeting with Dennis Daniel and Terri Purdy to review agenda and prepare for next board meeting. (1.4 Hours). Continue revising agenda for next board meeting. (0.3 Hours). Continue preparation for next board meeting. (0.3 Hours).
- 10/12/23 Continue revising agenda for next board meeting. (0.2 Hours). Continue preparation for next board meeting. (0.3 Hours). Continue revising draft minutes from last board meeting. (0.3 Hours).
- 10/13/23 Continue review of agenda packet items. (0.3 Hours). Continue preparation for next board meeting. (0.5 Hours).
- 10/16/23 Continue preparation for next board meeting. (0.7 Hours).
- 10/17/23 Complete preparation for and attend board meeting. (2.6 Hours).
- 10/31/23 Review action items from last board meeting. (0.5 Hours).

Attorney BF: 8.1 Hours

HUNTER HUDSON

- 10/11/23 Attend pre-meeting conference with Dennis Daniel and Terri Purdy. (1.0 Hours).

By/Date Received: JB 11-2-23
By/Date Posted: B 11-13-23
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
CL# 6320 980680
6321 641-

October 31, 2023

Page 2

- 10/17/23 Review response from Taylor Morrison on capital improvements fund money and begin drafting documents for Taylor Morrison's execution. (0.8 Hours). Review engineering report and prepare for upcoming board meeting. (0.4 Hours).
- 10/23/23 Begin drafting consent and release agreement for Taylor Morrison. (1.2 Hours).
- 10/27/23 Continue drafting Taylor Morrison release. (0.3 Hours).
- 10/31/23 Telephone conference in preparation for next board meeting. (0.3 Hours).

Attorney HH: 4.0 Hours

GREG SZUMAN

- 10/17/23 Prepare for upcoming board meeting. (0.4 Hours).

Attorney GS: 0.4 Hours

JENIFFER CONCIENNE

- 10/02/23 Receive and review Secretary of State information on upcoming directors' election. (0.3 Hours). Receive and review email from John Genter regarding insurance renewal. (0.2 Hours). Continue preparing for next board meeting. (0.5 Hours). Receive and review Sommers Marketing invoice; send to Jessica Benson for payment. (0.2 Hours). Receive and review memorandum from HCAD on taxing portal. Review same for accuracy and send email to HCAD on same. Review replies and obtain access information for posting. (0.8 Hours). Receive correspondence from HCC on recording of Amended Information Form. Respond to same. (0.3 Hours).
- 10/03/23 Receive, review and respond to emails from Karen Lockett on tax portal information. (0.4 Hours). Send email to committee on changes to Drought Contingency Plan. (0.2 Hours). Receive and review BLX correspondence. (0.2 Hours).
- 10/04/23 Continue drafting proposed agenda and send to all parties for review and comment. Receive and review email from Dennis Daniel to Mark Kestner on status of various items for next board meeting. Receive and review reply from Mark Kestner. Continue preparing for next board meeting. (1.0 Hour).
- 10/09/23 Receive and review emails on committee meeting with Engineer Mark Kestner. (0.2 Hours). Receive and review emails from HOA and Dennis Daniel on

October 31, 2023

Page 3

- delinquent property taxes. (0.4 Hours). Receive and review email from Gary Grass on Drought Contingency Plan and attendance at next board meeting. (0.2 Hours). Receive and review email from Jessica Benson outlining budgetary variances for month and year to date. (0.3 Hours). Receive and review emails from John Genter and Makenzi Scales on muddy streets. (0.2 Hours). Receive and review email from John Genter on meeting attendance. (0.2 Hours).
- 10/10/23 Receive and review updated Divestment List from Comptroller. (0.2 Hours). Receive and review email from Secretary of State on vicinity of polling places in connection with upcoming directors' election. (0.2 Hours).
- 10/11/23 Receive and review bookkeeper's report for agenda package. Continue preparing agenda package for next week's board meeting. (0.8 Hours). Prepare for and attend committee meeting with Dennis Daniel and Terri Purdy. Send email to Makenzi Scales on item under manager's report. Finalize agenda. Send email to John Genter on insurance renewal. Send email to Michael Slack on status of capital projects fund. (1.6 Hours).
- 10/12/23 Finalize agenda. Arrange to post with Hays County Clerk. Send agenda to Inframark for posting within the District. Continue preparing agenda package. Receive and review manager's report. Telephone conference with Allen Douthitt on next meeting. Arrange to post agenda on website. (2.7 Hours). Receive and review TCEQ invoice; forward to Jessica Benson for payment. (0.2 Hours). Receive and review email from Michael Slack on capital projects fund. (0.2 Hours). Receive and review emails from John Genter on insurance renewal. (0.2 Hours). Receive and review lab report; send to Makenzi Scales. (0.2 Hours). Contact Department of Health Services and TCEQ again to update contact information. (0.3 Hours). Receive and review email from Secretary of State on upcoming directors' election. (0.2 Hours).
- 10/16/23 Continue review of agenda package and preparation for tomorrow's board meeting. Send email to Mark Kestner on engineering report. (0.7 Hours). Receive and review correspondence from HCAD. (0.2 Hours). Receive and review emails from email from Makenzi Scales and Gary Grass on WTCPUA moving to Stage 2 watering restrictions. (0.4 Hours). Receive, review and respond to John Genter on insurance renewal. (0.2 Hours). Telephone conference with TCEQ on updating District contact information. (0.2 Hours). Receive and review SEP letter from the TCEQ; forward to Board for review. (0.2 Hours).
- 10/17/23 Receive and review emails from Gary Grass and Makenzi Scales on additional signage for watering restrictions. (0.2 Hours). Receive and review email from Dennis Daniel on engineering report. (0.2 Hours). Receive and review email

October 31, 2023

Page 4

- from Secretary of State Elections Division on upcoming directors' election. (0.2 Hours). Receive and review engineer's report for today's board meeting. Arrange to post on District website. Receive and review proposal from Makenzi Scales on rock purchase to mitigate mud issue on roadways. Complete preparation and attend board meeting. Send per diem request forms for Jessica Benson. Begin processing paperwork from today's board meeting. (4.7 Hours).
- 10/18/23 Review election calendar and deadlines for upcoming directors' election. Draft language regarding May election for posting on website. Review Secretary of State candidate application in connection with same. Forward all to Sommers Marketing for posting on the District's website, along with approved minutes. (1.0 Hours). Review actions items from yesterday's board meeting. Receive and review email regarding incorrect statement during yesterday's board meeting on elevated level of e-coli. Continue processing paperwork from same. (1.4 Hours).
- 10/23/23 Receive and review emails on drought stage and appropriate signage. (0.4 Hours). Receive, review and respond to Julie Collette on District's insurance. (0.2 Hours).
- 10/25/23 Continue processing paperwork from last week's board meeting. Send insurance documentation to Julie Collette. (0.7 Hours). Receive and review multiple emails on watering restrictions for Stage 3 and notification of same. (0.4 Hours). Begin drafting minutes of last week's board meeting. (1.5 Hours).
- 10/26/23 Continue drafting minutes of last week's board meeting. (1.0 Hours). Send email to Dennis Daniel on November board meeting date. (0.2 Hours).
- 10/30/23 Receive and review email from Dennis Daniel on November meeting date; forward to Board of Directors. Review replies. (0.4 Hours). Receive and review emails on owner discrepancy regarding water bill. (0.2 Hours). Receive and review email from Dennis Daniel on muddy streets. (0.2 Hours). Receive and review Sommers Marketing invoice; forward to Jessica Benson for payment. (0.2 Hours). Continue drafting minutes of last board meeting and preparing for next board meeting. (1.4 Hours). Receive and review TCEQ correspondence on permit fees; confirm this was paid. (0.3 Hours). Receive, review and reply to Ron Meyer on Drain Field Park Rules. Review Rules on same. (0.4 Hours).
- 10/31/23 Continue drafting minutes from last board meeting. (2.1 Hours). Send email to all parties on November meeting date. (0.2 Hours). Continue preparing for next board meeting. Review insurance on equipment breakdown. Continue reviewing Drain Field Rules to determine incorporation into District Rules.

October 31, 2023

Page 5

Review draft Emergency Response Plan submitted by District engineer. (2.6 Hours).

Legal Assistant JC: 34.4 Hours

ALLISON NIX

10/13/23 Receive and review Field Use Rules from Ron Meyer for inclusion in the agenda package. Telephone conference with Mark Kestner on status of engineer's report. Continue preparation of agenda package. Arrange to post agenda package on District website. Send package to all parties. (1.0 Hours).

Legal Assistant AN: 1.0 Hours

BAR SCREEN INVESTIGATION

HUNTER HUDSON

10/18/23 Begin working on investigation into bar screen issues. (0.3 Hours).

10/31/23 Continue investigation into bar screen. (1.1 Hours).

Attorney HH: 1.4 Hours

JENIFFER CONCIENNE

10/23/23 Receive and review email from Makenzi Scales on bar screen repairs. (0.2 Hours).

10/25/23 Receive and review email from Dennis Daniel on manual bar screen. (0.2 Hours).

10/26/23 Receive and review emails from Dennis Daniel, Makenzi Scales and Mark Kestner on manual bar screen. (0.3 Hours). Receive and review bar screen field report from Mark Kestner. (0.5 Hours).

Legal Assistant JC: 1.2 Hours

Attorney BF: 8.1 Hours @ \$325.00 per hour	\$2,632.50
Attorney HH: 4.0 Hours @ \$325.00 per hour	\$1,300.00
Attorney GS: 0.4 Hours @ \$325.00 per hour	\$130.00
Legal Assistant JC: 34.4 Hours @ \$155.00 per hour	\$5,332.00
Legal Assistant AN: 1.0 Hours @ \$155.00 per hour	\$155.00

October 31, 2023

Page 6

Attorney BF: 0 Hours @ \$325.00 per hour – Bar Screen Investigation	
Attorney HH: 1.4 Hours @ \$325.00 per hour – Bar Screen Investigation	\$455.00
Attorney GS: 0 Hours @ \$325.00 per hour – Bar Screen Investigation	
Legal Assistant JC: 1.2 Hours @ \$155.00 per hour – Bar Screen Investigation	\$186.00

CLIENT EXPENSES

144 Photocopies @ \$.20 each	\$28.80	
439 Color Photocopies @ \$.50 each	\$219.50	
Hays County Clerk	\$3.00	
		Total Client Expenses
		\$251.30
		TOTAL AMOUNT DUE
		\$10,441.80

PLEASE REMIT TO:
 Zane Furr
 906 Madrone Drive
 Georgetown, Tx 78628
 (512) 825-7162

Reunion Ranch MUD P.O. Box 2445 Round Rock, Texas 78681 ATTN: Mary Bott	Invoice Date 10/27/2023 Invoice # ZF2023-RR-Oct Customer ID # RR
--	---

Service Date	Description	Amount
10/4/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
10/4/2023	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
10/4/2023	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
10/4/2023	Reunion Ranch Mow Jackdaw Water Detention Pond	\$250.00
10/4/2023	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
10/4/2023	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
10/4/2023	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
10/5/2023	Reunion Ranch Mow WWTP	\$85.00
10/5/2023	Reunion Ranch Mow LS #1	\$25.00
10/5/2023	Reunion Ranch Mow LS #2	\$25.00
10/5/2023	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
10/16/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
10/16/2023	Reunion Ranch Spread 2400 lbs Winter Rye Grass Seed Drip Irrigation Fields	\$6,190.56
10/18/2023	Reunion Ranch Mow WWTP	\$85.00
10/18/2023	Reunion Ranch Mow LS #1	\$25.00
10/18/2023	Reunion Ranch Mow LS #2	\$25.00
10/18/2023	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
10/18/2023	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
10/18/2023	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
10/18/2023	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
10/18/2023	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
10/18/2023	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
10/18/2023	Reunion Ranch Mow Jackdaw Water Detention Pond	\$250.00
10/18/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
10/24/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
TOTAL DUE UPON RECEIPT		\$11,180.56

All Payments Due Upon Receipt. Late Payment Penalty of 8% Applied to Unpaid Balance After 11/26/2023

By/Date Received: JB 10-27-23

By/Date Posted: JB 11-13-23

Approved for Payment: _____

Hand Delivered to: _____

Mailed By/Date: _____

GL#: 6214 4990-
6270 4190.56

Bookkeeper's Account Expenditures



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: 10/04/2023

**TOTAL
 AMOUNT DUE**

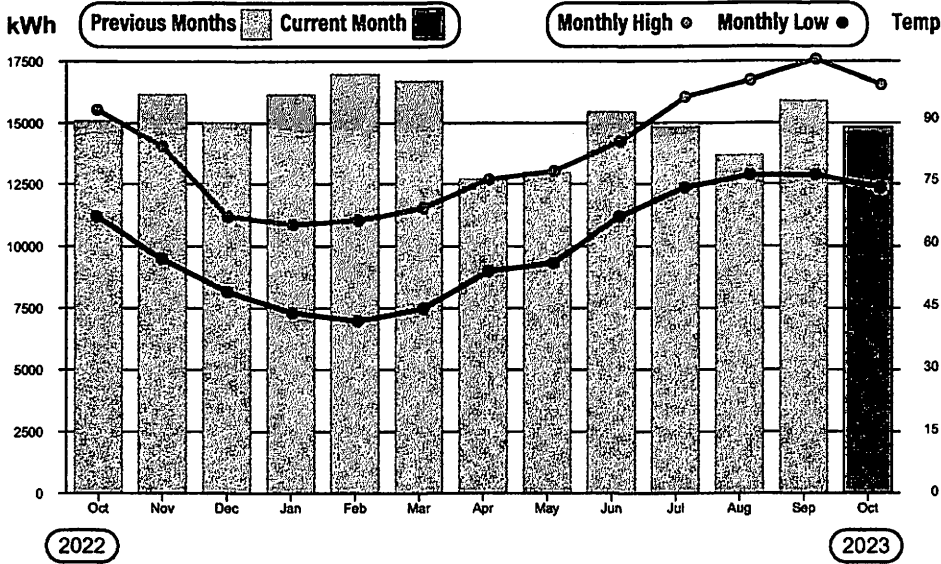
\$1,482.96

**Due Date
 10/21/2023**

Service Address: **REUNION RCH BLVD & FM
 1826**

This bill does not reflect payments after 10/04/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison

<p>Total energy use this month</p> <p>14,850 kWh</p> <p>\$1,482.96</p>	<p>Total energy use last month</p> <p>15,950 kWh</p> <p>\$1,478.38</p>
<p>Total energy use this month last year</p> <p>15,100 kWh</p> <p>\$1,401.59</p>	<p>Average daily use and temp this month</p> <p>479 kWh/Day</p> <p>86°</p>

By/Date Received: 10-11-23
 By/Date Posted: 10-19-23
 Mailed By/Date: _____
 GL#: 6230

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning history project by student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

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

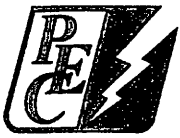
Bill Date: 10/04/2023
 Account #: 3001313424
 Current charges due 10/21/2023: \$1,482.96
 Late amount after 10/21/2023: \$1,631.26

PEC Secure Pay Station barcode



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



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

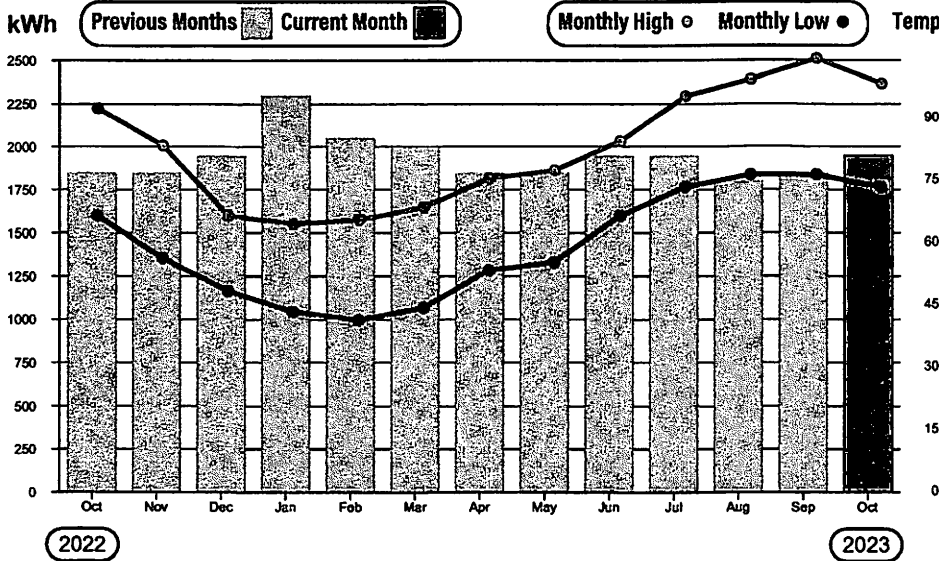
Account #: 3001313436
Member Name: REUNION RANCH WCID
Director District: 4
Bill Date: 10/04/2023

TOTAL AMOUNT DUE \$227.32 Due Date 10/21/2023

Service Address: 374 KATIE DRIVE-LIFT STATION

This bill does not reflect payments after 10/04/2023. Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Comparison of energy use: Total energy use this month (1,950 kWh, \$227.32), Total energy use last month (1,850 kWh, \$204.63), Total energy use this month last year (1,850 kWh, \$204.63), Average daily use and temp this month (63 kWh/Day, 86°).

By/Date Received: 10-11-23
By/Date Posted: 10-19-23
Approved for Payment: Grant Gillum
Hand Delivered to: [Signature]
Mailed By/Date:
GL#: 6230

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning project by local student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

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 10/04/2023
Account # 3001313436
Current charges due 10/21/2023 \$227.32
Late amount after 10/21/2023 \$250.05

PEC Secure Pay Station barcode



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



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

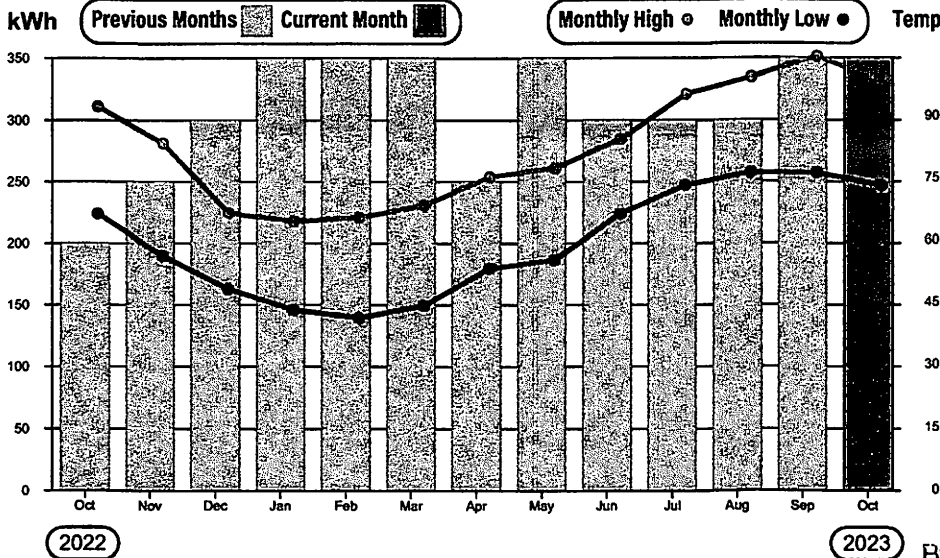
Account #: 3001313435
Member Name: REUNION RANCH WCID
Director District: 4
Bill Date: 10/04/2023

TOTAL
AMOUNT DUE
\$71.57
Due Date
10/21/2023

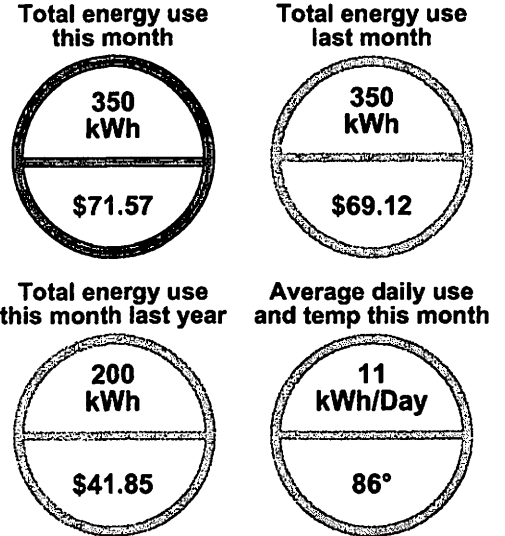
Service Address: 591 KATIE DRIVE

This bill does not reflect payments after 10/04/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



By/Date Received: 10/11/23
By/Date Posted: 10/19/23
Hand Delivered to: AKF
Mailed By/Date: _____
GL#: 6230

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning history project by local student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

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 10/04/2023
Account # 3001313435
Current charges due 10/21/2023 \$71.57
Late amount after 10/21/2023 \$78.73

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



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

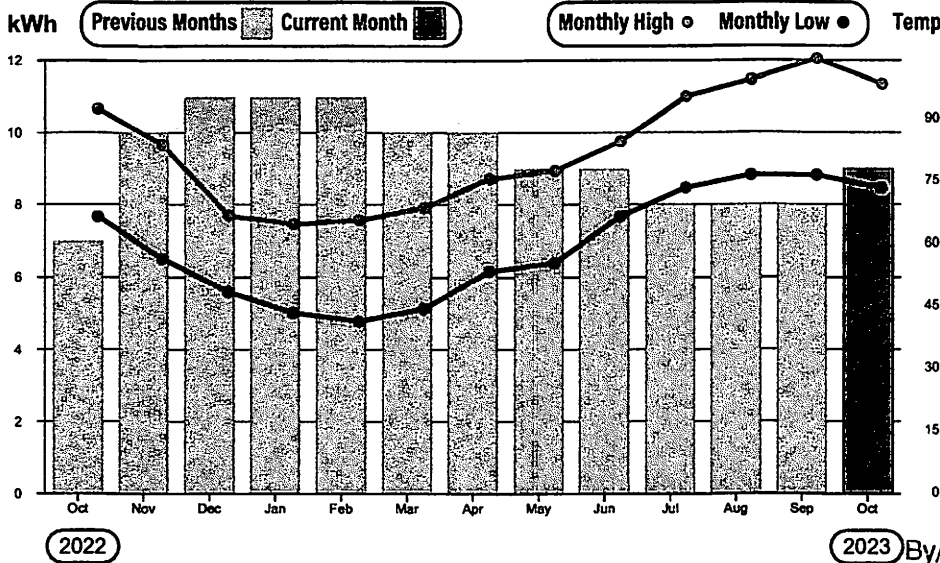
Account #: 3001313420
Member Name: REUNION RANCH WCID
Director District: 4
Bill Date: 10/04/2023

TOTAL AMOUNT DUE
\$38.38
Due Date
10/21/2023

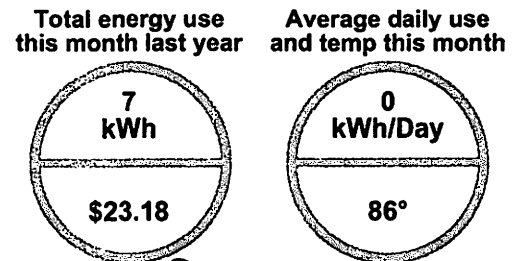
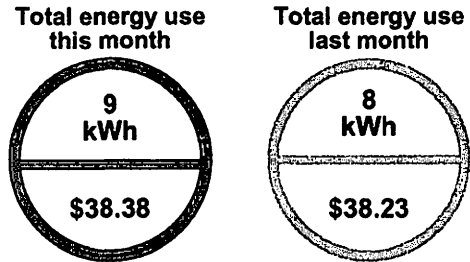
Service Address: 111 MARGARET CIRCLE

This bill does not reflect payments after 10/04/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



By/Date Received: DL 10-11-23

By/Date Posted: 10-19-23

Approved for Payment: [Signature]

Mailed By/Date: [Signature]

GL#: 6230

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning history project by local student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

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: 10/04/2023
Account #: 3001313420
Current charges due 10/21/2023: \$38.38
Late amount after 10/21/2023: \$42.22

PEC Secure Pay Station barcode



Mail payment to:

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



6725 2 AB 0.537
REUNION RANCH WCID
C/O BOTT & DOUTHITT
PO BOX 2445
ROUND ROCK TX 78680-2445

5 6725
C-32



Form **941 for 2023: Employer's QUARTERLY Federal Tax Return**
 (Rev. March 2023) Department of the Treasury — Internal Revenue Service

950122
 OMB No. 1545-0029

Employer identification number (EIN) **77-0673282**

Name (not your trade name) **Reunion Ranch W.C.I.D.**

Trade name (if any)

Address **1970 Rawhide Dr**
 Number Street Suite or room number

Round Rock TX 78681-6957
 City State ZIP code

Foreign country name Foreign province/county Foreign postal code

Report for this Quarter of 2023
 (Check one.)

1: January, February, March

2: April, May, June

3: July, August, September

4: October, November, December

Go to www.irs.gov/Form941 for instructions and the latest information.

REV 08/28/23 Q8DT

Read the separate instructions before you complete Form 941. Type or print within the boxes.

Part 1: Answer these questions for this quarter.

1	Number of employees who received wages, tips, or other compensation for the pay period including: <i>Mar. 12</i> (Quarter 1), <i>June 12</i> (Quarter 2), <i>Sept. 12</i> (Quarter 3), or <i>Dec. 12</i> (Quarter 4)	1	<input type="text" value="4"/>
2	Wages, tips, and other compensation	2	<input type="text" value="3,481.00"/>
3	Federal income tax withheld from wages, tips, and other compensation	3	<input type="text"/>
4	If no wages, tips, and other compensation are subject to social security or Medicare tax	<input type="checkbox"/> Check and go to line 6.	
		Column 1	Column 2
5a	Taxable social security wages*	<input type="text" value="3,481.00"/> × 0.124 =	<input type="text" value="431.64"/>
5a (i)	Qualified sick leave wages*	<input type="text"/> × 0.062 =	<input type="text"/>
5a (ii)	Qualified family leave wages*	<input type="text"/> × 0.062 =	<input type="text"/>
5b	Taxable social security tips	<input type="text"/> × 0.124 =	<input type="text"/>
5c	Taxable Medicare wages & tips	<input type="text" value="3,481.00"/> × 0.029 =	<input type="text" value="100.95"/>
5d	Taxable wages & tips subject to Additional Medicare Tax withholding	<input type="text"/> × 0.009 =	<input type="text"/>
5e	Total social security and Medicare taxes. Add Column 2 from lines 5a, 5a(i), 5a(ii), 5b, 5c, and 5d	5e	<input type="text" value="532.59"/>
5f	Section 3121(q) Notice and Demand—Tax due on unreported tips (see instructions)	5f	<input type="text"/>
6	Total taxes before adjustments. Add lines 3, 5e, and 5f	6	<input type="text" value="532.59"/>
7	Current quarter's adjustment for fractions of cents	7	<input type="text" value="-0.05"/>
8	Current quarter's adjustment for sick pay	8	<input type="text"/>
9	Current quarter's adjustments for tips and group-term life insurance	9	<input type="text"/>
10	Total taxes after adjustments. Combine lines 6 through 9	10	<input type="text" value="532.54"/>
11a	Qualified small business payroll tax credit for increasing research activities. Attach Form 8974	11a	<input type="text"/>
11b	Nonrefundable portion of credit for qualified sick and family leave wages for leave taken before April 1, 2021	11b	<input type="text"/>
11c	Reserved for future use	11c	<input type="text"/>

*Include taxable qualified sick and family leave wages paid in this quarter of 2023 for leave taken after March 31, 2021, and before October 1, 2021, on line 5a. Use lines 5a(i) and 5a(ii) only for taxable qualified sick and family leave wages paid in this quarter of 2023 for leave taken after March 31, 2020, and before April 1, 2021.

You MUST complete all three pages of Form 941 and SIGN it.

For Privacy Act and Paperwork Reduction Act Notice, see the back of the Payment Voucher.

