

**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 24, 2024, 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: 876 8108 6921 AND PASSWORD: 821952. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.**

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

**AGENDA**

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

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

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

4. Minutes of prior meetings (Dennis Daniel)
5. Updates regarding Reunion Ranch HOA matters (HOA Board Representative)
6. Financial Reports and request for authorization for payments of bills (Allen Douthitt)
7. Public Hearing on Tax Rate (Dennis Daniel)
8. Order Adopting Budget for 2024/2025 (Eric Hart & Allen Douthitt)
9. Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2024 (Garry Kimball & Bill Flickinger)
10. Amended Information Form (Bill Flickinger)
11. BLX Arbitrage Rerate Review; Unlimited Tax Bonds; Series 2019 (Bill Flickinger)
12. Rate Order (winter average months) (Dennis Daniel)
13. Items from the Board
  - a. Requests for common area modifications (Gary Grass)
  - b. Variances to Drought Contingency Plan requirements (Dennis Daniel)
  - c. TCEQ Violation Letter (Dennis Daniel)
  - d. Amendment to Bookkeeping Services Contract (John Genter)
  - e. Amendment to Engineering Contract (John Genter)
  - f. Overall plan to improve wastewater plant efficiency and effluent irrigation (Dennis Daniel)

- g. Protocol for enforcement of District Rules and processing of pool applications (Gary Grass)
- h. District Rules and Regulations (Gary Grass)
- i. Committee Reports (Dennis Daniel)
  - i. Communications (Mark Olson)
  - ii. Operations (Dennis Daniel)
  - iii. Land Use & Water Quality (Gary Grass)
  - iv. Finance, Budget & Audit (Eric Hart)
  - v. Water Conservation & Drought Management (Dennis Daniel)
  - vi. Contractors' Review (John Genter)
- 14. Engineer's Report and requested approvals (Mark Kestner)
  - a. Wastewater Collection and Treatment Plant
  - b. Water Supply and Distribution System
  - c. Long-term Improvements and Asset Management Plan - Update
  - d. Emergency Management Plan(s) - Update
  - e. Stormwater and Water Quality System
  - f. Approvals Related to Ongoing Construction Contracts
  - g. Approvals to Upcoming Construction Contracts
- 15. Operations & Maintenance Report and requested approvals (Dragan Sonnier/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; charges to builders
  - i. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance
- 16. Attorney Report and requested actions (Bill Flickinger)
- 17. Adjourn (Dennis Daniel)

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

(SEAL)

  
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 Attorney for the District

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

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

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held at 3:00 p.m. on August 20, 2024 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1.     CALL TO ORDER

The meeting was called to order.

2.     ROLL CALL OF DIRECTORS

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

Dennis B. Daniel – President  
Gary Grass – Secretary  
Mark Olson - Assistant Secretary  
Eric Hart – Assistant Secretary (Via Zoom)

thus, constituting a quorum. Vice President John Genter was absent.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dragan Sonnier with Inframark and Chris Rosales with Murfee Engineering Company.

Attending via Zoom were Assistant Secretary Eric Hart, Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt, PLLC, Mark Kestner with Murfee Engineering Company, Makenzi Scales and Mark Yentzen with Inframark, Garry Kimball with Specialized Public Finance Inc. and resident Leslie Daniel.

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: Approval of the July 16, 2024 meeting minutes as presented.**

**Motion by: Secretary Gary Grass  
Second by: Assistant Secretary Mark Olson  
The motion carried unanimously.**

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

This item was not discussed.

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

Bookkeeper Allen Douthitt discussed the financials through June with the Board. The District came in over budget. Tax collection is catching up as an additional \$13,000 was collected. Hays County provided a tax delinquent report. President Dennis Daniel noted that there is still \$58,000 of tax money outstanding. There was discussion of delinquent taxes, tax lawsuits and liens against the property, as well as deferred taxes. Bookkeeper Allen Douthitt noted year-to-date, the District is running better than anticipated. Assistant Secretary Eric Hart inquired about the expenditures on the generator and lift station. President Dennis Daniel asked if the \$125,000 that was allotted for the pump skid would be spent within the next three months. Engineer Mark Kestner stated that a deposit will need to be made by September and the remaining amount will not be submitted until after the new fiscal year begins. President Dennis Daniel stated that he thought the project would be completed by October as discussed, many times. Engineer Mark Kestner reported that the pump skid will be installed in October, so the remaining costs will fall into next year. Secretary Gary Grass noted that after next year, the net impact of this project should be a wash. Assistant Secretary Eric Hart noted that the District's interest revenue can help with the costs of this project, as there should be a net positive with delaying some of the items.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Approve the District's financials and authorize payment of vendor invoices, per diems and fund transfers as discussed, except for payment to the LCRA.**

**Motion by: Secretary Gary Grass  
Second by: Assistant Secretary Mark Olson  
The motion carried unanimously.**

**Motion: Ratify and confirm payment to the LCRA as previously approved by Secretary Gary Grass.**

**Motion by: Secretary Gary Grass  
Second by: Assistant Secretary Mark Olson  
President Dennis Daniel abstained from the vote. The motion carried.**

7. PROPOSED BUDGET 2024-2025
8. ORDER SETTING THE DISTRICT'S PROPOSED TAX RATE FOR 2024 AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

Items 7 and 8 were discussed together.

Attorney Bill Flickinger outlined the order on the tax rate and setting the public hearing for September 10<sup>th</sup>.

Financial Advisor Garry Kimball discussed his recommendation and advised that he is not proposing a change to the total tax rate of \$0.6240 but a slight allocation between the M&O rate and debt service rate. Keeping the same total tax rate, the average taxpayer will see a 3% increase which totals approximately \$156.00 on their annual tax bill. President Dennis Daniel inquired about the timing of refinancing some of the District's bond issues. Financial Advisor Garry Kimball replied by saying when an opportune time exists, he will notify the District. There was also discussion of arbitrage due to the interest rates being high. The budget committee met with Bookkeeper Allen Douthitt on a proposed budget. The Board discussed various revisions to the budget line items. President Dennis Daniel asked that Inframark come back with a budget item for the belt press that will be more efficient, as this item is costing more than the sludge hauls. Manager Makenzi Scales requested a budget item for a small shed at the wastewater plant site. After discussion, President Dennis Daniel asked that a revised budget be sent out next week so that the Board will have enough time to review it prior to the board meeting. Bookkeeper Allen Douthitt stated that he would be submitting a contract amendment soon.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Adopt the Order Setting the District's Proposed Tax Rate for 2024 and Providing for Publication of Notice Thereof, being a total tax rate of \$0.6240 and allocated \$0.2515 to M&O and \$0.3725 to debt service.**

**Motion by: Secretary Gary Grass**  
**Second by: Assistant Secretary Mark Olson**  
**The motion carried unanimously.**

9. RATE ORDER (WINTER AVERAGE MONTHS)

President Dennis Daniel discussed the possibility of changing the winter average months so that they will actually match the lowest use months. Currently the winter average usage is from December to February. Inframark will review the District's water usage and advise of the three lowest usage months and provide the less revenue amount for the District. Manager Makenzi Scales stated that it will not be hard to prepare this information and will bring it back to the Board for review at the September meeting. President Dennis Daniel advised that once a decision is made to change the winter average months, communication to the residents will be crucial. There was also discussion of a possible water rate change in October. The revenue for wastewater is neutral.

Bookkeeper Allen Douthitt left the meeting at 4:30 p.m.

10. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. TCEQ Violation Letter
- d. Overall plan to improve wastewater plant efficiency and effluent irrigation
- e. Committee Reports
  - i. Communications
  - ii. Operations
  - iii. Land Use & Water Quality
  - iv. Finance, Budget & Audit
  - v. Water Conservation & Drought Management
  - vi. Contractors' Review

Secretary Gary Grass discussed Item 10a. Secretary Gary Grass and Assistant Secretary Mark Olson met with the HOA committee on common area modifications and the proposed amenities. There appears to be issues with impervious cover and it was a struggle to come up with locations that are not close to neighbors or that would not disrupt certain features. President Dennis Daniel summarized the discussion by stating a location for a sports court would be difficult, the dog park has water quality issues and benches would be easy to provide. Assistant Secretary Mark Olson noted residents would like for more trails as well. Secretary Gary Grass emphasized to the HOA committee that they would need to utilize an engineer to help figure out a suitable location for the amenities. The District maps that were reviewed showed some possible locations for amenities at the end of Adams Court, but parking would be problematic.

There was no discussion on Item 10b.

Mark Yentzen, Vice President for Builder Services with Inframark discussed the Notice of Violation that was received from the TCEQ due to the recent TCEQ compliance inspection of the District's wastewater plant. TCEQ requested backflow preventor records and Inframark provided the records from 2020, 2021, 2022 but not 2023 or 2024. Inframark has since provided the 2024 records however, Inframark is unable to locate records for 2023. The Compliance Department within Inframark will draft a response to the TCEQ and run it through the District's attorney. Inframark will inform the TCEQ that they have tested and inspected the backflow preventor. Once the information is received by the TCEQ, the TCEQ should mark the violation as resolved and no further action will be required. This should not cause any enforcement action for the District. Due to this error, Mr. Yentzen is reviewing the process for the backflow prevention records and how to make it better. Tracking is through spreadsheets but he is looking at a software program to so as to receive emails for upcoming deadlines. Mr. Yentzen takes full ownership of the missed records in 2023 and if the District is assessed any fines, the District should contact Inframark and they will be happy to take care of those fines. President Dennis Daniel discussed the workorder process and triggers. With the size of Reunion Ranch, that process will work and can be set up immediately. TCEQ is only interested in the records for the backflow preventor at

the wastewater treatment plant, as it is designated as a high health hazard connection. The deadline for a response to the TCEQ is October 7, 2024. Attorney Bill Flickinger stated that the TCEQ has a list of connections that they deem a health hazard or a non-health hazard. This item will be updated at the September board meeting. President Dennis Daniel appreciated Inframark owning up to the mistake.

Engineer Mark Kestner discussed the District's overall plan to improve wastewater plant efficiency and effluent irrigation and advised that he is moving ahead with Engineer Dennis Lozano at Malone/Wheeler on this project. As stated above, it is hoped that the 210 irrigation project will be completed by October.

In connection with Committee reports, the following was discussed.

President Dennis Daniel discussed his letter to residents on residential water use. Once finalized, this letter will be posted on the District's website for informational purposes.

Secretary Gary Grass inquired about the effectiveness of the current aerator at the Windmill pond as requested last month. It was reported to Inframark that Aquatic Features does not usually issue a report on the effectiveness of the aerators, however, he stated that the aerator is saturating the pond twice daily which helps maintain a stable level of dissolved oxygen in the pond. The aerator contributes to keeping the water moving which prevents stagnation and helps prevent algae growth. The cost for additional aerators in the other ponds will be approximately \$15,000 to \$20,000.

Secretary Gray Grass discussed the issues with pool construction processes, including the application, deposits, notifications and contractors parking on District land. It appears that some homeowners only receive HOA approval and then stop at that point. Homeowners constructing pools must receive approvals from the HOA and District. Both the HOA and District require deposits for pool applications and there is an additional deposit to the District when access to District land is requested. There was discussion of how to implement fines when homeowners do not follow the procedures. Inframark will provide a list of pool construction projects to the committee that will show information on submittal of applications, deposits and access requests. Assistant Secretary Mark Olson and Manager Makenzi Scales discussed the homeowners that have missed required pool inspections. After discussion, President Dennis Daniel stated that missing any of the District requirements is not acceptable and appropriate action should be taken. Attorney Bill Flickinger stated that the District has Rules and Regulations with remedies that can apply to these matters. President Dennis Daniel would like a written protocol on fining. One homeowner that missed an inspection asked if they could just pay the fine instead of complying with inspection process due to being too far into the construction process. Attorney Bill Flickinger advised that his office would work with the committee on all matters relating to pool construction.

Manager Makenzi Scales left the meeting at this time.

President Dennis Daniel discussed the combined storage projections for Lakes Buchanan and Travis. The Board liked this information and would like to see if updated periodically.

The committee is working on contractor's review and will bring recommendations to the Board in the near future.

11. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Wastewater Collection and Treatment Plant
- b. Water Supply and Distribution Systems
- c. Long-term Improvements and Asset Management Plan - Update
- d. Emergency Management Plan(s) - Update
- e. Stormwater and Water Quality System
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

President Dennis Daniel asked for clarification on the weir readings and recapturing of the historical data. Engineer Mark Kestner stated that the weir has been fixed but they are still working on recapturing of the historical flows. President Dennis Daniel also noted that the Emergency Preparedness Plan has not yet been sent the committee for review as show on the report. The report will need to be updated to reflect that status.

Engineer Mark Kestner discussed the Water System Overview as included in the agenda package.

12. 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 Dragan Sonnier discussed the summary of activities since the last board meeting.

It is time for winter rye again. Landscaper Zane Furr has submitted a proposal for \$6,192.00 for the spreading of rye grass seeds in October.

**Motion: Approve the proposal from Zane Furr for rye grass spreading in the amount of \$6,192.00.**

**Motion by: Secretary Gary Grass**  
**Second by: Assistant Secretary Mark Olson**  
**The motion carried unanimously.**



There was discussion of the charts included in the manager's report. There was a request to add the number of homes to the 12 Billing Month History Revenue by Category Chart. Secretary Gary Grass asked about the spike in wastewater flows. Manager Dragan Sonnier was not sure but will look into it and get back with the Board.

President Dennis Daniel asked if Inframark has yet determined the reason why the tracking meter has so much consumption. Manager Dragan Sonnier will look into it and let him know.

President Dennis Daniel asked that the 210 permit levels be added on the chart with the rest of the limits at the wastewater treatment plan.

President Dennis Daniel discussed the Water Violations for July. He would like to see a column added to include the detail of the violation and the status. Also, the Water Violation chart should be a running detail of events. After the residents are warned and a reminder is sent, the next violation should result in a fine.

Assistant Secretary Mark Olson asked about the status of the list of pool construction projects. Manager Dragan Sonnier stated that list is still being drafted.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger had nothing to report.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 6:08 p.m.

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Dennis B. Daniel, President  
Reunion Ranch WCID

ATTEST:

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Gary Grass, Secretary  
Reunion Ranch WCID

[SEAL]

- Motion to approve District financials and authorize payment of vendor invoices, per diems and fund transfers as discussed, except for payment to the LCRA. (All directors including Dennis Daniel can vote on this motion).
- Motion to ratify and confirm payment to the LCRA as previously approved by Secretary Gary Grass. (Dennis Daniel needs to abstain from voting on this motion).

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

## **Accounting Report**

**September 10, 2024**

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- Review Cash Activity Report, including Receipts and Expenditures.
  - ☑ Action Items:
    - Approve director and vendor payments.
    - Approve fund transfers.
- Review July 31, 2024 Financial Statements

# 2024 Reunion Ranch WCID

| January |    |    |    |    |    |    |
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| September |    |    |    |    |    |    |
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| November |    |    |    |    |    |    |
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| December |    |    |    |    |    |    |
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| Notes  |               |
|--------|---------------|
| Jan 16 | Board Meeting |
| Feb 15 | Bond Payments |
| Feb 20 | Board Meeting |
| Mar 19 | Board Meeting |
| Apr 16 | Board Meeting |
| May 21 | Board Meeting |
| Jun 18 | Board Meeting |
| Jul 16 | Board Meeting |
| Aug 15 | Bond Payments |
| Aug 20 | Board Meeting |
| Sep 10 | Board Meeting |
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## Cash Activity Report

**Reunion Ranch W.C.I.D.  
Cash Activity Report  
July 31, 2024 - September 10, 2024**

|  |   | First Citizens       |                     |
|--|---|----------------------|---------------------|
|  |   | Operating Account    |                     |
|  |   | Bookkeeper's Account |                     |
| <b>Reconciled Cash Balance - July 31, 2024</b>                         |   | <b>\$ 82,809.11</b>  | <b>\$ 16,733.24</b> |
| <b>Subsequent Activity through September 10, 2024</b>                  |   | <b>5,689.22</b>      | <b>3,071.53</b>     |
| Transfer Approved at August 20, 2024 Board Meeting                     | To TexPool Operating Account                          | (75,000.00)          |                     |
| Deposit  | Service Revenue                                       | 79,089.22            |                     |
| Deposit  | Pool Deposits and Inspections                         | 1,600.00             |                     |
|  | Subtotal - Operating Account                          | 5,689.22             |                     |
| Transfer Approved at August 20, 2024 Board Meeting                     | From TexPool Operating Account                        | 170,242.79           |                     |
| Expenditures   | Checks approved at August 20, 2024 meeting            | (162,839.29)         |                     |
| Pool Deposit Refund  | Pool Deposit Refund                                   | (1,500.00)           |                     |
| Hays County Tax Assessor - Collector                                   | Tax Collection Fee - 2023                             | (86.55)              |                     |
| Pedernales Electric  | Utilities - July 2024                                 | (1,916.27)           |                     |
| AT&T   | Telephone - August 2024                               | (445.74)             |                     |
| AT&T Uverse  | Internet - August 2024                                | (121.40)             |                     |
| Verizon Wireless   | Wireless Charges - July 2024                          | (53.66)              |                     |
| Eric Hart  | Cyber Security Training - August 2024                 | (208.35)             |                     |
|  |   | 3,071.53             |                     |
| <b>Expenditures to be Approved at September 10, 2024 Board Meeting</b> |   | <b>-</b>             | <b>(113,854.17)</b> |
|  | <u>Vendor</u>   | <u>Amount</u>        |                     |
| Aquatic Features Inc   | Pond Maintenance - August 2024                        | (1,111.50)           |                     |
| BLX Group LLC  | Arbitrage Rebate Review - Series 2019                 | (1,000.00)           |                     |
| Sommers Marketing + Public Relations                                   | Website - August 2024                                 | (1,500.00)           |                     |
| Inframark LLC  | Maintenance - July 2024                               | (52,033.82)          |                     |
| Willatt & Flickinger   | Legal Fees - August 2024                              | (13,908.60)          |                     |
| Zane Furr  | Landscape Maintenance - August 2024                   | (4,990.00)           |                     |
| West Travis County PUA   | Purchased Water - August 2024                         | (39,310.25)          |                     |
|  | Total Operating Account Expenditures                  | (113,854.17)         |                     |
| <b>Transfers to be Approved at September 10, 2024 Board Meeting</b>    |   | <b>(75,000.00)</b>   | <b>119,049.40</b>   |
| Transfer   | From First Citizens Operating to TexPool Operating    | (75,000.00)          |                     |
| Transfer   | From TexPool Operating to First Citizens Bookkeeper's | 113,854.17           |                     |
| Transfer   | From TexPool Operating to First Citizens Bookkeeper's | 5,195.23             |                     |
|  |   | 44,049.40            |                     |
| <b>Expected Cash Balance - September 10, 2024</b>                      |   | <b>\$ 13,498.33</b>  | <b>\$ 25,000.00</b> |

**Reunion Ranch W.C.I.D.  
Cash/Investment Activity Report  
July 31, 2024 - September 10, 2024**

|                                       | Interest Rates | Balance             |                   | Subsequent Disbursements |               | Subtotal            |                    | Transfers to be Approved            |           | Expected Balance 9/10/2024 |
|---------------------------------------|----------------|---------------------|-------------------|--------------------------|---------------|---------------------|--------------------|-------------------------------------|-----------|----------------------------|
|                                       |                | 7/31/2024           | 9/10/2024         | Receipts                 | Disbursements | 9/10/2024           | 9/10/2024          | 9/10/2024                           | 9/10/2024 |                            |
| <b>General Fund -</b>                 |                |                     |                   |                          |               |                     |                    |                                     |           |                            |
| First Citizens - Operating Account    | 0.0500%        | 82,809.11           | 80,689.22         | (75,000.00)              |               | 88,498.33           | (75,000.00)        | (1)                                 |           | 13,498.33                  |
| First Citizens - Bookkeeper's Account | 0.0500%        | 16,733.24           | 170,242.79        | (281,025.43)             |               | (94,049.40)         | 119,049.40         | (2), (3)                            |           | 25,000.00                  |
| Central Bank - Lockbox Account        | 1.9800%        | 41,112.34           | 18,637.88         | (25,000.00)              |               | 34,750.22           | (25,000.00)        | (4)                                 |           | 9,750.22                   |
| TexPool - Operating Account           | 5.2838%        | 2,977,269.49        | 75,000.00         | (99,509.85)              |               | 2,952,759.64        | (19,736.22)        | (1),(2),(3),(4),(5),(6),(7),(8),(9) |           | 2,933,023.42               |
| <b>Total - General Fund</b>           |                | <b>3,117,924.18</b> | <b>344,569.89</b> | <b>(480,535.28)</b>      |               | <b>2,981,958.79</b> | <b>(686.82)</b>    |                                     |           | <b>2,981,271.97</b>        |
| <b>Debt Service Fund -</b>            |                |                     |                   |                          |               |                     |                    |                                     |           |                            |
| TexPool - Tax                         | 5.2838%        | 38,970.78           | -                 | (28,193.63)              |               | 10,777.15           | 686.82             | (5)                                 |           | 11,463.97                  |
| TexPool - Debt Service                | 5.2838%        | 2,494,522.65        | 15,000.00         | (1,260,276.91)           |               | 1,249,245.74        | -                  |                                     |           | 1,249,245.74               |
| <b>Total - Debt Service Fund</b>      |                | <b>2,533,493.43</b> | <b>15,000.00</b>  | <b>(1,288,470.54)</b>    |               | <b>1,260,022.89</b> | <b>686.82</b>      |                                     |           | <b>1,260,709.71</b>        |
| <b>Capital Project Fund -</b>         |                |                     |                   |                          |               |                     |                    |                                     |           |                            |
| Texpool - SR2017 Capital Projects     | 5.2838%        | 6.56                | -                 | -                        |               | 6.56                | (6.56)             | (6)                                 |           | -                          |
| Texpool - SR2018 Capital Projects     | 5.2838%        | 730.43              | -                 | -                        |               | 730.43              | (730.43)           | (7)                                 |           | -                          |
| Texpool - SR2019 Capital Projects     | 5.2838%        | 1,060.72            | -                 | -                        |               | 1,060.72            | (1,060.72)         | (8)                                 |           | -                          |
| Texpool - SR2020 Capital Projects     | 5.2838%        | 57,735.17           | -                 | -                        |               | 57,735.17           | (57,735.17)        | (9)                                 |           | -                          |
| <b>Total - Capital Project Fund</b>   |                | <b>59,532.88</b>    | <b>-</b>          | <b>-</b>                 |               | <b>59,532.88</b>    | <b>(59,532.88)</b> |                                     |           | <b>-</b>                   |
| <b>Total - All Funds</b>              |                | <b>5,710,950.49</b> | <b>359,569.89</b> | <b>(1,769,005.82)</b>    |               | <b>4,301,514.56</b> | <b>(59,532.88)</b> |                                     |           | <b>4,241,981.68</b>        |

**Transfer Letter Information:**

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$75,000.00
- (2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$113,854.17
- (3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$5,195.23
- (4) To transfer funds from Central Bank Lockbox Account to TexPool Operating Account: \$25,000.00
- (5) To transfer funds from TexPool Operating Account to TexPool Tax Account: \$686.82
- (6) To transfer funds from TexPool SR2017 Capital Projects Account to TexPool Tax Account: \$6.56 plus accrued interest
- (7) To transfer funds from TexPool SR2018 Capital Projects Account to TexPool Tax Account: \$730.43 plus accrued interest
- (8) To transfer funds from TexPool SR2019 Capital Projects Account to TexPool Tax Account: \$1,060.72 plus accrued interest
- (9) To transfer funds from TexPool SR2020 Capital Projects Account to TexPool Tax Account: \$57,735.17 plus accrued interest

# Recap & Standings Report

Cycles: All      Taxing Units: Dripping Spr...      Transaction Date Range: 07/01/2024 to 07/31/2024      Sorted By: By Year, Ascending      Options: Separate Rollbacks, Include

| Appraisal   |                  |             |  |             |               |   |                     |          |                     |  |      |
|---|------------------|-------------|--|-------------|---------------|---|---------------------|----------|---------------------|--|------|
| WRR (Reunion Ranch WCID)  |                  |             |  |             |               |   |                     |          |                     |  |      |
| Taxing Unit Totals (IS,MO,RB,SA)                                  |                  |             |  |             |               |   |                     |          |                     |  |      |
|   | Beg. Uncollected | Adjustments | Adjusted Uncollected                     | Collections | P&I Collected | Credits / Discounts Allowed             | Atty. Fee Collected | Variance | Uncollected Balance |  |      |
| 2005 & prior  | 0.00             | 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                |  | 0.00 |
| 2007  | 0.00             | 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                |  | 0.00 |
| 2009  | 0.00             | 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                |  | 0.00 |
| 2011  | 0.00             | 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                |  | 0.00 |
| 2013  | 0.00             | 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                |  | 0.00 |
| 2015  | 0.00             | 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                |  | 0.00 |
| 2017  | 0.00             | 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                |  | 0.00 |
| 2019  | 0.00             | 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                |  | 0.00 |
| 2021  | 4,272.65         | 0.00        | 4,272.65                                 | 0.00        | 0.00          | 0.00                                    | 0.00                | 0.00     | 4,272.65            |  | 0.00 |
| 2022  | 11,234.08        | -2,961.00   | 8,273.08                                 | -2,961.00   | 0.00          | 0.00                                    | 0.00                | 0.00     | 11,234.08           |  | 0.00 |
| 2023  | 42,050.05        | -8,558.41   | 33,491.64                                | -1,558.45   | -292.35       | 0.00                                    | 0.00                | 0.00     | 35,028.09           |  | 0.00 |
| 2024  | 0.00             | 0.00        | 0.00                                     | 0.00        | 0.00          | 0.00                                    | 0.00                | 0.00     | 0.00                |  | 0.00 |
| 2025  | 0.00             | 0.00        | 0.00                                     | 0.00        | 0.00          | 0.00                                    | 0.00                | 0.00     | 0.00                |  | 0.00 |
| <b>Summary</b>  |                  |             |  |             |               |   |                     |          |                     |  |      |
| Total Current   | 42,050.05        | -8,558.41   | 33,491.64                                | -1,558.45   | -292.35       | 0.00                                    | 0.00                | 0.00     | 35,028.09           |  | 0.00 |
| Total Delinquent  | 15,506.73        | -2,961.00   | 12,545.73                                | -2,961.00   | 0.00          | 0.00                                    | 0.00                | 0.00     | 15,506.73           |  | 0.00 |
| Rollbacks   | 0.00             | 0.00        | 0.00                                     | 0.00        | 0.00          | 0.00                                    | 0.00                | 0.00     | 0.00                |  | 0.00 |
| Taxing Unit Total   | 57,556.78        | -11,541.41  | 46,015.37                                | -4,519.45   | -292.35       | 0.00                                    | 0.00                | 0.00     | 50,534.82           |  | 0.00 |
| <b>Percentages</b>  |                  |             |  |             |               |   |                     |          |                     |  |      |
| % of Roll Collected - 2023 - 98.72%                               |                  |             | Adjusted Original Roll -- \$2,735,533.35 |             |               | Current YTD Collected -- \$2,700,505.26 |                     |          |                     |  |      |
| Tax Collections Compared to Current Taxes Billed -3.71% Collected |                  |             |  |             |               |   |                     |          |                     |  |      |
| All Collections Compared to Current Taxes Billed -4.40% Collected |                  |             |  |             |               |   |                     |          |                     |  |      |
| Combined Collections (Collections + P&I Collected) -- -4,811.80   |                  |             |  |             |               |   |                     |          |                     |  |      |





**Reunion Ranch W.C.I.D.  
Collateral Analysis Schedule  
July 31, 2024**

|   | <u>Funds</u>         | <u>Collateral</u>    | <u>Over/(Under)<br/>Collateralized</u> |
|---|----------------------|----------------------|--|
| <b>First Citizens Bank</b>                            |                      |                      |  |
| Operating Account                                     | \$ 81,109.11         |                      |  |
| Bookkeeper's Account                                  | 19,515.23            |                      |  |
| <b>Total Funds First Citizens Bank</b>                | <u>100,624.34</u>    |                      |  |
| FDIC Coverage   |                      | <u>250,000.00</u>    |  |
| Pledged Collateral First Citizens Bank (Market Value) |                      | <u>182,791.00</u>    |  |
| <b>Total Collateral</b>                               |                      | <u>432,791.00</u>    |  |
| <b>Total Collateral/Funds</b>                         | <u>\$ 100,624.34</u> | <u>\$ 432,791.00</u> | <u>\$ 332,166.66</u>                   |

**Pledge Inventory Report (Deco)**

First-Citizens Bank & Trust Co  
 Raleigh, NC  
 Date as of: 7/31/2024



| 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       |                      |             |                    |                          |              |
| 31368CZJ2 | FNMA_20-80G JA<br>WF - Wells Fargo                             | 11/25/2050           | HTM<br>1.25 | 7/31/2024<br>75.35 | 455,658.00<br>234,498.00 | 176,684.00   |
| 3137BPAF6 | FHLMC_4568B CP<br>WF - Wells Fargo                             | 9/15/2043            | HTM<br>3    | 7/31/2024<br>92.03 | 36,570.00<br>6,636.00    | 6,107.00     |
| 2         | Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas |                      |             |                    | 492,228.00<br>241,134.00 | 182,791.00   |

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, 2024**

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, 2024, 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 4, 2024  
Round Rock, TX

**Reunion Ranch W.C.I.D.  
Governmental Funds Balance Sheet  
July 31, 2024**

|   | <u>Governmental Funds</u> |                              |                                  | <u>Governmental<br/>Funds<br/>Total</u> |
|---|---------------------------|------------------------------|----------------------------------|---|
|   | <u>General<br/>Fund</u>   | <u>Debt Service<br/>Fund</u> | <u>Capital Projects<br/>Fund</u> |   |
| <b>Assets</b>   |                           |                              |                                  |   |
| Cash and Cash Equivalents -   |                           |                              |                                  |   |
| Cash - Operating Account  | \$ 82,809.11              | \$ -                         | \$ -                             | \$ 82,809.11                            |
| Cash - Bookkeeper's Account   | 16,733.24                 | -                            | -                                | 16,733.24                               |
| Cash - Lockbox Account  | 41,112.34                 | -                            | -                                | 41,112.34                               |
| Cash Equivalents  | 2,977,269.49              | 2,533,493.43                 | 59,532.88                        | 5,570,295.80                            |
| Receivables -   |                           |                              |                                  |   |
| Property Taxes  | 18,975.04                 | 31,559.64                    | -                                | 50,534.68                               |
| Service Accounts, net of allowance<br>for doubtful accounts of \$ -           | 97,077.24                 | -                            | -                                | 97,077.24                               |
| Prepaid Expense   | 3,120.15                  | -                            | -                                | 3,120.15                                |
| Accounts Receivable - Other   | 281.52                    | -                            | -                                | 281.52                                  |
| Accrued Service Revenue   | 39,073.20                 | -                            | -                                | 39,073.20                               |
| Interfund   | 11,506.81                 | -                            | -                                | 11,506.81                               |
| <b>Total Assets</b>   | <b>\$ 3,287,958.14</b>    | <b>\$ 2,565,053.07</b>       | <b>\$ 59,532.88</b>              | <b>\$ 5,912,544.09</b>                  |
| <b>Liabilities</b>  |                           |                              |                                  |   |
| Accounts Payable  | \$ 211,465.21             | \$ -                         | \$ -                             | \$ 211,465.21                           |
| Accrued Expenditures  | 1,589.07                  | -                            | -                                | 1,589.07                                |
| Retainage   | 2,475.00                  | -                            | -                                | 2,475.00                                |
| Overcollected Property Taxes  | -                         | 4,811.80                     | -                                | 4,811.80                                |
| Customer Deposits   | 76,210.00                 | -                            | -                                | 76,210.00                               |
| Builder Deposit   | 60,500.00                 | -                            | -                                | 60,500.00                               |
| Due to TCEQ   | 2,978.37                  | -                            | -                                | 2,978.37                                |
| Interfund   | -                         | 11,506.81                    | -                                | 11,506.81                               |
| Payroll Taxes Payable   | 236.74                    | -                            | -                                | 236.74                                  |
| <b>Total Liabilities</b>  | <b>355,454.39</b>         | <b>16,318.61</b>             | <b>-</b>                         | <b>371,773.00</b>                       |
| <b>Deferred Inflows of Resources</b>  |                           |                              |                                  |   |
| Deferred Revenue - Property Taxes   | 18,975.04                 | 31,559.64                    | -                                | 50,534.68                               |
| <b>Total Deferred Inflows of Resources</b>                                    | <b>18,975.04</b>          | <b>31,559.64</b>             | <b>-</b>                         | <b>50,534.68</b>                        |
| <b>Fund Balance</b>   |                           |                              |                                  |   |
| Fund Balances:  |                           |                              |                                  |   |
| Restricted for  |                           |                              |                                  |   |
| Debt Service  | -                         | 2,517,174.82                 | -                                | 2,517,174.82                            |
| Capital Projects  | -                         | -                            | 59,532.88                        | 59,532.88                               |
| Unassigned  | 2,913,528.71              | -                            | -                                | 2,913,528.71                            |
| <b>Total Fund Balances</b>  | <b>2,913,528.71</b>       | <b>2,517,174.82</b>          | <b>59,532.88</b>                 | <b>5,490,236.41</b>                     |
| <b>Total Liabilities, Deferred Inflows of<br/>Resources and Fund Balances</b> | <b>\$ 3,287,958.14</b>    | <b>\$ 2,565,053.07</b>       | <b>\$ 59,532.88</b>              | <b>\$ 5,912,544.09</b>                  |

