

PUBLIC NOTICE OF MEETING
TAKE NOTICE THAT A SPECIAL 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 12, 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: 852 5153 8559 AND PASSWORD: 140650. 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.

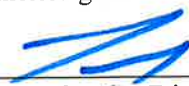
Note: Members of the public wishing to address the Board of Directors on specific agenda items will be required to indicate the agenda items on which they wish to speak. They will be given an opportunity to speak when the item is called and prior to consideration by the Board. Such comments shall be 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 (Terri Purdy)
5. Updates regarding Reunion Ranch HOA matters (HOA Board Representative)
6. Financial Reports and request for authorization for payments of bills (Allen Douthitt)
7. Public Hearing on Tax Rate (Terri Purdy)
8. Order Adopting Budget for 2023/2024 (Gary Grass & Allen Douthitt)
9. Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2023 (Garry Kimball & Bill Flickinger)
10. Amended Information Form (Bill Flickinger)
11. Items from the Board
 - a. Requests for common area modifications (Ron Meyer)
 - b. Variances to Drought Contingency Plan requirements (Gary Grass)
 - i. Swimming pool project
 - ii. Landscaping/watering
 - c. Public Hearing on Drought Contingency Plan (Terri Purdy)
 - d. Amended Drought Contingency Plan (Terri Purdy)
 - e. Public Hearing on Water Conservation Plan
 - f. Water Conservation Plan
 - g. Disposition of Capital Project Funds (Gary Grass)
 - h. Field Use Rules (Ron Meyer)
 - i. Annual Insurance Renewal (Gary Grass)

- j. Committee Reports
 - i. Communications (Terri Purdy)
 - ii. Utility Operations (Dennis Daniel)
 - iii. Land Use & Water Quality (Ron Meyer)
 - iv. Finance, Budget & Audit (Gary Grass)
 - v. Water Conservation & Drought Management (Gary Grass)
 - vi. Operations Contract Review (John Genter)
 - vii. Wastewater Effluent Reuse (Dennis Daniel)
- 12. 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. Effluent Irrigation Improvements and Authorizations; Review of Bids; Award of Contract
 - v. Application to TCEQ to renew TLAP
 - b. Water Supply and Distribution System
 - i. Water Flows and Trends
 - ii. LCRA Contract – current reservation
 - c. Long-term Improvements and Asset Management Plan - 2024 Budget
 - d. Emergency Management Plan(s)
 - e. Stormwater and Water Quality System
 - f. Approvals Related to Ongoing Construction Contracts
 - g. Approvals to Upcoming Construction Contracts
- 13. Operations and Maintenance Report and requested approvals (Makenzi Scales)
 - a. Administrative
 - b. Improvement of wastewater treatment plant operations
 - c. Wastewater treatment plant and effluent subsurface irrigation
 - d. Wastewater collection system
 - e. Water distribution system
 - f. Stormwater conveyance and pond maintenance
 - g. Customer matters, complaints, reports and updates
 - h. Customer billing and delinquencies
 - i. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance
- 14. Attorney Report and requested actions (Bill Flickinger)
 - a. BLX Arbitrage Rebate Summary; Bond Series 2018
- 15. Adjourn (Terri Purdy)

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 August 15, 2023 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

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

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

thus, constituting a quorum. All Directors were present.

Also present at the meeting were Hunter Hudson, Greg Szuman and Jeniffer Concienne with Willatt & Flickinger, PLLC, Mark Kestner with Murfee Engineering, Makenzi Scales and Dragan Sonnier with Inframark and Allen Douthitt with Bott & Douthitt, PLLC.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC and resident Sandy Lake.

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 Secretary Ron Meyer to approve the July 18, 2023 meeting minutes as presented. The motion carried unanimously.

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

Sandy Lake reported that the HOA received the effluent line schematics from its engineer. She reported that President Dennis Daniel also attended that meeting with the HOA's engineer and thanked President Dennis Daniel for his help. President Dennis Daniel noted that this topic will be discussed later in the agenda.

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

Bookkeeper Allen Douthitt discussed the financials with the Board. Bookkeeper Allen Douthitt explained that the format of the requested changes to the budget was hard to follow, so he added notes to the Accounting Report that identified what was driving the budget. President Dennis Daniel liked the notes but requested that the consultants provide a story behind the numbers. As discussed, the consultants will be provided with the Accounting Report and have been asked to provide additional backup information on each item.

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

7. PROPOSED BUDGET 2023/2024

8. ORDER SETTING THE DISTRICT'S PROPOSED TAX RATE FOR 2023 PROVIDING FOR PUBLICATION OF NOTICE THEREOF

Attorney Bill Flickinger discussed the procedures for setting the proposed tax rate and reviewing the draft budget. Financial Advisor Garry Kimball provides the District with the appropriate debt rate to pay the District's bonds. The next board meeting will be scheduled for September 12th, which is a week earlier so that the District can meet the Hays County deadline of setting the tax rate by September 15th. Financial Advisor Garry Kimball discussed the tax rate split with the Board. The total proposed rate is \$0.6240 with M&O at \$0.2440 and Debt at \$0.3800. Bookkeeper Allen Douthitt discussed the District's proposed budget. President Dennis Daniel inquired about another rate increase. The Board decided to look at the rates each spring to be sure the District stays on plan. Assistant Secretary Gary Grass discussed the 210 effluent irrigation items that should be included in the budget. Vice President Terri Purdy expressed her concerns on the District's sludge hauling costs. Manager Makenzi Scales will pull that data and provide it for budget preparation. Bookkeeper Allen Douthitt noted that he cannot attend the September board meeting but will meet with the budget committee soon. After discussion, motion was made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to adopt the Order Setting the District's Proposed Tax Rate for 2023 and Providing for Publication of Notice Thereof inserting the rates above. The motion carried unanimously.

9. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Enforcement Policy for Watering Restrictions
- d. Disposition of Capital Project Funds
- e. Field Use Rules
- f. Committee Reports
 - i. Communications
 - ii. Utility Operations
 - iii. Land Use & Water Quality
 - iv. Finance, Budget & Audit
 - v. Water Conservation & Drought Management
 1. Debriefing on Boil Water Notice
 - vi. Operations Contract Review
 - vii. Wastewater Effluent Reuse

There was no action item for 9a.

Manager Makenzi Scales reported on a variance request for installing a pool. She will forward the information to the Water Conservation & Drought Management committee.

In regard to the Enforcement Policy for watering restrictions, Assistant Secretary Gary Grass asked Manager Makenzi Scales to prepare and discuss the enforcement procedures. Manager Makenzi Scales discussed the enforcement procedures as requested. Enforcement will begin on Sunday following the board meeting in the early morning hours and then every two days thereafter. Inframark will conduct drive-by inspections for watering violations. First time violators will be sent an email and if there is no response to that email, a door tag will be hung. Second time violators will be fined. However, the committee will review the information prior to the fine being assessed. President Dennis Daniel would like Inframark to conduct drive-by inspections between the hours of 8:00-10:00 a.m. three times per week. There was discussion of a letter being sent out to all residents prior to watering violation inspections. Manager Makenzi Scales noted that they can also provide an email blast to the residents' emails that they have on file. The Board also discussed installing signage near the mailboxes. The Communications committee will work on a draft letter and Inframark will mail and email it out to all residents. The Board authorized Inframark to move forward with this task. President Dennis Daniel discussed the possibility of a surcharge to residents that use over 25,000 gallons of water. Attorney Bill Flickinger stated that the Rate Order can be included on next month's agenda if the Board would like to move forward with the surcharge. President Dennis Daniel will give it some more thought and come back to the Board around October/November to discuss in detail.

Item 9d will be discussed in Closed Session.

Secretary Ron Meyer discussed the Field Use Rules. He would like to receive comments on the information and then go back to the HOA. The goal is not to discourage use of the fields, but to protect the District's assets. Signage should be located in several locations and at each drain field. Secretary Ron Meyer will get with the HOA Amenities committee to finalize the

language. Attorney Bill Flickinger stated that the rules will need to be incorporated into the District's Rules and Regulations and a summary will be published so that the rules can be enforced.

Assistant Secretary Gary Grass asked Manager Makenzi Scales to provide a debriefing on the recent Boil Water Notice. Manager Makenzi Scales reported that Inframark was not provided with the usual notice from WTCPUA that wholesale suppliers receive prior to the generic notification that was received by everyone. Apparently, WTCPUA did not have the appropriate contact information for Inframark. Manager Makenzi Scales reported that when the generic notice came out, it was unclear if the District was affected by the pressure loss in the WTCPUA's system. Inframark called the WTCPUA to confirm and it was reported that the District was in fact affected by the pressure loss. Therefore, Inframark began the steps of a Boil Water Notice. Inframark immediately sent staff to take samples and those samples were taken to the lab for testing. The lab provided an incorrect Public Water System number for the District causing the chain of custody to be no longer valid. This created a delay in the testing and the Inframark staff had to obtain new samples. Going forward, Inframark will not rely on the lab to provide the Public Water System number. While waiting for the test results to come in, the District must also wait for the WTCPUA to rescind the notice. Once the Boil Water Notice gets rescinded by the WTCPUA, the District gets TCEQ approval and the samples come back negative, then Inframark distributes the formal notice that the Notice has been rescinded. Vice President Terri Purdy is disappointed with the WTCPUA and its inconsistent information. President Dennis Daniel will be attending the next WTCPUA board meeting. President Dennis Daniel would also like to have red 4X6 signs with white lettering indicating Boil Water Notice is in effect with Inframark contact information on them. There was additional discussion as to why the District had to go into Stage 5 watering restrictions. The Board would like to add language that gives the District discretion to go into Stage 5 when a Boil Water Notice is in effect. The Drought Contingency Plan will be added to next month's agenda so that this provision can be revised.

Assistant Secretary John Genter discussed the Vendor and Supplier Assessment form that he created. He would like the committee to look at the vendors on an annual basis. Assistant Secretary John Genter would like the Board to review the form and get feedback at next month's board meeting.

President Dennis Daniel discussed the effluent reuse status. As stated earlier, the engineer for the HOA provided a schematic. After reviewing the information, it looks very doable to provide effluent to the whole District, as the piping is there.

10. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Wastewater Collection and Treatment Plant
 - i. Wastewater Flows and Trends
 - ii. Improvements
 - iii. Operational Issues
 - iv. Effluent Irrigation Improvements and Authorizations;
Review of Bids; Award of Contract
- b. Water Supply and Distribution Systems

- i. Water Flows and Trends
- ii. LCRA Contract – current reservation
- c. Long-term Improvements and Asset Management Plan – 2024 Budget
- 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 wastewater flows have normalized and have been tracked back to the flow meter at the treatment plan and the repairs have been completed.

Engineer Mark Kestner advised that he will bring the TLAP application to the next board meeting for review. The TLAP expires in 2024. The application will include a 10-year renewal period rather than the current 5-year renewal.

Engineer Mark Kestner discussed the current status of the effluent irrigation improvements and 210 authorization irrigation conversion project. The irrigation value engineering has been completed and a site visit was conducted to go over the changes to the project. The contractor is working on costs related to the project. It appears that the project is moving in the right direction. It is hoped that this will be squared away prior to the September board meeting. President Dennis Daniel noted that the bids expire next week. Engineer Mark Kestner advised that the contractor will extend the bids. Engineer Mark Kestner also stated that he will send out a draft letter this week addressed to the LCRA regarding the progress of the project. President Dennis Daniel asked that he just go ahead and send the letter to the LCRA and let them know he will update them again next month. The LCRA has already provided an extension. There was discussion of authorizing the committee to negotiate and accept the Change Order and get the effluent irrigation project moving or waiting until the September board meeting to move forward. After discussion, motion was made by Assistant Secretary Gary Grass and seconded by Vice President Terri Purdy to authorize the Wastewater Effluent Reuse committee to approve award of contract to Prota Construction in an amount not to exceed +/- 10% of the whole solution amount. The motion carried unanimously.

Engineer Mark Kestner discussed the water flows. It was reported that there was an increase in flows for potable water. President Dennis Daniel noted that the increased flows show that the District is off 400,000 gallons and believes it is enough to start looking as to why. This appears to be more than a timing issue. Inframark and Murfee will look to see what is happening. In the past, this was let go and before the District knew it, it was 1,000,000 to 2,000,000 gallons off. President Dennis Daniel believes that the broken meter at Emma and Margaret is part of that discrepancy. Manager Makenzi Scales noted that meter has used 26,000 gallons since it was replaced.

There was discussion of merging several improvement projects together for a bigger contract and that would possibly gain more interest from contractors if the effluent irrigation improvements contract falls through. President Dennis Daniel discussed surface irrigation improvements and would like to discuss if the HOA and District should work together on those improvements. This item will be brought back to the October board meeting for further discussion.

President Dennis Daniel asked Engineer Mark Kestner to provide a timeline on completion of the Wastewater System Emergency Preparedness Plan.

11. 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. 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.

Inframark received the cost for a 4-CY dumpster to be installed at the wastewater treatment plant. It will be \$195.29 per month and will be serviced once per week. If the District needs another one, they can do so at any time. TDS will work with the District to access the dumpster with a double lock system. After discussion, motion was made by Assistant Secretary John Genter and seconded by Assistant Secretary Gary Grass to authorize the expenditure for the dumpster at the wastewater treatment plant.

Manager Makenzi Scales reported on maintenance items at the wastewater treatment plant. The mixers were removed and de-ragged and put back in service. However, there is still a continuing issue with the breaker tripping off and on and this will be investigated by an electrician. The issue with the chlorine contact chamber, that leaked sludge into the chamber through the broken pipe and valve has been repaired.

Manager Makenzi Scales stated that all District facilities are in compliance for the month of June. Both BOD and TSS were below 5 for the month. The wastewater plant is running at 72%, the total flows are 1.781 MG and the average flows are 57,480 GPD. Inframark has followed up a couple of times on the status of the deflection plate at the dewatering press. They are also still waiting on the replacement control panel at the effluent lift station. That should be installed soon. Manager Makenzi Scales reported on the repair of the drip skid pump. This repair will not be a temporary fix as discussed last month, it will be the final repair. There was also discussion of the bar screen repair. The communication with the vendor has not been going well.

However, they finally reported that they will be on site soon to take a look at the bar screen issue and will declare it as a warranty item. President Dennis Daniel asked if legal action should be taken at this time. Manager Makenzi Scales stated that if she has not received a date from the vendor as to when they are coming out, it should be a consideration. President Dennis Daniel noted that they should be held responsible for the issue at the mixers as well. Engineer Mark Kestner stated that he will give them a call to discuss. After further discussion, motion was made by President Dennis Daniel and seconded by Vice President Terri Purdy that if a satisfactory response is not received by Environmental Improvements to rectify the broken bar screen, that the District's attorney work with the District's engineer on a letter to send to the vendor on a possible claim against them. The motion carried unanimously.

Manager Makenzi Scales then discussed the Aquatic Features estimate for the annual sediment survey and report for the District's four ponds in the amount of \$1,000. This should take a couple of weeks to be completed. After discussion, motion was made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to approve the annual pond survey estimate as submitted. The motion carried unanimously.

President Dennis Daniel had several questions in regard to the Manager's Report. There was discussion of the tracking meter at the plant and its consumption. Manager Makenzi Scales will pull some data and provide it to him. President Dennis Daniel noted that the charts look better and thanked her for the changes. President Dennis Daniel inquired about the 90-day receivables. That information will be pulled and brought back next month. There was also discussion of the dips and flows of wastewater. Those flows should be steady. President Dennis Daniel asked that the actual reads be pulled, and the data be brought back to next months' meeting.

There was discussion of correcting the historical wastewater flow data, as the District did not actually discharge that amount of wastewater. Manager Makenzi Scales stated that they can do an average. President Dennis Daniel asked that those numbers be starred and provide a footnote that explains the discrepancy.

Assistant Secretary Gary Grass discussed the Aquatic Features report and noted that the wording of fountain should be changed to "aerator" and then the report should provide detail on the findings. Manager Makenzi Scales will get with Aquatic Features on that change.

12. ATTORNEY REPORT AND REQUESTED ACTIONS

- a. September board meeting schedule due to Hays County tax rate adoption deadline

Attorney Bill Flickinger reiterated that the September board meeting date will be moved up one week due to the Hays County deadline for setting the District tax rate.

**President Dennis Daniel announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 9(d). The Board went into closed session at 5:48 p.m.

At 5:54 p.m., President Dennis Daniel announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

Motion was made by Assistant Secretary Gary Grass and seconded by Vice President Terri Purdy to authorize the Board President to execute a letter to Taylor Morrison regarding the disposition of the District’s capital project funds. The motion carried unanimously.

13. ADJOURN

President Dennis Daniel entertained a motion to adjourn. Motion was made by Assistant Secretary Gary Grass and seconded by Secretary Ron Meyer to adjourn the meeting at 4:58 p.m.

Terri Purdy, Vice President
Reunion Ranch WCID

ATTEST:

Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]

Reunion Ranch W.C.I.D.

Accounting Report

September 12, 2023

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
- Review July 31, 2023 Financial Statements
 - Water Revenue \$33,661 favorable variance
 - Wastewater Revenue \$5,083 favorable variance
 - Interest Income \$8,496 favorable variance
 - Budgeted 2% interest rate compared to actual 5% interest rate
 - Sewer Repairs (Routine) \$19,697 unfavorable variance
 - Spent \$22,615 on lift station electric control panel
 - Engineering Special \$14,058 unfavorable variance
 - Spent \$5,034 on design and construction of phase 210 conversion pump skid
 - Spent \$11,858 on TLAP permit renewal
- Review October 2022 to July 31, 2023 Financial Statements
 - Property Tax Collections \$10,035 unfavorable variance
 - Water Revenue \$101,322 favorable variance
 - Wastewater Revenue \$30,966 favorable variance
 - Interest Income \$59,147 favorable variance
 - Budgeted 2% interest rate compared to actual 5% interest rate
 - WTCPUA Monthly Charge and Purchased Water \$39,250 favorable variance
 - Expected unfavorable variance as water revenue favorable
 - Lab Fees \$6,044 unfavorable variance
 - Spent \$1,303 on September 2022 fees in December 2022
 - Sludge Hauling \$13,274 unfavorable variance
 - Invoiced sludge hauls of \$7,570 in June 2023
 - Invoiced running of the press for \$6,516 in June 2023

- Water Repairs (Routine) unfavorable \$7,244 variance
 - Purchased \$4,181 swing check valve in April 2023
 - Installed \$11,880 concrete pad in April 2023
- Sewer Repairs (Routine) unfavorable \$11,782 variance
 - Spent \$22,615 on lift station electric control panel in July 2023
- Pond Maintenance unfavorable \$10,038 variance
 - Spent \$2,333 on detention pond clean up in February 2023
 - Spent \$2,887 to remove old and broken pipes at backside of pond in March 2023
- Landscape Maintenance unfavorable \$15,644 variance
 - Spent \$11,404 to replace eight dead trees in December 2022
 - Spent \$9,000 on storm damage clean-up in March 2023
- Engineering \$15,724 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
- Engineering Special \$22,010 unfavorable variance
 - Spent \$37,870 YTD on design and construction of phase 210 conversion pump skid
 - Spent \$11,858 on TLAP permit renewal

2023 Reunion Ranch WCID

January						
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Notes	Jan 17	Board Meeting
	Feb 15	Bond Payments
	Feb 21	Board Meeting
	Mar 21	Board Meeting
	Apr 18	Board Meeting
	May 23	Board Meeting
	Jun 20	Board Meeting
	Jul 18	Board Meeting
	Aug 15	Board Meeting
	Aug 15	Bond Payments
	Sep 12	Board Meeting

Cash Activity Report

**Reunion Ranch W.C.I.D.
Cash Activity Report
July 31, 2023 - September 12, 2023**

		First Citizens Operating Account	Bookkeeper's Account
Reconciled Cash Balance - July 31, 2023		\$ 83,210.09	\$ 21,764.50
Subsequent Activity through September 12, 2023		28,107.30	(1,725.02)
Transfer Approved at August 15, 2023 Board Meeting	To TexPool Operating Account		(75,000.00)
Deposit	Service Revenue		101,507.30
Deposit	Pool Deposits and Inspections		1,600.00
	Subtotal - Operating Account	28,107.30	
Transfer Approved at August 15, 2023 Board Meeting	From TexPool Operating Account	118,609.25	
Expenditures	Checks approved at August 15, 2023 meeting	(115,580.91)	
Customer Refund	Pool Deposit	(1,500.00)	
Sommers Marketing + Public Relations	Website - July 2023	(1,187.00)	
Pedernales Electric	Utilities - July 2023	(1,550.03)	
AT&T	Telephone - August 203	(396.05)	
AT&T Uverse	Internet - September 2023	(67.64)	
Verizon Wireless	Wireless Charges - July 2023	(52.64)	
		(1,725.02)	
Expenditures to be Approved at September 12, 2023 Board Meeting		-	(127,784.42)
Vendor	Memo	Amount	
Ron Meyer	Director Fees - Cybersecurity Training	(204.09)	
Aquatic Features Inc	Pond Maintenance - August 2023	(1,014.75)	
BLX Group LLC	Arbitrage Rebate Review - Series 2018	(1,000.00)	
Bott & Douthitt, PLLC	Accounting Services - August 2023	(2,000.00)	
Hays Central Appraisal District	Appraisal Fees - Third Quarter 2023	(4,108.60)	
LCRA	Raw Water/Monthly Fee - August 2023	(5,425.43)	
Murfee Engineering Company	Engineering - July 2023	(21,385.66)	
Sommers Marketing + Public Relations	Website - August 2023	(550.00)	
Inframark LLC	Maintenance - July 2023	(40,376.14)	
West Travis County PUA	Purchased Water - August 2023	(33,473.45)	
Willatt & Flickinger	Legal Fees - August 2023	(13,256.30)	
Zane Furr	Landscape Maintenance - August 2023	(4,990.00)	
	Total Operating Account Expenditures	(127,784.42)	
Transfers to be Approved at September 12, 2023 Board Meeting		(105,000.00)	132,744.94
Transfer	From First Citizens Operating to TexPool Operating	(105,000.00)	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	127,784.42	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	4,960.52	
		27,744.94	
Projected Cash Balance - September 12, 2023		\$ 6,317.39	\$ 25,000.00

**Reunion Ranch W.C.I.D.
Cash/Investment Activity Report
July 31, 2023 - September 12, 2023**

	Interest Rates	Balance 7/31/2023	Subsequent		Subtotal 9/12/2023	Transfers to be Approved 9/12/2023	Projected Balance 9/12/2023
			Receipts	Disbursements			
General Fund -							
First Citizens - Operating Account	0.0500%	83,210.09	103,107.30	(75,000.00)	111,317.39	(105,000.00)	6,317.39
First Citizens - Bookkeeper's Account	0.0500%	21,764.50	118,609.25	(248,118.69)	(107,744.94)	132,744.94	25,000.00
Central Bank - Lockbox Account	1.9800%	72,472.23	-	-	72,472.23	-	72,472.23
TexPool - Operating Account	5.3036%	2,164,128.45	96,432.26	(118,609.25)	2,141,951.46	(27,744.94)	2,114,206.52
Total - General Fund		2,341,575.27	318,148.81	(441,727.94)	2,217,996.14	-	2,217,996.14
Debt Service Fund -							
TexPool - Tax	5.3036%	65,012.70	-	(51,432.26)	13,580.44	-	13,580.44
TexPool - Debt Service	5.3036%	2,422,486.34	30,000.00	(1,250,476.89)	1,202,009.45	-	1,202,009.45
Total - Debt Service Fund		2,487,499.04	30,000.00	(1,301,909.15)	1,215,589.89	-	1,215,589.89
Capital Project Fund -							
Texpool - SR2017 Capital Projects	5.3036%	6.56	-	-	6.56	-	6.56
Texpool - SR2018 Capital Projects	5.3036%	693.19	-	-	693.19	-	693.19
Texpool - SR2019 Capital Projects	5.3036%	1,005.82	-	-	1,005.82	-	1,005.82
Texpool - SR2020 Capital Projects	5.3036%	54,736.39	-	-	54,736.39	-	54,736.39
Total - Capital Project Fund		56,441.96	-	-	56,441.96	-	56,441.96
Total - All Funds		4,885,516.27	348,148.81	(1,743,637.09)	3,490,027.99	-	3,490,027.99

Transfer Letter Information:

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$105,000.00
- (2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$127,784.42
- (3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$4,960.52

Recap & Standings Report

Cycles: All Taxing Units: Dripping Spr... Transaction Date Range: 07/01/2023 to 07/31/2023 Sorted By: By Year, Ascending Options: Separate Rollbacks, Include