Form **941** (Rev. 3-2023)

BAA

Arthur J. Gallagher & Co.
 1900 West Loop South, Suite 1600
 Houston, TX 77027

Phone: 800-222-9044
 Fax: 713-358-5245



Premium Summary

Reunion Ranch WCID
 Attn: Allen Douthitt
allen@bottdouthitt.com

Customer #	REUNRAN-01
Summary	All Lines
Amount Due	21,961.00
Payment for	Insurance 23-24

Thank You

Effective	Transaction		Amount	
11/22/2023	PKG -Property/Flood/EQ General Liab/H&N Auto/Poll/Crime Excess Liability	8,282	\$21,961.00	
	Boiler & Machinery Directors & Officers Liability Cyber Liability Directors Bond Consultants Bond Agency Fee	1,650		
*INDICATE CUSTOMER # ON ALL CHECKS!				
PREMIUM PAYMENT DUE: 11/22/2023				
Please Pay This Amount				Total
Make Check Payable to: Arthur J. Gallagher				\$21,961.00
Remittance address: 1900 West Loop South, Suite 1600, Houston, TX 77027				

Thank You

JB 10-17-23
 JB 10-18-23
 JB 10-24-23
 6350 18,840.85
 1301 3,120.15



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INVOICE

COMPANY : REUNION RANCH WCID

ACCOUNT : 23007379

DETACH BOTTOM PORTION AND RETURN WITH PAYMENT - KEEP TOP PORTION FOR YOUR RECORDS -

PAGE 1

ACCOUNT NO.	INCLUDES PAYMENTS THROUGH:	COLL. COST RECOVERY	LATE FEES	BALANCE DUE
23007379	OCT11,23	0.00	0.00	620.00

INVOICE DATE	INVOICE NO.	DESCRIPTION	AMOUNT	BALANCE
OCT31,23	CWQ0074956	PERMIT PERMIT	620.00	620.00

By/Date Received: JB 10-12-23
 By/Date Posted: JB 10-19-23
 Approved for Payment: [Signature]
 Hand Delivered to: _____
 Mailed By/Date: JB 10-24-23
 CL #: 6140

Please return the original coupon with payment. For questions concerning calculations or site location, please call 512-239-4671. 620.00

See REVERSE SIDE for Explanation of Charges and TCEQ Contact Telephone Numbers.
TCEQ VIPP Form AR41A 02-17-2011

PLEASE PAY THIS AMOUNT
 INCLUDE ACCOUNT NUMBER ON CHECK

OCT11,23

DETACH THIS PORTION AND RETURN WITH CHECK OR MONEY ORDER PAYABLE TO:

ACCOUNT NO.	BALANCE DUE
23007379	620.00

CHECK HERE IF YOUR ADDRESS HAS CHANGED.
 PLEASE INDICATE ADDRESS CHANGE ON BACK



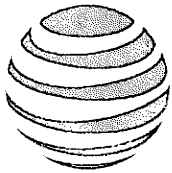
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

INVOICES NOT PAID WITHIN 30 DAYS OF INVOICE DATE WILL ACCRUE PENALTIES

REUNION RANCH WCID
 C/O WILLATT & FLINCKINGER
 12912 HILL COUNTRY BLVD STE F-232

0023007379 1533360 00000620001130234

AUSTIN TX 78738-7119



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 Oct 3, 2023

Web Site **att.com**

Monthly Statement

Who wants deals?

AT&T has yours for wireless, internet, and more. Look no further! Get the latest offers by calling **844.211.2648**.

Business customers call **800.321.2000**.

Bill-A-t-A-Glance

Previous Bill	371.05
Payment Received 9-27 Thank you!	371.05CR
Adjustments	.00
Balance	.00
Current Charges	372.32
Total Amount Due	\$372.32
Amount Due in Full By	Oct 26, 2023

Plans and Services

Monthly Service - Oct 3 thru Nov 2

1. Bus Local Calling Unlimited B Business Line (Measured Rate)	290.00
Caller ID Name Delivery	
Caller ID Number Delivery	
Expanded Local Calling Service	
Touchtone	
Unlimited Local Usage	

Company Fees and Surcharges

2. Federal Subscriber Line Charge	6.50
3. 911 Fee	.50
4. State Cost Recovery Charge	.74
5. Federal Universal Service Fee	2.24
6. Texas Universal Service	35.53
7. Cost Assessment Charge	6.12
Total Company Fees and Surcharges	51.63

Government Fees and Taxes

8. Federal	7.66
9. State and Local	23.03
Total Government Fees and Taxes	30.69

Total Plans and Services

372.32

Amount Subject to Sales Tax: 341.13

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	372.32
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 288-2020		
Total Current Charges		372.32

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges such as your telephone line, and fees and surcharges **MUST** be paid in order to prevent interruption of basic local service. These charges are already included in the Total Amount Due and are \$372.32. Also, neglecting payment for other charges, such as long distance, voice mail, InLine®, wireless, and Internet may result in those services being interrupted.

LONG DIST. PROVIDERS

Our records show that you have not selected a primary local toll or long distance carrier. Please contact us if this does not agree with your records.

By/Date Received: Oct 10-17-23
By/Date Posted: 10-25-23
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: _____
GL#: 4230

News You Can Use Summary

- PREVENT DISCONNECT
- FEES AND SURCHARGES
- STILL GETTING PAPER?
- LONG DIST. PROVIDERS
- COST ASSESSMENT CHRG

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.



PO BOX 489
NEWARK, NJ 07101-0489

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	642433740-00001	10/31/23
Change your address at http://sso.verizonenterprise.com	Invoice Number	9946340353



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

00013370
F108

Quick Bill Summary

Sep 09 – Oct 08

Previous Balance <i>(see back for details)</i>	\$52.80
Payment – Thank You	-\$52.80
Balance Forward	\$0.00
Monthly Charges	\$40.00
Usage and Purchase Charges	
Voice	\$0.00
Surcharges and Other Charges & Credits	\$8.42
Taxes, Governmental Surcharges & Fees	\$5.10
Total Current Charges	\$53.52

Total Charges Due by October 31, 2023 \$53.52

By/Date Received: 20 10/16/23
 By/Date Posted: 13/10/23-23
 Approved for Payment: [Signature]
 Hand Delivered to: 13V00000042553393
 Mailed By/Date: _____
 GL#: 6235

Pay from phone	Pay on the Web	Questions:
#PMT (#768)	At b2b.verizonwireless.com	1-800-922-0204 or *611 from your phone



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

Bill Date: October 08, 2023
Account Number: 642433740-00001
Invoice Number: 9946340353

Total Amount Due by October 31, 2023

Make check payable to Verizon Wireless.
Please return this remit slip with payment.

\$53.52

\$.

PO BOX 660108
DALLAS, TX 75266-0108



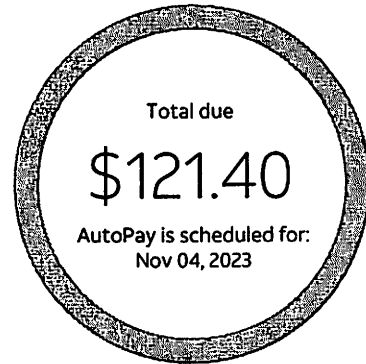
99463403530106424337400000100000005352000000053529



RUINION RANCH WATER CONTROL
PO BOX 2445
ROUND ROCK TX 78680-2445

Page: 1 of 2
Issue Date: Oct 12, 2023
Account Number: 144878477

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to att.com/myatt to sign in or sign up.



Account summary

Your last bill	\$121.40
Payment, Sep 29 - Thank you!	-\$121.40
Remaining balance	\$0.00

Service summary

Account charges <i>Page 2</i>	\$3.12
Internet <i>Page 2</i>	\$118.28
Total services	\$121.40

Total due \$121.40
AutoPay is scheduled to debit your bank account on Nov 04, 2023

JB 10-18-23
JB 10-18-23
ACH

6230

Ways to pay and manage your account:



Ordering, billing or support
800.321.2000
TTY: 800.651.5111



RUINION RANCH WATER CONTROL
PO BOX 2445
ROUND ROCK TX 78680-2445

AutoPay of \$121.40 is scheduled for
Nov 04, 2023
Account number: 144878477

AT&T
PO BOX 5014
CAROL STREAM, IL 60197-5014

41004033000144878477300000001214000000012140000008



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: 10/04/2023

**TOTAL
 AMOUNT DUE**

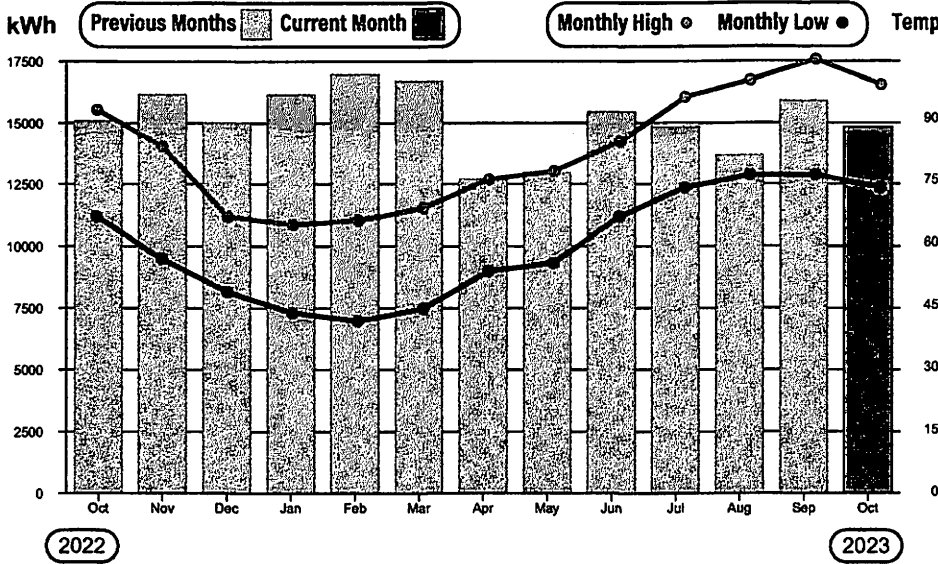
\$1,482.96

**Due Date
 10/21/2023**

Service Address: **REUNION RCH BLVD & FM
 1826**

This bill does not reflect payments after 10/04/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 14,850 kWh \$1,482.96	Total energy use last month 15,950 kWh \$1,478.38
Total energy use this month last year 15,100 kWh \$1,401.59	Average daily use and temp this month 479 kWh/Day 86°

By/Date Received: 10-11-23

By/Date Posted: 10-19-23

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning history project by student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

Hand Delivered to: ACH

Mailed By/Date: _____

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	10/04/2023
Account #	3001313424
Current charges due 10/21/2023	\$1,482.96
Late amount after 10/21/2023	\$1,631.26

PEC Secure Pay Station barcode



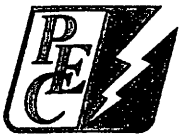
Mail payment to:

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





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: 10/04/2023

**TOTAL
AMOUNT DUE**

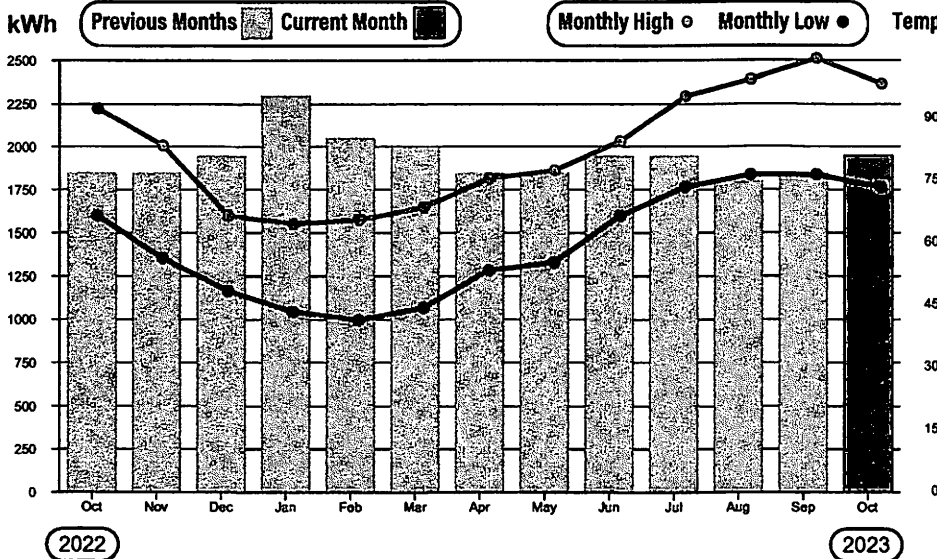
\$227.32

**Due Date
10/21/2023**

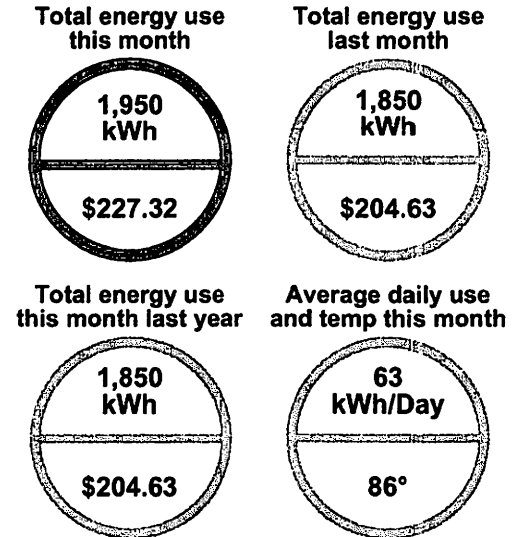
Service Address: 374 KATIE DRIVE-LIFT STATION

This bill does not reflect payments after 10/04/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison



By/Date Received: 10-11-23
 By/Date Posted: 10-19-23
 Approved for Payment: [Signature]
 Hand Delivered to: [Signature]
 Mailed By/Date: _____
 GL#: 6230

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning project by local student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

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: 10/04/2023
 Account #: 3001313436
 Current charges due 10/21/2023: \$227.32
 Late amount after 10/21/2023: \$250.05

PEC Secure Pay Station barcode



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



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

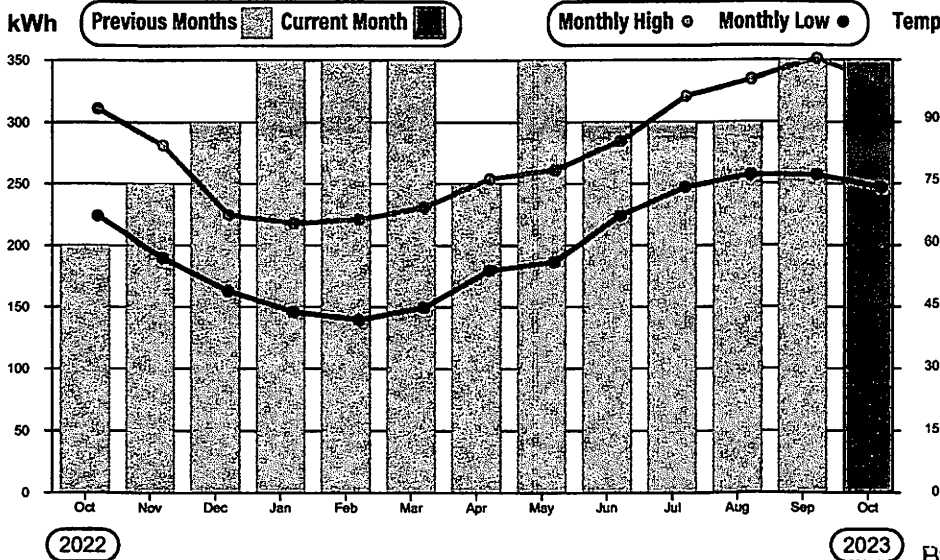
Account #: 3001313435
Member Name: REUNION RANCH WCID
Director District: 4
Bill Date: 10/04/2023

TOTAL AMOUNT DUE
\$71.57
Due Date: 10/21/2023

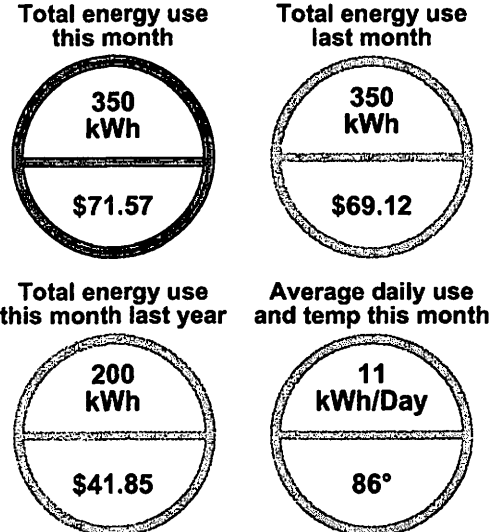
Service Address: 591 KATIE DRIVE

This bill does not reflect payments after 10/04/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



By/Date Received: 10/11/23
By/Date Posted: 10/19/23
Hand Delivered to: AKC
Mailed By/Date: _____
GL#: 6230

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning history project by local student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

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: 10/04/2023
Account #: 3001313435
Current charges due 10/21/2023: \$71.57
Late amount after 10/21/2023: \$78.73

PEC Secure Pay Station barcode



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





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

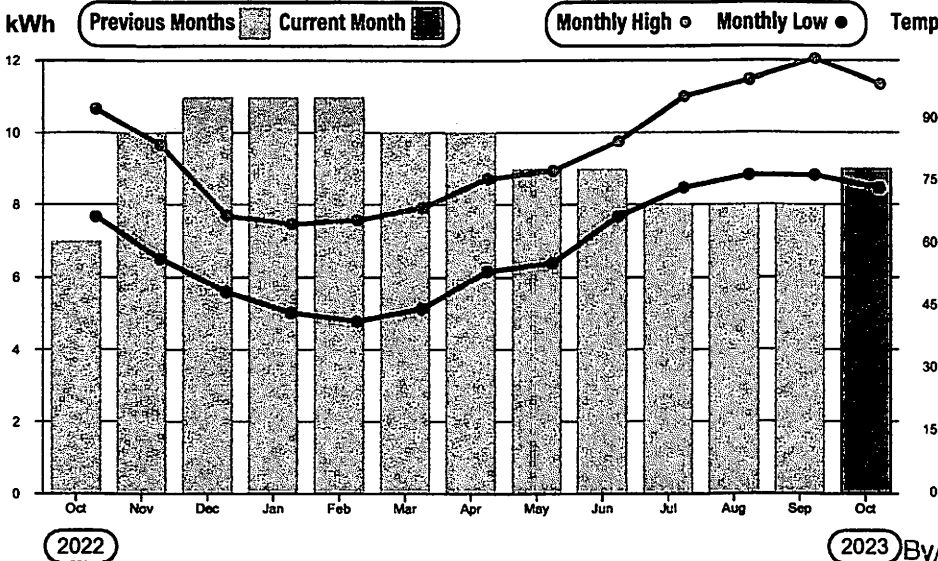
Account #: 3001313420
Member Name: REUNION RANCH WCID
Director District: 4
Bill Date: 10/04/2023

TOTAL AMOUNT DUE
\$38.38
Due Date 10/21/2023

Service Address: 111 MARGARET CIRCLE

This bill does not reflect payments after 10/04/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month: 9 kWh, \$38.38
Total energy use last month: 8 kWh, \$38.23
Total energy use this month last year: 7 kWh, \$23.18
Average daily use and temp this month: 0 kWh/Day, 86°

By/Date Received: DL 10-11-23
By/Date Posted: 10-19-23
Approved for Payment: [Signature]
Mailed By/Date: [Signature]
GL#: 6230

IMPORTANT MEMBER INFORMATION

This National Cooperative Month, celebrate 85 years of PEC history with the award-winning history project by local student Grant Gillum. His project on PEC bringing electricity to the Texas Hill Country won second prize at the national History Day Contest. Learn more at pec.coop/history.

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 10/04/2023
Account # 3001313420
Current charges due 10/21/2023 \$38.38
Late amount after 10/21/2023 \$42.22

PEC Secure Pay Station barcode



Mail payment to:

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



6725 2 AB 0.537
REUNION RANCH WCID
C/O BOTT & DOUTHITT
PO BOX 2445
ROUND ROCK TX 78680-2445

5 6725
C-32



Reunion Ranch WCID
Approved Budget: FY 2023 - 2024

	\$0.2440 2023-2024	FY 22-23		Audited		
		Budgeted	Projected	FY 21-22	FY 20-21	FY 19-20
Revenues:						
Property Taxes, including penalties	\$ 1,055,077	\$ 881,011	\$ 872,905	\$ 796,793	\$ 347,616	\$ 259,178
Service Accounts -						
Water Service Fees	667,054	608,320	768,671	726,316	651,806	606,438
Sewer Service Fees	341,827	325,149	366,388	356,978	332,347	268,597
Service Account Penalties	8,071	7,468	6,642	7,115	6,233	9,275
Total Service Accounts	1,016,952	940,937	1,141,701	1,090,409	990,386	884,310
Tap Connection Fees	-	-	-	8,000	31,000	67,000
Inspection Fees	-	-	-	6,400	24,800	55,500
Interest/Other	90,000	13,200	96,435	9,932	7,706	10,148
Miscellaneous Income	-	-	-	35,978	-	-
Grant Income	-	-	-	100,000	-	-
Total Revenues	2,162,029	1,835,148	2,111,041	2,047,512	1,401,507	1,276,136
Expenditures:						
District Facilities -						
Water/Wastewater/Garbage -						
LCRA Firm Water Reservation Fee	27,120	27,120	30,008	26,688	25,375	26,475
WTPUA Monthly Charge	180,324	173,220	153,276	156,385	138,439	116,037
Water Purchases	206,029	222,493	193,775	219,683	192,366	198,625
Operations -						
Operations Fee	104,280	103,260	94,937	95,444	93,758	97,904
Utilities	31,200	33,600	26,472	23,861	17,085	16,329
WWTP - Telephone	-	-	-	618	258	-
Lab Testing	30,000	27,000	31,686	32,666	21,106	24,741
Inspections	7,200	9,000	5,881	17,631	30,863	51,598
Chemicals	36,000	30,000	29,912	20,109	29,232	23,351
Sludge hauling	30,000	30,000	61,261	17,109	406,417	127,622
Permit fees	1,500	1,500	1,948	1,328	1,328	1,328
Routine Repairs & Maintenance -						
Water System	54,000	44,400	53,685	59,011	35,731	32,371
Wastewater/Lift Station	132,000	174,300	166,370	211,268	323,215	342,858
Odor Control	-	-	-	-	-	-
Irrigation	20,000	20,000	3,692	-	30,929	19,994
Ponds	27,000	27,000	28,750	27,893	11,981	9,988
Pond/Irrigation Mowing	60,000	57,000	73,231	47,930	54,998	46,090
One-Time Repairs & Maintenance -						
Ponds	-	-	-	6,257	-	-
Trails	-	-	-	-	-	-
210 Conversion	472,600	230,000	-	-	-	-
Odor Control	-	10,000	-	-	-	-
WWTP Improvements	115,000	190,000	49,500	-	-	-
Water System	25,000	25,000	-	-	-	-
Non-Routine Maintenance Reserve-						
Ponds/Drainage	14,000	14,000	7,140	8,877	-	-
Wastewater/Lift Station	88,000	88,000	-	7,469	-	-
Water System	4,000	4,000	-	7,800	-	-
Miscellaneous	-	-	-	-	-	-
Subtotal - District Facilities	1,665,253	1,540,893	1,011,524	988,025	1,413,080	1,135,311
Administrative Services -						
Director Fees, including payroll taxes	14,274	13,038	10,691	9,850	12,111	10,819
Director Reimbursements	780	780	292	523	35	369
Bank Charges	-	-	-	2,750	-	-
Tax Appraisal/Collection Fees	6,800	4,000	5,638	5,347	2,346	1,828
Insurance	25,000	20,000	20,739	18,661	14,903	14,673
Public Notices/Elections	7,500	7,500	525	852	1,798	323
Website Development	10,800	14,400	7,803	7,592	-	-
Lobbyist Consulting	-	-	-	-	-	-
Miscellaneous	1,800	1,200	1,413	193	17,066	8,399
Subtotal - Administrative Services	66,953	60,917	47,100	45,769	48,259	36,412
Professional Fees -						
Legal Fees	102,000	102,000	107,342	114,777	93,758	75,890
Accounting Fees	30,300	29,800	25,500	25,000	24,750	24,750
Engineering Fees - General	62,400	50,000	68,788	54,777	46,024	34,938
Financial Advisor Fees	1,200	600	1,029	1,000	-	-
Engineering Fees - Special	36,000	34,000	71,286	36,456	16,990	19,358
Audit Fees	13,500	13,000	13,000	12,500	12,000	11,500
Subtotal - Professional Services	245,400	229,400	286,945	244,510	193,523	166,436
Total Expenditures	1,977,606	1,831,210	1,345,569	1,278,304	1,654,862	1,338,159
Excess / (Deficiency) of Revenues over Expenditures	\$ 184,423	\$ 3,938	\$ 765,472	\$ 769,208	\$ (253,355)	\$ (62,023)

Key Assumptions:

- Assessed Valuation = \$441,233,342
- Total Tax Rate = \$0.6240 / \$100 AV
- O&M Tax Rate = \$0.2440 / \$100 AV
- Debt Service Tax Rate = \$0.3800 / \$100 AV
- 98% Collection Rate
- 0 New Taps for Year

Reserve Analysis:

	FY 23-24 Budgeted	FY 22-23 Projected	FY 21-22 Actual
Est. Beg Fund Balance	\$ 2,241,896	\$ 1,476,424	\$ 707,216
Surplus/(Deficit)	184,423	765,472	769,208
Est. Ending Fund Balance	\$ 2,426,319	\$ 2,241,896	\$ 1,476,424
Oper. Reserve 1yr	\$ 1,259,006	\$ 1,345,569	\$ 1,278,304
NR-Maint. Reserve (Target)	1,175,000	1,205,000	1,205,000
	\$ 2,434,006	\$ 2,550,569	\$ 2,483,304
Surplus/(Deficit) Oper Rsrv	\$ 749,313		
Surplus/(Deficit) NRM	(757,000)		
	\$ (7,687)		

(5) STAGE 5- Emergency Water Conditions (Additional Mandatory Measures)

A. **Requirements for initiation** - Customers shall be required to adhere to the Stage 5 Drought Response Measures when one or a combination of such triggering criteria occurs:

~~1. Treatment Capacity:~~

- Major water line breaks, loss of distribution pressure, or pump system failures that cause substantial loss in the ~~WTCPUA's or the~~ District's ability to provide water service.

~~2. Water Supply:~~

- Contamination of the water supply source; or
- Any other emergency water supply or demand conditions that the District manager, or designee, determines to constitute a water supply emergency more severe than that contemplated in the triggers contained in the ~~LCRA Water Management Plan~~ WTCPUA Drought Contingency Plan.

B. **Requirements for termination** - Upon declaration of Stage 5—Emergency Water Conditions, water use restrictions outlined in Stage 5 Emergency Response Measures shall immediately apply and be in effect until lifted by the District.

Upon termination of Stage 5, the prior Stage in effect becomes operative.

WATER CONSERVATION PLAN

for

Reunion Ranch WCID

Sept 12, 2023

Prepared for:

Reunion Ranch WCID
c/o Willatt & Flickinger, PLLC
12912 Hill Country Boulevard, Ste. F-232
Bee Cave, Texas 78738

Prepared by:

Murfee Engineering Company, Inc.
Texas Registered Firm No. F-353
1101 Capital of Texas Hwy., South, Building D
Austin, Texas 78746

APPLICANT INFORMATION

Applicant Name: Reunion Ranch WCID


Address: c/o Willatt & Flickinger, PLLC
12912 Hill Country Blvd, Suite F-232
Bee Cave, Texas 78738

Telephone Number: (512) 476-6604

Fax Number: (512) 469-9148

Application Prepared by: Mark Kestner P.E.

Title: District Engineer

Signature: 

Date: 11/15/23

1. Introduction

The Reunion Ranch WCID (the “District”) water conservation plan has been developed to meet the LCRA Water Conservation Plan Rules for Water Sale Contracts in accordance with the LCRA Water Contract Rules. This plan recognizes that conservation is a valuable tool in managing water utility systems. Benefits of water conservation include: extending available water supplies; reducing the risk of shortage during periods of extreme drought; reducing water utility operating cost; improving the reliability and quality of water utility service; reducing customer cost for water service; and enhancing water quality and the environment.

This plan applies to all of the District’s retail water customers located with its water service area, as defined in its Water Supply Contract with LCRA.

Appendices

Appendix A – Historical Water Use Data – Table 1

Appendix B - Landscape Conservation Standards

Appendix C – New Pool Construction Standards

Appendix D – Billing Structure

2 Utility Profile Information

The proposed service area is approximately 525-acre (0.820 square mile) single-family residential subdivision located south of Ranch-to-Market 1826 in northeastern Hays County. The subdivision is proposed to have 524 single-family residential connections.

