

NOTE: PLEASE SEE AGENDA ITEM NO. 4 BELOW FOR ANNUAL NOTICE REQUIRED BY §49.063(c), TEXAS WATER CODE

PUBLIC NOTICE OF MEETING

TAKE NOTICE THAT A REGULAR MEETING OF THE
Board of Directors of

Reunion Ranch Water Control and Improvement District

Will be held at the offices of Willatt & Flickinger, PLLC,
12912 Hill Country Blvd., Suite F-232, Austin, Texas 78738 (SEE NOTES BELOW)

in Travis County, Texas, commencing at 2:00 p.m. on January 19, 2021, to consider and act upon any or all of the following:

PLEASE NOTE: THIS MEETING WILL BE HELD BY REMOTE ACCESS ONLY IN ACCORDANCE WITH THE MARCH 16, 2020 ORDER BY GOVERNOR ABBOTT TEMPORARILY SUSPENDING CERTAIN REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT TO ADVANCE THE GOAL OF LIMITING FACE-TO-FACE MEETINGS TO SLOW THE SPREAD OF COVID-19. NO PERSONS WILL BE AT THE MEETING LOCATION AND NO EQUIPMENT WILL BE AT THE MEETING LOCATION FOR ACCESS TO THE MEETING. HOWEVER, 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: 899 8249 6533 AND PASSWORD: 344793. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.

PLEASE SEE THE DISTRICT'S WEBSITE AT WWW.RRWCID.ORG FOR THE MEETING PACKET.

AMENDED 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. §49.063(c), Texas Water Code; Annual Notice Requirement for Districts that hold meetings outside of the District.

§49.062(c), (c-1), (d), (e), (f), (g), Texas Water Code describes the process for petitioning the Board of Directors for designation of a meeting place within the District and to hold meetings within the District. All such petitions should be submitted in writing to the Board of Directors at the following address: Reunion Ranch Water Control and Improvement District, Attn: Secretary of the Board of

Directors, c/o Willatt & Flickinger, PLLC, 12912 Hill Country Boulevard, Ste. F-232, Austin, Texas 78738.

§49.062(c), Texas Water Code reads as follows: *“After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district.*

(c-1) On the failure, after a request is made under Subsection (c), of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the commission to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place.

(d) Two or more districts may designate and share offices and meeting places. This section does not apply to special water authorities.

(e) After holding a meeting at a place designated under Subsection (c) or (c-1), the board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings. The board may not hold meetings at a meeting place outside the district or further than 10 miles from the boundaries of the district if the board receives a petition under Subsection (c-1).

(f) The commission shall make a determination under Subsection (c-1) not later than the 60th day after the date the commission receives the petition.

(g) The commission shall provide information on the commission's Internet website on the process for designation by the commission of a meeting place under Subsection (c-1) and a form that may be used to request that the commission make the designation with submission instructions.”

5. Appointment of Director to fill unexpired term of office for Eileen Grass; Statement of Appointed Officer and Oath of Office.
6. Election of Officers.
7. Minutes of prior meetings. (November 30th, December 10th & 15th)
8. Annual audit submitted by Maxwell Locke & Ritter.
9. Developer's Report on status of construction within the District, development entitlements, provision of water, wastewater and drainage services within the District, sales of lots to builders, homebuilding within the District, status of development loans and actions of third parties opposing or supporting development within the District.
10. Approval of construction plans and pay estimates, change orders and acceptances of completion with respect to construction contracts.
11. Advertisement for bids and approval, award, recommendation and administration of construction contracts.
12. Engineer's Report on status of construction within the District, development entitlements, provision of water, wastewater and drainage services within the District, pending permit applications, sales of lots to builders, homebuilding within the District and past, present and future bond issues; Use of effluent to irrigate rights-of-way and timeline for same.

13. Wastewater Treatment Plant Expansion; Wastewater Treatment Plant improvements and modifications, including change order for additional basin covers for wastewater treatment plant.
14. Review of District easements and land necessary for District operations.
15. Timing of developer reimbursement from proceeds of last bond issue.
16. Public safety for recreational use of drip infiltration fields.
17. Utility Conveyance Agreement between Reunion Ranch Water Control and Improvement District and Taylor Morrison of Texas, Inc.
18. Committees – Assignment and Membership.
19. Committee Reports.
 - A. Trails/Water Quality
 - B. WTCPUA (Nathan & Dennis)
 - C. Wastewater Treatment Plant Improvements and Odor Control (Dennis & Terri)
 - D. Communications (Terri & Dennis)
 - i. Communication channels with customers/residents; website modifications, including posting District documents on website.
 - ii. Proposal for e-blast options.
20. Operations and Maintenance Report.
 - A. Administrative
 - B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
 - C. Wastewater Grinder Stations
 - D. Effluent Irrigation System & Fields
 - E. Distribution & Collection System & Lift Stations
 - F. Billing Adjustments
 - G. Delinquencies
 - H. Customer Meter Issues
 - I. Customer Complaints
 - J. Stormwater conveyance & pond maintenance
 - K. Landscaping
 - L. Notices to residents on water quality
 - M. Notice of Violations Issued by TCEQ dated August 5, 2019; Exit Interview from TCEQ site visit of July 10, 2020; TCEQ Notice of Enforcement for Compliance Evaluation Investigation, dated September 25, 2020
 - N. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ.
 - O. Out of District Water/Wastewater Service Requests
 - P. Policy Regarding Use of Greenspace and other District Property

- 21. Expenditures, contracts, repairs, replacements and maintenance related to Operations and Maintenance Report in Item 20 above.
- 22. Bookkeeper's Report on the financial affairs of the District, including authorization of payment of bills.
- 23. Rate Order.
- 24. Fines and charges to builders and contractors for damage to lift stations and pumps due to trash and debris.
- 25. Adjourn.

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

(SEAL)



Attorney for the District

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

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

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A special meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District was held at 6:30 p.m. on November 30, 2020 by remote access only in accordance with the March 16, 2020 Order by Governor Abbott temporarily suspending certain requirements of the Texas Open Meetings Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act and as modified by the Governor's Order.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

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

Dennis Daniel – President
Nathan Neese – Assistant Secretary
Eileen Grass – Assistant Secretary

thus constituting a quorum. Secretary Tom Rogers was absent.

Also present at the meeting were Bill Flickinger and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dennis Lozano with Murfee Engineering, Jesse Kennis with Inframark, LLC, Mike Moyer with Taylor Morrison and the following residents: Gray Grass, Eric Knustrom, Patrick Kovalik, John Genter, Cherie Hisaw, Linda Alvarez, Derek Hardy Kelly DeVilling, Gloria Auth, Shelley Gore Edwards, Suzanne Meyer and Terri Purdy.

3. PUBLIC COMMENTS

Attorney Bill Flickinger indicated that public comments fall in two categories. The first being general comments on matters not on the agenda and then the second being comments related to a specific item. Mr. Flickinger asked if anyone had a general comment to make and if so, they may speak at this time. There were no public comments made.

Mr. Flickinger advised that this special board meeting is an informational meeting only and no action will be taken at this meeting.

4. PRESENTATION ON THE DISTRICT'S WASTEWATER TREATMENT PLANT EXPANSION AND OPERATION
5. QUESTION AND ANSWER SESSION ON THE PRESENTATION DESCRIBED IN ITEM NO. 4

President Dennis Daniel announced that this special board meeting was called to present information on the wastewater treatment plant expansion followed by a question and answer session. Mr. Daniel stated that the presentation will be fairly concise. The presentation will be given by Engineer Dennis Lozano and District Manager Jesse Kennis.

Engineer Dennis Lozano started the presentation and included slides for visuals, which should be helpful to the residents. Mr. Lozano discussed the District's background and then focused on the design of the wastewater treatment plant expansion project, current status and goals.

Originally the District had two wastewater permits and two proposed plants, along with two separate irrigation areas. Once Taylor Morrison and Murfee Engineering got involved with the District, there were concerns with that approach. A revised plan was made to consolidate the plants into one and expand the existing wastewater plant. The proposed second plant was to be located on the southside of Bear Creek by the lift station.