**Reunion Ranch W.C.I.D.  
Statement of Revenues,  
Expenditures & Changes in Fund Balance-Governmental Funds  
October 1, 2023 - July 31, 2024**

|  | <b>Governmental Funds</b> |                              |                                  | <b>Governmental<br/>Funds<br/>Total</b> |
|--|---------------------------|------------------------------|----------------------------------|---|
|  | <b>General<br/>Fund</b>   | <b>Debt Service<br/>Fund</b> | <b>Capital Projects<br/>Fund</b> |   |
| <b>Revenues:</b>   |                           |                              |                                  |   |
| Property Tax Revenue   | \$ 1,058,154.20           | \$ 1,647,228.07              | \$ -                             | \$ 2,705,382.27                         |
| Service Accounts   |                           |                              |                                  |   |
| Water Revenue  | 535,438.33                | -                            | -                                | 535,438.33                              |
| Wastewater Revenue   | 308,631.34                | -                            | -                                | 308,631.34                              |
| Service Revenue Penalties  | 5,748.88                  | -                            | -                                | 5,748.88                                |
| Tap Fee Income   | 1,550.00                  | -                            | -                                | 1,550.00                                |
| Inspection Fee Income  | 750.00                    | -                            | -                                | 750.00                                  |
| Interest and Other Income  | 116,534.22                | 87,389.08                    | 2,588.61                         | 206,511.91                              |
| <b>Total Revenues</b>  | <b>2,026,806.97</b>       | <b>1,734,617.15</b>          | <b>2,588.61</b>                  | <b>3,764,012.73</b>                     |
| <b>Expenditures:</b>   |                           |                              |                                  |   |
| Operating Expenses -   |                           |                              |                                  |   |
| Reservation Fee  | 22,604.20                 | -                            | -                                | 22,604.20                               |
| Monthly Charges  | 150,270.60                | -                            | -                                | 150,270.60                              |
| Water Purchases  | 133,926.30                | -                            | -                                | 133,926.30                              |
| Operations & Management  | 84,381.66                 | -                            | -                                | 84,381.66                               |
| Utilities  | 25,163.90                 | -                            | -                                | 25,163.90                               |
| Lab Fees   | 30,822.11                 | -                            | -                                | 30,822.11                               |
| Inspections  | 3,563.75                  | -                            | -                                | 3,563.75                                |
| Chemicals  | 17,621.93                 | -                            | -                                | 17,621.93                               |
| Sludge Hauling   | 48,622.85                 | -                            | -                                | 48,622.85                               |
| Permit Fee   | 1,328.05                  | -                            | -                                | 1,328.05                                |
| Repairs & Maintenance (Routine) -                                    |                           |                              |                                  |   |
| Water Repairs  | 22,874.69                 | -                            | -                                | 22,874.69                               |
| Sewer Repairs  | 189,978.52                | -                            | -                                | 189,978.52                              |
| Irrigation Maintenance   | 670.20                    | -                            | -                                | 670.20                                  |
| Pond Maintenance   | 55,821.20                 | -                            | -                                | 55,821.20                               |
| Landscape Maintenance  | 48,860.00                 | -                            | -                                | 48,860.00                               |
| Repairs & Maintenance (Non-Routine or One Time) -                    |                           |                              |                                  |   |
| Pond Maintenance (Non-Routine)                                       | 18,797.27                 | -                            | -                                | 18,797.27                               |
| Sewer Maintenance (Non-Routine)                                      | 51,192.16                 | -                            | -                                | 51,192.16                               |
| Administrative Services -  |                           |                              |                                  |   |
| Director Fees, including payroll tax                                 | 14,036.51                 | -                            | -                                | 14,036.51                               |
| Director Reimbursements  | 459.93                    | -                            | -                                | 459.93                                  |
| Insurance  | 21,831.07                 | -                            | -                                | 21,831.07                               |
| Tax Appraisal/Collection Fees  | 5,751.41                  | 8,967.61                     | -                                | 14,719.02                               |
| Public Notice  | 2,182.00                  | -                            | -                                | 2,182.00                                |
| Website  | 6,332.38                  | -                            | -                                | 6,332.38                                |
| Miscellaneous Expense  | 2,393.24                  | -                            | -                                | 2,393.24                                |
| Professional Fees -  |                           |                              |                                  |   |
| Legal Fees   | 131,961.60                | -                            | -                                | 131,961.60                              |
| Financial Advisor  | 1,309.94                  | 2,040.06                     | -                                | 3,350.00                                |
| Bookkeeping Fees   | 22,516.56                 | -                            | -                                | 22,516.56                               |
| Engineering Fees   | 139,488.00                | -                            | -                                | 139,488.00                              |
| Engineering Fees - Special   | 38,698.05                 | -                            | -                                | 38,698.05                               |
| Audit Fees   | 13,500.00                 | -                            | -                                | 13,500.00                               |
| Debt Service -   |                           |                              |                                  |   |
| Interest Expense   | -                         | 425,276.89                   | -                                | 425,276.89                              |
| Fiscal Agent Fees  | -                         | 1,200.00                     | -                                | 1,200.00                                |
| <b>Total Expenditures</b>  | <b>1,306,960.08</b>       | <b>437,484.56</b>            | <b>-</b>                         | <b>1,744,444.64</b>                     |
| <b>Excess/(Deficiency) of Revenues<br/>Over (Under) Expenditures</b> | <b>719,846.89</b>         | <b>1,297,132.59</b>          | <b>2,588.61</b>                  | <b>2,019,568.09</b>                     |
| <b>Fund Balance, October 1, 2023</b>                                 | <b>2,193,681.82</b>       | <b>1,220,042.23</b>          | <b>56,944.27</b>                 | <b>3,470,668.32</b>                     |
| <b>Fund Balance, July 31, 2024</b>                                   | <b>\$ 2,913,528.71</b>    | <b>\$ 2,517,174.82</b>       | <b>\$ 59,532.88</b>              | <b>\$ 5,490,236.41</b>                  |

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, 2024**

|   | CURRENT MONTH  |             |                | YEAR TO DATE    |                 |                 | EXPECTED YEAR END FROM LEGAL ENGINEERING OPERATIONS AND DIRECTORS |                 |               | Variance<br>Percent of<br>Budget |          |
|---|----------------|-------------|----------------|-----------------|-----------------|-----------------|---|-----------------|---------------|----------------------------------|----------|
|   | Actual         | Budget      | Variance       | Actual          | Budget          | Variance        | Remaining   | Year End        | Annual Budget |                                  | Variance |
| <b>Revenues:</b>  |                |             |                |                 |                 |                 |   |                 |               |                                  |          |
| Property Tax Revenue, including penalties                             | \$ (1,739.53)  | \$ -        | (1,739.53)     | \$ 1,058,154.20 | \$ 1,055,077.00 | 3,077.20        | \$ -  | \$ 1,058,154.20 | 1,055,077.00  | 3,077.20                         | 0.29%    |
| Service Accounts  | 68,572.80      | 71,030.00   | (2,457.20)     | 535,438.33      | 524,994.00      | 10,442.33       | 142,058.00  | 677,494.33      | 667,054.00    | 10,442.33                        | 1.57%    |
| Water Revenue   | 32,439.76      | 28,486.00   | 3,953.76       | 308,631.34      | 284,860.00      | 23,771.34       | 56,967.00   | 365,598.34      | 341,827.00    | 23,771.34                        | 6.95%    |
| Service Revenue Penalties   | 463.01         | 796.00      | (332.99)       | 5,748.88        | 6,477.00        | (728.12)        | 1,594.00  | 7,342.88        | 8,071.00      | (728.12)                         | -9.02%   |
| Top Fees  | -              | -           | -              | 1,550.00        | -               | 1,550.00        | -   | 1,550.00        | -             | 1,550.00                         | #DIV/0!  |
| Inspection Fees   | -              | -           | -              | 750.00          | -               | 750.00          | -   | 750.00          | -             | 750.00                           | #DIV/0!  |
| Interest and Other Income   | 13,989.61      | 7,500.00    | 6,489.61       | 116,534.22      | 75,000.00       | 41,534.22       | 15,000.00   | 131,534.22      | 90,000.00     | 41,534.22                        | 46.15%   |
| <b>Total Revenues</b>   | 113,725.65     | 107,812.00  | 5,913.65       | 2,026,806.97    | 1,946,410.00    | 80,396.97       | 215,619.00  | 2,242,425.97    | 2,162,029.00  | 80,396.97                        | 3.72%    |
| <b>Expenditures:</b>  |                |             |                |                 |                 |                 |   |                 |               |                                  |          |
| Operating Expenses -  |                |             |                |                 |                 |                 |   |                 |               |                                  |          |
| Reservation Fee   | 2,260.42       | 2,260.00    | (0.42)         | 22,604.20       | 22,600.00       | (4.20)          | 4,520.00  | 27,124.20       | 27,120.00     | (4.20)                           | -0.02%   |
| Monthly Charges   | 15,027.06      | 15,027.00   | (0.06)         | 150,270.60      | 150,270.00      | (0.60)          | 30,054.00   | 180,324.60      | 180,324.00    | (0.60)                           | 0.00%    |
| Water Purchases   | 20,202.82      | 24,848.00   | 4,645.18       | 133,926.30      | 156,332.00      | 22,405.70       | 49,697.00   | 183,623.30      | 206,029.00    | 22,405.70                        | 10.88%   |
| Management and Operations   | 8,883.74       | 8,690.00    | (193.74)       | 84,381.66       | 86,900.00       | 2,518.34        | 16,080.00   | 100,461.66      | 104,280.00    | 3,818.34                         | 3.66%    |
| Utilities   | 2,537.07       | 2,600.00    | 62.93          | 25,163.90       | 26,000.00       | 836.10          | 5,200.00  | 30,363.90       | 31,200.00     | 836.10                           | 2.68%    |
| Lab Fees  | 5,860.75       | 2,500.00    | (3,360.75)     | 30,822.11       | 25,000.00       | (5,822.11)      | 5,800.00  | 36,622.11       | 30,000.00     | (6,622.11)                       | -22.07%  |
| Inspection Fees   | 1,389.86       | 600.00      | (789.86)       | 3,563.75        | 6,000.00        | 2,436.25        | 3,000.00  | 6,563.75        | 7,200.00      | 636.25                           | 8.84%    |
| Chemicals   | 4,690.33       | 3,000.00    | (1,690.33)     | 17,621.93       | 30,000.00       | 12,378.07       | 6,000.00  | 23,621.93       | 36,000.00     | 12,378.07                        | 34.38%   |
| Sludge Hauling  | 8,558.02       | 2,500.00    | (6,058.02)     | 48,622.85       | 25,000.00       | (23,622.85)     | 7,000.00  | 55,622.85       | 30,000.00     | (25,622.85)                      | -85.41%  |
| Permit Fees   | -              | -           | -              | 1,328.05        | 1,500.00        | 171.95          | -   | 1,328.05        | 1,500.00      | 171.95                           | 11.46%   |
| Repairs and Maintenance   | 2,109.23       | 4,500.00    | 2,390.77       | 22,874.69       | 45,000.00       | 22,125.31       | 10,000.00   | 32,874.69       | 54,000.00     | 21,125.31                        | 39.12%   |
| Water Repairs and Maintenance   | 19,970.83      | 11,000.00   | (8,970.83)     | 189,978.52      | 10,000.00       | (79,978.52)     | 10,000.00   | 199,978.52      | 132,000.00    | (67,978.52)                      | -51.50%  |
| Irrigation Maintenance  | -              | 1,667.00    | 1,667.00       | 670.20          | 16,670.00       | 15,999.80       | 5,000.00  | 5,670.20        | 20,000.00     | 14,329.80                        | 71.65%   |
| Fond Maintenance  | 9,434.94       | 1,000.00    | (8,434.94)     | 55,821.20       | 10,000.00       | (45,821.20)     | 10,500.00   | 66,321.20       | 27,000.00     | (39,321.20)                      | -145.63% |
| Landscape Maintenance   | 5,610.00       | 5,000.00    | (610.00)       | 48,860.00       | 50,000.00       | 1,140.00        | 10,000.00   | 58,860.00       | 60,000.00     | 1,140.00                         | 1.90%    |
| Repairs and Maintenance - One Time                                    | -              | -           | -              | -               | -               | -               | 125,000.00  | 125,000.00      | 472,600.00    | 347,600.00                       | 73.55%   |
| 210 Conveyance  | -              | -           | -              | -               | -               | -               | 85,000.00   | 85,000.00       | -             | (85,000.00)                      | #DIV/0!  |
| Irrigation Construction - Skid  | -              | -           | -              | -               | -               | -               | 75,000.00   | 75,000.00       | -             | (75,000.00)                      | #DIV/0!  |
| Irrigation Construction - Piping/Meter                                | -              | -           | -              | -               | -               | -               | -   | -               | 115,000.00    | 115,000.00                       | 100.00%  |
| WWTP Improvements   | -              | -           | -              | -               | -               | -               | -   | -               | 25,000.00     | 25,000.00                        | 100.00%  |
| Water System  | -              | -           | -              | -               | -               | -               | -   | -               | -             | -                                | -        |
| Repairs and Maintenance - Non-Routine                                 | -              | -           | -              | -               | -               | -               | 2,500.00  | 21,297.27       | 14,000.00     | (7,297.27)                       | -52.12%  |
| Fond Maintenance  | -              | -           | -              | 18,797.27       | 14,000.00       | (4,797.27)      | 37,000.00   | 88,192.16       | 88,000.00     | (192.16)                         | -0.22%   |
| Sewer Maintenance   | -              | -           | -              | 51,192.16       | 51,000.00       | (192.16)        | 4,000.00  | 4,000.00        | 4,000.00      | -                                | 0.00%    |
| Water Maintenance   | -              | -           | -              | -               | -               | -               | -   | -               | -             | -                                | -        |
| Administrative Services -   |                |             |                |                 |                 |                 |   |                 |               |                                  |          |
| Director Fees, incl payroll taxes                                     | 1,665.37       | 1,190.00    | (475.37)       | 14,036.51       | 11,900.00       | (2,136.51)      | 2,503.00  | 16,539.51       | 14,275.00     | (2,264.51)                       | -15.88%  |
| Director Reimbursement  | 52.93          | 65.00       | 12.07          | 459.93          | 650.00          | 190.07          | 130.00  | 589.93          | 780.00        | 190.07                           | 24.37%   |
| Insurance   | -              | -           | -              | 21,831.07       | 25,000.00       | 3,168.93        | -   | 21,831.07       | 25,000.00     | 3,168.93                         | 12.68%   |
| Tax Appraisal/Collector Fees  | 33.84          | -           | (33.84)        | 5,751.41        | 5,100.00        | (651.41)        | 1,700.00  | 7,451.41        | 6,800.00      | (651.41)                         | -9.58%   |
| Public Notice   | -              | -           | -              | 2,182.00        | 1,750.00        | (432.00)        | 5,750.00  | 7,932.00        | 7,500.00      | (432.00)                         | -5.76%   |
| Website   | 540.00         | 900.00      | 360.00         | 6,332.38        | 9,000.00        | 2,667.62        | 1,800.00  | 8,132.38        | 10,800.00     | 2,667.62                         | 24.70%   |
| Miscellaneous   | 45.37          | 150.00      | 106.63         | 2,393.24        | 1,500.00        | (893.24)        | 300.00  | 2,693.24        | 1,800.00      | (893.24)                         | -49.62%  |
| Professional Fees -   |                |             |                |                 |                 |                 |   |                 |               |                                  |          |
| Legal Fees  | 9,316.60       | 8,300.00    | (1,016.60)     | 131,961.60      | 85,000.00       | (46,961.60)     | 23,000.00   | 154,961.60      | 102,000.00    | (52,961.60)                      | -51.92%  |
| Financial Advisor Fees  | -              | -           | -              | 1,309.94        | 1,200.00        | (109.94)        | -   | 1,309.94        | 1,200.00      | (109.94)                         | -9.16%   |
| Accounting Fees   | 2,000.00       | 2,400.00    | 400.00         | 22,516.56       | 25,500.00       | 2,983.44        | 4,800.00  | 27,316.56       | 30,300.00     | 2,983.44                         | 9.85%    |
| Engineering Fees - General  | 11,146.25      | 5,200.00    | (5,946.25)     | 139,488.00      | 52,000.00       | (87,488.00)     | 23,850.00   | 163,338.00      | 62,400.00     | (100,938.00)                     | -161.76% |
| Engineering Fees - Special  | 1,536.25       | 3,000.00    | 1,463.75       | 38,698.05       | 30,000.00       | (8,698.05)      | 3,200.00  | 41,898.05       | 36,000.00     | (5,898.05)                       | -16.38%  |
| Audit Fees  | -              | -           | -              | 13,500.00       | 13,500.00       | -               | -   | 13,500.00       | 13,500.00     | -                                | 0.00%    |
| <b>Total Expenditures</b>   | 132,869.68     | 106,397.00  | (26,272.68)    | 1,306,960.08    | 1,088,372.00    | (218,588.08)    | 568,384.00  | 1,875,344.08    | 1,977,606.00  | 102,261.92                       | 5.17%    |
| <b>Excess/(Deficiency) of Revenues Over/<br/>(Under) Expenditures</b> | \$ (19,144.03) | \$ 1,215.00 | \$ (20,359.03) | \$ 719,846.89   | \$ 858,038.00   | \$ (138,191.11) | \$ (352,765.00)   | \$ 367,081.89   | \$ 184,423.00 | \$ 182,658.89                    | 99.04%   |
| <b>Reserve Analysis:</b>  |                |             |                |                 |                 |                 |   |                 |               |                                  |          |
| Beginning Fund Balance  | -              | -           | -              | 2,193,681.82    | -               | -               | 2,193,681.82  | -               | 2,193,681.82  | -                                | -        |
| Surplus (Deficit)   | -              | -           | -              | 367,081.89      | -               | -               | 367,081.89  | -               | 367,081.89    | -                                | -        |
| Expected Ending Fund Balance  | -              | -           | -              | 2,560,763.71    | -               | -               | 2,560,763.71  | -               | 2,560,763.71  | -                                | -        |
| Operating Reserve (One Year)  | -              | -           | -              | 1,875,344.08    | -               | -               | 1,875,344.08  | -               | 1,875,344.08  | -                                | -        |
| Surplus (Deficit) Operating Reserve                                   | -              | -           | -              | 685,419.63      | -               | -               | 685,419.63  | -               | 685,419.63    | -                                | -        |



**Reunion Ranch W.C.I.D.  
Cash Account Reconciliations  
July 31, 2024**

|   | <b>First<br/>Citizens<br/>Operating</b> | <b>First<br/>Citizens<br/>Bookkeeper's</b> | <b>Total</b>        |
|---|---|--|---------------------|
| <b>Beginning Bank Balance 7/1/2024</b>  | \$ 70,751.16                            | \$ 22,642.62                               | \$ 93,393.78        |
| <b>Cleared Transactions</b>             |   |  |                     |
| Checks and Payments                     | (75,000.00)                             | (102,857.90)                               | (177,857.90)        |
| Deposits and Credits                    | 85,357.95                               | 99,730.51                                  | 185,088.46          |
| <b>Total Cleared Transactions</b>       | 10,357.95                               | (3,127.39)                                 | 7,230.56            |
| <b>Ending Bank Balance 7/31/2024</b>    | 81,109.11                               | 19,515.23                                  | 100,624.34          |
| <b>Uncleared Transactions</b>           |   |  |                     |
| Deposits in Transit                     | 1,700.00                                | -  | 1,700.00            |
| Outstanding Checks                      | -                                       | (2,781.99)                                 | (2,781.99)          |
| <b>Total Uncleared Transactions</b>     | 1,700.00                                | (2,781.99)                                 | (1,081.99)          |
| <b>Register Balance as of 7/31/2024</b> | <u>\$ 82,809.11</u>                     | <u>\$ 16,733.24</u>                        | <u>\$ 99,542.35</u> |

See Accountants' Report.

**Reunion Ranch W.C.I.D.**  
**A/P Aging**  
**As of July 31, 2024**

|                                      | <u>Current</u>           | <u>1 - 30</u>           | <u>31 - 60</u>     | <u>61 - 90</u>     | <u>&gt; 90</u>     | <u>TOTAL</u>             |
|--------------------------------------|--------------------------|-------------------------|--------------------|--------------------|--------------------|--------------------------|
| Aquatic Features Inc                 | 999.75                   | 0.00                    | 0.00               | 0.00               | 0.00               | 999.75                   |
| Bott & Douthitt, P.L.L.C.            | 2,000.00                 | 0.00                    | 0.00               | 0.00               | 0.00               | 2,000.00                 |
| Hays County Tax Assessor-Collector   | 86.55                    | 0.00                    | 0.00               | 0.00               | 0.00               | 86.55                    |
| ██████████                           | 133.30                   | 0.00                    | 0.00               | 0.00               | 0.00               | 133.30                   |
| LCRA                                 | 4,593.50                 | 0.00                    | 0.00               | 0.00               | 0.00               | 4,593.50                 |
| Malone Wheeler Inc                   | 0.00                     | 820.00                  | 0.00               | 0.00               | 0.00               | 820.00                   |
| Murfee Engineering Company, Inc      | 12,682.50                | 13,460.00               | 0.00               | 0.00               | 0.00               | 26,142.50                |
| Pedernales Electric Cooperative      | 1,916.27                 | 0.00                    | 0.00               | 0.00               | 0.00               | 1,916.27                 |
| ██████████                           | 129.05                   | 0.00                    | 0.00               | 0.00               | 0.00               | 129.05                   |
| Sommers Marketing + Public Relations | 540.00                   | 0.00                    | 0.00               | 0.00               | 0.00               | 540.00                   |
| Verizon Wireless                     | 53.66                    | 0.00                    | 0.00               | 0.00               | 0.00               | 53.66                    |
| Water Holdings Acquisition LLC       | 59,798.99                | 66,428.24               | 0.00               | 0.00               | 0.00               | 126,227.23               |
| West Travis County PUA               | 32,896.80                | 0.00                    | 0.00               | 0.00               | 0.00               | 32,896.80                |
| Willatt & Flickinger, P.L.L.C.       | 9,316.60                 | 0.00                    | 0.00               | 0.00               | 0.00               | 9,316.60                 |
| Zane Furr                            | 5,610.00                 | 0.00                    | 0.00               | 0.00               | 0.00               | 5,610.00                 |
| <b>TOTAL</b>                         | <b><u>130,756.97</u></b> | <b><u>80,708.24</u></b> | <b><u>0.00</u></b> | <b><u>0.00</u></b> | <b><u>0.00</u></b> | <b><u>211,465.21</u></b> |

See Accountants' Report.

**Reunion Ranch W.C.I.D.  
Payroll Summary  
July 2024**

|   | Dennis Daniel | Eric M Hart | Gary C Grass  | John E Genter | Mark D Olson  | TOTAL           |
|---|---------------|-------------|---------------|---------------|---------------|-----------------|
| <b>Employee Wages, Taxes and Adjustments</b>  |               |             |               |               |               |                 |
| Gross Pay                                     | 221.00        | 0.00        | 442.00        | 442.00        | 442.00        | 1,547.00        |
| Director Fees                                 | 21.44         | 0.00        | 0.00          | 21.44         | 10.05         | 52.93           |
| Mileage                                       |               |             |               |               |               |                 |
| <b>Total Gross Pay</b>                        | <b>242.44</b> | <b>0.00</b> | <b>442.00</b> | <b>463.44</b> | <b>452.05</b> | <b>1,599.93</b> |
| <b>Adjusted Gross Pay</b>                     | <b>242.44</b> | <b>0.00</b> | <b>442.00</b> | <b>463.44</b> | <b>452.05</b> | <b>1,599.93</b> |
| <b>Taxes Withheld</b>                         |               |             |               |               |               |                 |
| Federal Withholding                           | 0.00          | 0.00        | 0.00          | 0.00          | 0.00          | 0.00            |
| Medicare Employee                             | -3.21         | 0.00        | -6.41         | -6.41         | -6.41         | -22.44          |
| Social Security Employee                      | -13.71        | 0.00        | -27.41        | -27.41        | -27.40        | -95.93          |
| Medicare Employee Addl Tax                    | 0.00          | 0.00        | 0.00          | 0.00          | 0.00          | 0.00            |
| <b>Total Taxes Withheld</b>                   | <b>-16.92</b> | <b>0.00</b> | <b>-33.82</b> | <b>-33.82</b> | <b>-33.81</b> | <b>-118.37</b>  |
| <b>Net Pay</b>                                | <b>225.52</b> | <b>0.00</b> | <b>408.18</b> | <b>429.62</b> | <b>418.24</b> | <b>1,481.56</b> |
| <b>Employer Taxes and Contributions</b>       |               |             |               |               |               |                 |
| Medicare Company                              | 3.21          | 0.00        | 6.41          | 6.41          | 6.41          | 22.44           |
| Social Security Company                       | 13.71         | 0.00        | 27.41         | 27.41         | 27.40         | 95.93           |
| <b>Total Employer Taxes and Contributions</b> | <b>16.92</b>  | <b>0.00</b> | <b>33.82</b>  | <b>33.82</b>  | <b>33.81</b>  | <b>118.37</b>   |

See Accountants' Report.

## **Debt Service Fund**





## **Expenditures to be Approved**

Aquatic Features, Inc.

6611 Burnet Lane  
Austin, TX 78757

# Invoice

|          |           |
|----------|-----------|
| Date     | Invoice # |
| 9/4/2024 | 202409311 |

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

|             |
|-------------|
| <b>Info</b> |
|             |

|                 |              |                |
|-----------------|--------------|----------------|
| <b>P.O. No.</b> | <b>Terms</b> | <b>Project</b> |
|                 |              |                |

| 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             |
| 0.25     | Garlon<br>Reunion Blvd: 30.148630, -97.939769<br>Jacksdaw Dr.: 30.148403, -97.929453<br>Jacksdaw Dr x Reunion Blvs.: 30.150200, -97.929717<br>Mary Elis Way: 30.150785, -97.934277 | 100.00                              | 25.00             |
| 0.25     | Clearcast  | 310.00                              | 77.50             |
| 0.25     | AquaKing   | 45.00                               | 11.25             |
|          | Travis sales tax   | 8.25%                               | 0.00              |
|          |  | By/Date Received: <u>JB 8-28-24</u> |                   |
|          |  | By/Date Posted: <u>JB 9-4-24</u>    |                   |
|          |  | Approved for Payment: _____         |                   |
|          |  | Hand Delivered to: _____            |                   |
|          |  | Mailed By/Date: _____               |                   |
|          |  | GL#: <u>6650</u>                    |                   |
|          |  | <b>Total</b>                        | <b>\$1,111.50</b> |

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

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



PLEASE NOTE NEW REMITTANCE ADDRESS

PLEASE REMIT TO:  
BLX Group LLC



QUESTIONS? 213.612.2484  
[amarquez@blxgroup.com](mailto:amarquez@blxgroup.com)

EIN: 51-0404065

PLEASE REMIT COPY OF  
INVOICE WITH PAYMENT

|             |                   |
|-------------|-------------------|
| DATE:       | August 26, 2024   |
| INVOICE NO: | 42182-5185/082624 |

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

|                               |  |
|-------------------------------|--|
| <u>ACH/Wire Instructions:</u> |  |
| Wells Fargo Bank              |  |
| 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 2019

For Services Rendered: Small-Issuer Exception Opinion

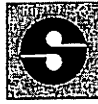
For Period Ending: 08/15/2024

|                   |                   |
|-------------------|-------------------|
| Opinion Fee:      | \$500.00          |
| Review Fee:       | \$500.00          |
| <b>Total Due:</b> | <b>\$1,000.00</b> |

By/Date Received: JB 8-27-24  
 By/Date Posted: JB 9-7-24  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 1173

DUE AND PAYABLE UPON RECEIPT  
PLEASE REFERENCE INVOICE NUMBER 42182-5185/082624

900030/SFS



**SOMMERS**  
MARKETING

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

8/25/2024

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

|          |           |        |
|----------|-----------|--------|
| Job Code | Invoice # | Terms  |
|          | 9802      | Net 30 |

| Description  | Amount                  |
|--|-------------------------|
| August Marketing Services for Reunion Ranch WCID   |                         |
| Monthly Website Edits  | 1,500.00                |
| Edits to site to add new Financial Documentation page and new item to main navigation and to footer  |                         |
| Edits to site to transfer all documents from Budgets/Financials to new page  |                         |
| Edits to site for new content and formatting of Financials tab - includes to add new Property Taxes wording and link to top of new page with district contact info, Hays County tax collector info, Board info, tax information, proposed tax rates, adopted budgets, appendix and attachments, and annual financial reports |                         |
| Edits to site to remove documents from under Budgets/Financials and to remove drop down  |                         |
| Edits to site to replicate all wording and content as well as PDFs to download   |                         |
| Edits to site to post Agenda and Agenda Packet for August Board meeting  |                         |
| Edits to site to add attachment for Engineer's Report to Agenda Packet for August Board meeting  |                         |
| Edits to site to add attachment for Water System Presentation to Agenda Packet for August Board meeting  |                         |
| Edits to site to add Budget as additional supplement for August Board meeting  |                         |
| Edits to site to add minutes from July Board meeting   |                         |
| Edits to site to add video and passcode for August Board meeting   |                         |
| Edits to site to add Notice of Public Hearing on Tax Rate on Financials tab  |                         |
| Edits to site to add Maintenance and Operations and Debt Service proposed tax rates on Financials tab  |                         |
| Edits to site to add Stage 2 Watering Restrictions PDF and update sidebar with new stage and link to PDF   |                         |
| Sales Tax - 8.25%  | 0.00                    |
| By/Date Received: JB 8-27-24   |                         |
| By/Date Posted: JB 9-4-24  |                         |
| Approved for Payment: _____  |                         |
| Hand Delivered to: _____   |                         |
| Mailed By/Date: _____  |                         |
| GL#: 6090  | Total \$1,500.00        |
|  | Payments/Credits \$0.00 |
|  | Balance Due \$1,500.00  |

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

Please remit payment to:

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



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

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

|                |           |
|----------------|-----------|
| Invoice Number | 1156452   |
| Invoice Date   | 8/19/2024 |
| Due Date       | 9/18/2024 |

To: Reunion Ranch WCID  
 Bott & Douthitt  
 P O Box 2445  
  
 Round Rock, Texas 78680

| Service Description  | Total       |
|----------------------|-------------|
| Maintenance Services | \$52,033.82 |

By/Date Received: JB 8-19-24  
 By/Date Paid: JB 9-4-24  
 Approved for Payment: \_\_\_\_\_  
 Project Description: \_\_\_\_\_  
 Mailed by/Date: \_\_\_\_\_

0120 1118.57 0210 5860.75  
 0122 2109.23 0217 8558.02  
 0130 4696.33 0220 1389.86  
 0200 19871.87 0450 8435.19

|           |             |
|-----------|-------------|
| Subtotal  | \$52,033.82 |
| Sales Tax | \$0.00      |
| Total     | \$52,033.82 |