As of June 2023, the reunion ranch water system had been built out to full capacity. There are a total of 535 residential and HOA common building connections. The estimated residential population is 1,834 people and is comprised of single family units.

Reunion Ranch WCID (the District) will procure all water service via raw water contract with the LCRA and wholesale water service agreement with the West Travis County Public Utility Agency (WTCPUA). The current contract is 350 afy based on historical water use trends and projected conservation measures.

The water distribution system consists of typical pipes, valves, fire hydrants, and connections designed and specified in accordance with TCEQ rules as well as standard engineering practice. The system will be designed for a daily capacity of 603,692 gallons, in keeping with the Water Services Agreement

Water use data from the past five years, since 2018, are attached to this report. The District has grown from approximately 275 Living Equivalent Unit in 2018 to the present Built out condition of 520 LUE. The five-year average daily water use was 257,841 gpd. The five-year average water loss as measured by total unmetered use was 3.86% or 423,00 gal/month or 14,10 gpd. The five-year peak to average daily water use was 507,679 gpd/257,841 gpd = 1.97 peaking ratio. Current water use is 548 gpd/ Living Equivalent Unit (LUE) or 140 total gallons per person per day (GPCD) as of June 2023.

The entire service area will be provided wastewater service by the District via a wastewater treatment plant designed for 80,000 gallons per day. The treated wastewater effluent currently produced is 56,000 gallons per day. This effluent will be used to irrigate public areas replacing potable water currently used for irrigation purposes.

3. Water Conservation Goals

The average water use per connection use has continued to decrease during development at a rate of approximately 4% per year. The current water conservation goal is to continue to reduce the per connection use at a rate of 5% per year or (95% X 548gpd) . The conservation goals will be addressed by demand management and reusing treated wastewater effluent for irrigation.

Year	Base Flow/LUE	Targeted Percentage Reduction	Targeted Flow	Savings/LUE
1	548	5%	521	27.40
2	521	5%	495	26.03
3	495	5%	470	24.73
4	470	5%	446	23.49
5	446	5%	424	22.32
6	424	5%	403	21.20
7	403	5%	383	20.14
8	383	5%	364	19.13
9	364	5%	345	18.18
10	345	5%	328	17.27

The wastewater treatment plant is capable of treating 80,000 gallons per day, producing effluent that meets the 210 Type I requirements with a daily average of approximately 56,000 gpd. This treated effluent will be suitable for irrigation of any areas within the service area and will reduce the use of potable water via direct offset.

4. Water Conservation Strategies

1. **Meter Calibration required.** Reunion Ranch WCID tests and calibrates master meters to within the accuracy of plus or minus 5%, as well as all meters over 1” in size at intervals not to exceed one year. Meters smaller than 1” are tested and replaced according to manufacturer recommendations.
2. **Metered Usage required.** All connections, including any temporary connections, to the water distribution system are metered. All meters are tested and replaced as necessary, in accordance with manufacturer recommendations.
3. **Loss Audits Required.** The contracted water system operator is required to conduct water loss audits in accordance with all applicable laws.
4. **Continuing Education Required.** Continuing education and information on water conservation will be provided by Reunion Ranch WCID to its customers primarily via informational material included in monthly retail billings. Customers will be informed of rebates for irrigation system equipment, evaluation of pools, and landscapes provided by LCRA to improve water use efficiency.
5. **Tiered Billing Structure.** The rate structure includes a base monthly cost and graduated volumetric rates that increase with usage in order to encourage limited water use. The billing system is capable of separating water-use per customer type into the following categories: residential, commercial, hydrant, tracking, and reclaimed. Further details about billing structure can be found in the appendix D.
6. **Contracts Required.** The primary means of implementation and enforcement shall be contractual, via the retail water service agreement each customer will be required to execute prior to service. Additionally, the Water Conservation Plan will be adopted by the Board of Directors and established as official policy along with the service rates and impact fees.
7. **Coordination with LCRA.** Reunion Ranch WCID will coordinate with the Lower Colorado Region (Region K) of the Lower Colorado Regional Water Planning Group to ensure consistency with the letter and intent of the regional water plans. Once this Water Conservation Plan is approved by the LCRA and adopted by Reunion Ranch WCID, a copy will be made available to the Region K Planning Group.
8. **Irrigation Schedules.** Reunion Ranch watering schedules allow for two days per week of irrigation for homeowners in accordance with LCRA requirements. The exact schedule can be found in the Drought Contingency Plan Item 7 and herein Appendix B Item 6.a.
9. **Automatic Metering Infrastructure.** The Board anticipates reviewing the possibility to convert to automatic metering infrastructure as the current equipment reached it’s end of life anticipated in the next 10 years

WATER LOSS PREVENTION

Water loss audits are conducted in accordance with TAC 31 §358.6. This includes visually inspecting areas near water mains for evidence of leaks; reviewing water meter readings for

excessive values indicative of leaks; checking for unauthorized connections; and any other activities required by the state-trained auditor.

The following table shows water loss per year in million gallons based on the difference between the volume of water delivered at the District master meter and the billing meters.

ADDITIONAL CONSERVATION STRATEGIES

The water conservation related deed restrictions that are a part of the existing contract between the LCRA and Hays Reunion Ranch L.P. will continue to be implemented.

CONSERVATION LANDSCAPE BEST MANAGEMENT PRACTICES

Irrigation water use accounts for a significant portion of the water use in the District. Landscaping, soil, irrigation systems, and management practices have been specified to conserve water used for irrigation. Details of the Conservation Landscaping Strategies can be found in Appendix B

1.4 Water Reuse

The wastewater treatment plant is capable of treating 80,000 gallons per day, producing effluent that meets the 210 Type I requirements with a daily average of approximately 56,000 gpd. This treated effluent will be suitable for irrigation of any areas within the service area and will reduce the use of potable water via direct offset.

Effluent Re-use facilities will be installed and upgrades to the WWTP will allow for a maximum amount of water to be used for irrigation. The district has entered into a Firm Water Conservation Cost-Share Program with LCRA to accomplish the irrigation of common areas in the development and reduce the use of purchased water for irrigation purposes.

The maximum amount of water to be offset by these facilities will vary by rainfall received as the need to keep the disposal fields turf viable must be maintained as a condition of it's permitting. On wetter years the drip fields will require less effluent allowing for more effluent to be re-directed to the common area irrigation.

As the irrigation demand exceeds the plant production capacity it is anticipated that the calculated savings will represent the low end of the effluent used for irrigation. The 11.48 acres of drip field are anticipated to require ½ inch of water per week or 24.87 Acre-feet per year or 8,105,000 gallons. All effluent not used to keep the fields in working order will be used for irrigation purposes. Irrigation requirements are estimated to be 65 acre/ft in a standard year or (65 acre X 325851) 21,180,315 gallons per year.

Total water reuse for irrigation is therefore the plant total effluent output less the effluent required to keep the drip fields in proper working order (20,440,000 – 8,105,000) 12,335,000 gallons (37.86 acre-feet) in a standard year.

5. Wholesale Water Conservation Plans

Wholesale treated water customers must develop a drought contingency and a water conservation plan in accordance with LCRA Water Contract Rules. The plans must include a governing board resolution, ordinance or other official document noting that the plan has been formally adopted by the utility. Wholesale treated water customers must include in their wholesale water supply contracts the requirement that each successive wholesale customer develop and implement a water conservation and drought contingency plan.

6. Coordination with Regional Water Planning Group

The service area of The District is located within the Lower Colorado River Water Planning Area (Region K) of the State of Texas and the district has provided or will provide a copy of this water conservation plan to the regional water planning group at LCRA, c/o Water Contracts and Conservation, P.O. Box 220, Austin, Texas, 78703.

7. Authorization and Implementation

The Reunion Ranch WCID Board President, or his/her designee, is hereby authorized and directed to implement the applicable provisions of the plan. The general manager, or his/her designee, will act as administrator of the water conservation program. He/she will oversee the execution and implementation of the program and will be responsible for keeping adequate records for program verification. A signed and dated copy of this plan by the general manager, or his/her designee, will be sufficient to meet this requirement.

7.1 Plan Implementation

The District has designated a water conservation coordinator, who will be responsible for the implementation of this water conservation plan. The current water conservation coordinator is the Board President or his/her appointed representative. The general manager, or his/her designee, may re-appoint this position. At that time, the District will inform LCRA about this personnel change.

Approved by: Dennis Daniels, President - Reunion Ranch WCID

Signature: _____ Date: _____
(Customer representative with enforcement authority)

Appendix A – Historical Water Use Data – Table 1

WATER										
Month	Days	Monthly Water Usage (AF)	Actual Monthly Water Usage (gallons)	Rolling Annual Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
Jan-18	30.4167	7.01	2,284,216	5,192,979	75,097	139,268	275	1	273	701
Feb-18	30.4167	8.01	2,610,067	5,212,530	85,810	94,702	283	8	303	696
Mar-18	30.4167	6.80	2,215,787	5,205,741	72,848	77,919	283	0	257	690
Apr-18	30.4167	13.41	4,369,662	5,299,152	143,660	100,773	288	5	499	692
May-18	30.4167	22.53	7,341,423	5,496,020	241,362	152,623	289	1	835	703
Jun-18	30.4167	27.64	9,006,522	5,817,255	296,105	227,042	289	0	1,025	728
Jul-18	30.4167	27.78	9,052,141	6,000,003	297,605	278,357	302	13	985	731
Aug-18	30.4167	35.85	11,681,758	6,140,662	384,058	325,922	308	6	1,247	723
Sep-18	30.4167	30.56	9,958,007	6,332,643	327,387	336,350	308	0	1,063	726
Oct-18	30.4167	11.32	3,688,633	6,052,682	121,270	277,571	312	4	389	680
Nov-18	30.4167	9.52	3,102,102	5,754,800	101,987	183,548	317	5	322	637
Dec-18	30.4167	7.72	2,515,570	5,652,157	82,704	101,987	331	14	250	621
Jan-19	30.4167	7.86	2,561,189	5,675,238	84,203	89,631	338	7	249	619
Feb-19	30.4167	8.91	2,903,332	5,699,677	95,452	87,453	347	9	275	616
Mar-19	30.4167	11.63	3,789,647	5,830,832	124,591	101,416	353	6	353	624
Apr-19	30.4167	17.23	6,153,400	5,979,477	184,583	134,876	358	5	516	626
May-19	30.4167	18.24	6,215,100	5,885,617	195,403	168,193	363	5	538	601
Jun-19	30.4167	23.99	7,816,100	5,786,415	256,968	212,318	371	8	693	573
Jul-19	30.4167	34.77	11,330,100	5,976,245	372,496	274,956	381	10	978	573
Aug-19	30.4167	41.71	13,592,100	6,135,440	446,864	358,776	389	8	1,149	564
Sep-19	30.4167	39.92	13,007,500	6,389,564	427,644	415,668	399	10	1,072	565
Oct-19	30.4167	35.18	11,463,300	7,037,453	376,876	417,128	407	8	926	610
Nov-19	30.4167	15.97	5,204,500	7,212,653	171,107	325,209	415	8	412	618
Dec-19	30.4167	12.93	4,212,800	7,354,089	138,503	228,828	424	9	327	624
Jan-20	30.4167	11.93	3,888,400	7,464,690	127,838	145,816	426	2	300	628
Feb-20	30.4167	10.93	3,560,500	7,519,454	117,058	127,799	432	6	271	628
Mar-20	30.4167	14.20	4,628,400	7,589,350	152,167	132,354	443	11	343	627
Apr-20	30.4167	22.95	7,478,100	7,699,742	245,855	171,693	453	10	543	629
May-20	30.4167	27.38	8,921,400	7,925,267	293,306	230,443	459	6	639	638
Jun-20	30.4167	36.00	11,730,000	8,251,425	385,644	308,268	463	4	833	649
Jul-20	30.4167	43.79	14,267,500	8,496,208	469,068	382,673	468	5	1,002	651
Aug-20	30.4167	47.39	15,441,900	8,650,358	507,679	454,130	474	6	1,071	645
Sep-20	30.4167	30.65	9,987,100	8,398,658	328,343	435,030	481	7	683	613
Oct-20	30.4167	34.00	11,079,800	8,366,700	364,267	400,096	485	4	751	598
Nov-20	30.4167	24.21	7,888,300	8,590,350	259,341	317,317	489	4	530	608
Dec-20	30.4167	15.60	5,084,300	8,662,975	167,155	263,588	496	7	337	609
Jan-21	30.4167	13.10	4,267,100	8,694,533	140,288	188,928	498	2	282	607
Feb-21	30.4167	13.96	4,548,900	8,776,900	149,553	152,332	502	4	298	609
Mar-21	30.4167	18.82	6,133,000	8,902,283	201,633	163,825	504	2	400	614
Apr-21	30.4167	25.80	8,406,200	8,979,625	276,368	209,185	506	2	546	614
May-21	30.4167	22.60	7,365,000	8,849,925	242,137	240,046	506	0	479	601
Jun-21	30.4167	32.82	10,693,700	8,763,567	351,574	290,026	516	10	681	588
Jul-21	30.4167	36.22	11,803,300	8,558,217	388,054	327,255	519	3	748	567
Aug-21	30.4167	42.30	13,784,000	8,420,058	453,173	397,600	523	4	866	550
Sep-21	30.4167	43.99	14,334,500	8,782,342	471,271	437,499	524	1	899	568
Oct-21	30.4167	32.68	10,647,200	8,746,292	350,045	424,830	526	2	665	561

Nov-21	30.4167	22.04	7,182,900	8,687,508	236,150	352,489	527	1	448	554
Dec-21	30.4167	18.11	5,902,200	8,755,667	194,045	260,080	528	1	368	557
Jan-22	30.4167	13.90	4,528,000	8,777,408	148,866	193,020	529	1	281	557
Feb-22	30.4167	12.90	4,202,800	8,748,567	138,174	160,362	530	1	261	554
Mar-22	30.4167	22.82	7,434,900	8,857,058	244,435	177,158	531	1	460	559
Apr-22	30.4167	30.41	9,908,000	8,982,208	325,742	236,117	532	1	612	564
May-22	30.41667	35.50	11,568,400	9,332,492	380,331	316,836	533	1	714	584
Jun-22	30.41667	44.68	14,557,400	9,654,467	478,599	394,891	534	1	896	602
Jul-22	30.41667	46.57	15,175,700	9,935,500	498,927	452,619	534	0	934	617
Aug-22	30.41667	39.75	12,953,200	9,866,267	425,859	467,795	534	0	797	611
Sep-22	30.41667	38.24	12,460,500	9,710,100	409,660	444,815	534	0	767	600
Oct-22	30.41667	35.03	11,415,800	9,774,150	375,314	403,611	534	0	703	603
Nov-22	30.41667	21.27	6,930,100	9,753,083	227,839	337,604	534	0	427	602
Dec-22	30.41667	15.57	5,074,700	9,684,125	166,839	256,664	535	1	312	597
Jan-23	30.41667	14.73	4,800,100	9,706,800	157,812	184,163	535	0	295	598
Feb-23	30.41667	11.98	3,903,000	9,681,817	128,318	150,990	535	0	240	596
Mar-23	30.41667	14.04	4,574,200	9,443,425	150,385	145,505	535	0	281	582
Apr-23	30.41667	17.85	5,818,000	9,145,238	191,277	156,660	535	0	358	560
May-23	30.41667	29.64	9,657,000	8,943,308	317,490	219,717	535	0	593	550
Jun-23	30.41667	25.67	8,366,000	8,427,358	275,047	261,271	535	0	514	518

Appendix B - Landscape Conservation Standards

Planting Specifications:

2. Landscape Option: Builders shall offer homeowners a conservation landscape package such as the LCRA Hill Country Landscape Option (HCLO) which includes only plants selected from Central Texas native and adapted plant list such as the Grow Green Native and Adapted Landscape Plants Guide (available at www.austintexas.gov/department/grow-green) or other native plant source.
3. Turf Selection: Turf that is used as part of the landscape package shall be the appropriate variety for the site location and intended use (see below).

Variety	Drought Tolerance	Shade Tolerance	Heat Tolerance	Wear Tolerance	Water Tolerance	Growing Height
Bermuda (Common and Hybrid)	Good	Poor	Good	Excellent	Medium	½ - 2 inches
Zoysia (Japonica)	Fair	Fair (JaMur)	Good	Good	Medium	¾ - 2 inches
Buffalo (Prairie or 609)	Excellent	Poor	Excellent	Good	Low	3 – 8 inches
St. Augustine	Fair	Good	Fair	Fair	High	2 – 3 inches

4. Invasive Plants: Plants considered to be invasive or environmentally detrimental shall not be used. For a list of invasive plants go to Central Texas and their alternatives, reference the Grow Green Native and Adapted Landscape Plants Guide.
5. Turf Limitation: In new homes, no more than 50 percent of the landscape may be planted in turf.

Soil Specifications:

1. Soil Depth: All irrigated and newly planted turf areas will have a minimum settled soil depth of at least 6 - 8 inches:
 - a. builders and owners will import soil if needed to achieve sufficient soil depth;
 - b. soil in these areas may be either native soil from the site or imported, improved soil;
 - c. improved soil shall have a minimum organic content of 5 percent or will be an amended mix of no less than twenty percent compost blended with sand and loam (caliche shall not be considered as soil);
 - d. undisturbed, non-irrigated natural areas are exempt from these requirements.
2. Soil in new developments:
 - a. native soil shall be stockpiled and reused on site;

-
- b. topsoil that is added to the site shall be incorporated in a 2 to 3 inch scarified transition layer to improve drainage.

Irrigation System Installation, Design, and Maintenance Specifications:

1. Irrigation systems: Landscape irrigation systems shall not be mandatory.
2. Installation: Irrigation systems, if installed, shall be designed, installed, inspected, and maintained according to TCEQ Chapter 344 Landscape Irrigation rules, as well as the following additional criteria:
 - a. New irrigation systems utilizing an automatic controller must be capable of (at minimum) the following functions:
 - i. Multiple irrigation programs, with at least three (3) start times per program; and
 - ii. The ability to limit irrigation frequency to a weekly schedule as well as once every seven (7) days and once every fourteen (14) days.
3. Spray Irrigation: Spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.
4. Common areas: Irrigation systems for entryways and common areas shall incorporate design and conservation features applicable to lot types within the subdivision. Drip irrigation in common areas will be used where feasible. Color-bed changes and turfgrass overseeding in common areas is prohibited
5. Watering Schedule: The developer, builder and/or homeowner association shall promote a watering schedule for both residences and common areas which conserves water and reduces run-off, as follows:
 - June, July, August and September – ½ inch of water no more than twice per week
 - March, April, May and October – ½ inch of water once per week
 - November through February – turn off irrigation system
6. Additionally, as customers of the District, water users may irrigate outdoors using an inground irrigation system or hose-end sprinkler no more than twice per week and only during scheduled days and times as indicated below:
 - a. Residential Customers are allowed to use water for outside irrigation only on the following days, based upon their address:
 - i. Addresses ending in 0,1,2,3: Monday and Thursday.
 - ii. Addresses ending in 4,5,6: Tuesday and Friday
 - iii. Addresses ending in 7,8,9: Wednesday and Saturday No outdoor watering allowed on Sundays
 - b. Commercial Customers (including large landscapes such as HOA common areas) are allowed to use water for outside irrigation only on the following days: Tuesday and Friday – all Commercial and HOAs may water landscapes No outdoor watering allowed on Sundays Watering times are midnight to 10 a.m. and/or 7 p.m. to midnight

-
7. Monitoring: Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner.
 8. Time of Day Irrigation: Watering of common areas and residential landscapes shall be limited to the recommended time of day watering schedule (no watering between 10:00 AM and 7:00 PM) unless irrigation of reclaimed water during the day is necessary to meet regulatory requirements.
 9. Automated irrigation systems shall not be required in any new landscape. However, if irrigation is installed it shall meet the guidelines outlined in this section.
 10. All irrigation systems shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34, and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by TCEQ. Irrigation contractors who install the irrigation systems must be TCEQ-licensed irrigators.
 11. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf can be irrigated with drip, but drip irrigation is not required.
 12. Areas planted with turf shall be on separate zones from areas planted with shrubs, trees or perennials.
 13. Hydrozoning of all areas that are irrigated automatically will be scheduled with plants with similar watering needs.
 14. All automatic irrigation systems are required to have a rain sensor, a soil moisture sensor and/or a weather sensor connected to an irrigation controller to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed. Rain sensors should be adjusted at the ¼-inch setting.
 15. Sprinkler irrigation is prohibited in median strips, parking islands and all landscape areas less than 10 feet from curb to curb or 10 feet in width. Areas less than 10 feet curb-to-curb or 10 feet in width can be irrigated with low-volume irrigation. Low-volume irrigation (subsurface drip irrigation or drip irrigation) shall be installed in long landscape strips less than 10 feet in width to avoid runoff and overspray onto the hardscape.
 16. All new residential irrigation systems are required to have pressure regulation where static operating pressure exceeds the sprinkler manufacturer's recommended operating range to eliminate extensive misting. These may include in-line pressure regulators, flow control valves, or sprinkler devices equipped with pressure regulation stems or nozzles.
 17. Irrigation systems are to have a controller that features multiple start times, rain sensor capability, a water budget feature, and a non-volatile memory in case of power outage.
 18. Scheduling recommendations shall be posted inside or immediately near the controller enclosure box for easy reference.
 19. Homeowners shall be provided with a complete irrigation plan (or as-built drawing) that describes the location of each irrigation zone, control valves, and sprinkler devices.
 20. Sprinkler systems shall be designed with no overspray onto the hardscape.

-
21. Sprinkler zones located at the bottom of sloped terrain along curbs, sidewalks, driveways, and other hardscapes should be equipped with devices that prevent low-head drainage after the sprinkler zone is turned off. In-line check valves and sprinkler heads with check valves already installed will help prevent low-head drainage.
 22. No more than 50% or up to 7,000 square feet of the landscape shall be planted in turf. Longer leafed native grasses and wildflowers that use low amounts of water are not considered turf grass when determining how much turf grass is allowed.
 23. Automatic spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000-square-foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

These standards are similar to the Greater Austin Homebuilder “Sensible Landscaping for Central Texas” guidelines developed with significant input from the LCRA. The standards are meant to provide builders and homeowners with a well-designed, water-efficient landscape. The standards can be adopted through ordinance, deed restriction or covenant where economically feasible and allowed by federal, state and local law.

Soil

- A. There shall be no less than **6 inches** of high-quality topsoil in planted areas.
- B. Topsoil shall be native soil from the site, or fertile, friable, blended soil/compost blend. Topsoil shall not be of any admixture of subsoil or slag and shall be free of stones over 1½ inches in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material that is detrimental to plant growth. If topsoil is delivered, it shall be obtained from a well-drained site that is free of flooding. Topsoil shall not be delivered or spread while in a muddy condition.
- C. Non-native topsoil shall contain not less than 25 percent organic matter (compost) that is blended through the soil.
- D. Topsoil that is added to the site shall be incorporated into the existing surface in a two- to three-inch scarified transition layer to enable water to drain adequately through the different types of soil. Do not scarify within the drip line of existing trees that are to be retained.

Plant Choice

- A. Plants used must be native and drought tolerant.
- B. Turf grasses should be limited to low water use turfs. St. Augustine grasses should not be planted.

-
- C. Invasive plants shall not be used.

Plant Prepping

- A. A hole dug for the plant or tree should be two to three times wider than the container or root ball in which the plant is being stored, ensuring water is able to be absorbed by the plant's roots.
- B. The existing soil should be blended with compost before the sodding or seeding with the recommended turfgrass.

Plant Placement and Spacing

Proper plant placement and spacing is critical to plant health and long-term landscape quality. Placing plants too close to buildings can cause problems with plant disease, as well as insect and structural problems. Proper plant spacing helps ensure good air flow and room for plants to mature without crowding. Consider the mature height and width of plants before planting them.

Mulch

- A. All areas planted with trees, perennials and shrubs shall be finished with a **2- to 4-inch-deep** layer of high-quality 50/50 blend of organic mulch and compost blend.
- B. Wood chip mulch shall be clean wood chips free of man-made debris, shredded into coarse pieces ranging from 1 to 3 inches.
- C. Rock mulch shall be used in planting beds only as temporary mulch until full plant coverage is achieved, or as permanent mulch in areas with native shrubs and perennials.

Maintenance

- A. Replenish mulch/compost blend in non-turf areas every two years at a minimum. Doing so during the fall and spring is recommended.
- B. Aerate turfgrass within the first year of construction and twice a year after that (about Oct. 1 and March 1).
- C. Topdress turfgrass areas with quality compost twice a year (about Oct. 1 and March 1) at a depth of ¼ to ½ inch following the aeration and drag or rake it into the canopy and aeration holes.
- D. Set the automatic irrigation system back to a normal schedule after the establishment period.

Appendix C – New Pool Construction Standards

- A. Private residential swimming pools shall not be installed with sand media filters.
- B. Pool water features installed with public swimming pools or private residential swimming pools must be designed so the water feature can be turned off without affecting the filtering capabilities of the pool. Automatic pool fill features must be designed so they can be turned off in both public and private residential swimming pools.
- C. Pools with shared water between the pool and spa shall be designed so water can be shared without the necessity of an above-ground water feature that cannot be turned off. If a water feature between the spa and the pool exists, the default setting will be for it to be turned off.
- D. Automatic pool fill features must include an automatic pool shut-off feature.
- E. Vanishing or negative edge pools must be designed with catch basins large enough to prevent splashing that leads to increased water use.
- F. Backwash systems must be designed so they may be turned off.
- G. Pool skimmers should be managed in such a way as to minimize water consumption. The range of allowable water within the skimmer fill range should allow for several inches of evaporative loss prior to filling.
- H. All residential swimming pools shall have a hose end timer installed at the nearest hose bib location. In addition, a hose bib back-flow prevention device must be connected to the hose bib fixtures nearest to the pool.
- I. All residential swimming pools shall be installed with a permanent automatic pool cover to minimize evaporative loss when not in use.

Appendix D – Billing Structure

ORDER ESTABLISHING WATER AND WASTEWATER SERVICE RATES, CHARGES, TAP FEES AND SOLID WASTE DISPOSAL/RECYCLING FEES AND ADOPTING GENERAL POLICIES WITH RESPECT TO THE DISTRICT'S WATER, WASTEWATER AND DRAINAGE SYSTEMS

April 18, 2023

THE STATE OF TEXAS

COUNTY OF HAYS

WHEREAS, pursuant to Chapters 49 and 51, Texas Water Code, the Board of Directors (the "Board") of Reunion Ranch WCID (the "District") is authorized to adopt and enforce all necessary rates, charges, fees, and deposits for providing District facilities or services.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF Reunion Ranch WCID as follows:

1. General Policies.

A. Definitions. For purposes of this Order, the following terms shall have the meanings indicated:

1. "Connection" shall mean and refer to each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.
2. "District's representative" shall mean and refer to the general manager of the District or another representative or employee of the District acting pursuant to the direction of the general manager or the Board of Directions of the District.
3. "LUE" shall mean a single unit of service, defined as the typical flow (in gallons per day) that would be produced by a single-family resident. The number of LUE's needed for a connection shall be determined in accordance with the methodology, calculations and procedures used by the West Travis County Public Agency (WTCPUA) for determining LUE conversions by land use that are in effect at the time a connection is needed.

-
4. The "Rules" shall mean and refer to such rules and regulations as the District may adopt pursuant to Section 51.127, Texas Water Code. The term "Rules" shall specifically include, but shall in no respect limited to, the District's "Amended Rules and Regulations Governing Water and Sanitary Sewer Facilities, Service Lines, Connections, Erosion Control, Trash Removal and District Property".
 5. "Systems" shall mean and refer to the District's water, wastewater, and drainage systems.
 6. "Erosion Control Inspection" shall mean verification of proper silt fencing, inlet protection, and trash contamination.
 7. "Site Inspection" shall mean review, inspection, and general overview of lot before construction begins.
 8. "Slab Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; including service line.
 9. "Wall Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; before wall enclosure.
 10. "Fixture Inspection" shall mean verification of non-connection between potable and non-potable water connections; includes correct connections of faucet, hose bib, washing machine, dishwasher connections, etc.
 11. "Final Inspection" shall mean complete inspection of entire lot before builder/owner closure of property.
- B. All Services Required. Except as otherwise expressly authorized in the Rules, no service shall be provided by and through the District's System unless the applicant agrees to receive both water and wastewater service from the District.
- C. All Services Charged. At no time shall the District render water and/or sewer services without charge to any person, firm, corporation, organization, or entity.
- D. Other Utilities. Prior to installing underground cables, pipelines, or other facilities in the area of the District water supply and sanitary sewer collection lines, representatives of utility companies shall meet with the District's representative to file such companies' construction plans and schedules and to review the engineering plans illustrating the location of the District's lines.
11. Connections to the District's Systems.