Mr. Lozano discussed the existing plant issues and the COVID surge beginning early this year. Previously the wastewater flows were very predictable and steady. When COVID hit, the normal flows were 92 gallons per day and then it surged to 115 gallons per day due to stay at home orders. Prior to the COVID surge, the District was already in the design phase of the expansion. The plant will be expanded from 50,000 gpd to 80,000 gpd. The treatment plant tankage will be doubled. Mr. Lozano discussed the odor control measures related to the odor complaints. Mr. Lozano also shared a rendering of the new plant site and its progress as well as an update on the temporary odor control measures.

District Manager Jesse Kennis discussed the current and future operations of the wastewater plant. Mr. Kennis discussed upsets that cause issues, including what affects the plant's operation in major ways. The bar screens are being cleaned twice a day. The flushable wipes cause huge issues and he encourages that these not be used. Inframark checks the wastewater plant seven (7) days a week. Mr. Kennis discussed the continued maintenance with the subsurface drip fields at the front of the subdivision. Inframark now has a system in place to manage the customer complaints in a better manner and get those sent to the Board of Directors for review. The complaint log will also be published on the District's website.

President Daniel opened up the question and answer session of the meeting.

After the presentation, various residents expressed their concerns with all matters relating to the wastewater treatment plant expansion project, the safety of the drip irrigation fields and conveyance of common areas to either the HOA or District.

Shelly Edwards wished she had known about the flushable wipes sooner, she only heard about it on November 18th. She thanked Engineer Dennis Lozano for the information. Ms. Edwards' first odor complaint was back in 2017. Ms. Edward indicated that had all this information been shared long ago, the residents would probably be more understanding about the issue. However, she thanked the Board now for sharing the information and having this informational meeting.

Eric Knustrom thanked the Board as well for having this meeting. Again, had the information been made public back then, it would have been better. He is aware the Board holds open monthly meeting, but the timing makes it difficult to attend. He inquired about the faults of the structural design of the original plant. Engineer Dennis Lozano addressed the nonexistent odor control measures with the original plant. There was discussion of Notice of Violations from the TCEQ in the earlier years.

Kelly DeVilling would like to have this type of informational meeting every month on the status of the expansion. This would be very helpful for the residents on Jayne Cove. Ms. DeVilling discussed the design of the permanent basin covers and if Taylor Morrison will be footing that bill. Mr. Lozano discussed that issue and advised that Taylor Morrison has committed to covering the cost. Ms. DeVilling wants the maximum amount of cover that can be provided and landscaping around the new expansion area. Mike Moyer stated that Taylor Morrison has committed to pay the current quote for the covers. However, this is still a work in process and may include additional costs. Mr. Lozano discussed impervious cover matters relating to covering all the basins. Ms. DeVilling inquired about the vacancy on the Board. President Daniel advised that at the Board's regular board meeting scheduled for December 15th, the vacancy will be filled.

Eric Knustrom discussed the possible conveyance of common areas to either the HOA or District. Attorney Bill Flickinger stated there has been no decision on those conveyances. The project is at the committee level as this time. Ms. DeVilling asked who is on the committee for this topic. President Daniel advised it was himself and Nathan Neese. Ms. DeVilling wants all land to be deeded to the HOA.

There was discussion of when the directors were appointed or elected. It was noted that some of the directors have been on the Board for a long time. Attorney Bill Flickinger discussed the terms and advised that the next directors' election will be held in 2022. There will be three positions up at that time.

There was discussion of the District's website and the material that is or should be posted. President Daniel advised that additional documentation will be posted on the website.

Derek Hardy inquired about the safety of the recreational fields (drip irrigation fields) in relation to the irrigation with effluent. Manager Jesse Kennis believes the fields are safe. There was discussion of the treated effluent and its irrigation of that area. Testing of the effluent is done on a monthly basis and provided in the monthly reports to the Board. There was discussion of posting signs at the recreational fields when they are wet. There was discussion of restricting the access to the fields as a whole. President Daniel would like less irrigation on the drip fields if possible.

6. ADJOURN

President Dennis Daniel thanked all involved and adjourned the meeting.

Dennis Daniel, President
Reunion Ranch WCID

ATTEST:

Nathan Neese, Assistant Secretary
Reunion Ranch WCID

[SEAL]

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

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A special meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District was held at 2:00 p.m. on December 10, 2020 by remote access only in accordance with the March 16, 2020 Order by Governor Abbott temporarily suspending certain requirements of the Texas Open Meetings Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act and as modified by the Governor's Order.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

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

Dennis Daniel – President
Tom Rogers - Secretary
Eileen Grass – Assistant Secretary
Nathan Neese – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Bill Flickinger, Matt McPhail and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dennis Lozano with Murfee Engineering and residents Nancy Barnes, Jim Henshaw and Terri Purdy.

3. PUBLIC COMMENTS

No public comments were made.

4. REVIEW APPLICATIONS FOR APPOINTMENT OF DIRECTOR OF REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT TO SERVE THE UNEXPIRED TERM OF FORMER DIRECTOR, RICK TRIPLETT AND INTERVIEW APPLICANTS

President Dennis Daniel thanked the Applicants that applied to fill the Board vacancy created by the resignation of Director Rick Triplett. President Daniel asked each Applicant to

address the Board with a brief statement. Applicants Nancy Barnes, Jim Henshaw and Terri Purdy provided their introductions and relevant experience. A question and answer session followed.

The Board thanked the Applicants and advised that the decision on appointment will be made at the December 15, 2020 regular board meeting.

5. ADJOURN

President Dennis Daniel adjourned the meeting.

Dennis Daniel, President
Reunion Ranch WCID

ATTEST:

Nathan Neese, Assistant Secretary
Reunion Ranch WCID

[SEAL]

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 was held at 2:00 p.m. on December 15, 2020 by remote access only in accordance with the March 16, 2020 Order by Governor Abbott temporarily suspending certain requirements of the Texas Open Meetings Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act and as modified by the Governor's Order.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

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

Dennis Daniel – President
Thomas J. Rogers, Jr. - Secretary
Nathan Neese – Assistant Secretary
Eileen Grass – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Bill Flickinger, Matt McPhail and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dennis Lozano with Murfee Engineering, Allen Douthitt with Bott & Douthitt, Kristi Hester with Inframark, LLC, Mike Moyer with Taylor Morrison, Bart Fowler with McCall Parkhurst, Jimmy Romell with Maxwell Locke & Ritter, and residents Gary Grass, Terri Sohn-Purdy, Nancy Barnes and Jim Henshaw.

3. PUBLIC COMMENTS

Director Eileen Grass would like to take a less active role in the District and would like to submit her resignation from the Board. Mrs. Grass will be glad to help in other ways. Mrs. Grass will mail her resignation letter to Attorney Bill Flickinger. Mr. Flickinger stated that her resignation will be effective eight days after receipt of her resignation letter.

Resident Gary Grass had some existing questions regarding easements within the District. After his review of the 2018 map showing the related easements, from a water quality standpoint, he is concerned that those easements may not be sufficient in coverage of the respective green

space/drainage areas surrounding the existing ponds and street culverts. President Dennis Daniel asked that the consultants conduct a thorough review of the easements and be able to respond to his concerns at the next meeting. Engineer Dennis Lozano stated that this task will need some research.

4. MINUTES OF PRIOR MEETINGS

Motion was made by President Dennis Daniel and seconded by Eileen Grass to approve the November 17, 2020 meeting Minutes as presented. The motion carried unanimously.

5. APPOINTMENT OF DIRECTOR TO FILL UNEXPIRED TERM OF OFFICE FOR RICK TRIPLETT; STATEMENT OF APPOINTED OFFICER AND OATH OF OFFICE

President Dennis Daniel asked for the Board's top nominations. After discussion, motion was made by President Daniel and seconded by Tom Rogers to appoint Terri Sohn-Purdy to fill the unexpired term of office for Rick Triplett. The motion carried unanimously. Nancy Barnes and Jim Henshaw thanked the Board for the opportunity.

Jeniffer Concienne swore Mrs. Purdy into office. Mrs. Purdy returned the Statement of Appointed Officer via e-mail and was asked to return the Statement and duplicate Oaths of Office via mail. Once those are received, the Oath of Office will be filed with the Secretary of State. Mrs. Purdy is now qualified to participate in the board meeting.