Appraisal	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance
2003 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	4,500.11	0.00	4,500.11	0.00	0.00	0.00	0.00	0.00	4,500.11
2022	26,103.20	-1,471.81	24,631.39	8,622.02	957.08	0.00	688.71	0.00	16,009.37
2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary									
Total Current	26,103.20	-1,471.81	24,631.39	8,622.02	957.08	0.00	688.71	0.00	16,009.37
Total Delinquent	4,500.11	0.00	4,500.11	0.00	0.00	0.00	0.00	0.00	4,500.11
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	30,603.31	-1,471.81	29,131.50	8,622.02	957.08	0.00	688.71	0.00	20,509.48
Percentages									
% of Roll Collected - 2022 - 99.37%	Adjusted Original Roll -- \$2,556,408.08			Current YTD Collected -- \$2,540,398.71					
Tax Collections Compared to Current Taxes Billed 33.03% Collected									
All Collections Compared to Current Taxes Billed 36.70% Collected									
Combined Collections (Collections + P&I Collected) -- 9,579.10									

**Reunion Ranch W.C.I.D.
Collateral Analysis Schedule
July 31, 2023**

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
First Citizens Bank			
Operating Account	\$ 83,210.09		
Bookkeeper's Account	<u>24,183.86</u>		
Total Funds First Citizens Bank	<u>107,393.95</u>		
 FDIC Coverage		<u>250,000.00</u>	
 Pledged Collateral First Citizens Bank (Market Value)		<u>135,774.00</u>	
Total Collateral		<u>385,774.00</u>	
 Total Collateral/Funds	 <u>\$ 107,393.95</u>	 <u>\$ 385,774.00</u>	 <u>\$ 278,380.05</u>

Pledge Inventory Report (Deco)

First-Citizens Bank & Trust Co
 Raleigh, NC
 Date as of: 7/31/2023



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						
3136ALYX3	FNMA_14-81B CA WF - Wells Fargo	3/25/2041	AFS 3	7/31/2023 99.80	1,850,526.00 5,624.00	5,613.00
3137FRSN2	FHLMC_4957J TA	3/25/2048	AFS	7/31/2023 92.96	187,526.00 31,270.00	29,067.00
38382AR23	GNR 2019-147 AB AB	10/16/2060	AFS	7/31/2023 84.43	194,787.00 119,744.00	101,094.00
3	Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas				2,232,839.00 156,638.00	135,774.00

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

July 31, 2023

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

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

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

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

Supplementary Information

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

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



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

September 6, 2023
Round Rock, TX

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

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Assets				
Cash and Cash Equivalents -				
Cash - Operating Account	\$ 83,210.09	\$ -	\$ -	\$ 83,210.09
Cash - Bookkeeper's Account	21,764.50	-	-	21,764.50
Cash - Lockbox Account	72,472.23	-	-	72,472.23
Cash Equivalents	2,164,128.45	2,487,499.04	56,441.96	4,708,069.45
Receivables -				
Property Taxes	6,992.28	13,517.20	-	20,509.48
Service Accounts, net of allowance for doubtful accounts of \$ -	124,511.55	-	-	124,511.55
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	24,718.52	-	-	24,718.52
Total Assets	\$ 2,540,685.72	\$ 2,501,016.24	\$ 56,441.96	\$ 5,098,143.92
Liabilities				
Accounts Payable	\$ 178,811.45	\$ -	\$ -	\$ 178,811.45
Accrued Expenditures	1,793.17	-	-	1,793.17
Retainage	2,475.00	-	-	2,475.00
Customer Deposits	75,760.00	-	-	75,760.00
Builder Deposit	42,500.00	-	-	42,500.00
Due to TCEQ	3,069.40	-	-	3,069.40
Interfund	-	24,718.52	-	24,718.52
Payroll Taxes Payable	160.66	-	-	160.66
Total Liabilities	304,569.68	24,718.52	-	329,288.20
Deferred Inflows of Resources				
Deferred Revenue - Property Taxes	6,992.28	13,517.20	-	20,509.48
Total Deferred Inflows of Resources	6,992.28	13,517.20	-	20,509.48
Fund Balance				
Fund Balances:				
Restricted for				
Debt Service	-	2,462,780.52	-	2,462,780.52
Capital Projects	-	-	56,441.96	56,441.96
Unassigned	2,229,123.76	-	-	2,229,123.76
Total Fund Balances	2,229,123.76	2,462,780.52	56,441.96	4,748,346.24
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,540,685.72	\$ 2,501,016.24	\$ 56,441.96	\$ 5,098,143.92

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

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Revenues:				
Property Tax Revenue	\$ 873,844.17	\$ 1,672,827.56	\$ -	\$ 2,546,671.73
Service Accounts				
Water Revenue	586,186.27	-	-	586,186.27
Wastewater Revenue	301,925.96	-	-	301,925.96
Service Revenue Penalties	5,277.65	-	-	5,277.65
Interest and Other Income	76,763.55	79,558.05	2,019.85	158,341.45
Total Revenues	<u>1,843,997.60</u>	<u>1,752,385.61</u>	<u>2,019.85</u>	<u>3,598,403.06</u>
Expenditures:				
Operating Expenses -				
Reservation Fee	25,487.85	-	-	25,487.85
Monthly Charges	127,730.00	-	-	127,730.00
Water Purchases	149,137.73	-	-	149,137.73
Operations & Management	78,778.78	-	-	78,778.78
Utilities	21,745.05	-	-	21,745.05
Lab Fees	28,544.24	-	-	28,544.24
Inspections	5,292.85	-	-	5,292.85
Chemicals	27,657.92	-	-	27,657.92
Sludge Hauling	38,273.60	-	-	38,273.60
Permit Fee	1,328.05	-	-	1,328.05
Repairs & Maintenance (Routine) -				
Water Repairs	42,244.48	-	-	42,244.48
Sewer Repairs	130,782.32	-	-	130,782.32
Irrigation Maintenance	3,692.05	-	-	3,692.05
Pond Maintenance	20,038.36	-	-	20,038.36
Landscape Maintenance	63,144.12	-	-	63,144.12
Repairs & Maintenance (Non-Routine or One Time) -				
WWTP Improvements (One Time)	49,500.00	-	-	49,500.00
Pond Maintenance (Non-Routine)	7,140.00	-	-	7,140.00
Administrative Services -				
Director Fees, including payroll tax	8,073.77	-	-	8,073.77
Director Reimbursements	227.68	-	-	227.68
Insurance	20,739.40	-	-	20,739.40
Tax Appraisal/Collection Fees	4,228.58	8,097.21	-	12,325.79
Website	6,313.00	-	-	6,313.00
Miscellaneous Expense	1,589.24	-	-	1,589.24
Professional Fees -				
Legal Fees	86,346.75	-	-	86,346.75
Financial Advisor	1,029.20	1,970.80	-	3,000.00
Bookkeeping Fees	21,500.00	-	-	21,500.00
Engineering Fees	57,394.17	-	-	57,394.17
Engineering Fees - Special	50,339.78	-	-	50,339.78
Audit Fees	13,000.00	-	-	13,000.00
Debt Service -				
Interest Expense	-	435,476.89	-	435,476.89
Fiscal Agent Fees	-	2,400.00	-	2,400.00
Total Expenditures	<u>1,091,298.97</u>	<u>447,944.90</u>	<u>-</u>	<u>1,539,243.87</u>
Excess/(Deficiency) of Revenues Over (Under) Expenditures	<u>752,698.63</u>	<u>1,304,440.71</u>	<u>2,019.85</u>	<u>2,059,159.19</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, July 31, 2023	<u>\$ 2,229,123.76</u>	<u>\$ 2,462,780.52</u>	<u>\$ 56,441.96</u>	<u>\$ 4,748,346.24</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
July 31, 2023**

	CURRENT MONTH			YEAR TO DATE			Percent of Budget
	Actual	Budget	Difference	Actual	Budget	Difference	
Revenues:							
Property Tax Revenue	\$ 3,286.26	\$ -	3,286.26	\$ 873,844.17	\$ 881,011.00	\$ (7,166.83)	99.19%
Service Accounts							
Water Revenue	95,389.87	61,729.00	33,660.87	586,186.27	484,864.00	101,322.27	120.90%
Wastewater Revenue	32,179.32	27,096.00	5,083.32	301,925.96	270,960.00	30,965.96	111.43%
Service Revenue Penalties	567.42	711.00	(143.58)	5,277.65	6,049.00	(771.35)	87.25%
Interest and Other Income	9,946.16	1,100.00	8,846.16	76,763.55	11,000.00	65,763.55	697.85%
Total Revenues	141,369.03	90,636.00	50,733.03	1,843,997.60	1,653,884.00	190,113.60	111.49%
Expenditures:							
Operating Expenses -							
Reservation Fee	2,260.42	2,260.00	(0.42)	25,487.85	22,600.00	(2,887.85)	112.78%
Monthly Charges	12,773.00	14,435.00	1,662.00	127,730.00	144,350.00	16,620.00	88.49%
Water Purchases	23,618.33	25,362.00	1,743.67	149,137.73	171,768.00	22,630.27	86.83%
Management and Operations	8,189.78	8,605.00	415.22	78,778.78	86,050.00	7,271.22	91.55%
Utilities	2,212.49	2,800.00	587.51	21,745.05	28,000.00	6,254.95	77.66%
Lab Fees	4,760.11	2,250.00	(2,510.11)	28,544.24	22,500.00	(6,044.24)	126.86%
Inspection Fees	740.79	750.00	9.21	5,292.85	7,500.00	2,207.15	70.57%
Chemicals	1,258.97	2,500.00	1,241.03	27,657.92	25,000.00	(2,657.92)	110.63%
Sludge Hauling	321.19	2,500.00	2,178.81	38,273.60	25,000.00	(13,273.60)	153.09%
Permit Fees	-	-	-	1,328.05	1,500.00	171.95	88.54%
Repairs and Maintenance - Routine							
Water Repairs and Maintenance	868.53	3,500.00	2,631.47	42,244.48	35,000.00	(7,244.48)	120.70%
Sewer Repairs and Maintenance	31,597.20	11,900.00	(19,697.20)	130,782.32	119,000.00	(11,782.32)	109.90%
Irrigation Maintenance	-	1,667.00	1,667.00	3,692.05	16,670.00	12,977.95	22.15%
Pond Maintenance	1,461.88	1,000.00	(461.88)	20,038.36	10,000.00	(10,038.36)	200.38%
Landscape Maintenance	5,610.00	4,750.00	(860.00)	63,144.12	47,500.00	(15,644.12)	132.93%
Repairs and Maintenance - Non-Routine or One Time							
WWTP Improvements	-	-	-	49,500.00	49,500.00	-	100.00%
Pond Maintenance	-	-	-	7,140.00	7,500.00	360.00	95.20%
Administrative Services -							
Director Fees, incl payroll taxes	1,130.33	1,087.00	(43.33)	8,073.77	10,870.00	2,796.23	74.28%
Director Reimbursement	42.58	65.00	22.42	227.68	650.00	422.32	35.03%
Insurance	-	-	-	20,739.40	20,000.00	(739.40)	103.70%
Tax Appraisal/Collector Fees	-	-	-	4,228.58	3,000.00	(1,228.58)	140.95%
Website	1,187.00	1,200.00	13.00	6,313.00	12,000.00	5,687.00	52.61%
Miscellaneous	26.00	100.00	74.00	1,589.24	1,000.00	(589.24)	158.92%
Professional Fees -							
Legal Fees	10,970.20	8,500.00	(2,470.20)	86,346.75	85,000.00	(1,346.75)	101.58%
Financial Advisor Fees	-	-	-	1,029.20	600.00	(429.20)	171.53%
Accounting Fees	2,000.00	2,400.00	400.00	21,500.00	25,000.00	3,500.00	86.00%
Engineering Fees - General	4,494.66	4,167.00	(327.66)	57,394.17	41,670.00	(15,724.17)	137.73%
Engineering Fees - Special	16,891.00	2,833.00	(14,058.00)	50,339.78	28,330.00	(22,009.78)	177.69%
Audit Fees	-	-	-	13,000.00	13,000.00	-	100.00%
Total Expenditures	132,414.46	104,631.00	(27,783.46)	1,091,298.97	1,060,558.00	(30,740.97)	102.90%
Excess (Deficiency) of Revenues Over/ (Under) Expenditures	\$ 8,954.57	\$ (13,995.00)	\$ 22,949.57	\$ 752,698.63	\$ 593,326.00	\$ 159,372.63	126.86%

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

	First Citizens Operating	First Citizens Bookkeeper's	Total
Beginning Bank Balance 7/1/2023	\$ 80,352.77	\$ 21,783.62	\$ 102,136.39
Cleared Transactions			
Checks and Payments	(75,176.45)	(120,066.44)	(195,242.89)
Deposits and Credits	78,033.77	122,466.68	200,500.45
Total Cleared Transactions	2,857.32	2,400.24	5,257.56
Ending Bank Balance 7/31/2023	83,210.09	24,183.86	107,393.95
Uncleared Transactions			
Deposits in Transit	-	-	-
Outstanding Checks	-	(2,419.36)	(2,419.36)
Total Uncleared Transactions	-	(2,419.36)	(2,419.36)
Register Balance as of 7/31/2023	<u>\$ 83,210.09</u>	<u>\$ 21,764.50</u>	<u>\$ 104,974.59</u>

See Accountants' Report.

Reunion Ranch W.C.I.D.
A/P Aging
As of July 31, 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	1,249.75	0.00	0.00	0.00	0.00	1,249.75
Bott & Douthitt, P.L.L.C.	2,000.00	0.00	0.00	0.00	0.00	2,000.00
██████████	80.23	0.00	0.00	0.00	0.00	80.23
LCRA	5,110.79	0.00	0.00	0.00	0.00	5,110.79
██████████	22.45	0.00	0.00	0.00	0.00	22.45
Murfee Engineering Company	21,385.66	0.00	0.00	0.00	0.00	21,385.66
Pedernales Electric Cooperative	1,550.03	0.00	0.00	0.00	0.00	1,550.03
Sommers Marketing + Public Relations	1,187.00	0.00	0.00	0.00	0.00	1,187.00
Verizon Wireless	52.64	52.64	0.00	0.00	0.00	105.28
Water Holdings Acquisition LLC	47,998.70	48,000.40	0.00	0.00	0.00	95,999.10
West Travis County PUA	33,540.96	0.00	0.00	0.00	0.00	33,540.96
Willatt & Flickinger, P.L.L.C.	10,970.20	0.00	0.00	0.00	0.00	10,970.20
Zane Furr	5,610.00	0.00	0.00	0.00	0.00	5,610.00
TOTAL	<u>130,758.41</u>	<u>48,053.04</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>178,811.45</u>

See Accountants' Report.

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

	Dennis Daniel	Gary C Grass	John E Genter	Ronald Meyer	Theresa Purdy	TOTAL
Employee Wages, Taxes and Adjustments						
Gross Pay	150.00	300.00	300.00	300.00	0.00	1,050.00
Director Fees	20.96	0.00	0.00	21.62	0.00	42.58
Mileage						
Total Gross Pay	170.96	300.00	300.00	321.62	0.00	1,092.58
Adjusted Gross Pay	170.96	300.00	300.00	321.62	0.00	1,092.58
Taxes Withheld						
Federal Withholding	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Employee	-2.18	-4.35	-4.35	-4.35	0.00	-15.23
Social Security Employee	-9.30	-18.60	-18.60	-18.60	0.00	-65.10
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes Withheld	-11.48	-22.95	-22.95	-22.95	0.00	-80.33
Net Pay	159.48	277.05	277.05	298.67	0.00	1,012.25
Employer Taxes and Contributions						
Medicare Company	2.18	4.35	4.35	4.35	0.00	15.23
Social Security Company	9.30	18.60	18.60	18.60	0.00	65.10
Total Employer Taxes and Contributions	11.48	22.95	22.95	22.95	0.00	80.33

See Accountants' Report.

Debt Service Fund

Expenditures to be Approved

Reunion Ranch W.C.I.D.
Director Fees
September 12, 2023

<u>Date</u>	<u>Source Name</u>	<u>Payroll Item</u>	<u>Amount</u>
09/12/2023	Ronald Meyer	Director Fees	221.00
	Ronald Meyer	Social Security Employee	(13.71)
	Ronald Meyer	Medicare Employee	(3.20)
			<hr/>
			204.09
			<hr/>
TOTAL			<u>204.09</u>

Aquatic Features, Inc.

6611 Burnet Lane
Austin, TX 78757

Invoice

Date	Invoice #
9/5/2023	202309266

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 Jacksdaw Dr.: 30.148403, -97.929453 Jacksdaw Dr x Reunion Blvs.: 30.150200, -97.929717 Mary Elis Way: 30.150785, -97.934277			
Travis sales tax		8.25%	0.00
By/Date Received: <u>JB 8-31-23</u> By/Date Posted: <u>JB 9-1-23</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>6650</u>			
		Total	\$1,014.75

Phone #
(512) 301-3199

E-mail
scott@aquaticfeaturesinc.com

Web Site
aquaticfeaturesinc.com



PLEASE NOTE NEW REMITTANCE ADDRESS

PLEASE REMIT TO:
BLX Group LLC

P.O. Box 848066
Los Angeles, CA 90084-8066

QUESTIONS? 213.612.2484
amarquez@blxgroup.com

EIN: 51-0404065

**PLEASE REMIT COPY OF
INVOICE WITH PAYMENT**

DATE: August 28, 2023
INVOICE NO: 42182-5184/082823

Reunion Ranch Water Control & Improvement District
c/o Willatt & Flickinger, PLLC
12912 Hill Country Blvd.,
Austin, TX 78738
Attn: Bill Flickinger

Wire Instructions:

Wells Fargo, San Francisco Branch
Account of BLX Group LLC
Account No. 4943357772
ABA No. 121000248

Re: \$5,000,000
Reunion Ranch Water Control & Improvement District
Unlimited Tax Bonds, Series 2018

For Services Rendered: Small-Issuer Exception Opinion

For Period Ending: 08/15/2023

Opinion Fee: \$500.00
Investment Review Fee: \$500.00

Total Due: **\$1,000.00**

Original Received: JB 8-30-23
Date of Posting: JB 9-1-23
Amount of Payment: _____
Bank Name: _____
Account Number: _____
City: 1173

**DUE AND PAYABLE UPON RECEIPT
PLEASE REFERENCE INVOICE NUMBER 42182-5184/082823**

900030/SFS

Invoice



Date	Invoice #
8/31/2023	14236

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>DA 9-6-23</u> By/Date Posted: <u>B 9-6-23</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>0333</u>	
Thank you for your business!	Total \$2,000.00

PO Box 2445 • Round Rock, TX • 78680
Phone (512) 733-0700 • Fax (512) 733-0704

HAYS CENTRAL APPRAISAL DIST
 21001 Interstate 35 North
 Kyle, TX 78640
 USA

Voice: 512-268-2522
 Fax: 512-268-1945

Statement

Statement Date

Sep 1, 2023

Customer Account ID
 RRW

Account Of REUNION RANCH WATER DIST
 BOTT & DOUTHITT
 P O BOX 2445
 ROUND ROCK, TX 78680

Amount Enclosed

\$ _____

Please Detach and Return This Portion With Your Payment

Date	Date Due	Reference	Amount	Balance
8/31/23	9/30/23	2023 4TH QTR 033	4,108.60	4,108.60
HAYS CENTRAL APPRAISAL DISTRICT 21001 IH 35 KYLE, TEXAS 78640				
PLEASE NOTE: SEC. 6.06 (e) TEXAS PROPERTY TAX CODE A payment is delinquent if NOT paid on or before the due date. A delinquent payment incurs a PENALTY of 5% of the amount of the payment and accrues interest at 10% per annum.			By/Date Received: <u>8-25-23</u> By/Date Posted: <u>9-1-23</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>6400 1409.53</u> <u>1173 2699.07</u> Total <u>1173</u> <u>2699.07</u> <u>4,108.60</u>	

0 - 30	31 - 60	61 - 90	Over 90 days
4,108.60	0.00	0.00	0.00



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

Previous Balance	\$5,110.79
Payments	\$(5,110.79)
Credits / Adjustments	\$0.00
Balance Forward	\$0.00
Current Charges	\$5,425.43
Account Balance	\$5,425.43

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	08/31/23	09/30/23

Service From	Service To	Meter	Days	Previous Read	Current Read	Use (Gal)
07/03/23	08/02/23	21117896	30	36967.00	50195.00	13,228,000.00
07/03/23	08/02/23	LOSS-RR	30	36967.00	50195.00	79,368.00

BILLING DETAILS

Transaction Description	Consumption	Rate	Amount
Previous Balance			\$5,110.79
Payment - Thank You			\$(5,110.79)
	Balance Forward		\$0.00
Raw Water			
Monthly Reservation Fee	29.17	\$77.50	\$2,260.42
Raw Water - Firm	40.84	\$77.50	\$3,165.01
	Current Charges		\$5,425.43
	Account Balance		\$5,425.43

MAQ = 350.00 AF

Month	Consumption History	Use (AF)
Jan 2023		16.58
Feb 2023		14.24
Mar 2023		13.06
Apr 2023		24.34
May 2023		23.80
Jun 2023		29.22
Jul 2023		36.78
Aug 2023		40.84
TOTAL		198.85

1 AF = 325,851 gallons

LCRA is offering water conservation rebates, including mulch/compost, rainwater harvesting and irrigation evaluations. To get more

PAYMENT OPTIONS

To pay via Phone: 877-360-3483

Mail:
 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	08/31/23	09/30/23	\$5,425.43

By/Date Received: JB 8-31-23

By/Date Posted: JB 9-6-23

Approved for Payment: _____

Hand Delivered to: _____

Mailed By/Date: _____

GL#: 4205 3165.01

Remit To: 6150 2260.42

LCRA
 PO Box 301589
 Dallas, TX 75303-1589

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



Murfee Engineering Company

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

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

Invoice number 49082
Date 08/10/2023

Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through July 30, 2023

PROFESSIONAL FEES

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

Table with 4 columns: Name, Hours, Rate, Billed Amount. Rows include Mark Kestner (19.50 hours, 250.00 rate, 4,875.00 billed) and Isabel Enriquez (1.00 and 0.50 hours, 85.00 and 100.00 rates, 85.00 and 50.00 billed). Subtotal: 21.00 hours, 5,010.00 billed.

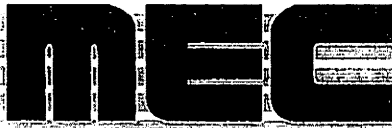
REIMBURSABLES

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

Table with 2 columns: Description, Billed Amount. Row: Mileage Allowances (23.50). Subtotal: 23.50.

Invoice total 5,033.50

By/Date Received: JB 8-10-23
By/Date Posted: JB 9-1-23
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
CL#: 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 49081
Date 08/10/2023
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through July 30, 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 (13.25 hours, 275.00 rate, 3,643.75 billed) and Project Manager Andrea Wyatt (0.50 hours, 200.00 rate, 100.00 billed).

12002-122-4 Budgeting Efforts

Table with 4 columns: Description, Hours, Rate, Billed Amount. Rows include Managing Engineer Mark Kestner (1.00 hours, 275.00 rate, 275.00 billed) and a Professional Fees subtotal (19.25 hours, 4,468.75 billed).

Reimbursables

12002-122-0 District Engineering 2022-2023

Table with 4 columns: Description, Hours, Rate, Billed Amount. Includes Mileage Allowances (25.91 billed) and an Invoice total (4,494.66 billed). Includes handwritten dates for received (8-10-23) and posted (9-1-23), and a handwritten GL# (6340).



Murfee Engineering Company

Reunion Ranch WCID
Project 12002 Reunion Ranch

Invoice number 49081
Date 08/10/2023

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
DISTRICT ENGINEERING 2022-2023	80,000.00	42,028.27	37,808.61	4,219.66
RESIDENT APPLICATIONS	10,000.00	2,835.00	2,835.00	0.00
ODOR COMPLAINT RESPONSE	2,000.00	770.00	770.00	0.00
NOISE COMPLAINT RESPONSE	10,000.00	4,955.90	4,955.90	0.00
BUDGETING EFFORTS	2,000.00	275.00	0.00	275.00
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	57,394.17	52,899.51	4,494.66



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 49083
Date 08/10/2023

Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through July 30, 2023

PROFESSIONAL FEES

12002-124 Reunion Ranch TLAP Permit Renewal

Table with 4 columns: Role, Hours, Rate, Billed Amount. Rows include Managing Engineer (Mark Kestner), Senior CAD Design Technician (Ronald L. Williams), Technical Assistant/Intern (Isabel Enriquez, William McDowell), and PROFESSIONAL FEES subtotal. Total billed amount is 11,857.50.