A. Applications for Connections.

1. Forms and Requirements. Any party desiring to make a connection to the District's Systems shall first make an application to the District's representative in the form approved by the Board of Directors of the District. The applicant shall, upon request, furnish the District's representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000.00 bodily injury and \$50,000.00 property damage, with an underground rider and a completed operations rider.
2. Review and Approval Process. The District's representative shall review all applications for connections to the District's Systems. In the event that the District's representative finds that the materials to be used and the procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as the District's representative deems necessary or convenient to accomplish the purpose and objectives of the Rules.

B. Payment of Fees. Any party desiring to make a connection to the District's water and wastewater system shall pay the appropriate water tap fee and/or sewer tap fee and impact fee to the District's representative at the time the application for such connection is made. No connection shall be made until such fees are paid.

C. Water Impact Fees per LUE and Tap Fees.

1. Water Impact Fee. An impact fee of \$5,250.00 for each LUE for each water tap within the amended final plat of Reunion Ranch Section One, or within the amended final plat of Reunion Ranch Section Two, shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property within those sections. An impact fee equal to the then current West Travis County Public Utility Agency impact fee, for each LUE for each water tap and property not within the amended final plat of Reunion Ranch Section One or the amended final plat of Reunion Ranch Section Two shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property.
2. Tap Fees.

The District's water tap fees shall be as follows:

Meter Size	Water Tap Fee
------------	---------------

5/8" X 3/4"	\$500.00
	\$500.00
1"	\$1,000.00
Over 1"	To be provided at time of application

The District's wastewater tap fees shall be as follows:

Residential	\$500.00
Commercial	\$1,000.00

Sewer tap installation involving excavation of the sewer main shall be performed by the District at cost plus 25% in addition to the above tap fee.

The owner of a water or sewer tap may transfer a purchased tap from one lot within the District to another lot within the District upon application to the District and shall pay a fee of \$30.00

Expiration of Taps. Reservation of capacity through the pre-purchase of water and wastewater taps will expire eighteen (18) months after date of purchase of said tap.

D. District Required Inspection Fees.

1. Residential. The District's fee for each inspection of a water tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.

The District's fee for each inspection of a wastewater tap for a singlefamily residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.

The District's fee for the final sewer inspection is \$250.00 this inspection includes televising of the lines. A sewer service camera inspection shall be required when gravity flow sewer lines exist between the house and main sewer line.

2. Commercial. The District's fee for each inspection of a water tap for a commercial structure (including apartment complexes) is \$100.00 per

hour. An estimated cost will be determined during the tap application process. The fee for the first inspection must be paid at the time the tap is purchased. The fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

The District's fee for the first inspection of a wastewater tap for a commercial structure (including apartment complexes) is \$100.00 per hour. An estimated fee will be determined during the tap application process. Fees are due at the time the tap is purchased. The Fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

3. Pools. The District's fee for the two inspections of installation of a pool after the initial construction shall be \$100.00. Any required reinspection shall incur an additional fee of \$50.00.
4. Grinder Pump Station. Grinder Station Inspection Fee will be assessed at \$150.00 per inspection.
5. Backflow Prevention. Backflow Inspections Fee will be assessed at \$75.00 per device.

E. Customer Service Inspections (New Construction). The District will conduct inspections of new residential and commercial construction as required by the TCEQ. Inspections will include erosion, cross-connections, site slab line, wall line, fixture and final site survey a fee of \$350.00 is required for these inspections. In addition, an inspection will be performed on all new irrigation systems, pools, spas, water purification systems, etc. fees will be \$50.00. The applicable inspection fees will be paid at the time of purchase of the water and wastewater tap for the new construction. If an inspection is failed, a re-inspection fee of \$75.00 will be assessed for any re-inspection required. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have failed, and the re-inspection fee will be assessed.

F. Transfer Fee. A customer who desires to transfer service from one address within the District to another address shall pay a transfer fee of \$30.00 which shall be collected at the time of the transfer of service. Customers who have a twenty-four (24) month or more prompt payment record shall not be required to pay said Transfer Fee.

G. Security Deposit Residential.

- 1 Residential. A security deposit of \$150.00 per connection shall be paid to the District's representative by each residential customer either prior to the initiation of service or billed on the first month's water bill. Security

deposits shall not be transferable to another party and shall be held by the District to assure the prompt payment of all bills for water and wastewater services to the customer. Following eighteen (18) months of prompt payment, when due, of the District's utility bills, a customer who owns and occupies a residence within the District shall, upon written request to the District's representative, be entitled to a refund of its security deposit; provided however, that the District may require the customer to replace the security deposit in the event the customer thereafter makes late payments for two (2) or more consecutive months.

At its option, the District may apply all or any part of a customer's security deposit against any delinquent bill of the customer. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the customer's delinquency or upon the customer's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the customer. In no event shall the security deposit bear interest for the benefit of the customer.

- 2 Commercial Security Deposit. An amount equal to \$100.00 times the number of fee units or \$10,000.00 whichever is less.
- 3 Pool Deposit. A customer who installs a pool shall provide a deposit of \$1,500.00 which shall be applied as provided in the District's Rules and Regulations.
- 4 Homebuilder Deposit. Each homebuilder within the District must maintain a builder deposit of (i) \$1,000.00, if one house is being constructed by the homebuilder; or (ii) \$2,000.00, if more than one house is being constructed by the homebuilder. No taps will be sold to a homebuilder until this deposit is paid. Homebuilder deposits are nontransferable, and any inspection fees coming due to the District may be charged against this deposit.

At its option, the District may apply all or any part of a Homebuilder's deposit against any delinquent bill of the builder. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the builder's delinquency or upon the builder's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the builder. In no event shall the Homebuilder's deposit bear interest for the benefit of the builder.

- H. Additional Charges. Any non-routine charges incurred by the District in connection with any water tap, sewer tap, and/or inspection shall be the

responsibility of the applicant for such connection and shall be payable to the District upon demand.

111. Water and Wastewater Service.

- A. Applications for Service. On or before two (2) business days prior to activation of service, any party desiring to receive service from the District's water or wastewater systems shall make an application for such service to the District's representative in the form approved by the Board of Directors of the District. All applications shall be made by the record owner or renter of the property for which service is being requested. Proof of residency shall be furnished to the District's representative upon request. Application fee is set at \$30.00. If requested and same day activation of service is possible, such expedited Application fee is set at \$50.00.
- B. Grinder Pump Systems. The Customer shall install a pressure sewer system component, hereinafter referred to as a grinder pump system ("Grinder Pump System") in those circumstances where the elevation and/or slope of the Property in relation to the location of the District's System requires the installation of a pressure sewer system in order to transport Customer's sewage to the District's System.
1. Design and Installation. The District shall have the right to prior approval of the design of the Grinder Pump System, including materials, equipment, and location of the Grinder Pump System, prior to installation of the Grinder Pump System by the Customer. The Customer shall obtain from the District's engineer the design requirements for the Grinder Pump System for the Property. The design requirements shall be determined by the District's engineer and shall be in accordance with the rules of the TCEQ for alternative sewage collection systems, as those rules are amended by the TCEQ.
 2. Inspection Prior to Service. The District shall have the right to inspect and approve the installed Grinder Pump prior to initiation of service to the Property. The Customer shall give the District at least five (5) business days' notice requesting an inspection.
 3. Maintenance and Repair. The Customers shall immediately notify the District upon discovery of any alarm or possible malfunction of the Grinder Pump.
 4. Right of Access. The Customer will provide the District with a right of access to the Customer's property at any time in case of an emergency and at all other reasonable times in a non-emergency case for the purposes of

making any improvements, maintenance, repairs, and replacement of any components of the Grinder Pump System, including any Service Lines

from the pump to the wastewater collection system and the service isolation valve in order to protect the integrity of the System.

5. Supply of Power. The Customer shall be responsible for supplying power to the Grinder Pump System and for all costs associated with supplying power associated with the operation of the Grinder Pump System.
6. Ownership. The District and the Customer agree that the Grinder Pump System is the property of the Customer; however, once the Grinder Pump System is installed, it becomes an integral component of the District's System and not as a part of the home plumbing for the Property as required by the Rules of the TCEQ.

C. Water and Sewer Service Rates. The following rates and charges for the sale of water and the collection and disposal of sewage shall be in effect for residential customers, including multi-family and apartment, and commercial customers within the District from the effective date of this Order

1. General Provisions.

a. Bills for Sewer Service.

Bills for sewer service shall be computed (i) on the basis of the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January, and February; or (ii) on the basis of the customer's current monthly water bill, whichever is less.

If a residential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall be calculated based upon (i) the customer's current monthly water usage; or (ii) on the basis of 4,000 gallons water usage per month, whichever is less.

If a nonresidential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall (i) be calculated based upon the customer's current monthly water usage; or (ii) be calculated by measuring actual sewage volume, on a basis acceptable to the District,

at the expense of the customer, and correlating such volume to the schedule set forth below.

For purposes of calculating monthly water rates for irrigation meters, the winter average shall be deemed to be 5,000 gallons per month per Living Unit Equivalent.

Anything herein to the contrary notwithstanding, no charge for wastewater service shall be made based on water used as a result of a Special Connection authorized pursuant to the Rules.

- b. Form of Payment. Payments, other than delinquent accounts, may be made in the form of personal check, credit card, cashier's check or money order. Customers of the District may also pay monthly bills via alternative payment options provided through the District, the District's representative, or third-party service providers, including but not limited to, online check and credit card payments, check and credit card payments processed by telephone, automatic monthly debt programs, and other payment option as they become available. All alternative payment options offered by the District are provided merely as a convenience to customers and such alternative payment options may be discontinued by the District at any time in its sole discretion. Certain payment options are made available through third party service providers who may charge fees in connection with such payment options. Such fees are the sole responsibility of the customer and are separate and apart from any amount owed by the customer to the District. Non-payment of any such fees shall subject the customer to termination of service in accordance with this Order. If any customer payment is refused or returned by the processing financial institution, the District will charge the customer a return item fee of \$25.00. Acceptable payment options for delinquent accounts are restricted as specified elsewhere in this Order.

- c. Meter Re-reads and Tests.

Any party desiring to have a meter reading confirmed is subject to a \$50.00 fee if it is found that the meter read is reading correctly. Such fee will be assessed to the customer's next water bill.

An accuracy test may be performed at the written request of the customer. If the results from the accuracy test prove to be 95% or above accurate, a charge in the amount of \$100.00 will be assessed to the customer's next water bill.

2. Monthly Rates for In-District Water Effluent and Sewer.

Residential customers shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

Gallon Charge for Water (per 1,000 gallons)	\$3.64	0 — 10,000 gallons
	\$4.00	10 001 - 15 000 gallons
	\$4.58	15 001 -20,000 gallons
	\$5.88	20,001 25,000 gallons
	\$7.28	25 001 30 000 gallons
	\$12.48	30,001 -40 000 gallons
	\$15.60	40 001 and over

Homeowner Associations shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

Gallon Charge for Water (per 1,000 gallons)	\$2.60	Per 1,000 gallons
---	--------	-------------------

EFFLUENT RATES (Effective on May 17, 2022).

Homeowner Associations shall be charged a monthly base fee of \$0.00 and a volume charge of \$0.00 per 1,000 gallons for use of effluent for irrigation.

All other customers wishing to use effluent must enter into a separate agreement with the District.

All customers shall be charged for wastewater as follows:

Basic Service Charge Wastewater Per LUE \$36.40

Gallon Charge for Wastewater (per 1,000 gallons)	\$3.38	Per 1,000 gallons
--	--------	-------------------

3. Fire Hydrant Meter Fees. Sale of water on a temporary basis from fire hydrants within the District shall be requested from the District's representative. There shall be charged and collected for each fire hydrant meter application fee of \$30.00, an installation fee of \$125.00 and a security deposit of \$2,000.00. It is understood that such installation fee shall include a required back flow prevention test. The security deposit shall be refunded to the applicant at the time the meter is returned in good working order less any amounts due for damage to the meter, other equipment, or water bills due.

4. Leak Billing Adjustments.

Customers may contact the District if they believe their water bill is unusually high, possibly due to a leak in the water system, and the following procedures will be followed to determine if a billing adjustment is appropriate:

- a. The District's Representative reviews the water usage to confirm the monthly usage is higher than the average time of year and will ask the customer if there was a leak in the home or irrigation.
- b. If the customer had a leak and has a repair invoice for an underground leak or irrigation repair made in the time associated with the high water use, the District's Representative will calculate the total water use down to the first tier's rate in accordance with the following: if any adjustment is made, the current/leak usage will be compared to the prior years' usage for the same time period, which shall not exceed three months, and then the amount of water loss due to the leak will be billed to the customer at the lowest tiered rate for the period of the leak not to exceed three-months in any 12-month period. Any late fees will not be waived.
- c. If the customer had a leak and has not repaired it, the District's Representative will request that the customer hire a plumber to investigate. No leak adjustment will be considered without a repair for an underground leak or irrigation repair.
- d. If the customer believes there is no leak causing high water usage, the District's Representative will offer to test the meter to determine if the District meter is recording water flow incorrectly.
 - i. If the meter results show there is an issue with the meter adverse to the customer, the District's Manager will adjust the billing to an average of water use over the last year's average during the same season.
 - ii. If the meter is tested and there are no issues adverse to the customer, the customer will pay for the testing. The charge is \$50.00.

The District's Representative may offer a payment plan up to 3 months. The Board must approve a longer payment plan.

For residential customers, the District's Representative shall, in cases where the approved water billing adjustment is for usage in December, January or February, also adjust the monthly usage for purposes of

calculating the winter average, to the amount of usage in that month in the preceding year. For Homeowner Associations, the District's Representative shall, in cases where a water billing adjustment is approved for a non-irrigation meter, also adjust the wastewater billing to amount billed in the same month of the prior year, if the nature of the leak is such that the leaking water likely did not enter the District's wastewater system.

5. Delinquent Accounts and Discontinuation of Service.

- a. Due Date. The District shall bill each customer monthly for all services rendered in the preceding month. All bills shall be due on the due date as specified on the bills and shall become delinquent if not paid as set forth on the bills. For accounting purposes only, and with District board approval, the District's representative shall write off accounts receivable over ninety (90) days past due. This shall in no way relieve the past due customer of any liability for payment. The District's representative shall turn all overdue accounts over to a collection agency for appropriate action.
- b. Late Charge. A late charge of ten percent (10%) of the amount of the bill shall be added for each monthly billing date the delinquent amount, including a delinquent stand-by fee, remains unpaid. If a bill remains delinquent for fifteen (15) days, water service shall be discontinued in accordance with this paragraph. Prior to termination, the customer shall be notified of the amount due by letter sent by United States Mail, First Class. A delinquent bill renders the entire account delinquent and the entire account must be paid in full in order to avoid interruption of service. The notice shall state the date upon which water service shall be terminated, which date shall be not less than seven (7) days from the date such notice is sent. Such notice shall state the time and place at which the account may be paid and that any errors in the bill may be corrected by contacting the District's representative, whose telephone number shall also be given in such notice. Provided, however, that in the event the customer contacts the District's representative within such seven (7) day period, the District's representative may, at its option, allow the customer to make arrangements to pay the delinquent amount in installments to be approved by the District's representative. Prior to termination, the customer shall receive three (3) days' notice of such termination by the District's representative placing the notice at the customer's service address. After termination of service, payment by the customer of delinquent amounts due and reconnection charges shall be payable only credit card, money order, or cashier's check. No personal checks will be accepted

- c. Dishonored Checks. Water service shall be discontinued in accordance with this Section for any account for which a check for payment has been dishonored by the financial institution. Prior to termination, the customer shall receive a three (3) day notice of such termination by the District's representative placing the notice at the customer's service address. Payment by the customer who has presented a dishonored check shall be made by credit card, money order, or cashier's check. Personal checks will not be accepted. The District further reserves the right to charge a customer paying a bill with a check which is dishonored an amount established from time to time by the District's representative, which amount shall be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District

- d. Reconnection of Service after Discontinuation. If service to a Customer is discontinued for nonpayment of a delinquent bill or for any cause legally authorized (including discontinuation upon a Customer's request), the charges set forth below shall apply, and such charges must be paid prior to reconnection. In addition to the charges set forth below, and in addition to any required replenishment of a Customer's security deposit previously established under Section II(G) herein, an additional reconnection security deposit of \$150.00, payable in accordance with this Order, shall be paid prior to service being restored. Upon payment of the reconnection security deposit by a Customer, such deposit shall be retained and administered in accordance with Districts rate order. Payment of all deposits, fees and charges under this Section must be in the form of cash, cashier's check, or money order.

When meter has been removed \$100.00
 When meter has not been removed \$ 40.00
 Additional after-hours charge (after 4 p.m.) \$100.00

Wastewater System. Two times the cost to the District.

The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys' fees.

6. Unauthorized Use of Water.

Any person, corporation, or other entity which takes or uses water without prior authorization of the District violates this Rate Order and shall be subject to a penalty of \$200.00 for each breach of this provision and shall be charged for water taken or used at the applicable rates as established in the foregoing. Each day that a breach of this section continues shall be

considered a separate breach. All water use, other than by grants of the District, will be through a meter provided to the user by the District. The District shall not allow use of District water or connection to the District's water system until all outstanding penalties assessed have been paid. This penalty shall be in addition to the other penalties provided by the laws of the State and to any other legal rights and remedies of the District as may be allowed by law. Board determination of a violation is required in order to levy a penalty and upon such determination, notice in writing shall be delivered to the person, corporation, or entity held in violation providing said person the opportunity to appear before the Board and address the imposition of said penalty.

7. Amounts Owed to The District Resulting from Enforcement of District Rules. Fines, penalties, costs, expenses, reimbursements and any other charges imposed by the District pursuant to enforcement of the Rules shall be added to and included on the bills sent monthly to customers, and in accordance with Texas Water Code Section 49.212, shall be subject to the treatment of delinquent accounts as hereinafter provided.

The District shall charge each customer any regulatory assessment required by the Texas Commission on Environmental Quality.

IV. Water Conservation and Drought Contingency Plan.

The District's Water Conservation and Drought Contingency Plan are incorporated by reference into this Rate Order, specifically including, but not limited to, the enforcement provisions in Section 10.1. The Water Conservation and Drought Contingency Plan may be amended from time to time. Such amendments shall also be incorporated in their entirety when adopted by the Board.

V. Filing of Order.

The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

VI. Effective Date.

The effective date of this Order shall be the next billing cycle after April 18, 2023.



Dennis B. Daniel, President
Board of Directors

ATTEST:



John Genter, Assistant Secretary
Board of Directors

(DISTRICT SEAL)

**CONSENT AND RELEASE AGREEMENT REGARDING
SURPLUS BOND PROCEEDS**

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

THIS CONSENT AND RELEASE AGREEMENT REGARDING SURPLUS BOND PROCEEDS is by and between Reunion Ranch Water Control and Improvement District (the “District”) and Taylor Morrison of Texas, Inc. (“Taylor Morrison”).

RECITALS

WHEREAS, the District and Taylor Morrison entered into a Utility Construction Agreement between Reunion Ranch Water Control and Improvement District and Taylor Morrison with an effective date of April 25, 2012 (the “Agreement”); and

WHEREAS, the Agreement provided for reimbursements for the cost of construction of certain improvements (the “Improvements”) by Taylor Morrison within the District; and

WHEREAS, the District issued bonds in 2020 to reimburse Taylor Morrison for Improvements, up to the bond authorization previously approved; and

WHEREAS, as of October 14, 2024, there remained \$56,197.33 in the District’s Capital Projects Fund for the District with interest continuing to accrue thereon (“Surplus Bond Proceeds”); and

WHEREAS, the District now desires to apply the Surplus Bond Proceeds to the effluent reuse project to reduce the amount of potable water utilized for irrigation in the District (“Effluent Reuse Project”); and

WHEREAS, Taylor Morrison desires to release the District of any obligation to reimburse Taylor Morrison utilizing the Surplus Bond Proceeds and instead consents to the District’s applying those funds to the Effluent Reuse Project.

NOW, THEREFORE, for and in consideration ten dollars and zero cents (\$10.00) and of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and Taylor Morrison agree to as follows:

1. Consent. Taylor Morrison consents to the use by the District of the Surplus Bond Proceeds for its Effluent Reuse Project to improve the systems of the District to utilize effluent reuse instead of potable water for certain irrigation areas within the District.

2. Release. Taylor Morrison hereby releases the District of its obligations, if any, to reimburse Taylor Morrison from the Surplus Bond Proceeds. Taylor Morrison agrees that it fully waives any further right of reimbursement by the District from the Surplus Bond Proceeds.

3. Use of Funds. The District hereby agrees that it will use the Surplus Bond Proceeds only for the Effluent Reuse Project, subject to the exceptions contained in paragraph 4 below.

4. Exceptions. The District will use all the Surplus Bond Proceeds for the Effluent Reuse Project. However, in the event that the Surplus Bond Proceeds are not exhausted at the time of the completion of the Effluent Reuse Project, the District shall be allowed, and Taylor Morrison hereby does consent to, the use of the remaining Surplus Bond Proceeds to be used in any manner deemed appropriate by the Board of Directors for the District and in accordance with all applicable laws and regulations of the State of Texas and the United States of America.

WITNESS the execution of this Agreement in multiple counterparts, each of equal dignity, as of the ____ day of November, 2023.

REUNION RANCH WATER CONTROL AND
IMPROVEMENT DISTRICT

Dennis Daniel, President
Reunion Ranch WCID

ATTEST:

Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]

TAYLOR MORRISON OF TEXAS, INC.,
a Texas corporation

Michael Slack, Vice President

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2023 by
Dennis Daniel, as President of Reunion Ranch Water Control and Improvement District.

Notary Public, State of Texas

[SEAL]

Typed or Printed Name
My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2023, by
Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf
of that corporation.

Notary Public, State of Texas

[SEAL]

Typed or Printed Name
My Commission Expires: _____

ORDER ESTABLISHING WATER AND WASTEWATER SERVICE
RATES, CHARGES, TAP FEES AND SOLID WASTE DISPOSAL/RECYCLING FEES AND
ADOPTING GENERAL POLICIES WITH RESPECT TO THE DISTRICT'S WATER,
WASTEWATER AND DRAINAGE SYSTEMS

~~November 21~~ April 18, 2023

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

WHEREAS, pursuant to Chapters 49 and 51, Texas Water Code, the Board of Directors (the "Board") of Reunion Ranch WCID (the "District") is authorized to adopt and enforce all necessary rates, charges, fees, and deposits for providing District facilities or services.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF Reunion Ranch WCID as follows:

I. General Policies.

A. Definitions. For purposes of this Order, the following terms shall have the meanings indicated:

1. "Connection" shall mean and refer to each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.
2. "District's representative" shall mean and refer to the general manager of the District or another representative or employee of the District acting pursuant to the direction of the general manager or the Board of Directions of the District.
3. "LUE" shall mean a single unit of service, defined as the typical flow (in gallons per day) that would be produced by a single-family resident. The number of LUE's needed for a connection shall be determined in accordance with the methodology, calculations and procedures used by the West Travis County Public Agency (WTCPUA) for determining LUE conversions by land use that are in effect at the time a connection is needed.
4. The "Rules" shall mean and refer to such rules and regulations as the District may adopt pursuant to Section 51.127, Texas Water Code. The term "Rules" shall specifically include, but shall in no respect limited to, the District's "Amended Rules and Regulations Governing Water and

Sanitary Sewer Facilities, Service Lines, Connections, Erosion Control, Trash Removal and District Property”.

5. “Systems” shall mean and refer to the District’s water, wastewater, and drainage systems.
 6. “Erosion Control Inspection” shall mean verification of proper silt fencing, inlet protection, and trash contamination.
 7. “Site Inspection” shall mean review, inspection, and general overview of lot before construction begins.
 8. “Slab Line Inspection” shall mean verification of non-connection between potable and non-potable water connections; including service line.
 9. “Wall Line Inspection” shall mean verification of non-connection between potable and non-potable water connections; before wall enclosure.
 10. “Fixture Inspection” shall mean verification of non-connection between potable and non-potable water connections; includes correct connections of faucet, hose bib, washing machine, dishwasher connections, etc.
 11. “Final Inspection” shall mean complete inspection of entire lot before builder/owner closure of property.
- B. All Services Required. Except as otherwise expressly authorized in the Rules, no service shall be provided by and through the District’s System unless the applicant agrees to receive both water and wastewater service from the District.
- C. All Services Charged. At no time shall the District render water and/or sewer services without charge to any person, firm, corporation, organization, or entity.
- D. Other Utilities. Prior to installing underground cables, pipelines, or other facilities in the area of the District water supply and sanitary sewer collection lines, representatives of utility companies shall meet with the District’s representative to file such companies’ construction plans and schedules and to review the engineering plans illustrating the location of the District’s lines.

II. Connections to the District's Systems.

A. Applications for Connections.

1. Forms and Requirements. Any party desiring to make a connection to the District's Systems shall first make an application to the District's representative in the form approved by the Board of Directors of the District. The applicant shall, upon request, furnish the District's representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000.00 bodily injury and \$50,000.00 property damage, with an underground rider and a completed operations rider.
2. Review and Approval Process. The District's representative shall review all applications for connections to the District's Systems. In the event that the District's representative finds that the materials to be used and the procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as the District's representative deems necessary or convenient to accomplish the purpose and objectives of the Rules.

- B. Payment of Fees. Any party desiring to make a connection to the District's water and wastewater system shall pay the appropriate water tap fee and/or sewer tap fee and impact fee to the District's representative at the time the application for such connection is made. No connection shall be made until such fees are paid.

C. Water Impact Fees per LUE and Tap Fees.

1. Water Impact Fee. ~~An impact fee of \$5,250.00 for each LUE for each water tap within the amended final plat of Reunion Ranch Section One, or within the amended final plat of Reunion Ranch Section Two, shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property within those sections.~~ An impact fee equal to the then current West Travis County Public Utility Agency impact fee, for each LUE for each water tap ~~and property not within the amended final plat of Reunion Ranch Section One or the amended final plat of Reunion Ranch Section Two~~ shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property.

2. Tap Fees.

The District's water tap fees shall be as follows:

Meter Size	Water Tap Fee
5/8" x 3/4"	\$500.00
3/4" x 3/4"	\$500.00
1"	\$1,000.00
Over 1"	To be provided at time of application

The District's wastewater tap fees shall be as follows:

Residential	\$500.00
Commercial	\$1,000.00

Sewer tap installation involving excavation of the sewer main shall be performed by the District at cost plus 25% in addition to the above tap fee.

The owner of a water or sewer tap may transfer a purchased tap from one lot within the District to another lot within the District upon application to the District and shall pay a fee of \$30.00

Expiration of Taps. Reservation of capacity through the pre-purchase of water and wastewater taps will expire eighteen (18) months after date of purchase of said tap.

D. District Required Inspection Fees.

1. Residential. The District's fee for each inspection of a water tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.

The District's fee for each inspection of a wastewater tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.

The District's fee for the final sewer inspection is \$250.00 this inspection includes televising of the lines. A sewer service camera inspection shall be required when gravity flow sewer lines exist between the house and main sewer line.

2. Commercial. The District's fee for each inspection of a water tap for a commercial structure (including apartment complexes) is \$100.00 per

hour. An estimated cost will be determined during the tap application process. The fee for the first inspection must be paid at the time the tap is purchased. The fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

The District's fee for the first inspection of a wastewater tap for a commercial structure (including apartment complexes) is \$100.00 per hour. An estimated fee will be determined during the tap application process. Fees are due at the time the tap is purchased. The Fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

3. Pools. The District's fee for the two inspections of installation of a pool after the initial construction shall be \$100.00. Any required reinspection shall incur an additional fee of \$50.00.
 4. Grinder Pump Station. Grinder Station Inspection Fee will be assessed at \$150.00 per inspection.
 5. Backflow Prevention. Backflow Inspections Fee will be assessed at \$75.00 per device.
- E. Customer Service Inspections (New Construction). The District will conduct inspections of new residential and commercial construction as required by the TCEQ. Inspections will include erosion, cross-connections, site slab line, wall line, fixture and final site survey a fee of \$350.00 is required for these inspections. In addition, an inspection will be performed on all new irrigation systems, pools, spas, water purification systems, etc. fees will be \$50.00. The applicable inspection fees will be paid at the time of purchase of the water and wastewater tap for the new construction. If an inspection is failed, a re-inspection fee of \$75.00 will be assessed for any re-inspection required. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have failed, and the re-inspection fee will be assessed.
- F. Transfer Fee. A customer who desires to transfer service from one address within the District to another address shall pay a transfer fee of \$30.00 which shall be collected at the time of the transfer of service. Customers who have a twenty-four (24) month or more prompt payment record shall not be required to pay said Transfer Fee.
- G. Security Deposit Residential.
1. Residential. A security deposit of \$150.00 per connection shall be paid to the District's representative by each residential customer either prior to the initiation of service or billed on the first month's water bill. Security

deposits shall not be transferable to another party and shall be held by the District to assure the prompt payment of all bills for water and wastewater services to the customer. Following eighteen (18) months of prompt payment, when due, of the District's utility bills, a customer who owns and occupies a residence within the District shall, upon written request to the District's representative, be entitled to a refund of its security deposit; provided however, that the District may require the customer to replace the security deposit in the event the customer thereafter makes late payments for two (2) or more consecutive months.