6. ELECTION OF OFFICERS

Election of officers needs to be conducted due to a change on the Board. After discussion, President Dennis Daniel entertained a motion. Motion was made by Nathan Neese and seconded by Tom Rogers to elect Terri Sohn-Purdy as Vice President. The motion carried unanimously.

7. DEVELOPER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICE WITHIN THE DISTRICT, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT, STATUS OF DEVELOPMENT LOANS AND ACTIONS OF THIRD PARTIES OPPOSING OR SUPPORTING DEVELOPMENT WITHIN THE DISTRICT

Mike Moyer reported on the building metrics in the District. There have been seven sales since the last board meeting. As of December 10th, a total of 479 homes have been sold, with 440 closings. The average sales price in the District is \$535,741. Mr. Moyer advised there are only 41 homes left to sell between Taylor Morrison and Frank Krasovec. Mr. Moyer also reported that Mr. Krasovec had another sale since the last board meeting.

8. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS

This item was not discussed.

9. CHANGE ORDER FOR BASIN COVERS ON WASTEWATER TREATMENT PLANT

This item was not discussed.

10. ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION AND ADMINISTRATION OF CONSTRUCTION CONTRACTS

This item was not discussed.

11. ENGINEER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT AND PAST, PRESENT AND FUTURE BOND ISSUES; USE OF EFFLUENT TO IRRIGATE RIGHTS-OF-WAY; PROPOSALS FROM DISTRICT ENGINEER IN CONNECTION WITH USE OF EFFLUENT TO IRRIGATE RIGHTS-OF-WAY AND TIMELINE FOR SAME

Engineer Dennis Lozano discussed his report as included in the agenda package.

Mr. Lozano reported that all required maintenance for facilities inspected for the bond application have been addressed and are in order.

Mr. Lozano discussed the wastewater flows as well as the WWTP unit usage analysis as included in his report. The plant is now running under 100%.

The WWTP expansion is on schedule. The excavation is complete for the construction of the new SBR and effluent storage basins. The reinforcing steel is being installed. There have been no construction complaints. There also appears to be improvements in connection with the odor controls.

Mr. Lozano discussed the Edwards Aquifer Recharge Zone wastewater line inspections. The final report is not ready. There appears to be a potential warranty issue. The good news is that section is still under the warranty timeframe. The initial assessment of an issue was an intruding seal ring in one of the wastewater lines. On a second look, it appears that it is a plastic drinking straw in the line, not an intruding seal ring. Mr. Lozano is asking for a second opinion from National Works before proceeding with further action.

12. WASTEWATER TREATMENT PLANT EXPANSION; WASTEWATER TREATMENT PLANT IMPROVEMENTS AND MODIFICATIONS

Engineer Dennis Lozano advised that he is still working on pricing for the basin covers. The estimate will most likely be ready at the January board meeting. President Dennis Daniel stated that he would like to have a detailed discussion at that meeting. Director Nathan Neese asked Mr. Lozano to explain the need for the change order for the basin covers to Terri Purdy so that she will be up to speed with the process. Mr. Lozano explained the situation. There was discussion of the plant being hard to operate with full covers. There is also an impervious cover issue that will need to be explored with the City of Dripping Springs and Hays County. This is above and beyond usual operation for a plant. Mrs. Purdy inquired about other plants being fully covered. Mr. Lozano stated that he has not seen a completely covered plant in this manner. President Daniel asked Mr. Lozano to inquire with the manufacturer if they have a history of fully covered plants. Mr. Lozano advised that the effluent basin should not be covered, just the two main basins.

President Dennis Daniel advised that the Board will discuss another community meeting at the January board meeting.

13. PUBLIC SAFETY FOR RECREATIONAL USE ON DRIP INFILTRATION FIELDS

President Dennis Daniel discussed the safety for recreational use on the drip infiltration fields. Manager Kristi Hester advised that in normal conditions, the fields should not be an issue. The fields should not be wet, unless they are rained on. The drip infiltration is 18" underground. President Daniel discussed minimizing the effluent on the recreational fields. Mrs. Hester stated that due to the plant running at capacity, they will need to irrigate all the fields but she will consult with operations. There was discussion of posting signs around the fields to "Stay Off When Wet." There was discussion of when the rights-of-ways and common areas are irrigated with effluent, it will help alleviate the need to irrigate on the fields. Mrs. Hester advised that once the 210 irrigation is used, the recreational field can be irrigated only once a month to ensure it looks nice. President Daniel asked that Mrs. Hester work on the sign to be posted and bring it to the committee for review. President Daniel also asked that a notice to stay off fields when wet be posted on the District's website.

14. REQUEST BY MARIA PASQUALETTI FOR CONSENT TO LICENSE TO ENCROACH INTO PUBLIC UTILITY EASEMENT WITH POOL EQUIPMENT AND OTHER FACILITIES AT 420 MARY ELISE WAY

Attorney Bill Flickinger discussed the request from the owner at 420 Mary Elise Way asking for approval to encroach on the PUE so that the contractor can install the pool equipment pad next to her residence. She originally received approval from Inframark, but when she turned in the paperwork to the City of Dripping Springs, they indicated that approval must come from the WCID. President Dennis Daniel stated that her lot is a corner lot with the water quality pond behind it. The District sees no issues with access. After discussion, motion was made by Nathan Neese and seconded by Tom Rogers to approve consent to the License to Encroach Application

and Utility Providers' Consent Form issued by the City of Dripping Springs and to authorize President Dennis Daniel to sign the necessary paperwork. The motion carried unanimously.

15. BOND REIMBURSEMENT AUDIT RELATED TO THE ISSUANCE OF THE DISTRICT'S SERIES 2020 UNLIMITED TAX BONDS, AND AUTHORIZATION TO DELIVER THE BONDS AND DISTRIBUTE THE FUNDS IN ACCORDANCE WITH SUCH AUDIT

Jimmy Romell discussed the Agreed Upon Procedures for the District's 6th bond issue. This audit is required by the TCEQ prior to reimbursement to a developer. All the reimbursement will be provided to Taylor Morrison. Mr. Romell discussed the projected costs for the wastewater treatment plant expansion. In the application to the TCEQ, this project was included even though it has not yet been constructed. Once all these costs have been incurred, a supplemental Agreed Upon Procedures will be prepared and then the developer can be reimbursed those funds. At closing, the funds will go the capital projects fund account and will remain there until the project is ready to be reimbursed. Attorney Bill Flickinger inquired about the funds being held and then the supplemental Agreed Upon Procedures Report.

There is \$111,000 in available surplus bond proceeds. This is due to the lower interest rate from when the application was filed with the TCEQ. Engineer Dennis Lozano can file an application to the TCEQ to use the surplus bond proceeds at the appropriate time. These funds can be used for a number of projects that the District has.

Mike Moyer asked about the timing of all the reimbursements. Mr. Lozano advised that the TCEQ stated in the order that those funds cannot be expended until the plans have been approved and secured. Attorney Bill Flickinger has not looked at that question in detail. President Dennis Daniel stated that he prefers to pay the funds when the project is accepted for operation and maintenance.

President Daniel asked for an item on the January agenda regarding the timing of development reimbursement and Attorney Bill Flickinger to come back with any legal issues the Board needs to be aware of.

After discussion, President Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Eileen Grass to approve the Agreed Upon Procedures as presented. The motion carried unanimously.

16. ALL ACTIONS AND DOCUMENTS NECESSARY OR CONVENIENT, OR BOTH, FOR THE DISTRICT'S 6TH BOND ISSUE

No further discussion was had on this topic.

17. COMMUNICATION CHANNELS WITH CUSTOMERS/RESIDENTS; WEBSITE MODIFICATIONS; INCLUDING POSTING DISTRICT DOCUMENTS ON WEBSITE

President Dennis Daniel discussed the District's website with the Terri Purdy. After discussion, additional documents will be posted on the District website. Mrs. Purdy will get with Jeniffer Concienne on taking advantage of the website's capabilities.

18. COMMITTEES – ASSIGNMENT AND MEMBERSHIP

19. COMMITTEE REPORTS.

- a. Trails/Ponds (Eileen & Rick)
- b. Property Conveyances, easements and/or License Agreements to the District or HOA from developer (Rick & Dennis)
- c. WTCPUA (Nathan & Dennis)
- d. Wastewater Treatment Plant Improvements and Odor Control (Dennis & Rick)

President Dennis Daniel discussed Items 18 and 19 together.