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1156452 - SUMMARY

INVOICE DATE: 8/19/2024

19 Aug 2024 08:54:34AM CST

Go Green! Think before you print.

| Work Type / Sub Category          | Equipment Costs   | Labor Costs       | Materials/Other Service Costs | Sales Tax Total | Total Costs       |
|-----------------------------------|-------------------|-------------------|-------------------------------|-----------------|-------------------|
| <b>Detention Pond Maintenance</b> |                   |                   |                               |                 |                   |
| General Maintenance & Repairs     | \$367.50          | \$956.27          | \$15.53                       | \$0.00          | \$1,339.30        |
| <b>DP2-3</b>                      |                   |                   |                               |                 |                   |
| General Maintenance & Repairs     | \$176.00          | \$653.01          | \$0.00                        | \$0.00          | \$829.01          |
| <b>DP2-3 Total</b>                | <b>\$176.00</b>   | <b>\$653.01</b>   | <b>\$0.00</b>                 | <b>\$0.00</b>   | <b>\$829.01</b>   |
| <b>DP Total</b>                   | <b>\$543.50</b>   | <b>\$1,609.28</b> | <b>\$15.53</b>                | <b>\$0.00</b>   | <b>\$2,168.31</b> |
| <b>Erosion Control</b>            |                   |                   |                               |                 |                   |
| Inspections                       | \$105.00          | \$221.39          | \$10.87                       | \$0.00          | \$337.26          |
| <b>EC Total</b>                   | <b>\$105.00</b>   | <b>\$221.39</b>   | <b>\$10.87</b>                | <b>\$0.00</b>   | <b>\$337.26</b>   |
| <b>Maintenance, Drainage</b>      |                   |                   |                               |                 |                   |
| Construction Maintenance          | \$1,470.00        | \$3,825.09        | \$26.39                       | \$0.00          | \$5,321.48        |
| <b>MD Total</b>                   | <b>\$1,470.00</b> | <b>\$3,825.09</b> | <b>\$26.39</b>                | <b>\$0.00</b>   | <b>\$5,321.48</b> |
| <b>Maintenance, Lift Station</b>  |                   |                   |                               |                 |                   |
| <b>LS1</b>                        |                   |                   |                               |                 |                   |
| General Maintenance & Repairs     | \$540.50          | \$1,779.65        | \$6.21                        | \$0.00          | \$2,326.36        |
| <b>LS1 Total</b>                  | <b>\$540.50</b>   | <b>\$1,779.65</b> | <b>\$6.21</b>                 | <b>\$0.00</b>   | <b>\$2,326.36</b> |
| <b>LS2</b>                        |                   |                   |                               |                 |                   |
| General Maintenance & Repairs     | \$96.25           | \$224.95          | \$6.21                        | \$0.00          | \$327.41          |
| <b>LS2 Total</b>                  | <b>\$96.25</b>    | <b>\$224.95</b>   | <b>\$6.21</b>                 | <b>\$0.00</b>   | <b>\$327.41</b>   |
| <b>LS Total</b>                   | <b>\$636.75</b>   | <b>\$2,004.60</b> | <b>\$12.42</b>                | <b>\$0.00</b>   | <b>\$2,653.77</b> |

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1156452 - SUMMARY

INVOICE DATE: 8/19/2024

19 Aug 2024 08:54:34AM CST

Go Green! Think before you print.

| Work Type/Sub Category          | Equipment Costs   | Labor Costs        | Materials/Other Service Costs | Sales Tax Total | Total Costs        |
|---------------------------------|-------------------|--------------------|-------------------------------|-----------------|--------------------|
| <b>Maintenance, Park</b>        |                   |                    |                               |                 |                    |
| General Maintenance & Repairs   | \$35.00           | \$98.77            | \$984.80                      | \$0.00          | \$1,118.57         |
| <b>MP Total</b>                 | <b>\$35.00</b>    | <b>\$98.77</b>     | <b>\$984.80</b>               | <b>\$0.00</b>   | <b>\$1,118.57</b>  |
| <b>Maintenance, Sewer</b>       |                   |                    |                               |                 |                    |
| Construction Maintenance        | \$148.75          | \$682.50           | \$13.97                       | \$0.00          | \$845.22           |
| General Maintenance & Repairs   | \$310.00          | \$787.65           | \$192.42                      | \$0.00          | \$1,290.07         |
| <b>MS</b>                       |                   |                    |                               |                 |                    |
| General Maintenance & Repairs   | \$8.75            | \$30.68            | \$0.00                        | \$0.00          | \$39.43            |
| <b>MS Total</b>                 | <b>\$8.75</b>     | <b>\$30.68</b>     | <b>\$0.00</b>                 | <b>\$0.00</b>   | <b>\$39.43</b>     |
| <b>MS Total</b>                 | <b>\$467.50</b>   | <b>\$1,500.83</b>  | <b>\$206.39</b>               | <b>\$0.00</b>   | <b>\$2,174.72</b>  |
| <b>Maintenance, Sewer Plant</b> |                   |                    |                               |                 |                    |
| <b>SP1</b>                      |                   |                    |                               |                 |                    |
| Chemicals                       | \$35.00           | \$81.80            | \$4,573.53                    | \$0.00          | \$4,690.33         |
| Construction Maintenance        | \$367.50          | \$956.27           | \$131.65                      | \$0.00          | \$1,455.43         |
| General Maintenance & Repairs   | \$2,349.50        | \$8,497.80         | \$1,816.53                    | \$0.00          | \$12,663.83        |
| Lab Fees or Laboratory Sampling | \$647.50          | \$1,555.71         | \$3,250.44                    | \$0.00          | \$5,453.65         |
| Maintenance                     | \$156.00          | \$431.61           | \$0.00                        | \$0.00          | \$587.61           |
| Preventative Maintenance        | \$104.00          | \$232.51           | \$0.00                        | \$0.00          | \$336.51           |
| Sludge & Waste Disposal         | \$2,028.25        | \$4,991.99         | \$1,537.78                    | \$0.00          | \$8,558.02         |
| <b>SP1 Total</b>                | <b>\$5,687.75</b> | <b>\$16,747.70</b> | <b>\$11,309.93</b>            | <b>\$0.00</b>   | <b>\$33,745.38</b> |
| <b>SP Total</b>                 | <b>\$5,687.75</b> | <b>\$16,747.70</b> | <b>\$11,309.93</b>            | <b>\$0.00</b>   | <b>\$33,745.38</b> |

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1156452 - SUMMARY

INVOICE DATE: 8/19/2024

19 Aug 2024 08:54:34AM CST

Go Green! Think before you print.

| Work Type / Sub Category        | Equipment Costs   | Labor Costs        | Materials/Other Service Costs | Sales Tax Total | Total Costs        |
|---------------------------------|-------------------|--------------------|-------------------------------|-----------------|--------------------|
| <b>Maintenance, Water</b>       |                   |                    |                               |                 |                    |
| General Maintenance & Repairs   | \$498.50          | \$1,413.37         | \$197.36                      | \$0.00          | \$2,109.23         |
| Inspections                     | \$393.75          | \$993.01           | \$3.11                        | \$0.00          | \$1,389.86         |
| Lab Fees or Laboratory Sampling | \$0.00            | \$0.00             | \$407.10                      | \$0.00          | \$407.10           |
| Maintenance                     | \$0.00            | \$0.00             | \$0.00                        | \$0.00          | \$0.00             |
| <b>MW1</b>                      |                   |                    |                               |                 |                    |
| General Maintenance & Repairs   | \$0.00            | \$0.00             | \$0.00                        | \$0.00          | \$0.00             |
| <b>MW1 Total</b>                | <b>\$0.00</b>     | <b>\$0.00</b>      | <b>\$0.00</b>                 | <b>\$0.00</b>   | <b>\$0.00</b>      |
| <b>MW Total</b>                 | <b>\$892.25</b>   | <b>\$2,406.38</b>  | <b>\$607.56</b>               | <b>\$0.00</b>   | <b>\$3,906.19</b>  |
| <b>Storm Water System</b>       |                   |                    |                               |                 |                    |
| General Maintenance & Repairs   | \$157.50          | \$444.44           | \$6.21                        | \$0.00          | \$608.15           |
| <b>SW Total</b>                 | <b>\$157.50</b>   | <b>\$444.44</b>    | <b>\$6.21</b>                 | <b>\$0.00</b>   | <b>\$608.15</b>    |
| <b>Invoice Total</b>            | <b>\$9,995.25</b> | <b>\$28,858.48</b> | <b>\$13,180.10</b>            | <b>\$0.00</b>   | <b>\$52,033.82</b> |



DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1156452 - DETAIL

INVOICE DATE: 8/19/2024

| 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  |
|-------------------------------|---------------|-----------|----------------------|---|-----------------|-------------|-------------------------------|-----------------|-------------|------|
| Detention Pond Maintenance    |               |           |                      |   |                 |             |                               |                 |             |      |
| General Maintenance & Repairs |               |           |                      |   |                 |             |                               |                 |             |      |
|                               | 8/1/2024      | 3755945   | RRWCID District Area | General Repairs of an Asset at a Detention Pond: WQP2-4. 568 KATIE CLEAR SEDIMENT @ SPLITTERBOX                       | \$367.50        | \$956.27    | \$15.53                       | \$0.00          | \$1,339.30  | N    |
|                               |               |           |                      | General Maintenance & Repairs Total   | \$367.50        | \$956.27    | \$15.53                       | \$0.00          | \$1,339.30  |      |
| DP2-3                         |               |           |                      |   |                 |             |                               |                 |             |      |
| General Maintenance & Repairs |               |           |                      |   |                 |             |                               |                 |             |      |
|                               | 6/28/2024     | 3735650   | Reunion Blvd DP2-3   | Investigate a Problem at a Detention Pond; Investigate inlets and outfalls in the District that need to be identified | \$176.00        | \$653.01    | \$0.00                        | \$0.00          | \$829.01    | N    |
|                               |               |           |                      | General Maintenance & Repairs Total   | \$176.00        | \$653.01    | \$0.00                        | \$0.00          | \$829.01    |      |
|                               |               |           |                      | DP2-3 Total   | \$176.00        | \$653.01    | \$0.00                        | \$0.00          | \$829.01    |      |
| Erosion Control               |               |           |                      |   |                 |             |                               |                 |             |      |
|                               |               |           |                      | DP Total  | \$543.50        | \$1,609.28  | \$15.53                       | \$0.00          | \$2,168.31  | 6650 |
| Inspections                   |               |           |                      |   |                 |             |                               |                 |             |      |
|                               | 7/19/2024     | 3750257   | RRWCID District Area | Erosion Control (Street, Pavement, and Curb Inspection); WEEKLY EROSION CONTROL FOR JULY; Pass                        | \$105.00        | \$221.39    | \$10.87                       | \$0.00          | \$337.26    | N    |
|                               |               |           |                      | Inspections Total   | \$105.00        | \$221.39    | \$10.87                       | \$0.00          | \$337.26    |      |
|                               |               |           |                      | EC Total  | \$105.00        | \$221.39    | \$10.87                       | \$0.00          | \$337.26    | 6650 |

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1156452 - DETAIL

INVOICE DATE: 8/19/2024

| 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, Drainage         |               |           |                   |  |                   |                   |                               |                 |                   |      |
| Construction Maintenance      |               |           |                   |  |                   |                   |                               |                 |                   |      |
|                               | 7/30/2024     | 3776029   | 2471 Reunion Blvd | Clean a Drainage Area Trench or Ditch; Clear outfalls, remove vegetation   | \$472.50          | \$1,229.49        | \$12.42                       | \$0.00          | \$1,714.41        | N    |
|                               | 7/30/2024     | 3776036   | 2775 Reunion Blvd | Clean a Drainage Area Trench or Ditch; Clear vegetation from outfall   | \$367.50          | \$956.27          | \$4.66                        | \$0.00          | \$1,328.43        | N    |
|                               | 7/31/2024     | 3776042   | 536 Katie Dr      | Clean a Drainage Area Trench or Ditch; Clear vegetation from outfall   | \$472.50          | \$1,229.49        | \$4.66                        | \$0.00          | \$1,706.65        | N    |
|                               | 8/2/2024      | 3780311   | 303 Adam Ct       | Clean a Drainage Area Trench or Ditch; Clean outfall vegetation.   | \$157.50          | \$409.83          | \$4.66                        | \$0.00          | \$571.99          | N    |
|                               |               |           |                   | <b>Construction Maintenance Total</b>  | <b>\$1,470.00</b> | <b>\$3,825.09</b> | <b>\$26.39</b>                | <b>\$0.00</b>   | <b>\$5,321.48</b> |      |
|                               |               |           |                   | <b>MD Total</b>  | <b>\$1,470.00</b> | <b>\$3,825.09</b> | <b>\$26.39</b>                | <b>\$0.00</b>   | <b>\$5,321.48</b> | 6650 |
| Maintenance, Lift Station     |               |           |                   |  |                   |                   |                               |                 |                   |      |
| LS1                           |               |           |                   |  |                   |                   |                               |                 |                   |      |
| General Maintenance & Repairs |               |           |                   |  |                   |                   |                               |                 |                   |      |
|                               | 7/25/2024     | 3695645   | 340 Adam Ct       | Cleaning at a Lift Station; Sched#: 6704 DateSched: 06/01/24   | \$96.25           | \$224.95          | \$6.21                        | \$0.00          | \$327.41          | N    |
|                               | 7/15/2024     | 3730280   | 340 Adam Ct       | General Repair or Maintenance of an Asset at a Lift Station; Repair controls possible not working correctly causing pmp short cycling. | \$280.00          | \$708.76          | \$0.00                        | \$0.00          | \$988.76          | N    |
|                               | 7/16/2024     | 3753186   | 340 Adam Ct       | Investigate a Problem at a Lift Station; High lvl alarm  | \$0.00            | \$37.04           | \$0.00                        | \$0.00          | \$37.04           | N    |
|                               | 7/24/2024     | 3764693   | 340 Adam Ct       | Investigate a Problem at a Lift Station; High level alarm  | \$70.00           | \$163.60          | \$0.00                        | \$0.00          | \$233.60          | N    |
|                               | 7/25/2024     | 3766014   | 340 Adam Ct       | Investigate a Problem at a Lift Station; Dialer call high wet well   | \$33.00           | \$213.58          | \$0.00                        | \$0.00          | \$246.58          | N    |

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1156452 - DETAIL

INVOICE DATE: 8/19/2024

| Worktype/Sub Category         | Date Complete | WO Number | Address              | Last Details   | Equipment Costs | Labor Costs | Materials/Other Service Costs | Sales Tax Total | Total Costs | B/C  |
|-------------------------------|---------------|-----------|----------------------|--|-----------------|-------------|-------------------------------|-----------------|-------------|------|
|                               | 8/1/2024      | 3778262   | 340 Adam Ct          | Investigate a Problem at a Lift Station; HIGH WET WELL                                 | \$0.00          | \$172.46    | \$0.00                        | \$0.00          | \$172.46    | N    |
|                               | 8/3/2024      | 3782615   | 340 Adam Ct          | Investigate a Problem at a Lift Station; High vl alarm                                 | \$61.25         | \$259.26    | \$0.00                        | \$0.00          | \$320.51    | N    |
|                               |               |           |                      | General Maintenance & Repairs Total  | \$540.50        | \$1,779.65  | \$6.21                        | \$0.00          | \$2,326.36  |      |
| LS2                           |               |           |                      | LS1 Total  | \$540.50        | \$1,779.65  | \$6.21                        | \$0.00          | \$2,326.36  |      |
| General Maintenance & Repairs |               |           |                      |  |                 |             |                               |                 |             |      |
|                               | 7/25/2024     | 3695670   | 591 Katie Dr         | Cleaning at a Lift Station; Sched#: 11448 DateSched: 06/03/24                          | \$96.25         | \$224.95    | \$6.21                        | \$0.00          | \$327.41    | N    |
|                               |               |           |                      | General Maintenance & Repairs Total  | \$96.25         | \$224.95    | \$6.21                        | \$0.00          | \$327.41    |      |
|                               |               |           |                      | LS2 Total  | \$96.25         | \$224.95    | \$6.21                        | \$0.00          | \$327.41    |      |
| Maintenance, Park             |               |           |                      | LS Total   | \$636.75        | \$2,004.60  | \$12.42                       | \$0.00          | \$2,653.77  | 6200 |
| General Maintenance & Repairs |               |           |                      |  |                 |             |                               |                 |             |      |
|                               | 7/3/2024      | 3737954   | RRWCID District Area | Purchase Supplies for a Park; STAGE 1 SIGNS INVOICE                                    | \$0.00          | \$0.00      | \$983.25                      | \$0.00          | \$983.25    | N    |
|                               | 7/11/2024     | 3748782   | RRWCID District Area | Deliver or Post Notices in a District Area at a Park; Please Post Board meeting Agenda | \$35.00         | \$98.77     | \$1.55                        | \$0.00          | \$135.32    | N    |
|                               |               |           |                      | General Maintenance & Repairs Total  | \$35.00         | \$98.77     | \$984.80                      | \$0.00          | \$1,118.57  | 6120 |
|                               |               |           |                      | MP Total   | \$35.00         | \$98.77     | \$984.80                      | \$0.00          | \$1,118.57  |      |

| 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            |               |           |                   |  |                 |                 |                               |                 |                   |     |
| Construction Maintenance      |               |           |                   |  |                 |                 |                               |                 |                   |     |
|                               | 7/6/2024      | 3743430   | 3076 Reunion Blvd | Repair, Replace, Adjust, Recondition a Sewer System Asset; Customer reporting problem with grander/ sewer line please repair | \$148.75        | \$682.50        | \$13.97                       | \$0.00          | \$845.22          | N   |
|                               |               |           |                   | <b>Construction Maintenance Total</b>  | <b>\$148.75</b> | <b>\$682.50</b> | <b>\$13.97</b>                | <b>\$0.00</b>   | <b>\$845.22</b>   |     |
| General Maintenance & Repairs |               |           |                   |  |                 |                 |                               |                 |                   |     |
|                               | 7/8/2024      | 3738141   | 414 Katie Dr      | Relocate, Repair, Replace or Recondition Sewer System Asset; Please repair 6" sewer cap.                                     | \$22.00         | \$64.02         | \$0.00                        | \$0.00          | \$86.02           | N   |
|                               | 7/8/2024      | 3740092   | 428 Katie Dr      | Relocate, Repair, Replace or Recondition Sewer System Asset; REPAIR 6" SEWER CAP   | \$22.00         | \$64.02         | \$0.00                        | \$0.00          | \$86.02           | N   |
|                               | 7/17/2024     | 3753358   | 162 Denise Cove   | Relocate, Repair, Replace or Recondition Sewer System Asset; SEWER ALARM GOING OFF   | \$222.00        | \$531.57        | \$0.00                        | \$0.00          | \$753.57          | N   |
|                               | 7/19/2024     | 3757830   | 195 Delayne Dr    | Relocate, Repair, Replace or Recondition Sewer System Asset; PLEASE REPLACE BROKEN 6" CLEAN OUT CAP                          | \$44.00         | \$128.04        | \$192.42                      | \$0.00          | \$364.46          | N   |
|                               |               |           |                   | <b>General Maintenance &amp; Repairs Total</b>   | <b>\$310.00</b> | <b>\$787.65</b> | <b>\$192.42</b>               | <b>\$0.00</b>   | <b>\$1,290.07</b> |     |

| 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  |
|-------------------------------|---------------|-----------|-------------------|--|-----------------|-------------|-------------------------------|-----------------|-------------|------|
| MS                            |               |           |                   |  |                 |             |                               |                 |             |      |
| General Maintenance & Repairs |               |           |                   |  |                 |             |                               |                 |             |      |
|                               | 7/6/2024      | 3743405   | 3079 Reunion Blvd | Investigate a Problem at a Sewer Treatment Plant; customer reporting that grinder pump alarm is going off please investigate | \$8.75          | \$30.68     | \$0.00                        | \$0.00          | \$39.43     | N    |
|                               |               |           |                   | General Maintenance & Repairs Total  | \$8.75          | \$30.68     | \$0.00                        | \$0.00          | \$39.43     |      |
|                               |               |           |                   | MS Total   | \$8.75          | \$30.68     | \$0.00                        | \$0.00          | \$39.43     |      |
|                               |               |           |                   | MS Total   | \$467.50        | \$1,500.83  | \$206.39                      | \$0.00          | \$2,174.72  | 6200 |
| Maintenance, Sewer Plant      |               |           |                   |  |                 |             |                               |                 |             |      |
| SP1                           |               |           |                   |  |                 |             |                               |                 |             |      |
| Chemicals                     |               |           |                   |  |                 |             |                               |                 |             |      |
|                               | 4/30/2024     | 3614099   | 100 Jayne Cove    | Purchase Chemicals for Sewer Treatment Plant; Hawkins deliver chemicals for April.   | \$0.00          | \$0.00      | \$1,198.81                    | \$0.00          | \$1,198.81  | N    |
|                               | 5/31/2024     | 3644644   | 100 Jayne Cove    | Purchase Chemicals for Sewer Treatment Plant; Sched#: 6786 DateSched: 05/01/24   | \$17.50         | \$40.90     | \$0.00                        | \$0.00          | \$58.40     | N    |
|                               | 6/28/2024     | 3660018   | 100 Jayne Cove    | Purchase Chemicals for Sewer Treatment Plant; Hawkins delivery chemicals for May.  | \$0.00          | \$0.00      | \$2,266.24                    | \$0.00          | \$2,266.24  | N    |
|                               | 7/1/2024      | 3695646   | 100 Jayne Cove    | Purchase Chemicals for Sewer Treatment Plant; Sched#: 6786 DateSched: 06/01/24   | \$8.75          | \$20.45     | \$0.00                        | \$0.00          | \$29.20     | N    |
|                               | 8/1/2024      | 3704332   | 100 Jayne Cove    | Purchase Chemicals for Sewer Treatment Plant; HAWKINS JUNE   | \$0.00          | \$0.00      | \$1,108.49                    | \$0.00          | \$1,108.49  | N    |
|                               | 7/31/2024     | 3735078   | 100 Jayne Cove    | Purchase Chemicals for Sewer Treatment Plant; Sched#: 6786 DateSched: 07/01/24   | \$8.75          | \$20.45     | \$0.00                        | \$0.00          | \$29.20     | N    |

| Work Type/Sub Category        | Date Complete | WO Number | Address        | Task Details   | Equipment Costs | Labor Costs | Materials/Other Service Costs | Sales Tax Total | Total Costs | BIG  |
|-------------------------------|---------------|-----------|----------------|--|-----------------|-------------|-------------------------------|-----------------|-------------|------|
|                               |               |           |                | Chemicals Total  | \$35.00         | \$81.80     | \$4,573.53                    | \$0.00          | \$4,690.33  | 6130 |
| Construction Maintenance      |               |           |                |  |                 |             |                               |                 |             |      |
|                               | 7/23/2024     | 3762939   | 100 Jayne Cove | Repair, Replace, Adjust, Recondition a Sewer System Asset; Repair leaking ARV on zone #25        | \$367.50        | \$956.27    | \$131.65                      | \$0.00          | \$1,455.43  | N    |
|                               |               |           |                | Construction Maintenance Total   | \$367.50        | \$956.27    | \$131.65                      | \$0.00          | \$1,455.43  | 6200 |
| General Maintenance & Repairs |               |           |                |  |                 |             |                               |                 |             |      |
|                               | 5/13/2024     | 3654560   | 100 Jayne Cove | General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip skid backwash problem | \$892.50        | \$2,085.20  | \$0.00                        | \$0.00          | \$2,977.70  | N    |
|                               | 7/11/2024     | 3695635   | 100 Jayne Cove | Purchase Supplies for a Sewer Treatment Plant; Sched#: 5653 DateSched: 06/01/24                  | \$17.50         | \$40.90     | \$335.19                      | \$0.00          | \$393.59    | N    |
|                               | 7/11/2024     | 3695650   | 100 Jayne Cove | Create a Survey for an Irrigation System; Sched#: 3493 DateSched: 06/03/24                       | \$52.50         | \$122.70    | \$0.00                        | \$0.00          | \$175.20    | N    |
|                               | 7/8/2024      | 3695652   | 100 Jayne Cove | Billable Operations at a Sewer Treatment Plant; Sched#: 4259 DateSched: 06/03/24                 | \$361.50        | \$1,675.52  | \$0.00                        | \$0.00          | \$2,037.02  | N    |
|                               | 6/13/2024     | 3713992   | 100 Jayne Cove | General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Bleach pump not feeding    | \$26.25         | \$61.35     | \$0.00                        | \$0.00          | \$87.60     | N    |
|                               | 7/11/2024     | 3723057   | 100 Jayne Cove | General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Bleach pump not working    | \$105.00        | \$245.40    | \$1,232.28                    | \$0.00          | \$1,582.68  | N    |
|                               | 7/31/2024     | 3735064   | 100 Jayne Cove | Create a Survey for an Irrigation System; Sched#: 3493 DateSched: 07/01/24                       | \$245.00        | \$589.57    | \$0.00                        | \$0.00          | \$834.57    | N    |
|                               | 7/29/2024     | 3735068   | 100 Jayne Cove | Billable Operations at a Sewer Treatment Plant; Sched#: 4259 DateSched: 07/01/24                 | \$422.50        | \$1,758.82  | \$0.00                        | \$0.00          | \$2,181.32  | N    |

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INVOICE DATE: 8/19/2024

| 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         |
|---------------------------------|---------------|-----------|----------------|--|-------------------|-------------------|-------------------------------|-----------------|--------------------|-------------|
|                                 | 7/31/2024     | 3745861   | 100 Jayne Cove | Purchase Supplies for a Sewer Treatment Plant; Purchase supplies for plant   | \$35.00           | \$81.80           | \$109.93                      | \$0.00          | \$226.73           | N           |
|                                 | 7/12/2024     | 3748076   | 100 Jayne Cove | General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Repair winterization box for waste pump. Contact operator for further instructions | \$60.50           | \$176.06          | \$7.98                        | \$0.00          | \$244.54           | N           |
|                                 | 8/2/2024      | 3759840   | 100 Jayne Cove | General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Clean air conditioner filter   | \$17.50           | \$40.90           | \$1.55                        | \$0.00          | \$59.95            | N           |
|                                 | 7/22/2024     | 3761629   | 100 Jayne Cove | General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Update and Repair SCADA Software and onsite computer.                              | \$0.00            | \$1,298.59        | \$0.00                        | \$0.00          | \$1,298.59         | N           |
|                                 | 8/2/2024      | 3772359   | 100 Jayne Cove | General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Purchase a pool vacuum to use for cleaning the contact chamber floor.              | \$113.75          | \$320.99          | \$129.59                      | \$0.00          | \$564.33           | N           |
|                                 |               |           |                | <b>General Maintenance &amp; Repairs Total</b>   | <b>\$2,349.50</b> | <b>\$8,497.80</b> | <b>\$1,816.53</b>             | <b>\$0.00</b>   | <b>\$12,663.83</b> | <b>6200</b> |
| Lab Fees or Laboratory Sampling |               |           |                |  |                   |                   |                               |                 |                    |             |
|                                 | 7/15/2024     | 3660097   | 100 Jayne Cove | Purchase Laboratory Services for Sewer Treatment Plant; aqua tech may  | \$0.00            | \$0.00            | \$1,664.91                    | \$0.00          | \$1,664.91         | N           |
|                                 | 7/2/2024      | 3695649   | 100 Jayne Cove | Purchase Laboratory Services for Sewer Treatment Plant; Sched#: 3139 DateSched: 06/03/24   | \$280.00          | \$654.40          | \$21.99                       | \$0.00          | \$956.39           | N           |
|                                 | 8/1/2024      | 3704355   | 100 Jayne Cove | Purchase Laboratory Services for Sewer Treatment Plant; AQUA TECH JUNE   | \$0.00            | \$0.00            | \$1,535.83                    | \$0.00          | \$1,535.83         | N           |

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|--------------------------|---------------|-----------|----------------|--|-----------------|-------------|-------------------------------|-----------------|-------------|------|
|                          | 7/30/2024     | 3735063   | 100 Jayne Cove | Purchase Laboratory Services for Sewer Treatment Plant; Sched#: 3139 DateSched: 07/01/24           | \$367.50        | \$901.31    | \$27.72                       | \$0.00          | \$1,296.53  | N    |
| Maintenance              |               |           |                | Lab Fees or Laboratory Sampling Total  | \$647.50        | \$1,555.71  | \$3,250.44                    | \$0.00          | \$5,453.65  | U210 |
|                          | 7/16/2024     | 3682854   | 100 Jayne Cove | General Repair of a Sewer Treatment Plant Asset; Gfci tripping and needs troubleshooting           | \$156.00        | \$431.61    | \$0.00                        | \$0.00          | \$587.61    | N    |
| Preventative Maintenance |               |           |                | Maintenance Total  | \$156.00        | \$431.61    | \$0.00                        | \$0.00          | \$587.61    | U200 |
|                          | 7/2/2024      | 3610854   | 100 Jayne Cove | Annual Light Fixture Inspections (Ops); Sched#: 12829 DateSched: 04/01/24                          | \$16.50         | \$48.02     | \$0.00                        | \$0.00          | \$64.52     | N    |
|                          | 7/22/2024     | 3734522   | 100 Jayne Cove | Two Month Mechanical Lubrication PM (Mechanical); Sched#: 6536 SchedType: MECH DateSched: 07/01/24 | \$87.50         | \$184.49    | \$0.00                        | \$0.00          | \$271.99    | N    |
| Sludge & Waste Disposal  |               |           |                | Preventative Maintenance Total   | \$104.00        | \$232.51    | \$0.00                        | \$0.00          | \$336.51    | U200 |
|                          | 7/1/2024      | 3698713   | 100 Jayne Cove | General Sludge Management; Running of the belt press for the month of June                         | \$1,205.75      | \$3,069.69  | \$4.66                        | \$0.00          | \$4,280.10  | N    |
|                          | 7/31/2024     | 3739359   | 100 Jayne Cove | General Sludge Management; Running of belt press for the month of July                             | \$822.50        | \$1,922.30  | \$15.53                       | \$0.00          | \$2,760.33  | N    |
|                          | 5/31/2024     | 3770129   | 100 Jayne Cove | General Sludge Management; Sheridan Environmental  | \$0.00          | \$0.00      | \$1,517.60                    | \$0.00          | \$1,517.60  | N    |
|                          |               |           |                | Sludge & Waste Disposal Total  | \$2,028.25      | \$4,991.99  | \$1,537.78                    | \$0.00          | \$8,558.02  | U217 |
|                          |               |           |                | SP1 Total  | \$5,687.75      | \$16,747.70 | \$11,309.93                   | \$0.00          | \$33,745.38 |      |



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| 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 |
|-------------------------------|---------------|-----------|----------------------|--|-------------------|--------------------|-------------------------------|-----------------|--------------------|-----|
|                               |               |           |                      | <b>SP Total</b>  | <b>\$5,687.75</b> | <b>\$16,747.70</b> | <b>\$11,309.93</b>            | <b>\$0.00</b>   | <b>\$33,745.38</b> |     |
| Maintenance, Water            |               |           |                      |  |                   |                    |                               |                 |                    |     |
| General Maintenance & Repairs |               |           |                      |  |                   |                    |                               |                 |                    |     |
|                               | 7/1/2024      | 3718493   | RRWCID District Area | Create a Survey for Water System Asset; Please drive all of Reunion Ranch to monitor water violations. Hang Friendly reminder Notices and log addresses on Log sheet. Please take a picture that included the house number on the photo.   | \$33.00           | \$96.03            | \$0.24                        | \$0.00          | \$129.27           | N   |
|                               | 6/28/2024     | 3735021   | RRWCID District Area | Create a Survey for Water System Asset; WEEKLY WATER VIOLATION DRIVE-THRU. HANG NOTICES & LOG ADDRESSES ON LOG SHEET.  | \$220.50          | \$622.11           | \$0.00                        | \$0.00          | \$842.61           | N   |
|                               | 7/8/2024      | 3735464   | RRWCID District Area | Hang Tags in District Area (Delinquent, NSF, customer service notice, boil water notices (active & rescind), VWU); Please hung Orange Meter Access tags to attached list of addresses. This is our 1st formal attempt for the resident to correct the issue of their meter not being accessible for reading every month. Orange Tags available at WTC1 office. | \$121.00          | \$368.12           | \$12.08                       | \$0.00          | \$501.20           | N   |
|                               | 7/2/2024      | 3736543   | 616 Jacksdaw Dr      | Customer Move Out - Read Meter, Disconnect or Turn Off Service   | \$0.00            | \$0.00             | \$25.00                       | \$0.00          | \$25.00            | N   |
|                               | 7/2/2024      | 3736672   | 616 Jacksdaw Dr      | Customer Move In - Read Meter, Reconnect or Turn On Service  | \$0.00            | \$0.00             | \$25.00                       | \$0.00          | \$25.00            | N   |