At its option, the District may apply all or any part of a customer's security deposit against any delinquent bill of the customer. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the customer's delinquency or upon the customer's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the customer. In no event shall the security deposit bear interest for the benefit of the customer.

2. Commercial Security Deposit. An amount equal to \$100.00 times the number of fee units or \$10,000.00 whichever is less.
3. Pool Deposit. A customer who installs a pool shall provide a deposit of \$1,500.00 which shall be applied as provided in the District's Rules and Regulations.
4. Homebuilder Deposit. Each homebuilder within the District must maintain a builder deposit of (i) \$1,000.00, if one house is being constructed by the homebuilder; or (ii) \$2,000.00, if more than one house is being constructed by the homebuilder. No taps will be sold to a homebuilder until this deposit is paid. Homebuilder deposits are non-transferable, and any inspection fees coming due to the District may be charged against this deposit.

At its option, the District may apply all or any part of a Homebuilder's deposit against any delinquent bill of the builder. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the builder's delinquency or upon the builder's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the builder. In no event shall the Homebuilder's deposit bear interest for the benefit of the builder.

- H. Additional Charges. Any non-routine charges incurred by the District in connection with any water tap, sewer tap, and/or inspection shall be the responsibility of the applicant for such connection and shall be payable to the District upon demand.

III. Water and Wastewater Service.

- A. Applications for Service. On or before two (2) business days prior to activation of service, any party desiring to receive service from the District's water or wastewater systems shall make an application for such service to the District's representative in the form approved by the Board of Directors of the District. All applications shall be made by the record owner or renter of the property for which service is being requested. Proof of residency shall be furnished to the District's representative upon request. Application fee is set at \$30.00. If requested and same day activation of service is possible, such expedited Application fee is set at \$50.00.
- B. Grinder Pump Systems. The Customer shall install a pressure sewer system component, hereinafter referred to as a grinder pump system ("Grinder Pump System") in those circumstances where the elevation and/or slope of the Property in relation to the location of the District's System requires the installation of a pressure sewer system in order to transport Customer's sewage to the District's System.
1. Design and Installation. The District shall have the right to prior approval of the design of the Grinder Pump System, including materials, equipment, and location of the Grinder Pump System, prior to installation of the Grinder Pump System by the Customer. The Customer shall obtain from the District's engineer the design requirements for the Grinder Pump System for the Property. The design requirements shall be determined by the District's engineer and shall be in accordance with the rules of the TCEQ for alternative sewage collection systems, as those rules are amended by the TCEQ.
 2. Inspection Prior to Service. The District shall have the right to inspect and approve the installed Grinder Pump prior to initiation of service to the Property. The Customer shall give the District at least five (5) business days' notice requesting an inspection.
 3. Maintenance and Repair. The Customers shall immediately notify the District upon discovery of any alarm or possible malfunction of the Grinder Pump.
 4. Right of Access. The Customer will provide the District with a right of access to the Customer's property at any time in case of an emergency and at all other reasonable times in a non-emergency case for the purposes of making any improvements, maintenance, repairs, and replacement of any components of the Grinder Pump System, including any Service Lines

from the pump to the wastewater collection system and the service isolation valve in order to protect the integrity of the System.

5. Supply of Power. The Customer shall be responsible for supplying power to the Grinder Pump System and for all costs associated with supplying power associated with the operation of the Grinder Pump System.
6. Ownership. The District and the Customer agree that the Grinder Pump System is the property of the Customer; however, once the Grinder Pump System is installed, it becomes an integral component of the District's System and not as a part of the home plumbing for the Property as required by the Rules of the TCEQ.

C. Water and Sewer Service Rates. The following rates and charges for the sale of water and the collection and disposal of sewage shall be in effect for residential customers, including multi-family and apartment, and commercial customers within the District from the effective date of this Order

1. General Provisions.
 - a. Bills for Sewer Service.

Bills for sewer service shall be computed (i) on the basis of the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January, and February; or (ii) on the basis of the customer's current monthly water bill, whichever is less.

If a residential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall be calculated based upon (i) the customer's current monthly water usage; or (ii) on the basis of 4,000 gallons water usage per month, whichever is less.

If a nonresidential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall (i) be calculated based upon the customer's current monthly water usage; or (ii) be calculated by measuring actual sewage volume, on a basis acceptable to the District, at the expense of the customer, and correlating such volume to the schedule set forth below.

For purposes of calculating monthly water rates for irrigation meters, the winter average shall be deemed to be 5,000 gallons per month per Living Unit Equivalent.

Anything herein to the contrary notwithstanding, no charge for wastewater service shall be made based on water used as a result of a Special Connection authorized pursuant to the Rules.

b. Form of Payment. Payments, other than delinquent accounts, may be made in the form of personal check, credit card, cashier's check or money order. Customers of the District may also pay monthly bills via alternative payment options provided through the District, the District's representative, or third-party service providers, including but not limited to, online check and credit card payments, check and credit card payments processed by telephone, automatic monthly debt programs, and other payment option as they become available. All alternative payment options offered by the District are provided merely as a convenience to customers and such alternative payment options may be discontinued by the District at any time in its sole discretion. Certain payment options are made available through third party service providers who may charge fees in connection with such payment options. Such fees are the sole responsibility of the customer and are separate and apart from any amount owed by the customer to the District. Non-payment of any such fees shall subject the customer to termination of service in accordance with this Order. If any customer payment is refused or returned by the processing financial institution, the District will charge the customer a return item fee of \$25.00. Acceptable payment options for delinquent accounts are restricted as specified elsewhere in this Order.

c. Meter Re-reads and Tests.

Any party desiring to have a meter reading confirmed is subject to a \$50.00 fee if it is found that the meter read is reading correctly. Such fee will be assessed to the customer's next water bill.

An accuracy test may be performed at the written request of the customer. If the results from the accuracy test prove to be 95% or above accurate, a charge in the amount of \$100.00 will be assessed to the customer's next water bill.

2. Monthly Rates for In-District Water, Effluent, and Sewer.

Residential customers shall be charged for water as follows:

Basic Service Charge Water Per LUE	\$41.60
------------------------------------	---------

Gallon Charge for Water (per 1,000 gallons)	\$3.64	0 – 10,000 gallons
	\$4.00	10,001 – 15,000 gallons
	\$4.58	15,001 – 20,000 gallons
	\$5.88	20,001 – 25,000 gallons
	\$7.28	25,001 – 30,000 gallons
	\$12.48	30,001 – 40,000 gallons
	\$15.60	40,001 and over

Homeowner Associations shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

Gallon Charge for Water (per 1,000 gallons)	\$2.60	Per 1,000 gallons
---	--------	-------------------

EFFLUENT RATES (Effective on May 17, 2022).

Homeowner Associations shall be charged a monthly base fee of \$0.00 and a volume charge of \$0.00 per 1,000 gallons for use of effluent for irrigation.

All other customers wishing to use effluent must enter into a separate agreement with the District.

All customers shall be charged for wastewater as follows:

Basic Service Charge Wastewater Per LUE \$36.40

Gallon Charge for Wastewater (per 1,000 gallons)	\$3.38	Per 1,000 gallons
--	--------	-------------------

3. Fire Hydrant Meter Fees. Sale of water on a temporary basis from fire hydrants within the District shall be requested from the District’s representative. There shall be charged and collected for each fire hydrant meter application fee of \$30.00, an installation fee of \$125.00 and a security deposit of \$2,000.00. It is understood that such installation fee shall include a required back flow prevention test. The security deposit shall be refunded to the applicant at the time the meter is returned in good working order less any amounts due for damage to the meter, other equipment, or water bills due.

4. Leak Billing Adjustments.

Customers may contact the District if they believe their water bill is unusually high, possibly due to a leak in the water system, and the

following procedures will be followed to determine if a billing adjustment is appropriate:

- a. The District's Representative reviews the water usage to confirm the monthly usage is higher than the average time of year and will ask the customer if there was a leak in the home or irrigation.
- b. If the customer had a leak and has a repair invoice for an underground leak or irrigation repair made in the time associated with the high water use, the District's Representative will calculate the total water use down to the first tier's rate in accordance with the following: if any adjustment is made, the current/leak usage will be compared to the prior years' usage for the same time period, which shall not exceed three months, and then the amount of water loss due to the leak will be billed to the customer at the lowest tiered rate for the period of the leak not to exceed three-months in any 12-month period. Any late fees will not be waived.
- c. If the customer had a leak and has not repaired it, the District's Representative will request that the customer hire a plumber to investigate. No leak adjustment will be considered without a repair for an underground leak or irrigation repair.
- d. If the customer believes there is no leak causing high water usage, the District's Representative will offer to test the meter to determine if the District meter is recording water flow incorrectly.
 - i. If the meter results show there is an issue with the meter adverse to the customer, the District's Manager will adjust the billing to an average of water use over the last year's average during the same season.
 - ii. If the meter is tested and there are no issues adverse to the customer, the customer will pay for the testing. The charge is \$50.00.

The District's Representative may offer a payment plan up to 3 months. The Board must approve a longer payment plan.

For residential customers, the District's Representative shall, in cases where the approved water billing adjustment is for usage in December, January or February, also adjust the monthly usage for purposes of calculating the winter average, to the amount of usage in that month in the preceding year. For Homeowner Associations, the District's Representative shall, in cases where a water billing adjustment is approved

for a non-irrigation meter, also adjust the wastewater billing to amount billed in the same month of the prior year, if the nature of the leak is such that the leaking water likely did not enter the District's wastewater system.

5. Delinquent Accounts and Discontinuation of Service.

- a. Due Date. The District shall bill each customer monthly for all services rendered in the preceding month. All bills shall be due on the due date as specified on the bills and shall become delinquent if not paid as set forth on the bills. For accounting purposes only, and with District board approval, the District's representative shall write off accounts receivable over ninety (90) days past due. This shall in no way relieve the past due customer of any liability for payment. The District's representative shall turn all overdue accounts over to a collection agency for appropriate action.
- b. Late Charge. A late charge of ten percent (10%) of the amount of the bill shall be added for each monthly billing date the delinquent amount, including a delinquent stand-by fee, remains unpaid. If a bill remains delinquent for fifteen (15) days, water service shall be discontinued in accordance with this paragraph. Prior to termination, the customer shall be notified of the amount due by letter sent by United States Mail, First Class. A delinquent bill renders the entire account delinquent and the entire account must be paid in full in order to avoid interruption of service. The notice shall state the date upon which water service shall be terminated, which date shall be not less than seven (7) days from the date such notice is sent. Such notice shall state the time and place at which the account may be paid and that any errors in the bill may be corrected by contacting the District's representative, whose telephone number shall also be given in such notice. Provided, however, that in the event the customer contacts the District's representative within such seven (7) day period, the District's representative may, at its option, allow the customer to make arrangements to pay the delinquent amount in installments to be approved by the District's representative. Prior to termination, the customer shall receive three (3) days' notice of such termination by the District's representative placing the notice at the customer's service address. After termination of service, payment by the customer of delinquent amounts due and reconnection charges shall be payable only credit card, money order, or cashier's check. No personal checks will be accepted
- c. Dishonored Checks. Water service shall be discontinued in accordance with this Section for any account for which a check for payment has been dishonored by the financial institution. Prior to termination, the customer shall receive a three (3) day notice of such

termination by the District’s representative placing the notice at the customer’s service address. Payment by the customer who has presented a dishonored check shall be made by credit card, money order, or cashier’s check. Personal checks will not be accepted. The District further reserves the right to charge a customer paying a bill with a check which is dishonored an amount established from time to time by the District’s representative, which amount shall be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District

- d. Reconnection of Service after Discontinuation. If service to a Customer is discontinued for nonpayment of a delinquent bill or for any cause legally authorized (including discontinuation upon a Customer’s request), the charges set forth below shall apply, and such charges must be paid prior to reconnection. In addition to the charges set forth below, and in addition to any required replenishment of a Customer’s security deposit previously established under Section II(G) herein, an additional reconnection security deposit of \$150.00, payable in accordance with this Order, shall be paid prior to service being restored. Upon payment of the reconnection security deposit by a Customer, such deposit shall be retained and administered in accordance with Districts rate order. Payment of all deposits, fees and charges under this Section must be in the form of cash, cashier’s check, or money order.

When meter has been removed	\$100.00
When meter has not been removed	\$ 40.00
Additional after-hours charge (after 4 p.m.)	\$100.00

Wastewater System. Two times the cost to the District.

The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys’ fees.

6. Unauthorized Use of Water.

Any person, corporation, or other entity which takes or uses water without prior authorization of the District violates this Rate Order and shall be subject to a penalty of \$200.00 for each breach of this provision and shall be charged for water taken or used at the applicable rates as established in the foregoing. Each day that a breach of this section continues shall be considered a separate breach. All water use, other than by grants of the District, will be through a meter provided to the user by the District. The District shall not allow use of District water or connection to the District’s water system until all outstanding penalties assessed have been paid. This

penalty shall be in addition to the other penalties provided by the laws of the State and to any other legal rights and remedies of the District as may be allowed by law. Board determination of a violation is required in order to levy a penalty and upon such determination, notice in writing shall be delivered to the person, corporation, or entity held in violation providing said person the opportunity to appear before the Board and address the imposition of said penalty.

7. Amounts Owed to The District Resulting from Enforcement of District Rules. Fines, penalties, costs, expenses, reimbursements and any other charges imposed by the District pursuant to enforcement of the Rules shall be added to and included on the bills sent monthly to customers, and in accordance with Texas Water Code Section 49.212, shall be subject to the treatment of delinquent accounts as hereinafter provided.

The District shall charge each customer any regulatory assessment required by the Texas Commission on Environmental Quality.

IV. Water Conservation and Drought Contingency Plan.

The District's Water Conservation and Drought Contingency Plan are incorporated by reference into this Rate Order, specifically including, but not limited to, the enforcement provisions in Section 10.1. The Water Conservation and Drought Contingency Plan may be amended from time to time. Such amendments shall also be incorporated in their entirety when adopted by the Board.

V. Filing of Order.

The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

VI. Effective Date.

The effective date of this Order shall be the next billing cycle after ~~November 21~~ April 18, 2023.

Dennis B. Daniel, President
Board of Directors

ATTEST:

| _____
Ronald F. Meyer, John Genter, Assistant Secretary
Board of Directors

(DISTRICT SEAL)

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: November 16, 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

a. Wastewater Collection and Treatment Plant

i. 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.

ii. Improvements

The drop chute has completed installation and final payment is expected next month.

iii. Operational Issues

Effluent Quality has been in accordance with Plant Permits this year. **Correction: Last Months Report stated that there was an E.coli reading above permit in error. All parameters last month were within permit limits.**

MEC is coordinating with Inframark to evaluate to what extent I/I is present in the system.

The bar screen was reviewed on site the field report is attached to this report. Information regarding the bar screen was transmitted to Willatt & Flickinger on 11/8/23. The Engineer's recommendation is to lift the equipment from the Lift Station, replace the broken screen and reset the equipment. MC is coordinating with the supplier EI² In and effort to reduce the cost quoted for the work.

1. *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.

TLAP was completed and submitted. Comments were received and responded to on 11/15/23.

iv. Proposed improvements to increase wastewater plant efficiency and to provide effluent irrigation, authorizations in connection with same.

A plan for increased efficiencies at the Wastewater treatment Plant (WWTP) is being prepared. This plan includes proposed efficiency updates in the form of cost reduction in the areas of operation, power, and equipment replacement/decommissioning.

A timeline and description of the proposed improvements has been prepared and transmitted to the utility committee for review. It is anticipated that the draft plan will be reviewed by the appropriate committees prior to presentation to the board review. The plan is envisioned to be comprised of smaller projects targeting specific areas of cost or income and be coordinated with HOA activities.

Specific sections of interest include:

- Automation efforts to reduce operational or maintenance costs including valving, sensors, and integration with the SCADA system and enhanced notification of trouble.
- Selling effluent for Irrigation purposes under the 210 authorization.
- Identification of replacement requirements for existing equipment allowing for increased efficiencies.
- Identification of equipment that can be decommissioned or altered to serve multiple functions.
- Increasing resilience of the WWTP in accordance with the District's Emergency Plans.

b. Water Supply and Distribution System

i) Water Flows and Trends

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

ii) Lead and Copper Rule Revision (LCRR)

The RRWCID lead and copper rule responsibilities including the system inventory has begun. Inventory is due Oct 16th, 2024. **Inventory is complete and it is anticipated at the time of the report writing that the inventory will be submitted to TCEQ before this month's Board Meeting, well before the deadline in Oct, 2024.**

iii) **Water Conservation Plan**

Comments were received from LCRA in regards to the water Conservation plan. The plan has been revised to incorporate the comments and is attached to this report. The revised Report has been transmitted to Stacey Panda at LCRA to review. It is anticipated that any minor comments will be incorporated into the plan for the Board meeting for discussion/adoption. It is recommended that the Board wait until LCRA comments have been received prior to adopting the revised Water Conservation Plan.

c. **Long-Term Improvements and Asset Management Plan – 2024 Budget**

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

Budgets will be updated on a Quarterly Basis to account for inflation/prevaling cost adjustment.

d. **Emergency Management Plan(s)**

i) **Texas Senate Bill No. 3 – Emergency Preparedness Plan**

MEC submitted the EPP on February 22nd, 2022, to the TCEQ. The 90-day review and comment period has expired. **The Emergency Management Plan has been approved.**

ii) **Wastewater System Emergency Response Plan**

A draft version for comments was prepared for discussion with the utility committee. Detailed disaster responses are being developed incorporating input from the committee.

e. **Stormwater and Water Quality System**

No ongoing projects or updates.

f. **Approvals Related to Ongoing Construction Contracts**

Currently there are no approvals for Board Consideration

g. **Approvals Related to Upcoming Construction Contracts**

Currently there are no approvals for Board Consideration

WATER CONSERVATION PLAN

for

Reunion Ranch WCID

Sept 12, 2023

Prepared for:

Reunion Ranch WCID
c/o Willatt & Flickinger, PLLC
12912 Hill Country Boulevard, Ste. F-232
Bee Cave, Texas 78738

Prepared by:

Murfee Engineering Company, Inc.
Texas Registered Firm No. F-353
1101 Capital of Texas Hwy., South, Building D
Austin, Texas 78746

APPLICANT INFORMATION

Applicant Name: Reunion Ranch WCID


Address: c/o Willatt & Flickinger, PLLC
12912 Hill Country Blvd, Suite F-232
Bee Cave, Texas 78738

Telephone Number: (512) 476-6604

Fax Number: (512) 469-9148

Application Prepared by: Mark Kestner P.E.

Title: District Engineer

Signature: 

Date: 11/15/23

1. Introduction

The Reunion Ranch WCID (the “District”) water conservation plan has been developed to meet the LCRA Water Conservation Plan Rules for Water Sale Contracts in accordance with the LCRA Water Contract Rules. This plan recognizes that conservation is a valuable tool in managing water utility systems. Benefits of water conservation include: extending available water supplies; reducing the risk of shortage during periods of extreme drought; reducing water utility operating cost; improving the reliability and quality of water utility service; reducing customer cost for water service; and enhancing water quality and the environment.

This plan applies to all of the District’s retail water customers located with its water service area, as defined in its Water Supply Contract with LCRA.

Appendices

Appendix A – Historical Water Use Data – Table 1

Appendix B - Landscape Conservation Standards

Appendix C – New Pool Construction Standards

Appendix D – Billing Structure

2 Utility Profile Information

The proposed service area is approximately 525-acre (0.820 square mile) single-family residential subdivision located south of Ranch-to-Market 1826 in northeastern Hays County. The subdivision is proposed to have 524 single-family residential connections.

As of June 2023, the reunion ranch water system had been built out to full capacity. There are a total of 535 residential and HOA common building connections. The estimated residential population is 1,834 people and is comprised of single family units.

Reunion Ranch WCID (the District) will procure all water service via raw water contract with the LCRA and wholesale water service agreement with the West Travis County Public Utility Agency (WTCPUA). The current contract is 350 afy based on historical water use trends and projected conservation measures.

The water distribution system consists of typical pipes, valves, fire hydrants, and connections designed and specified in accordance with TCEQ rules as well as standard engineering practice. The system will be designed for a daily capacity of 603,692 gallons, in keeping with the Water Services Agreement

Water use data from the past five years, since 2018, are attached to this report. The District has grown from approximately 275 Living Equivalent Unit in 2018 to the present Built out condition of 520 LUE. The five-year average daily water use was 257,841 gpd. The five-year average water loss as measured by total unmetered use was 3.86% or 423,00 gal/month or 14,10 gpd. The five-year peak to average daily water use was 507,679 gpd/257,841 gpd = 1.97 peaking ratio. Current water use is 548 gpd/ Living Equivalent Unit (LUE) or 140 total gallons per person per day (GPCD) as of June 2023.

The entire service area will be provided wastewater service by the District via a wastewater treatment plant designed for 80,000 gallons per day. The treated wastewater effluent currently produced is 56,000 gallons per day. This effluent will be used to irrigate public areas replacing potable water currently used for irrigation purposes.

3. Water Conservation Goals

The average water use per connection use has continued to decrease during development at a rate of approximately 4% per year. The current water conservation goal is to continue to reduce the per connection use at a rate of 5% per year or (95% X 548gpd) . The conservation goals will be addressed by demand management and reusing treated wastewater effluent for irrigation.

Year	Base Flow/LUE	Targeted Percentage Reduction	Targeted Flow	Savings/LUE
1	548	5%	521	27.40
2	521	5%	495	26.03
3	495	5%	470	24.73
4	470	5%	446	23.49
5	446	5%	424	22.32
6	424	5%	403	21.20
7	403	5%	383	20.14
8	383	5%	364	19.13
9	364	5%	345	18.18
10	345	5%	328	17.27

The wastewater treatment plant is capable of treating 80,000 gallons per day, producing effluent that meets the 210 Type I requirements with a daily average of approximately 56,000 gpd. This treated effluent will be suitable for irrigation of any areas within the service area and will reduce the use of potable water via direct offset.

4. Water Conservation Strategies

1. **Meter Calibration required.** Reunion Ranch WCID tests and calibrates master meters to within the accuracy of plus or minus 5%, as well as all meters over 1” in size at intervals not to exceed one year. Meters smaller than 1” are tested and replaced according to manufacturer recommendations.
2. **Metered Usage required.** All connections, including any temporary connections, to the water distribution system are metered. All meters are tested and replaced as necessary, in accordance with manufacturer recommendations.
3. **Loss Audits Required.** The contracted water system operator is required to conduct water loss audits in accordance with all applicable laws.
4. **Continuing Education Required.** Continuing education and information on water conservation will be provided by Reunion Ranch WCID to its customers primarily via informational material included in monthly retail billings. Customers will be informed of rebates for irrigation system equipment, evaluation of pools, and landscapes provided by LCRA to improve water use efficiency.
5. **Tiered Billing Structure.** The rate structure includes a base monthly cost and graduated volumetric rates that increase with usage in order to encourage limited water use. The billing system is capable of separating water-use per customer type into the following categories: residential, commercial, hydrant, tracking, and reclaimed. Further details about billing structure can be found in the appendix D.
6. **Contracts Required.** The primary means of implementation and enforcement shall be contractual, via the retail water service agreement each customer will be required to execute prior to service. Additionally, the Water Conservation Plan will be adopted by the Board of Directors and established as official policy along with the service rates and impact fees.
7. **Coordination with LCRA.** Reunion Ranch WCID will coordinate with the Lower Colorado Region (Region K) of the Lower Colorado Regional Water Planning Group to ensure consistency with the letter and intent of the regional water plans. Once this Water Conservation Plan is approved by the LCRA and adopted by Reunion Ranch WCID, a copy will be made available to the Region K Planning Group.
8. **Irrigation Schedules.** Reunion Ranch watering schedules allow for two days per week of irrigation for homeowners in accordance with LCRA requirements. The exact schedule can be found in the Drought Contingency Plan Item 7 and herein Appendix B Item 6.a.
9. **Automatic Metering Infrastructure.** The Board anticipates reviewing the possibility to convert to automatic metering infrastructure as the current equipment reached it’s end of life anticipated in the next 10 years

WATER LOSS PREVENTION

Water loss audits are conducted in accordance with TAC 31 §358.6. This includes visually inspecting areas near water mains for evidence of leaks; reviewing water meter readings for

excessive values indicative of leaks; checking for unauthorized connections; and any other activities required by the state-trained auditor.

The following table shows water loss per year in million gallons based on the difference between the volume of water delivered at the District master meter and the billing meters.

ADDITIONAL CONSERVATION STRATEGIES

The water conservation related deed restrictions that are a part of the existing contract between the LCRA and Hays Reunion Ranch L.P. will continue to be implemented.

CONSERVATION LANDSCAPE BEST MANAGEMENT PRACTICES

Irrigation water use accounts for a significant portion of the water use in the District. Landscaping, soil, irrigation systems, and management practices have been specified to conserve water used for irrigation. Details of the Conservation Landscaping Strategies can be found in Appendix B

1.4 Water Reuse

The wastewater treatment plant is capable of treating 80,000 gallons per day, producing effluent that meets the 210 Type I requirements with a daily average of approximately 56,000 gpd. This treated effluent will be suitable for irrigation of any areas within the service area and will reduce the use of potable water via direct offset.

Effluent Re-use facilities will be installed and upgrades to the WWTP will allow for a maximum amount of water to be used for irrigation. The district has entered into a Firm Water Conservation Cost-Share Program with LCRA to accomplish the irrigation of common areas in the development and reduce the use of purchased water for irrigation purposes.

The maximum amount of water to be offset by these facilities will vary by rainfall received as the need to keep the disposal fields turf viable must be maintained as a condition of it's permitting. On wetter years the drip fields will require less effluent allowing for more effluent to be re-directed to the common area irrigation.

As the irrigation demand exceeds the plant production capacity it is anticipated that the calculated savings will represent the low end of the effluent used for irrigation. The 11.48 acres of drip field are anticipated to require ½ inch of water per week or 24.87 Acre-feet per year or 8,105,000 gallons. All effluent not used to keep the fields in working order will be used for irrigation purposes. Irrigation requirements are estimated to be 65 acre/ft in a standard year or (65 acre X 325851) 21,180,315 gallons per year.

Total water reuse for irrigation is therefore the plant total effluent output less the effluent required to keep the drip fields in proper working order (20,440,000 – 8,105,000) 12,335,000 gallons (37.86 acre-feet) in a standard year.

5. Wholesale Water Conservation Plans

Wholesale treated water customers must develop a drought contingency and a water conservation plan in accordance with LCRA Water Contract Rules. The plans must include a governing board resolution, ordinance or other official document noting that the plan has been formally adopted by the utility. Wholesale treated water customers must include in their wholesale water supply contracts the requirement that each successive wholesale customer develop and implement a water conservation and drought contingency plan.

6. Coordination with Regional Water Planning Group

The service area of The District is located within the Lower Colorado River Water Planning Area (Region K) of the State of Texas and the district has provided or will provide a copy of this water conservation plan to the regional water planning group at LCRA, c/o Water Contracts and Conservation, P.O. Box 220, Austin, Texas, 78703.

7. Authorization and Implementation

The Reunion Ranch WCID Board President, or his/her designee, is hereby authorized and directed to implement the applicable provisions of the plan. The general manager, or his/her designee, will act as administrator of the water conservation program. He/she will oversee the execution and implementation of the program and will be responsible for keeping adequate records for program verification. A signed and dated copy of this plan by the general manager, or his/her designee, will be sufficient to meet this requirement.