President Daniel would like to add a committee and would like to appoint Terri Purdy to Chair the Communications Committee, along with himself.

The WWTP Committee will be President Daniel and Terri Purdy. The Trails/Pond Committee will be renamed to Trails/Water Quality and will be determined at the January board meeting.

The WTC PUA Committee will remain with Nathan Neese and President Daniel.

Eileen Grass reported on the Trails/Ponds status. The District landscaper, Zane Furr, did a lot of mowing and removed the weeds around the ponds. The wet ponds will need work. Mrs. Grass asked that Inframark use street names when identifying the ponds so that it will conform with Zane Furr's reports. Gary Grass stated that it is hard to see what is open and what work has been closed out. Manager Kristi Hester discussed the formatting of the reports. Mrs. Hester advised that she will include a month-to-month summary of the reports so as to make it easier for the committee.

20. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System & Lift Stations
- F. Billing Adjustments
- G. Delinquencies

- H. Customer Meter Issues
- I. Customer Complaints
- J. Stormwater conveyance and pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Notice of Violations Issued by TCEQ dated August 5, 2019; Exit Interview from TCEQ site visit of July 10, 2020; TCEQ Notice of Enforcement for Compliance Evaluation Investigation; dated September 25, 2020
- N. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ
- O. Out of District Water/Wastewater Service Requests
- P. Policy Regarding Use of Greenspace and other District Property

Manager Kristi Hester discussed the Executive Summary with the Board.

The District currently has 489 active connections. 8.8 million gallons of water was purchased for the reporting period. The District incurred a water gain of 0.34%. Mrs. Hester reported 13 delinquent letters were mailed out, however there were no disconnects of water service. President Dennis Daniel asked to please notify him of any potential disconnects. He would like to be sure they are offered a payment plan before disconnection.

Flows at the wastewater treatment plant totaled 1.54 MG, which averages 49,000 GPD. Plant capacity is at 98%. Mrs. Hester reported that there were no excursions of BOD & TSS.

Mrs. Hester reiterated that wintertime is a good time to clean the ponds. An erosion and pond inspection was conducted on November 19th.

21. EXPENDITURES, CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE RELATED TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 20 ABOVE

This item was not discussed.

22. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS

Bookkeeper Allen Douthitt discussed the financials with the Board. Mr. Douthitt also discussed the procedures for per diems and the W-2 with Terri Purdy. Today's consideration will include payment of vendor invoices, per diems, including one for Terri Purdy, and two fund transfers. After discussion, President Dennis Daniel entertained a motion. Motion was made by Nathan Neese and seconded by Tom Rogers to approve payment of the vendor invoices and per diems and approval of the fund transfers as presented. The motion carried unanimously.

23. RATE ORDER

There was discussion of the pool deposit of \$1,500. Manager Kristi Hester advised that is a proper amount for a pool deposit. Mrs. Hester also discussed missed inspection charges with recent pool construction. Those amounts will come out of the initial deposit. No further discussion is needed on this topic.

24. FINES AND CHARGES TO BUILDERS AND CONTRACTORS FOR DAMAGE TO LIFT STATIONS AND PUMPS DUE TO TRASH AND DEBRIS

Attorney Bill Flickinger discussed the possible claim for damages to the lift stations and pumps due to trash and debris from the contractors. However, he still has not seen the invoices related to the damage so he can make a recommendation. Manager Kristi Hester will check on the pump issue with Manager Jesse Kennis. Engineer Dennis Lozano also stated he will get with Jesse Kennis on a draw down test of the pump.

25. ADJOURN

President Dennis Daniel adjourned the meeting.

Dennis Daniel, President
Reunion Ranch WCID

ATTEST:

_____, Secretary
Reunion Ranch WCID

[SEAL]

**Reunion Ranch
Water Control and
Improvement District**

**Financial Statements and
Supplemental Information
as of and for the Year Ended
September 30, 2020 and
Independent Auditors' Report**

**REUNION RANCH
WATER CONTROL AND IMPROVEMENT DISTRICT**

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ANNUAL FILING AFFIDAVIT

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ANNUAL FILING AFFIDAVIT

STATE OF TEXAS
COUNTY OF HAYS

I, _____ of the
(Name of Duly Authorized District Representative)

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
(Name of District)

hereby swear, or affirm, that the District above has reviewed and approved at a meeting of the District's Board of Directors on the **19th day of January, 2021**, its annual audit report for the fiscal year ended **September 30, 2020** and that copies of the annual audit report have been filed in the District's office, located at:

12912 Hill Country Blvd., Suite F-232
Austin, Texas 78738
(Address of District's Office)

The annual filing affidavit and the attached copy of the audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements within Section 49.194 of the Texas Water Code and to the Texas Comptroller of Public Accounts in satisfaction of the annual filing requirements of Section 140.008 of the Texas Local Government Code.

Date: _____, _____ By: _____
(Signature of District Representative)

(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this _____ day of _____, _____.

(SEAL)

(Signature of Notary)

My Commission Expires On: _____, _____.
Notary Public in the State of Texas

Form TCEQ-0723 (Revised 10/2003)

INDEPENDENT AUDITORS' REPORT

This document is a draft for internal review and discussion and is not intended for external distribution.

Independent Auditors' Report

To the Board of Directors of
Reunion Ranch Water Control and Improvement District:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Reunion Ranch Water Control and Improvement District (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages MDA-1 through MDA-7 and FS-17, respectively, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas supplemental information and other supplemental information listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Texas supplemental information listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas supplemental information listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other supplemental information listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Austin, Texas
January X, 2021

**MANAGEMENT'S DISCUSSION
AND ANALYSIS**

This document is a draft for internal review and discussion and is not intended for external distribution.

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED SEPTEMBER 30, 2020

In accordance with Governmental Accounting Standards Board Statement No. 34 ("GASB 34"), the management of Reunion Ranch Water Control and Improvement District (the "District") offers the following discussion and analysis to provide an overview of the District's financial activities for the year ended September 30, 2020. Since this information is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the District's basic financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund:* At the end of the current fiscal year, the fund balance was \$960,571, a decrease of \$62,020 from the previous fiscal year. General Fund revenues increased from \$1,078,449 in the previous fiscal year to \$1,276,136 in the current fiscal year primarily due to additional service fee revenues generated from new connections within the District. General Fund expenditures increased from \$1,025,331 in the previous fiscal year to \$1,338,156 in the current fiscal year primarily due to wastewater treatment plant expenditures.
- *Debt Service Fund:* During fiscal year 2020, the District issued \$5,000,000 in Unlimited Tax Bonds, Series 2019. As a result, fund balance restricted for debt service increased from \$897,666 as of September 30, 2019 to \$999,046 as of September 30, 2020. Debt Service Fund revenues (including other financing sources) totaled \$1,335,119 in the current fiscal year while expenditures totaled \$1,233,739.
- *Capital Projects Fund:* Fund balance restricted for capital projects increased from \$35,983 as of September 30, 2019 to \$448,822 as of September 30, 2020. In conjunction with the issuance of \$5,000,000 in Unlimited Tax Bonds, Series 2019 and release of surplus bond proceeds, the District expended \$3,870,776 in capital outlay (related to construction of the water, wastewater and drainage system), \$256,992 in reimbursement for developer interest and \$398,319 in bond issuance costs during the current fiscal year. Capital Projects Fund revenues (including net other financing sources) totaled \$4,938,926 in the current fiscal year.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had expenses net of revenues of \$404,146 during the current fiscal year. Net position decreased from a deficit balance of \$1,265,085 at September 30, 2019 to a deficit balance of \$1,669,231 at September 30, 2020.