By/Date Received: JA 8-10-23
By/Date Posted: JA 9-1-23
Approved for Payment:
Hand Delivered to:
Mailed By/Date:
GL#: 6342



SOMMERS
MARKETING

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

8/26/2023

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

Job Code	Invoice #	Terms
	9079	Net 30

Description	Amount
August Marketing Services for Reunion Ranch WCID	
August Website Edits	400.00
Edits to site to add Agenda and Agenda Package for August meeting	
Edits to site to post supplemental documents for August meeting	
Edits to site to add minutes from July Board meeting	
Edits to site to add link from August Board meeting	
Edits to site to add Water Conservation Alert post	
Edits to site to add 2023 Notice of Public Hearing on Tax Rate	
E-Mail Marketing	150.00
Set up of email content, importing of new contacts from website and distribution of Constant Contact distribution regarding Water Conservation Alert	
Sales Tax - 8.25%	0.00

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

Total \$550.00

Payments/Credits \$0.00

Balance Due \$550.00

Please remit payment to:

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

By/Date Received: JB 8-29-23
 By/Date Posted: JB 9-1-23
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 CR # 4690 45
 35 of 65



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

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

Invoice Number	1151168
Invoice Date	8/28/2023
Due Date	9/27/2023

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

 Round Rock, Texas 78680

Service Description	Total
Maintenance Services	\$40,376.14

By/Date Received: JK 8-28-23
 By/Date Posted: JK 9-1-23
 Approved for Payment: _____
 Hand Delivered to: _____
 Month/Year/Date: _____

6122 868.53 6130 1,358.97
 6200 31,597.20 6210 4,760.11
 6217 321.19 6220 740.79
 6120 567.22

Subtotal	40,376.14
Sales Tax	\$0.00
Total	\$40,376.14

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.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Administrative					
Administrative Services	\$78.75	\$449.27	\$1.55	\$0.00	\$529.57
Subcontract Services	\$0.00	\$37.65	\$0.00	\$0.00	\$37.65
AD Total	\$78.75	\$486.92	\$1.55	\$0.00	\$567.22
Erosion Control					
Inspections	\$70.00	\$137.47	\$4.66	\$0.00	\$212.13
EC Total	\$70.00	\$137.47	\$4.66	\$0.00	\$212.13
Maintenance, Lift Station					
LS1					
General Maintenance & Repairs	\$87.50	\$192.79	\$1.55	\$0.00	\$281.84
LS1 Total	\$87.50	\$192.79	\$1.55	\$0.00	\$281.84
LS2					
General Maintenance & Repairs	\$78.75	\$173.51	\$3.11	\$0.00	\$255.37
LS2 Total	\$78.75	\$173.51	\$3.11	\$0.00	\$255.37
LS Total	\$166.25	\$366.30	\$4.66	\$0.00	\$537.21
Maintenance, Sewer Plant					
SP1					
Chemicals	\$17.50	\$38.56	\$1,202.91	\$0.00	\$1,258.97
Construction Maintenance	\$322.00	\$928.26	\$91.20	\$0.00	\$1,341.46
General Maintenance & Repairs	\$1,733.50	\$4,394.77	\$55.51	\$0.00	\$6,183.78
Lab Fees or Laboratory Sampling	\$733.00	\$1,888.15	\$1,731.87	\$0.00	\$4,353.01
Sludge & Waste Disposal	\$70.00	\$248.08	\$3.11	\$0.00	\$321.19

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1151168 - SUMMARY

INVOICE DATE: 8/28/2023

28 Aug 2023 12:17:57PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Subcontract Services	\$0.00	\$0.00	\$23,534.75	\$0.00	\$23,534.75
SP1 Total	\$2,876.00	\$7,497.82	\$26,619.34	\$0.00	\$36,993.16
SP Total	\$2,876.00	\$7,497.82	\$26,619.34	\$0.00	\$36,993.16
Maintenance, Water					
CSI Inspections	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
General Maintenance & Repairs	\$157.50	\$388.23	\$322.80	\$0.00	\$868.53
Inspections	\$166.25	\$474.54	\$0.00	\$0.00	\$640.79
Lab Fees or Laboratory Sampling	\$0.00	\$0.00	\$407.10	\$0.00	\$407.10
Site Inspections	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00
MW1					
General Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MW1 Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MW Total	\$323.75	\$862.77	\$879.90	\$0.00	\$2,066.42
Invoice Total	\$3,514.75	\$9,351.28	\$27,510.11	\$0.00	\$40,376.14

DISTRICT : REUNION RANCH WCID

Go Green! Think before you print.

INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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										
	7/13/2023	3279287	RRWCID District Area	Deliver or Post Notices in a District Area; POST AGENDA FOR BOARD MEETING IN DISTRICT	\$78.75	\$161.59	\$1.55	\$0.00	\$241.89	N
	6/26/2023	3294435	RRWCID District Area	Consumer Confidence Report (CCR); Prepare and distribute the 2022 CCR.	\$0.00	\$287.68	\$0.00	\$0.00	\$287.68	N
				Administrative Services Total	\$78.75	\$449.27	\$1.55	\$0.00	\$529.57	
Subcontract Services										
	7/6/2023	3290582	RRWCID District Area	Disinfectant Level Quarterly Operating Report; Prepare and submit the 2023 QTR2 DLQOR	\$0.00	\$37.65	\$0.00	\$0.00	\$37.65	N
				Subcontract Services Total	\$0.00	\$37.65	\$0.00	\$0.00	\$37.65	
				AD Total	\$78.75	\$486.92	\$1.55	\$0.00	\$567.22	6120
Erosion Control										
Inspections										
	6/29/2023	3254186	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); BILLABLE MONTHLY EC INSPECTION; Pass	\$70.00	\$137.47	\$4.66	\$0.00	\$212.13	N
				Inspections Total	\$70.00	\$137.47	\$4.66	\$0.00	\$212.13	
				EC Total	\$70.00	\$137.47	\$4.66	\$0.00	\$212.13	6650

DISTRICT : REUNION RANCH WCID

Go Green! Think before you print.

INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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
Maintenance, Lift Station										
LS1										
General Maintenance & Repairs										
	6/30/2023	3233537	340 Adam Ct	Cleaning at a Lift Station; Sched#: 6704 DateSched: 06/01/23	\$87.50	\$192.79	\$1.55	\$0.00	\$281.84	N
	7/25/2023	3268358	340 Adam Ct	Billable Operations at a Lift Station (normal hours, after normal hours, weekends & holidays); Sched#: 7597 DateSched: 07/03/23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				General Maintenance & Repairs Total	\$87.50	\$192.79	\$1.55	\$0.00	\$281.84	
LS2				LS1 Total	\$87.50	\$192.79	\$1.55	\$0.00	\$281.84	
General Maintenance & Repairs										
	6/30/2023	3244596	591 Katie Dr	Cleaning at a Lift Station; ANNUAL CLEANING OF LS	\$78.75	\$173.51	\$3.11	\$0.00	\$255.37	N
	7/25/2023	3268359	591 Katie Dr	Billable Operations at a Lift Station (normal hours, after normal hours, weekends & holidays); Sched#: 7598 DateSched: 07/03/23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				General Maintenance & Repairs Total	\$78.75	\$173.51	\$3.11	\$0.00	\$255.37	
				LS2 Total	\$78.75	\$173.51	\$3.11	\$0.00	\$255.37	
				LS Total	\$166.25	\$366.30	\$4.66	\$0.00	\$537.21	

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DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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
Maintenance, Sewer Plant										
SP1										
Chemicals										
	7/5/2023	3233538	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; Sched#: 6786 DateSched: 06/01/23	\$17.50	\$38.56	\$0.00	\$0.00	\$56.06	N
	7/13/2023	3240790	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; hawkins June Chemicals Total	\$0.00	\$0.00	\$1,202.91	\$0.00	\$1,202.91	N
					\$17.50	\$38.56	\$1,202.91	\$0.00	\$1,258.97	6130
Construction Maintenance										
	7/21/2023	3287138	100 Jayne Cove	Repair, Replace, Adjust, Recondition a Sewer System Asset; Drip Irr fields leak repairs	\$322.00	\$928.26	\$91.20	\$0.00	\$1,341.46	N
				Construction Maintenance Total	\$322.00	\$928.26	\$91.20	\$0.00	\$1,341.46	6200
General Maintenance & Repairs										
	2/16/2023	3098909	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip skid not putting out water	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	4/26/2023	3182231	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Effluent lift station not working-	\$192.50	\$684.21	\$0.00	\$0.00	\$876.71	N
	4/26/2023	3182232	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; C12 pump not working	\$87.50	\$279.36	\$0.00	\$0.00	\$366.86	N
	7/5/2023	3233519	100 Jayne Cove	Create a Survey for an Irrigation System; Sched#: 3493 DateSched: 06/01/23	\$87.50	\$192.79	\$0.00	\$0.00	\$280.29	N
	7/5/2023	3233522	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; Sched#: 4259 DateSched: 06/01/23	\$309.75	\$1,168.87	\$0.00	\$0.00	\$1,478.62	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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
	7/25/2023	3258870	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Small leak at drip skid line	\$8.75	\$19.28	\$0.00	\$0.00	\$28.03	N
	7/13/2023	3265696	100 Jayne Cove	Purchase Supplies for a Sewer Treatment Plant; PURCHASE WHITE BOARD FOR SAMPLE TRACKING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	7/10/2023	3275274	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with contractor	\$43.75	\$99.78	\$0.00	\$0.00	\$143.53	N
	7/11/2023	3275722	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; MEET CONTRACTOR FOR METER CALIBRATION AT SP	\$105.00	\$233.41	\$0.00	\$0.00	\$338.41	N
	7/14/2023	3279460	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Schedule WWTS to clean chlorine contact chamber	\$140.00	\$319.28	\$12.42	\$0.00	\$471.70	N
	7/18/2023	3280832	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Please move polymer barrels from inside fence driveway to over near the press.	\$146.25	\$161.58	\$0.00	\$0.00	\$307.83	N
	7/17/2023	3282954	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Bleach pump not feeding	\$140.00	\$319.29	\$35.33	\$0.00	\$494.62	N
	7/25/2023	3289934	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet contractor and assist with pulling both aerators at both basins.	\$472.50	\$916.92	\$7.76	\$0.00	\$1,397.18	N
				General Maintenance & Repairs Total	\$1,733.50	\$4,394.77	\$55.51	\$0.00	\$6,183.78	6200
Lab Fees or Laboratory Sampling										
	6/28/2023	3208709	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; AQUA TECH	\$0.00	\$0.00	\$1,681.59	\$0.00	\$1,681.59	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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
	6/27/2023	3233517	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; Sched#: 3139 DateSched: 06/01/23	\$350.00	\$771.14	\$21.99	\$0.00	\$1,143.13	N
	7/25/2023	3268309	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; Sched#: 3139 DateSched: 07/03/23	\$383.00	\$1,117.01	\$28.29	\$0.00	\$1,528.30	N
				Lab Fees or Laboratory Sampling Total	\$733.00	\$1,888.15	\$1,731.87	\$0.00	\$4,353.01	6210
Sludge & Waste Disposal										
	6/30/2023	3238759	100 Jayne Cove	General Sludge Management; Running of the sludge press	\$52.50	\$209.52	\$0.00	\$0.00	\$262.02	N
	6/30/2023	3264002	100 Jayne Cove	General Sludge Management; Schedule WWTS to haul sludge	\$17.50	\$38.56	\$3.11	\$0.00	\$59.17	N
				Sludge & Waste Disposal Total	\$70.00	\$248.08	\$3.11	\$0.00	\$321.19	6217
Subcontract Services										
	7/13/2023	3108422	100 Jayne Cove	Purchase Subcontracted Services for Lift Station; mc electric replace lifestation control panel - 03.31 erd	\$0.00	\$0.00	\$22,614.75	\$0.00	\$22,614.75	N
	7/13/2023	3170717	100 Jayne Cove	Purchase Subcontracted Services for Sewer Treatment Plant; aqua aerobic systems	\$0.00	\$0.00	\$920.00	\$0.00	\$920.00	N
				Subcontract Services Total	\$0.00	\$0.00	\$23,534.75	\$0.00	\$23,534.75	6200
				SP1 Total	\$2,876.00	\$7,497.82	\$26,619.34	\$0.00	\$36,993.16	
				SP Total	\$2,876.00	\$7,497.82	\$26,619.34	\$0.00	\$36,993.16	

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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
Maintenance, Water										
CSI Inspections										
	7/14/2023	3266157	195 Delayne Dr	Customer Service Inspection - Fixture - Residential; Homeowner CSI- between 9-10 am.Alex Nunez-512-705-1491; Pass	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	N
				CSI Inspections Total	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	6220
General Maintenance & Repairs										
	7/25/2023	3268196	RRWCID District Area	Billable Operations at a Water System (normal hours, after normal hours, weekends & holidays); MONTHLY FLUSHING & RESIDUALS	\$70.00	\$194.63	\$0.00	\$0.00	\$264.63	N
	7/18/2023	3271049	111 Margaret Cir Ing	Check for Zero Usage; CHECK IRR METER AT CORNER OF MARGARET & EMMA LOOP. IF METER IS DEAD, PLEASE CHANGE OUT	\$52.50	\$125.68	\$0.45	\$0.00	\$178.63	N
	7/13/2023	3277569	462 Emma Loop	Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	7/20/2023	3282631	462 Emma Loop	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	7/20/2023	3286436	195 Delayne Dr	Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	7/20/2023	3286453	195 Delayne Dr	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	7/20/2023	3286794	RRWCID District Area	Investigate a Water System Problem; PERFORM PRESSURE CHECK ON WATER SYSTEM	\$35.00	\$67.92	\$1.55	\$0.00	\$104.47	N
	7/21/2023	3288639	RRWCID District Area	Relocate, Repair, Replace or Recondition Water System Asset; Remove Boil Water Notice Signs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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
	7/28/2023	3297643	RRWCID District Area	Purchase Supplies for a Water System; ORDER WATER RESTRICTION SIGNS (STAGE 3 & 4) FOR DISTRICT	\$0.00	\$0.00	\$220.80	\$0.00	\$220.80	N
				General Maintenance & Repairs Total	\$157.50	\$388.23	\$322.80	\$0.00	\$868.53	6122
Inspections										
	7/14/2023	3281657	195 Delayne Dr	Irrigation System Inspection - Residential; Pass	\$26.25	\$74.93	\$0.00	\$0.00	\$101.18	N
	7/14/2023	3281660	195 Delayne Dr	Pool / Spa Inspection - Residential; Pass	\$35.00	\$99.90	\$0.00	\$0.00	\$134.90	N
	7/25/2023	3285891	204 Patience Cove	Pool / Spa Inspection - Residential; Final Pool Inspection-between 9-11 am; Pass	\$78.75	\$224.78	\$0.00	\$0.00	\$303.53	N
	7/21/2023	3285940	1243 Jacksdaw Dr	Pool / Spa Inspection - Residential; Pre-pour inspection-between 9-11 am.; Pass	\$26.25	\$74.93	\$0.00	\$0.00	\$101.18	N
				Inspections Total	\$166.25	\$474.54	\$0.00	\$0.00	\$640.79	6220
Lab Fees or Laboratory Sampling										
	7/13/2023	3208843	RRWCID District Area	Purchase Laboratory Services for Water System Asset; WATER UTILITY MAY	\$0.00	\$0.00	\$203.55	\$0.00	\$203.55	N
	6/30/2023	3241578	RRWCID District Area	Purchase Laboratory Services for Water System Asset; WATER UTILITY JUNE	\$0.00	\$0.00	\$203.55	\$0.00	\$203.55	N
				Lab Fees or Laboratory Sampling Total	\$0.00	\$0.00	\$407.10	\$0.00	\$407.10	6210
Site Inspections										
	7/14/2023	3266159	195 Delayne Dr	Final Site Survey Inspection - Residential; Fail	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1151168 - DETAIL

INVOICE DATE: 8/28/2023

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
	7/14/2023	3281495	195 Delayne Dr	Final Site Survey Re-Inspection - Residential; Pass	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	Y
				Site Inspections Total	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	1325
MW1										
General Maintenance & Repairs										
	7/5/2023	3233524	RRWCID CL2 Distribution	Billable Operations at a Water System (normal hours, after normal hours, weekends & holidays); Sched#: 5826 DateSched: 06/01/23	\$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	
				MW1 Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				MW Total	\$323.75	\$862.77	\$879.90	\$0.00	\$2,066.42	
				Invoice Total	\$3,514.75	\$9,351.28	\$27,510.11	\$0.00	\$40,376.14	



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	\$33,473.45
Due Date	After Due Date Pay
9/30/2023	\$35,481.86
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

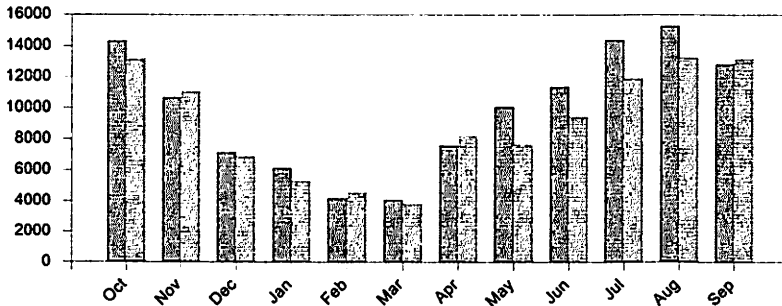
There will be a charge on all returned checks.
 Please return this portion with your payment.
 When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address		Account Number	
REUNION RANCH WCID			136 JACKSAW Dr		290523-00061-00	
Status	Service Dates		# Days	Bill Date	Due Date	Penalty Date
	From	To				
Active	8/1/2023	9/1/2023	31	9/5/2023	9/30/2023	10/1/2023

PREVIOUS BALANCE	\$33,540.96
PAYMENTS	(\$33,540.96)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

METER #	CURRENT READING	PREVIOUS READING	USAGE (In 1000 Gallons)	
21117896	63,380	50,195	13,185	
				Wholesale Water \$20,700.45
				Monthly Charge \$12,773.00
				CURRENT BILL \$33,473.45
				AMOUNT DUE \$33,473.45
				AMOUNT DUE AFTER 09/30/2023 \$35,481.86



Oct 2021 to Sep 2022 Oct 2022 to Sep 2023

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

By/Date Received: BA-5-23
 By/Date Posted: BA-4-23
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 GL#: 6155 12,773
6205 26,700.45
 57

WILLATT & FLICKINGER, PLLC
ATTORNEYS AT LAW

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

August 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:

BILL FLICKINGER

- 08/02/23 Continue review of tax rate calculations and options. (1.1 Hours).
- 08/03/23 Continue review of tax rate calculations and notices. (0.5 Hours). Continue revising draft agenda for next board meeting. (0.2 Hours).
- 08/04/23 Continue preparation for next board meeting. (0.3 Hours). Review requirements of water conservation plan and LCRA contract. (0.2 Hours).
- 08/07/23 Continue preparation for next board meeting. (0.3 Hours).
- 08/08/23 Continue review of action items from last board meeting. (0.5 Hours). Continue revising draft agenda for next board meeting. (0.2 Hours).
- 08/09/23 Continue preparation for next board meeting. (1.2 Hours). Complete preparation for and attend conference with Dennis Daniel and Terri Purdy to review agenda and prepare for next board meeting. (0.9 Hours). Continue revising agenda for next board meeting. (0.2 Hours).
- 08/10/23 Finalize agenda for next board meeting. (0.2 Hours). Continue revising draft minutes from previous board meeting. (0.3 Hours). Continue preparation for next board meeting. (0.9 Hours).
- 08/11/23 Continue drafting proposed letter to Taylor Morrison and email same to committee for review and edition prior to next board meeting. (0.7 Hours). Continue preparation for next board meeting. (0.3 Hours).
- 08/14/23 Continue preparation for next board meeting. (0.5 Hours). Email with Dennis Daniel on agenda items for upcoming board meeting. (0.2 Hours).

By: Bill Flickinger
Date: 9-1-23
Approved for Payment: _____
Hand Delivered: _____
Mailed: _____
DUK: 4320

August 31, 2023

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- 08/15/23 Review emails on drought stages, enforcement of watering provisions, boil water notice debrief, and status of possible reduction of cost of effluent irrigation improvements and continue preparation for upcoming board meeting. (1.5 Hours). Complete preparation for and attend board meeting. (3.3 Hours).
- 08/22/23 Review publication notice for hearing on tax rate. (0.3 Hours). Review emails on variance requests pending in connection with drought plan and review same. (0.4 Hours).
- 08/31/23 Review and revise draft agenda. (0.3 Hours). Prepare for next board meeting. (0.3 Hours).

Attorney BF: 14.8 Hours

HUNTER HUDSON

- 08/09/23 Prepare for and attend pre-meeting conference with Dennis Daniel and Terri Purdy. (0.7 Hours).
- 08/15/23 Complete preparation for upcoming board meeting. (0.7 Hours).
- 08/16/23 Review notes from prior meeting and plan action items for next board meeting. (0.5 Hours).

Attorney HH: 1.9 Hours

GREG SZUMAN

- 08/03/23 Review District's Firm Water Contract with LCRA to determine WCP requirements. (0.6 Hours).
- 08/07/23 Draft and send follow-up email for cybersecurity training. (0.2 Hours).
- 08/08/23 Begin reviewing and compiling Water Conservation Plan for District and draft email to District engineer and Manager on same. (1.2 Hours).
- 08/09/23 Receive email from Board member certifying completion of cybersecurity training. (0.2 Hours). Begin reviewing Senate Bill 2 and preparing summary of same's impact on District. (0.2 Hours).
- 08/10/23 Continue reviewing Senate Bill 2 and preparing summer of impact on District. (0.2 Hours).

August 31, 2023

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- 08/11/23 Continue reviewing Senate Bill 2 and preparing summer of impact on District. (0.2 Hours).
- 08/14/23 Review draft WCP sent by District Engineer. (0.9 Hours). Continue reviewing Senate Bill 2 and preparing summary of impact on District. (0.2 Hours).
- 08/15/23 Receive email from director confirming completion of cybersecurity training and update tracking sheet accordingly. (0.2 Hours).
- 08/21/23 Continue reviewing legislation from special legislative session to determine impact on District. (0.2 Hours).
- 08/22/23 Receive confirmation from director on completion of cybersecurity training and update tracking sheet accordingly. (0.2 Hours). Report District compliance to DIR and compile documentation of same. (0.3 Hours). Continue reviewing legislation from special legislative session to determine impact on District. (0.2 Hours).

Attorney GS: 5.0 Hours

JENIFFER CONCIENNE

- 08/02/23 Receive, review and respond to emails from Jenifer O'Kane on tax rate preparations. (0.4 Hours). Receive and review Sommers Marketing invoice; forward to Jessica Benson for payment. (0.2 Hours). Receive and review emails on power washing during drought stage. (0.2 Hours). Receive and review email from Gary Grass on tax rate information. (0.2 Hours). Receive and review email from Jack Jones at the LCRA on watersmart rebates. (0.2 Hours). Receive and review emails on Drought Stage signs. (0.2 Hours). Receive and review emails from Dennis Daniel and Makenzi Scales on water use that is not registering. (0.2 Hours). Send email to Dennis Daniel and Terri Purdy on committee meeting. (0.2 Hours).
- 08/03/23 Continue drafting minutes of last board meeting. Add item to proposed agenda for August and send to all parties for review and comment. Begin prepping for August board meeting. (2.6 Hours). Receive and review irrigation schematic. (0.3 Hours). Continue review of tax rate worksheets and send email to Hays County Tax Assessor Collector attaching tax rate worksheets. (0.6 Hours). Receive and review email from Gary Grass on additional agenda item; add same. (0.2 Hours). Send email to Water Conservation committee on LCRA rebate information. Send reply to Jack Jones at the LCRA on same. (0.3 Hours).

