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 September 15, 2026, 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: 880 9404 9579 AND PASSWORD: 665239. 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 AND A DIRECT LINK TO THE ZOOM MEETING.

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 (John Genter)
5. Updates from Reunion Ranch HOA Board (HOA Board Representative)
6. Financial Reports and request for authorization for payments of bills; including Quarterly Investment Reports (Allen Douthitt)
7. Public Hearing on Tax Rate (John Genter)
8. Order Adopting Budget for 2026/2027 (Eric Hart & Allen Douthitt)
9. Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2026 (Garry Kimball & Bill Flickinger)
10. Amended Information Form (Bill Flickinger)
11. Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Adopting General Policies with Respect to the District's Water, Wastewater and Drainage Systems (Eric Hart)
12. BLX Arbitrage Rebate Review; 2016 Unlimited Tax Bonds (Bill Flickinger)
13. Items from the Board
    a. Requests for common area modifications (Mark D. Olson)
    b. Variances to Drought Contingency Plan requirements (Eric Hart)

c. Committee Reports (John Genter)
    i. Communications (Mark D. Olson)
    ii. Operations (John Genter)
    iii. Land Use & Water Quality (Mark D. Olson)
    iv. Finance, Budget & Audit (Eric Hart)
    v. Water Conservation & Drought Management (John Genter)

14. Engineer's Report and requested approvals (John Blake)
    a. Operational – Water, Wastewater, Water Quality and Drainage
    b. Utility Data Trends Analysis
    c. Long-term Improvements and Asset Management Plan
    e. Approvals Related to Ongoing Construction Contracts
    f. Approvals Related to Upcoming Construction Contracts
15. Operations & Maintenance Report and requested approvals (Lonnie & Beth Wright)
    a. Administrative
    b. Improvement of wastewater treatment plant operations
    c. Wastewater treatment plant and effluent subsurface irrigation
    d. Effluent Irrigation Operations
    e. Wastewater collection system
    f. Water distribution system
    g. Stormwater conveyance and pond maintenance
    h. Customer matters, complaints, reports and updates
    i. Customer billing and delinquencies
    j. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance
16. Attorney Report and requested actions (Bill Flickinger & Hunter Hudson)
    a. Pending Open Records Request
17. Adjourn (John Genter)

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

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

REUNION RANCH WCID
TAXPAYER IMPACT STATEMENT PER TEXAS GOV'T CODE § 551.043(c)(2)

Property tax bill for the median-valued homestead for current fiscal year (fiscal year 2025-2026):	$5,143
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if the proposed budget (attached) is adopted:	$5,092
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year (fiscal year 2026-2027) if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code** is adopted:	$5,101*

**The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may be capable of funding a balanced budget for the District.*

****No-New-Revenue Tax Rate** = rate expressed in dollars per $100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{\textit{(Last Year's Levy – Lost Property Levy)}}{\textit{(Current Total Value – New Property Value)}}$$

Last Year's Levy = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

Lost Property Levy = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

Current Total Value = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

New Property Value = means the following:

- Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.
- Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.
- For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, *or* (c) the paving of undeveloped land.