OVERVIEW OF THE DISTRICT

The District was duly created by order of the Texas Commission on Environmental Quality (the "Commission") dated August 15, 2005 as a conservation and reclamation district created under and essentially to accomplish the purposes of Section 59, Article XVI of the Texas Constitution.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

USING THIS ANNUAL REPORT

This annual report consists of six parts:

1. *Management's Discussion and Analysis* (this section)
2. *Basic Financial Statements*
3. *Notes to the Basic Financial Statements*
4. *Required Supplementary Information*
5. *Texas Supplemental Information* (required by the Texas Commission on Environmental Quality (the TSI section))
6. *Other Supplemental Information* (the OSI section)

For purposes of GASB 34, the District is considered a special purpose government. This allows the District to present the required fund and government-wide statements in a single schedule. The requirement for fund financial statements that are prepared on the modified accrual basis of accounting is met with the "Governmental Funds Total" column. An adjustment column includes those entries needed to convert to the full accrual basis government-wide statements. Government-wide statements are comprised of the Statement of Net Position and the Statement of Activities.

OVERVIEW OF THE FINANCIAL STATEMENTS

The *Statement of Net Position and Governmental Funds Balance Sheet* includes a column (titled "Governmental Funds Total") that represents a balance sheet prepared using the modified accrual basis of accounting. This method measures cash and all other financial assets that can be readily converted to cash. The adjustments column converts those balances to a balance sheet that more closely reflects a private-sector business. Over time, increases or decreases in the District's net position will indicate financial health.

The *Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances* includes a column (titled "Governmental Funds Total") that derives the change in fund balances resulting from current year revenues, expenditures, and other financing sources or uses. These amounts are prepared using the modified accrual basis of accounting. The adjustments column converts those activities to full accrual, a basis that more closely represents the income statement of a private-sector business.

The *Notes to the Basic Financial Statements* provide additional information that is essential to a full understanding of the information presented in the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures, and Changes in Fund Balances*.

The *Required Supplementary Information* presents a comparison statement between the District's adopted budget and its actual results for the General Fund.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase
	2020	2019	(Decrease)
Current and other assets	\$ 2,919,611	\$ 2,393,979	\$ 525,632
Capital and non-current assets	17,796,225	14,195,865	3,600,360
Total Assets	20,715,836	16,589,844	4,125,992
Current liabilities	1,126,430	753,123	373,307
Long-term liabilities	21,258,637	17,101,806	4,156,831
Total Liabilities	22,385,067	17,854,929	4,530,138
Net investment in capital assets	(3,465,243)	(3,031,451)	(433,792)
Restricted for debt service	913,182	821,919	91,263
Unrestricted	882,830	944,447	(61,617)
Total Net Position	\$ (1,669,231)	\$ (1,265,085)	\$ (404,146)

The District's net position decreased by \$404,146 to a deficit balance of \$1,669,231 from the previous year's deficit balance of \$1,265,085. The decrease is primarily a result of the District's bond issuance in December 2019 totaling \$5,000,000, for which \$4,815,000 in principal remains outstanding at September 30, 2020.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE (continued) -

Revenues and Expenses:

Summary Statement of Activities

	Governmental Activities		Change Increase
	2020	2019	(Decrease)
Property taxes, including penalties	\$ 1,512,428	\$ 1,200,366	\$ 312,062
Service account revenues, including penalties	884,310	647,013	237,297
Tap connection/inspection fees	122,500	160,200	(37,700)
Interest and other revenue	25,387	55,849	(30,462)
Total Revenues	2,544,625	2,063,428	481,197
Water reservation/monthly charges/purchases	341,137	245,726	95,411
District operations	698,834	549,620	149,214
Professional fees	166,436	203,619	(37,183)
Other	302,236	298,529	3,707
Debt service	1,065,213	915,187	150,026
Depreciation/amortization	374,915	287,624	87,291
Total Expenses	2,948,771	2,500,305	448,466
Change in Net Position	(404,146)	(436,877)	32,731
Beginning Net Position	(1,265,085)	(828,208)	(436,877)
Ending Net Position	\$ (1,669,231)	\$ (1,265,085)	\$ (404,146)

Revenues were \$2,544,625 for the fiscal year ended September 30, 2020, while expenses were \$2,948,771. Net position decreased \$404,146 for the fiscal year ended September 30, 2020.

Property tax revenues in the current fiscal year totaled \$1,512,428, up from \$1,200,366 during fiscal year 2019. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2019 tax year (September 30, 2020 fiscal year) were based upon a current assessed value of \$171,927,358 and a tax rate of \$0.875 per \$100 of assessed valuation. Property taxes levied for the 2018 tax year (September 30, 2019 fiscal year) were based upon a current assessed value of \$135,441,457 and a tax rate of \$0.875 per \$100 of assessed valuation.

The tax rate levied is determined after the District's Board of Directors (the "Board") reviews the General Fund budget requirements and the Debt Service Fund debt service obligations of the District. The District's primary revenue sources during fiscal year 2020 were property taxes and service account revenues.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

ANALYSIS OF GOVERNMENTAL FUNDS

Governmental Funds by Year

	2020	2019
Cash and cash equivalents	\$ 2,456,444	\$ 2,033,146
Cash equivalents	-	-
Receivables	250,094	191,484
Prepaid expenditures	55,511	52,131
Total Assets	\$ 2,762,049	\$ 2,276,761
Accounts payable and other	\$ 345,392	\$ 317,543
Total Liabilities	345,392	317,543
Deferred Inflows of Resources	8,218	2,978
Nonspendable	1,873	1,864
Restricted	1,447,868	933,649
Unassigned	958,698	1,020,727
Total Fund Balances	2,408,439	1,956,240
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,762,049	\$ 2,276,761

As of September 30, 2020, the District's governmental funds reflected a fund balance of \$2,408,439. For the year ended September 30, 2020, fund balances increased by \$101,380 and \$412,839 in the Debt Service Fund and Capital Projects Fund, respectively, and decreased \$62,020 in the General Fund.

CAPITAL ASSETS

At September 30, 2020, the District's governmental activities have invested \$17,796,225 in water, wastewater, and drainage system infrastructure. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	9/30/2020	9/30/2019
Water/Wastewater/Drainage Facilities	\$ 18,789,904	\$ 14,823,789
Less: Accumulated Depreciation	(993,679)	(627,924)
Total Net Capital Assets	\$ 17,796,225	\$ 14,195,865

More detailed information about the District's capital assets is presented in the *Notes to the Basic Financial Statements*.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

LONG-TERM DEBT

The District has the following balances outstanding on unlimited tax bonds:

	<u>Bonds Payable</u>
Series 2015	\$ 3,245,000
Series 2016	3,420,000
Series 2017	5,465,000
Series 2018	5,000,000
Series 2019	<u>4,815,000</u>
Total	<u>\$ 21,945,000</u>

The District owes \$21.945 million to bond holders. During the year, the District paid interest of \$707,243 on outstanding principal. The ratio of the District's long-term debt to total 2019 taxable assessed valuation (\$171,927,358) is 12.95%. The District's estimated population, as provided by the District as of September 15, 2020, is 1,488. More detailed information about the District's long-term debt is presented in the *Notes to the Basic Financial Statements*.

BUDGETARY HIGHLIGHTS

The General Fund pays for daily operating expenditures. The Board adopted a budget on September 11, 2019 for the 2020 fiscal year. The 2020 fiscal year budget included projected revenues of \$952,761 as compared to expenditures of \$912,740. When comparing actual results to budget, the District had a negative variance of \$102,041 primarily due to increased wastewater plant expenditures. More detailed information about the District's budgetary comparison is presented in the *Required Supplementary Information*.

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The net property tax assessed value for 2020 (September 30, 2021 fiscal year) is approximately \$228 million. The fiscal year 2021 tax rate is \$0.875 on each \$100 of taxable value. Approximately 17% of the property tax will fund general operating expenses and approximately 83% of the property tax will be set aside for debt service.

The adopted budget for fiscal year 2021 projects an operating fund balance increase of \$102,532. Compared to the fiscal year 2020 budget, revenues are expected to increase by approximately \$192,000 and expenditures are expected to increase by approximately \$130,000.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2020**

In March 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a pandemic, which continues to spread throughout the United States. While the disruption is expected to be temporary, there is uncertainty around the severity and duration. Therefore, while this issue may negatively impact the District's results of operations and financial position, the related financial impact cannot be reasonably estimated at this time. The District is actively managing its operations to maintain its cash flow and management believes that the District has adequate liquidity.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the funds it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the District in care of Willatt & Flickinger PLLC, 12912 Hill Country Blvd., Suite F-232, Austin, TX 78738.