August 31, 2023

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- 08/08/23 Receive and review information on legislative bills passed in special session. (0.3 Hours). Receive and review taxing post card to the District. (0.2 Hours). Review information pertaining to Water Conservation Plan due to LCRA contract. Add item to agenda. (0.7 Hours). Receive and review HCAD notice of public hearing on 2024 budget. (0.2 Hours). Receive and review Hartford correspondence on Certificate of Insurance for Flume Inc. (0.2 Hours). Continue preparing for next week's meeting. Begin drafting letter to Taylor Morrison on capital projects fund. (0.9 Hours). Receive and review email from Dennis Daniel on status of effluent contract negotiations. (0.2 Hours).
- 08/09/23 Prepare for and participate in today's committee meeting. Finalize agenda. Send emails to Mark Kestner, Makenzi Scales and committees on next week's meeting. (1.5 Hours). Continue preparing documentation on budget and tax rate for agenda package. (0.5 Hours). Send email to Mark Kestner on engineer's report. (0.2 Hours). Send email to budget committee on proposed budget and tax rate. (0.2 Hours). Send email to Jessica Benson on verification of per diems. Send email to Board of Directors on same. (0.4 Hours). Receive and review email from Mark Kestner on effluent irrigation status. (0.2 Hours). Receive and review Field Use Rules from Ron Meyer to include in agenda package. (0.3 Hours). Receive and review emails from budget committee. (0.2 Hours).
- 08/10/23 Receive and review manager's report for agenda package. Send email to Makenzi Scales and Cody Black on same. Receive revised manager's report. Arrange to post agenda with Hays County Clerk and in the District. Receive and review bookkeeper's report, proposed budget and engineer's report. Receive and review email from Mark Kestner on additional budget items. Send email to Gary Grass on same. Send tax rate summary to committee. Finalize agenda package and send to all parties. Arrange to post agenda and package on District website. (3.9 Hours).
- 08/11/23 Continue drafting request to use of capital projects funds. (0.2 Hours).
- 08/15/23 Receive and review tab report; send to Inframark. (0.2 Hours). Receive and review email from Christi Herrera on insurance renewal. Begin preparing documents for same. (0.3 Hours). Send email to Allen Douthitt on today's meeting. (0.2 Hours). Receive and review email from Mark Kestner on draft Water Conservation Plan. (0.5 Hours). Receive and review email from Gary Grass on watering enforcement. (0.2 Hours). Receive and review emails from budget committee and Mark Kestner. (0.3 Hours). Receive and review email from LCRA on watering restrictions. (0.2 Hours). Receive and review HCAD correspondence on upcoming budget/tax rates. (0.2 Hours). Send email to Ron

August 31, 2023

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- Meyer on cybersecurity training. (0.2 Hours). Receive and review email from Secretary of State on early voting by personal appearance for 2024 elections. (0.2 Hours). Receive and review email from Dennis Daniel on status of effluent contract. Send email to Mark Kestner on need of Form 1295 for change order. (0.3 Hours). Receive and review supplemental documentation for today's board meeting. Forward to all parties. Telephone conference with Allen Douthitt on today's meeting and receive and review draft budget. Arrange to post supplemental documents on website. (0.8 Hours). Complete preparation for today's board meeting and attend same. (4.0 Hours).
- 08/16/23 Send email to Jenifer O' Kane at Hays County providing Board of Directors contact information. (0.2 Hours). Receive and review Vendor Supplier Assessment from John Genter; send to Board of Directors. (0.2 Hours). Review action items from yesterday's board meeting and begin processing paperwork from same. Send sign in sheet and per diem requests to Jessica Benson. Send letter to Taylor Morrison regarding capital projects fund. (1.3 Hours). Send email to committee on review of September agenda. (0.2 Hours).
- 08/17/23 Receive and review email from Terri Purdy on meeting to discuss September agenda. Arrange for same. (0.2 Hours). Arrange to post approved Minutes and video of this week's board meeting on District website. (0.2 Hours).
- 08/22/23 Receive and review email from Ron Meyer on completion of cybersecurity training. Send per diem request to Jessica Benson. (0.2 Hours). Receive and review email from Michael Slack on capital projects fund request. (0.2 Hours). Receive and review email from Christi Herrera on insurance renewals. (0.2 Hours). Receive and review TCEQ correspondence on updated forms; forward to Inframark on same. (0.2 Hours). Receive and review emails on variance for swimming pool project. Send same to committee for review. Send email to committee on granting variances. (0.8 Hours). Receive and review email from Dennis Daniel on WTCPUA rate increase. (0.2 Hours). Receive and review emails on water conservation notices and posting on website. (0.2 Hours). Begin drafting September agenda. (0.3 Hours). Send email to Hays County on tax rate information. (0.2 Hours). Send email to Jessica Benson on reports for next board meeting. (0.2 Hours). Send email to Makenzi Scales on sludge costs and bar screen information. (0.2 Hours). Draft Notice of Public Hearing on Tax Rate. Contact Hays Free Press on publication of Notice. (0.6 Hours).
- 08/23/23 Send email to Hays Free Press attaching Notice of Public Hearing on Tax Rate for publication. Arrange to post Notice on District website. (0.4 Hours). Receive and review emails from Water Conservation Committee, District Manager and homeowners on variance to fill swimming pool. (0.3 Hours). Begin drafting

August 31, 2023

Page 6

- minutes of last week's board meeting. (1.6 Hours). Receive, review and respond to email from Sommer's Marketing on Notice of Public Hearing on Tax Rate. (0.2 Hours).
- 08/24/23 Receive and review email from Dennis Daniel on status of effluent pump station. (0.2 Hours). Telephone conference with Hays Free Press on publication deadlines for Notice of Public Hearing on Tax Rate. (0.2 Hours). Receive and review emails from Gary Grass and homeowner on pool variance. (0.2 Hours). Continue drafting minutes of last board meeting. (0.7 Hours).
- 08/25/23 Various telephone conference with Natalie and Ashley at Hays Free Press on publication of Notice of Public Hearing on Tax Rate. (0.3 Hours).
- 08/29/23 Telephone conference with Ashley at Hays Free Press on Notice. (0.2 Hours). Receive and review emails from Mark Kestner and Dennis Daniel on status of effluent pump station. (0.2 Hours). Receive and review Sommers Marketing invoice, forward to Jessica Benson for payment. (0.2 Hours). Receive and review arbitrage summary compliance documentation and invoice; forward invoice to Jessica Benson for payment. Add item to next agenda. (0.5 Hours). Receive and review Hartford Insurance correspondence on new policy. (0.2 Hours).
- 08/30/23 Confirm publication of Notice of Public Hearing on Tax Rate. (0.2 Hours). Receive and review email from Terri Purdy on rescheduling committee meeting. (0.2 Hours). Receive, review and respond to Jessica Benson on September meeting date. (0.2 Hours). Receive and review email from BLX on compliance summary. (0.2 Hours). Continue drafting minutes of last board meeting and preparation for next board meeting. (1.2 Hours). Send email to Gary Grass on draft budget. (0.2 Hours).
- 08/31/23 Continue preparing September meeting agenda and send to all parties for review and comment. (0.4 Hours). Send Rules and Regulations to Ron Meyer and Terri Purdy for use in preparing the Field Use Rules. (0.2 Hours). Continue preparation for next board meeting. Review Water Conservation Plan as submitted by Mark Kestner. (0.5 Hours). Receive, review and respond to email from Ron Meyer attaching revised Field Use Rules and discussion of other District matters. (0.3 Hours).

Legal Assistant JC: 38.5 Hours

August 31, 2023

Page 7

ALLISON NIX

08/10/23 Continue preparation for upcoming board meeting. (0.2 Hours).

08/28/23 Receive and review proof of Notice of Public Hearing on Tax Rate for publication.
Respond with approval for same. (0.5 Hours).

Legal Assistant AN: 0.7 Hours

Attorney BF: 14.8 Hours @ \$325.00 per hour	\$4,810.00
Attorney HH: 1.9 Hours @ \$325.00 per hour	\$617.50
Attorney GS: 5.0 Hours @ \$325.00 per hour	\$1,625.00
Legal Assistant JC: 38.5 Hours @ \$155.00 per hour	\$5,967.50
Legal Assistant AN: 0.7 Hours @ \$155.00 per hour	\$108.50

CLIENT EXPENSES

374 Photocopies @ \$.20 each \$74.80

100 Color Photocopies @ \$.50 each \$50.00

Hays County Clerk \$3.00

Total Client Expenses \$127.80

TOTAL AMOUNT DUE \$13,256.30

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
 8/29/2023
 Invoice #
 ZF2023-RR-Aug
 Customer ID #

RR

Service Date	Description	
8/7/2023	Reunion Ranch Mow Drip Irrigation Fields	\$920.00
8/10/2023	Reunion Ranch Mow WWTP	\$85.00
8/10/2023	Reunion Ranch Mow LS #1	\$25.00
8/10/2023	Reunion Ranch Mow LS #2	\$25.00
8/10/2023	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
8/10/2023	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
8/11/2023	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
8/11/2023	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
8/11/2023	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
8/11/2023	Reunion Ranch Mow Kase Drive Water Detention Pond	\$150.00
8/11/2023	Reunion Ranch Mow Jacksaw Water Detention Pond	\$250.00
8/18/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
8/22/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
8/28/2023	Reunion Ranch Mow WWTP	\$85.00
8/28/2023	Reunion Ranch Mow LS #1	\$25.00
8/28/2023	Reunion Ranch Mow LS #2	\$25.00
8/28/2023	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
8/28/2023	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
8/29/2023	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
8/29/2023	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
8/29/2023	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
8/29/2023	Reunion Ranch Mow Kase Drive Water Detention Pond	\$150.00
8/29/2023	Reunion Ranch Mow Jacksaw Water Detention Pond	\$250.00
8/29/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
TOTAL DUE UPON RECEIPT		\$4,990.00

All Payments Due Upon Receipt. Late Payment Penalty of 8% Applied to Unpaid Balance After 8/28/2023

By/Date Received: JB 8-29-23
 By/Date Paid: JB 9-1-23
 Applied for Payment: _____
 Fund Delivered to: _____
 Invoiced By/Date: _____
 GL #: 6216

Bookkeeper's Account Expenditures



SOMMERS
MARKETING

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

7/29/2023

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

Job Code	Invoice #	Terms
	9056	Net 30

Description	Amount
July Marketing Services for Reunion Ranch WCID	
July Website Edits	500.00
Edits to site to add agenda and agenda package for July Board meeting	
Edits to site to add June Board meeting minutes	
Edits to site to add video from July Board meeting	
Edits to site to post Boil Water Notice	
Edits to site to post Stage 5 Watering Schedule	
Edits to site to add new Watering Schedule information with link to PDF to sidebar on all pages	
Edits to site to add new Notice to Purchaser on Miscellaneous Documents tab	
Edits to site to post Rescinding of Boil Water Notice	
Edits to site to post Stage 4 Watering Schedule	
E-Mail Marketing	600.00
Set up of email content, importing of new contacts from website and distribution of Constant Contact distribution regarding Boil Water Notice	
Set up of email content, importing of new contacts from website and distribution of Constant Contact distribution regarding Stage 5 Watering Schedule	
Set up of email content, importing of new contacts from website and distribution of Constant Contact distribution regarding Rescinding of Boil Water Notice	
Set up of email content, importing of new contacts from website and distribution of Constant Contact distribution regarding Stage 4 Watering Schedule	

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

Total
Payments/Credits
Balance Due

For inquiries, please email asommers@sommersmarketing.com



SOMMERS
MARKETING

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

7/29/2023

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

Job Code	Invoice #	Terms
	9056	Net 30

Description	Amount
Out of Pocket Expense	87.00
Purchase of additional months subscription to Constant Contact (September/October/November plus \$6 price increase based on subscriber totals increasing	
Sales Tax - 8.25%	0.00

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

Total	\$1,187.00
Payments/Credits	\$0.00
Balance Due	\$1,187.00

Please remit payment to:

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



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: 08/03/2023

**TOTAL
AMOUNT DUE**

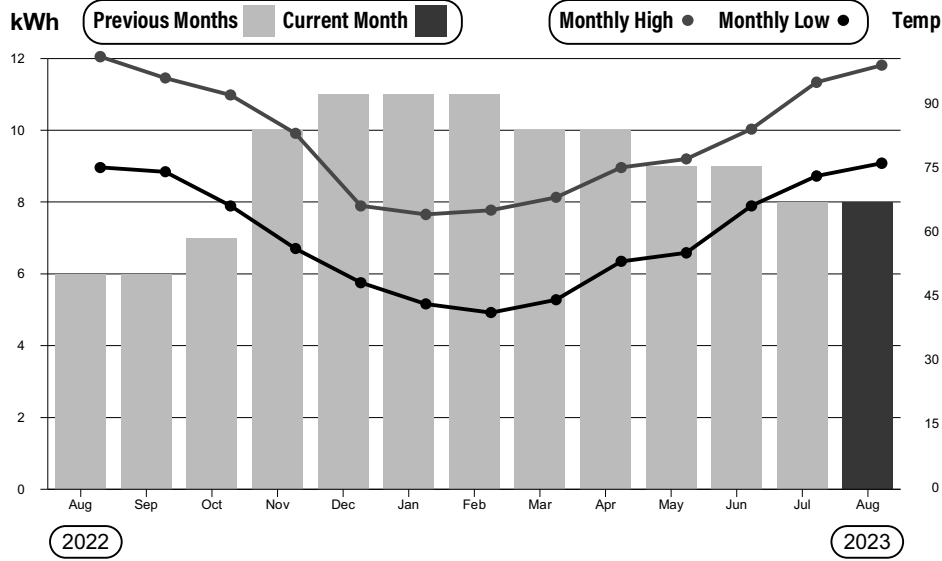
\$23.28

**Due Date
08/21/2023**

Service Address: 111 MARGARET CIRCLE

This bill does not reflect payments after 08/03/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 8 kWh \$23.28	Total energy use last month 8 kWh \$23.28
Total energy use this month last year 6 kWh \$23.08	Average daily use and temp this month 0 kWh/Day 88°

IMPORTANT MEMBER INFORMATION

Know what is on your bill before you receive it! SmartHub allows you to track your energy use, providing insights that can help stop high bills from coming your way. Learn more at pec.coop/smarthub.

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 08/03/2023
Account # 3001313420
Current charges due 08/21/2023 \$23.28
Late amount after 08/21/2023 \$23.28

Check this box to opt in to PEC Power of Change!
 One time donation Recurring donation _____

PEC Secure Pay Station barcode

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

6757 2 AB 0.537
 REUNION RANCH WCID
 C/O BOTT & DOUTHITT
 PO BOX 2445
 ROUND ROCK TX 78680-2445

5 6757
 C-24



460763001313420000002328000002328000320231
 59 of 65





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: 08/03/2023

**TOTAL
AMOUNT DUE**

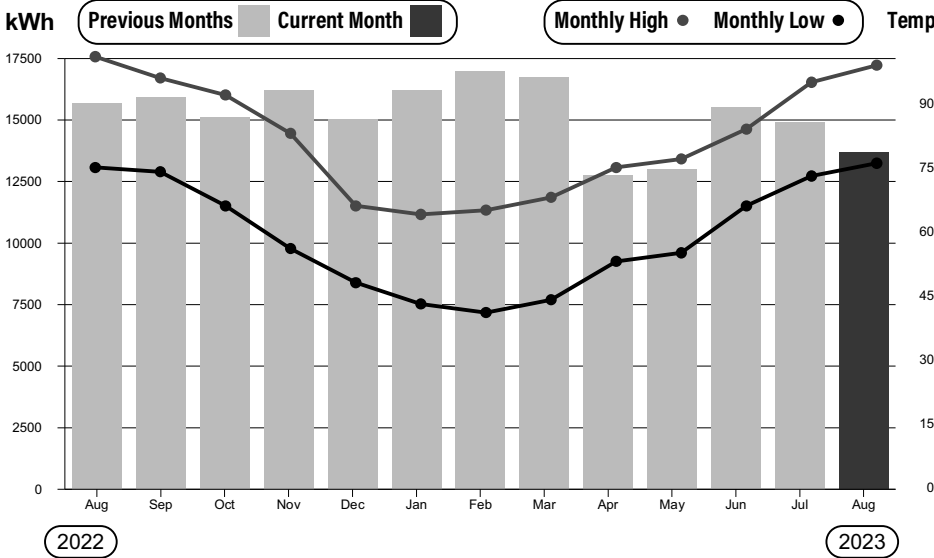
\$1,275.11

**Due Date
08/21/2023**

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

This bill does not reflect payments after 08/03/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 	Total energy use last month
Total energy use this month last year 	Average daily use and temp this month

IMPORTANT MEMBER INFORMATION

Know what is on your bill before you receive it! SmartHub allows you to track your energy use, providing insights that can help stop high bills from coming your way. Learn more at pec.coop/smarthub.

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: 08/03/2023
 Account #: 3001313424
 Current charges due 08/21/2023: \$1,275.11
 Late amount after 08/21/2023: \$1,402.62

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

PEC Secure Pay Station barcode



Mail payment to:

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



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



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: 08/03/2023

**TOTAL
AMOUNT DUE**

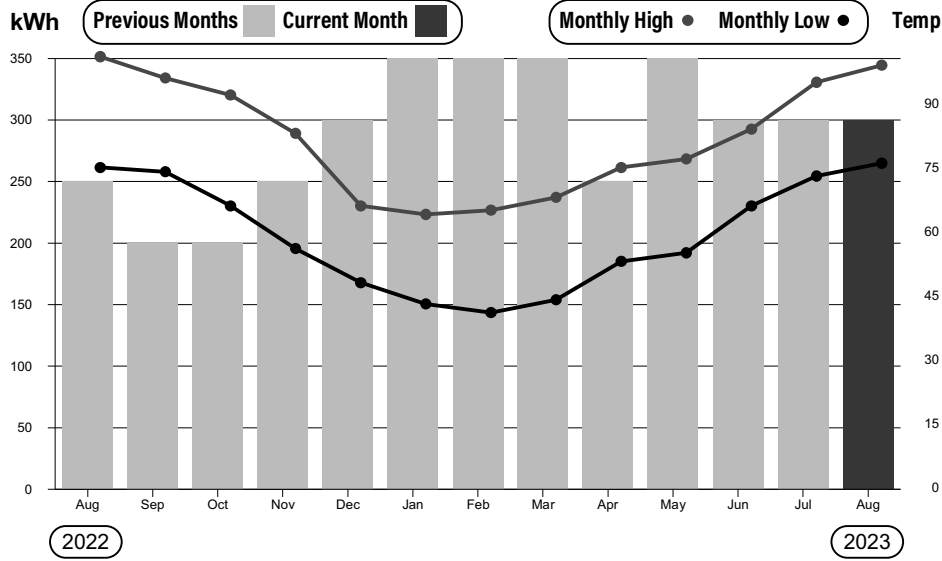
\$51.53

**Due Date
08/21/2023**

Service Address: 591 KATIE DRIVE

This bill does not reflect payments after 08/03/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 300 kWh \$51.53	Total energy use last month 300 kWh \$51.53
Total energy use this month last year 250 kWh \$46.70	Average daily use and temp this month 10 kWh/Day 88°

IMPORTANT MEMBER INFORMATION

Know what is on your bill before you receive it! SmartHub allows you to track your energy use, providing insights that can help stop high bills from coming your way. Learn more at pec.coop/smarthub.

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: 08/03/2023
 Account #: 3001313435
 Current charges due 08/21/2023: \$51.53
 Late amount after 08/21/2023: \$56.68

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

PEC Secure Pay Station barcode



Mail payment to:

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



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



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: 08/03/2023

**TOTAL
 AMOUNT DUE**

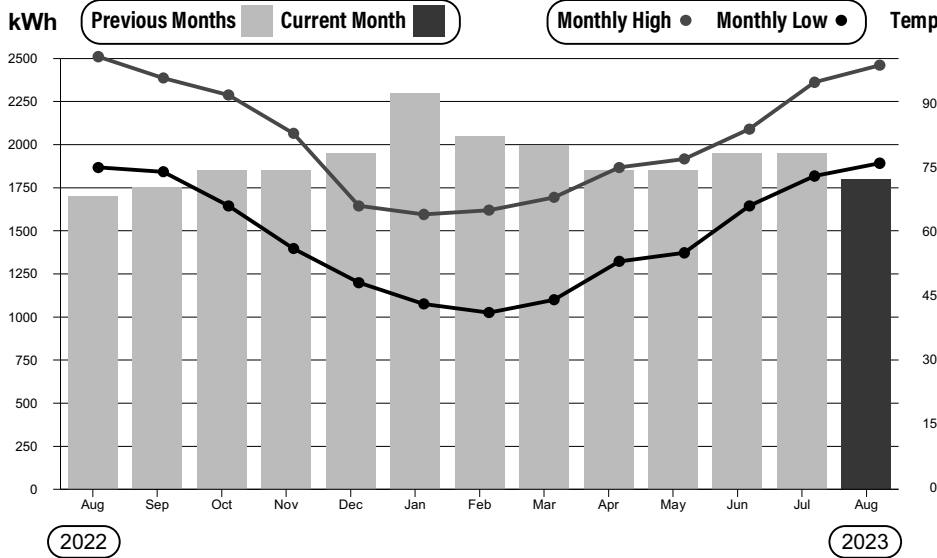
\$200.11

**Due Date
 08/21/2023**

**Service Address: 374 KATIE DRIVE-LIFT
 STATION**

This bill does not reflect payments after 08/03/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month 1,800 kWh \$200.11	Total energy use last month 1,950 kWh \$213.67
Total energy use this month last year 1,700 kWh \$191.07	Average daily use and temp this month 60 kWh/Day 88°

IMPORTANT MEMBER INFORMATION

Know what is on your bill before you receive it! SmartHub allows you to track your energy use, providing insights that can help stop high bills from coming your way. Learn more at pec.coop/smarthub.

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: 08/03/2023
 Account #: 3001313436
 Current charges due 08/21/2023: \$200.11
 Late amount after 08/21/2023: \$220.12

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

PEC Secure Pay Station barcode



One time donation Recurring donation

Mail payment to:

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



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



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 Aug 3, 2023

Web Site att.com

Monthly Statement

Bill-At-A-Glance

Previous Bill	472.64
Payment Received 7-28 Thank you!	472.64CR
Adjustments	.00
Balance	.00
Current Charges	396.05
Total Amount Due	\$396.05
Amount Due in Full By	Aug 28, 2023

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	396.05
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 288-2020		
Total Current Charges		396.05

Who wants deals?

AT&T has yours for wireless, internet, and more. Look no further! Get the latest offers by calling 844.233.3374. Business customers call 800.321.2000.

Plans and Services

Monthly Service - Aug 3 thru Sep 2

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

Additions and Changes to Service

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

Item No.	Description	Quantity	Monthly Rate	Amount Billed
Activity on Jul 17, 2023				
Order No. A000062				
2.	CHARGE FOR BLC MTM RATE INCREASE MAY	1		25.00

Company Fees and Surcharges

3. Federal Subscriber Line Charge	5.86
4. 911 Fee	.50
5. State Cost Recovery Charge	.74
6. Federal Universal Service Fee	1.71
7. Texas Universal Service	35.53
8. Cost Assessment Charge	6.12
Total Company Fees and Surcharges	50.46

Government Fees and Taxes

9. Federal	7.64
10. State and Local	22.95
Total Government Fees and Taxes	30.59

Total Plans and Services

396.05

Amount Subject to Sales Tax: 339.96

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

By/Date Received: OL 8-15-23
By/Date Posted: JB 8-17-23
Approved for Payment: [Signature]
Hand Delivered to: _____
Mailed By/Date: JB 8-21-23
GL#: 6230

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.

73

63 of 65

Printed on Recyclable Paper

Jessica Benson

From: AT&T Small Business Services <att-services.bus.19530530@emailff.att-mail.com>
Sent: Thursday, August 17, 2023 12:46 PM
To: Jessica Benson
Subject: Your AT&T online bill is ready to be viewed

Union Ranch

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



Your AT&T bill is ready

Dear Valued Customer,

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

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

Paperless Billing

Enjoy more convenience, security, and control with free paperless billing.

Sign up now

Automatic Payments

Save time and pay your monthly bill automatically!

Sign up now

Service	Account ending in	Bill Amount	Date
U-verse	8477	\$121.40	09/03/2023
		(53.76)	
		67.64	

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



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

Thank you,
AT&T Business Services

Contact Us

Contact Us - quick & easy support.

By Date Received: JB 8-17-23
 By Date Posted: JB 8-23-23
 Amount Due for Payment: _____
 Funds Delivered to: _____
 Funds Due Date: JB 8-24-23
 Bill #: 6230



PO BOX 489
NEWARK, NJ 07101-0489



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

00219469
F107

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	642433740-00001	Past Due
Change your address at http://sso.verizonenterprise.com	Invoice Number	9941518111

Quick Bill Summary

Jul 09 – Aug 08

Previous Balance <i>(see back for details)</i>	\$52.64
No Payment Received	\$0.00
Balance Forward Due Immediately <i>paid 8-10-23</i>	\$52.64
Monthly Charges <i>2113</i>	\$40.00
Usage and Purchase Charges	
Voice	\$0.00
Surcharges and Other Charges & Credits	\$7.58
Taxes, Governmental Surcharges & Fees	\$5.06
Total Current Charges Due by August 31, 2023	\$52.64

Total Amount Due

\$105.28

By/Date Received: 210 8/21/23
 By/Date Posted: 138-23-23
 Approved for Payment: [Signature]
 Hand Delivered to: _____
 Mailed By/Date: 138-24-23
 GL#: 6235 75

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

ORDER ADOPTING BUDGET

WHEREAS, it is necessary for Reunion Ranch Water Control and Improvement District to adopt a budget for the fiscal year beginning October 1, 2023.

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

1. The budget for the fiscal year beginning October 1, 2023, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED this 12th day of September, 2023.

Terri Purdy
Vice President, Board of Directors

ATTEST:

Ronald F. Meyer
Secretary, Board of Directors

[SEAL]

APPENDIX TO BUDGET

Attached hereto is the following documentation:

- Approved audits for the last two (2) fiscal years.
- Bond transcripts for all unpaid bond issues.
- Engineering reports required by Section 49.106, Texas Water Code.