Reunion Ranch WCID
Proposed Budget: FY 2026 - 2027

	$0.2635 2026-2027	FY 25-26 Budgeted	FY 25-26 Projected	Audited FY 24-25	Audited FY 23-24	Audited FY 22-23
Revenues:						
Property Taxes, including penalties	$ 1,220,746	$ 1,219,736	$ 1,227,371	$ 1,146,111	$ 1,061,298	$ 872,905
Service Accounts -						
Water Service Fees	702,593	713,524	706,171	680,473	708,788	767,199
Sewer Service Fees	394,352	381,064	399,120	390,395	376,110	368,100
Service Account Penalties	8,776	8,757	7,500	5,553	6,970	6,643
Total Service Accounts	1,105,720	1,103,345	1,112,791	1,076,421	1,091,868	1,141,943
Tap Connection Fees	-	-	-	1,250	1,550	-
Inspection Fees	-	-	-	520	750	-
Interest/Other	54,000	54,000	111,583	144,217	141,464	89,518
Miscelaneous Income	-	-	-	4,580	62,727	6,932
Grant Income	-	-	-	-	-	-
Total Revenues	2,380,466	2,377,081	2,451,745	2,373,099	2,359,658	2,111,299
Expenditures:						
District Facilities -						
Water/Wastewater/Garbage -						
LCRA Firm Water Reservation Fee	30,622	28,434	28,874	28,438	27,125	30,009
WTPUA Monthly Charge	216,792	180,324	204,635	180,325	180,325	153,276
Water Purchases	261,976	213,552	215,207	170,928	182,973	194,586
Operations -						
Operations Fee	234,000	150,000	165,630	93,409	100,837	95,071
Utilities	45,000	33,000	37,915	33,645	29,523	25,807
WWTP - Telephone	-	-	-	647	643	665
Lab Testing	36,000	36,000	49,259	25,903	37,318	36,879
Inspections	7,200	7,200	5,907	6,139	6,197	5,881
Chemicals	25,200	36,000	20,612	21,108	23,173	34,308
Sludge management/hauling	55,200	60,000	62,218	32,280	59,630	72,946
Permit fees	1,500	1,500	1,892	1,328	1,328	1,328
Capital Outlay	-	-	-	410,895	-	42,277
Routine Repairs & Maintenance -						
Water System	69,000	69,000	67,233	69,081	29,428	55,847
Wastewater/Lift Station	148,840	148,840	176,281	309,152	231,753	189,763
Irrigation	30,000	30,000	40,192	20,006	6,686	5,007
Ponds	30,000	51,000	27,251	32,309	66,364	28,750
Pond/Irrigation Mowing	62,400	60,000	59,765	59,495	58,840	73,231
One-Time Repairs & Maintenance -						
Ponds	49,000	49,000	-	-	-	-
210 Conversion	170,405	170,405	-	-	-	-
Odor Control	10,000	10,000	-	-	-	-
WWTP Maint & Improvements	396,000	396,000	-	-	5,000	49,500
Water System	36,000	36,000	6,000	-	-	-
Non-Routine Maintenance Reserve-						
Ponds/Drainage	18,200	18,200	6,000	6,192	18,797	7,140
Wastewater/Lift Station	114,400	114,400	180,674	34,233	51,192	-
Water System	5,200	5,200	-	-	-	-
Miscellaneous	-	-	-	-	-	-
Subtotal - District Facilities	2,052,935	1,904,055	1,355,545	1,535,512	1,117,133	1,102,272
Administrative Services -						
Director Fees, including payroll taxes	17,129	17,129	15,704	18,081	16,653	10,691
Director Reimbursements	780	780	597	708	544	292
Bank Charges	-	-	-	118	488	1,187
Tax Appraisal/Collection Fees	8,000	8,000	8,335	8,407	7,650	5,638
Insurance	25,000	25,000	26,106	24,162	21,831	20,739
Public Notices/Elections	15,300	15,300	15,664	2,245	4,919	526
Website Development	15,800	15,800	15,190	13,405	8,919	7,803
Lobbyist Consulting	-	-	-	-	-	-
Miscellaneous	3,000	3,000	2,491	1,106	1,979	225
Subtotal - Administrative Services	85,008	85,008	84,087	68,231	62,984	47,101
Professional Fees -						
Legal Fees	168,000	168,000	150,209	160,027	157,278	107,342
Accounting Fees	37,800	37,800	31,126	27,017	26,517	25,500
Engineering Fees - General	100,000	100,000	155,691	97,768	183,957	68,788
Financial Advisor Fees	1,500	1,500	1,269	1,209	1,173	1,029
Engineering Fees - Special	86,196	86,196	66,521	32,307	38,727	29,009
Audit Fees	18,500	15,500	15,500	14,500	13,500	13,000
Subtotal - Professional Services	411,996	408,996	420,316	332,828	421,151	244,668
Total Expenditures	2,549,939	2,398,059	1,859,948	1,936,571	1,601,268	1,394,042
Excess / (Deficiency) of Revenues over Expenditures	$ (169,472)	$ (20,978)	$ 591,797	$ 436,528	$ 758,390	$ 717,257

Key Assumptions:

- Taxable Assessed Valuation = $472,736,047
- Total Tax Rate = $0.6230 / $100 TAV
- O&M Tax Rate = $0.2635 / $100 TAV
- Debt Service Tax Rate = $0.3595 / $100 TAV
- 98% Collection Rate
- 0 New Taps for Year

Reserve Analysis:	FY 26-27 Budgeted	FY 25-26 Projected	FY 24-25 Actual
Est. Beg Fund Balance	$ 3,980,396	$ 3,388,599	$ 2,952,071
Surplus/(Deficit)	(169,472)	591,797	436,528
Est. Ending Fund Balance	$ 3,810,923	$ 3,980,396	$ 3,388,599
Oper. Reserve 1yr	$ 1,750,734	$ 1,750,734	$ 1,667,274
NR-Maint. Reserve (Target)	1,527,500	1,527,500	1,175,000
	$ 3,278,234	$ 3,278,234	$ 2,842,274
Over/(Under)	$ 532,690	$ 702,162	$ 546,325