BASIC FINANCIAL STATEMENTS

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Net Position
ASSETS						
Cash and cash equivalents:						
Cash	\$ 178,539	\$ -	\$ -	\$ 178,539	\$ -	\$ 178,539
Cash equivalents	822,890	1,002,067	452,948	2,277,905	-	2,277,905
Receivables:						
Service accounts, net of reserve for doubtful accounts of \$-0-	124,207	-	-	124,207	-	124,207
Property taxes	1,466	6,752	-	8,218	-	8,218
Interfund	60,785	-	-	60,785	(60,785)	-
Other	56,884	-	-	56,884	-	56,884
Prepaid expenditures	1,873	-	53,638	55,511	218,347	273,858
Capital assets, net of accumulated depreciation-						
Water/wastewater/drainage facilities	-	-	-	-	17,796,225	17,796,225
TOTAL ASSETS	\$ 1,246,644	\$ 1,008,819	\$ 506,586	\$ 2,762,049	17,953,787	20,715,836
LIABILITIES						
Accounts payable	\$ 218,157	\$ -	\$ -	\$ 218,157	-	218,157
Accrued bond interest payable	-	-	-	-	92,616	92,616
Deposits	66,450	-	-	66,450	-	66,450
Interfund payables	-	3,021	57,764	60,785	(60,785)	-
Long-term liabilities -						
Due to developer	-	-	-	-	79,207	79,207
Bonds payable:						
Due within one year	-	-	-	-	670,000	670,000
Due after one year	-	-	-	-	21,258,637	21,258,637
TOTAL LIABILITIES	284,607	3,021	57,764	345,392	22,039,675	22,385,067
DEFERRED INFLOWS OF RESOURCES						
Deferred revenue - property taxes	1,466	6,752	-	8,218	(8,218)	-
TOTAL DEFERRED INFLOWS OF RESOURCES	1,466	6,752	-	8,218	(8,218)	-
FUND BALANCES / NET POSITION						
Fund balances:						
Nonspendable	1,873	-	-	1,873	(1,873)	-
Restricted for:						
Debt service	-	999,046	-	999,046	(999,046)	-
Authorized construction	-	-	448,822	448,822	(448,822)	-
Unassigned	958,698	-	-	958,698	(958,698)	-
TOTAL FUND BALANCES	960,571	999,046	448,822	2,408,439	(2,408,439)	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 1,246,644	\$ 1,008,819	\$ 506,586	\$ 2,762,049		
Net position:						
Net investment in capital assets					(3,465,243)	(3,465,243)
Restricted for debt service					913,182	913,182
Unrestricted					882,830	882,830
TOTAL NET POSITION					\$ (1,669,231)	\$ (1,669,231)

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The accompanying notes are an integral part of this statement.*

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
YEAR ENDED SEPTEMBER 30, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Activities
REVENUES:						
Property taxes, including penalties	\$ 259,178	\$ 1,248,010	\$ -	\$ 1,507,188	\$ 5,240	\$ 1,512,428
Service account revenues, including penalties	884,310	-	-	884,310	-	884,310
Tap connection/inspection fees	122,500	-	-	122,500	-	122,500
Interest and other	10,148	12,721	2,518	25,387	-	25,387
TOTAL REVENUES	1,276,136	1,260,731	2,518	2,539,385	5,240	2,544,625
EXPENDITURES / EXPENSES:						
Current:						
Water purchases	341,137	-	-	341,137	-	341,137
Lab/chemicals	48,091	-	-	48,091	-	48,091
Repairs and maintenance	299,884	-	-	299,884	-	299,884
Sludge hauling	127,622	-	-	127,622	-	127,622
Utilities	16,329	-	-	16,329	-	16,329
Landscape maintenance	56,078	-	-	56,078	-	56,078
Connection/inspection fees	51,598	-	-	51,598	-	51,598
Permits	1,328	-	-	1,328	-	1,328
Management fees	97,904	-	-	97,904	-	97,904
Legal fees	75,890	-	-	75,890	-	75,890
Engineering fees	54,296	-	-	54,296	-	54,296
Audit fees	11,500	-	-	11,500	-	11,500
Bookkeeping fees	24,750	-	-	24,750	-	24,750
Tax appraisal/collection fees	1,828	8,834	-	10,662	-	10,662
Director fees, including payroll taxes	10,819	-	-	10,819	-	10,819
Insurance	14,673	-	-	14,673	-	14,673
Public notice	323	-	-	323	-	323
Developer interest	-	-	256,992	256,992	-	256,992
Other	8,767	-	-	8,767	-	8,767
Debt service:						
Principal	-	515,000	-	515,000	(515,000)	-
Interest	-	707,243	-	707,243	15,989	723,232
Fiscal agent fees	-	2,662	-	2,662	-	2,662
Bond issuance costs	-	-	398,319	398,319	(59,000)	339,319
Capital outlay	95,339	-	3,870,776	3,966,115	(3,966,115)	-
Depreciation	-	-	-	-	365,755	365,755
Amortization	-	-	-	-	9,160	9,160
TOTAL EXPENDITURES / EXPENSES	1,338,156	1,233,739	4,526,087	7,097,982	(4,149,211)	2,948,771
Excess (deficit) of revenues over (under) expenditures / expenses	(62,020)	26,992	(4,523,569)	(4,558,597)	4,154,451	(404,146)
OTHER FINANCING SOURCES (USES):						
Issuance of bonds	-	74,388	4,925,612	5,000,000	(5,000,000)	-
Discount on sale of bonds	-	-	(5,594)	(5,594)	5,594	-
Premium on sale of bonds	-	-	16,390	16,390	(16,390)	-
TOTAL OTHER FINANCING SOURCES, NET	-	74,388	4,936,408	5,010,796	(5,010,796)	-
NET CHANGE IN FUND BALANCES	(62,020)	101,380	412,839	452,199	(452,199)	-
CHANGE IN NET POSITION					(404,146)	(404,146)
FUND BALANCES / NET POSITION:						
Beginning of the year	1,022,591	897,666	35,983	1,956,240	(3,221,325)	(1,265,085)
End of the year	\$ 960,571	\$ 999,046	\$ 448,822	\$ 2,408,439	\$ (4,077,670)	\$ (1,669,231)

*This document is a draft for internal review and discussion and is not intended for external distribution.
The accompanying notes are an integral part of this statement.*

**NOTES TO THE BASIC
FINANCIAL STATEMENTS**

This document is a draft for internal review and discussion and is not intended for external distribution.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of Reunion Ranch Water Control and Improvement District (the "District") relating to the funds included in the accompanying financial statements conform to generally accepted accounting principles ("GAAP") as applied to governmental entities. GAAP for local governments include those principles prescribed by the Governmental Accounting Standards Board ("GASB"), which constitutes the primary source of GAAP for governmental units. The more significant of these accounting policies are described below and, where appropriate, subsequent pronouncements will be referenced.

Reporting Entity - The District was duly created by order of the Texas Commission on Environmental Quality (the "Commission") dated August 15, 2005 as a conservation and reclamation district created under and essentially to accomplish the purposes of Section 59, Article XVI of the Texas Constitution. The reporting entity of the District encompasses those activities and functions over which the District's elected officials exercise significant oversight or control. The District is governed by a five member Board of Directors (the "Board") which has been elected by District residents or appointed by the Board. The District is not included in any other governmental "reporting entity" as defined by GASB since Board members are elected by the public and have decision making authority, the power to designate management, the responsibility to significantly influence operations and primary accountability for fiscal matters. In addition, there are no component units included in the District's reporting entity.

Basis of Presentation - Government-Wide and Fund Financial Statements - The basic financial statements are prepared in conformity with GASB Statement No. 34, and include a column for government-wide (based upon the District as a whole) and fund financial statement presentations. GASB Statement No. 34 also requires as supplementary information the Management's Discussion and Analysis, which includes an analytical overview of the District's financial activities. In addition, a budgetary comparison statement is presented that compares the adopted General Fund budget with actual results.