Reunion Ranch WCID
Proposed 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	\$ 870,558	\$ 796,793	\$ 347,616	\$ 259,178
Service Accounts -						
Water Service Fees	667,054	608,320	675,981	726,316	651,806	606,438
Sewer Service Fees	341,827	325,149	351,032	356,978	332,347	268,597
Service Account Penalties	8,071	7,468	6,840	7,115	6,233	9,275
Total Service Accounts	1,016,952	940,937	1,033,853	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	70,117	9,932	7,706	10,148
Miscellaneous Income	-	-	-	35,978	-	-
Grant Income	-	-	-	100,000	-	-
Total Revenues	2,162,029	1,835,148	1,974,528	2,047,512	1,401,507	1,276,136
Expenditures:						
District Facilities -						
Water/Wastewater/Garbage -						
LCRA Firm Water Reservation Fee	27,120	27,120	30,007	26,688	25,375	26,475
WTPUA Monthly Charge	180,324	173,220	158,262	156,385	138,439	116,037
Water Purchases	206,029	222,493	201,606	219,683	192,366	198,625
Operations -						
Operations Fee	104,280	103,260	96,404	95,444	93,758	97,904
Utilities	31,200	33,600	27,933	23,861	17,085	16,329
WWTP - Telephone	-	-	-	618	258	-
Lab Testing	30,000	27,000	30,534	32,666	21,106	24,741
Inspections	7,200	9,000	6,802	17,631	30,863	51,598
Chemicals	36,000	30,000	33,899	20,109	29,232	23,351
Sludge hauling	30,000	30,000	45,452	17,109	406,417	127,622
Permit fees	1,500	1,500	1,328	1,328	1,328	1,328
Routine Repairs & Maintenance -						
Water System	54,000	44,400	54,276	59,011	35,731	32,371
Wastewater/Lift Station	132,000	174,300	166,385	211,268	323,215	342,858
Odor Control	-	-	-	-	-	-
Irrigation	20,000	20,000	8,689	-	30,929	19,994
Ponds	27,000	27,000	36,576	27,893	11,981	9,988
Pond/Irrigation Mowing	60,000	57,000	71,784	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	-	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	1,019,437	988,025	1,413,080	1,135,311
Administrative Services -						
Director Fees, including payroll taxes	14,274	13,038	10,198	9,850	12,111	10,819
Director Reimbursements	780	780	380	523	35	369
Bank Charges	-	-	-	2,750	-	-
Tax Appraisal/Collection Fees	6,800	4,000	5,229	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	7,500	852	1,798	323
Website Development	10,800	14,400	8,726	7,592	-	-
Lobbyist Consulting	-	-	-	-	-	-
Miscellaneous	1,800	1,200	1,860	193	17,066	8,399
Subtotal - Administrative Services	66,953	60,917	54,631	45,769	48,259	36,412
Professional Fees -						
Legal Fees	102,000	102,000	100,877	114,777	93,758	75,890
Accounting Fees	30,300	29,800	26,700	25,000	24,750	24,750
Engineering Fees - General	62,400	50,000	65,397	54,777	46,024	34,938
Financial Advisor Fees	1,200	600	1,029	1,000	-	-
Engineering Fees - Special	36,000	34,000	41,952	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	248,955	244,510	193,523	166,436
Total Expenditures	1,977,606	1,831,210	1,323,023	1,278,304	1,654,862	1,338,159
Excess / (Deficiency) of Revenues over Expenditures	\$ 184,423	\$ 3,938	\$ 651,505	\$ 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	\$ 2,127,929	\$ 1,476,424	\$ 707,216
Surplus/(Deficit)	184,423	651,505	769,208
Est. Ending Fund Balance	\$ 2,312,352	\$ 2,127,929	\$ 1,476,424
Oper. Reserve 1yr	\$ 1,259,006	\$ 1,323,023	\$ 1,278,304
NR-Maint. Reserve (Target)	1,175,000	1,205,000	1,205,000
	\$ 2,434,006	\$ 2,528,023	\$ 2,483,304
Surplus/(Deficit) Oper Rsrv	\$ 635,346	(757,000)	
Surplus/(Deficit) NRM	\$ (121,654)		

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

**ORDER APPROVING THE DISTRICT'S APPRAISAL ROLL AND
SETTING THE DISTRICT'S TAX RATE FOR 2023**

WHEREAS, the Chief Appraiser of the Hays Central Appraisal District has certified the appraisal roll for all taxable property within the District for 2023 pursuant to Section 26.01 of the Property Tax Code; and

WHEREAS, the Board has determined that it is necessary to levy and collect ad valorem taxes for the 2023 tax year.

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

1. The Certified Appraisal Roll prepared by the Hays Central Appraisal District in a total amount of \$441,233,342 is hereby approved and adopted as the 2023 tax roll of the District.

2. The following tax rate shall be levied for the 2023 tax year:

\$0._____ per \$100 of taxable value for the purposes
of maintenance and operation

\$0._____ per \$100 of taxable value for debt service

\$0._____ total tax rate per \$100 of taxable value

3. The District Tax Assessor-Collector is hereby authorized to assess and collect the taxes of the District employing the above tax rate for the 2023 year.

PASSED AND APPROVED this 12th day of September, 2023.

Terri Purdy
Vice President, Board of Directors

ATTEST:

Ronald F. Meyer
Secretary, Board of Directors

[SEAL]

1\ReunionRanch\order-tr2023
9/7/23

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

1. The name of the District is Reunion Ranch Water Control and Improvement District.
2. The complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A."
3. The most recent rate of taxes levied by the District on property located within the District is \$0._____ on each \$100 of assessed value.
4. The total amount of bonds that have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$30,000,000.
5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bond and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$30,000,000.
6. A standby fee has not been imposed by the District.
7. The date on which the election to confirm the creation of the District was held on November 7, 2006.
8. The purpose of this District is to perform water, sewer, drainage, flood control, water quality, park and recreational facilities, including solid waste collection and disposal service, road construction, street and security lighting and any and all work that a water control and improvement district may engage in, within the District, through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district.
9. The particular form of Notice to Purchasers required by Section 49.4521, Texas Water Code, to be furnished by a seller to a purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "B."

SIGNED this 12th day of September, 2023.

REUNION RANCH WATER CONTROL
AND IMPROVEMENT DISTRICT

Dennis B. Daniel
President, Board of Directors

REUNION RANCH WATER CONTROL
AND IMPROVEMENT DISTRICT

Terri Purdy
Vice President, Board of Directors

REUNION RANCH WATER CONTROL
AND IMPROVEMENT DISTRICT

Ronald F. Meyer
Secretary, Board of Directors

REUNION RANCH WATER CONTROL
AND IMPROVEMENT DISTRICT

Gary Grass
Assistant Secretary, Board of Directors

REUNION RANCH WATER CONTROL
AND IMPROVEMENT DISTRICT

John Genter
Assistant Secretary, Board of Directors

ATTEST:

Ronald F. Meyer
Secretary, Board of Directors

[SEAL]

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 12, 2023 by

[SEAL]

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

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

Dennis B. Daniel
President, Board of Directors

Terri Purdy
Vice President, Board of Directors

Ronald F. Meyer
Secretary, Board of Directors

Gary Grass
Assistant Secretary, Board of Directors

John Genter
Assistant Secretary, Board of Directors

SWORN AND SUBSCRIBED to before me, the undersigned authority, on this 12th day of September, 2023.

Notary Public, State of Texas
My Commission Expires: _____

[SEAL]

AFTER RECORDING RETURN TO:

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

1\ReunionRanch\amended -infoform-2023.a
9/7/23

Exhibit “A”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

corner of said 189.0 acre tract;

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

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

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

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

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

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

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

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

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

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

FIELD NOTE 642
UDG NO. 00-147

490.92 ACRES
MUD
REUNION RANCH
PAGE 4 OF 4

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

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

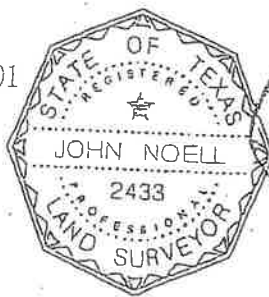
THENCE, N42°40'21"W along a wire fence line, a distance of 631.16 feet to an iron rod found at a fence corner;

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

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

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

Sketch or map attached.



[Handwritten Signature]
John Noel, R.P.L.S. #2433
Date: *May 11, 2004*

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

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

DESCRIPTION

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

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, which you are about to purchase is located in the Reunion Ranch Water Control and Improvement District (“District”) and may be subject to District taxes. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$0.____ on each \$100 of assessed valuation. The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

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

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

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

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

The purpose of this District is to provide water, sewer, drainage, flood control, water quality, park and recreational facilities and services, including solid waste collection and disposal service, street repair, street and security lighting and any and all work that a water control and improvement district may engage in and services rendered in the District. The cost of District facilities is not included in the purchase price of your property.

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

Date

Signature of Seller

Date

Signature of Seller

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

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

Date

Signature of Purchaser

Date

Signature of Purchaser

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

**RESOLUTION ADOPTING AMENDED
DROUGHT CONTINGENCY PLAN**

STATE OF TEXAS §
 §
COUNTY OF HAYS §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, Reunion Ranch Water Control and Improvement District (the “District”) entered into a Firm Water Contract with the Lower Colorado River Authority, effective March 15, 2012 (the “Contract); and

WHEREAS, that Contract requires the District to adopt a Drought Contingency Plan.

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

Section 1. The Amended Drought Contingency Plan attached hereto is hereby adopted on behalf of the District.

ADOPTED this 12th day of September, 2023.

By: _____
Terri Purdy, Vice President

ATTEST:

By: _____
Ronald F. Meyer, Secretary

[SEAL]

AMENDED
DROUGHT CONTINGENCY PLAN

for

Reunion Ranch WCID
Firm Water Contract

~~August 16~~ September 12, 2023

Prepared for:

Reunion Ranch WCID
c/o Willatt & Flickinger, PLLC
12912 Hill Country Boulevard, Suite F-232
Austin, Texas 78738

Prepared by:

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

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1.0 Declaration of Policy, Purpose, and Intent

In order to conserve the available water supply and/or to protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, Reunion Ranch WCID (the “District”) adopts the following Drought Contingency Plan (the “Plan”).

2.0 Authorization

The designated manager or official of the District is hereby authorized and directed to implement the applicable provisions of this Plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The designated manager or official of the District shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this Plan. This authorization was designated as part of the plan’s approval by the District’s Board of Directors.

3.0 Public Education

The District will periodically provide its contractors, members, and the general public with information about this Plan, including the importance of the Plan, information about the conditions under which each stage of the Plan is to be initiated, processes used to reduce water use, and impending or current drought conditions.

4.0 Coordination with Regional Planning Groups and Wholesale Water Supplier

The water service area of the District is located within Region K – Lower Colorado River Authority (“LCRA”) and the District has provided a copy of the Plan to Region K – LCRA. The District will comply with the LCRA Drought Contingency Plan and the requirements of the West Travis County PUA (“WTCPUA”), the provider of wholesale water to the District, by adopting and enforcing the District’s Drought Contingency Plan.

5.0 Definitions

For the purposes of this Plan, the following definitions shall apply:

Aesthetic water use: water use for ornamental or decorative features such as fountains, reflecting pools and water gardens.

Conservation: those practices, techniques, and technologies that reduce water consumption; reduce the loss or waste of water; improve the efficiency in water use; and increase the recycling and reuse of water so that supply is conserved and made available for future use.

Customer: any person, company, or organization using water supplied by the District.

Domestic water use: use of water by an individual or a household to support its domestic activity. Such use may include consumption, washing, or cooking; irrigation of lawns, family garden or orchard; consumption by animals; and recreation including fishing, swimming, and boating. If the water is diverted, it must be diverted solely through the efforts of the user. Domestic use does not include water used to support activities for which consideration is given or received or for which the product of the activity is sold.

Landscape irrigation use: water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

“New landscape” means:

- a. Installed during construction of a new house, multi-family building, or commercial building.
- b. Installed as part of a governmental entity’s capital improvement project; or
- c. Alters more than one-half of the area of an existing landscape.

Non-essential water use: water uses that are not essential or are not required for the protection of public health, safety, and welfare, such as:

- a. Irrigating landscape areas, including parks and athletic fields, except for as otherwise provided under this Plan;
- b. Washing any motor vehicle, motorbike, boat trailer, airplane, or other vehicle;
- c. Washing any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- d. Washing buildings or structures for purposes other than immediate fire protection;

- e. Flushing gutters or permitting water to run or accumulate in any gutter or street;
- f. Filling, refilling, or adding to any indoor or outdoor swimming pools or Jacuzzi-type pools;
- g. Filling a fountain or pond for aesthetic or scenic purposes except when necessary to support aquatic life;
- h. Failure to repair a controllable leak within a reasonable period; and
- i. Drawing from hydrants for construction purposes or any other purposes other than firefighting or protecting public drinking water supplies.

Permitted Project: A project or improvement that has been approved by the District or its designee.

Retail Water Customer: an individual or entity that purchases water from the District for its consumption.

6.0 Notice Requirements

The District shall notify the executive director of the Texas Commission on Environmental Quality and the LCRA General Manager in writing within five (5) business days of the implementation of any mandatory provisions of the Drought Contingency Plan.

7.0 Permanent Water Use Restrictions

The following restrictions apply to all of the District's water utility system on a year-round basis, regardless of water supply or water treatment plant production conditions. According to the restrictions, a water user must not:

1. Fail to repair a controllable leak, including:
 - a. a broken sprinkler head,
 - b. a leaking valve,
 - c. leaking or broken pipes, or
 - d. a leaking faucet;
2. Operate an irrigation system with:
 - a. a broken head;

- b. a head that is out of adjustment and the arc of the spray head is over a street or parking area; or
 - c. a head that is fogging or misting because of excessive water pressure.
3. During irrigation, allow water:
- a. to run off a property and form a stream of water in a street for a distance of 150 feet or greater; or
 - b. to pool in a street or parking lot to a depth greater than one-quarter of an inch.

Additionally, as customers of the District, water users may irrigate outdoors using an in-ground irrigation system or hose-end sprinkler no more than twice per week and only during scheduled days and times as indicated below:

Residential Customers are allowed to use water for outside irrigation only on the following days, based upon their address:

Addresses ending in 0,1,2,3: Monday and Thursday.

Addresses ending in 4,5,6: Tuesday and Friday

Addresses ending in 7,8,9: Wednesday and Saturday

No outdoor watering allowed on Sundays

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

8.0 Initiation and Termination of Response Stages

The Board of the District or its designee, shall monitor water supply and demand conditions on a regular basis and shall determine when conditions warrant initiation and termination of each stage of this Plan in accordance with LCRA's Water Management Plan and the West Travis County PUA's Drought Contingency Plan. Water supply conditions will be determined by the source of supply, system capacity, and weather conditions. Water demand will be measured by the peak daily demands on the system.

Public notification of the initiation or termination of drought response stages shall be by a variety of ways, examples include: website postings, bill inserts, e-mail and automated telephone calls, signs posted at entry points to the service area or a combination of these methods.

The following triggering criteria shall apply to Reunion Ranch WCID's water utility system(s) and customer service area:

8.1 Triggering Criteria for Initiation and Termination of Drought Response Stages

(1) STAGE 1 - Mild Water Shortage Conditions (Permanent Voluntary Measures)

- A. **Requirements for initiation** - Customers shall be requested to adhere to the Permanent Water Restrictions set forth above on a year-round basis unless Stage 2 Drought Measures are initiated.

(2) STAGE 2 - Moderate Water Shortage Conditions (Mandatory Measures)

- A. **Requirements for initiation** - Customers shall be required to adhere to the Stage 2 Drought Response Measures when the WTCPUA declares a Stage 2 Drought.
- B. **Requirements for termination** - Stage 2 of the Plan may be rescinded when the WTCPUA rescinds the Stage 2 Drought Declaration or the LCRA announces that curtailment of water supplies to firm water customers is no longer required under the drought contingency measures of the LCRA DCP

Upon termination of Stage 2, Stage 1 becomes operative.

(3) STAGE 3 - Severe Water Shortage Conditions (Additional Mandatory Measures)

- A. **Requirements for initiation** - Customers shall be required to adhere to the Stage 3 Drought Response Measures when the WTCPUA declares a Stage 3 Drought or The LCRA Board declares a drought worse than the Drought of Record or other water supply emergency and orders the mandatory curtailment of firm water supplies.
- B. **Requirements for termination** - Stage 3 of the Plan may be rescinded when the WTCPUA rescinds the Stage 3 Drought declaration or LCRA announces that curtailment of water supplies to firm water customers is no longer required under drought contingency measures of the LCRA DCP.

Upon termination of Stage 3, Stage 2 becomes operative, as applicable at that time.

(4) STAGE 4 - Severe Water Shortage (Additional Mandatory Measures)

- A. **Requirements for initiation** - Customers shall be required to adhere to the Stage 4 Drought Response Measures when the WTCPUA declares a Stage 4 Drought.
- B. **Requirements for termination** - Stage 4 of the Plan may be rescinded when the WTCPUA rescinds the Stage 4 Drought declaration or LCRA announces that curtailment of water supplies to firm water customers is no longer required under drought contingency measures of the LCRA DCP.

Upon termination of Stage 4, Stage 3 becomes operative, as applicable at that time.

(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 which directly~~ impacts the District's ability to provide water service.

2. Water Supply:

- Contamination of the water supply source within the District's water system; 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.

3. WTCPUA Declaration:

- WTCPUA declares a Stage 5 Drought.

- 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.

9.0 Drought Response Measures

The District shall monitor reports of water supply and demand conditions and, in accordance with the triggering criteria set forth in Section 8.1 of this Plan, shall determine that a mild, moderate, severe, or emergency condition exists and shall implement the following measures.

9.1 Targets for Water-Use Reductions

(1) STAGE 1 - Mild Water Shortage Conditions (Voluntary Measures)

Water Supply Reduction Target: Achieve a 5% reduction in water use.

(2) STAGE 2 - Moderate Water Shortage Conditions (Mandatory Measures)

Water Supply Reduction Target: Achieve a 10-20% reduction in water use.

(3) STAGE 3 - Severe Water Shortage Conditions (Mandatory Measures)

Water Supply Reduction Target: Achieve a minimum 20% reduction in water use.

(4) STAGE 4 - Severe Water Shortage (Additional Mandatory Measures)

Water Supply Reduction Target: Achieve a minimum 30% reduction in water use.

(5) STAGE 5 – Emergency Conditions (Additional Mandatory Measures)

Water Supply Reduction Target: As determined by the WTCPUA Board or the District Board.

9.2 Retail Customers Measures

(1) STAGE 1 - Mild Water Shortage Conditions (Voluntary Measures)

- A. Supply Management Measures: Reunion Ranch WCID will review system operations and identify ways to improve system efficiency and accountability.

B. Demand Management Measures:

Water Supply Reduction Target: Achieve a 5% reduction in water use.

1. Provide consumer information and materials on water conservation measures and practices to retail customers
2. Request that customers voluntarily comply with the Permanent Water Use Restrictions in this plan.

(2) STAGE 2 - Moderate Water Shortage Conditions (Mandatory Measures)

A. Supply Management Measures:

1. Apply all water-use restrictions prescribed for Stage 2 of the plan for the District's facilities and properties;
2. Discontinue water main and line flushing unless necessary for public health reasons; and
3. Keep customers informed about issues regarding current and projected water supply and demand conditions.

B. Demand Management Measures: Under threat of penalty, the following water-use restrictions shall apply to all retail water customers:

Water Supply Reduction Target: Achieve a 10-20% reduction in water use.

1. Irrigation of Landscaped Areas:

Irrigation of landscaped areas with hose-end sprinklers or in-ground irrigation systems shall be limited to a no more than a twice weekly watering schedule as determined by the District and based on the nature of the current drought or water emergency. *See Appendix A - Reunion Ranch WCID Water System - Watering Schedules.*

- c. Outdoor watering hours will be limited to between midnight and 10 a.m. and between 7 p.m. and midnight on designated days. This prohibition does not apply to irrigation of landscaped areas if it is by means of:
 - i. a hand-held hose; or
 - ii. a faucet-filled bucket or watering can of five gallons or less.

- d. New landscapes may be installed and re-vegetation seeding performed under these specific criteria:
 - i. A completed variance form for new landscapes has been submitted to the District and has been approved prior to the installation of the landscape, or re-vegetation seed application
 - ii. Irrigation of the new landscape or application follows the schedule identified in the new landscape variance:
 1. once a day before 10 a.m. and after 7 p.m. for the 10 days after installation;
 2. once every other day before 10 a.m. and after 7 p.m. for days 11 through 20 after installation;
 3. once every third day before 10 a.m. and after 7 p.m. for day 21 through 30 after installation.
 - iii. Areas being re-vegetated for soil stabilization must also comply with the (i) and (ii) specific criteria above. Options for re-vegetation may be available in times of low water supply. Specific information regarding options is available in the LCRA Highland Lakes Watershed Ordinance Technical Manual (sec 3.2.8).
 - iv. Variances for new landscapes and re-vegetation may be issued for the shortest period necessary to reasonably assure the landscape's survival. A variance is not an exemption from compliance with the permanent water use restrictions. Variances will not be granted for seasonal "color bed" or temporary grass installation (overseeding).

2. Vehicle Washing:

Use of water to wash any motor vehicle, such as a motorbike, boat, trailer, or airplane is prohibited except on designated watering days between the hours of midnight and 10 a.m. and between 7 p.m. and midnight. Such activity, when allowed, shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle.

3. Pools:

- a. Filling of all new and existing swimming pools, hot tubs, wading pools, shall be discouraged and shall require a variance. Replenishing to maintenance level is permitted. Draining is permitted only onto pervious surfaces or onto a surface where water will be transmitted directly to a pervious surface, and only if:

- i. Draining excess water from pool due to rain in order to lower water to maintenance level;
 - ii. Repairing, maintaining or replacing pool components that have become hazardous; or
 - iii. Repair of a pool leak.
 - b. Refilling of HOA or public/community swimming pools permitted only if pool has been drained for repairs, maintenance, or replacement as outlined in items above.
4. Outside Water Features:

Operation of outside water features, such as, but not limited to, fountains, splash pad type fountains or outdoor misting systems, is prohibited, except where such features are used to sustain aquatic life or maintain water quality. (This provision includes fountains associated with aesthetic ponds and swimming pools).
5. Ponds:

Ponds used for aesthetic, amenity, and/or storm water purposes may maintain water levels only necessary to preserve the integrity of the liner and operating system. Reunion Ranch WCID may request specific design documentation regarding a pond and the intended purpose.
6. Events:

Events involving the use of water such as: car washes, festivals, parties, water slides, and other activities involving the use of water are permitted, if the water being used drains to a recirculating device, or are used for a beneficial purpose such as watering landscaping to prevent water waste.
7. Fire Hydrants:

Use of water from fire hydrants shall be limited to firefighting and activities necessary to maintain public health, safety, and welfare. Use of water from designated fire hydrants may be allowed under special conditions and requires a meter; a variance application must be submitted with an explanation of the special conditions, before a hydrant meter will be provided.
8. Recreational areas (includes parks and athletic fields):

The areas can only be used for designated or scheduled events or activities. Unnecessary foot traffic must be discouraged. Watering must follow irrigation of landscaped areas schedule. A variance can be requested if watering cannot be completed on the designated schedule.

10. Water Waste:

The following non-essential uses of water are prohibited at all times during periods in which restrictions have gone into effect:

- a. Washing sidewalks, walkways, driveways, parking lots, street, tennis courts, and other impervious surfaces is prohibited except for immediate health and safety;
- b. Washing buildings, houses or structures with a pressure washer or garden hose is prohibited for aesthetic purposes but allowable for surface preparation of maintenance work to be performed;
- c. Flushing gutters or allowing a substantial amount of water to run off a property and accumulate in a gutter, street or parking lot to a depth greater than one-fourth of an inch is prohibited except for immediate health and safety; and
- d. Controlling dust is prohibited, unless there is a demonstrated need to do so for reasons of public health and safety, or as part of a construction plan approved by a governmental entity.

(3) STAGE 3 - Severe Water Shortage Conditions (Additional Mandatory Measures)

- A. Supply Management Measures: In addition to measures implemented in the preceding stages of the plan, affected District water utility systems will explore additional emergency water supply options.
- B. Demand Management Measures: Under threat of penalty, all retail customers are required to further reduce non-essential water uses as follows. All requirements of Stage 2 shall remain in effect during Stage 3, with the following modifications and additions.

Water Supply Reduction Target: Achieve a 20% reduction in water use.

1. Irrigation of Landscaped Areas:

- a. Outdoor watering hours will be limited to between midnight and 6 a.m. on designated days. This prohibition does not apply to irrigation of landscaped areas with hand-held hoses or faucet-filled hand-held buckets or watering cans of five gallons or less.
- b. No new landscapes may be installed unless it is a previously Permitted Project or a variance was received.