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|--------------------------|---------------|-----------|----------------------|---|-----------------|-------------------|-------------------------------|-----------------|-------------------|-------------|
|                          | 7/16/2024     | 3752082   | 316 Jayne Cove       | Investigate a Water System Problem; Per client shows meter box full of fresh dirt also broke flume that was recommended by water district. Stated looks like someone took a shovel to pat down dirt in box. Please investigate. | \$55.00         | \$130.95          | \$9.32                        | \$0.00          | \$195.27          | N           |
|                          | 7/19/2024     | 3756976   | 3093 Reunion Blvd    | Customer Move Out - Read Meter, Disconnect or Turn Off Service  | \$0.00          | \$0.00            | \$25.00                       | \$0.00          | \$25.00           | N           |
|                          | 7/19/2024     | 3757003   | 3093 Reunion Blvd    | Customer Move In - Read Meter, Reconnect or Turn On Service   | \$0.00          | \$0.00            | \$25.00                       | \$0.00          | \$25.00           | N           |
|                          | 7/19/2024     | 3758545   | RRWCID District Area | Hang Tags in District Area (Delinquent, NSF, customer service notice, boil water notices (active & rescind), VWU); HANG 3 DLQ TAGS IN DISTRICT  | \$16.50         | \$48.02           | \$0.72                        | \$0.00          | \$65.24           | N           |
|                          | 7/26/2024     | 3766237   | 2992 Reunion Blvd    | Customer Move Out - Read Meter, Disconnect or Turn Off Service  | \$0.00          | \$0.00            | \$25.00                       | \$0.00          | \$25.00           | N           |
|                          | 7/26/2024     | 3766271   | 2992 Reunion Blvd    | Customer Move In - Read Meter, Reconnect or Turn On Service   | \$0.00          | \$0.00            | \$25.00                       | \$0.00          | \$25.00           | N           |
|                          | 7/26/2024     | 3766952   | 1229 Jacksdaw Dr     | Customer Move In - Read Meter, Reconnect or Turn On Service   | \$0.00          | \$0.00            | \$25.00                       | \$0.00          | \$25.00           | N           |
|                          | 7/30/2024     | 3772227   | RRWCID District Area | Relocate, Repair, Replace or Recondition Water System Asset; Remove all the watering signs except the one by the entrance mail boxes  | \$52.50         | \$148.15          | \$0.00                        | \$0.00          | \$200.65          | N           |
|                          |               |           |                      | <b>General Maintenance &amp; Repairs Total</b>  | <b>\$498.50</b> | <b>\$1,413.37</b> | <b>\$197.36</b>               | <b>\$0.00</b>   | <b>\$2,109.23</b> | <b>6122</b> |
| Inspections              |               |           |                      |   |                 |                   |                               |                 |                   |             |
|                          | 7/17/2024     | 3729852   | 203 Katie Dr         | Pool / Spa Inspection - Residential; Final Pool Inspection between 8-2p.m.; Pass  | \$70.00         | \$177.19          | \$0.00                        | \$0.00          | \$247.19          | N           |
|                          | 7/2/2024      | 3735358   | 428 Katie Dr         | Pool / Spa Inspection - Residential; FINAL POOL INSPECTION; Pass  | \$70.00         | \$177.19          | \$0.00                        | \$0.00          | \$247.19          | N           |

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|---------------------------------|---------------|-----------|----------------------|--|-----------------|-------------|-------------------------------|-----------------|-------------|------|
|                                 | 7/29/2024     | 3740773   | 275 Adam Ct          | Pool / Spa Inspection - Residential; FINAL POOL INSPECTION (No pre-pour conducted); Pass   | \$105.00        | \$265.79    | \$1.55                        | \$0.00          | \$372.34    | N    |
|                                 | 7/31/2024     | 3745195   | 184 Jacksaw Dr       | Pool / Spa Inspection - Residential; NEW POOL APPLICATION REVIEW; Pass   | \$17.50         | \$51.70     | \$0.00                        | \$0.00          | \$69.20     | N    |
|                                 | 7/24/2024     | 3749036   | 289 Adam Ct          | Pool / Spa Inspection - Residential; Final pool inspection. Per homeowner granted access to back yard. There are not any animals there. Ty-903-407-9092; Pass                          | \$105.00        | \$265.79    | \$1.55                        | \$0.00          | \$372.34    | N    |
|                                 | 8/2/2024      | 3778015   | 127 Clement Drive    | Pool / Spa Inspection - Residential; PLEASE REVIEW POOL PLANS. CONTRACTOR DID NOT SUBMIT WCID APPLICATION/PAYMENT. POOL IS COMPLETE AND WILL NEED FINAL INSPECTION AFTER REVIEW.; Pass | \$26.25         | \$55.35     | \$0.00                        | \$0.00          | \$81.60     | N    |
|                                 |               |           |                      | Inspections Total  | \$393.75        | \$993.01    | \$3.11                        | \$0.00          | \$1,389.86  | 6220 |
| Lab Fees or Laboratory Sampling |               |           |                      |  |                 |             |                               |                 |             |      |
|                                 | 5/31/2024     | 3660122   | RRWCID District Area | Purchase Laboratory Services for Water System Asset; water utility may   | \$0.00          | \$0.00      | \$203.55                      | \$0.00          | \$203.55    | N    |
|                                 | 6/30/2024     | 3704390   | 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 |
| Maintenance                     |               |           |                      |  |                 |             |                               |                 |             |      |
|                                 | 7/17/2024     | 3669449   | RRWCID District Area | General Repair of a Water System Asset; Fix any issues in district   | \$0.00          | \$0.00      | \$0.00                        | \$0.00          | \$0.00      | N    |
|                                 |               |           |                      | Maintenance Total  | \$0.00          | \$0.00      | \$0.00                        | \$0.00          | \$0.00      |      |

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| 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  |
|-------------------------------|---------------|-----------|-------------------------|---|-----------------|-------------|-------------------------------|-----------------|-------------|------|
| MW1                           |               |           |                         |   |                 |             |                               |                 |             |      |
| General Maintenance & Repairs |               |           |                         |   |                 |             |                               |                 |             |      |
|                               | 7/2/2024      | 3695634   | RRWCID CL2 Distribution | Billable Operations at a Water System (normal hours, after normal hours, weekends & holidays); Sched#: 5826 DateSched: 06/01/24                                   | \$0.00          | \$0.00      | \$0.00                        | \$0.00          | \$0.00      | N    |
|                               | 7/31/2024     | 3735070   | RRWCID CL2 Distribution | Billable Operations at a Water System (normal hours, after normal hours, weekends & holidays); Sched#: 5826 DateSched: 07/01/24                                   | \$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  | \$892.25        | \$2,406.38  | \$607.56                      | \$0.00          | \$3,906.19  |      |
| Storm Water System            |               |           |                         |   |                 |             |                               |                 |             |      |
| General Maintenance & Repairs |               |           |                         |   |                 |             |                               |                 |             |      |
|                               | 7/12/2024     | 3749754   | 322 Delayne Dr          | General Repairs of a Storm Water System Asset; Please remove a Storm Water Inlet  | \$78.75         | \$222.22    | \$3.11                        | \$0.00          | \$304.08    | N    |
|                               | 7/16/2024     | 3753531   | RRWCID District Area    | General Repairs of a Storm Water System Asset; Remove protective cover from Drip Field Sign (see picture). If unable, record a video and send to account manager. | \$78.75         | \$222.22    | \$3.11                        | \$0.00          | \$304.08    | N    |
|                               |               |           |                         | General Maintenance & Repairs Total   | \$157.50        | \$444.44    | \$6.21                        | \$0.00          | \$608.15    | 6656 |
|                               |               |           |                         | SW Total  | \$157.50        | \$444.44    | \$6.21                        | \$0.00          | \$608.15    |      |
|                               |               |           |                         | Invoice Total   | \$9,995.25      | \$28,858.48 | \$13,180.10                   | \$0.00          | \$52,033.82 |      |

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

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

August 29, 2024

Reunion Ranch WCID  
c/o Bott & Douthitt, PLLC  
P.O. Box 2445  
Round Rock, Texas 78680-2445

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

BILL FLICKINGER

- 08/06/24 Review report on pool construction and pool deposits sent by Inframark. (0.3 Hours).
- 08/07/24 Continue revising draft agenda for next board meeting. (0.2 Hours). Continue preparation for next board meeting. (0.3 Hours).
- 08/08/24 Continue preparation for next board meeting. (0.5 Hours). Review emails on various issues related to pools within the district. (0.3 Hours).
- 08/09/24 Continue review of tax rate calculations. (0.3 Hours).
- 08/11/24 Continue preparation for next board meeting. (0.5 Hours).
- 08/13/24 Review emails on pool construction and access to District easements. (0.3 Hours). Continue preparation for next board meeting. (0.7 Hours). Review notice of violation letter from TCEQ. (0.2 Hours).
- 08/14/24 Continue review of various emails on problems with pool construction, applications, and deposits. (0.5 Hours). Prepare for and attend conference with Dennis Daniel and John Genter to review agenda and prepare for next board meeting. (0.7 Hours). Continue revising agenda for next board meeting and revising draft minutes of previous board meeting. (0.4 Hours). Continue preparation for next board meeting. (0.4 Hours).
- 08/15/24 Continue review of agenda packet items. (0.3 Hours)
- 08/16/24 Continue review of engineer's report and water system presentation in preparation for next board meeting. (0.3 Hours).

Date Received: 1A 8-29-24  
By/Date Posted: JB 9-4-24  
Approved by: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6320

August 29, 2024

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- 08/19/24 Begin review of draft district fact sheet sent by Contract Committee. (0.3 Hours). Continue preparation for next board meeting. (0.7 Hours).
- 08/20/24 Continue preparation for upcoming board meeting. (1.6 Hours). Continue review of draft District fact sheet prepared by Contract Committee. (0.2 Hours). Complete preparation for and attend board meeting. (3.4 Hours).
- 08/21/24 Begin review of previous board meeting's action items. (0.5 Hours).
- 08/22/24 Review draft response to TCEQ sent by Inframark in response to pending notice of violation and email Makenzi Scales in connection with same. (0.2 Hours). Continue revising notice of public hearing on proposed tax rate for publication. (0.2 Hours).
- 08/23/24 Review emails on WTPUA issues and need to escalate to Drought Stage 2. (0.2 Hours).
- 08/24/24 Receive additional email from WTCPUA on escalation to Drought Stage 2. (0.2 Hours).
- 08/27/24 Continue revising draft agenda for next board meeting. (0.3 Hours). Continue preparation for next board meeting. (0.3 Hours).
- 08/28/24 Continue preparation for next board meeting. (0.5 Hours). Review emails on issues related to pool construction on Reunion Boulevard. (0.3 Hours).

Attorney BF: 15.1 Hours

HUNTER HUDSON

- 08/05/24 Review memorandum from Hays CAD. (0.2 Hours).
- 08/06/24 Review pool deposit and access request information in preparation for committee meeting. (0.2 Hours). Continue calculating tax rate to avoid mandatory election. (0.7 Hours).
- 08/08/24 Continue researching Tax Code and tax rate calculations for posting with County. (1.1 Hours).
- 08/09/24 Draft and send Tax Rate Scenario Memorandum to budget committee. (1.2 Hours).
- 08/13/24 Review notice of public hearing on tax rate with scenarios. (0.2 Hours).

August 29, 2024

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- 08/14/24 Attend pre-meeting conference with Dennis Daniel and John Genter. (0.5 Hours).
- 08/16/24 Review engineer's report in preparation for upcoming board meeting. (0.3 Hours).
- 08/19/24 Continue preparation for upcoming board meeting. (0.5 Hours).
- 08/20/24 Continue preparation for upcoming board meeting. (1.2 Hours).
- 08/22/24 Review and approve tax rate notice publication. (0.2 Hours).

Attorney HH: 6.3 Hours

GREG SZUMAN

- 08/01/24 Review website update. (0.3 Hours).
- 08/19/24 Receive email from director regarding cybersecurity training and update tracking sheet. (0.2 Hours).
- 08/20/24 Send reminder emails regarding cybersecurity training. (0.2 Hours).
- 08/28/24 Receive confirmation from Board member on completion of cybersecurity training and report compliance to State. (0.4 Hours).

Attorney GS: 1.1 Hours

JENIFFER CONCIENNE

- 08/01/24 Continue drafting documentation for posting on District website in connection with Tax Code requirements. Receive, review and respond to emails from Sommers Marketing on same. Send updated format and documentation for posting. (1.0 Hours). Receive and review emails on status of effluent irrigation improvements. (0.2 Hours). Send email to Mark Kestner on capital projects plan. Continue preparing for next board meeting. (0.8 Hours).
- 08/02/24 Receive and review email from Sommers Marketing on website format. Review same due to Tax Code requirements. Provide additional documents for posting. (0.5 Hours).
- 08/06/24 Receive and review pool construction information from Missy Roberts. Reply to same. Review information on pool deposits. Send email to Jessica Benson on outstanding deposits; review updated list. Receive, review and respond to Makenzi Scales on same. (1.0 Hours). Arrange for committee meeting to

August 29, 2024

Page 4

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review August agenda. Continue preparing for same. (0.5 Hours). Receive and review HCAD on reappraisal plan and District's revenue allocation. (0.2 Hours). Receive and review BLX update on investments rates on bond proceeds. (0.2 Hours). Follow-up with Mark Kestner on capital projects plan in connection with upcoming budget. Review reply. Continue preparing for next board meeting. Receive, review and respond to Makenzi Scales on copy of adopted DCP. Retrieve DCP & WCP and send same. (0.9 Hours).

08/07/24 Review information on Water Loss Audit required by the Texas Water Development Board. Send email to Inframark on same with upcoming deadline of May 1, 2025. Receive, review and reply from Makenzi Scales on same. Send follow-up email to committee. (0.5 Hours). Finalize and send proposed agenda to all parties. (0.3 Hours). Continue review of tax calculation worksheet for uploading to Hays County tax portal. Begin uploading information on tax portal. (0.8 Hours).

08/08/24 Receive and review email from Eric Hart advising will be remote for August board meeting. Receive and review various emails from committee regarding draft budget. Receive and review email from Eric Hart on Water Loss Audit for 2020; send email to Dragan Sonnier on same. Receive Water Loss Audit and send to committee. (0.8 Hours). Receive and review email from Dragan Sonnier on pool construction process issues. Review replies from committee. Review emails from Makenzi Scales on same. (0.5 Hours). Continue preparing for next board meeting. (1.0 Hours).

08/09/24 Receive and review email from Christi Herrera on annual insurance renewal. Begin compiling requested information. (0.4 Hours). Receive and review emails on meeting attendance. (0.2 Hours). Receive and review emails from Mark Olson on pool construction issues and updates. Continue preparing for next board meeting. (0.8 Hours).

08/13/24 Receive and review TCEQ Notice of Violation. Add item to agenda. (0.3 Hours). Receive and review various emails on pool construction activities and processes. (0.4 Hours). Receive and review various emails on Water System presentation. (0.4 Hours). Receive and review HCA correspondence. (0.2 Hours). Begin drafting Notice of Public Hearing on Tax Rate. (0.5 Hours). Continue preparing for next week's board meeting. (0.4 Hours). Respond to Christi Herrera on insurance renewal. Provide verification and Form 1295 tracking number. Receive, review and respond to Mark Kestner on ERV. (0.5 Hours).

08/14/24 Receive and review various emails from committee and Inframark on pool construction, applications and deposits. Receive and review email from resident



August 29, 2024

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- on redundant deposits between the HOA and District. (0.5 Hours). Receive and review emails on budget preparations. (0.2 Hours). Receive and review District Fact Sheet as drafted by Dennis Daniel. (0.3 Hours). Receive and review documentation from Dennis Daniel for inclusion in agenda package. (0.2 Hours). Attend committee meeting with Dennis Daniel and John Genter. Finalize agenda. Send email to committee on District information. Send email to Allen Douthitt on draft budget. Continue drafting documentation for agenda package. (1.5 Hours).
- 08/15/24 Receive and review email from Allen Douthitt on proposed budget. Arrange to post agenda with Hays County Clerk. Send agenda to Inframark for posting within the District. Continue preparing agenda package. Receive and review bookkeeper's report. Send email to Dragan Sonnier and Mark Kestner on reports. Review replies. Receive and review manager's report. Compile agenda package and send to all parties. Arrange to post agenda and agenda package on District website. (3.1 Hours).
- 08/16/24 Receive, review and respond to Allen Douthitt on draft budget. (0.2 Hours). Continue preparing for next week's board meeting. Receive and review engineer's report and Water System Presentation. Arrange to post on District website. (1.2 Hours). Receive, review and respond to Allen Douthitt on draft budget. (0.2 Hours).
- 08/20/24 Receive and review revised District Fact Sheet prepared by Dennis Daniel. Receive and review email from Gary Grass on open items. Receive and review confirmation of cybersecurity training by Dennis Daniel. Receive and review emails on trucks parking on grass. Receive and review draft budget from Allen Douthitt. Send to all parties and arrange to post on District website. Continue preparing for today's board meeting. Send email to Inframark on Notice of Violation. Review reply from Makenzi Scales. Telephone conference with John Genter on today's meeting. Receive, review and reply to Mark Olson on website history. Meet with Mark Olson on same. Receive and review tax delinquency information from Allen Douthitt. Complete preparation for and attend board meeting. (6.8 Hours). Receive and review Comptroller's updated divestment list. (0.2 Hours).
- 08/21/24 Review action items from yesterday's board meeting. Send email to Al Sommers on reorganization of website. Send email to Allen Douthitt on same. Send per diem request forms to Jessica Benson. Begin drafting email to Sommers Marketing on posting of documentation. Draft agenda for September 10<sup>th</sup> board meeting. (1.5 Hours).

August 29, 2024

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- 08/22/24 Finalize Notice of Public Hearing on Tax Rate. Update Hays County tax portal with proposed tax rate information. Arrange to post Notice of Public Hearing on Tax Rate with the *Hays Free Press*. Receive and review confirmation of publication. (1.3 Hours). Send email to consultants on earlier reporting period due to September meeting being moved up a week. (0.2 Hours). Send email to Allen Douthitt on draft budget. (0.2 Hours). Receive and review email from Gary Grass on pool contractors parking in grass. (0.2 Hours). Receive and review email from Makenzi Scales providing information on TCEQ violation. (0.2 Hours). Receive and review email from Mark Olson advising may be out of town for the September 10<sup>th</sup> board meeting; send email to Board on same. (0.2 Hours). Receive and review email on open District items and trucks parking in grass. (0.2 Hours).
- 08/23/24 Receive and review confirmation of meeting attendance for September 10<sup>th</sup> board meeting. Receive and review notice of Stage 2 Watering Restrictions per the PUA. Receive and review emails from DCP committee on same. Send email to Communications committee on Stage 2 notification. Send email to Sommers Marketing on same. Arrange to post notification of same on District website, along with additional documents. Review proof of Notice of Public Hearing on Tax Rate and send back to *Hays Free Press* for publication. (2.3 Hours).
- 08/27/24 Receive and review emails from Sommers Marketing on Stage 2 website postings. Receive and review emails from Inframark on same. Review WTCPUA notification of staying in Stage 2 until October. (0.4 Hours). Confirm publication of Notice of Public Hearing on Tax Rate. (0.2 Hours). Receive and review Sommers Marketing invoice; send to Jessica Benson. (0.2 Hours). Send email to committee on September agenda review. (0.2 Hours). Send email to Eric Hart on cybersecurity training. (0.2 Hours). Receive and review emails from committee to Inframark on vehicles continuing to park in grass area due to pool construction. (0.2 Hours). Receive and review BLX arbitrage rerate review documentation and invoice; send invoice to Jessica Benson. Add same to September agenda. (0.3 Hours). Create Form 1295 tracking number and send email to Jessica Benson on amendment to bookkeeping services agreement. (0.2 Hours). Send email to committee on posting Water and Wastewater System Overviews. (0.2 Hours). Send email to Christi Herrera at AJ Gallagher on insurance renewal. Review reply and update agenda item. (0.3 Hours).
- 08/28/24 Receive and review email from John Genter on committee meeting. Arrange to schedule committee meeting. (0.2 Hours). Receive and review email from Eric Hart on completion of cybersecurity training; send same to Jessica Benson for per diem. Begin drafting minutes of last week's board meeting. (1.8 Hours). Send out draft agenda for September board meeting. (0.2 Hours). Receive and review email from Makenzi Scales on open pool items. (0.2 Hours). Send email to

August 29, 2024

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Allen Douthitt on draft budget. Review reply on same. (0.2 Hours). Receive and review email from communications committee. Arrange to post Water and Wastewater System Overviews on District website. Receive, review and respond to Al Sommers on same. (0.4 Hours). Begin drafting Order for adoption of tax rate and budget. (0.4 Hours). Send email to Mark Kestner on updated Capital Asset Plan. (0.2 Hours).

08/29/24 Send email to Makenzi Scales on response to TCEQ regarding Notice of Violation. (0.2 Hours). Continue preparing minutes of last week's board meeting. (0.8 Hours). Continue review of BLX arbitrate rerate summary documentation. (0.3 Hours). Revise Amended Information Form. Continue preparing for next board meeting. (0.7 Hours).

Legal Assistant JC: 42.0 Hours

|  |            |
|--|------------|
| Attorney BF: 15.1 Hours @ \$325.00 per hour        | \$4,907.50 |
| Attorney HH: 6.3 Hours @ \$325.00 per hour         | \$2,047.50 |
| Attorney GS: 1.1 Hours @ \$325.00 per hour         | \$357.50   |
| Legal Assistant JC: 42.0 Hours @ \$155.00 per hour | \$6,510.00 |

CLIENT EXPENSES

|                                     |         |
|-------------------------------------|---------|
| 143 Photocopies @ \$0.20 each       | \$28.60 |
| 109 Color Photocopies @ \$0.50 each | \$54.50 |
| Hays County Clerk                   | \$3.00  |

Total Client Expenses \$86.10

**TOTAL AMOUNT DUE \$13,908.60**

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  
 8/29/2024  
 Invoice #  
 ZF2024-RR-Aug  
 Customer ID #

RR

| Service Date                  | Description   |                   |
|-------------------------------|---|-------------------|
| 8/5/2024                      | Reunion Ranch<br>Mow Drip Irrigation Fields               | \$820.00          |
| 8/5/2024                      | Reunion Ranch<br>Mow WWTP                                 | \$85.00           |
| 8/5/2024                      | Reunion Ranch<br>Mow Tiffanie Water Detention Pond        | \$150.00          |
| 8/5/2024                      | Reunion Ranch<br>Mow LS #1                                | \$25.00           |
| 8/5/2024                      | Reunion Ranch<br>Mow LS #2                                | \$25.00           |
| 8/5/2024                      | Reunion Ranch<br>Mow Drainage Easement<br>341 Adam Court  | \$85.00           |
| 8/5/2024                      | Reunion Ranch<br>Mow Katie Drive Water Detention Pond     | \$150.00          |
| 8/5/2024                      | Reunion Ranch<br>Mow Jacksdaw Water Detention Pond        | \$250.00          |
| 8/5/2024                      | Reunion Ranch<br>Mow Reunion Blvd Water Detention Pond    | \$250.00          |
| 8/5/2024                      | Reunion Ranch<br>Mow Mary Elise Water Detention Pond      | \$150.00          |
| 8/5/2024                      | Reunion Ranch<br>Mow Drainage Easement<br>158 Denise Cove | \$85.00           |
| 8/12/2024                     | Reunion Ranch<br>Mow Drip Irrigation Fields               | \$820.00          |
| 8/19/2024                     | Reunion Ranch<br>Mow Drip Irrigation Fields               | \$820.00          |
| 8/27/2024                     | Reunion Ranch<br>Mow Drip Irrigation Fields               | \$820.00          |
| 8/27/2024                     | Reunion Ranch<br>Mow Tiffanie Water Detention Pond        | \$150.00          |
| 8/27/2024                     | Reunion Ranch<br>Mow Reunion Blvd Water Detention Pond    | \$250.00          |
| 8/28/2024                     | Reunion Ranch<br>Mow Drainage Easement<br>341 Adam Court  | \$85.00           |
| 8/28/2024                     | Reunion Ranch<br>Mow Drainage Easement<br>158 Denise Cove | \$85.00           |
| 8/28/2024                     | Reunion Ranch<br>Mow Mary Elise Water Detention Pond      | \$150.00          |
| 8/28/2024                     | Reunion Ranch<br>Mow Katie Drive Water Detention Pond     | \$150.00          |
| 8/28/2024                     | Reunion Ranch<br>Mow Jacksdaw Water Detention Pond        | \$250.00          |
| 8/28/2024                     | Reunion Ranch<br>Mow LS #1                                | \$25.00           |
| 8/28/2024                     | Reunion Ranch<br>Mow LS #2                                | \$25.00           |
| 8/28/2024                     | Reunion Ranch<br>Mow WWTP                                 | \$85.00           |
| <b>TOTAL DUE UPON RECEIPT</b> |   | <b>\$4,990.00</b> |

All Payments Due Upon Receipt. Late Payment Penalty of 6% Applied to Unpaid Balance After 8/28/2024

By/Date Received: JB 8-29-24  
 By/Date Posted: JB 9-4-24  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6216



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

|                 |                    |
|-----------------|--------------------|
| Account Number  | AMOUNT DUE         |
| 290523-00061-00 | \$39,310.25        |
| Due Date        | After Due Date Pay |
| 9/30/2024       | \$41,668.86        |
| 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

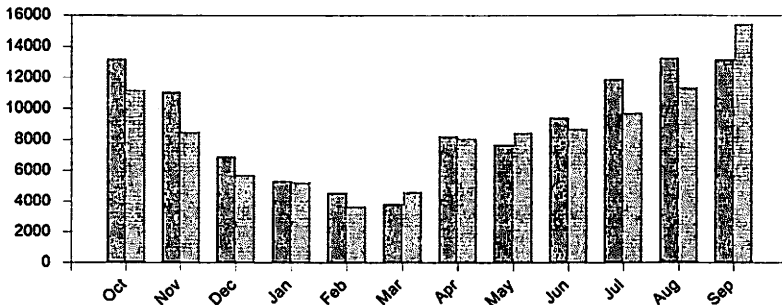
There will be a charge on all returned checks.  
 Please return this portion with your payment.  
 When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

|                    |               |          |                 |           |                 |              |
|--------------------|---------------|----------|-----------------|-----------|-----------------|--------------|
| Name               |               |          | Service Address |           | Account Number  |              |
| REUNION RANCH WCID |               |          | 136 JACKSAW Dr  |           | 290523-00061-00 |              |
| Status             | Service Dates |          |                 | Bill Date | Due Date        | Penalty Date |
|                    | From          | To       | # Days          |           |                 |              |
| Active             | 8/1/2024      | 9/3/2024 | 33              | 9/5/2024  | 9/30/2024       | 10/1/2024    |

|                  |               |
|------------------|---------------|
| PREVIOUS BALANCE | \$32,896.80   |
| PAYMENTS         | (\$32,896.80) |
| ADJUSTMENTS      | \$0.00        |
| PENALTIES        | \$0.00        |
| PAST DUE AMOUNT  | \$0.00        |

|          |                 |                  |                         |   |
|----------|-----------------|------------------|-------------------------|---|
| METER #  | CURRENT READING | PREVIOUS READING | USAGE (In 1000 Gallons) |   |
| 21117896 | 164,560         | 149,093          | 15,467                  |   |
|          |                 |                  |                         | Wholesale Water \$24,283.19             |
|          |                 |                  |                         | Monthly Charge \$15,027.06              |
|          |                 |                  |                         | CURRENT BILL \$39,310.25                |
|          |                 |                  |                         | AMOUNT DUE \$39,310.25                  |
|          |                 |                  |                         | AMOUNT DUE AFTER 09/30/2024 \$41,668.86 |



Oct 2022 to Sep 2023      Oct 2023 to Sep 2024

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

By/Date Received: JB 9-5-24  
 By/Date Posted: JB 9-5-24  
 Approved for Payment: \_\_\_\_\_  
 Hand Delivered to: \_\_\_\_\_  
 Mailed By/Date: \_\_\_\_\_  
 CL#: 6155 15027.06  
6205 24283.19

## **Bookkeeper's Account Expenditures**

Hays County Tax Assessor-Collector  
Jenifer O'Kane, PCC



712 S. Stagecoach Trail  
Suite 1120  
San Marcos, TX 78666  
(512) 393-5545

## INVOICE

July 30, 2024

REUNION RANCH WCID  
P.O. BOX 2445  
ROUND ROCK, TX. 78680

RE: ASSESSING AND COLLECTING FEES

ASSESSING-COLLECTING FEES FOR 2023 TAX ROLLS

|                    |          |
|--------------------|----------|
| 577@ \$0.15/parcel | \$ 86.55 |
| 0@ \$0.85/parcel   | \$ 0.00  |
|                    | \$ 86.55 |

**TOTAL DUE** **\$ 86.55**

By/Date Received: VC 8-9-24  
By/Date Posted: JB 8-16-24  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: JB 8-21-24  
GL#: 6400 33.84  
1173 52.71

Hays County Tax Assessor-Collector



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

Member-owned since 1938  
nonprofit

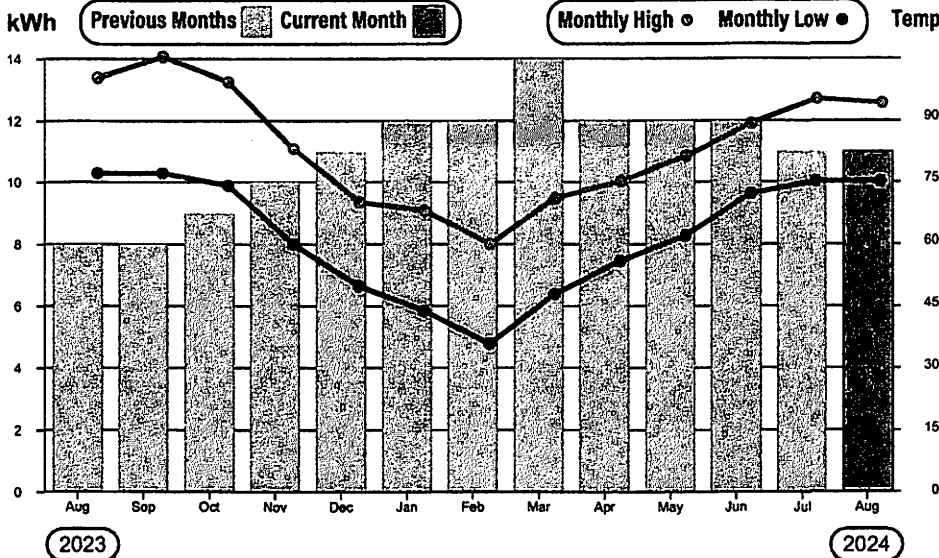
Account #: 3001313420  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 08/03/2024

TOTAL AMOUNT DUE  
**\$38.55**  
Due Date  
08/21/2024

Service Address: 111 MARGARET CIRCLE

This bill does not reflect payments after 08/03/2024.  
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

|  |  |
|--|--|
| Total energy use this month<br><b>11 kWh</b><br>\$38.55          | Total energy use last month<br><b>11 kWh</b><br>\$38.55          |
| Total energy use this month last year<br><b>8 kWh</b><br>\$23.28 | Average daily use and temp this month<br><b>0 kWh/Day</b><br>83° |

By/Date Received: VC  
By/Date Posted: 08-20-24  
Approved for Payment: [Signature]

IMPORTANT MEMBER INFORMATION

You can spot scams from a mile away. New tactics pop up regularly, so to help you avoid scams, we want you to know what PEC will and will not do. Get our tips at pec.coop/scams.