- **Government-Wide Financial Statements:** The District's Statement of Net Position includes both non-current assets and non-current liabilities of the District, which were previously recorded in the General Fixed Assets Account Group and the General Long-Term Debt Account Group. In addition, the government-wide Statement of Activities column reflects depreciation expense on the District's capital assets, including infrastructure.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from financial activities of the fiscal period. The focus of the fund financial statements is on the individual funds of the governmental categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

- **Fund Financial Statements:** Fund-based financial statement columns are provided for governmental funds. GASB Statement No. 34 sets forth minimum criteria (percentage of assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues or expenditures of either fund category) for the determination of major funds.

Governmental Fund Types - The accounts of the District are organized and operated on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a self-balancing set of accounts that comprise its assets and deferred outflows of resources, liabilities and deferred inflows of resources, fund balances, revenues and expenditures. The various funds are grouped by category and type in the financial statements. The District maintains the following fund types:

- **General Fund** - The General Fund accounts for financial resources in use for general types of operations which are not encompassed within other funds. This fund is established to account for resources devoted to financing the general services that the District provides for its residents. Tax revenues and other sources of revenue used to finance the fundamental operations of the District are included in this fund.
- **Debt Service Fund** - The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.
- **Capital Projects Fund** - The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

Non-Current Governmental Assets and Liabilities - GASB Statement No. 34 eliminates the presentation of account groups, but provides for these records to be maintained and incorporates the information into the government-wide financial statement column in the Statement of Net Position.

Basis of Accounting

- **Governmental Funds**
 - ***Government-Wide Statements*** - The government-wide financial statement column is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

• **Governmental Funds (continued) -**

- *Fund Financial Statements* - The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and deferred outflows of resources and current liabilities and deferred inflows of resources generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in the fund balances. Governmental funds are accounted for on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e., both measurable and available).

“Measurable” means that the amount of the transaction can be determined and “available” means the amount of the transaction is collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures, if measurable, are generally recognized on the accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include the unmatured principal and interest on general obligation long-term debt which is recognized when due. This exception is in conformity with GAAP.

Property tax revenues are recognized when they become available. In this case, available means when due, or past due and receivable within the current period and collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. Tax collections expected to be received subsequent to the 60-day availability period are reported as deferred inflows of resources. The District has made no such accrual for the year ended September 30, 2020. All other revenues of the District are recorded on the accrual basis in all funds.

The District reports deferred inflows of resources on its balance sheet. Deferred inflows arise when a potential revenue does not meet both the “measurable” and “available” criteria for recognition in the current period. In subsequent periods, when revenue recognition criteria are met, the balance for deferred inflows is removed from the balance sheet and revenue is recognized.

Budgets and Budgetary Accounting - A budget was adopted on September 11, 2019, for the General Fund on a basis consistent with GAAP. The District’s Board utilizes the budget as a management tool for planning and cost control purposes. All annual appropriations lapse at fiscal year-end. The budget was not amended during the fiscal year.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 YEAR ENDED SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Accounting Estimates - The preparation of financial statements, in conformity with GAAP, requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents - Cash and cash equivalents includes cash on deposit as well as investments with maturities of three months or less. The investments, consisting of obligations in the State Treasurer’s investment pool, are recorded at amortized cost.

Accounts Receivable - The District provides for uncollectible accounts receivable using the allowance method of accounting for bad debts. Under this method of accounting, a provision for uncollectible accounts is charged to earnings. The allowance account is increased or decreased based on past collection history and management’s evaluation of accounts receivable. All amounts considered uncollectible are charged against the allowance account, and recoveries of previously charged off accounts are added to the allowance. The District believes all accounts were collectible at September 30, 2020.

Prepaid Expenditures - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenditures in both the government-wide and fund financial statements. Prepaid expenditures shall be charged to expenditures when consumed.

Interfund Transactions - Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay that amount and if the debtor fund has the ability to repay the advance on a timely basis. Operating transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Capital Assets - Capital assets are reported in the government-wide column in the Statement of Net Position. Public domain (“infrastructure”) capital assets, including water, wastewater and drainage facilities, are capitalized. Items purchased or acquired are reported at historical cost or estimated historical cost. Contributed fixed assets are recorded as capital assets at their estimated acquisition value at the time received.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Water, wastewater, and drainage facilities	50

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Long-Term Debt - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the government-wide Statement of Net Position. Bond premiums and original issue discounts are deferred over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond insurance costs are reported as assets and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

Bond issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures in both the government-wide and the fund financial statements in accordance with GASB Statement No. 65.

Ad Valorem Property Taxes - Property taxes, penalties, and interest are reported as revenue in the fiscal year in which they become available to finance expenditures of the District. Allowances for uncollectible property taxes within the General Fund and Debt Service Fund are based upon historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the District is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

Fund Equity - The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. See Note 10 for additional information on those fund balance classifications.

Deferred Outflows and Deferred Inflows of Resources - The District complies with GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, which provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the District's net position that is applicable to a future reporting period, and deferred inflows of resources, which represent the District's acquisition of net position applicable to a future reporting period.

The District complies with GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, which establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

Fair Value Measurements - The District complies with GASB Statement No. 72, *Fair Value Measurement and Application*, which defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction. Fair value accounting requires characterization of the inputs used to measure fair value into a three-level fair value hierarchy as follows:

- Level 1 inputs are based on unadjusted quoted market prices for identical assets or liabilities in an active market the entity has the ability to access.
- Level 2 inputs are observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.
- Level 3 inputs are unobservable inputs that reflect the entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

There are three general valuation techniques that may be used to measure fair value:

- Market approach - uses prices generated by market transactions involving identical or comparable assets or liabilities
- Cost approach - uses the amount that currently would be required to replace the service capacity of an asset (replacement cost)
- Income approach - uses valuation techniques to convert future amounts to present amounts based on current market expectations

Recently Issued Accounting Pronouncements - In June 2017, GASB issued GASB Statement No. 87, *Leases*, effective for fiscal years beginning after June 15, 2021. The objective of GASB Statement No. 87 is to improve accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. GASB Statement No. 87 establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under GASB Statement No. 87, a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources. Management is evaluating the effects that the full implementation of GASB Statement No. 87 will have on its financial statements for the year ended September 30, 2022.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS

Adjustments to convert the Governmental Funds Balance Sheet to the Statement of Net Position are as follows:

Fund balances - total governmental funds		\$ 2,408,439
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:		
Capital assets	\$ 18,789,904	
Less: Accumulated depreciation	<u>(993,679)</u>	17,796,225
Prepaid costs		218,347
Revenue is recognized when earned in the government-wide statements, regardless of availability. The governmental fund reports deferred inflows of resources for revenues earned but not available.		8,218
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
Bonds payable, net of unamortized premiums and discounts	(21,928,637)	
Developer advances	(79,207)	
Accrued interest	<u>(92,616)</u>	<u>(22,100,460)</u>
Total net position		<u>\$ (1,669,231)</u>

Adjustments to convert the Governmental Funds Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities are as follows:

Change in fund balances - total governmental funds		\$ 452,199
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report:		
Capital expenditures in the period purchased	\$ 3,966,115	
Interest expenditures in year paid	(15,989)	
Bond principal in year paid	515,000	
Tax revenue in year collected	5,240	
Bond insurance costs	59,000	
Bond proceeds in year received, net	<u>(5,010,796)</u>	(481,430)
Governmental funds do not report:		
Depreciation		(365,755)
Amortization		<u>(9,160)</u>
Change in net position		<u>\$ (404,146)</u>

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

3. CASH AND CASH EQUIVALENTS

The investment policies of the District are governed by Section 2256 of the Texas Government Code (the "Public Funds Investment Act") and an adopted District investment policy that includes depository contract provisions and custodial contract provisions. Major provisions of the District's investment policy, which complies with the Public Funds Investment Act, include: depositories must be Federal Deposit Insurance Corporation ("FDIC") insured Texas banking institutions; depositories must fully insure or collateralize all demand and time deposits; and securities collateralizing time deposits must be held by independent third party trustees.

Cash - At September 30, 2020, the carrying amount of the District's deposits was \$178,539 and the bank balance was \$175,330. The bank balance was covered by FDIC insurance and other pledged collateral.