7.1 Plan Implementation

The District has designated a water conservation coordinator, who will be responsible for the implementation of this water conservation plan. The current water conservation coordinator is the Board President or his/her appointed representative. The general manager, or his/her designee, may re-appoint this position. At that time, the District will inform LCRA about this personnel change.

Approved by: Dennis Daniels, President - Reunion Ranch WCID

Signature: _____ Date: _____
(Customer representative with enforcement authority)

Appendix A – Historical Water Use Data – Table 1

WATER										
Month	Days	Monthly Water Usage (AF)	Actual Monthly Water Usage (gallons)	Rolling Annual Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
Jan-18	30.4167	7.01	2,284,216	5,192,979	75,097	139,268	275	1	273	701
Feb-18	30.4167	8.01	2,610,067	5,212,530	85,810	94,702	283	8	303	696
Mar-18	30.4167	6.80	2,215,787	5,205,741	72,848	77,919	283	0	257	690
Apr-18	30.4167	13.41	4,369,662	5,299,152	143,660	100,773	288	5	499	692
May-18	30.4167	22.53	7,341,423	5,496,020	241,362	152,623	289	1	835	703
Jun-18	30.4167	27.64	9,006,522	5,817,255	296,105	227,042	289	0	1,025	728
Jul-18	30.4167	27.78	9,052,141	6,000,003	297,605	278,357	302	13	985	731
Aug-18	30.4167	35.85	11,681,758	6,140,662	384,058	325,922	308	6	1,247	723
Sep-18	30.4167	30.56	9,958,007	6,332,643	327,387	336,350	308	0	1,063	726
Oct-18	30.4167	11.32	3,688,633	6,052,682	121,270	277,571	312	4	389	680
Nov-18	30.4167	9.52	3,102,102	5,754,800	101,987	183,548	317	5	322	637
Dec-18	30.4167	7.72	2,515,570	5,652,157	82,704	101,987	331	14	250	621
Jan-19	30.4167	7.86	2,561,189	5,675,238	84,203	89,631	338	7	249	619
Feb-19	30.4167	8.91	2,903,332	5,699,677	95,452	87,453	347	9	275	616
Mar-19	30.4167	11.63	3,789,647	5,830,832	124,591	101,416	353	6	353	624
Apr-19	30.4167	17.23	6,153,400	5,979,477	184,583	134,876	358	5	516	626
May-19	30.4167	18.24	6,215,100	5,885,617	195,403	168,193	363	5	538	601
Jun-19	30.4167	23.99	7,816,100	5,786,415	256,968	212,318	371	8	693	573
Jul-19	30.4167	34.77	11,330,100	5,976,245	372,496	274,956	381	10	978	573
Aug-19	30.4167	41.71	13,592,100	6,135,440	446,864	358,776	389	8	1,149	564
Sep-19	30.4167	39.92	13,007,500	6,389,564	427,644	415,668	399	10	1,072	565
Oct-19	30.4167	35.18	11,463,300	7,037,453	376,876	417,128	407	8	926	610
Nov-19	30.4167	15.97	5,204,500	7,212,653	171,107	325,209	415	8	412	618
Dec-19	30.4167	12.93	4,212,800	7,354,089	138,503	228,828	424	9	327	624
Jan-20	30.4167	11.93	3,888,400	7,464,690	127,838	145,816	426	2	300	628
Feb-20	30.4167	10.93	3,560,500	7,519,454	117,058	127,799	432	6	271	628
Mar-20	30.4167	14.20	4,628,400	7,589,350	152,167	132,354	443	11	343	627
Apr-20	30.4167	22.95	7,478,100	7,699,742	245,855	171,693	453	10	543	629
May-20	30.4167	27.38	8,921,400	7,925,267	293,306	230,443	459	6	639	638
Jun-20	30.4167	36.00	11,730,000	8,251,425	385,644	308,268	463	4	833	649
Jul-20	30.4167	43.79	14,267,500	8,496,208	469,068	382,673	468	5	1,002	651
Aug-20	30.4167	47.39	15,441,900	8,650,358	507,679	454,130	474	6	1,071	645
Sep-20	30.4167	30.65	9,987,100	8,398,658	328,343	435,030	481	7	683	613
Oct-20	30.4167	34.00	11,079,800	8,366,700	364,267	400,096	485	4	751	598
Nov-20	30.4167	24.21	7,888,300	8,590,350	259,341	317,317	489	4	530	608
Dec-20	30.4167	15.60	5,084,300	8,662,975	167,155	263,588	496	7	337	609
Jan-21	30.4167	13.10	4,267,100	8,694,533	140,288	188,928	498	2	282	607
Feb-21	30.4167	13.96	4,548,900	8,776,900	149,553	152,332	502	4	298	609
Mar-21	30.4167	18.82	6,133,000	8,902,283	201,633	163,825	504	2	400	614
Apr-21	30.4167	25.80	8,406,200	8,979,625	276,368	209,185	506	2	546	614
May-21	30.4167	22.60	7,365,000	8,849,925	242,137	240,046	506	0	479	601
Jun-21	30.4167	32.82	10,693,700	8,763,567	351,574	290,026	516	10	681	588
Jul-21	30.4167	36.22	11,803,300	8,558,217	388,054	327,255	519	3	748	567
Aug-21	30.4167	42.30	13,784,000	8,420,058	453,173	397,600	523	4	866	550
Sep-21	30.4167	43.99	14,334,500	8,782,342	471,271	437,499	524	1	899	568
Oct-21	30.4167	32.68	10,647,200	8,746,292	350,045	424,830	526	2	665	561

Nov-21	30.4167	22.04	7,182,900	8,687,508	236,150	352,489	527	1	448	554
Dec-21	30.4167	18.11	5,902,200	8,755,667	194,045	260,080	528	1	368	557
Jan-22	30.4167	13.90	4,528,000	8,777,408	148,866	193,020	529	1	281	557
Feb-22	30.4167	12.90	4,202,800	8,748,567	138,174	160,362	530	1	261	554
Mar-22	30.4167	22.82	7,434,900	8,857,058	244,435	177,158	531	1	460	559
Apr-22	30.4167	30.41	9,908,000	8,982,208	325,742	236,117	532	1	612	564
May-22	30.41667	35.50	11,568,400	9,332,492	380,331	316,836	533	1	714	584
Jun-22	30.41667	44.68	14,557,400	9,654,467	478,599	394,891	534	1	896	602
Jul-22	30.41667	46.57	15,175,700	9,935,500	498,927	452,619	534	0	934	617
Aug-22	30.41667	39.75	12,953,200	9,866,267	425,859	467,795	534	0	797	611
Sep-22	30.41667	38.24	12,460,500	9,710,100	409,660	444,815	534	0	767	600
Oct-22	30.41667	35.03	11,415,800	9,774,150	375,314	403,611	534	0	703	603
Nov-22	30.41667	21.27	6,930,100	9,753,083	227,839	337,604	534	0	427	602
Dec-22	30.41667	15.57	5,074,700	9,684,125	166,839	256,664	535	1	312	597
Jan-23	30.41667	14.73	4,800,100	9,706,800	157,812	184,163	535	0	295	598
Feb-23	30.41667	11.98	3,903,000	9,681,817	128,318	150,990	535	0	240	596
Mar-23	30.41667	14.04	4,574,200	9,443,425	150,385	145,505	535	0	281	582
Apr-23	30.41667	17.85	5,818,000	9,145,238	191,277	156,660	535	0	358	560
May-23	30.41667	29.64	9,657,000	8,943,308	317,490	219,717	535	0	593	550
Jun-23	30.41667	25.67	8,366,000	8,427,358	275,047	261,271	535	0	514	518

Appendix B - Landscape Conservation Standards

Planting Specifications:

2. Landscape Option: Builders shall offer homeowners a conservation landscape package such as the LCRA Hill Country Landscape Option (HCLO) which includes only plants selected from Central Texas native and adapted plant list such as the Grow Green Native and Adapted Landscape Plants Guide (available at www.austintexas.gov/department/grow-green) or other native plant source.
3. Turf Selection: Turf that is used as part of the landscape package shall be the appropriate variety for the site location and intended use (see below).

Variety	Drought Tolerance	Shade Tolerance	Heat Tolerance	Wear Tolerance	Water Tolerance	Growing Height
Bermuda (Common and Hybrid)	Good	Poor	Good	Excellent	Medium	½ - 2 inches
Zoysia (Japonica)	Fair	Fair (JaMur)	Good	Good	Medium	¾ - 2 inches
Buffalo (Prairie or 609)	Excellent	Poor	Excellent	Good	Low	3 – 8 inches
St. Augustine	Fair	Good	Fair	Fair	High	2 – 3 inches

4. Invasive Plants: Plants considered to be invasive or environmentally detrimental shall not be used. For a list of invasive plants go to Central Texas and their alternatives, reference the Grow Green Native and Adapted Landscape Plants Guide.
5. Turf Limitation: In new homes, no more than 50 percent of the landscape may be planted in turf.

Soil Specifications:

1. Soil Depth: All irrigated and newly planted turf areas will have a minimum settled soil depth of at least 6 - 8 inches:
 - a. builders and owners will import soil if needed to achieve sufficient soil depth;
 - b. soil in these areas may be either native soil from the site or imported, improved soil;
 - c. improved soil shall have a minimum organic content of 5 percent or will be an amended mix of no less than twenty percent compost blended with sand and loam (caliche shall not be considered as soil);
 - d. undisturbed, non-irrigated natural areas are exempt from these requirements.
2. Soil in new developments:
 - a. native soil shall be stockpiled and reused on site;

-
- b. topsoil that is added to the site shall be incorporated in a 2 to 3 inch scarified transition layer to improve drainage.

Irrigation System Installation, Design, and Maintenance Specifications:

1. Irrigation systems: Landscape irrigation systems shall not be mandatory.
2. Installation: Irrigation systems, if installed, shall be designed, installed, inspected, and maintained according to TCEQ Chapter 344 Landscape Irrigation rules, as well as the following additional criteria:
 - a. New irrigation systems utilizing an automatic controller must be capable of (at minimum) the following functions:
 - i. Multiple irrigation programs, with at least three (3) start times per program; and
 - ii. The ability to limit irrigation frequency to a weekly schedule as well as once every seven (7) days and once every fourteen (14) days.
3. Spray Irrigation: Spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.
4. Common areas: Irrigation systems for entryways and common areas shall incorporate design and conservation features applicable to lot types within the subdivision. Drip irrigation in common areas will be used where feasible. Color-bed changes and turfgrass overseeding in common areas is prohibited
5. Watering Schedule: The developer, builder and/or homeowner association shall promote a watering schedule for both residences and common areas which conserves water and reduces run-off, as follows:
 - June, July, August and September – ½ inch of water no more than twice per week
 - March, April, May and October – ½ inch of water once per week
 - November through February – turn off irrigation system
6. Additionally, as customers of the District, water users may irrigate outdoors using an inground irrigation system or hose-end sprinkler no more than twice per week and only during scheduled days and times as indicated below:
 - a. Residential Customers are allowed to use water for outside irrigation only on the following days, based upon their address:
 - i. Addresses ending in 0,1,2,3: Monday and Thursday.
 - ii. Addresses ending in 4,5,6: Tuesday and Friday
 - iii. Addresses ending in 7,8,9: Wednesday and Saturday No outdoor watering allowed on Sundays
 - b. Commercial Customers (including large landscapes such as HOA common areas) are allowed to use water for outside irrigation only on the following days: Tuesday and Friday – all Commercial and HOAs may water landscapes No outdoor watering allowed on Sundays Watering times are midnight to 10 a.m. and/or 7 p.m. to midnight

-
7. Monitoring: Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner.
 8. Time of Day Irrigation: Watering of common areas and residential landscapes shall be limited to the recommended time of day watering schedule (no watering between 10:00 AM and 7:00 PM) unless irrigation of reclaimed water during the day is necessary to meet regulatory requirements.
 9. Automated irrigation systems shall not be required in any new landscape. However, if irrigation is installed it shall meet the guidelines outlined in this section.
 10. All irrigation systems shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34, and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by TCEQ. Irrigation contractors who install the irrigation systems must be TCEQ-licensed irrigators.
 11. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf can be irrigated with drip, but drip irrigation is not required.
 12. Areas planted with turf shall be on separate zones from areas planted with shrubs, trees or perennials.
 13. Hydrozoning of all areas that are irrigated automatically will be scheduled with plants with similar watering needs.
 14. All automatic irrigation systems are required to have a rain sensor, a soil moisture sensor and/or a weather sensor connected to an irrigation controller to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed. Rain sensors should be adjusted at the ¼-inch setting.
 15. Sprinkler irrigation is prohibited in median strips, parking islands and all landscape areas less than 10 feet from curb to curb or 10 feet in width. Areas less than 10 feet curb-to-curb or 10 feet in width can be irrigated with low-volume irrigation. Low-volume irrigation (subsurface drip irrigation or drip irrigation) shall be installed in long landscape strips less than 10 feet in width to avoid runoff and overspray onto the hardscape.
 16. All new residential irrigation systems are required to have pressure regulation where static operating pressure exceeds the sprinkler manufacturer's recommended operating range to eliminate extensive misting. These may include in-line pressure regulators, flow control valves, or sprinkler devices equipped with pressure regulation stems or nozzles.
 17. Irrigation systems are to have a controller that features multiple start times, rain sensor capability, a water budget feature, and a non-volatile memory in case of power outage.
 18. Scheduling recommendations shall be posted inside or immediately near the controller enclosure box for easy reference.
 19. Homeowners shall be provided with a complete irrigation plan (or as-built drawing) that describes the location of each irrigation zone, control valves, and sprinkler devices.
 20. Sprinkler systems shall be designed with no overspray onto the hardscape.

-
21. Sprinkler zones located at the bottom of sloped terrain along curbs, sidewalks, driveways, and other hardscapes should be equipped with devices that prevent low-head drainage after the sprinkler zone is turned off. In-line check valves and sprinkler heads with check valves already installed will help prevent low-head drainage.
 22. No more than 50% or up to 7,000 square feet of the landscape shall be planted in turf. Longer leafed native grasses and wildflowers that use low amounts of water are not considered turf grass when determining how much turf grass is allowed.
 23. Automatic spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000-square-foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

These standards are similar to the Greater Austin Homebuilder “Sensible Landscaping for Central Texas” guidelines developed with significant input from the LCRA. The standards are meant to provide builders and homeowners with a well-designed, water-efficient landscape. The standards can be adopted through ordinance, deed restriction or covenant where economically feasible and allowed by federal, state and local law.

Soil

- A. There shall be no less than **6 inches** of high-quality topsoil in planted areas.
- B. Topsoil shall be native soil from the site, or fertile, friable, blended soil/compost blend. Topsoil shall not be of any admixture of subsoil or slag and shall be free of stones over 1½ inches in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material that is detrimental to plant growth. If topsoil is delivered, it shall be obtained from a well-drained site that is free of flooding. Topsoil shall not be delivered or spread while in a muddy condition.
- C. Non-native topsoil shall contain not less than 25 percent organic matter (compost) that is blended through the soil.
- D. Topsoil that is added to the site shall be incorporated into the existing surface in a two- to three-inch scarified transition layer to enable water to drain adequately through the different types of soil. Do not scarify within the drip line of existing trees that are to be retained.

Plant Choice

- A. Plants used must be native and drought tolerant.
- B. Turf grasses should be limited to low water use turfs. St. Augustine grasses should not be planted.

-
- C. Invasive plants shall not be used.

Plant Prepping

- A. A hole dug for the plant or tree should be two to three times wider than the container or root ball in which the plant is being stored, ensuring water is able to be absorbed by the plant's roots.
- B. The existing soil should be blended with compost before the sodding or seeding with the recommended turfgrass.

Plant Placement and Spacing

Proper plant placement and spacing is critical to plant health and long-term landscape quality. Placing plants too close to buildings can cause problems with plant disease, as well as insect and structural problems. Proper plant spacing helps ensure good air flow and room for plants to mature without crowding. Consider the mature height and width of plants before planting them.

Mulch

- A. All areas planted with trees, perennials and shrubs shall be finished with a **2- to 4-inch-deep** layer of high-quality 50/50 blend of organic mulch and compost blend.
- B. Wood chip mulch shall be clean wood chips free of man-made debris, shredded into coarse pieces ranging from 1 to 3 inches.
- C. Rock mulch shall be used in planting beds only as temporary mulch until full plant coverage is achieved, or as permanent mulch in areas with native shrubs and perennials.

Maintenance

- A. Replenish mulch/compost blend in non-turf areas every two years at a minimum. Doing so during the fall and spring is recommended.
- B. Aerate turfgrass within the first year of construction and twice a year after that (about Oct. 1 and March 1).
- C. Topdress turfgrass areas with quality compost twice a year (about Oct. 1 and March 1) at a depth of ¼ to ½ inch following the aeration and drag or rake it into the canopy and aeration holes.
- D. Set the automatic irrigation system back to a normal schedule after the establishment period.

Appendix C – New Pool Construction Standards

- A. Private residential swimming pools shall not be installed with sand media filters.
- B. Pool water features installed with public swimming pools or private residential swimming pools must be designed so the water feature can be turned off without affecting the filtering capabilities of the pool. Automatic pool fill features must be designed so they can be turned off in both public and private residential swimming pools.
- C. Pools with shared water between the pool and spa shall be designed so water can be shared without the necessity of an above-ground water feature that cannot be turned off. If a water feature between the spa and the pool exists, the default setting will be for it to be turned off.
- D. Automatic pool fill features must include an automatic pool shut-off feature.
- E. Vanishing or negative edge pools must be designed with catch basins large enough to prevent splashing that leads to increased water use.
- F. Backwash systems must be designed so they may be turned off.
- G. Pool skimmers should be managed in such a way as to minimize water consumption. The range of allowable water within the skimmer fill range should allow for several inches of evaporative loss prior to filling.
- H. All residential swimming pools shall have a hose end timer installed at the nearest hose bib location. In addition, a hose bib back-flow prevention device must be connected to the hose bib fixtures nearest to the pool.
- I. All residential swimming pools shall be installed with a permanent automatic pool cover to minimize evaporative loss when not in use.

Appendix D – Billing Structure

ORDER ESTABLISHING WATER AND WASTEWATER SERVICE RATES, CHARGES, TAP FEES AND SOLID WASTE DISPOSAL/RECYCLING FEES AND ADOPTING GENERAL POLICIES WITH RESPECT TO THE DISTRICT'S WATER, WASTEWATER AND DRAINAGE SYSTEMS

April 18, 2023

THE STATE OF TEXAS

COUNTY OF HAYS

WHEREAS, pursuant to Chapters 49 and 51, Texas Water Code, the Board of Directors (the "Board") of Reunion Ranch WCID (the "District") is authorized to adopt and enforce all necessary rates, charges, fees, and deposits for providing District facilities or services.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF Reunion Ranch WCID as follows:

1. General Policies.

A. Definitions. For purposes of this Order, the following terms shall have the meanings indicated:

1. "Connection" shall mean and refer to each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.
2. "District's representative" shall mean and refer to the general manager of the District or another representative or employee of the District acting pursuant to the direction of the general manager or the Board of Directions of the District.
3. "LUE" shall mean a single unit of service, defined as the typical flow (in gallons per day) that would be produced by a single-family resident. The number of LUE's needed for a connection shall be determined in accordance with the methodology, calculations and procedures used by the West Travis County Public Agency (WTCPUA) for determining LUE conversions by land use that are in effect at the time a connection is needed.

-
4. The "Rules" shall mean and refer to such rules and regulations as the District may adopt pursuant to Section 51.127, Texas Water Code. The term "Rules" shall specifically include, but shall in no respect limited to, the District's "Amended Rules and Regulations Governing Water and Sanitary Sewer Facilities, Service Lines, Connections, Erosion Control, Trash Removal and District Property".
 5. "Systems" shall mean and refer to the District's water, wastewater, and drainage systems.
 6. "Erosion Control Inspection" shall mean verification of proper silt fencing, inlet protection, and trash contamination.
 7. "Site Inspection" shall mean review, inspection, and general overview of lot before construction begins.
 8. "Slab Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; including service line.
 9. "Wall Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; before wall enclosure.
 10. "Fixture Inspection" shall mean verification of non-connection between potable and non-potable water connections; includes correct connections of faucet, hose bib, washing machine, dishwasher connections, etc.
 11. "Final Inspection" shall mean complete inspection of entire lot before builder/owner closure of property.
- B. All Services Required. Except as otherwise expressly authorized in the Rules, no service shall be provided by and through the District's System unless the applicant agrees to receive both water and wastewater service from the District.
 - C. All Services Charged. At no time shall the District render water and/or sewer services without charge to any person, firm, corporation, organization, or entity.
 - D. Other Utilities. Prior to installing underground cables, pipelines, or other facilities in the area of the District water supply and sanitary sewer collection lines, representatives of utility companies shall meet with the District's representative to file such companies' construction plans and schedules and to review the engineering plans illustrating the location of the District's lines.
11. Connections to the District's Systems.

A. Applications for Connections.

1. Forms and Requirements. Any party desiring to make a connection to the District's Systems shall first make an application to the District's representative in the form approved by the Board of Directors of the District. The applicant shall, upon request, furnish the District's representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000.00 bodily injury and \$50,000.00 property damage, with an underground rider and a completed operations rider.
2. Review and Approval Process. The District's representative shall review all applications for connections to the District's Systems. In the event that the District's representative finds that the materials to be used and the procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as the District's representative deems necessary or convenient to accomplish the purpose and objectives of the Rules.

B. Payment of Fees. Any party desiring to make a connection to the District's water and wastewater system shall pay the appropriate water tap fee and/or sewer tap fee and impact fee to the District's representative at the time the application for such connection is made. No connection shall be made until such fees are paid.

C. Water Impact Fees per LUE and Tap Fees.

1. Water Impact Fee. An impact fee of \$5,250.00 for each LUE for each water tap within the amended final plat of Reunion Ranch Section One, or within the amended final plat of Reunion Ranch Section Two, shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property within those sections. An impact fee equal to the then current West Travis County Public Utility Agency impact fee, for each LUE for each water tap and property not within the amended final plat of Reunion Ranch Section One or the amended final plat of Reunion Ranch Section Two shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property.
2. Tap Fees.

The District's water tap fees shall be as follows:

Meter Size	Water Tap Fee
------------	---------------

5/8" X 3/4"	\$500.00
	\$500.00
1"	\$1,000.00
Over 1"	To be provided at time of application

The District's wastewater tap fees shall be as follows:

Residential	\$500.00
Commercial	\$1,000.00

Sewer tap installation involving excavation of the sewer main shall be performed by the District at cost plus 25% in addition to the above tap fee.

The owner of a water or sewer tap may transfer a purchased tap from one lot within the District to another lot within the District upon application to the District and shall pay a fee of \$30.00

Expiration of Taps. Reservation of capacity through the pre-purchase of water and wastewater taps will expire eighteen (18) months after date of purchase of said tap.

D. District Required Inspection Fees.

1. Residential. The District's fee for each inspection of a water tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.

The District's fee for each inspection of a wastewater tap for a singlefamily residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.

The District's fee for the final sewer inspection is \$250.00 this inspection includes televising of the lines. A sewer service camera inspection shall be required when gravity flow sewer lines exist between the house and main sewer line.

2. Commercial. The District's fee for each inspection of a water tap for a commercial structure (including apartment complexes) is \$100.00 per

hour. An estimated cost will be determined during the tap application process. The fee for the first inspection must be paid at the time the tap is purchased. The fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

The District's fee for the first inspection of a wastewater tap for a commercial structure (including apartment complexes) is \$100.00 per hour. An estimated fee will be determined during the tap application process. Fees are due at the time the tap is purchased. The Fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

3. Pools. The District's fee for the two inspections of installation of a pool after the initial construction shall be \$100.00. Any required reinspection shall incur an additional fee of \$50.00.
4. Grinder Pump Station. Grinder Station Inspection Fee will be assessed at \$150.00 per inspection.
5. Backflow Prevention. Backflow Inspections Fee will be assessed at \$75.00 per device.

E. Customer Service Inspections (New Construction). The District will conduct inspections of new residential and commercial construction as required by the TCEQ. Inspections will include erosion, cross-connections, site slab line, wall line, fixture and final site survey a fee of \$350.00 is required for these inspections. In addition, an inspection will be performed on all new irrigation systems, pools, spas, water purification systems, etc. fees will be \$50.00. The applicable inspection fees will be paid at the time of purchase of the water and wastewater tap for the new construction. If an inspection is failed, a re-inspection fee of \$75.00 will be assessed for any re-inspection required. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have failed, and the re-inspection fee will be assessed.

F. Transfer Fee. A customer who desires to transfer service from one address within the District to another address shall pay a transfer fee of \$30.00 which shall be collected at the time of the transfer of service. Customers who have a twenty-four (24) month or more prompt payment record shall not be required to pay said Transfer Fee.

G. Security Deposit Residential.

- 1 Residential. A security deposit of \$150.00 per connection shall be paid to the District's representative by each residential customer either prior to the initiation of service or billed on the first month's water bill. Security

deposits shall not be transferable to another party and shall be held by the District to assure the prompt payment of all bills for water and wastewater services to the customer. Following eighteen (18) months of prompt payment, when due, of the District's utility bills, a customer who owns and occupies a residence within the District shall, upon written request to the District's representative, be entitled to a refund of its security deposit; provided however, that the District may require the customer to replace the security deposit in the event the customer thereafter makes late payments for two (2) or more consecutive months.

At its option, the District may apply all or any part of a customer's security deposit against any delinquent bill of the customer. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the customer's delinquency or upon the customer's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the customer. In no event shall the security deposit bear interest for the benefit of the customer.

- 2 Commercial Security Deposit. An amount equal to \$100.00 times the number of fee units or \$10,000.00 whichever is less.
- 3 Pool Deposit. A customer who installs a pool shall provide a deposit of \$1,500.00 which shall be applied as provided in the District's Rules and Regulations.
- 4 Homebuilder Deposit. Each homebuilder within the District must maintain a builder deposit of (i) \$1,000.00, if one house is being constructed by the homebuilder; or (ii) \$2,000.00, if more than one house is being constructed by the homebuilder. No taps will be sold to a homebuilder until this deposit is paid. Homebuilder deposits are nontransferable, and any inspection fees coming due to the District may be charged against this deposit.

At its option, the District may apply all or any part of a Homebuilder's deposit against any delinquent bill of the builder. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the builder's delinquency or upon the builder's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the builder. In no event shall the Homebuilder's deposit bear interest for the benefit of the builder.

- H. Additional Charges. Any non-routine charges incurred by the District in connection with any water tap, sewer tap, and/or inspection shall be the

responsibility of the applicant for such connection and shall be payable to the District upon demand.

111. Water and Wastewater Service.

- A. Applications for Service. On or before two (2) business days prior to activation of service, any party desiring to receive service from the District's water or wastewater systems shall make an application for such service to the District's representative in the form approved by the Board of Directors of the District. All applications shall be made by the record owner or renter of the property for which service is being requested. Proof of residency shall be furnished to the District's representative upon request. Application fee is set at \$30.00. If requested and same day activation of service is possible, such expedited Application fee is set at \$50.00.
- B. Grinder Pump Systems. The Customer shall install a pressure sewer system component, hereinafter referred to as a grinder pump system ("Grinder Pump System") in those circumstances where the elevation and/or slope of the Property in relation to the location of the District's System requires the installation of a pressure sewer system in order to transport Customer's sewage to the District's System.
1. Design and Installation. The District shall have the right to prior approval of the design of the Grinder Pump System, including materials, equipment, and location of the Grinder Pump System, prior to installation of the Grinder Pump System by the Customer. The Customer shall obtain from the District's engineer the design requirements for the Grinder Pump System for the Property. The design requirements shall be determined by the District's engineer and shall be in accordance with the rules of the TCEQ for alternative sewage collection systems, as those rules are amended by the TCEQ.
 2. Inspection Prior to Service. The District shall have the right to inspect and approve the installed Grinder Pump prior to initiation of service to the Property. The Customer shall give the District at least five (5) business days' notice requesting an inspection.
 3. Maintenance and Repair. The Customers shall immediately notify the District upon discovery of any alarm or possible malfunction of the Grinder Pump.
 4. Right of Access. The Customer will provide the District with a right of access to the Customer's property at any time in case of an emergency and at all other reasonable times in a non-emergency case for the purposes of

making any improvements, maintenance, repairs, and replacement of any components of the Grinder Pump System, including any Service Lines

from the pump to the wastewater collection system and the service isolation valve in order to protect the integrity of the System.