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: 08/03/2024  
Account #: 3001313420  
Current charges due 08/21/2024: \$38.55  
Late amount after 08/21/2024: \$42.41

PEC Secure Pay Station barcode



Mail payment to:

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

7153 0 AB 0.593  
REUNION RANCH WCID  
C/O BOTT & DOUTHITT  
PO BOX 2445  
ROUND ROCK TX 78680-2445

5 7153  
C-26







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

Member-owned since 1938  
nonprofit

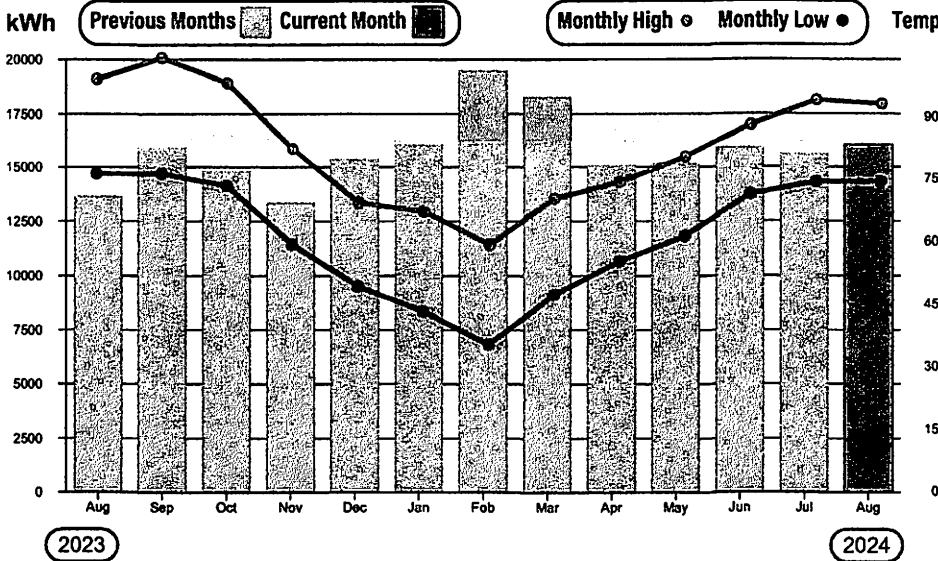
Account #: 3001313424  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 08/03/2024

TOTAL AMOUNT DUE  
**\$1,577.26**  
Due Date  
08/21/2024

Service Address: REUNION RCH BLVD & FM 1826

This bill does not reflect payments after 08/03/2024.  
Charge detail found on the back of this page.

### Monthly energy use



### Energy comparison

|  |   |
|--|---|
| Total energy use this month<br><b>16,050 kWh</b><br>\$1,577.26           | Total energy use last month<br><b>15,650 kWh</b><br>\$1,538.89            |
| Total energy use this month last year<br><b>13,700 kWh</b><br>\$1,275.11 | Average daily use and temp this month<br><b>518 kWh/Day</b><br><b>83°</b> |

By/Date Received: YC 8.9.24  
By/Date Posted: Jly 8.20.24  
Approved for Payment: [Signature]  
Hand Delivered to: ACH  
Mailed By/Date: [Signature]  
GL#: 6230

**IMPORTANT MEMBER INFORMATION**  
You can spot scams from a mile away. New tactics pop up regularly, so to help you avoid scams, we want you to know that PEC will and will not do. Get our tips at pec.coop/scams.

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: 08/03/2024  
Account #: 3001313424  
Current charges due 08/21/2024: \$1,577.26  
Late amount after 08/21/2024: \$1,734.99

PEC Secure Pay Station barcode



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

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





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

Member-owned since 1938  
nonprofit

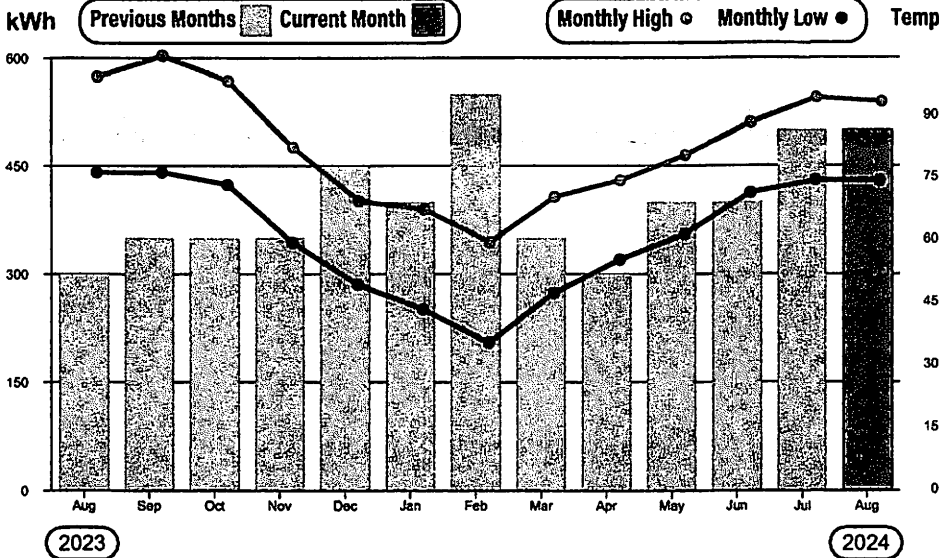
Account #: 3001313435  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 08/03/2024

TOTAL AMOUNT DUE  
**\$85.47**  
Due Date  
08/21/2024

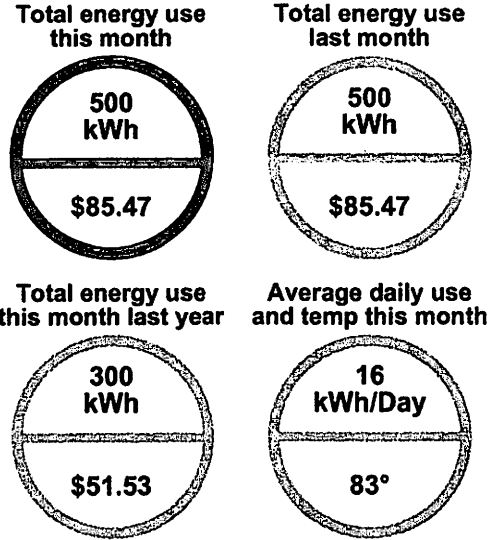
Service Address: 581 KATIE DRIVE

This bill does not reflect payments after 08/03/2024.  
Charge detail found on the back of this page.

Monthly energy use



Energy comparison



By/Date Received: VC 8.9.24

IMPORTANT MEMBER INFORMATION

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Date Posted: 8/3/2024

Hand Delivered to: ACH

Mailed By/Date:

GL#: 6230

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



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

Bill Date 08/03/2024  
Account # 3001313435  
Current charges due 08/21/2024 \$85.47  
Late amount after 08/21/2024 \$94.02

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



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Member-owned since 1938  
nonprofit

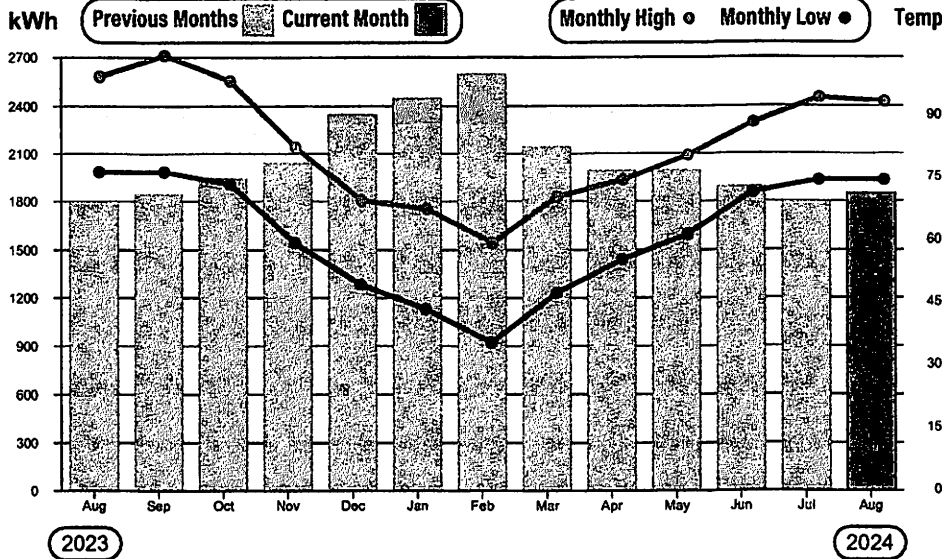
Account #: 3001313436  
Member Name: REUNION RANCH WCID  
Director District: 4  
Bill Date: 08/03/2024

TOTAL AMOUNT DUE  
**\$214.99**  
Due Date  
08/21/2024

Service Address: 374 KATIE DRIVE LIFT STATION

This bill does not reflect payments after 08/03/2024.  
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month: 1,850 kWh, \$214.99  
Total energy use last month: 1,800 kWh, \$210.18  
Total energy use this month last year: 1,800 kWh, \$200.11  
Average daily use and temp this month: 60 kWh/Day, 83°

By/Date Received: VC 8.9.24

By/Date Posted: 8-20-24

IMPORTANT MEMBER INFORMATION

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Approved for Payment  
Mailed By/Date:  
GL#: 6230

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



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

Bill Date: 08/03/2024  
Account #: 3001313436  
Current charges due 08/21/2024: \$214.99  
Late amount after 08/21/2024: \$236.49

PEC Secure Pay Station barcode

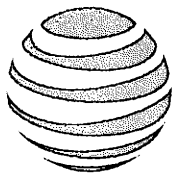


Mail payment to:

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



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



# 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, 2024

Web Site [att.com](http://att.com)

## Monthly Statement

### Bill-At-A-Glance

|                                  |                 |
|----------------------------------|-----------------|
| Previous Bill                    | 445.74          |
| Payment Received 7-29 Thank you! | 445.74CR        |
| Adjustments                      | .00             |
| Balance                          | .00             |
| Current Charges                  | 445.74          |
| <b>Total Amount Due</b>          | <b>\$445.74</b> |
| Amount Due in Full By            | Aug 28, 2024    |

### Billing Summary

|  |      |               |
|--|------|---------------|
| Online: <a href="http://att.com/myatt">att.com/myatt</a> | Page |               |
| <b>Plans and Services</b>                                | 1    | 445.74        |
| 1 800 321-2000   |      |               |
| Service Changes:   |      |               |
| 1 800 321-2000   |      |               |
| Repair Services:   |      |               |
| 1 800 288-2020   |      |               |
| <b>Total Current Charges</b>                             |      | <b>445.74</b> |

By/Date Received: VC 8.14  
 By/Date Posted: JF 8-27-24  
 Approved for Payment: [Signature]  
 Hand Delivered to: HES  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6236

### News You Can Use Summary

- PREVENT DISCONNECT
  - FEES AND SURCHARGES
  - LONG DIST. PROVIDERS
  - COST ASSESSMENT CHRG
- See "News You Can Use" for additional information

### Powerful Connections

Why settle for one way to connect? Get savings that last when you go all in with our best wireless plans and hyper-fast internet. Call 844.233.3369 today.

### Plans and Services

#### Monthly Service - Aug 3 thru Sep 2

|                                  |        |
|----------------------------------|--------|
| 1. Bus Local Calling Unlimited B | 350.00 |
| Business Line (Measured Rate)    |        |
| Caller ID Name Delivery          |        |
| Caller ID Number Delivery        |        |
| Expanded Local Calling Service   |        |
| Touchtone                        |        |
| Unlimited Local Usage            |        |

#### Company Fees and Surcharges

|  |              |
|--|--------------|
| 2. Federal Subscriber Line Charge        | 6.50         |
| 3. 911 Fee                               | .50          |
| 4. State Cost Recovery Charge            | .89          |
| 5. Federal Universal Service Fee         | 2.23         |
| 6. Texas Universal Service               | 42.73        |
| 7. Cost Assessment Charge                | 6.12         |
| <b>Total Company Fees and Surcharges</b> | <b>58.97</b> |

#### Government Fees and Taxes

|  |              |
|--|--------------|
| 8. Federal                             | 9.20         |
| 9. State and Local                     | 27.57        |
| <b>Total Government Fees and Taxes</b> | <b>38.77</b> |

#### Total Plans and Services

Amount Subject to Sales Tax: 408.47

**445.74**

### News You Can Use

#### PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges such as your telephone line, and fees and surcharges MUST be paid in order to prevent interruption of basic local service. These charges are already included in the Total Amount Due and are \$445.74. Also, neglecting payment for other charges, such as long distance, voice mail, InLine®, wireless, and Internet may result in those services being interrupted.

#### LONG DIST. PROVIDERS

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

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.

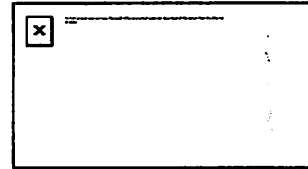
Manage your account at [att.com](http://att.com)

Jessica Benson

**From:** AT&T Small Business Services <att-services.bus.1638898597@emaildl.att-mail.com>  
**Sent:** Saturday, August 17, 2024 1:50 PM  
**To:** Jessica Benson  
**Subject:** Your AT&T online bill is ready to be viewed

Reunion Ranch

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



## Your AT&T bill is ready

Dear Valued Customer,

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

You're enrolled in AutoPay, so your automatic payment will be debited by the date shown on your bill.

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    | 09/02/2024 |

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

Log in

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

Thank you,  
AT&T Business Services

By/Date Received: 8-17-24  
By/Date Posted: 8-22-24  
Approved for Payment: [Signature]  
Hand Delivered to: Auto pay  
Mailed By/Date: \_\_\_\_\_  
GL#: 6200



PO BOX 489  
NEWARK, NJ 07101-0489

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

00018873  
F103

|  |                 |            |
|--|-----------------|------------|
| Manage Your Account  | Account Number  | Date Due   |
| b2b.verizonwireless.com                                    | 642433740-00001 | 08/31/24   |
| Change your address at<br>http://sso.verizonenterprise.com | Invoice Number  | 9970982498 |

### Quick Bill Summary

Jul 09 – Aug 08

|  |                |
|--|----------------|
| Previous Balance <i>(see back for details)</i> | \$53.66        |
| Payment – Thank You                            | -\$53.66       |
| <b>Balance Forward</b>                         | <b>\$0.00</b>  |
| Monthly Charges                                | \$40.00        |
| Usage and Purchase Charges                     |                |
| Voice  | \$0.00         |
| Surcharges<br>and Other Charges & Credits      | \$8.52         |
| Taxes, Governmental Surcharges & Fees          | \$5.14         |
| <b>Total Current Charges</b>                   | <b>\$53.66</b> |

**Total Charges Due by August 31, 2024 \$53.66**

By/Date Received: SD 8/16/24  
 By/Date Posted: JB 8-22-24  
 Approved for Payment: MMW  
 Hand Delivered to: Auto pay  
 Mailed By/Date: \_\_\_\_\_  
 GL#: 6235

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



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

Bill Date August 08, 2024  
Account Number 642433740-00001  
Invoice Number 9970982498

### Total Amount Due

Deducted from bank account on 08/28/24  
DO NOT MAIL PAYMENT **\$53.66**

PO BOX 660108  
DALLAS, TX 75266-0108



99709824980106424337400000100000005366000000053669

## REUNION RANCH WCID

### Motions Regarding Budget – due to Dennis’ interest in LCRA

- Motion to adopt the Order Approving Budget, excluding the “LCRA Firm Water Reservation Fee expenditures” line item. (All directors including Dennis Daniel can vote on this motion).
- Motion to approve the LCRA Firm Water Reservation Fee expenditures line item in the budget. (Dennis Daniel needs to abstain from voting on this motion).

**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, 2024.

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, 2024, attached hereto, is hereby approved and adopted.

**PASSED AND APPROVED** this 24<sup>th</sup> day of September, 2024.

---

Dennis B. Daniel  
President, Board of Directors

ATTEST:

---

Gary Grass  
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 2024 - 2025**

|  | \$0.2515<br>2024-2025 | FY 23-24         |                  | Audited          |                  |                  |
|--|-----------------------|------------------|------------------|------------------|------------------|------------------|
|  |                       | Budgeted         | Projected        | FY 22-23         | FY 21-22         | FY 20-21         |
| <b>Revenues:</b>                                       |                       |                  |                  |                  |                  |                  |
| Property Taxes, including penalties                    | \$ 1,121,531          | \$ 1,055,077     | \$ 1,046,913     | \$ 872,905       | \$ 796,793       | \$ 347,616       |
| <b>Service Accounts -</b>                              |                       |                  |                  |                  |                  |                  |
| Water Service Fees                                     | 667,054               | 667,054          | 675,712          | 767,199          | 726,316          | 651,806          |
| Sewer Service Fees                                     | 341,827               | 341,827          | 357,710          | 368,100          | 356,978          | 332,347          |
| Service Account Penalties                              | 8,071                 | 8,071            | 7,924            | 6,643            | 7,115            | 6,233            |
| <b>Total Service Accounts</b>                          | <b>1,016,952</b>      | <b>1,016,952</b> | <b>1,041,347</b> | <b>1,141,943</b> | <b>1,090,409</b> | <b>990,386</b>   |
| Tap Connection Fees                                    | -                     | -                | 1,550            | -                | 8,000            | 31,000           |
| Inspection Fees  | -                     | -                | 750              | -                | 6,400            | 24,800           |
| Interest/Other   | 78,000                | 90,000           | 119,506          | 89,518           | 9,932            | 7,706            |
| Miscellaneous Income                                   | -                     | -                | -                | 6,932            | 35,978           | -                |
| Grant Income   | -                     | -                | -                | -                | 100,000          | -                |
| <b>Total Revenues</b>                                  | <b>2,216,483</b>      | <b>2,162,029</b> | <b>2,210,066</b> | <b>2,111,299</b> | <b>2,047,512</b> | <b>1,401,507</b> |
| <b>Expenditures:</b>                                   |                       |                  |                  |                  |                  |                  |
| <b>District Facilities -</b>                           |                       |                  |                  |                  |                  |                  |
| <b>Water/Wastewater/Garbage -</b>                      |                       |                  |                  |                  |                  |                  |
| LCRA Firm Water Reservation Fee                        | 27,120                | 27,120           | 27,123           | 30,009           | 26,688           | 25,375           |
| WTPUA Monthly Charge                                   | 180,324               | 180,324          | 180,324          | 153,276          | 156,385          | 138,439          |
| Water Purchases  | 206,029               | 206,029          | 191,564          | 194,586          | 219,683          | 192,366          |
| <b>Operations -</b>                                    |                       |                  |                  |                  |                  |                  |
| Operations Fee   | 108,451               | 104,280          | 101,579          | 95,071           | 95,444           | 93,758           |
| Utilities  | 33,000                | 31,200           | 30,532           | 25,807           | 23,861           | 17,085           |
| WWTP - Telephone                                       | -                     | -                | -                | 665              | 618              | 258              |
| Lab Testing  | 36,000                | 30,000           | 31,731           | 36,879           | 32,666           | 21,106           |
| Inspections  | 18,000                | 7,200            | 4,574            | 5,881            | 17,631           | 30,863           |
| Chemicals  | 36,000                | 36,000           | 24,932           | 34,308           | 20,109           | 29,232           |
| Sludge management/hauling                              | 120,000               | 30,000           | 50,564           | 72,946           | 17,109           | 406,417          |
| Permit fees  | 1,500                 | 1,500            | 1,328            | 1,328            | 1,328            | 1,328            |
| Capital Outlay   | -                     | -                | -                | 42,277           | -                | -                |
| <b>Routine Repairs &amp; Maintenance -</b>             |                       |                  |                  |                  |                  |                  |
| Water System   | 69,000                | 54,000           | 37,377           | 55,847           | 59,011           | 35,731           |
| Wastewater/Lift Station                                | 148,840               | 132,000          | 180,080          | 189,763          | 211,268          | 323,215          |
| Irrigation   | 43,000                | 20,000           | 7,334            | 5,007            | -                | 30,929           |
| Ponds  | 78,000                | 27,000           | 57,841           | 28,750           | 27,893           | 11,981           |
| Pond/Irrigation Mowing                                 | 60,000                | 60,000           | 58,260           | 73,231           | 47,930           | 54,998           |
| <b>One-Time Repairs &amp; Maintenance -</b>            |                       |                  |                  |                  |                  |                  |
| Ponds  | 49,000                | -                | -                | -                | 6,257            | -                |
| 210 Conversion   | 480,000               | 472,600          | 35,000           | -                | -                | -                |
| Odor Control   | 10,000                | -                | -                | -                | -                | -                |
| WWTP Maint & Improvements                              | 86,000                | 115,000          | -                | 49,500           | -                | -                |
| Water System   | 36,000                | 25,000           | -                | -                | -                | -                |
| <b>Non-Routine Maintenance Reserve-</b>                |                       |                  |                  |                  |                  |                  |
| Ponds/Drainage   | 14,000                | 14,000           | -                | 7,140            | 8,877            | -                |
| Wastewater/Lift Station                                | 88,000                | 88,000           | -                | -                | 7,469            | -                |
| Water System   | 4,000                 | 4,000            | -                | -                | 7,800            | -                |
| Miscellaneous  | -                     | -                | -                | -                | -                | -                |
| <b>Subtotal - District Facilities</b>                  | <b>1,932,264</b>      | <b>1,665,253</b> | <b>1,020,143</b> | <b>1,102,272</b> | <b>988,025</b>   | <b>1,413,080</b> |
| <b>Administrative Services -</b>                       |                       |                  |                  |                  |                  |                  |
| Director Fees, including payroll taxes                 | 17,129                | 14,274           | 15,221           | 10,691           | 9,850            | 12,111           |
| Director Reimbursements                                | 780                   | 780              | 625              | 292              | 523              | 35               |
| Bank Charges   | -                     | -                | -                | 1,187            | 2,750            | -                |
| Tax Appraisal/Collection Fees                          | 8,000                 | 6,800            | 7,219            | 5,638            | 5,347            | 2,346            |
| Insurance  | 25,000                | 25,000           | 21,831           | 20,739           | 18,661           | 14,903           |
| Public Notices/Elections                               | 5,000                 | 7,500            | 7,932            | 526              | 852              | 1,798            |
| Website Development                                    | 15,800                | 10,800           | 8,842            | 7,803            | 7,592            | -                |
| Lobbyist Consulting                                    | -                     | -                | -                | -                | -                | -                |
| Miscellaneous  | 3,000                 | 1,800            | 2,899            | 225              | 193              | 17,066           |
| <b>Subtotal - Administrative Services</b>              | <b>74,708</b>         | <b>66,953</b>    | <b>64,569</b>    | <b>47,101</b>    | <b>45,769</b>    | <b>48,259</b>    |
| <b>Professional Fees -</b>                             |                       |                  |                  |                  |                  |                  |
| Legal Fees   | 126,000               | 102,000          | 148,180          | 107,342          | 114,777          | 93,758           |
| Accounting Fees  | 34,900                | 30,300           | 28,117           | 25,500           | 25,000           | 24,750           |
| Engineering Fees - General                             | 134,400               | 62,400           | 134,361          | 68,788           | 54,777           | 46,024           |
| Financial Advisor Fees                                 | 1,500                 | 1,200            | 1,173            | 1,029            | 1,000            | -                |
| Engineering Fees - Special                             | 100,280               | 36,000           | 49,663           | 29,009           | 36,456           | 16,990           |
| Audit Fees   | 14,000                | 13,500           | 13,500           | 13,000           | 12,500           | 12,000           |
| <b>Subtotal - Professional Services</b>                | <b>411,080</b>        | <b>245,400</b>   | <b>374,993</b>   | <b>244,668</b>   | <b>244,510</b>   | <b>193,523</b>   |
| <b>Total Expenditures</b>                              | <b>2,418,052</b>      | <b>1,977,606</b> | <b>1,459,705</b> | <b>1,394,042</b> | <b>1,278,304</b> | <b>1,654,862</b> |
| Excess / (Deficiency) of Revenues<br>over Expenditures | \$ (201,569)          | \$ 184,423       | \$ 750,361       | \$ 717,257       | \$ 769,208       | \$ (253,355)     |

**Key Assumptions:**

- Assessed Valuation = \$455,037,381
- Total Tax Rate = \$0.6240 / \$100 AV
- O&M Tax Rate = \$0.2515 / \$100 AV
- Debt Service Tax Rate = \$0.3725 / \$100 AV
- 98% Collection Rate
- 0 New Taps for Year

**Reserve Analysis:**

|                            | FY 24-25<br>Budgeted | FY 23-24<br>Projected | FY 22-23<br>Actual |
|----------------------------|----------------------|-----------------------|--------------------|
| Est. Beg Fund Balance      | \$ 2,944,042         | \$ 2,193,681          | \$ 1,476,424       |
| Surplus/(Deficit)          | (201,569)            | 750,361               | 717,257            |
| Est. Ending Fund Balance   | \$ 2,742,472         | \$ 2,944,042          | \$ 2,193,681       |
| Oper. Reserve 1yr          | \$ 1,651,052         | \$ 1,424,705          | \$ 1,394,042       |
| NR-Maint. Reserve (Target) | 1,155,000            | 1,175,000             | 1,205,000          |
|                            | \$ 2,806,052         | \$ 2,599,705          | \$ 2,599,042       |
|                            | \$ (63,580)          | \$ 344,337            |                    |

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT**

**ORDER APPROVING THE DISTRICT'S APPRAISAL ROLL AND  
SETTING THE DISTRICT'S TAX RATE FOR 2024**

WHEREAS, the Chief Appraiser of the Hays Central Appraisal District has certified the appraisal roll for all taxable property within the District for 2024 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 2024 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 \$455,037,381 is hereby approved and adopted as the 2024 tax roll of the District.

2. The following tax rate shall be levied for the 2024 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 2024 year.

**PASSED AND APPROVED** this 24<sup>th</sup> day of September, 2024.

---

Dennis B. Daniel  
President, Board of Directors

ATTEST:

---

Gary Grass  
Secretary, Board of Directors

[SEAL]

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 24<sup>th</sup> day of September, 2024.

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

---

Dennis B. Daniel  
President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

---

John Genter  
Vice President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

---

Gary Grass  
Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

---

Mark Olson  
Assistant Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

\_\_\_\_\_  
Eric Hart  
Assistant Secretary, Board of Directors

ATTEST:

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

[SEAL]

ACKNOWLEDGMENTS

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on September 24, 2024 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

\_\_\_\_\_  
John Genter  
Vice President, Board of Directors

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

\_\_\_\_\_  
Mark Olson  
Assistant Secretary, Board of Directors

\_\_\_\_\_  
Eric Hart  
Assistant Secretary, Board of Directors

SWORN AND SUBSCRIBED to before me, the undersigned authority, on this 24<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
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-2024  
9/12/24

## **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 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 950.78 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 951 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°25'41"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;

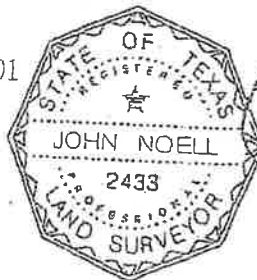
THENCE, N42°40'21"W along a wire fence line, a distance of 631.16 feet to an iron rod found at a fence corner;

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.



*John Noel*  
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.

**EXHIBIT “B”**

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.



Orrick, Herrington & Sutcliffe LLP  
355 South Grand Avenue  
Suite 2700  
Los Angeles, CA 90071  
+ 1 213 629 2020  
[orrick.com](http://orrick.com)

August 27, 2024

Reunion Ranch Water Control and Improvement District  
c/o Willatt & Flickinger, PLLC  
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, Texas)  
Unlimited Tax Bonds, Series 2019  
Issue Date: December 19, 2019  
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 19, 2022, 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 2.8692%, 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, 2029, 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 &amp; 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    | 08/15/2024            | 2.869200%  | \$0.00                      | \$0.00                      | 08/15/2029            | 08/15/2029        | 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             |

ORDER ESTABLISHING WATER AND WASTEWATER SERVICE  
RATES, CHARGES, TAP FEES AND ADOPTING GENERAL POLICIES WITH RESPECT  
TO THE DISTRICT’S WATER, WASTEWATER AND DRAINAGE SYSTEMS

~~February 20~~September 24, 2024

THE STATE OF TEXAS     §  
  §  
COUNTY OF HAYS         §

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

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF REUNION RANCH WCID AS FOLLOWS:

I.     General Policies.

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

1.     “Connection” shall mean and refer to each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.
2.     “District’s representative” shall mean and refer to the general manager of the District or another representative or employee of the District acting pursuant to the direction of the general manager or the Board of Directions of the District.
3.     “LUE” shall mean a single unit of service, defined as the typical flow (in gallons per day) that would be produced by a single-family resident. The number of LUE’s needed for a connection shall be determined in accordance with the methodology, calculations and procedures used by the West Travis County Public Agency (WTCPUA) for determining LUE conversions by land use that are in effect at the time a connection is needed.
4.     The “Rules” shall mean and refer to such rules and regulations as the District may adopt pursuant to Chapter 49 and 51, Texas Water Code.
5.     “Systems” shall mean and refer to the District’s water, wastewater, and drainage systems.

6. “Erosion Control Inspection” shall mean verification of proper silt fencing, inlet protection, and trash contamination.
7. “Site Inspection” shall mean review, inspection, and general overview of lot before construction begins.
8. “Slab Line Inspection” shall mean verification of non-connection between potable and non-potable water connections; including service line.
9. “Wall Line Inspection” shall mean verification of non-connection between potable and non-potable water connections; before wall enclosure.
10. “Fixture Inspection” shall mean verification of non-connection between potable and non-potable water connections; includes correct connections of faucet, hose bib, washing machine, dishwasher connections, etc.
11. “Final Inspection” shall mean complete inspection of entire lot before builder/owner closure of property.

B. All Services Required. Except as otherwise expressly authorized in the Rules, no service shall be provided by and through the District’s System unless the applicant agrees to receive both water and wastewater service from the District.

C. Other Utilities. Prior to installing underground cables, pipelines, or other facilities in the area of the District water supply and sanitary sewer collection lines, representatives of utility companies shall meet with the District’s representative to file such companies’ construction plans and schedules and to review the engineering plans illustrating the location of the District’s lines.

## II. Connections to the District’s Systems.

### A. Applications for Connections.

1. Forms and Requirements. Any party desiring to make a connection to the District’s Systems shall first make an application to the District’s representative in the form approved by the Board of Directors of the District. The applicant shall, upon request, furnish the District’s representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000.00 bodily injury and \$50,000.00 property damage, with an underground rider and a completed operations rider.
2. Review and Approval Process. The District’s representative shall review all applications for connections to the District’s Systems. In the event that the District’s representative finds that the materials to be used and the

procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as the District's representative deems necessary or convenient to accomplish the purpose and objectives of the Rules.

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

C. Water Impact Fees per LUE and Tap Fees.

1. Water Impact Fee. An impact fee equal to the then current West Travis County Public Utility Agency impact fee, for each LUE for each water tap shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property.

2. Tap Fees.

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

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

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

|             |            |
|-------------|------------|
| Residential | \$750.00   |
| Commercial  | \$2,000.00 |

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

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

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

D. District Required Inspection Fees.

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

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

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

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

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

3. Pools. The District's fee for the two inspections of installation of a pool after the initial construction shall be \$100.00. Any required reinspection shall incur an additional fee of \$50.00.
4. Grinder Pump Station. Grinder Station Inspection Fee will be assessed at \$200.00 per inspection.
5. Backflow Prevention. Backflow Inspections Fee will be assessed at \$85.00 per device.

- E. Customer Service Inspections (New Construction). The District will conduct inspections of new residential and commercial construction as required by the TCEQ. Inspections will include erosion, cross-connections, site slab line, wall line, fixture and final site survey a fee of \$350.00 is required for these inspections. In addition, an inspection will be performed on all new irrigation systems, pools, spas, water purification systems, etc. fees will be \$50.00. The applicable inspection fees

will be paid at the time of purchase of the water and wastewater tap for the new construction. If an inspection is failed, a re-inspection fee of \$75.00 will be assessed for any re-inspection required. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have failed, and the re-inspection fee will be assessed.