2. Vehicle Washing:

Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle is prohibited.

3. Pools:

Installation of swimming pools is prohibited unless it is a previously Permitted Project or a variance was received. The filling or replenishing of water to swimming pools, hot tubs, wading pools, and other types of pools is prohibited unless a variance was granted or exists. Public/community swimming pools may be exempt from this prohibition to maintain safe levels of water quality for human contact.

4. Events:

Events involving the use of water such as: car washes; festivals; parties; water slides; and other activities involving the use of water are prohibited.

5. Recreational areas (includes parks and athletic fields):

The areas can only be used for designated or scheduled events or activities. Unnecessary foot traffic must be discouraged. Watering is prohibited except with a hand-held hose.

(4) STAGE 4 – Severe Water Shortage – (Additional Mandatory Measures)

Water Supply Reduction Target: Achieve a minimum 30% reduction in water use.

Demand Management Measures: In addition to measures implemented in the preceding stages of the Plan, the District will implement additional water control

options to limit water to only critical use for protection of health and safety and maintenance of treatment quality.

Under threat of penalty for violation, all retail customers are required to comply with the Stage 4 restrictions. All requirements of Stages 1 through 3 are also in effect during stage 4, with the following modifications and additions:

1. Irrigation of Landscaped Areas

Outdoor watering days will be restricted to once a week in accordance with the following schedule:

	Addresses ending in:
Monday	1,3
Tuesday	2,4
Wednesday	5,7
Thursday	6,8
Friday	9,0
Saturday	All commercial and HOAs

Hours will be limited to between midnight and 6 a.m. on designated days.

- 2. No additional water for new landscapes may be used unless a variance was received.
- 3. Use of water from fire hydrants shall be limited to firefighting and activities necessary to maintain public health, safety, and welfare only.
- 4. No applications for new, additional, expanded, or larger water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be allowed or approved.

Upon declaration of Stage 4 – Severe Water Shortage water use restrictions outlined in Stage 4 Severe Water Shortage shall immediately apply.

(5) STAGE 5– Emergency Measures – (Additional Mandatory Measures)

Under threat of penalty for violation, all retail customers are required to eliminate nonessential water uses during an emergency. This includes, but is not limited to the following measures:

- A. Irrigation of landscaped areas is prohibited. This prohibition does not apply to irrigation of landscaped areas using reclaimed water.

- B. Use of water from fire hydrants shall be limited to firefighting and activities necessary to maintain public health, safety, and welfare only.
- C. No applications for new, additional, expanded, or larger water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be allowed or approved.
- D. No Non-essential use of potable water.

Upon declaration of Stage 5 - Emergency Water Conditions, water use restrictions outlined in Stage 5 Emergency Response Measures shall immediately apply.

10.0 Enforcement

10.1 Enforcement Provisions

Appendices B and C contain the enforcement provisions applicable to all Reunion Ranch WCID potable water (drinking water) customers.

10.2 Variances

- (1) The Board of the District may grant variances:
 - A. From specific applications of the outdoor water schedule, providing that the variances do not increase the time allowed for watering but rather alter the schedule for watering; and
 - B. Allowing the use of alternative water sources (i.e., ground water, reclaimed wastewater, or delivered water not from the District system) that do not increase demand on potable water sources for outdoor use. Variance requests may be submitted to the Board or its designee and need not meet the requirements of subsection (2) below.
- (2) The Board of the District or its designee, may grant in writing temporary variances for existing water uses otherwise prohibited under this Plan for previously Permitted Projects, or if it is determined that failure to do so would cause an emergency adversely affecting the public health, sanitation, or fire protection, and if one or more of the following conditions are met:
 - A. Compliance with this Plan cannot be accomplished during the duration of the time the Plan is in effect; or

- B. Alternative methods can be implemented that will achieve the same level of reduction in water use.
- (3) Persons requesting a variance from the provisions of this Plan shall file a petition for variance with the Board of the District or its designee any time the Plan or a particular drought response stage is in effect. Board of the District or its designee will review petitions for variances. The petitions shall include the following:
- Name and address of the petitioner
 - Purpose of water use
 - Specific provision of the Plan from which the petitioner is requesting relief.
 - Detailed statement as to how the specific provision of the Plan adversely affects the petitioner or what damage or harm the petitioner or others will sustain if petitioner complies with this Plan
 - Description of the relief requested
 - Period of time for which the variance is sought
 - Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this plan and the compliance date
 - Other pertinent information

If the District has provided a form for variance requests, the petitioner must complete the form.

- (4) Variances granted by the District shall be subject to the following conditions, unless waived or modified by the Board of the District:
- A. Variances granted shall include a timetable for compliance.
- B. Variances granted shall expire when the Plan, or its requirements, is no longer in effect, unless the petitioner has failed to meet specified requirements.
- (5) No variance shall be retroactive or otherwise excuse any violation occurring before the variance was issued.

10.3 Plan Updates

This Plan will be reviewed and updated as needed to meet both TCEQ and WTCPUA drought contingency plan rules.

11.0 Appendices

Appendix A – Watering Schedules (Note: This Plan and the watering schedules in this Appendix A apply only to users of potable water (drinking water) and do not apply to irrigation using reclaimed water (treated effluent).

Permanent Watering Restrictions, Stage 1 and Stage 2

Irrigate outdoors using an in-ground irrigation system or hose-end sprinkler no more than **TWICE per week** and only during scheduled days and times as indicated below:

Residential

Monday & Thursday – Addresses ending in 0, 1, 2, 3

Tuesday & Friday – Addresses ending in 4, 5, 6

Wednesday & Saturday – Addresses ending in 7, 8, 9

****NO OUTDOOR WATERING ALLOWED ON SUNDAYS**

Commercial (including large landscapes such as HOA common areas) Tuesday & Friday

****NO OUTDOOR WATERING ALLOWED ON SUNDAYS**

Watering Hours:

Midnight to 10 a.m. and 7 p.m. to midnight

Stage 3

Same as Stages 1 and 2 except Watering Hours limited to midnight and 6 a.m.

Stage 4

Irrigate outdoors using an in-ground irrigation system or hose-end sprinkler no more than **ONCE per week** and only during scheduled days and times as indicated below:

Residential

Monday 1, 3

Tuesday 2, 4
Wednesday 5, 7
Thursday 6, 8
Friday 9,0

Commercial (including large landscapes such as HOA common areas) Saturday

Watering Hours:
Midnight to 6 a.m.

Stage 5

All Non-essential water use is prohibited including irrigation.

Appendix B – Enforcement Provisions

Enforcement for Retail Potable Water Customers

The following enforcement provisions shall apply to all District potable water (drinking water) customers:

- (1) No person shall knowingly or intentionally allow the use of potable water (drinking water) from a District water utility system for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this Plan, or in an amount in excess of that permitted by the drought response stage in effect at the time.
- (2) Any person who violates this plan shall be subject to the following surcharges and conditions of service:
 - A. Following the first documented violation in a calendar year, the violator shall be given a notice specifying the type of violation and the date and time it was observed; and surcharges and restrictions on service that may result from additional violations; however, in the case of significant violations, as determined by the District Board or its designee and including filling a swimming pool during a drought stage when such use is prohibited, no such notice shall be given, and the violator will be sent the notice described in 2B below and assessed the surcharges described below. In those cases, the first documented violation shall be treated as a second documented violation.
 - B. Following the second documented violation in a calendar year, the violator shall be sent by certified mail a notice of violation and shall be assessed a surcharge of \$500.00. This amount increases to an amount up to \$2,000 if operating under Stages 3, 4 or 5 of the Plan.
 - C. Following the third documented violation in a calendar year, the violator shall be sent by certified mail a notice of violation and shall be assessed a surcharge of \$750.00. This amount increases to an amount up to \$10,000 if operating under Stages 3, 4 or 5 of the Plan.
 - D. Following the fourth documented violation in a calendar year, the District shall, upon due notice to the customer, discontinue water service to the premises

where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge, as established in the District's Rate Order, as amended from time to time, and any outstanding charges including late payment fees or penalties. In addition, suitable assurance must be given to the District so that the same action shall not be repeated while the plan is in effect. The District may apply the deposit to any surcharges or penalties subsequently assessed under this plan against a customer. The deposit, if any, shall be returned to the customer at the time of the customer's voluntary disconnection from the utility system.

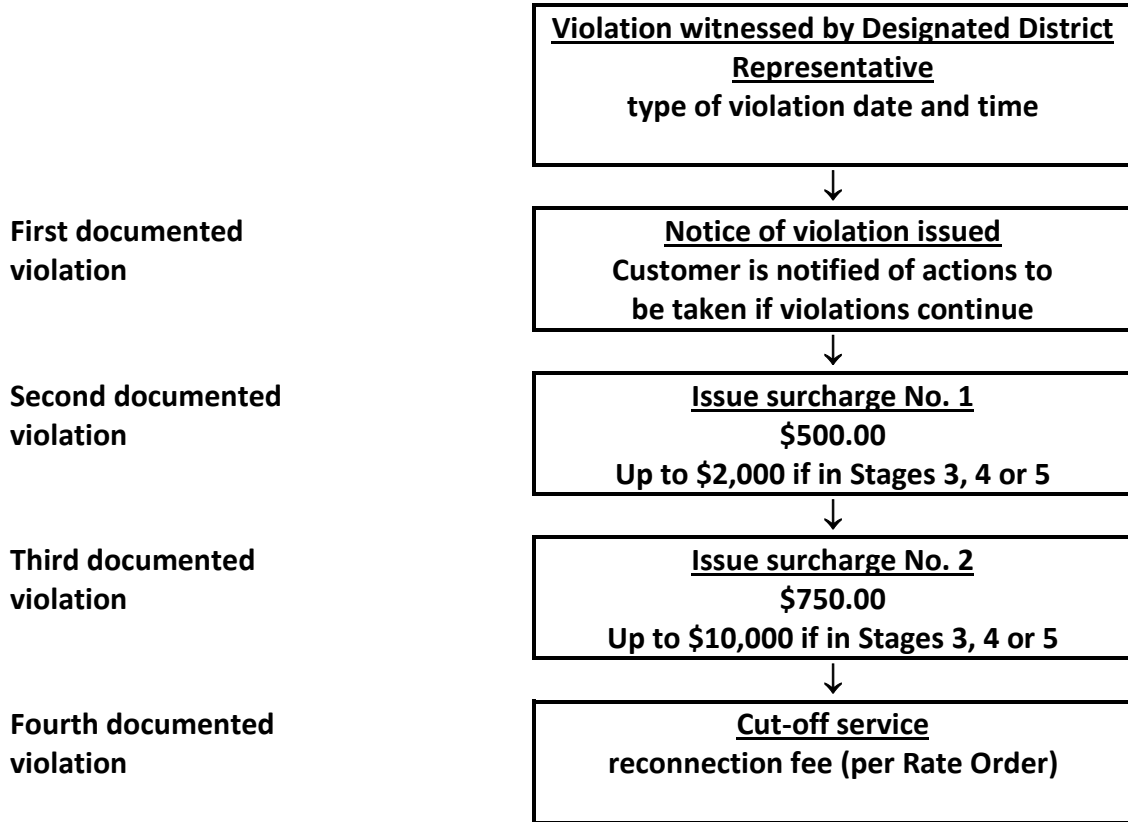
- E. Compliance with this Plan also may be sought through injunctive relief in district court.
- (2) Each day that one or more of the provisions in this Plan is violated shall constitute a separate violation. Any person, including one classified as a water customer of the District in apparent control of the property where a violation occurs or originates, shall be presumed to be the violator. Any such person, however, shall have the right to show that he did not commit the violation. *See enforcement process diagram in Appendix C - Drought Response Retail Enforcement Process.*

Legal Authority applicable to Water Districts in Regard to Drought Contingency Plan Enforcement

Please note that the following list is not intended to be exhaustive and statutes listed below may not apply to all Water Districts. Citations below may change following the publication date of this Drought Contingency Plan Model. Each Water District is encouraged to consult with legal counsel in regard to enforcement of drought contingency plans and specific enforcement authority available to each Water District.

Texas Water Code sec. 49.004
Texas Water Code sec. 49.212
Texas Water Code sec. 51.122
Texas Water Code sec. 54.205
Texas Water Code sec. 65.205

Appendix C – Drought Response Retail Enforcement



**RESOLUTION ADOPTING
AMENDED WATER CONSERVATION PLAN**

STATE OF TEXAS §
 §
COUNTY OF HAYS §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, Reunion Ranch Water Control and Improvement District (the “District”) entered into a Firm Water Contract with the Lower Colorado River Authority, effective March 15, 2012 (the “Contract”); and

WHEREAS, that Contract requires the District to adopt the Water Conservation Plan.

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

Section 1. The Amended Water Conservation Plan attached hereto is hereby adopted on behalf of the District.

ADOPTED this 12th day of September, 2023.

By: _____
Terri Purdy, Vice President

ATTEST:

By: _____
Ronald F. Meyer, Secretary

[SEAL]

Reunion Ranch WCID Water Conservation Plan

WATER CONSERVATION PLAN

for

Reunion Ranch WCID

August 8, 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

MEC File No. 12002.30

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-WaterConservationPlan-DRAFT.docx W:\Reunion Ranch WCID\Facilities\Water Raw Water Contract Amend 250
afy\Water Conservation Plan RWA RRWCID 191008.docx

1101 Capital of Texas Hwy., South, Building D
Austin, Texas 78746

DRAFT

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Prepared by:

Month September / 2023 Year

Commented [SP1]: Include if relevant, for instance if the plan was developed by a consulting firm

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: _____

1. Introduction

The ~~{Water Customer Name}~~ 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 {Water Customer Name}’s~~ retail water customers located within its water service area, as defined in its Water Supply Contract with LCRA.

~~2.~~

2 Utility Profile Information

The proposed service area is an 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, there were approximately XXX connections in Reunion Ranch’s water service area. It is assumed that in a single family residence there are approximately 3.5 persons per household in this service area, so the estimated population is XXXX. The projected population at full build out is estimated to be approximately 1,834 persons. The treated wastewater effluent currently produced is 56,000 gallons per day.

Commented [SP2]: If relevant, complete. If not please remove this sentence

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.

The entire service area will be provided wastewater service by the District via a wastewater treatment plant designed for 80,000 gallons per day. 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 for XXX acre-feet per year (afy) and the purpose of this application is to request an increase to 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.

The entire service area will be provided wastewater service by the District via a wastewater treatment plant designed for 80,000 gallons per day.

As of December 2022, there were approximately XX connections in the District's water service area. Based on 2010 census data, there were X persons per household in this service area, so the estimated population is XX. The projected population at full build out is estimated to be approximately XX persons, or XX additional connections. Full build out is expected to grow at X% per year with a projected completion year of 20XX. The District ~~does~~ operate a wastewater treatment plant. ~~The treated wastewater effluent currently produced is xxx gallons per day.~~

Commented [SP3]: If relevant, complete. If not please remove this sentence

Table 1 in Appendix A provides tables Tables on water use data for the past five years are attached to this report. The five-year average daily water use was ~~XXXXX~~. The five-year average water loss was xxx. The five-year peak to average daily water use was ~~XXXXX~~. Current per capita water use is ~~xxx-XXXXX~~ total gallons per person per day (GPCD) and ~~xxx-XXXX~~ residential GPCD.

3. Water Conservation Goals

The average 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. The conservation goals will be addressed by demand management and reusing treated wastewater effluent for irrigation. 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.

Water conservation five- and 10-year goals are required for overall water use, residential water use and water loss. The goals proposed by the [Water Customer Name] District are as follows:

— Five-year goals — 10-year goals

Gallons per person per day (GPCD)	_____	_____
Residential gallons per person per day (rGPCD)	_____	_____
Water loss (in GPCD)	_____	_____

4. Water Conservation Strategies

4.1 Water Loss

1. **Meter Calibration required.** Reunion Ranch WCID tests and calibrates production (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.
5. **Tiered Billing Structure.** The rate structure includes a base monthly cost and graduated volumetric rates that increase with usage in order to encourage conservation. The billing system is capable of separating water-use per customer type into the following categories: residential, commercial, hydrant, tracking, and reclaimed.
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.

4.1.1 Universal Metering and Meter Replacement and Repair – Required

[Water Customer Name]The District requires all water meters to be accurate within plus or minus 5% of the indicated flow over the possible flow range. All utility customers will be metered. Water will be metered in and out of all water treatment plants. A regularly scheduled maintenance program of meter repair, replacement and calibration will be performed in accordance with recommended meter manufacturer guidelines following the minimum schedule by meter size:

Production (master) meters: ——— Test once a year
Meters larger than 1 inch: ——— Test once a year
Meters 1 inch or smaller: ——— Test per manufacturer's recommendations

Commented [smp24]: If the utility has a specific policy regarding residential meter replacement, please state here.

~~Zero consumption accounts will be checked to see if water is being used or not recorded. In addition, the meters will be checked for proper sizing.~~

~~4.1.2 Distribution System Leak Detection and Repair Required~~

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.

XXXXXX

~~The District will conduct leak detection and water audits, making appropriate repairs, in order to meet the utility water loss goal. Water loss audits will be performed in accordance with Texas Water Development Board rules and The District will review [TWDB Municipal BMP 4.2 Utility Water Audit & Water Loss](#) prior to conducting a water loss audit. LCRA water customers may qualify for [financial assistance](#) for conducting comprehensive water audits.~~

~~Measures to proactively reduce water loss will be considered as feasible, including measures to reduce water lost within the water treatment process as well as strategies to reduce line flushing and identify/repair water line leaks quickly.~~

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 has increased as more development phases have been completed. Watering of common areas is anticipated to level off and then decrease slightly because all phases are complete.

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.

Planting Specifications:

1. Landscape Option: Builders shall offer homeowners a conservation landscape package such as the LCRA Hill Country Landscape Option (HCLC) 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/departments/grow-green) or other native plant source.

2. 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).

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

3. Invasive Plants: Plants considered to be invasive or environmentally detrimental shall not be used. For a list of invasive plants to Central Texas and their alternatives, reference the [Grow Green Native and Adapted Landscape Plants Guide](#).
4. 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 lots within the subdivision. Drip irrigation in common areas will be used where feasible. Color-bed changes and turfgrass overseeding in common areas is prohibited

Irrigation System Maintenance Specifications:

- 1. 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
- 2. Monitoring: Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner.
- 3. 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.

4.1.3 Additional Water Loss Best Management Practices (BMPs)

(Not required by LCRA, but highly encouraged. Please check all that apply.)

- _____ All meters are compatible with automatic reading capabilities. [Water Customer Name]The District has implemented automated meter reading (AMR) and receives monthly water use data by driving the service area.
- _____ [Water Customer Name]The District is in the process of converting to automated meter infrastructure (AMI), which is scheduled to be complete in 20XX.
- _____ All meters are read automatically using automated meter infrastructure (AMI) and [Water Customer Name]The District receives real-time water use data.
- _____ [Water Customer Name]The District staff send leak alerts to customer using AMI data reports.
- _____ A customer portal allows end users to check their water use online.
- _____ Adoption of TWDB Municipal BMP 9.1 Prohibition on Wasting Water.
- _____ A requirement for submeters for irrigation for all new commercial and industrial customers.
- _____ A requirement for submeters for irrigation for all new residential properties.

Strategies to minimize water loss on long dead-end main lines will be considered. Examples include adding meters along various line routes to collect more accurate data on water flowing through these routes and creating loops in the water distribution lines.

As feasible, chlorine injection stations will be placed strategically throughout the development to avoid the need for excessive flushing to keep chlorine residuals in compliance.

As feasible, a protective leak detection program will be developed to decrease water loss in the water distribution system.

As feasible, recycle backwash water will be used to keep sedimentation out of water treatment plant filters.

4.2 Water Rates and Records Management - Required

4.2.1 Increasing Block Rates

[Water Customer Name]The District currently uses an increasing block rate structure to reflect the cost drivers for the water systems and sends a conservation price signal to customers. [Water Customer Name]The District will periodically evaluate its rate structure to promote conservation to the maximum extent possible. Updated rate schedules for these systems shall be submitted to LCRA within 30 days of approval. The current rate structure will be submitted with this plan to LCRA and will be located on the utility ~~web site~~website.

4.2.2 Water Monitoring and Records Management

[Water Customer Name]The District's staff maintain records of water distribution and sales through a common monitoring and billing system to provide a central location for water billing information and a way to compile, present, and view water use and billing information.

The billing system ~~is/ is not~~ capable of separating water use per customer type into the following categories: single-family residential, multi-family residential, commercial, institutional, industrial, agricultural and wholesale. Any new billing system purchased will be capable of reporting detailed water use data by the sectors listed.

4.2.3 Additional Water Monitoring, Records Management and Planning Best Management Practices (BMPs)

(Not required by LCRA, but highly encouraged. Please check all that apply.)

Conservation related planning efforts that take into consideration the customer characteristics of each utility are an important part of a comprehensive and successful water conservation program.

Consideration of [TWDB Municipal BMP 2.4 Customer Characterization: Analysis to Prioritize BMP selection](#).

_____ Consideration of [TWDB Municipal BMP 2.3 Water Survey for Single Family and Multi Family Customers](#), as applicable.

_____ Adoption of a method for monitoring and evaluating the effectiveness of conservation measures [include description of method].

4.3 Permanent Watering Schedule – Required

A permanent landscape watering schedule must limit outdoor spray irrigation for landscapes to no more than twice per week and only between the hours of midnight to 10 a.m. and 7 p.m. to midnight.

Suggested schedule:

Residential addresses ending in odd numbers: Wednesdays and Saturdays

Residential addresses ending with even numbers: Thursdays and Sundays

Commercial customers: Tuesdays and Fridays

If adopting an alternate watering schedule, please list the schedule below:

4.3.1 Additional Water Loss Best Management Practices

(Not required by LCRA, but highly encouraged. Please check all that apply.)

4.4 4.4 Water Reuse – Required to address applicability, if relevant

[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 have been bid and upgrades to the WWTP will allow for a maximum amount of water to be used for irrigation.](#)

For utilities operating a wastewater treatment plant:

If wastewater treatment is required on-site, a development design plan should include a reuse system designed to deliver wastewater for the following types of water uses once the wastewater volume is adequate:

_____ Irrigation of right-of-ways and medians

- Irrigation of athletic fields (list names and acreage _____)
- Irrigation of parks (list names and acreage _____)
- Irrigation of golf courses (list names and acreage _____)
- Other (please list _____)

The treated wastewater effluent currently produced is xxx gallons per day and X% of that effluent is used for the irrigation uses listed above.

(If no wastewater effluent is reused, state why it is not reused.)

4.4.1 Additional Water Reuse Best Management Practices

- Consideration of [TWDB Municipal BMP 8.3 Water Reuse](#).
- Expand water reuse system to reach X additional acres of irrigated X (i.e., sports fields).

4.5 Education and Outreach

4.5.1 Required Measures

Throughout the year, water conservation literature will be made available to users regarding water conservation, native landscaping and other related topics to garden clubs, homeowner associations, and various other interested groups. [\[Water Customer Name\] The District's](#) staff may attend such events or request a presentation from LCRA staff to promote water conservation.

4.5.2 Additional Education and Outreach Best Management Practices (BMPs)

(Not required by LCRA, but highly encouraged. Please check all that apply.)

- Irrigation system evaluations will be offered to customers with large landscape irrigation needs in the utility service area following [TWDB Municipal BMP 5.5 Residential Landscape Irrigation Evaluations](#) and offered and actively marketed individually to all customers using over 25,000 gallons per month during peak irrigation months. Irrigation evaluations consist of evaluating the irrigation system, checking for leaks and other performance problems, and customizing an irrigation schedule.
- Customers will be offered [rebates](#) for irrigation system equipment, irrigation system evaluations, pools, landscapes and soil testing from LCRA, as listed on LCRA's website. [\[Water Customer Name\]The District](#) will assist LCRA with promoting water conservation programs to its customers.
- Consideration of [TWDB Municipal BMP 5.3 Landscape Irrigation Conservation and Incentives](#), as applicable.
- Consideration of [TWDB Municipal BMP 9.2 Conservation Ordinance Planning and Development](#).