5. Supply of Power. The Customer shall be responsible for supplying power to the Grinder Pump System and for all costs associated with supplying power associated with the operation of the Grinder Pump System.
6. Ownership. The District and the Customer agree that the Grinder Pump System is the property of the Customer; however, once the Grinder Pump System is installed, it becomes an integral component of the District's System and not as a part of the home plumbing for the Property as required by the Rules of the TCEQ.

C. Water and Sewer Service Rates. The following rates and charges for the sale of water and the collection and disposal of sewage shall be in effect for residential customers, including multi-family and apartment, and commercial customers within the District from the effective date of this Order

1. General Provisions.

a. Bills for Sewer Service.

Bills for sewer service shall be computed (i) on the basis of the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January, and February; or (ii) on the basis of the customer's current monthly water bill, whichever is less.

If a residential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall be calculated based upon (i) the customer's current monthly water usage; or (ii) on the basis of 4,000 gallons water usage per month, whichever is less.

If a nonresidential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall (i) be calculated based upon the customer's current monthly water usage; or (ii) be calculated by measuring actual sewage volume, on a basis acceptable to the District,

at the expense of the customer, and correlating such volume to the schedule set forth below.

For purposes of calculating monthly water rates for irrigation meters, the winter average shall be deemed to be 5,000 gallons per month per Living Unit Equivalent.

Anything herein to the contrary notwithstanding, no charge for wastewater service shall be made based on water used as a result of a Special Connection authorized pursuant to the Rules.

- b. Form of Payment. Payments, other than delinquent accounts, may be made in the form of personal check, credit card, cashier's check or money order. Customers of the District may also pay monthly bills via alternative payment options provided through the District, the District's representative, or third-party service providers, including but not limited to, online check and credit card payments, check and credit card payments processed by telephone, automatic monthly debt programs, and other payment option as they become available. All alternative payment options offered by the District are provided merely as a convenience to customers and such alternative payment options may be discontinued by the District at any time in its sole discretion. Certain payment options are made available through third party service providers who may charge fees in connection with such payment options. Such fees are the sole responsibility of the customer and are separate and apart from any amount owed by the customer to the District. Non-payment of any such fees shall subject the customer to termination of service in accordance with this Order. If any customer payment is refused or returned by the processing financial institution, the District will charge the customer a return item fee of \$25.00. Acceptable payment options for delinquent accounts are restricted as specified elsewhere in this Order.

- c. Meter Re-reads and Tests.

Any party desiring to have a meter reading confirmed is subject to a \$50.00 fee if it is found that the meter read is reading correctly. Such fee will be assessed to the customer's next water bill.

An accuracy test may be performed at the written request of the customer. If the results from the accuracy test prove to be 95% or above accurate, a charge in the amount of \$100.00 will be assessed to the customer's next water bill.

2. Monthly Rates for In-District Water Effluent and Sewer.

Residential customers shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

Gallon Charge for Water (per 1,000 gallons)	\$3.64	0 — 10,000 gallons
	\$4.00	10 001 - 15 000 gallons
	\$4.58	15 001 -20,000 gallons
	\$5.88	20,001 25,000 gallons
	\$7.28	25 001 30 000 gallons
	\$12.48	30,001 -40 000 gallons
	\$15.60	40 001 and over

Homeowner Associations shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

Gallon Charge for Water (per 1,000 gallons)	\$2.60	Per 1,000 gallons
---	--------	-------------------

EFFLUENT RATES (Effective on May 17, 2022).

Homeowner Associations shall be charged a monthly base fee of \$0.00 and a volume charge of \$0.00 per 1,000 gallons for use of effluent for irrigation.

All other customers wishing to use effluent must enter into a separate agreement with the District.

All customers shall be charged for wastewater as follows:

Basic Service Charge Wastewater Per LUE \$36.40

Gallon Charge for Wastewater (per 1,000 gallons)	\$3.38	Per 1,000 gallons
--	--------	-------------------

3. Fire Hydrant Meter Fees. Sale of water on a temporary basis from fire hydrants within the District shall be requested from the District's representative. There shall be charged and collected for each fire hydrant meter application fee of \$30.00, an installation fee of \$125.00 and a security deposit of \$2,000.00. It is understood that such installation fee shall include a required back flow prevention test. The security deposit shall be refunded to the applicant at the time the meter is returned in good working order less any amounts due for damage to the meter, other equipment, or water bills due.

4. Leak Billing Adjustments.

Customers may contact the District if they believe their water bill is unusually high, possibly due to a leak in the water system, and the following procedures will be followed to determine if a billing adjustment is appropriate:

- a. The District's Representative reviews the water usage to confirm the monthly usage is higher than the average time of year and will ask the customer if there was a leak in the home or irrigation.
- b. If the customer had a leak and has a repair invoice for an underground leak or irrigation repair made in the time associated with the high water use, the District's Representative will calculate the total water use down to the first tier's rate in accordance with the following: if any adjustment is made, the current/leak usage will be compared to the prior years' usage for the same time period, which shall not exceed three months, and then the amount of water loss due to the leak will be billed to the customer at the lowest tiered rate for the period of the leak not to exceed three-months in any 12-month period. Any late fees will not be waived.
- c. If the customer had a leak and has not repaired it, the District's Representative will request that the customer hire a plumber to investigate. No leak adjustment will be considered without a repair for an underground leak or irrigation repair.
- d. If the customer believes there is no leak causing high water usage, the District's Representative will offer to test the meter to determine if the District meter is recording water flow incorrectly.
 - i. If the meter results show there is an issue with the meter adverse to the customer, the District's Manager will adjust the billing to an average of water use over the last year's average during the same season.
 - ii. If the meter is tested and there are no issues adverse to the customer, the customer will pay for the testing. The charge is \$50.00.

The District's Representative may offer a payment plan up to 3 months. The Board must approve a longer payment plan.

For residential customers, the District's Representative shall, in cases where the approved water billing adjustment is for usage in December, January or February, also adjust the monthly usage for purposes of

calculating the winter average, to the amount of usage in that month in the preceding year. For Homeowner Associations, the District's Representative shall, in cases where a water billing adjustment is approved for a non-irrigation meter, also adjust the wastewater billing to amount billed in the same month of the prior year, if the nature of the leak is such that the leaking water likely did not enter the District's wastewater system.

5. Delinquent Accounts and Discontinuation of Service.

- a. Due Date. The District shall bill each customer monthly for all services rendered in the preceding month. All bills shall be due on the due date as specified on the bills and shall become delinquent if not paid as set forth on the bills. For accounting purposes only, and with District board approval, the District's representative shall write off accounts receivable over ninety (90) days past due. This shall in no way relieve the past due customer of any liability for payment. The District's representative shall turn all overdue accounts over to a collection agency for appropriate action.
- b. Late Charge. A late charge of ten percent (10%) of the amount of the bill shall be added for each monthly billing date the delinquent amount, including a delinquent stand-by fee, remains unpaid. If a bill remains delinquent for fifteen (15) days, water service shall be discontinued in accordance with this paragraph. Prior to termination, the customer shall be notified of the amount due by letter sent by United States Mail, First Class. A delinquent bill renders the entire account delinquent and the entire account must be paid in full in order to avoid interruption of service. The notice shall state the date upon which water service shall be terminated, which date shall be not less than seven (7) days from the date such notice is sent. Such notice shall state the time and place at which the account may be paid and that any errors in the bill may be corrected by contacting the District's representative, whose telephone number shall also be given in such notice. Provided, however, that in the event the customer contacts the District's representative within such seven (7) day period, the District's representative may, at its option, allow the customer to make arrangements to pay the delinquent amount in installments to be approved by the District's representative. Prior to termination, the customer shall receive three (3) days' notice of such termination by the District's representative placing the notice at the customer's service address. After termination of service, payment by the customer of delinquent amounts due and reconnection charges shall be payable only credit card, money order, or cashier's check. No personal checks will be accepted

- c. Dishonored Checks. Water service shall be discontinued in accordance with this Section for any account for which a check for payment has been dishonored by the financial institution. Prior to termination, the customer shall receive a three (3) day notice of such termination by the District's representative placing the notice at the customer's service address. Payment by the customer who has presented a dishonored check shall be made by credit card, money order, or cashier's check. Personal checks will not be accepted. The District further reserves the right to charge a customer paying a bill with a check which is dishonored an amount established from time to time by the District's representative, which amount shall be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District

- d. Reconnection of Service after Discontinuation. If service to a Customer is discontinued for nonpayment of a delinquent bill or for any cause legally authorized (including discontinuation upon a Customer's request), the charges set forth below shall apply, and such charges must be paid prior to reconnection. In addition to the charges set forth below, and in addition to any required replenishment of a Customer's security deposit previously established under Section II(G) herein, an additional reconnection security deposit of \$150.00, payable in accordance with this Order, shall be paid prior to service being restored. Upon payment of the reconnection security deposit by a Customer, such deposit shall be retained and administered in accordance with Districts rate order. Payment of all deposits, fees and charges under this Section must be in the form of cash, cashier's check, or money order.

When meter has been removed \$100.00
 When meter has not been removed \$ 40.00
 Additional after-hours charge (after 4 p.m.) \$100.00

Wastewater System. Two times the cost to the District.

The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys' fees.

6. Unauthorized Use of Water.

Any person, corporation, or other entity which takes or uses water without prior authorization of the District violates this Rate Order and shall be subject to a penalty of \$200.00 for each breach of this provision and shall be charged for water taken or used at the applicable rates as established in the foregoing. Each day that a breach of this section continues shall be

considered a separate breach. All water use, other than by grants of the District, will be through a meter provided to the user by the District. The District shall not allow use of District water or connection to the District's water system until all outstanding penalties assessed have been paid. This penalty shall be in addition to the other penalties provided by the laws of the State and to any other legal rights and remedies of the District as may be allowed by law. Board determination of a violation is required in order to levy a penalty and upon such determination, notice in writing shall be delivered to the person, corporation, or entity held in violation providing said person the opportunity to appear before the Board and address the imposition of said penalty.

7. Amounts Owed to The District Resulting from Enforcement of District Rules. Fines, penalties, costs, expenses, reimbursements and any other charges imposed by the District pursuant to enforcement of the Rules shall be added to and included on the bills sent monthly to customers, and in accordance with Texas Water Code Section 49.212, shall be subject to the treatment of delinquent accounts as hereinafter provided.

The District shall charge each customer any regulatory assessment required by the Texas Commission on Environmental Quality.

IV. Water Conservation and Drought Contingency Plan.

The District's Water Conservation and Drought Contingency Plan are incorporated by reference into this Rate Order, specifically including, but not limited to, the enforcement provisions in Section 10.1. The Water Conservation and Drought Contingency Plan may be amended from time to time. Such amendments shall also be incorporated in their entirety when adopted by the Board.

V. Filing of Order.

The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

VI. Effective Date.

The effective date of this Order shall be the next billing cycle after April 18, 2023.



Dennis B. Daniel, President
Board of Directors

ATTEST:



John Genter, Assistant Secretary
Board of Directors

(DISTRICT SEAL)

WWTP Efficiency and Irrigation Upgrades Sequencing

[Install one irrigation pump in Effluent Clearwell and connect to existing effluent pipeline.](#) This will allow for the irrigation of common areas within the HOA. As this equipment is only being used for irrigation, redundancy in the form of multiple pumps is not required at this stage.

At this phase in the wastewater treatment plant upgrade program the irrigation system is not incorporated into the SCADA system irrigation system will be run off an independent transducer and float system to allow for scheduled irrigation of common areas when effluent is available for this use.

The Main components of the system will include a submersible pump with variable frequency drives.

[Install piping and valving to allow use of irrigation pump for drip field use](#)

This phase of the plan will allow for redundancy in the effluent disposal portion of the system by providing the second means of transferring the effluent to the drip fields.

Major components of this part of the system include disk filters with 100 Micron filtering capability as well as associated solenoid valves to allow the direction of flow in the desired location.

[Update to SCADA Software Programing.](#)

At this point the irrigation pumps and solenoid valves will be connected into the SCADA software. As this is a specialty service it is recommended that the project be let separately but in coordination with the Piping and Valving.

[Install piping and valving to allow use of Irrigation Pump for Tank Filling](#)

This stage of the plan will allow for redundancy in the filling of the effluent tank by providing a second means transferring the effluent to the existing tank.

Major components of this part of the system include solenoid valves to allow the direction of flow in the desired location

[Update SCADA Software](#)

At this point the solenoid valves will be connected into the SCADA software. As this is a specialty service it is recommended that the project be let separately but in coordination with the Piping and Valving.

[Install 2nd irrigation pump/drip field pump](#)

This stage of the plan will allow for redundancy in the effluent disposal system and the effluent tank filling processes within the plant. This redundancy will allow for the option to decommission the existing pumps that fulfill these functions.

The Main components of the system will include a submersible pump with variable frequency drives.

Update SCADA Software

At this point the 2nd multi-purpose pump will be connected into the SCADA software. As this is a specialty service it is recommended that the project be let separately but in coordination with the Piping and Valving.

Decommission Drip Field Pump Skid

This project consists of the decommissioning of the pump skid and removal of the equipment from the SCADA system and electrical services.

Decommission Tank Filling Pumps

This project consists of the decommissioning of the tank filling pumps and removal of the equipment from the SCADA software and electrical services.

MURFEE ENGINEERING COMPANY, INC.

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

F I E L D R E P O R T

DATE: October 24, 2023 12:30PM

TOPIC: ROTATING BAR SCREEN FAILURE

ATTENDEES: Mark Kestner, Makenzi Scales, Jesse Black, Allen West, Greg Alves

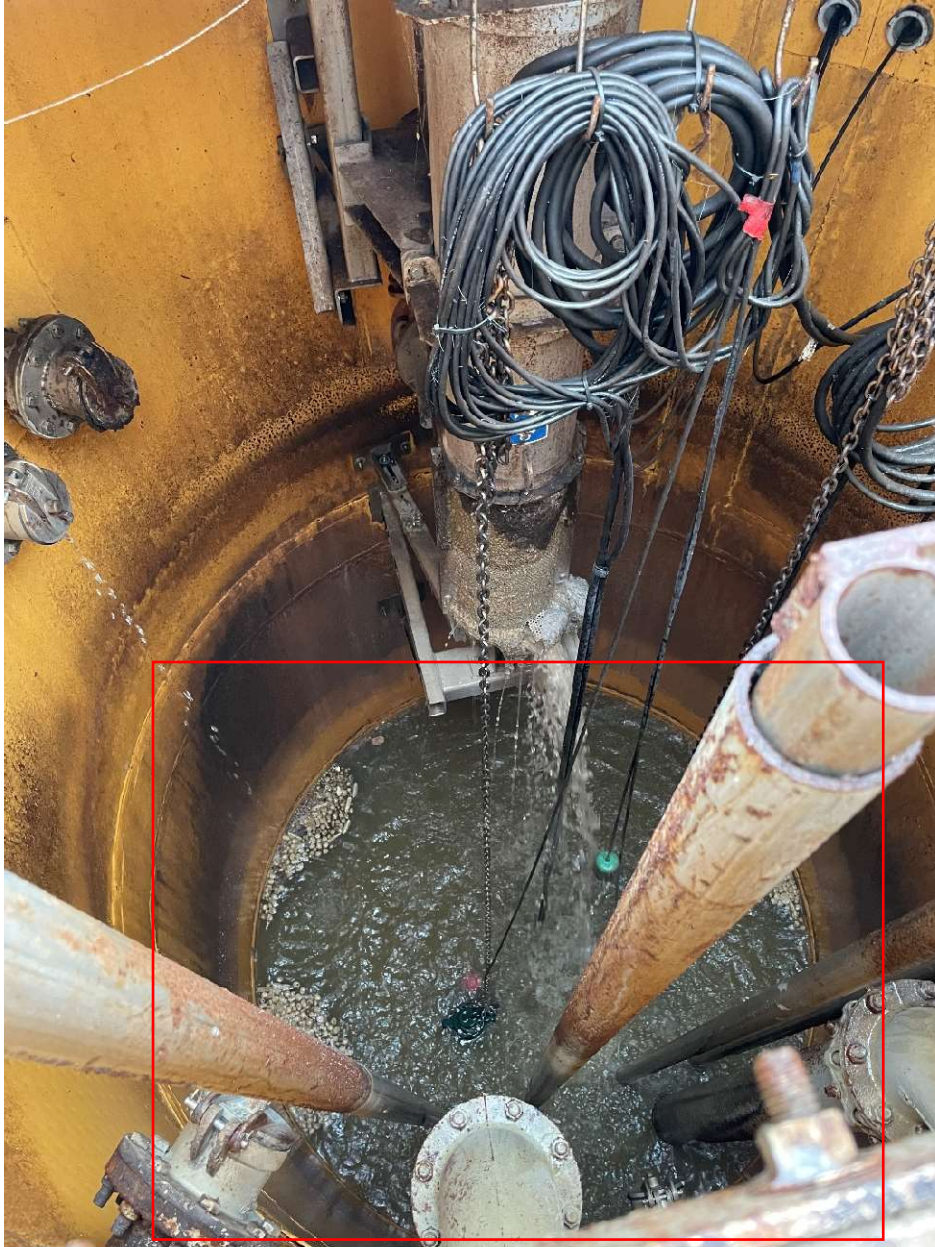
WEATHER: 80'S CLOUDY, MISTING RAIN

BAR SCREEN CURRENT CONDITION

The bar screen basket is breached in one location

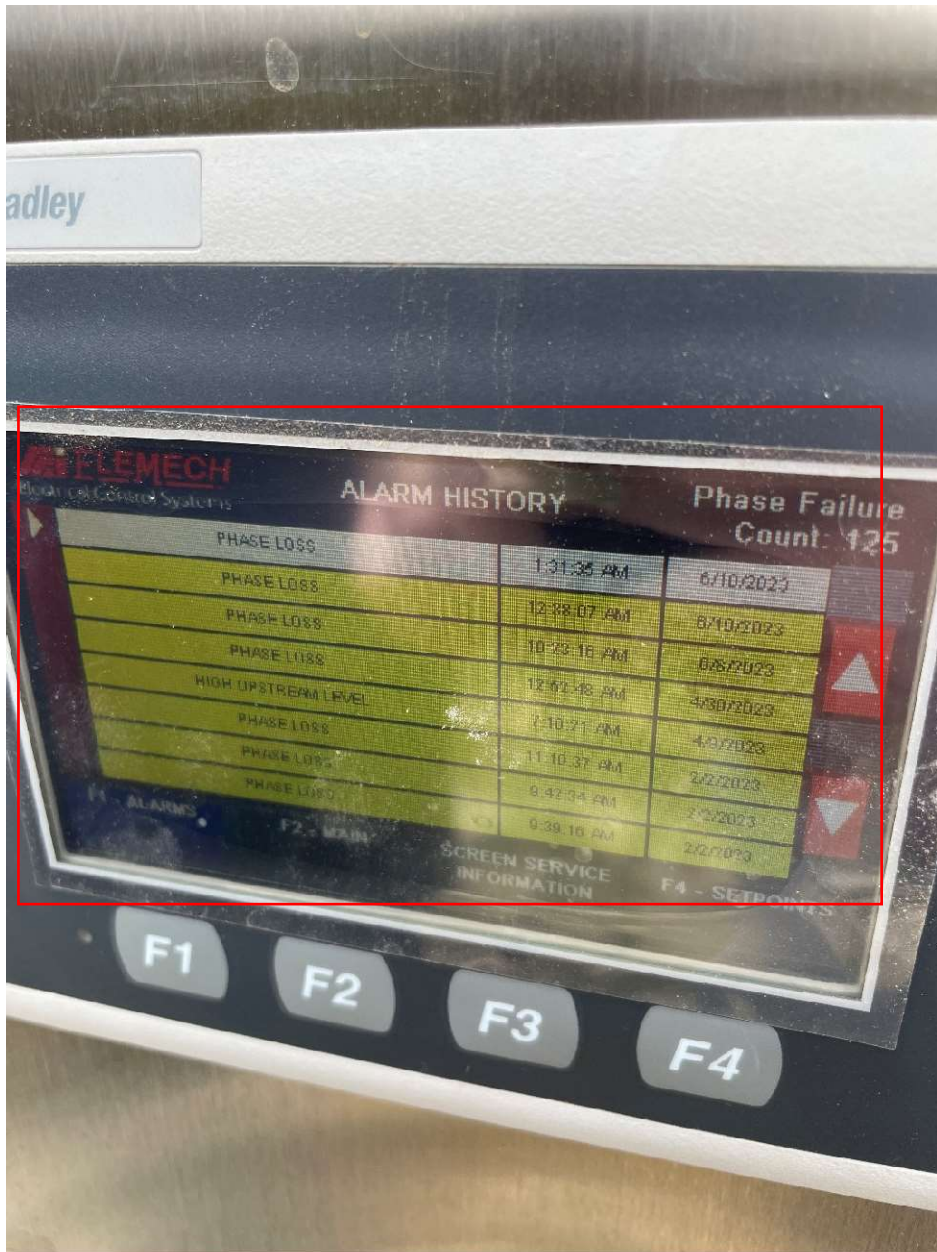


- Left Photo – Prior to Running Bar screen – note concentrated flow
- Right Photo – After running bar screen – note more dispersed flow



Note lack of fibers in wetwell

Note Floatables in wetwell



Note: no overloaded condition or temperature shutdown.

The bar screen is functioning at some capacity as can be seen in the flow dispersion from the before and after manually running the equipment. Note the solid stream and diffused discharge.

The compactor also produced runoff when run so some trash is being transported all the way up the equipment. The equipment is therefore working, but working at an undetermined diminished capacity.

The tear appears to run along the perforations

Discussion on what could break the screen was inconclusive. General agreement was had amongst the people in attendance that:

- Debris hitting the screen at mass/speed enough to punch through seems unlikely given the flow path required with turns etc.
- The auger compressing the debris enough to break the screen would most likely draw enough power to trip the motor on amp draw or overheat.
- The auger catching a piece of debris that could wedge into a perforation and catch on the auger as well seemed unlikely.

Discussions were had and it was generally agreed that:

- Better look at whole screen required
- Pump Down of Wetwell to expose any debris still in wetwell would be advantageous
- The quote for the replacement screen from the vendor was not reasonable.
- Alternate repair methods were viable (fabrication of screen/patching existing screen)

Preferred options for repair discussed:

Investigate the rotation to definitively determine its direction is correct.

Confirm procedure for pulling the equipment from the wetwell

Pull Bar screen from wetwell and assess:

- Total damage to the screen, check for damage that can not be seen.
- Check status of auger if enough force was exerted to break the basket screen the augers may have sustained damage)
- Examine type of debris in basket for objectionable items

ACTION ITEMS

MEC to transmit pertinent sections of O&M manuals, drawings, or other available information to Inframark

Inframark to contact contractors for confined space entry and repair by welding Tac Weld screen shut or tac weld patch in place while screen fabrication/alternate supplier is reviewed. MEC to inform Inframark of any contractors they have worked with in the past that might be available to contact.

Infra mark to contact contractors for welding with Bar Screen assembly remove from wetwell MEC to inform Inframark of any contractors they have worked with in the past that might be available to contact.

Inframark to confirm rotation direction is correct (Ladder required)

Inframark to contract Fabricators for SS Screen replacement and/or Repair Patch. MEC to inform Inframark of any fabricators they have worked with in the past that might be available to contact.

Inframark and MEC to coordinate on lifting the equipment out of the wetwell vs repairing in place based on availability of contractors, time for fabrication and cost.

MEC and Inframark will coordinate on procedures to limit diminished screening capacity to lowest possible level while repairs are initiated.

Additional Items Discussed included:

Request for operator input on projects to enhance reliability, automation, efficiency, irrigation possibilities. Initial feedback included the review of roofing/hail protection of equipment and wiring.

Transfer pump in sludge holding is of undetermined operating capacity – status must be determined

Manual By-pass procedures and alternatives

Sludge press discharge requires deflector plate to be altered to eliminate any sledge missing the conveyor inlet.

Chlorine contact chamber had discolored/turbid water and extra attention to samples and operation would be needed to eliminate the issue. Most likely theory for discoloration/turbidity is a biological cause. Inframark to examine “shocking” contact chamber or other disinfection means to kill biologicals.



Reunion Ranch WCID
General Manager Reports for the month of
October 2023
Board Meeting: November 21st, 2023

Memorandum for: Board of Directors Reunion Ranch WCID

From: Makenzi Scales/Dragan Sonnier

Date: November 21st, 2023

Subject: Operations and Maintenance Report

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

A. Administrative

a. *Trash Receptacle for the Wastewater Treatment Plant*

- We are going to move forward with just several roll-off carts that will be placed inside the Reunion Ranch plant walls. We're going to see how that goes and if that works best.

b. *Water Conservation and BWN Signage*

- We just received the new signs, a WO has been issued to get them installed.

B. Improvement of Wastewater Treatment Plant Operations

a. *WWTP Drive Rock Pour*

- We have provided approval to the contractor and are in the process of getting the needed customer setup documents from them. We have not been given an ETA on when rock will be poured but we are staying on top of asking for updates. In the meantime, we are bringing the jet truck out to clean Jayne Cove, as needed.

C. Wastewater treatment plant & effluent subsurface irrigation

a. All facilities are in compliance for the month; (BOD & TSS are both below 5 this month**)**

- Plant's capacity is at 75%; total flows are 1.848 MG; average flows are 59,616 GPD
- The WWTP flows have gone back down, and we are monitoring them closely.

b. *Effluent lift station*

- Pump 1 Soft Starter has been ordered and we are awaiting it's arrival to install.

c. *Digester Mixer Motor (Completed)*

- The digester mixer motor has arrived and it's been installed. The digester is now up and running.

d. *Bar Screen Repair*

- We met on-site with MEC to review options. We determined the best option would be contacting a metal working contractor to tac weld the screen back and provide a patch over that, for stability. Rage Construction initially communicated that they would be out the first week of November. Their schedule was pushed back and they plan to be on-site today (11/16/2023) to view the bar-screen and determine if the metal is thick enough that tac-welds will hold. We will provide a more detailed update to the board at the meeting. We have also contacted 3 other companies that are local and are awaiting some responses of their availability to come out.

e. Winterization

- We are in the early stages of winterization at this time. We have all winterization materials arriving over the course of the next few weeks and winterization material will be installed at all needed district facilities.

f. WWTP Tree Trimming

- We contacted Zane and asked that he provide a quote to trim the trees around the fence at the WWTP. This has become a compliance issue and Zane provided a proposal of \$1,500.00 to complete the work.

- g.** Conducted monthly inspection of irrigation fields on 10/13/2023; repair work orders have been generated.

D. Wastewater collection system

- Nothing to report at this time.

E. Water distribution system

- a. Water accountability is at 98.36% for the month.
- b. (Billing cycle from September 19th to October 18th, 2023)

F. Stormwater Conveyance & Pond maintenance

- a. Inframark conducted Pond inspections on October 19th. Work Orders have been issued and repairs are in progress.

G. Customer matters, complaints, reports & updates

- a. Easement Encroachment Request – Item to discuss with the board. Cody Pools ended up accessing the easement without prior permission. We have installed erosion control measures and they have confirmed they will maintain them moving forward.

H. Customer billing & delinquencies

- a. Mailed 3 Delinquent Letters; 2 tag hung.

I. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements, and maintenance.