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

G. Security Deposit Residential.

1. Residential. A security deposit of \$150.00 per connection shall be paid to the District's representative by each residential customer either prior to the initiation of service or billed on the first month's water bill. Security deposits shall not be transferable to another party and shall be held by the District to assure the prompt payment of all bills for water and wastewater services to the customer. Following eighteen (18) months of prompt payment, when due, of the District's utility bills, a customer who owns and occupies a residence within the District shall, upon written request to the District's representative, be entitled to a refund of its security deposit; provided however, that the District may require the customer to replace the security deposit in the event the customer thereafter makes late payments for two (2) or more consecutive months.

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

2. Commercial Security Deposit. An amount equal to \$100.00 times the number of fee units or \$10,000.00 whichever is less.

3. Pool Deposit. A customer who installs a pool shall provide a deposit of \$1,500.00 which shall be applied as provided in the District's Rules. A customer that also needs access through District property or easement during construction shall pay an additional access security deposit in an amount determined by the District's engineer and manager to be sufficient for complete restoration of the District property or easement following construction. The customer shall be responsible for restoration of District

property or easement and if the customer fails to fully restore District property or easement the District shall use the deposit to make the necessary repairs and rehabilitation. During pool construction, a customer must ensure no material, vehicles, trailers, or other machinery are stored or kept on District property or easement. If such deposits are insufficient to cover the costs of repair, the additional costs shall be added to the customer's next water bill. In addition to the provisions of this paragraph, customers are subject to all enforcement provisions in the District's Rules.

4. Homebuilder Deposit. Each homebuilder within the District must maintain a builder deposit of (i) \$1,000.00, if one house is being constructed by the homebuilder; or (ii) \$2,000.00, if more than one house is being constructed by the homebuilder. No taps will be sold to a homebuilder until this deposit is paid. Homebuilder deposits are non-transferable, and any inspection fees coming due to the District may be charged against this deposit.

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

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

### III. Water and Wastewater Service.

- A. Applications for Service. On or before two (2) business days prior to activation of service, any party desiring to receive service from the District's water or wastewater systems shall make an application for such service to the District's representative in the form approved by the Board of Directors of the District. All applications shall be made by the record owner or renter of the property for which service is being requested. Proof of residency shall be furnished to the District's representative upon request. Application fee is set at \$30.00. All application requests received after 2:00 PM, on a standard business day, will be subject to an additional fee of \$150.00, should same day service be requested.
- B. Grinder Pump Systems. The customer shall install a pressure sewer system component, hereinafter referred to as a grinder pump system ("Grinder Pump System") in those circumstances where the elevation and/or slope of the property in relation to the location of the District's System requires the installation of a



pressure sewer system in order to transport customer's sewage to the District's System.

1. Design and Installation. The District shall have the right to prior approval of the design of the Grinder Pump System, including materials, equipment, and location of the Grinder Pump System, prior to installation of the Grinder Pump System by the customer. The customer shall obtain from the District's engineer the design requirements for the Grinder Pump System for the property. The design requirements shall be determined by the District's engineer and shall be in accordance with the rules of the TCEQ for alternative sewage collection systems, as those rules are amended by the TCEQ.
  2. Inspection Prior to Service. The District shall have the right to inspect and approve the installed Grinder Pump prior to initiation of service to the property. The customer shall give the District at least five (5) business days' notice requesting an inspection.
  3. Maintenance and Repair. The customer shall immediately notify the District upon discovery of any alarm or possible malfunction of the Grinder Pump.
  4. Right of Access. The customer will provide the District with a right of access to the customer's property at any time in case of an emergency and at all other reasonable times in a non-emergency case for the purposes of making any improvements, maintenance, repairs, and replacement of any components of the Grinder Pump System, including any Service Lines from the pump to the wastewater collection system and the service isolation valve in order to protect the integrity of the System.
  5. Supply of Power. The customer shall be responsible for supplying power to the Grinder Pump System and for all costs associated with supplying power associated with the operation of the Grinder Pump System.
  6. Ownership. The District and the customer agree that the Grinder Pump System is the property of the customer; however, once the Grinder Pump System is installed, it becomes an integral component of the District's System and not as a part of the home plumbing for the property as required by the rules of the TCEQ.
- C. Water and Sewer Service Rates. The following rates and charges for the sale of water and the collection and disposal of sewage shall be in effect for residential customers, including multi-family and apartment, and commercial customers within the District from the effective date of this Order.

1. General Provisions.

a. Bills for Sewer Service.

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

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

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

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

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

- b. Form of Payment. Payments, other than delinquent accounts, may be made in the form of personal check, credit card, cashier's check or money order. Customers of the District may also pay monthly bills via alternative payment options provided through the District, the District's representative, or third-party service providers, including but not limited to, online check and credit card payments, check and credit card payments processed by telephone, automatic monthly debt programs, and other payment option as they become available. All alternative payment options offered by the District are provided merely as a convenience to customers and such alternative payment options may be discontinued by the District at any time in its sole discretion. Certain payment options are made available through third party service providers who may charge fees in connection with such payment

options. Such fees are the sole responsibility of the customer and are separate and apart from any amount owed by the customer to the District. Non-payment of any such fees shall subject the customer to termination of service in accordance with this Order. If any customer payment is refused or returned by the processing financial institution, the District will charge the customer a return item fee of \$25.00. Acceptable payment options for delinquent accounts are restricted as specified elsewhere in this Order.

c. Meter Re-reads and Tests.

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

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

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

Residential customers shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

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

Homeowner Associations shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

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

EFFLUENT RATES (Effective on May 17, 2022).

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

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

All customers shall be charged for wastewater as follows:

Basic Service Charge Wastewater Per LUE                      \$36.40

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

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

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

- a. The District’s representative reviews the water usage to confirm the monthly usage is higher than the average time of year and will ask the customer if there was a leak in the home or irrigation.
  
- b. If the customer had a leak and has a repair invoice for an underground leak or irrigation repair made in the time associated with the high water use, the District’s representative will calculate the total water use down to the first tier’s rate in accordance with the following: if any adjustment is made, the current/leak usage will be compared to the prior years’ usage for the same time period, which shall not exceed three months, and then the amount of water loss due to the leak will be billed to the customer at the lowest tiered rate for the period of the leak not to exceed three-months in any 12-month period. Any late fees will not be waived. The Water Conservation and Drought Management Committee has the

authority to approve leak adjustments not exceeding \$2,000.00. Any leak adjustment in excess of \$2,000.00 requires approval by the Board of Directors.

- c. If the customer had a leak and has not repaired it, the District's representative will request that the customer hire a plumber to investigate. No leak adjustment will be considered without a repair for an underground leak or irrigation repair.
- d. If the customer believes there is no leak causing high water usage, the District's representative will offer to test the meter to determine if the District meter is recording water flow incorrectly.
  - i. If the meter results show there is an issue with the meter adverse to the customer, the District's manager will adjust the billing to an average of water use over the last year's average during the same season.
  - ii. If the meter is tested and there are no issues adverse to the customer, the customer will pay for the testing. The charge is \$50.00.

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

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

5. Delinquent Accounts and Discontinuation of Service.

- a. Due Date. The District shall bill each customer monthly for all services rendered in the preceding month. All bills shall be due on the due date as specified on the bills and shall become delinquent if not paid as set forth on the bills. For accounting purposes only, and with District board approval, the District's representative shall write off accounts receivable over ninety (90) days past due. This shall in no way relieve the past due customer of any liability for payment. The District's

representative shall turn all overdue accounts over to a collection agency for appropriate action.

- b. Late Charge. A late charge of ten percent (10%) of the amount of the bill shall be added for each monthly billing date the delinquent amount, including a delinquent stand-by fee, remains unpaid. If a bill remains delinquent for fifteen (15) days, water service shall be discontinued in accordance with this paragraph. Prior to termination, the customer shall be notified of the amount due by letter sent by United States Mail, First Class. A delinquent bill renders the entire account delinquent and the entire account must be paid in full in order to avoid interruption of service. The notice shall state the date upon which water service shall be terminated, which date shall be not less than seven (7) days from the date such notice is sent. Such notice shall state the time and place at which the account may be paid and that any errors in the bill may be corrected by contacting the District's representative, whose telephone number shall also be given in such notice. Provided, however, that in the event the customer contacts the District's representative within such seven (7) day period, the District's representative may, at its option, allow the customer to make arrangements to pay the delinquent amount in installments to be approved by the District's representative. Prior to termination, the customer shall receive three (3) days' notice of such termination by the District's representative placing the notice at the customer's service address. After termination of service, payment by the customer of delinquent amounts due and reconnection charges shall be payable only by credit card, money order, or cashier's check. No personal checks will be accepted.
- c. Dishonored Checks. Water service shall be discontinued in accordance with this Section for any account for which a check for payment has been dishonored by the financial institution. Prior to termination, the customer shall receive a three (3) day notice of such termination by the District's representative placing the notice at the customer's service address. Payment by the customer who has presented a dishonored check shall be made by credit card, money order, or cashier's check. Personal checks will not be accepted. The District further reserves the right to charge a customer paying a bill with a check which is dishonored an amount established from time to time by the District's representative, which amount shall be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District.
- d. Reconnection of Service after Discontinuation. If service to a customer is discontinued for nonpayment of a delinquent bill or for any cause legally authorized (including discontinuation upon a customer's request), the charges set forth below shall apply, and such charges must

be paid prior to reconnection. In addition to the charges set forth below, and in addition to any required replenishment of a customer's security deposit previously established under Section II(G) herein, an additional reconnection security deposit of \$150.00, payable in accordance with this Order, shall be paid prior to service being restored. Upon payment of the reconnection security deposit by a customer, such deposit shall be retained and administered in accordance with this Order. Payment of all deposits, fees and charges under this Section must be in the form of cash, cashier's check, or money order.

|  |                                 |
|--|---------------------------------|
| When meter has been removed                  | \$150.00                        |
| When meter has not been removed              | \$ 60.00                        |
| Additional after-hours charge (after 4 p.m.) | At cost, not to exceed \$250.00 |

Wastewater System. Two times the cost to the District.

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

6. Unauthorized Use of Water.

Any person, corporation, or other entity which takes or uses water without prior authorization of the District violates this Order and shall be subject to a penalty of \$200.00 for each breach of this provision and shall be charged for water taken or used at the applicable rates as established in the foregoing. Each day that a breach of this section continues shall be considered a separate breach. All water use, other than by grants of the District, will be through a meter provided to the user by the District. The District shall not allow use of District water or connection to the District's water system until all outstanding penalties assessed have been paid. This penalty shall be in addition to the other penalties provided by the laws of the State and to any other legal rights and remedies of the District as may be allowed by law. Board determination of a violation is required in order to levy a penalty and upon such determination, notice in writing shall be delivered to the person, corporation, or entity held in violation providing said person the opportunity to appear before the Board and address the imposition of said penalty.

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

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

IV. Water Conservation Plan and Drought Contingency Plan.

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

V. Filing of Order.

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

VI. Effective Date.

The effective date of this Order shall be ~~February 20~~September 24, 2024.

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Dennis B. Daniel, President  
Board of Directors

ATTEST:

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Ronald F. Meyer

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Gary Grass, Secretary  
Board of Directors

(DISTRICT SEAL)



AMENDMENT NO. 3 TO THE  
ENGINEERING SERVICES AGREEMENT

THE STATE OF TEXAS   §

COUNTY OF TRAVIS    §

This **Amendment No. 3** to Engineering Services Agreement is made and entered into **effective October 1, 2024** by and between **REUNION RANCH WCID** (the "District"), a political subdivision of the State of Texas, and **MURFEE ENGINEERING COMPANY, INC.**, a Texas corporation (the "Engineer"), and is as follows:

**WHEREAS**, the District and the Engineer have entered into an Engineering Services Agreement dated effective APRIL 20, 2012 as amended in Amendment No 1 dated effective May 15, 2018 and as amended in Amendment 2 dated effective Sept 13, 2022 (the "Contract"); and

**WHEREAS**, the District and the Engineer have mutually agreed to modify the terms of the Contract, as hereinafter set forth;

**THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

Section 1. Exhibit "A" of the Contract setting forth the fee schedule is hereby deleted and the revised fee schedule attached hereto as Exhibit "A", dated June 1<sup>st</sup>, 2024, is hereby inserted in its place.

Section 2. The revised fee schedule becomes effective on the next billing cycle for all tasks and work orders in process and immediately for future tasks and work directives.

Section 3. The terms and conditions of the general contract are hereby amended to include the following legislatively dictated language;

***Interested Parties:***

MEC acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. MEC confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Agreement, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the MEC executes and submits the Agreement to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Agreement is not effective until the requirements listed above are satisfied and any approval or award of the Agreement by the District is expressly made contingent upon MEC's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

***Conflicts of Interest:***

MEC acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. MEC confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Agreement to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

***Verification Under CH. 2271, Texas Government Code:***

If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), MEC represents and warrants that, at the time of execution and delivery of the Agreement, neither MEC, nor any wholly or majority-owned subsidiary, parent company, or affiliate of MEC that exist to make a profit, boycott Israel or will boycott Israel during the term of the Agreement. The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. MEC understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with MEC.

***Verification Under Subchapter F, CH. 2252, Texas Government Code:***

For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), MEC represents and warrants that, neither MEC, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of MEC that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. MEC understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with MEC.

***Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies:***

If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), MEC represents and warrants that, at the time of execution and delivery of the Agreement, neither MEC, nor any wholly or majority-owned subsidiary, parent company, or affiliate of MEC that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Agreement. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

***Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries:***

If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), MEC represents and warrants that, at the time of execution and delivery of the Agreement, neither MEC, nor any wholly or majority-owned subsidiary, parent company, or affiliate of MEC that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity", "firearm

entity”, and “firearm trade association” have the meanings ascribed to them in Section 2274.001, *Texas Government Code*.

Section 4. Except as provided in this Amendment, and subject to the modifications set forth herein, the Contract shall remain in full force and effect.

Executed to be effective \_\_\_\_\_, 2024.

REUNION RANCH WCID

By: \_\_\_\_\_  
Dennis Daniel, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary  
Board of Directors

MURFEE ENGINEERING COMPANY, INC.,  
a Texas Corporation

By: Bryce Canady  
Bryce Canady, P.E.  
Vice President, Development and Operations

\_\_\_\_\_  
MURFEE ENGINEERING COMPANY, INC.

## HOURLY RATE SCHEDULE

Effective June 1<sup>st</sup>, 2024

| <u>Employee Classification</u>                         | <u>Hourly Rate</u> |
|--|--------------------|
| Principal  | \$350              |
| Managing Engineer                                      | \$300              |
| Senior Project Manager                                 | \$250              |
| Project Manager  | \$225              |
| Senior Project Engineer                                | \$210              |
| Project Engineer                                       | \$190              |
| Engineering Technician II                              | \$150              |
| Engineering Technician I                               | \$130              |
| Senior CAD Design Technician                           | \$180              |
| CAD Design Technician                                  | \$145              |
| Draftsperson   | \$125              |
| Project Administration Manager                         | \$200              |
| Construction Administration and Observation Manager    | \$170              |
| Construction Administration and Observation Technician | \$120              |
| Technical Admin Assistant/Intern                       | \$110              |
| Financial Services                                     | \$100              |
| Executive Assistant                                    | \$85               |
| Administrative Assistant                               | \$80               |
| Reimbursable Expenses                                  | Cost + 15%         |

**Draft Dated 9/10/24**

**REUNION RANCH WCID**

**PROTOCOLS FOR POOL APPLICATIONS, APPROVALS, DEPOSITS,  
INSPECTIONS, VIOLATIONS, FINES AND DAMAGE ASSESSMENTS**

**September 10, 2024**

Reunion Ranch Water Control and Improvement District (“District”) has adopted its Rules and Regulations Governing Water and Sanitary Sewer Facilities, Service Lines, Connections, Erosion Control, Drainage Facilities, District Property and Easements dated February 20, 2024, and as amended from time to time (“District Rules and Regulations”) and Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Adopting General Policies with Respect to the District’s Water, Wastewater and Drainage Systems dated February 20, 2024, and as amended from time to time (“District Rate Order”).

All residents wishing to install a pool must comply fully with all applicable provisions of the District Rules and Regulations and District Rate Order. These protocols are intended to provide guidance for the processing of pool applications, approvals, deposits, inspections, violations, fines and damage assessments. In the event of any conflict between these protocols and the District Rules and Regulations or District Rate Order, the District Rules and Regulations and District Rate Order shall prevail.

**WARNINGS AND GENERAL GUIDANCE**

**HOA APPROVAL IS REQUIRED PRIOR TO SUBMITTING A POOL APPLICATION TO THE DISTRICT:** A resident wishing to install a pool will need to obtain written approval from the Reunion Ranch Homeowners Association, Inc. (“HOA”) prior to submitting an application to the District. An HOA approval letter is required as part of the application to the District.

**NO CONSTRUCTION UNTIL AUTHORIZATION TO PROCEED IS RECEIVED FROM THE DISTRICT:** No construction activity is permitted until the resident has received written notice from the District that the application has been approved, the necessary deposits have been received and that construction may begin. Any construction prior to that time may result in fines and damage assessments charged against the resident.

**SPECIAL AUTHORIZATION AND AN ADDITIONAL DEPOSIT WILL BE REQUIRED IF THE RESIDENT REQUIRES ACCESS TO AREAS WHERE DISTRICT FACILITIES ARE LOCATED.** “District Facilities” herein includes District drainage and irrigation systems, easements, District property and green belts. Many sensitive District Facilities are located in areas that are also HOA common areas. HOA approval to access those areas for pool construction is not sufficient. The resident must also have approval from the District. Access to such areas without prior written approval from the District will result in fines and damage assessments charged against the resident. If access to those areas is granted by the District, the resident will be required to

provide an additional deposit in an amount estimated to cover any damage to District Facilities and proper restoration of those areas. In some cases, the District may deny the access due to the potential for harm to District Facilities.

## **REFERENCES TO THE DISTRICT RULES AND REGULATIONS AND DISTRICT RATE ORDER**

The instructions and forms for in-ground pool construction are found in Exhibit 5 of the District Rules and Regulations. The detailed rules and regulations related to pool installation are found in Section 3.06 of the District Rules and Regulations. Article XI of the District Rules and Regulations addresses additional requirements if access to District Facilities is requested. The deposits required for pool installations are set forth in Section II(G)3 of the District's Rate Order. Section III(C)7 of the District Rate Order provides that any fines, penalties, costs, expenses, reimbursements or any other charges imposed by the District shall be added to and included in the bills sent monthly to customers. If deposits are not sufficient, then any additional amounts will be added to that resident's monthly bill.

## **PROCESS PROTOCOLS**

The District's Operator ("Operator") will receive and process all pool applications. Unless access to District Facilities is requested, the Operator will determine when an application is complete and notify the resident that construction may begin. If access to District Facilities is required, the Operator shall prior to any approvals, notify the District's Engineer ("Engineer") and the District's Land Use Committee ("Committee") of the request and the Operator and Engineer shall make a recommendation to the Committee on whether access should be granted and if so, on the amount of deposit required to repair and restore possible damage to District Facilities. The Committee will bring all access requests and recommendations on approval and deposits to the District Board of Directors ("Board") for consideration at the next available Board meeting. The Operator will notify the resident of the Board's decision and if access is approved subject to receipt of a deposit, the Operator will require such deposit prior to approval.

During any approved pool construction, the Operator shall oversee the construction activity and perform the necessary inspections. The Operator shall promptly notify the Committee and the resident of any violations and potential fines or charges, as they arise such as the following:

*Pool construction starting prior to approval.*

*Missed inspections, including failure to re-schedule a failed inspection.*

*Unauthorized access to District Facilities, storing of vehicles, equipment or materials on such areas or mixing of materials in those areas.*

The Operator will hold all deposits until release of such deposit is approved by Board.

Upon completion of the pool installation, the Operator will promptly present to the Committee a summary of all fees, potential fines and damage assessments. The Committee will review the summary and present to the Board its recommendations at the next available Board meeting.

After Board consideration and approval, the Committee will instruct the Operator on what deductions from the deposit shall be made prior to refunding the deposit to the resident. Operator shall promptly refund any remainder of a deposit to the resident and provide the resident a detailed description of the amounts deducted. If the deposit is not sufficient to cover all applicable fees, fines and damage assessments, then the Operator shall provide the resident a detailed description of those amounts and add those amounts to the resident's monthly bill to be due in the next billing cycle.

Operator shall promptly notify the Committee if any resident disputes any deductions from deposits or additional charges and the Committee will review the disputed amounts, if appropriate, contact the resident and prepare a recommendation to the Board to be considered at the next available Board meeting. The Board may reconsider its prior decision at that time. The Operator will notify the resident when the appeal will be considered so the resident has an opportunity to appear before the Board.

# Reunion Ranch Water Control and Improvement District

c/o Inframark Inspections Dept.

P.O. Box 1205

Brookshire, Texas 77423

Phone: 512-246-0498

## In-Ground Pool Construction Request

**Please note that pools must drain onto a greenbelt if applicable or into the Reunion Ranch WCID storm drainage system. No pools may drain into the Reunion Ranch WCID sewer system.**

**Access to your property through Reunion Ranch WCID property, easement or greenbelt is subject to the requirements of the Rules and Regulations, including an additional deposit. Any unauthorized access through or damage to District property, easement or greenbelt is subject to fines and penalties by Reunion Ranch WCID.**

This form must be submitted along with a copy of the HOA architectural approval letter, a completed License to Encroach application (if necessary), and a complete set of plumbing plans. A deposit of \$1,500.00 is required as well as inspection fees in the amount of \$100.00 (this includes costs of 2 inspections). If access through District property, easement or greenbelt is required during construction, an additional deposit as determined per the Rate Order will be required. **Note:** If additional inspections are required there will be an extra ~~\$100.00~~ **50.00** per inspection ~~and will be deducted from your deposit.~~ We request these checks separately as the deposit is refundable, either in part or whole, checks are made payable to **Reunion Ranch WCID**. The deposit will be refunded upon final inspection of the pool less the cost of any fines or repairs costs to District property according to the Rules and Regulations of Reunion Ranch WCID. **PLEASE NOTE THAT PAYMENT AND ALL DOCUMENTS SHOULD BE RECEIVED AND APPROVED BEFORE CONSTRUCTION BEGINS.**

Applicant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

Applicant Preferred Method of Contact: \_\_\_\_\_

Contractor's Name: \_\_\_\_\_

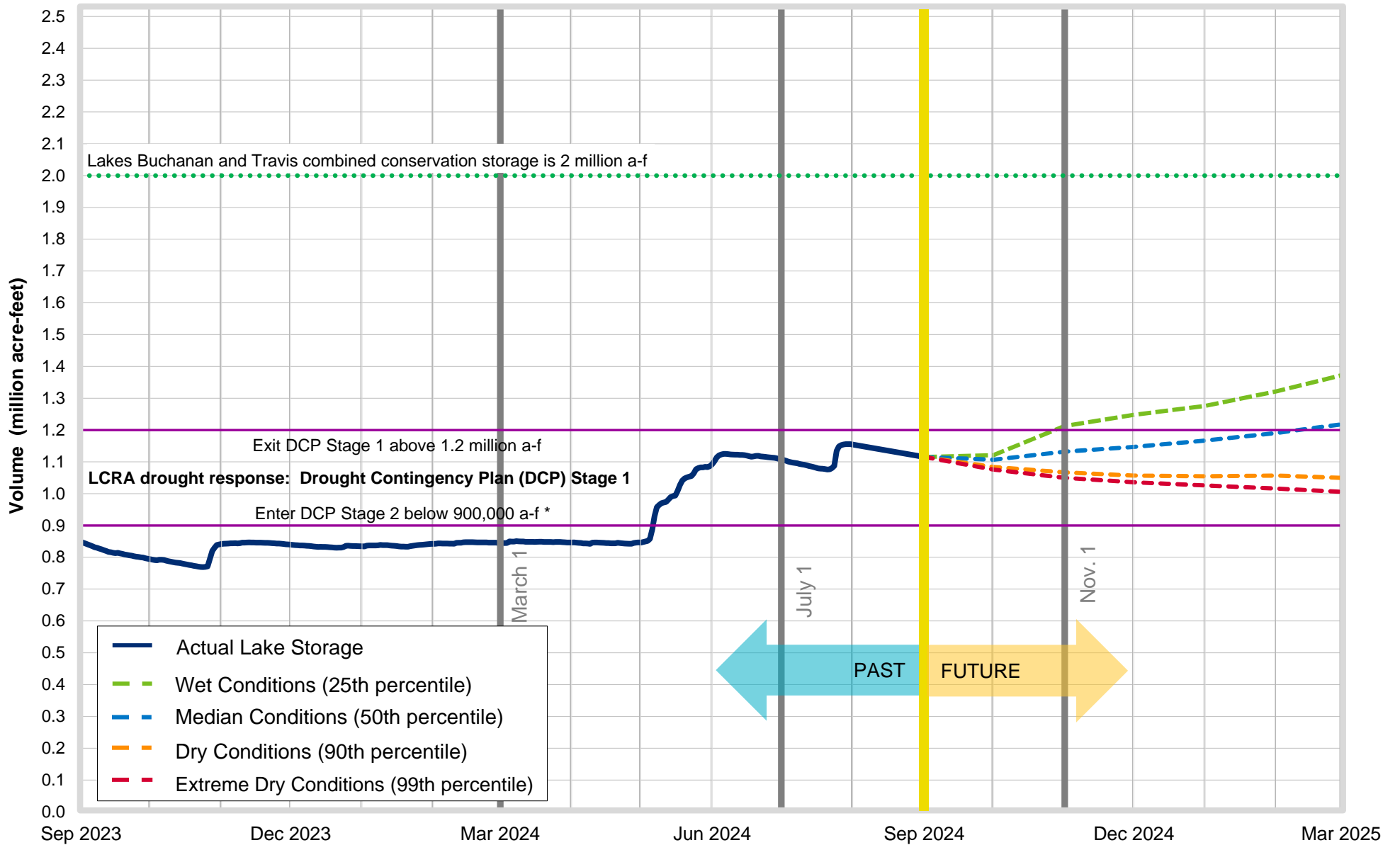
Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Contact Phone Number: \_\_\_\_\_

Applicant's Email: \_\_\_\_\_ Pool Builder's Email: \_\_\_\_\_



## Lakes Buchanan and Travis Total Combined Storage Projections



\* LCRA also would enter DCP Stage 2 on March 1 or July 1 if combined storage is below 1.1 million a-f and the prior three-month inflows total is less than the 25th percentile of historic inflows for that three-month period

**MURFEE ENGINEERING COMPANY, INC.**

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

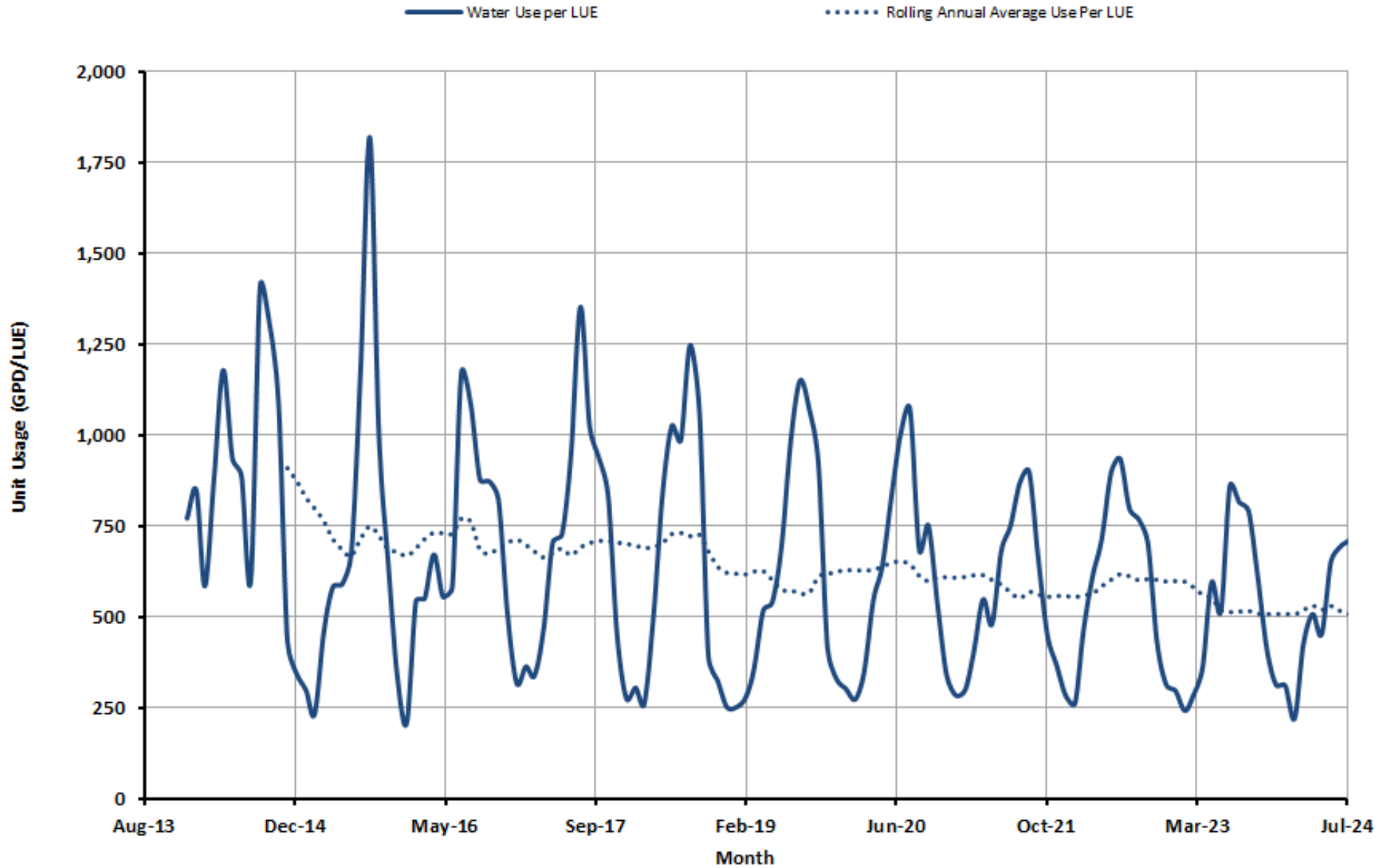
# M E M O R A N D U M

**DATE:** September 10<sup>th</sup>, 2024  
**TO:** BOARD OF DIRECTORS – REUNION RANCH WCID  
**FROM:** MARK KESTNER PE  
**RE:** ENGINEERS REPORT  
**CC:** BILL FLICKINGER – WILLATT & FLICKINGER

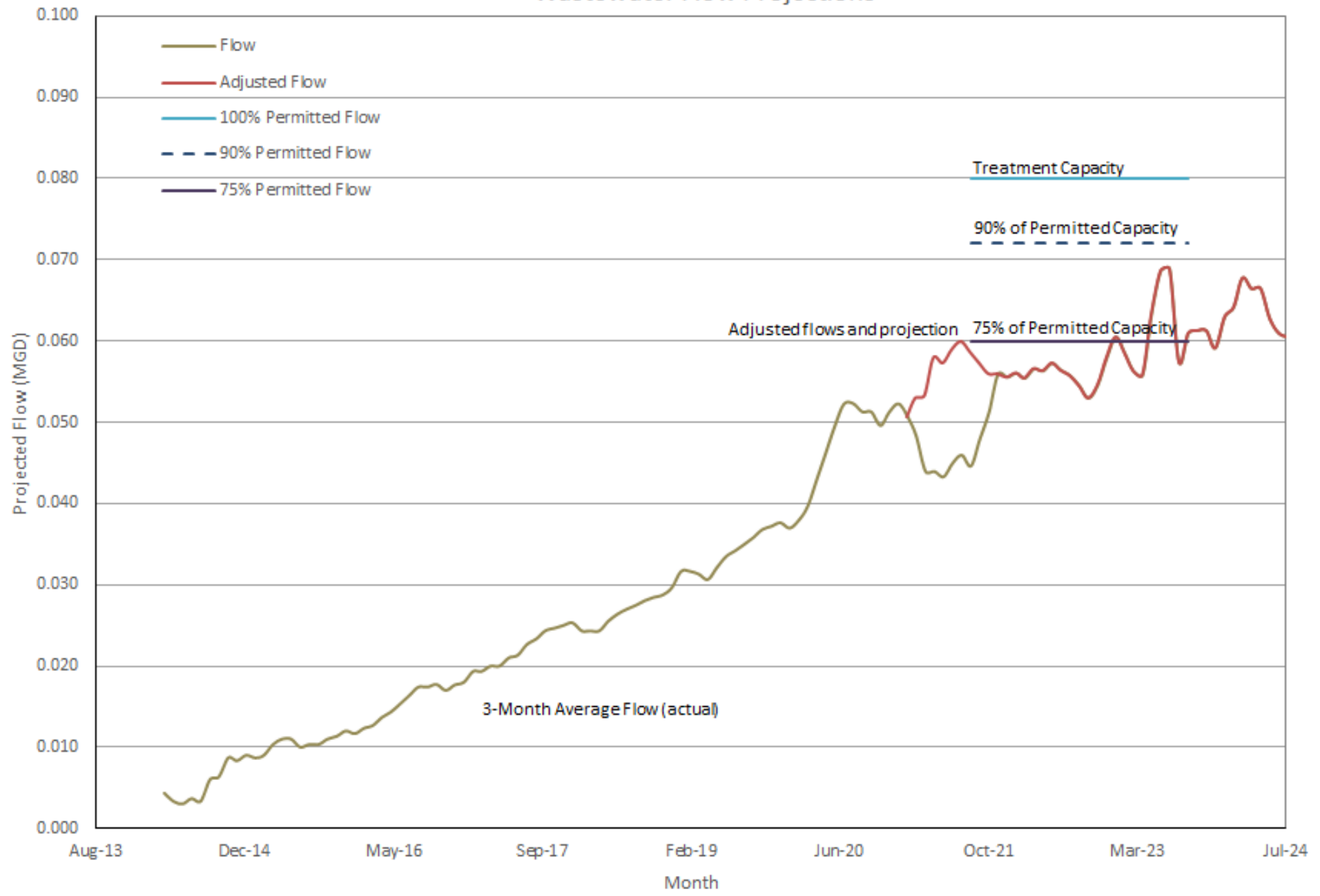
- a. Wastewater Collection and Treatment Plant
  - i. Wastewater Flows and Trends
    - Attached is an updated figure tracking wastewater flows to the existing WWTP vs. projections and permit milestones.
    - SCADA integration of the weir readings is complete as well as recapture of historical flows.
    - Field Review of the Sludge Dewatering process is being coordinated with Inframark to automate the sequence.
  - ii. Improvements
    - A Payment request to close out the conveyor construction project is anticipated – the retainage is the only outstanding item.
  - iii. Operational Issues
    1. Effluent Quality has been in accordance with Plant Permits this year.
    2. Texas Land Application Permit (TLAP)
      - We have checked in with TCEQ and they have long queue of permit reviews. We are in compliance having submitted our new permit and addressed all comments. RRWCID will continue to operate under the old permit conditions until the new permit is issued.
  - iv. Wastewater Plant Efficiency Plan
    1. Details of the 210 irrigation system are being worked out with Malone Wheeler including ownership and maintenance demarcation and reliable flow measurement for both the drip fields and the irrigation system.