~~_____ Hotels will be strongly encouraged to adopt a hotel linen reuse option policy where linens are only changed out upon request during multi-night short stays.~~

4.6 Other Best Management Practices for New Development

~~(Not required by LCRA, but highly encouraged. Please check all that apply.)~~

~~_____ Temporary landscape watering schedule variance for new landscapes. New landscapes can be watered according to the following schedule for the first 30 days after installation.~~

~~Days 1 through 10: spray irrigation allowed every day.~~

~~Days 11 through 20: spray irrigation allowed every other day.~~

~~Days 21 through 30: spray irrigation allowed every three days.~~

~~Watering times: Midnight to 10 a.m. and 7 p.m. to midnight.~~

~~_____ Landscape conservation standards for new development. [Water Customer Name] The District will incorporate standards included in Appendix B of this plan into its adopted rules and regulations, and will follow the ordinance approach described in [TWDB Municipal BMP 7.5 Water Wise Landscape Design and Conversion Programs](#).~~

~~_____ [Water Customer Name] will adopt [TWDB Municipal BMP 9.3, Enforcement of Texas Irrigation Standards](#).~~

~~_____ Swimming pool conservation standards for new development. [Water Customer Name] The District will incorporate standards included in Appendix C of this plan into its adopted rules and regulations.~~

~~_____ A requirement for submeters at every residential property for new development.~~

5. Wholesale Water Conservation Plans - Required

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 - Required

The service area of [\[Water Customer Name\] 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. ~~The plan can be sent to the~~ [at LCRA, c/o Water Contracts and Conservation, P.O. Box 220, Austin, Texas, 78703.](#)

7. Authorization and Implementation

The ~~general manager~~ Reunion Ranch WCID Board President, or his/her designee, of ~~[Water Customer Name] The District~~ 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 ~~[Water Customer Name] 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 general manager, or his/her designee, may re-appoint this position. At that time, the ~~[Water Customer Name] District~~ will inform LCRA about this personnel change.

Approved by: _____ by: Dennis Daniels, President _____ Reunion Ranch WCID _____ (print name)

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

Appendix A – Historical Water Use Data – Table 1

Table 1: Monthly Water Use

Month	2018 (insert unit)	2019 (insert unit)	2020 (insert unit)	2021 (insert unit)	2022 (insert unit)	Average
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total						

Appendix B - Landscape Conservation Standards

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.

Design

- A. 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.
- B. 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.

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.

Irrigation

- A. 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.
 - B. 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.
-

- C. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf can be irrigated with drip, but drip irrigation is not required.
- D. Areas planted with turf shall be on separate zones from areas planted with shrubs, trees or perennials.
- E. Hydrozoning of all areas that are irrigated automatically will be scheduled with plants with similar watering needs.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. Scheduling recommendations shall be posted inside or immediately near the controller enclosure box for easy reference.
- K. 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.
- L. Sprinkler systems shall be designed with no overspray onto the hardscape.
- M. 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.

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.
-

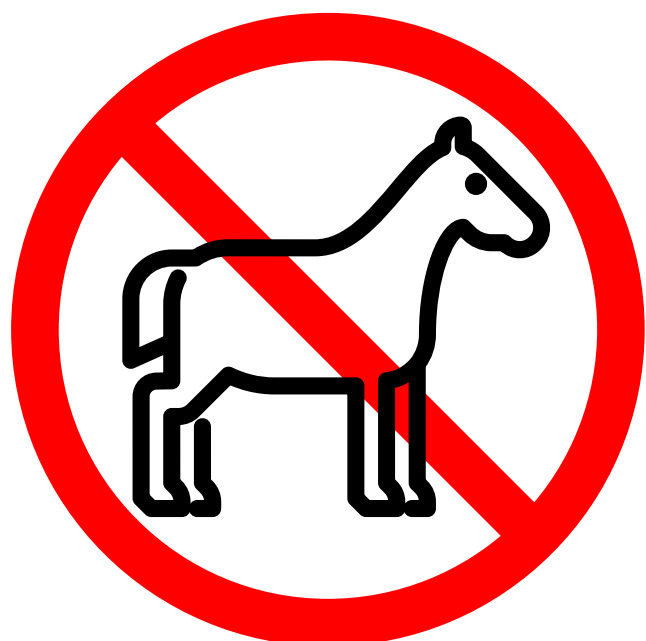
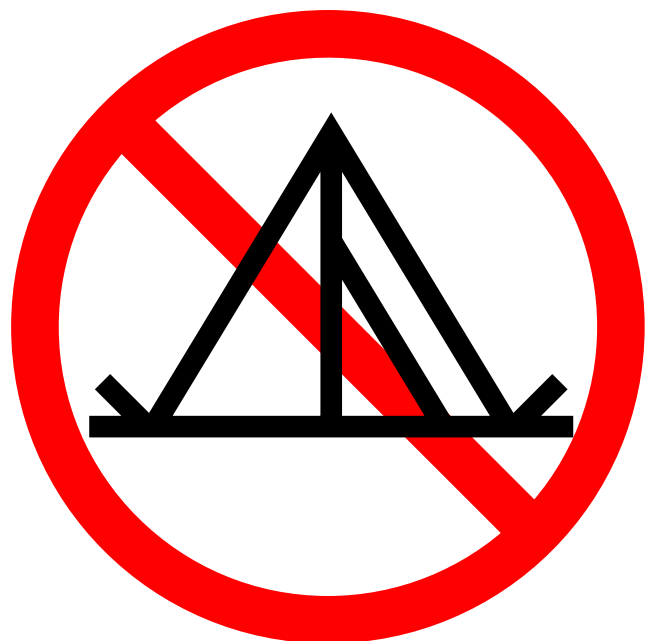
Appendix C – New Pool Construction Standards

- 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.
-

PARK RULES

The area beyond this sign is a drain field full of subsurface pipes serving Reunion Ranch's wastewater treatment system

- **Do enjoy the community green space for passive recreational uses.**
 - Hiking, running, or walking a pet.
 - Recreational sports
- **Don't do anything that could puncture or damage the surface of the drain field such as digging or driving stakes into the ground.**
 - Don't use this area for petting zoos or large animals such as horses.
 - Don't use this area for temporary structures such as bounce houses, water slides, or tents.
- **Don't use worn areas.**
 - Take care of the grass surface, it is a critical part of the drain field system and must be maintained in a healthy condition. If an area is worn, please avoid using this area to allow the grass to recover.
- **No motorized vehicles.**
- **Report wet spots in dry weather, odors, or exposed pipes to the phone numbers below.**



Inframark (512) 246-0498
24-hour number (281) 398-8211

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: September 12, 2023

TO: BOARD OF DIRECTORS – REUNION RANCH WCID

FROM: Mark Kestner, P.E.

RE: Engineer’s Report

CC: Bill Flickinger – Willatt & Flickinger

MEC File No.: 12002.122-0

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 conveyor installation is substantially complete. There are a few punch list items to be resolved. **The drop chute has completed fabrication and installation is being scheduled.**

iii. Operational Issues

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

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

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. **The draft TLAP has**

been prepared and the final TLAP is scheduled to be submitted prior to the September Meeting.

- iv. *Effluent Irrigation Improvements and 210 Authorization Irrigation Conversion Project*
MEC received bids for the Reunion Ranch Water Control Improvement District Irrigation Pump Skid Supply and Installation Project Thursday May 18th at 2pm. We had two bids submitted. The low bid was submitted by Prota Inc at \$554,681 and was \$20,919 less than the second bidder at \$575,600 from Austin Engineering. The Bids were within 3.6% of one another.

Several alternatives have been considered including items that could be negotiated with the current low bidder. We are coordinating a value engineering effort between suppliers and the low bidder

The contractor is preparing costs. The costs are not available at the time of the report preparation but will be forwarded as soon as they are available.

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

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) LCRA Contract – Current Reservation
- iii) 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. **Draft Inventory is complete.**

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.

Budgeting activities for the upcoming year, including project priorities and estimated costs have begun.

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.

- ii) Wastewater System Emergency Response Plan

MEC is continuing to work on the list of emergencies, including extreme weather, Malicious acts, flow quantity extremes and sewage strength extremes.

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

i) Effluent Irrigation Improvements and 210 Authorization Irrigation Conversion Project

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

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

The contractor is preparing costs. The costs are not available at the time of the report preparation but will be forwarded as soon as they are available.

If required MEC will prepare a second extension request for LCRA approval.



Reunion Ranch WCID
General Manager Reports for the month of
August 2023
Board Meeting: September 12th, 2023

Memorandum for: Board of Directors Reunion Ranch WCID

From: Makenzi Scales/Dragan Sonnier

Date: September 12th, 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*

- Texas Disposal Services is processing all of the necessary paperwork. We should hopefully have a receptacle come late September, early October.

B. Improvement of Wastewater Treatment Plant Operations

a. *Mixers Tripping*

- i. The mixer overload component was determined to be the issue causing the tripping. We ordered and replaced the overload and have not experienced any tripping since 8/22.

C. Wastewater treatment plant & effluent subsurface irrigation

- All facilities are in compliance for the month; (**BOD & TSS are both below 5 this month**)
 - Plant's capacity is at 73%; total flows are 1.802 MG; average flows are 58,160 GPD
- ***Dewatering Press***
 - Deflection plate has been installed.
- ***Effluent lift station***
 - M&C and Inframark are tentatively scheduled to install the panel on 9/13
 - Pump 1 Soft Starter is in need of replacement. The current soft start is over 8 years old – of a 10 year suggested lifespan. It has been tripping regularly, as often as weekly. We provided a quote for replacement in the packet for board consideration.
- ***Drip Skid Pump***
 - All repairs have been completed by Proscap and no leaks are currently present.
- ***Bar Screen Repair***
 - After speaking with EI, it was determined that the bar screen is not under warranty. In September of 2021, they installed the bar screen and upon test running it, it was rotating backwards. They switched the wiring to the correct positions to make it rotate the correct direction. We began having more issues with it in December of 2022, EI sent out a tech to investigate and again found the wires backwards and the screen rotating backwards. The only contractor that has worked on that bar screen is EI or Huber. Inframark has not made and repairs or modifications to the wiring for the bar screen. A quote for the repair has been included in the packet. At this time we are investigating
- Conducted monthly inspection of irrigation fields on 8/31/2023; 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 101.94% for the month.
- b. (Billing cycle from July 18th to August 16th)

F. Stormwater Conveyance & Pond maintenance

- a. Inframark conducted Pond inspections on August 30th. Work Orders have been issued and repairs are in progress.
- b. Aquatic Features Pond maintenance reports are included.
- c. Aquatic Features rates will be increasing. It will amount to a 3% monthly increase – a total of \$21 dollars a month.

G. Customer matters, complaints, reports & updates

- a. We received 2 variance requests, and both were sent to the designated committee for consideration.

H. Customer billing & delinquencies

- a. Mailed 5 Delinquent Letters; 3 tags hung.

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

Current Items for Board consideration:

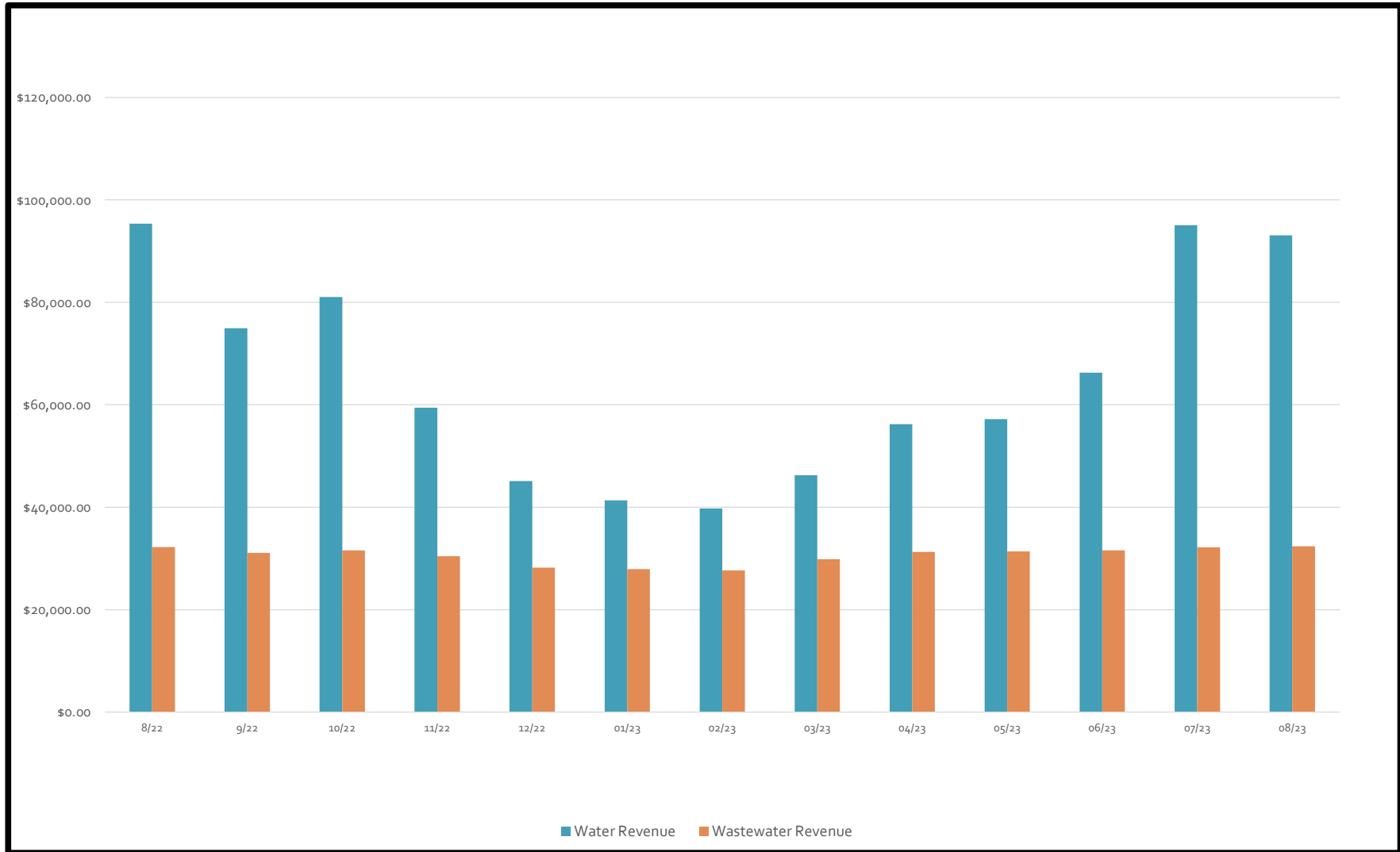
Vendor	Amount	Description	Work Order #
Guardian Electrical	\$2,051.70	LS 1 – Soft Start Replacement	N/A



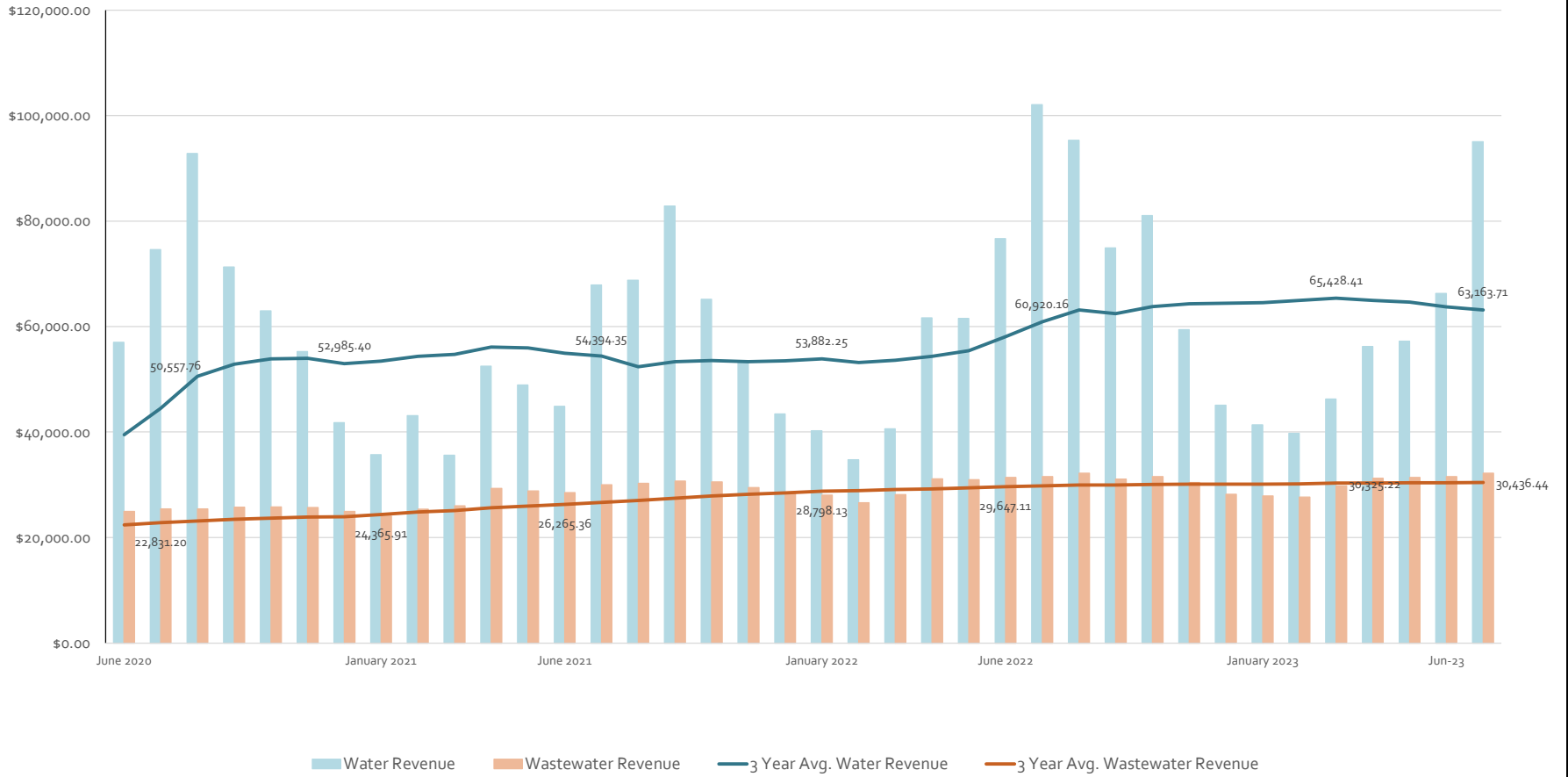
Billing Summary

Description	Connections		Variance
	Aug-22	Aug-23	
Residential	517	518	1
Commercial - HOA	16	16	
Hydrant	-	-	-
Tracking	1	1	-
Reclaimed	-	-	
Total Number of Accounts Billed	534	535	1
	Consumption		
Residential	12,956,000	12,101,000	(855,000)
Commercial - HOA	1,054,000	1,042,000	(12,000)
Hydrant	-	-	-
Tracking	13,000	298,000	285,000
Reclaimed	-	-	-
Total Gallons Consumed	14,023,000	13,441,000	(582,000)
	Average Consumption		
Residential	25,060	23,361	(1,699)
Commercial - HOA	65,875	65,125	-
Hydrant	-	-	500
Tracking	13,000	298,000	285,000
Reclaimed	-	-	-
Avg Water Use for Accounts Billed	26,260.30	25,123.36	(1,137)
Total Billed	128,909	126,616	(2,293)
Total Aged Receivables	9,414	2,522	(6,892)
Total Receivables	138,323	129,137	(9,186)

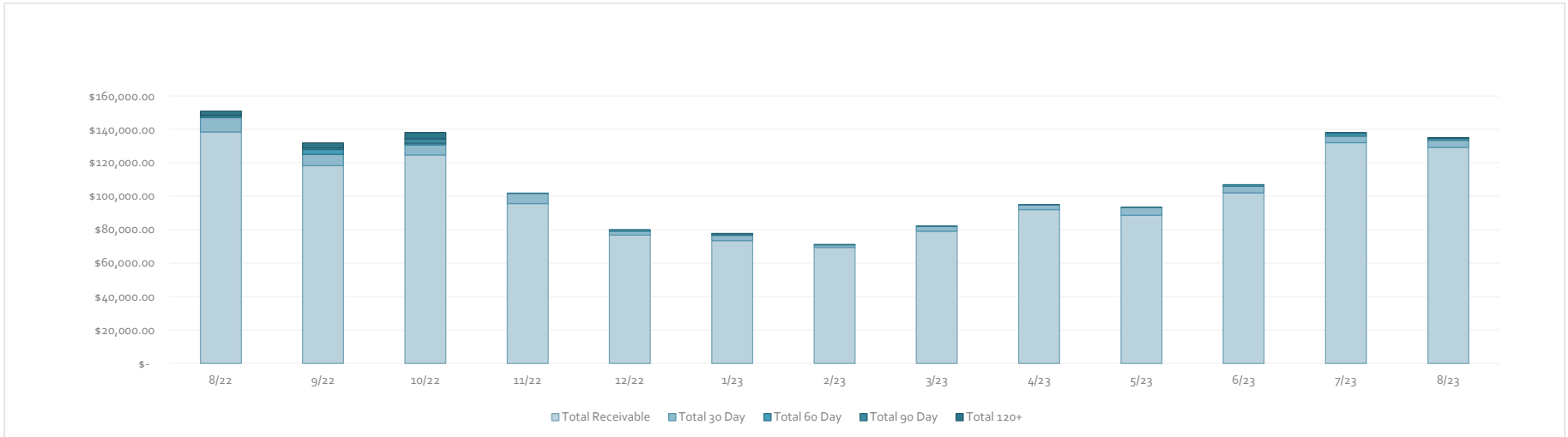
12 Billing Month History Revenue by Category



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+
8/22	\$ 138,323.37	\$ 8,570.91	\$ 1,031.11	\$ 528.61	\$ 2,433.99
9/22	\$ 118,263.09	\$ 6,665.32	\$ 3,041.56	\$ 862.46	\$ 3,016.60
10/22	\$ 124,582.35	\$ 6,061.62	\$ 959.32	\$ 2,650.21	\$ 3,879.06
11/22	\$ 95,512.16	\$ 6,056.33	\$ 59.64	\$ -	\$ -
12/22	\$ 76,714.06	\$ 2,340.77	\$ 939.09	\$ -	\$ -
1/23	\$ 73,377.65	\$ 3,228.23	\$ 683.49	\$ 366.50	\$ -
2/23	\$ 69,290.41	\$ 1,443.99	\$ 460.65	\$ -	\$ -
3/23	\$ 78,933.20	\$ 3,020.96	\$ 169.35	\$ -	\$ -
4/23	\$ 91,903.25	\$ 2,806.60	\$ 161.92	\$ -	\$ -
5/23	\$ 88,598.46	\$ 4,567.29	\$ 114.54	\$ -	\$ -
6/23	\$ 101,920.00	\$ 3,981.83	\$ 1,024.89	\$ -	\$ -
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

Board Consideration to Write Off	\$334.87
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	5
Delinquent Tags Hung	3
Disconnects for Non Payment	N/A