Current Items for Board consideration:

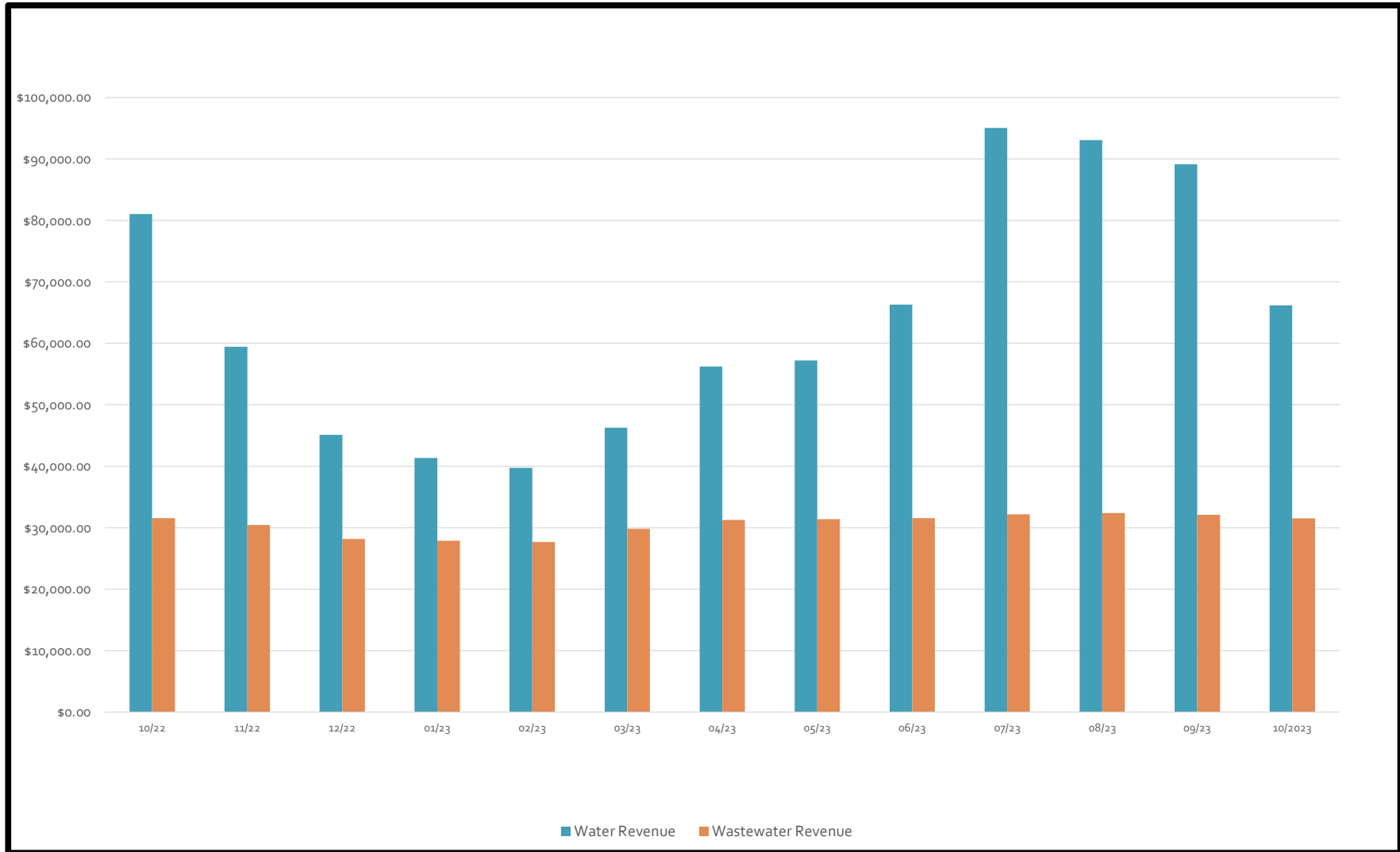
Vendor	Amount	Description	Work Order #
Zane Furr	\$1,500.00	Tree trimming around the WWTP	N/A



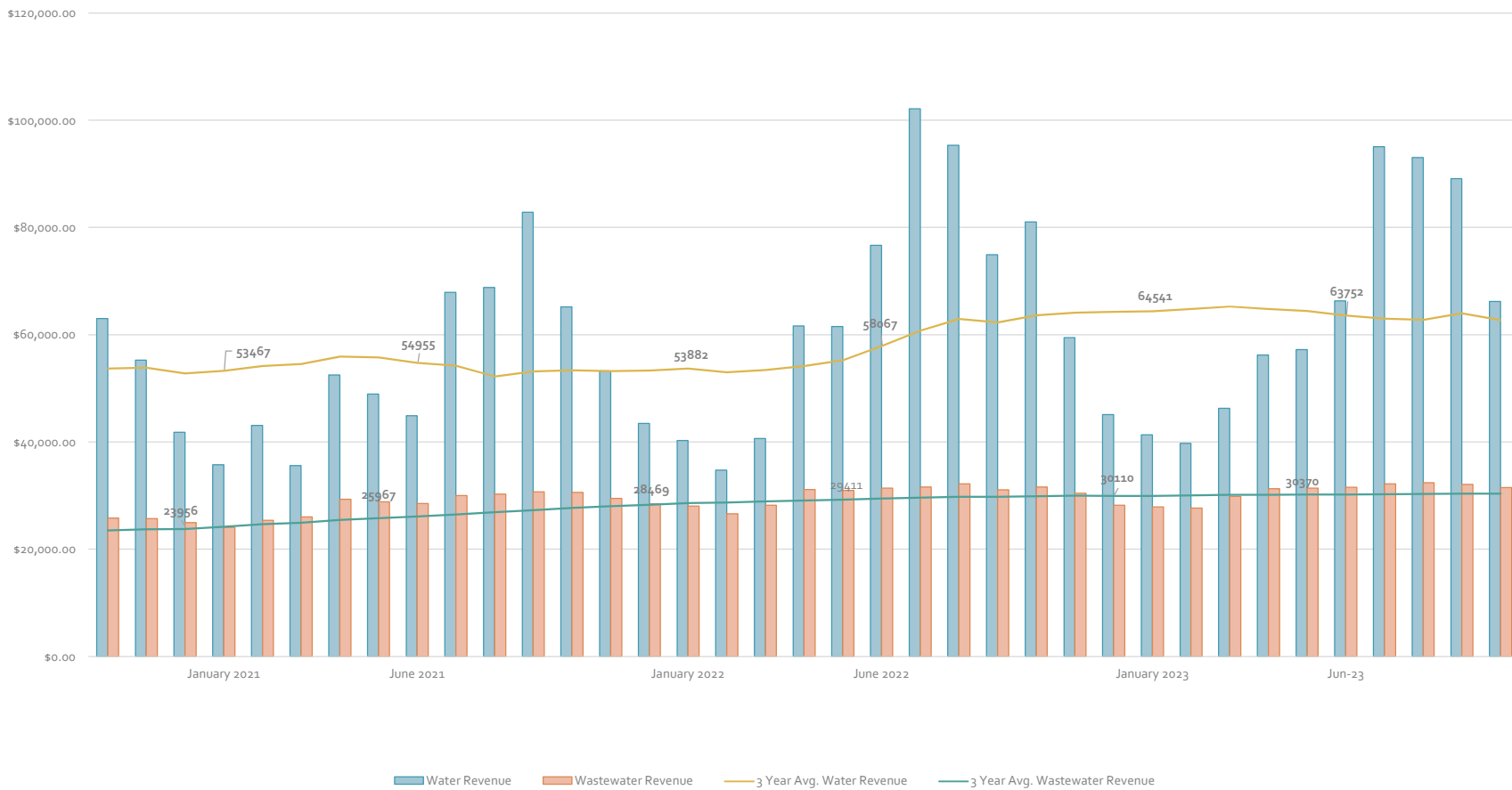
Billing Summary

Description	Connections		Variance
	Oct-22	Oct-23	
Residential	518	518	-
Commercial - HOA	16	16	-
Hydrant	-	-	-
Tracking	1	1	-
Reclaimed	-	-	-
Total Number of Accounts Billed	535	535	-
	Consumption		
Residential	11,012,000	8,858	(11,003,142)
Commercial - HOA	1,662,000	907	(1,661,093)
Hydrant	-	-	-
Tracking	15,000	252	(14,748)
Reclaimed	-	-	-
Total Gallons Consumed	12,689,000	10,017	(12,678,983)
	Average Consumption		
Residential	21,256	17	(21,239)
Commercial - HOA	103,875	57	-
Hydrant	-	-	500
Tracking	15,000	252	(14,748)
Reclaimed	-	-	-
Avg Water Use for Accounts Billed	23,717.76	18.72	(23,699)
Total Billed	113,689	98,892	(14,797)
Total Aged Receivables	10,893	10,648	(245)
Total Receivables	124,582	109,540	(15,042)

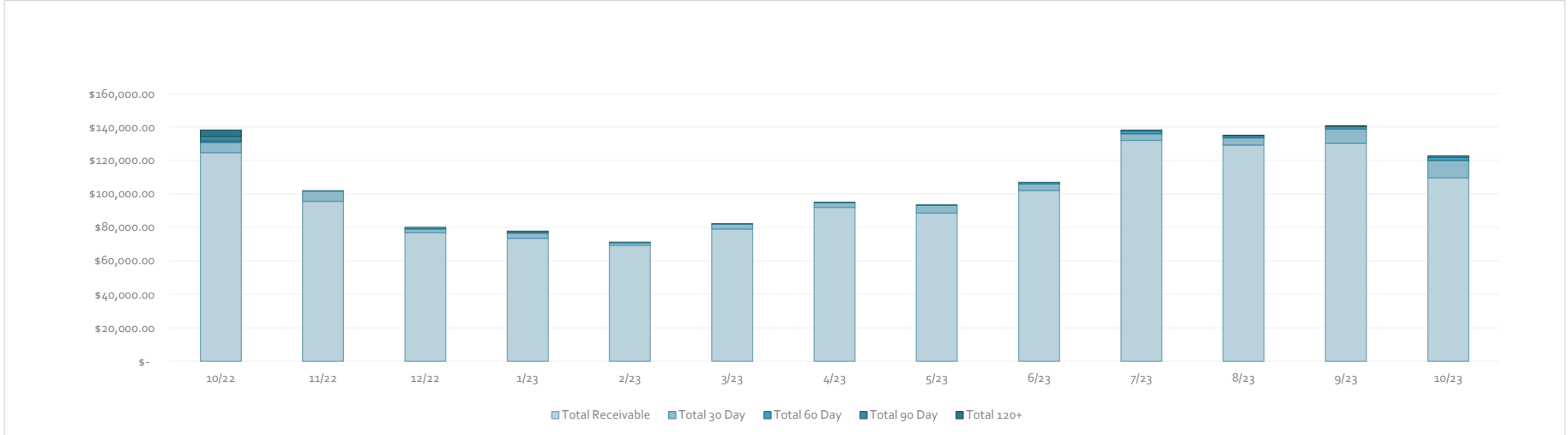
12 Billing Month History Revenue by Category



3 Year Average Monthly Water and Wastewater Revenue



12 Month Accounts Receivable and Collections Report



Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
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	\$ -	\$ -
7/23	\$ 131,954.85	\$ 4,049.22	\$ 1,598.45	\$ 381.27	\$ -
8/23	\$ 129,137.40	\$ 4,322.34	\$ 1,185.35	\$ 183.70	\$ 108.56
9/23	\$ 130,249.05	\$ 8,392.04	\$ 1,508.14	\$ 222.37	\$ 51.74
10/23	\$ 109,539.82	\$ 10,237.77	\$ 2,081.91	\$ 849.67	\$ -

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	3
Delinquent Tags Hung	2
Disconnects for Non Payment	N/A

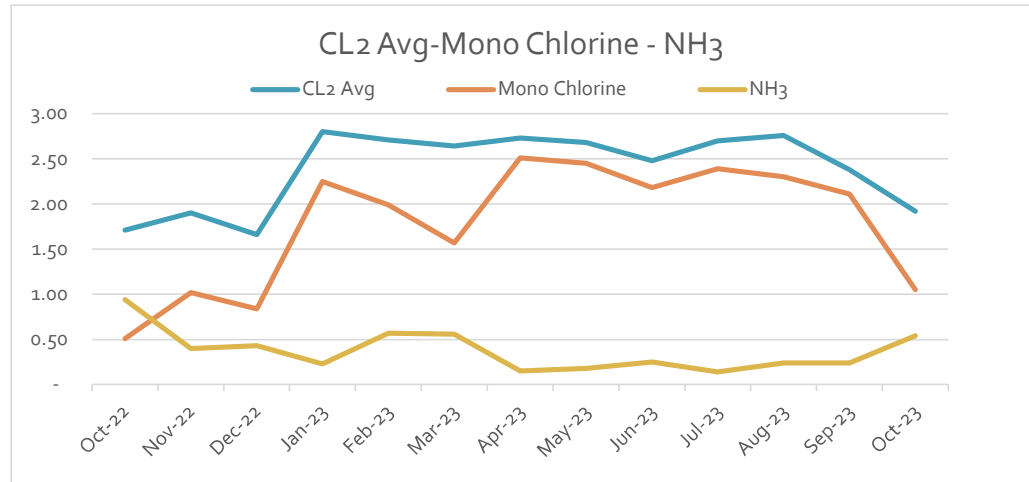
Water Quality Monitoring

Current Annual Avg

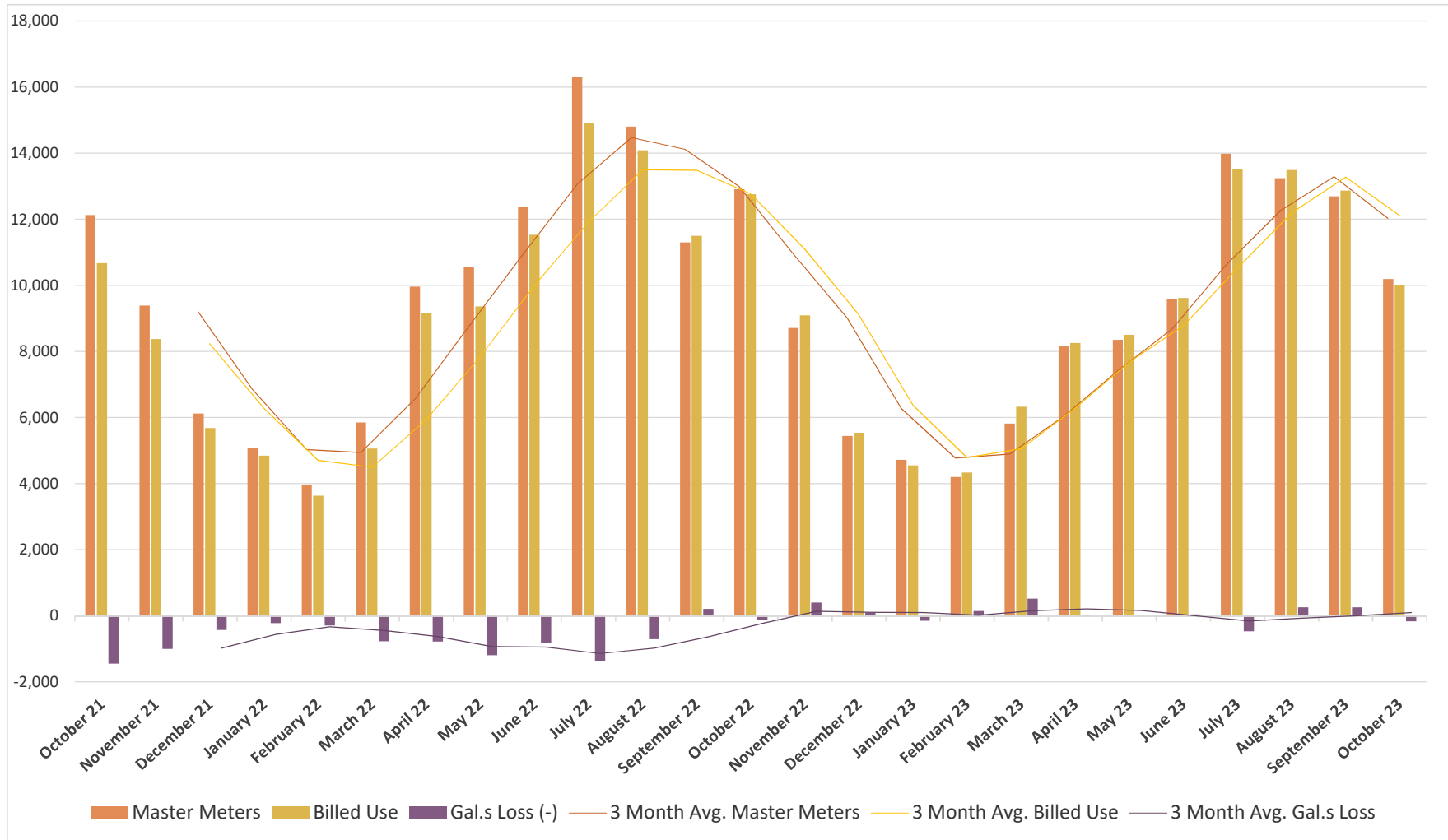
State Requirements Must Be Above .50

2.39

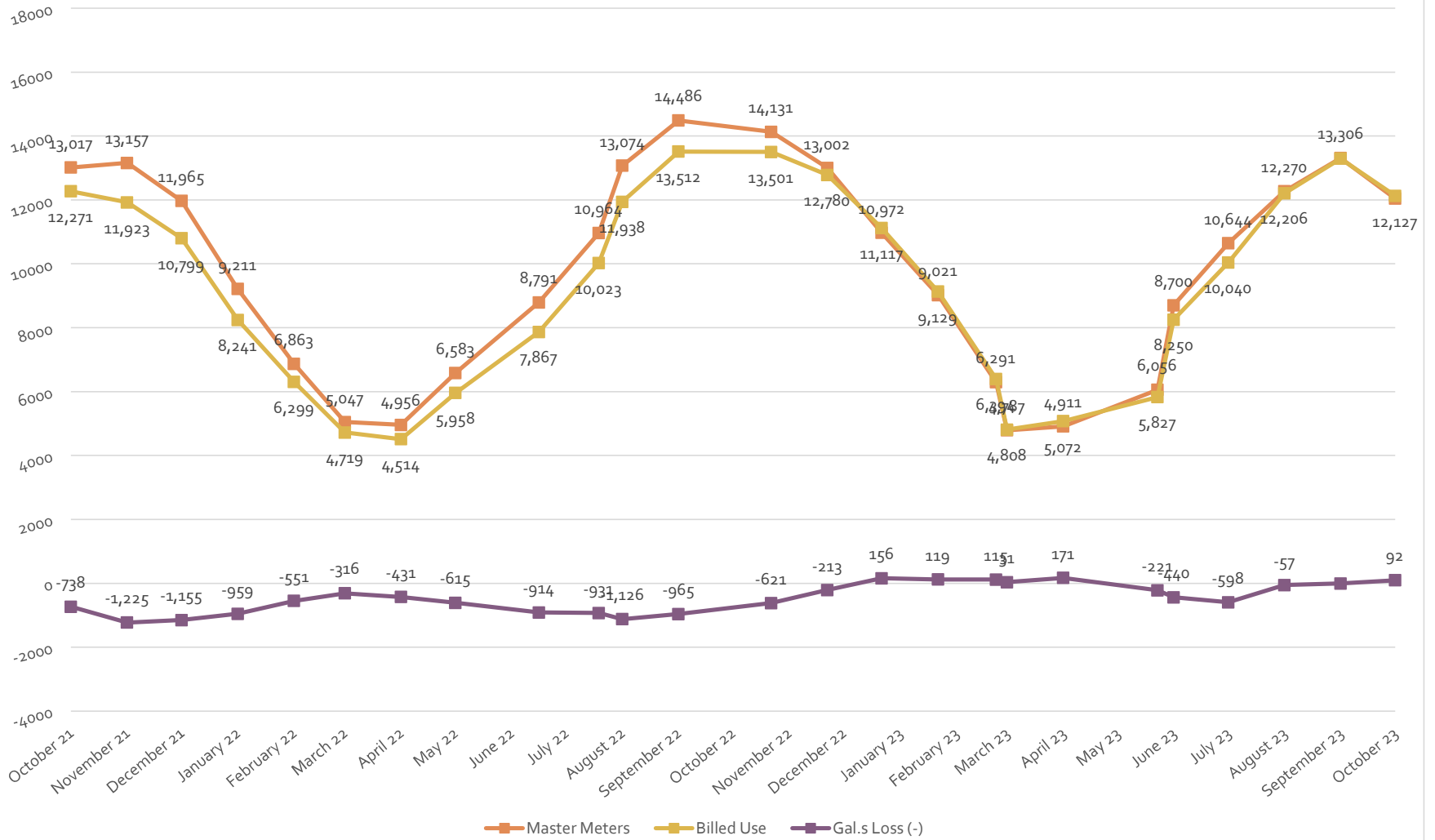
Date	CL2 Avg	Mono Chlorine	NH3
Oct-22	1.71	0.51	0.94
Nov-22	1.90	1.02	0.40
Dec-22	1.66	0.84	0.43
Jan-23	2.80	2.25	0.23
Feb-23	2.71	1.99	0.57
Mar-23	2.64	1.57	0.56
Apr-23	2.73	2.51	0.15
May-23	2.68	2.45	0.18
Jun-23	2.48	2.18	0.25
Jul-23	2.70	2.39	0.14
Aug-23	2.76	2.30	0.24
Sep-23	2.38	2.11	0.24
Oct-23	1.92	1.05	0.54



Water Accountability Report

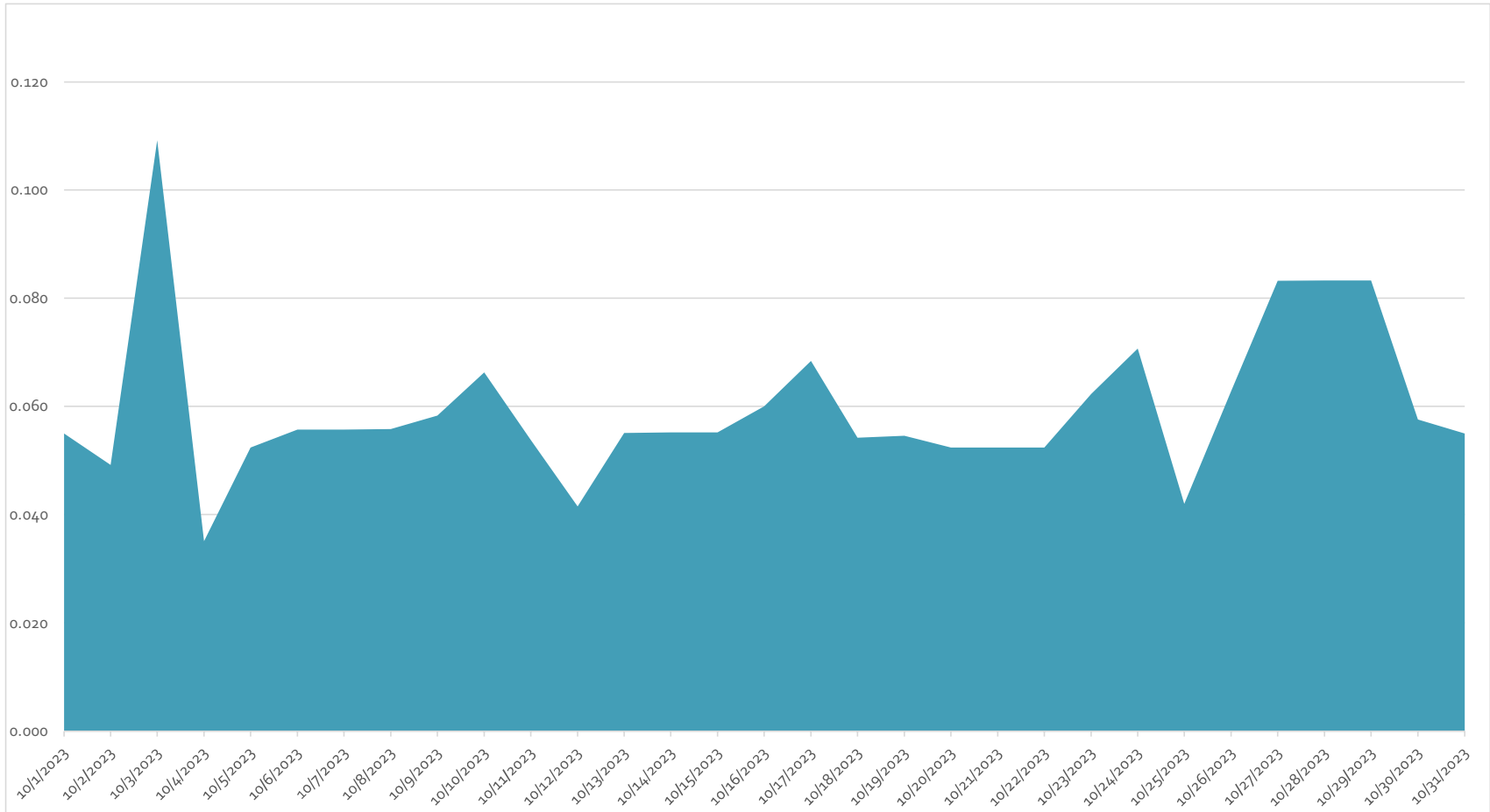


3 Month Billed vs Water Loss Average



Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
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%
July 23	7/17/23	535	13,982	13,509	7	(466)	-3.33%	96.67%
August 23	8/16/23	535	13,244	13,493	8	257	1.94%	101.94%
September 23	9/18/23	535	12,693	12,871	8	257	2.02%	102.02%
October 23	10/18/23	535	10,192	10,017	8	(167)	-1.64%	98.36%

Wastewater Flows for the Month of October



For the Month of October

	PERMIT	ACTUAL	COMPLIANT?	PERCENT
Flow WWTP (Avg.)	0.08 MGD	0.060 MGD	Yes	74.5%
BOD (Avg)	20 mg/L	2.8 mg/L	Yes	
TSS (Avg)	20 mg/L	1.6 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	1.1 mg/L	Yes	
PH (Min)	6.0 Std Units	7.84 Std Units	Yes	
PH (Max)	9.0 Std Units	7.84 Std Units	Yes	
NTU (Avg.)		1.86		

Reunion Ranch WCID Wastewater Flow Historical

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
Oct-23	535	1,848,100	59,616	111	75%
Sep-23	535	2,048,100	68,270	128	85%
Aug-23	535	1,802,900	58,160	109	73%
Jul-23	534	1,781,900	57,480	108	72%
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%
TOTALS		18,794,900	88,274.29	115	77%
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%
TOTALS		20,550,500	56,325.33	106	70%
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%
TOTALS		17,558,200	48,083.33	93	86%

* High flows due to meter reads being pulled at the skid

Roberts, Melissa

From: Scales, Makenzi
Sent: Monday, November 13, 2023 8:13 AM
To: Zane Furr
Cc: Sonnier, Dragan; Roberts, Melissa
Subject: RE: Reunion Ranch

Thank you, we will include it in this months managers report.

Respectfully,

Makenzi Scales | Senior Account Manager



Located in Austin, TX

(O) 512-246-0498 **(M)** 713.594.6335 | www.inframark.com

Please Note: To avoid violating the Texas Open Meeting Act, public officials (directors) should not “Reply to All” to this or similar district-related correspondence.

From: Zane Furr <zanefurr@yahoo.com>
Sent: Monday, November 13, 2023 8:08 AM
To: Scales, Makenzi <Makenzi.Scales@inframark.com>
Subject: Reunion Ranch

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

=====
Hi Makenzie,

We can get the trees trimmed off the fence at Reunion Ranch WWTP for \$1500.00.

This would include trimming limbs at least 3 feet off the fence, hauling, and properly disposing.

They have become a compliance issue as many are now touching and growing through the fence.

Please let me know how to proceed.

Thank you,

Zane Furr







Sent from my iPhone



**STORMWATER POND INSPECTION
DRAIN OUTLET**

DISTRICT:	REUNION RANCH
DATE:	10/19/2023
WO #:	3366956
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:	10/19/2023
WO #:	3366956
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



**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: Reunion Ranch

DATE: 10/19/2023

WO #: 3366956

TECH.: TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-2 (MARY ELISE)		
Pond water level?	90%		
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 occurring 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		
Aerator	OK		
COMMENTS:	POND LOOKS GOOD		



STORMWATER POND INSPECTION WET PONDS

DISTRICT:	REUNION RANCH
DATE:	10/19/2023
WO #:	3366956
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-3 (ACROSS 2491 REUNION RANCH)		
Pond water level?	80%		
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?	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 - Some erosion on backside of pond



**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	10/19/2023
WO #:	3366956
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-4 (568 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	OK - Some sediment		
Emergency bypass valve closed and operational	N/A		
Are all inlets in area clear of debris and sediment?	YES		

COMMENTS: POND LOOKS GOOD





**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT:	REUNION RANCH
DATE:	10/19/2023
WO #:	3366956
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 3-1 (879 JACKSDAW)		
Pond water level?	80%		
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?	YES		
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		
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 - Slight erosion in previous spots		





**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT:	REUNION RANCH
DATE:	10/19/2023
WO #:	3366956
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 3-3 (1007 JACKSDAW)		
Pond water level?	70%		
Inlets in good structural condition?	N/A		
Inlets clear of accumulated sediment or debris?	N/A		
Trash found at site?	NO		
Sinkhole, cracks or seeps visible in the embankment?	YES		
Erosion present at shoreline?	YES		
Erosion occuing around the inlets or outlet structures?	N/A		
Discharge valve open operational?	YES		
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 - Previous erosion		