2. The pickup point has been agreed to and solicitation of contractors for the piping and skid installation will begin the week of 9/16/24.
- 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
      - HOA Request for Irrigation Variance. LCRA will accept an alternate plan for irrigation of common areas spread across multiple days. Coordination with WTCPUA is ongoing.
    - iii) Lead and Copper Rule Revision (LCRR)
      - The inventory is complete, and has been submitted to TCEQ ahead of the Oct, 2024 deadline.
  - c. Long-Term Improvements and Asset Management Plan – 2024 Budget
    - i) Draft 2024-2025 Budgets are being coordinated and updated for engineering, maintenance, and capital projects.
  - d. Emergency Management Plan(s)
    - i) Wastewater System Emergency Response Plan  
  
Has been sent out to the committee for 90% review.
  - e. Stormwater and Water Quality System
    - i) No ongoing projects or updates.
  - f. Approvals Related to Ongoing Construction Contracts
    - i) Currently there are no approvals for Board Consideration
  - g. Approvals Related to Upcoming Construction Contracts
    - i) Currently there are no approvals for Board Consideration

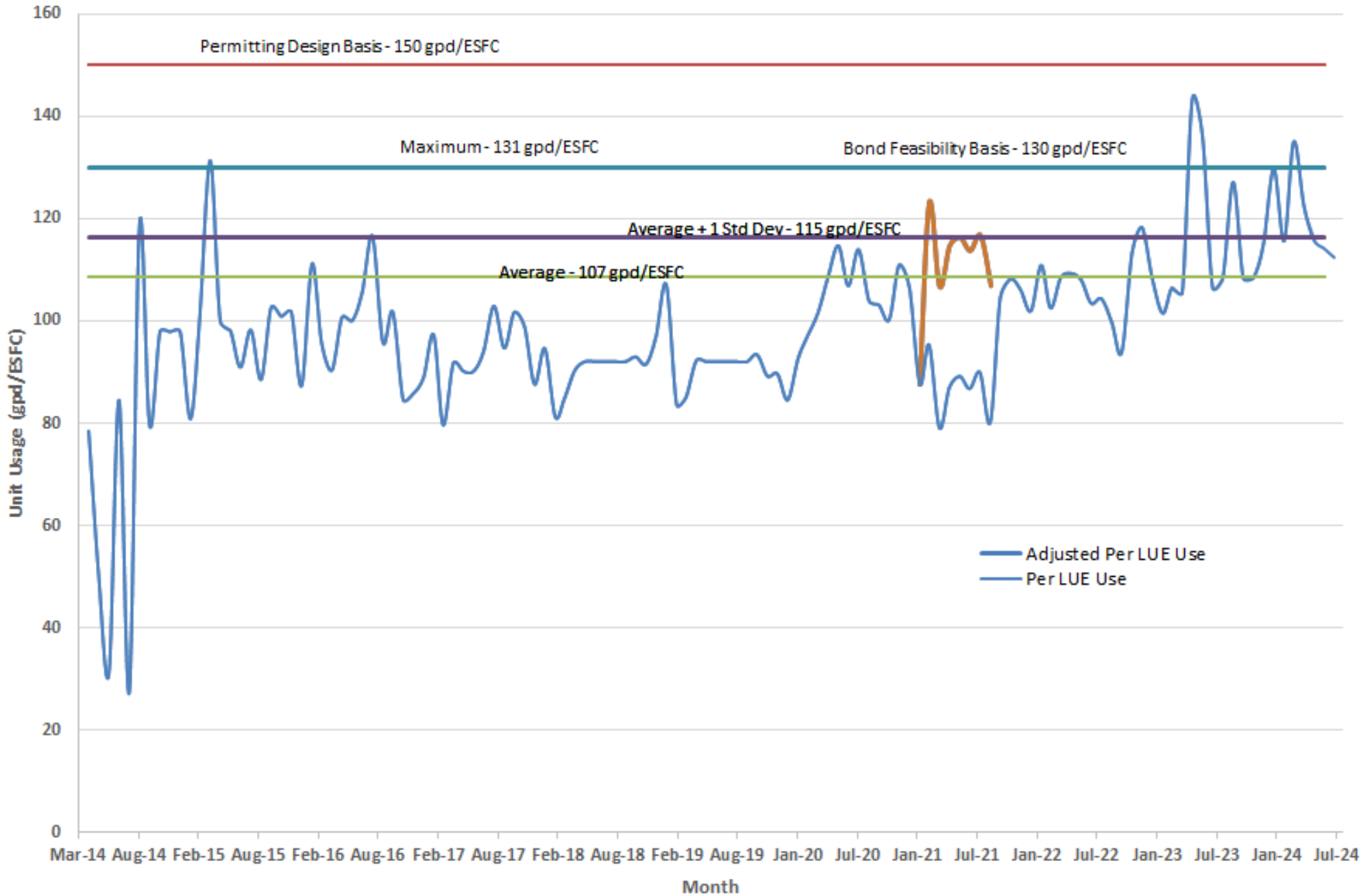
## Reunion Ranch WCID Per LUE Water Use Trends



### Reunion Ranch WCID Wastewater Flow Projections

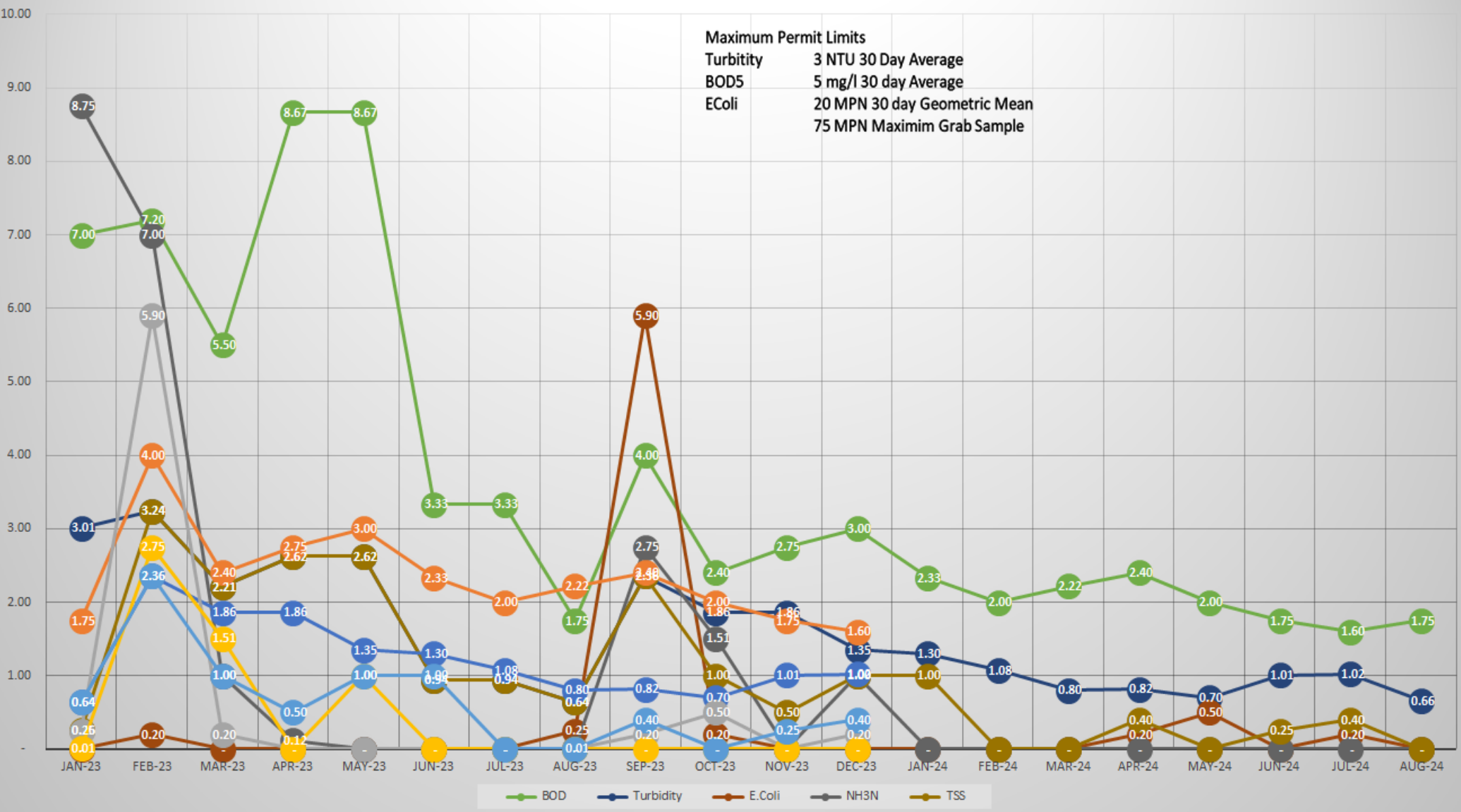


## Reunion Ranch WCID WWTP Unit Usage Analysis



# EFFLUENT COMPOSITE CHART

**Maximum Permit Limits**  
 Turbidity 3 NTU 30 Day Average  
 BOD5 5 mg/l 30 day Average  
 EColi 20 MPN 30 day Geometric Mean  
 75 MPN Maximim Grab Sample



| Project/Task   | Category   | Sub-Category                             | Description   | Frequency (years) | Estimated Project Amount | Original Approved Budget | Expected Start | Duration (years) | Expected Completion | FY 2024-2025 Amount | Cash Outflow 2024-2025 | Notes  |
|--|------------|--|---|-------------------|--------------------------|--------------------------|----------------|------------------|---------------------|---------------------|------------------------|--|
| Main Line Valve Maintenance                                | Water      | Routine Repairs and Maintenance - Water  | Locate and clean/excersize valves   | 5                 | \$ 2,000.00              | \$ 2,000.00              | 2024           | 1                | 2025                | \$ 400.00           | \$ 400.00              | 20% each year for 5 years total amoiant amortize over 5 years  |
| Replace Hypchlorite Tank at WWTP                           | Wastewater | One-time Repairs and Maintenance - WW/LS | Replace the existing hypochlorite tank at the WWTP with a 500 gallon tank   | one-time          | \$ 5,000.00              | \$ 5,000.00              | 2025           | 1                | 2026                | \$ 2,500.00         | \$ -                   | Request from Inframark   |
| Storage shed at WWTP                                       | Wastewater | One-time Repairs and Maintenance - WW/LS | Install a shed to store spare parts at the WWTP, storage on site was significantly reduced because of the WWTP Exp  | one-time          | \$ 5,000.00              | \$ 5,000.00              | 2025           | 1                | 2026                | \$ 2,500.00         | \$ -                   | Request from Inframark   |
| Drip Skid Pump Maintenance                                 | Wastewater | One-time Repairs and Maintenance - WW/LS | JNM to confirm, est. close \$8000 in parts  | one-time          | \$ 8,000.00              | \$ 8,000.00              | 2025           | 1                | 2026                | \$ 4,000.00         | \$ -                   |  |
| Sludge Storage Basin Mixer Replacement                     | Wastewater | One-time Repairs and Maintenance - WW/LS | Sludge storage basin mixer motor was damaged while the basin was covered due to corrosive gases in the headspace. The unit needs replaced in order to continue operation of the mixer | one-time          | \$ 15,000.00             | \$ 15,000.00             | 2025           | 1                | 2026                | \$ 7,500.00         | \$ -                   | The motor will be replaced when it fails   |
| Effluent Lift Station (Filter Feed Pumps) Pump Replacement | Wastewater | One-time Repairs and Maintenance - WW/LS | Replace the submersible pumps that are not operating according to their design point  | one-time          | \$ 50,000.00             | \$ 50,000.00             | 2025           | 2                | 2027                | \$ 25,000.00        | \$ -                   | Note, potential additional upgrades in the future, \$50K   |
| 210 Conversion 5 phases                                    | Wastewater | One-time Repairs and Maintenance - WW/LS | Design and construction of the 210 Irrigation Skid.   | one-time          | \$ 480,000.00            | \$ 230,000.00            | 2023           | 5                | 2028                | \$ 480,000.00       |                        | 5 Year Build out for all efficiency Projects   |
| Wastewater Treatment Plant Efficiency Upgrades Phase 1     | Wastewater | One-time Repairs and Maintenance - WW/LS | Purchase of Irrigation Pump Skid  | one-time          |                          | \$ 125,000.00            | 2024           | 1                | 2025                |                     | \$ 150,000.00          | This Phase will allow the Board to Shorten the equipment lead time for the irrigation of common areas within the HOA.                      |
| Wastewater Treatment Plant Efficiency Upgrades Phase 2     | Wastewater | One-time Repairs and Maintenance - WW/LS | Install piping and valving to allow use of irrigation pump for HOA irrigation uses  | one-time          |                          | \$ 150,000.00            | 2024           | 1                | 2025                |                     | \$ 125,000.00          | This Phase will allow for the irrigation of common areas within the HOA.   |
| Wastewater Treatment Plant Efficiency Upgrades Phase 3     | Wastewater | One-time Repairs and Maintenance - WW/LS | Install piping and valving to allow use of irrigation pump for drip field use   | one-time          |                          | \$ 150,000.00            | 2024           | 1                | 2025                |                     | \$ 150,000.00          | This stage of the plan will allow for redundancy in the effluent disposal system and the effluent tank filling processes within the plant. |
| Wastewater Treatment Plant Efficiency Upgrades Phase 4     | Wastewater | One-time Repairs and Maintenance - WW/LS | SCADA intigration of pump skid and appertenances  | one-time          |                          | \$ 45,000.00             | 2025           | 1                | 2027                |                     | \$ 45,000.00           | This stage of the plan will allow automated use of the irrigation and drip fields and remote sensing of conditions and errors.             |
| Wastewater Treatment Plant Efficiency Upgrades Phase 5     | Wastewater | One-time Repairs and Maintenance - WW/LS | Decommision Drip Field Pump Skid  | one-time          |                          | \$ 10,000.00             | 2025           | 1                | 2028                |                     |                        | This Phase of the plan allows for the removal of the maintainance and power costs assciated with this equipment                            |





Reunion Ranch WCID  
General Manager Reports for the month of  
August 2024  
Board Meeting: September 10th , 2024

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

**From: Dragan Sonnier**

**Date: September 10<sup>th</sup>, 2024**

**Subject: Operations and Maintenance Report**

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

- A. **Administrative** – Nothing Significant to report currently.
- B. **Improvement of Wastewater Treatment Plant Operations** - Nothing Significant to report currently.
- C. **Wastewater treatment plant & effluent subsurface irrigation**
  - a. All facilities comply for the month; (**BOD & TSS are both below 5 this month**)
    - Plant's capacity is at 75.5%; total flows are 1.87 MG; average flows are 63,381 GPD.
  - b. **Bar Screen Repair**
    - Raga has confirmed that the work will be completed by the end of the week.
  - c. **LS 1 Pump Repair**
    - Zone Industries let us know the pump should be ready by mid-September.
- D. **Wastewater collection system** - Nothing significant to report.
- E. **Water distribution system**
  - a. Water accountability is at 95.75% for the month.
  - b. Billing cycle from July 17<sup>th</sup> - August 15<sup>th</sup>, 2024
- F. **Stormwater Conveyance & Pond maintenance**
  - a. Inframark conducted Pond inspections on August 16th. Work orders were issued for areas of concern.
- G. **Customer matters, complaints, reports & updates**
  - a. **Pool Application/Request for District Property Access**
    - The customer we discussed last month was informed of the board's decision and asked to provide an alternative route. Customer is still working with their pool company to provide a new route.
- H. **Customer billing & delinquencies**
  - a. Mailed Delinquent Letters 6, tags hung 2, disconnects 0.
- I. **Authorizations for expenditures related to contracts, repairs, replacements, operations improvements, and maintenance.**

**Current Items for Board consideration:**

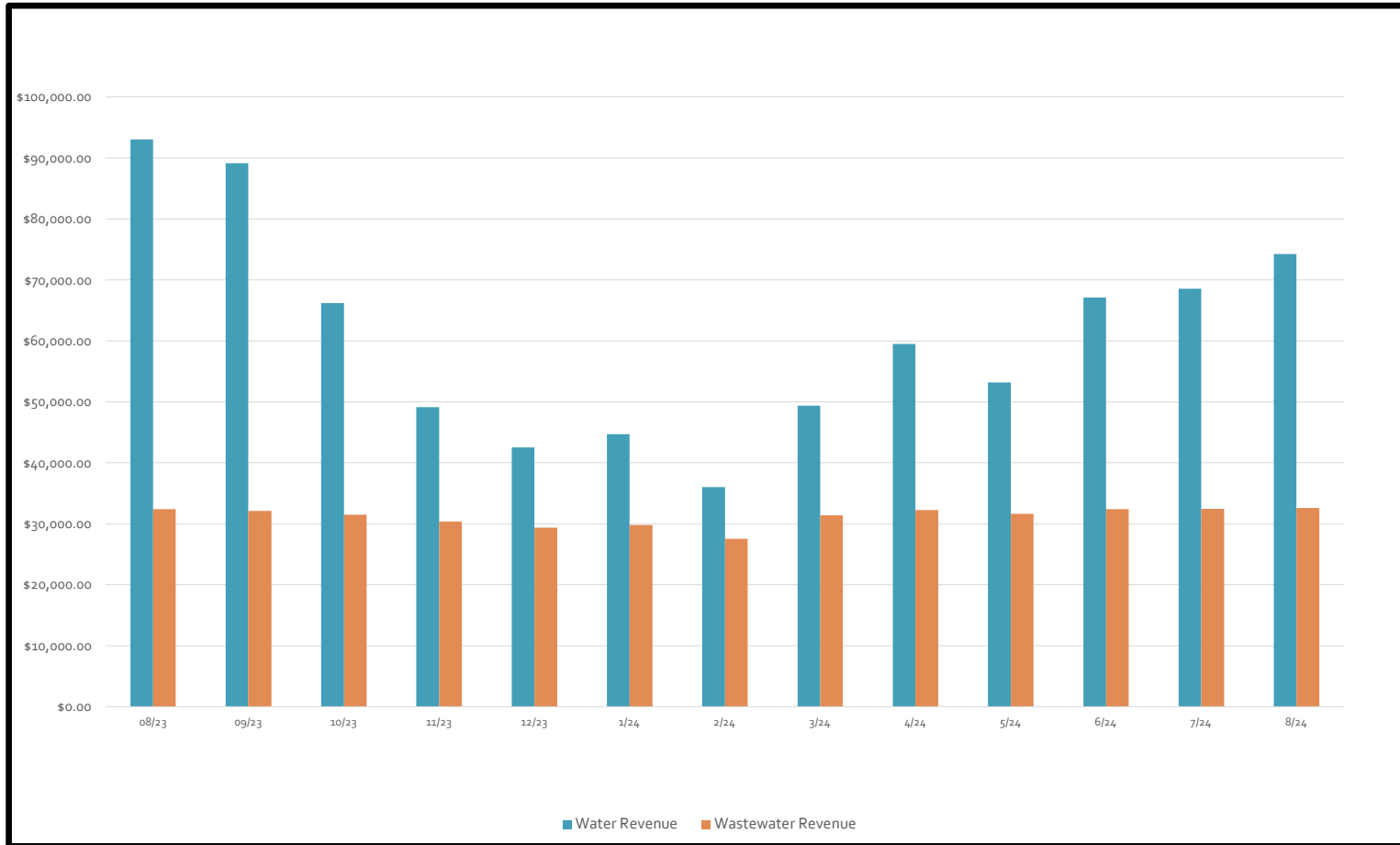
| <b>Vendor</b> | <b>Amount</b> | <b>Description</b> | <b>Work Order #</b> |
|---------------|---------------|--------------------|---------------------|
|               |               |                    |                     |

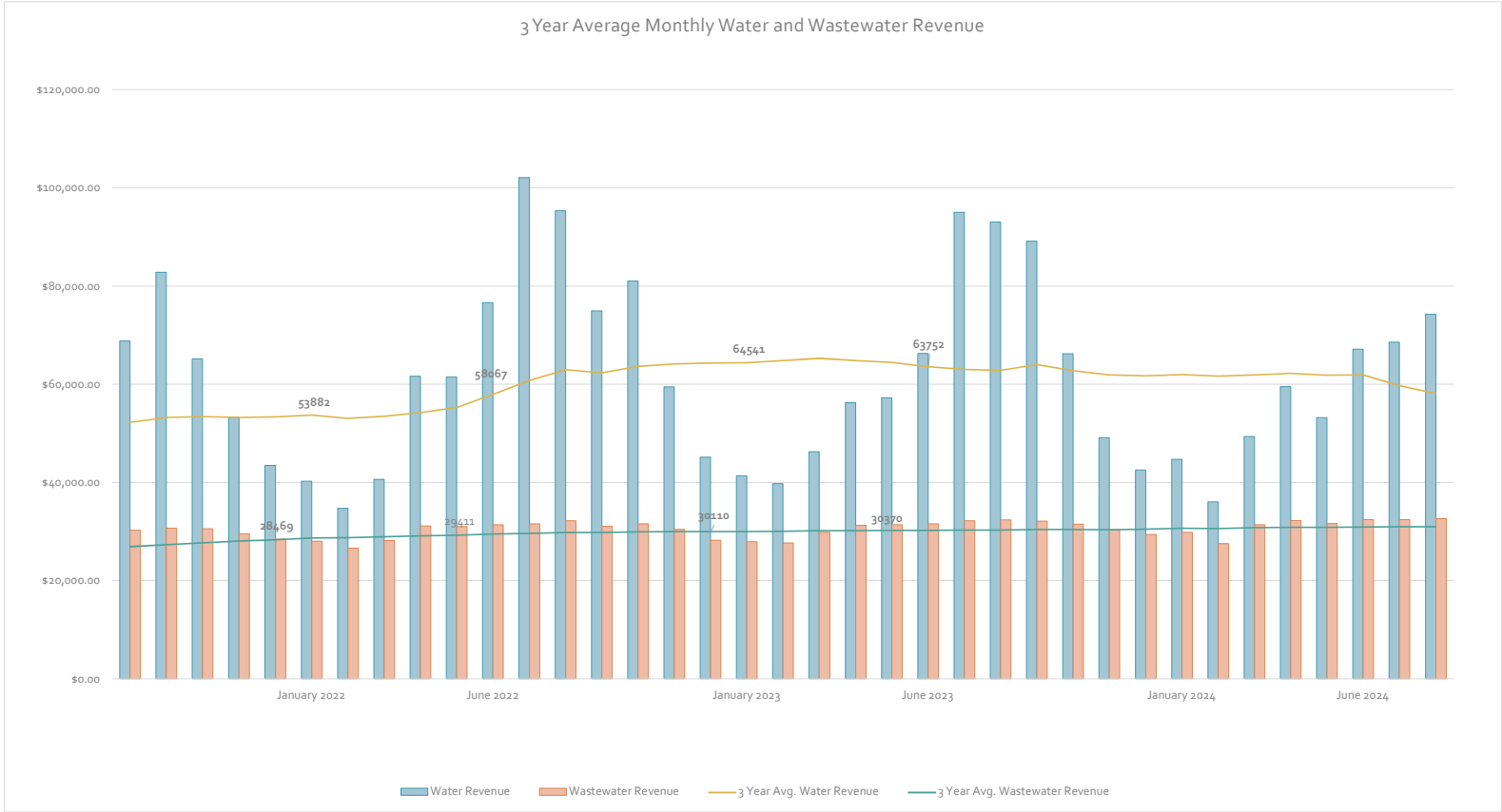


Billing Summary

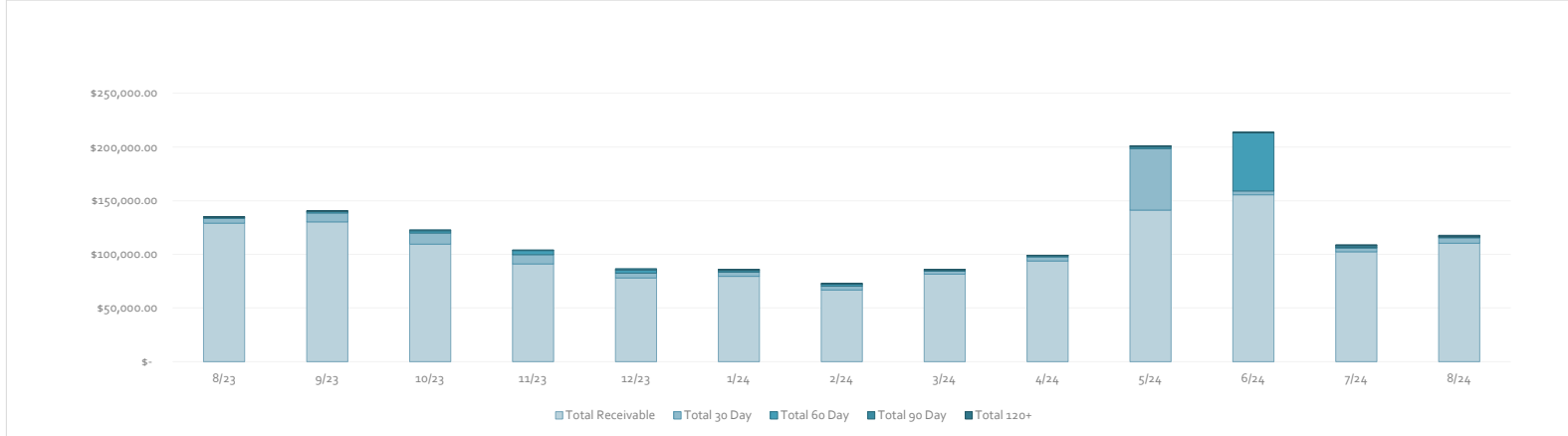
| Description                              | Connections                |                   | Variance           |
|--|----------------------------|-------------------|--------------------|
|  | Aug-23                     | Aug-24            |                    |
| Residential                              | 518                        | 519               | 1                  |
| Commercial - HOA                         | 16                         | 16                |                    |
| Hydrant                                  | -                          | -                 | -                  |
| Tracking                                 | 1                          | 1                 | -                  |
| Reclaimed                                | -                          | -                 | -                  |
| <b>Total Number of Accounts Billed</b>   | <b>535</b>                 | <b>536</b>        | <b>1</b>           |
|  |                            |                   |                    |
|  | <b>Consumption</b>         |                   |                    |
| Residential                              | 12,101,000                 | 9,741,000         | (2,360,000)        |
| Commercial - HOA                         | 1,042,000                  | 1,528,000         | 486,000            |
| Hydrant                                  | -                          | -                 | -                  |
| Tracking                                 | 298,000                    | 245,000           | (53,000)           |
| Reclaimed                                | -                          | -                 | -                  |
| <b>Total Gallons Consumed</b>            | <b>13,441,000</b>          | <b>11,514,000</b> | <b>(1,927,000)</b> |
|  |                            |                   |                    |
|  | <b>Average Consumption</b> |                   |                    |
| Residential                              | 23,361                     | 18,769            | (4,592)            |
| Commercial - HOA                         | 65,125                     | 95,500            | 30,375             |
| Hydrant                                  | -                          | -                 | -                  |
| Tracking                                 | 298,000                    | 245,000           | (53,000)           |
| Reclaimed                                | -                          | -                 | -                  |
| <b>Avg Water Use for Accounts Billed</b> | <b>25,123.36</b>           | <b>21,481.34</b>  | <b>(3,642)</b>     |
|  |                            |                   |                    |
| Total Billed                             | 126,616                    | 108,751           | (17,865)           |
| Total Aged Receivables                   | 2,522                      | 1,774             | (748)              |
| <b>Total Receivables</b>                 | <b>129,137</b>             | <b>110,525</b>    | <b>(18,612)</b>    |

12 Billing Month History Revenue by Category





### 12 Month Accounts Receivable and Collections Report



| Date  | Total Receivable | Total 30 Day | Total 60 Day | Total 90 Day | Total 120+  |
|-------|------------------|--------------|--------------|--------------|-------------|
| 8/23  | \$ 129,137.40    | \$ 4,322.34  | \$ 1,185.35  | \$ 183.70    | \$ 108.56   |
| 9/23  | \$ 130,249.05    | \$ 8,392.04  | \$ 1,508.14  | \$ 222.37    | \$ 51.74    |
| 10/23 | \$ 109,539.82    | \$ 10,237.77 | \$ 2,081.91  | \$ 849.67    | \$ -        |
| 11/23 | \$ 91,090.03     | \$ 8,469.03  | \$ 3,894.42  | \$ 580.51    | \$ -        |
| 12/23 | \$ 77,925.27     | \$ 4,690.76  | \$ 2,953.44  | \$ 1,186.15  | \$ -        |
| 1/24  | \$ 79,377.03     | \$ 3,914.91  | \$ 1,634.94  | \$ 883.49    | \$ 129.96   |
| 2/24  | \$ 66,826.77     | \$ 3,385.87  | \$ 1,851.95  | \$ 632.16    | \$ 11.92    |
| 3/24  | \$ 81,497.55     | \$ 2,676.85  | \$ 1,417.80  | \$ 223.13    | \$ 51.33    |
| 4/24  | \$ 93,636.54     | \$ 4,085.11  | \$ 961.60    | \$ 109.46    | \$ 109.46   |
| 5/24  | \$ 141,242.21    | \$ 57,336.31 | \$ 1,537.49  | \$ 640.69    | \$ 218.92   |
| 6/24  | \$ 155,355.94    | \$ 3,757.92  | \$ 54,202.97 | \$ 172.11    | \$ 193.90   |
| 7/24  | \$ 102,498.99    | \$ 3,442.92  | \$ 940.59    | \$ 1,563.80  | \$ 344.10   |
| 8/24  | \$ 110,524.64    | \$ 4,792.00  | \$ 909.05    | \$ 280.69    | \$ 1,364.10 |