Water Production and Quality

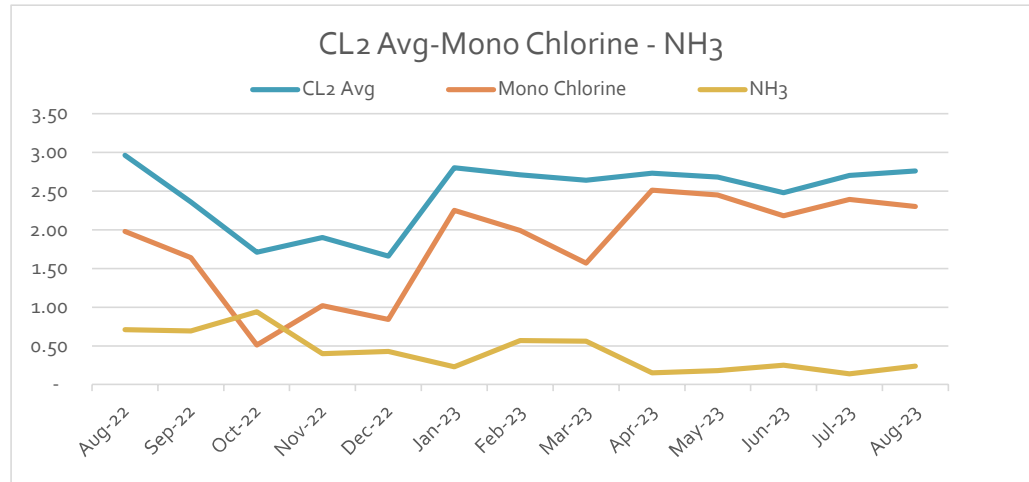
Water Quality Monitoring

Current Annual Avg

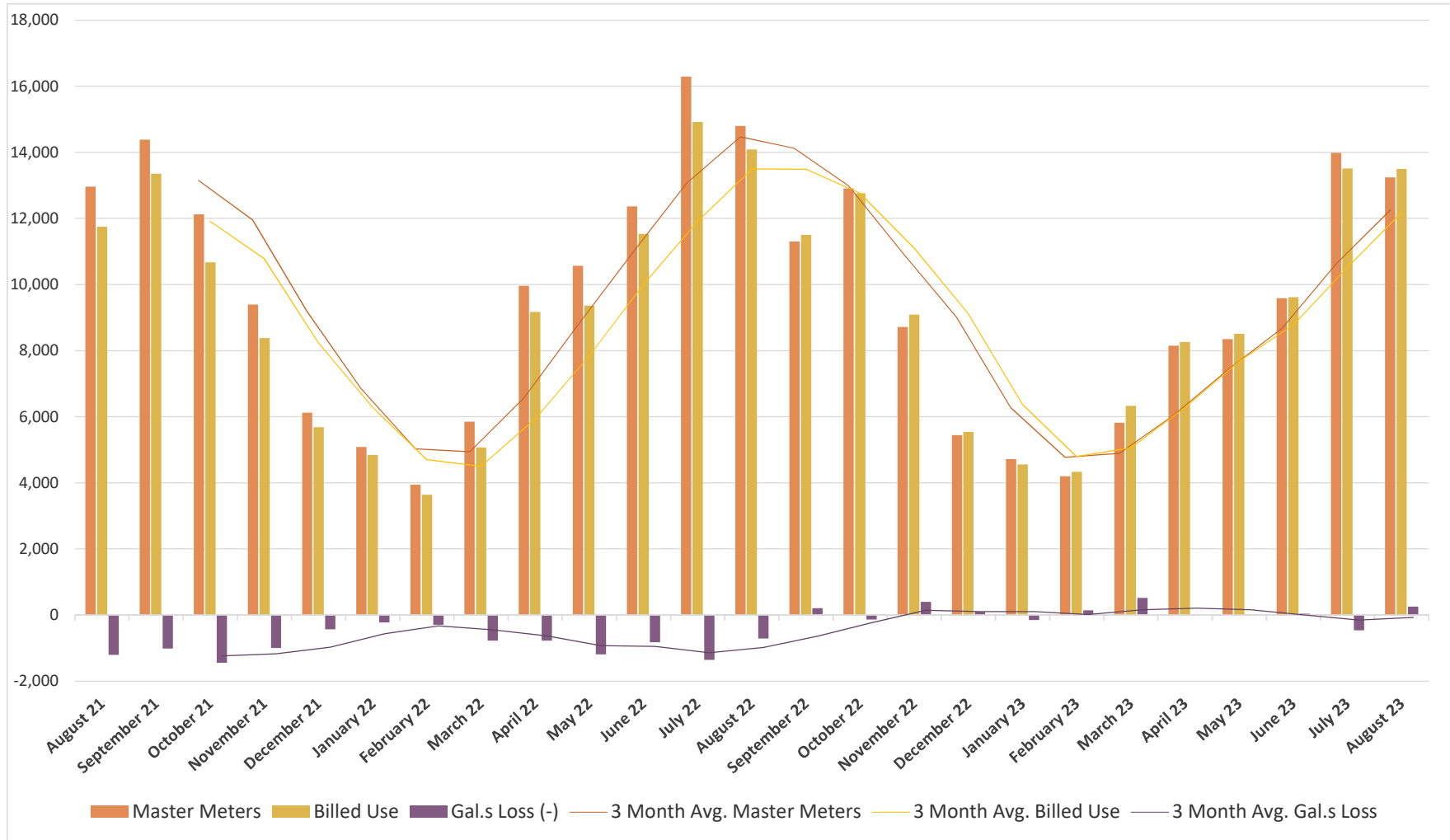
State Requirements Must Be Above .50

2.47

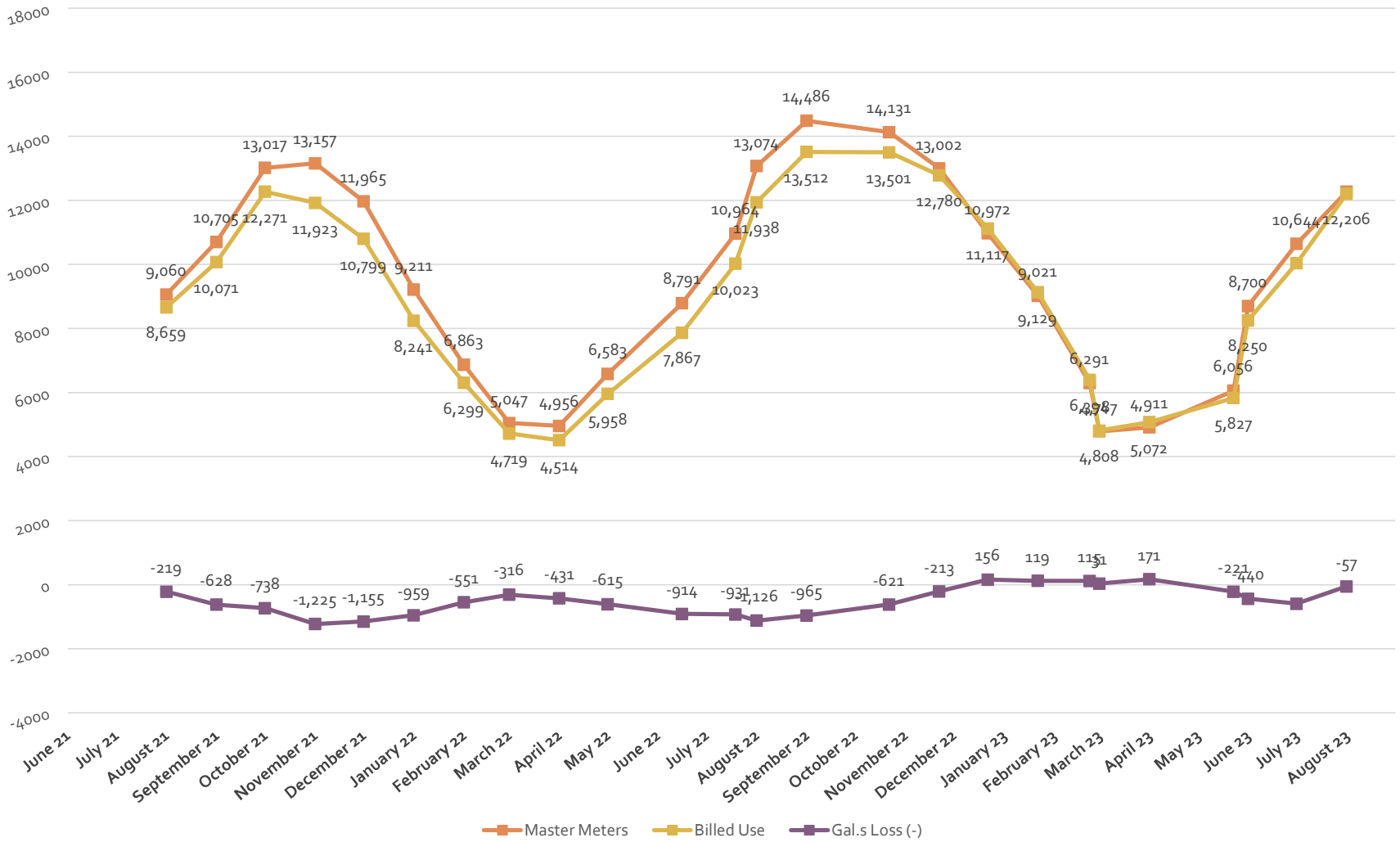
Date	CL2 Avg	Mono Chlorine	NH3
Aug-22	2.96	1.98	0.71
Sep-22	2.36	1.64	0.70
Oct-22	1.71	0.51	0.94
Nov-22	1.90	1.02	0.40
Dec-22	1.66	0.84	0.43
Jan-23	2.80	2.25	0.23
Feb-23	2.71	1.99	0.57
Mar-23	2.64	1.57	0.56
Apr-23	2.73	2.51	0.15
May-23	2.68	2.45	0.18
Jun-23	2.48	2.18	0.25
Jul-23	2.70	2.39	0.14
Aug-23	2.76	2.30	0.24



Water Accountability Report

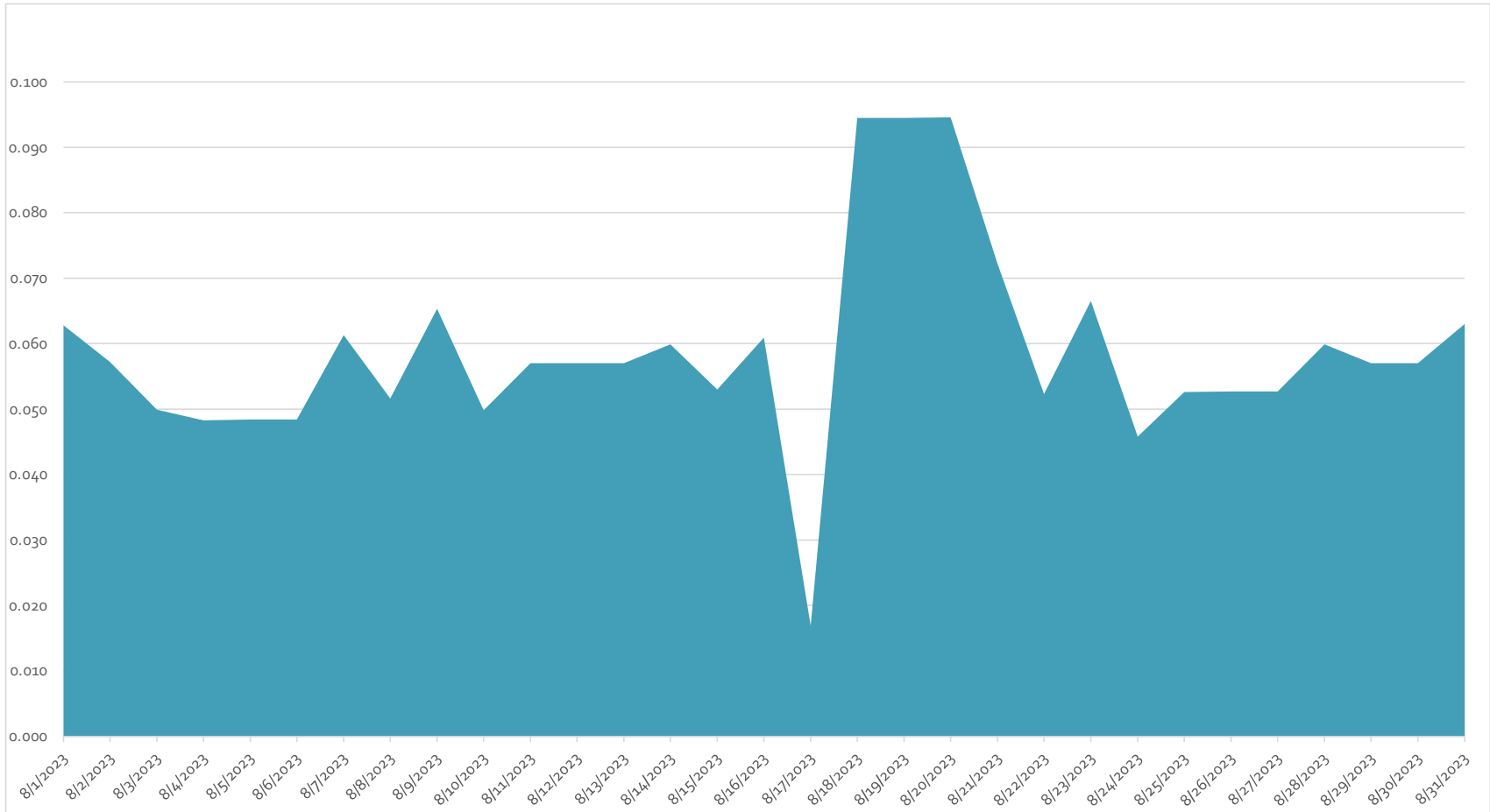


3 Month Billed vs Water Loss Average



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

Wastewater Flows for the Month of August



For the Month of August

Flow WWTP (Avg.)	0.08 MGD	0.058 MGD	Yes	72.5%
BOD (Avg)	20 mg/L	1.8 mg/L	Yes	
TSS (Avg)	20 mg/L	1.0 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	4.8 mg/L	Yes	
PH (Min)	6.0 Std Units	7.15 Std Units	Yes	
PH (Max)	9.0 Std Units	7.15 Std Units	Yes	
NTU		0.72		

Reunion Ranch WCID Wastewater Flow Historical

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
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		14,898,700	70,004.86	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

QUOTATION		
DATE	NUMBER	PAGE
8/22/2023	0000351	1 of 1

B INL001
I INFRAMARK LLC
L APINVOICES@INFRAMARK.COM
L

S INFRAMARK LLC
H 2500 N TEXAS BLVD
I WESLACO, TX 78599
P US

S P GREG SCOTT
A E
L R GSCOTT@EI2WATER.COM
E S (512) 295-3733
S O
N

T
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O

ATTENTION:

Scales, Makenzi <Makenzi.Scales@Inframark.com>
PORREQUEST-CENTRALREGION@INFRAMARK.COM

PROJECT NO.

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

TERMS: NET 30

CUSTOMER REF/PO#		JOB TITLE	SLP	SHIPPING TYPE	
ROK4		Reunion Ranch,WWTP, HUBER PARTS	GJS/GJS	BEST WAY	
QTY	PART	DESCRIPTION	UNIT PRICE	EXTENDED	
1	51553741	screen basket RoK4 e= RV6/8	\$13,160.00	\$13,160.00	
1	10282635	RoK4 brush kit	\$620.00	\$620.00	
1	10000002	Service Visit	\$6,208.89	\$6,208.89	
1	CRANE	TRUCK 100	\$3,200.00	\$3,200.00	
1	FREIGHT	FREIGHT CHARGES	\$330.00	\$330.00	

<ul style="list-style-type: none"> • PLEASE VERIFY THAT THE "BILL TO" AND "SHIP TO" ADDRESSES LISTED ABOVE ARE CORRECT. • SHIPPING IS NOT INCLUDED UNLESS STATED ABOVE. • BEFORE THE ORDER CAN BE PROCESSED, ENVIRONMENTAL IMPROVEMENTS, INC. MUST HAVE A NAME AND PHONE NUMBER OF A JOB SITE CONTACT WHO WILL ACCEPT THE SHIPMENT, IN ADDITION TO 1 OF 3 OPTIONS LISTED BELOW: <ol style="list-style-type: none"> 1. CREDIT CARD ORDER - Credit card payments will incur an additional 3.5% processing fee. Customer must sign, date, and return quote. 2. VERBAL PURCHASE ORDER - Customer must sign, date, and return quote. 3. PURCHASE ORDER NUMBER - Customer must supply signed and dated hard copy of purchase order or sign, date, and return quote with the purchase order number. <p>QUOTE VALID FOR 30 DAYS, UNLESS OTHERWISE NOTED. NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL.</p> <p>This quote is subject to and incorporates by reference Environmental Improvements, Inc's (EI2) Terms & Conditions which will be provided by email upon written request at www.ei2water.com. Buyer expressly agrees to the provisions set forth in the Terms & Conditions.</p>	<p>TOTAL: \$23,518.89</p>
--	---



PRICE QUOTE

THE ELECTRICAL AND MOTOR CONTROL SOURCE

10629 METRIC BLVD - AUSTIN, TX 78758
 P 512.973.3500 F 512.973.3588 T 877.934.3585

WWW.GUARDIANCATALOG.COM

Page 1

Printed 08/31/23 CD

Quoted
 INFRAMARK LLC
 Attn: (FORMERLY SEVERN TRENT SERV
 14050 SUMMIT DR
 STE 113-A
 AUSTIN TX 78728-7101
 Buyer: PHIL HENDERSON

Ship To
 INFRAMARK LLC
 14050 SUMMIT DR
 STE 113-A
 AUSTIN TX 78728-7101

Quote # Q048712	Quote Date 08/31/2023	Exp Date 09/10/2023	Customer # 0011204	Customer P/O #	Ship Via Will Call	Writer CD
Job ID			Customer Terms Net 30		Salesman HOUSE	

Product	Description	UM	Quant	Unit Price	Extension
3RW40281BB15	***** * 6 week lead time * * * * plus inbound freight - tbd * ***** SOFTSTART EA 34A10/10/25HP120/230VSCRW	EA	1	2051.70	2051.70

X: _____ (Accepted by)	Sub Total	\$2,051.70	T o t a l
	Freight	\$0.00	
	Misc Charges	\$0.00	
	Tax Amount	\$0.00	
			\$2,051.70

MESSAGE
 All quotes are freight prepaid and add, unless otherwise noted by salesman. Quotes are valid 30 days.

TERMS
 To view Guardian Industrial Supply's terms and conditions, please visit
<http://www.guardiancatalog.com/terms.as>



**STORMWATER POND INSPECTION
DRAIN OUTLET**

DISTRICT:	REUNION RANCH
DATE:	8/30/2023
WO #:	3296723
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:	8/30/2023
WO #:	3296723
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: 8/30/2023
DATE: 8/30/2023
WO #: 3296723
TECH.: TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-2 (MARY ELISE)		
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 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?	NO		
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:	8/30/2023
WO #:	3296723
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-3 (ACROSS 2491 REUNION RANCH)		
Pond water level?	70%		
Inlets in good structural condition?	YES		
Inlets clear of accumulated sediment or debris?	SMALL AMOUNT OF SEDIMENT WO3291580	7/25/2023	8/16/2023
Trash found at site?	NO		
Sinkhole, cracks or seeps visible in the embankment?	NO		
Erosion present at shoreline?	NO - SMALL EROSION AT BACK OF POND WO3291595	7/25/2023	8/14/2023
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		
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		



**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	8/30/2023
WO #:	3296723
TECH.:	TAMMY YBARRA

WO Initiated	WO Completed
--------------	--------------

Location	WQP 2-4 (568 KATIE)
Water level	DRY
Does the pond drain within 48 hours?	YES
Minimum depth in the forbay?	2" - 3"
Minimum depth in the sand filter area?	2" - 3"
Debris found at site?	NO
Vegetation below 18" in height?	YES
Stumps or brush found in basin area?	NO
Condition of the media?	OK
Condition of vegetation around the out fall pipe	OK
Is sediment found in the under drain piping? Remove open clean out tops and check	NO
Is there damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	NO
Is the Inlet Channel or Splitter Box	OK
Is the emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	YES
REMARKS:	POND LOOKS GOOD





**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT:	REUNION RANCH
DATE:	8/30/2023
WO #:	3296723
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?	NO		
Erosion present at shoreline?	NO		
Erosion occuing around the inlets or outlet structures?	NO		
Discharge valve open operational?	N/A		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	YES		
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		





**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT:	REUNION RANCH
DATE:	8/30/2023
WO #:	3267923
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 RIGHT SIDE OF POND WO3291588	7/25/2023	8/14/2023
Erosion occuing around the inlets or outlet structures?	NO		
Discharge valve open operational?	N/A		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	YES		
Invasive plants present?	NO		
Trees or woody vegetation present on the dam or embankment?	NO		
Sediment has accumulated and reduced the volume of the pond?	NO DATA		
COMMENTS:	POND LOOKS GOOD		



Pond Maintenance Report		RR RR Blvd											
Aquatic Features, Inc.													
6611 Burnet Lane													
Austin, TX 78757													
	Service Dates	10 th ,24 th	13 th ,27 th	13 th ,27 th	14 th ,28 th	12 th ,16 th	8 th ,22 nd	6 th , 21 st	3 rd , 23 rd	6 th			
		<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
1) Debris and litter removal		20 Gallons	20 Gallons	10 Gallons	10 Gallons	15 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons			
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good			
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
Algae		None	None	None	None	Yes	None	None	None	None			
Marginal/Shore Plants		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
Submerged Plants		None	None	None	None	None	None	None	None	None			
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None			
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good			
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good			
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present			
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present	Present			
9) Unusal occurences and Notes													

Pond Maintenance Report		RR Jacksdaw											
Aquatic Features, Inc.													
6611 Burnet Lane													
Austin, TX 78757													
	Service Dates	10 th ,24th	13th,27th	13 th ,27th	14 th ,28th	12 th ,16th	8 th ,22nd	6th, 21st	3rd, 23rd	6th			
		<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
1) Debris and litter removal		20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons			
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good			
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
Algae		None	None	None	None	Yes	None	None	None	None			
Marginal/Shore Plants		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
Submerged Plants		None	None	None	None	None	None	None	None	None			
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None			
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good			
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good			
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present			
7) Monitor fountain													
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8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present	Present			
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1) Debris and litter removal		20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons			
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good			
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
Algae		None	None	None	None	Yes	None	None	None	None			
Marginal/Shore Plants		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
Submerged Plants		None	None	None	None	None	None	None	None	None			
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes	Yes	Yes	Yes			
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None			
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good			
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good			
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present			
7) Monitor fountain													
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9) Unusal occurences and Notes													



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August 28, 2023

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

Re: \$5,000,000
Reunion Ranch Water Control and Improvement District
(A political subdivision of the State of Texas located with Hays County)
Unlimited Tax Bonds, Series 2018
Issue Date: December 20, 2018
Small Issuer Exception

Ladies and Gentlemen:

SMALL ISSUER EXCEPTION. The above-captioned issuance (the "Bonds") is eligible for the Small Issuer Exception to the rebate requirement. The general requirements for the Small Issuer Exception as described in Section 148(f)(4)(D) of the Internal Revenue Code and Section 1.148-8 of the Treasury Regulations are as follows:

- (1) the issue is issued by a governmental unit with general taxing powers;
- (2) no bond which is part of the issue is a private activity bond;
- (3) at least 95% of the issue's net proceeds are to be used for local governmental activities of the issuer (or of a governmental unit whose jurisdiction is entirely within that of the issuer);
- (4) the aggregate face amount of all tax-exempt bonds (other than private activity bonds) issued by such unit during the calendar year in which such issue is issued is not reasonably expected, as of the Issue Date, to exceed \$5 million; and,
- (5) in applying the \$5,000,000 size limitations, amounts utilized to currently refund an issue are not taken into account to the extent that the stated principal amount of the refunding bond does not exceed the portion of the outstanding stated principal amount of the refunded bond paid with proceeds of the refunding bond.

We have determined that all such requirements appear to be satisfied. Therefore, no arbitrage rebate calculation is required with respect to the Bonds. **Please note, the Bonds are NOT EXEMPT from any yield restriction requirements.**

YIELD RESTRICTION COMPLIANCE. As set forth in Section 3.3 of the Federal Tax Certificate for the Bonds, the proceeds of the Bonds were expected to be expended within 3 years of the Issue Date, and therefore qualified for a three year investment temporary period. We have determined that all of the proceeds of the Bonds, with the exception of a minor portion, were expended prior to the end of the three year temporary period which ended on December 20, 2021, and therefore were not required to be yield restricted pursuant to Treasury Regulations Section 1.148-2(g). Furthermore, when amounts invested in the Debt Service Fund constituted either a reasonably required reserve or bona fide debt service fund they were allowed to be invested without yield restriction implications.



No other proceeds should give rise to a yield restriction liability, as long as (1) the Debt Service Fund continues to constitute a bona fide debt service fund, (2) the reserve portion of the Debt Service Fund, if any, is not in excess of a reasonably required reserve, (3) if the reserve portion is in excess of a reasonably required reserve, such excess is invested at a weighted average yield below the yield on the Bonds of 4.1023%, and (4) no other funds and accounts that would constitute pledged or replacement proceeds are created.

ONGOING COMPLIANCE. The Debt Service Fund will continue to be monitored for the remaining life of the Bonds. Any future yield reduction payments, if applicable, would need to be paid no later than 60 days of August 15, 2028, the second installment computation date.

This opinion is not to be used, circulated, quoted, referred to, or relied upon by any other person without our express written permission.

Very truly yours,

A handwritten signature in cursive script that reads "Orrick, Herrington & Sutcliffe LLP".

ORRICK, HERRINGTON & SUTCLIFFE LLP

Arbitrage Compliance Summary for Reunion Ranch Water Control & Improvement District



Client #	Matter #	Issue Name	Status	Delivery Date	Last Calculation Date	Bond Yield	Cumulative Rebate Liability	Yield Restriction Liability	Next Calculation Date	Next Payment Date	Final Calculation Date
1	42182-5181	Unlimited Tax Bonds, Series 2015	Active	12/17/2015	08/15/2020	3.862700%	\$0.00	\$0.00	08/15/2025	08/15/2025	08/15/2040
2	42182-5182	Unlimited Tax Bonds, Series 2016	Active	12/22/2016	08/15/2021	3.930700%	\$0.00	\$0.00	08/15/2026	08/15/2026	08/15/2041
3	42182-5183	Unlimited Tax Bonds, Series 2017	Active	11/16/2017	08/15/2022	3.430500%	\$0.00	\$0.00	08/15/2027	08/15/2027	08/15/2042
4	42182-5184	Unlimited Tax Bonds, Series 2018	Active	12/20/2018	08/15/2023	4.102300%	\$0.00	\$0.00	08/15/2028	08/15/2028	08/15/2043
5	42182-5185	Unlimited Tax Bonds, Series 2019	Active	12/19/2019		2.869200%			08/15/2024	08/15/2024	08/15/2044
6	42182-5489	Unlimited Tax Bonds, Series 2020	Active	12/17/2020		2.515100%			08/15/2025	08/15/2025	08/15/2045