Board Consideration to Write Off \$0.00  
 Board Consideration Collections \$0.00

\*All accts 90+ days in arrears are currently in DLQ process

Delinquent Letter Mailed 6  
 Delinquent Tags Hung 2  
 Disconnects for Non Payment 0

### 12 Month Accounts Arrears Report

| Date  | Current | Total 30 Day | Total 60 Day | Total 90 Day | Total 120+ |
|-------|---------|--------------|--------------|--------------|------------|
| 8/23  | 522     | 18           | 6            | 2            | 1          |
| 9/23  | 510     | 33           | 4            | 1            | 1          |
| 10/23 | 501     | 34           | 9            | 2            | 0          |
| 11/23 | 501     | 26           | 12           | 3            | 0          |
| 12/23 | 503     | 20           | 11           | 4            | 0          |
| 1/24  | 506     | 17           | 11           | 3            | 1          |
| 2/24  | 510     | 17           | 7            | 4            | 1          |
| 3/24  | 508     | 23           | 7            | 1            | 1          |
| 4/24  | 498     | 33           | 8            | 0            | 1          |
| 5/24  | 505     | 27           | 9            | 5            | 1          |
| 6/24  | 516     | 21           | 10           | 3            | 1          |
| 7/24  | 518     | 24           | 5            | 4            | 2          |
| 8/24  | 502     | 38           | 5            | 1            | 3          |



**Water Production and Quality**

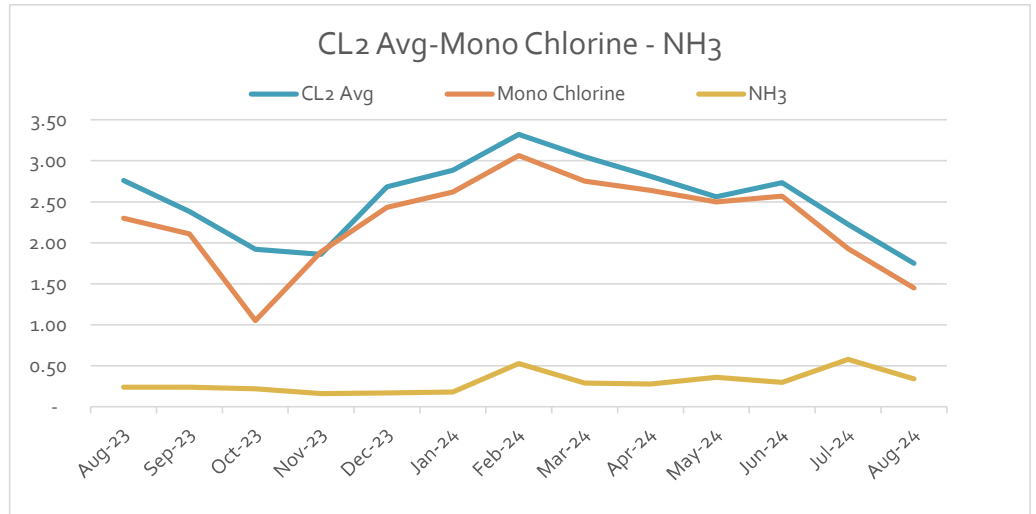
**Water Quality Monitoring**

**Current Annual Avg**

State Requirements Must Be Above .50

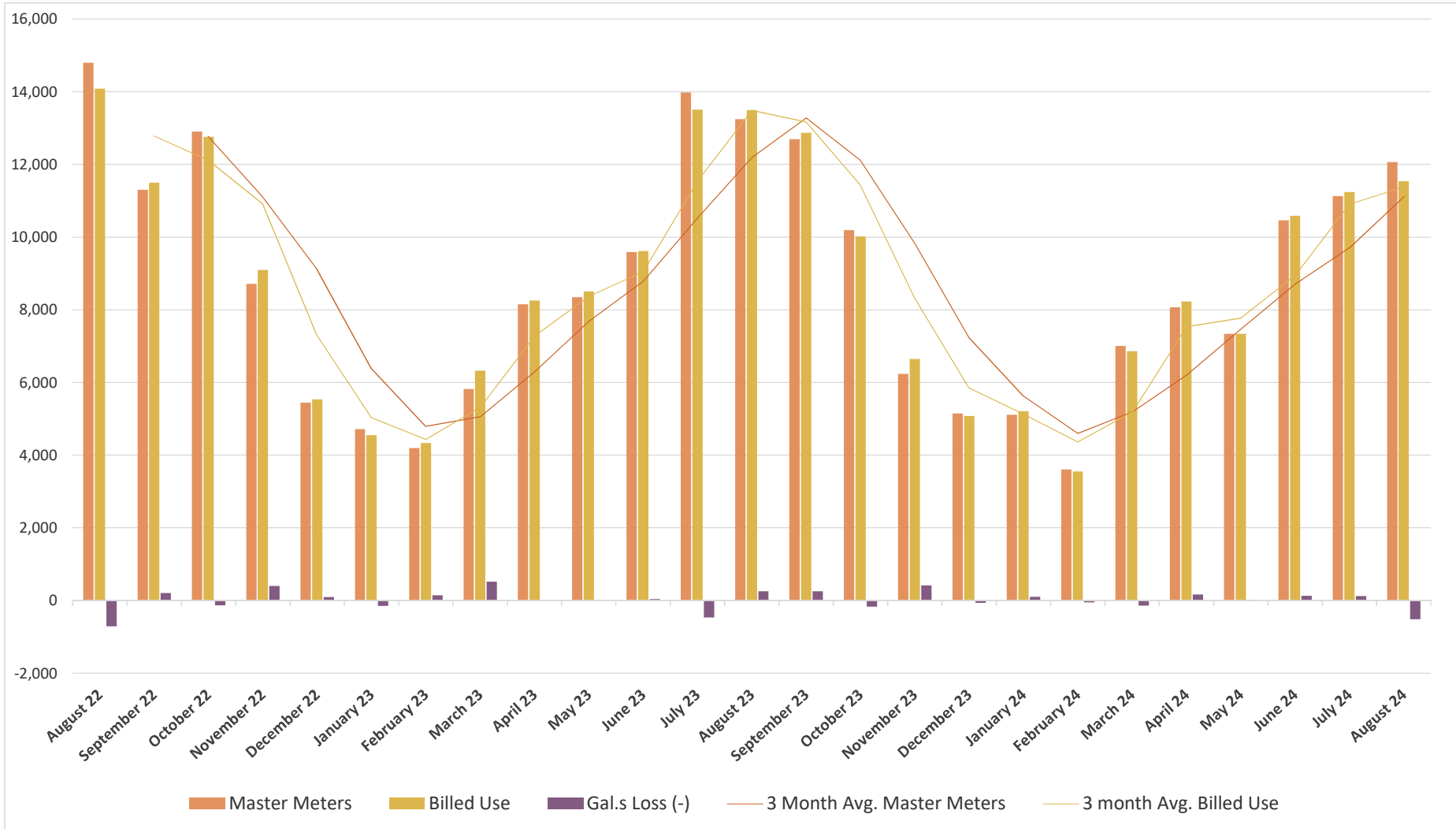
**2.53**

| Date   | CL2 Avg | Mono Chlorine | NH3  |
|--------|---------|---------------|------|
| Aug-23 | 2.76    | 2.30          | 0.24 |
| Sep-23 | 2.38    | 2.11          | 0.24 |
| Oct-23 | 1.92    | 1.05          | 0.22 |
| Nov-23 | 1.86    | 1.89          | 0.16 |
| Dec-23 | 2.68    | 2.43          | 0.17 |
| Jan-24 | 2.88    | 2.62          | 0.18 |
| Feb-24 | 3.32    | 3.06          | 0.53 |
| Mar-24 | 3.05    | 2.75          | 0.29 |
| Apr-24 | 2.81    | 2.64          | 0.28 |
| May-24 | 2.56    | 2.50          | 0.36 |
| Jun-24 | 2.73    | 2.57          | 0.30 |
| Jul-24 | 2.23    | 1.93          | 0.58 |
| Aug-24 | 1.75    | 1.45          | 0.34 |

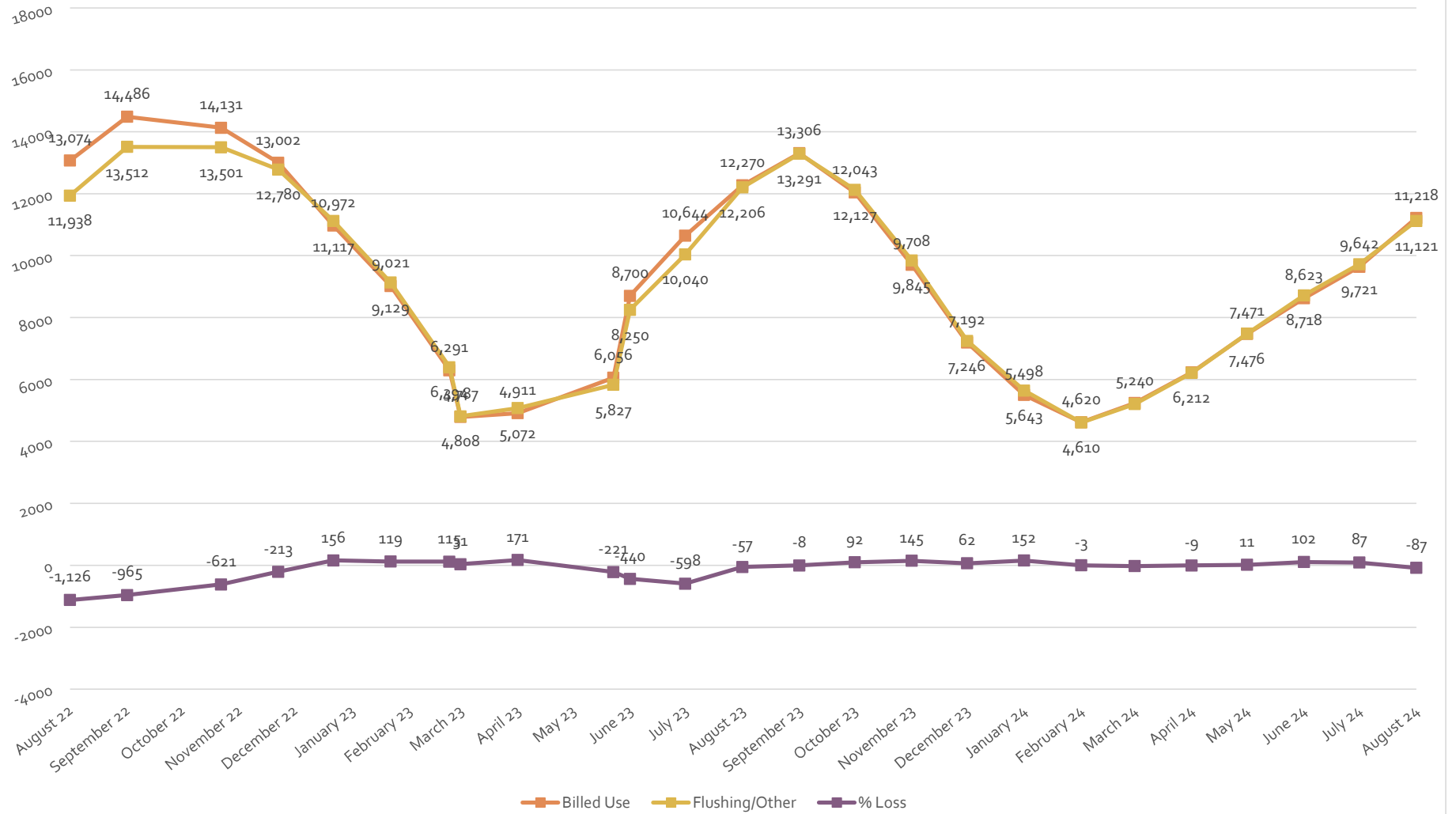




## Water Accountability Report

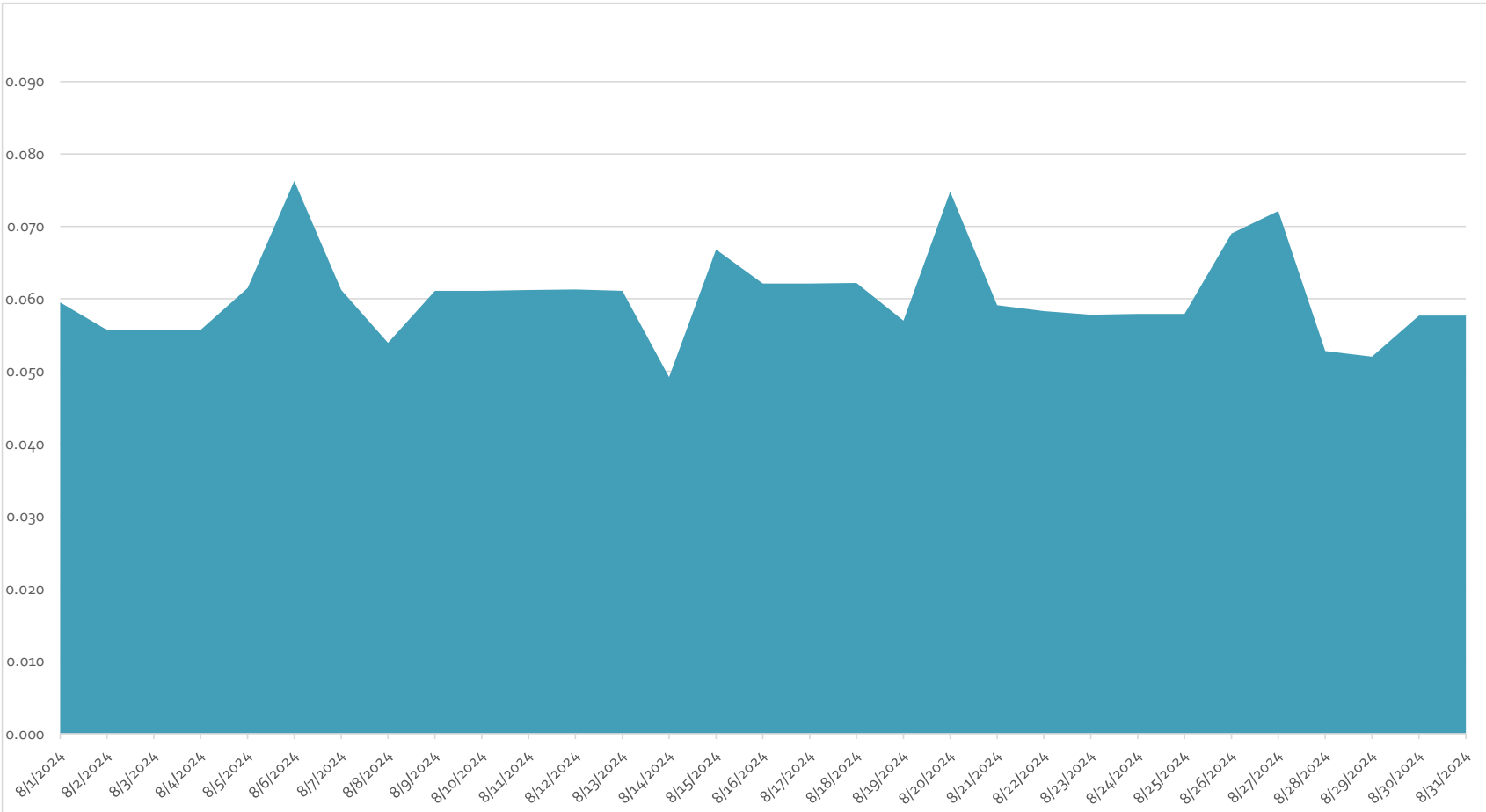


### 3 Month Billed vs Water Loss Average



|              |           |                       |               |            |                 |                |        |                | Running |                 |
|--------------|-----------|-----------------------|---------------|------------|-----------------|----------------|--------|----------------|---------|-----------------|
| Month        | Read Date | Number of Connections | Master Meters | Billed Use | Flushing/ Other | Gal.s Loss (-) | % Loss | Accounte d For | Loss %  | Accounted For % |
| June 22      | 6/16/22   | 527                   | 12,365        | 11,530     | 9               | (826)          | -6.68% | 93.32%         | -1.73%  | 98.27%          |
| July 22      | 7/19/22   | 527                   | 16,291        | 14,920     | 11              | (1,360)        | -8.35% | 91.65%         | -0.97%  | 99.03%          |
| August 22    | 8/19/22   | 534                   | 14,801        | 14,085     | 6               | (710)          | -4.80% | 95.20%         | 0.45%   | 100.45%         |
| September 22 | 9/19/22   | 533                   | 11,301        | 11,498     | 11              | 208            | 1.84%  | 101.84%        | 0.71%   | 100.71%         |
| October 22   | 10/19/22  | 535                   | 12,905        | 12,758     | 10              | (137)          | -1.06% | 98.94%         | 0.75%   | 100.75%         |
| November 22  | 11/18/22  | 534                   | 8,711         | 9,094      | 14              | 397            | 4.56%  | 104.56%        | 1.17%   | 101.17%         |
| December 22  | 12/19/22  | 535                   | 5,446         | 5,535      | 7               | 96             | 1.76%  | 101.76%        | 0.56%   | 100.56%         |
| January 23   | 1/18/23   | 535                   | 4,716         | 4,553      | 14              | (149)          | -3.16% | 96.84%         | 0.89%   | 100.89%         |
| February 23  | 2/20/23   | 534                   | 4,199         | 4,336      | 8               | 145            | 3.45%  | 103.45%        | 0.97%   | 100.97%         |
| March 23     | 3/20/23   | 535                   | 5,819         | 6,328      | 8               | 517            | 8.88%  | 108.88%        | 0.92%   | 100.92%         |
| April 23     | 4/18/23   | 535                   | 8,149         | 8,257      | 8               | 7              | 0.09%  | 100.09%        | 0.35%   | 100.35%         |
| May 23       | 5/18/23   | 535                   | 8,348         | 8,506      | 8               | 7              | 0.08%  | 100.08%        | 0.20%   | 100.20%         |
| June 23      | 6/16/23   | 535                   | 9,585         | 9,617      | 7               | 39             | 0.41%  | 100.41%        | 0.37%   | 100.37%         |
| July 23      | 7/17/23   | 535                   | 13,982        | 13,509     | 7               | (466)          | -3.33% | 96.67%         | 0.35%   | 100.35%         |
| August 23    | 8/16/23   | 535                   | 13,244        | 13,493     | 8               | 257            | 1.94%  | 101.94%        | 1.03%   | 101.03%         |
| September 23 | 9/18/23   | 535                   | 12,693        | 12,871     | 8               | 257            | 2.02%  | 102.02%        | 0.90%   | 100.90%         |
| October 23   | 10/18/23  | 535                   | 10,192        | 10,017     | 8               | (167)          | -1.64% | 98.36%         | 0.01%   | 100.01%         |
| November 23  | 11/16/23  | 535                   | 6,239         | 6,646      | 8               | 415            | 6.65%  | 106.65%        | 0.23%   | 100.23%         |
| December 23  | 12/15/23  | 535                   | 5,146         | 5,076      | 8               | (62)           | -1.20% | 98.80%         | -0.34%  | 99.66%          |
| January 24   | 1/18/24   | 535                   | 5,110         | 5,206      | 8               | 104            | 2.04%  | 102.04%        | -0.27%  | 99.73%          |
| February 24  | 2/19/24   | 535                   | 3,603         | 3,548      | 5               | (50)           | -1.39% | 98.61%         | -0.47%  | 99.53%          |
| March 24     | 3/18/24   | 535                   | 7,006         | 6,859      | 3               | (144)          | -2.06% | 97.94%         | -0.41%  | 99.59%          |
| April 24     | 4/16/24   | 535                   | 8,071         | 8,230      | 7               | 166            | 2.06%  | 102.06%        | -0.18%  | 99.82%          |
| May 24       | 5/16/24   | 535                   | 7,337         | 7,340      | 7               | 10             | 0.14%  | 100.14%        | -0.61%  | 99.39%          |
| June 24      | 6/18/24   | 535                   | 10,462        | 10,585     | 7               | 130            | 1.24%  | 101.24%        | -0.78%  | 99.22%          |
| July 24      | 7/16/24   | 536                   | 11,127        | 11,239     | 9               | 121            | 1.09%  | 101.09%        | -1.69%  | 98.31%          |
| August 24    | 8/15/24   | 536                   | 12,065        | 11,540     | 12              | (513)          | -4.25% | 95.75%         | -4.25%  | 95.75%          |
|              |           |                       |               |            |                 |                |        |                |         |                 |

Wastewater Flows for the Month of August



**For the Month of August**

|                         | <b>PERMIT</b> | <b>ACTUAL</b>  | <b>COMPLIANT?</b> | <b>PERCENT</b> |
|-------------------------|---------------|----------------|-------------------|----------------|
| Flow WWTP (Avg.)        | 0.08 MGD      | 0.060 MGD      | Yes               | <b>75.5%</b>   |
| BOD (Avg)               | 20 mg/L       | 1.5 mg/L       | Yes               |                |
| TSS (Avg)               | 20 mg/L       | 1.8 mg/L       | Yes               |                |
| Chlorine Residual (Min) | 1.0 mg/L      | 1.1 mg/L       | Yes               |                |
| PH (Min)                | 6.0 Std Units | 7.61 Std Units | Yes               |                |
| PH (Max)                | 9.0 Std Units | 7.61 Std Units | Yes               |                |

## Reunion Ranch WCID Wastewater Flow Historical

|               | Total Connections | Total WWTP Flows  | Daily Average Flows | WWTP Capacity % |
|---------------|-------------------|-------------------|---------------------|-----------------|
| Dec-24        |                   |                   |                     | 0%              |
| Nov-24        |                   |                   |                     | 0%              |
| Oct-24        |                   |                   |                     | 0%              |
| Sep-24        |                   |                   |                     | 0%              |
| Aug-24        | 536               | 1,871,800         | 60,381              | 75%             |
| Jul-24        | 536               | 1,863,600         | 60,116              | 75%             |
| Jun-24        | 535               | 1,831,400         | 61,047              | 76%             |
| May-24        | 535               | 1,857,800         | 61,930              | 77%             |
| Apr-24        | 535               | 1,963,800         | 65,460              | 82%             |
| Mar-24        | 535               | 2,239,400         | 72,200              | 90%             |
| Feb-24        | 535               | 1,793,400         | 61,840              | 77%             |
| Jan-24        | 535               | 2,152,300         | 69,430              | 87%             |
| <b>TOTALS</b> |                   | <b>15,573,500</b> | <b>64,051</b>       | <b>80%</b>      |
| Dec-23        | 535               | 1,907,100         | 61,519              | 77%             |
| Nov-23        | 535               | 1,758,200         | 58,607              | 73%             |
| Oct-23        | 535               | 1,848,100         | 59,616              | 75%             |
| Sep-23        | 535               | 2,048,100         | 68,270              | 85%             |
| Aug-23        | 535               | 1,802,900         | 58,160              | 73%             |
| Jul-23        | 534               | 1,781,900         | 57,480              | 72%             |
| Jun-23        | 535               | 2,163,600         | 72,120              | 90%             |
| May-23        | 535               | 2,378,000         | 76,739              | 96%             |
| Apr-23        | 535               | 1,692,800         | 56,430              | 71%             |
| Mar-23        | 535               | 1,765,000         | 56,935              | 71%             |
| Feb-23        | 534               | 1,519,500         | 54,270              | 68%             |
| Jan-23        | 535               | 1,795,000         | 57,900              | 72%             |
| <b>TOTALS</b> |                   | <b>22,460,200</b> | <b>738,046.00</b>   | <b>77%</b>      |
| Dec-22        | 535               | 1,961,200         | 63,260              | 79%             |
| Nov-22        | 534               | 1,814,800         | 60,500              | 76%             |
| Oct-22        | 535               | 1,553,200         | 50,100              | 63%             |
| Sep-22        | 533               | 1,597,300         | 53,240              | 67%             |
| Aug-22        | 534               | 1,728,000         | 55,700              | 70%             |
| Jul-22        | 527               | 1,691,700         | 54,600              | 68%             |
| Jun-22        | 527               | 1,710,300         | 57,010              | 71%             |
| May-22        | 527               | 1,788,600         | 57,697              | 72%             |
| Apr-22        | 528               | 1,718,600         | 57,290              | 72%             |
| Mar-22        | 528               | 1,679,500         | 54,177              | 68%             |
| Feb-22        | 527               | 1,638,800         | 58,530              | 73%             |
| Jan-22        | 527               | 1,668,500         | 53,800              | 67%             |
| <b>TOTALS</b> |                   | <b>20,550,500</b> | <b>56,325.33</b>    | <b>70%</b>      |

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





**STORMWATER POND INSPECTION  
DRAIN OUTLET**

|                  |               |
|------------------|---------------|
| <b>DISTRICT:</b> | REUNION RANCH |
| <b>DATE:</b>     | 8/16/2024     |
| <b>WO #:</b>     | 3777414       |
| <b>TECH.:</b>    | TAMMY YBARRA  |

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







## STORMWATER POND INSPECTION

DISTRICT: REUNION RANCH

DATE: 8/16/2024

WO #: 3777414

TECH.: TAMMY YBARRA

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





**STORMWATER POND INSPECTION  
WET PONDS**

**DISTRICT: Reunion Ranch**

**DATE: 8/16/2024**

**WO #: 3777414**

**TECH.: TAMMY YBARRA**

WO Initiated

WO Completed

|  |                           |  |  |
|--|---------------------------|--|--|
| Pond Location  | WQP 2-2 ( 362 MARY ELISE) |  |  |
| Pond water level?  | FULL                      |  |  |
| Inlets in good structural condition?                         | YES                       |  |  |
| Inlets clear of accumulated sediment or debris?              | NO                        |  |  |
| Trash found at site?   | NO                        |  |  |
| Sinkhole, cracks or seeps visible in the embankment?         | NO                        |  |  |
| Erosion present at shoreline?                                | NO                        |  |  |
| Erosion 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                        |  |  |
| <b>COMMENTS:</b>   | <b>POND LOOKS GOOD</b>    |  |  |
|  |                           |  |  |





**STORMWATER POND INSPECTION  
WET PONDS**

**DISTRICT:** REUNION RANCH

**DATE:** 8/16/2024

**WO #:** 3777414

**TECH.:** TAMMY YBARRA

WO Initiated

WO Completed

**Pond Location**

WQP 2-3 (ACROSS 2491 REUNION RANCH)

**Pond water level?**

95%

**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?**

NO

**Erosion present at shoreline?**

NO

**Erosion occuing around the inlets or outlet structures?**

NO

**Discharge valve open operational?**

N/A

**Condition of vegetation around the out fall pipe?**

OK

**Excessive algae blooms present?**

NO

**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/WATER STILL ALGAE BLOOMS





**STORMWATER POND INSPECTION  
SAND FILTER SYSTEM**

|   |                     |                     |                     |
|---|---------------------|---------------------|---------------------|
| <b>DISTRICT:</b>  | REUNION RANCH       |                     |                     |
| <b>DATE:</b>  | 8/16/2024           |                     |                     |
| <b>WO #:</b>  | 3777414             |                     |                     |
| <b>TECH.:</b>   | TAMMY YBARRA        |                     |                     |
|   |                     | <b>WO Initiated</b> | <b>WO Completed</b> |
| <b>Pond Location</b>  | WQP 2-4 (568 KATIE) |                     |                     |
| <b>Pond water level</b>   | DRY                 |                     |                     |
| <b>Does the pond drain within 48 hours?</b>   | YES                 |                     |                     |
| <b>Sediment depth in the forbay?</b>  | 1-2"                |                     |                     |
| <b>Sediment depth in the sand filter area?</b>  | UNEVEN IN SPOTS     |                     |                     |
| <b>Trash found at site?</b>   | NO                  |                     |                     |
| <b>Is vegetation below 18" in height?</b>   | YES                 |                     |                     |
| <b>Trees or brush found in basin area?</b>  | NO                  |                     |                     |
| <b>Condition of the media?</b>  | OK                  |                     |                     |
| <b>Condition of vegetation around the out fall pipe</b>   | OK                  |                     |                     |
| <b>Was sediment found in the under drain piping? Remove open clean out tops and check</b>                 | NO                  |                     |                     |
| <b>Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?</b> | NO                  |                     |                     |
| <b>Trickle Channel or Splitter Box</b>  | OK                  |                     |                     |
| <b>Emergency bypass valve closed and operational</b>  | N/A                 |                     |                     |
| <b>Are all inlets in area clear of debris and sediment?</b>   | YES                 |                     |                     |
| <b>COMMENTS:</b>  | POND LOOKS GOOD     |                     |                     |





**STORMWATER POND INSPECTION  
WET PONDS**

**DISTRICT:** REUNION RANCH

**DATE:** 8/16/2024

**WO #:** 3777414

**TECH.:** TAMMY YBARRA

WO Initiated

WO Completed

|   |                          |  |  |
|---|--------------------------|--|--|
| <b>Pond Location</b>  | WQP 3-1 (879 JACKSDAW)   |  |  |
| <b>Pond water level?</b>  | FULL                     |  |  |
| <b>Inlets in good structural condition?</b>                         | YES                      |  |  |
| <b>Inlets clear of accumulated sediment or debris?</b>              | YES                      |  |  |
| <b>Trash found at site?</b>   | NO                       |  |  |
| <b>Sinkhole, cracks or seeps visible in the embankment?</b>         | NO                       |  |  |
| <b>Erosion present at shoreline?</b>                                | NO                       |  |  |
| <b>Erosion occuing around the inlets or outlet structures?</b>      | NO                       |  |  |
| <b>Discharge valve open operational?</b>                            | N/A                      |  |  |
| <b>Condition of vegetation around the out fall pipe?</b>            | OK                       |  |  |
| <b>Excessive algae blooms present?</b>                              | YES                      |  |  |
| <b>Invaisve plants present?</b>                                     | NO                       |  |  |
| <b>Trees or woody vegetation present on the dam or embankment?</b>  | NO                       |  |  |
| <b>Sediment has accumulated and reduced the volume of the pond?</b> | NO DATA                  |  |  |
|   |                          |  |  |
| <b>COMMENTS</b>   | POND LOOKS GOOD          |  |  |
|   | WATER STILL ALGAE BLOOMS |  |  |
|   |                          |  |  |





**STORMWATER POND INSPECTION  
WET PONDS**

|                                |                     |                     |
|--------------------------------|---------------------|---------------------|
| <b>DISTRICT:</b> REUNION RANCH |                     |                     |
| <b>DATE:</b> 8/16/2024         |                     |                     |
| <b>WO #:</b> 3777414           |                     |                     |
| <b>TECH.:</b> TAMMY YBARRA     |                     |                     |
|                                | <b>WO Initiated</b> | <b>WO Completed</b> |

|   |  |  |  |
|---|--|--|--|
| <b>Pond Location</b>  | WQP 3-3 (1007 JACKSDAW)                  |  |  |
| <b>Pond water level?</b>  | 95%                                      |  |  |
| <b>Inlets in good structural condition?</b>                         | N/A                                      |  |  |
| <b>Inlets clear of accumulated sediment or debris?</b>              | N/A                                      |  |  |
| <b>Trash found at site?</b>   | NO                                       |  |  |
| <b>Sinkhole, cracks or seeps visible in the embankment?</b>         | NO                                       |  |  |
| <b>Erosion present at shoreline?</b>                                | NO                                       |  |  |
| <b>Erosion occuing around the inlets or outlet structures?</b>      | NO                                       |  |  |
| <b>Discharge valve open operational?</b>                            | N/A                                      |  |  |
| <b>Condition of vegetation around the out fall pipe?</b>            | OK                                       |  |  |
| <b>Excessive algae blooms present?</b>                              | YES                                      |  |  |
| <b>Invaisve plants present?</b>                                     | NO                                       |  |  |
| <b>Trees or woody vegetation present on the dam or embankment?</b>  | NO                                       |  |  |
| <b>Sediment has accumulated and reduced the volume of the pond?</b> | NO DATA                                  |  |  |
| <b>COMMENTS:</b>  | POND LOOKS GOOD/WATER STILL ALGAE BLOOMS |  |  |