Cash Equivalents -

Interest Rate Risk - In accordance with its investment policy, the District manages its exposure to declines in fair values through investment diversification and limiting investments as follows:

- Money market mutual funds are required to have weighted average maturities of 90 days or fewer; and
- Other mutual fund investments are required to have weighted average maturities of less than two years.

Credit Risk - The District's investment policy requires the application of the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, and considering the probable safety of their capital as well as the probable income to be derived. The District's investment policy requires that District funds be invested in:

- Obligations of the United States Government and/or its agencies and instrumentalities; or
- Money market mutual funds with investment objectives of maintaining a stable net asset value of \$1 per share; or
- Mutual funds rated in one of the three highest categories by a nationally recognized rating agency; or
- Securities issued by a State or local government or any instrumentality or agency thereof, in the United States, and rated in one of the three highest categories by a nationally recognized rating agency; or
- Public funds investment pools rated AAA or AAAM by a nationally recognized rating agency.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

3. CASH AND CASH EQUIVALENTS (continued) -

At September 30, 2020, the District held the following cash equivalents:

Investment	Fair Value at 9/30/2020	Weighted Average Maturity (Days)	Investment Rating	
			Rating	Rating Agency
TexPool	\$ 2,277,905	1	AAAm	Standard & Poors
	<u>\$ 2,277,905</u>			

The Comptroller of Public Accounts is the sole officer and director of the Texas Treasury Safekeeping Trust Company, which is authorized to operate the Texas Local Government Investment Pool (“TexPool”). Although TexPool is not registered with the SEC as an investment company, they operate in a manner consistent with the SEC’s Rule 2a-7 of the Investment Company Act of 1940. These investments are stated at amortized cost in accordance with GASB Statement No. 31. TexPool also has an advisory board to advise on TexPool’s investment policy. This board is made up equally of participants and nonparticipants who do not have a business relationship with TexPool. Federated Investors is the investment manager for the pool and manages daily operations of TexPool under a contract with the Comptroller. TexPool’s investment policy stipulates that it must invest in accordance with the Public Funds Investment Act.

In accordance with GASB Statement No. 79, the external local government investment pool does not have any limitations and restrictions on withdrawals such as notice periods or maximum transaction amounts. This pool does not impose any liquidity fees or redemption gates.

Concentration of Credit Risk - In accordance with the District’s investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of September 30, 2020, the District did not own any investments in individual securities.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The government’s investment policy requires that the District’s deposits be fully insured by FDIC insurance or collateralized with obligations of the United States or its agencies and instrumentalities. As of September 30, 2020, the District’s bank deposits were fully covered by FDIC insurance and other pledged collateral.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

4. PROPERTY TAXES

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Hays County Appraisal District established appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Hays County Tax Assessor Collector bills and collects the District's property taxes. The Board set current tax rates on September 11, 2019.

The property tax rates, established in accordance with state law, were based on 100% of the net assessed valuation of real property within the District on the 2019 tax roll. The tax rate, based on total taxable assessed valuation of \$171,927,358, was \$0.875 on each \$100 valuation and was allocated \$0.150 to the General Fund and \$0.725 to the Debt Service Fund. The maximum allowable maintenance tax of \$1.00 was established by the voters on November 7, 2006.

Property taxes receivable at September 30, 2020 consisted of the following:

	General Fund	Debt Service Fund	Total
Current year levy	\$ 1,323	\$ 6,394	\$ 7,717
Prior years' levies	143	358	501
	\$ 1,466	\$ 6,752	\$ 8,218

The District is prohibited from writing off real property taxes without specific authority from the Texas Legislature.

5. INTERFUND ACCOUNTS

A summary of interfund accounts, which resulted from the time lag between dates that payments are made between funds, is as follows at September 30, 2020:

	Interfund	
	Receivable	Payable
General Fund :		
Capital Projects Fund	\$ 57,764	\$ -
Debt Service Fund	3,021	
Debt Service Fund -		
General Fund	-	3,021
Capital Projects Fund -		
General Fund	-	57,764
	\$ 60,785	\$ 60,785

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

6. CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets follows:

	Balance 9/30/2019	Additions	Deletions	Balance 9/30/2020
Capital assets being depreciated - Water/Wastewater/Drainage Facilities	\$ 14,823,789	\$3,966,115	\$ -	\$ 18,789,904
Total capital assets being depreciated	14,823,789	3,966,115	-	18,789,904
Less accumulated depreciation for - Water/Wastewater/Drainage Facilities	(627,924)	(365,755)	-	(993,679)
Total accumulated depreciation	(627,924)	(365,755)	-	(993,679)
Total capital assets, net	<u>\$ 14,195,865</u>	<u>\$3,600,360</u>	<u>\$ -</u>	<u>\$ 17,796,225</u>

7. LONG-TERM DEBT

The following is a summary of bond transactions of the District for the year ended September 30, 2020:

	Unlimited Tax Bonds
Bonds payable at September 30, 2019	\$17,460,000
Bonds issued	5,000,000
Bonds retired	(515,000)
Less: Bond premiums and discounts, net of accumulated amortization	(16,363)
Bonds payable at September 30, 2020	<u>\$21,928,637</u>

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

7. LONG-TERM DEBT (continued) -

Bonds payable at September 30, 2020 were comprised of the following individual issues:

Unlimited Tax Bonds:

\$3,245,000 - 2015 Unlimited Tax Bonds payable serially through the year 2040 at interest rates which range from 1.75 % to 4.00%.

\$3,420,000 - 2016 Unlimited Tax Bonds payable serially through the year 2041 at interest rates which range from 3.00% to 4.25%.

\$5,465,000 - 2017 Unlimited Tax Bonds payable serially through the year 2042 at interest rates which range from 2.00% to 3.50%.

\$5,000,000 - 2018 Unlimited Tax Bonds payable serially through the year 2043 at interest rates which range from 2.70% to 4.00%.

\$4,815,000 - 2019 Unlimited Tax Bonds payable serially through the year 2044 at interest rates which range from 2.00% to 3.00%.

On December 19, 2019, the District issued \$5,000,000 of Unlimited Tax Bonds, Series 2019, with interest rates ranging from 2.00% to 3.00%. The net proceeds of \$4,651,365 (after payment of underwriter fees and other bond related costs), which includes \$35,459 of surplus bond proceeds from previous bond issuances, were deposited with the District's investment accounts to finance water, wastewater and drainage improvements and wastewater treatment plant improvements, and to pay for accrued bond interest and subsequent bond issuance costs.

The annual requirements to amortize all bonded debt at September 30, 2020, including interest, are as follows:

Year Ended September 30,	Annual Requirements for All Series		
	Principal	Interest	Total
2021	\$ 670,000	\$ 740,929	\$ 1,410,929
2022	690,000	724,689	1,414,689
2023	715,000	707,529	1,422,529
2024	735,000	689,129	1,424,129
2025	765,000	668,419	1,433,419
2026-2030	4,245,000	2,977,771	7,222,771
2031-2035	5,060,000	2,212,883	7,272,883
2036-2040	6,125,000	1,223,556	7,348,556
2041-2044	2,940,000	204,335	3,144,335
	<u>\$ 21,945,000</u>	<u>\$ 10,149,238</u>	<u>\$ 32,094,238</u>

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

7. LONG-TERM DEBT (continued) -

The total amount of bonds approved by the voters of the District, but not issued as of September 30, 2020, are as follows:

Type	Amount
Unlimited Tax Bonds	\$ 7,050,000
Refunding Bonds	\$ 45,000,000

At September 30, 2020, \$999,046 is available in the Debt Service Fund to service the bonded debt.

8. COMMITMENTS AND CONTINGENCIES

The developers of the land within the District have incurred costs for construction of facilities, as well as costs pertaining to the creation and operation of the District. Claims for reimbursement of construction costs and operational advances will be evaluated upon receipt of adequate supporting documentation and proof of contractual obligation. Such costs may be reimbursable to the developer by the District from proceeds of future District bond issues, subject to approval by the Commission, or from operations. On November 6, 2012, a bond election held within the District approved authorization to issue \$30,000,000 of bonds to fund costs for water, wastewater and drainage system facilities. As of September 30, 2020, the District has issued \$22,950,000 of unlimited tax bonds to reimburse the developer for District construction and creation costs. At September 30, 2020, the District has \$79,207 outstanding in developer advances which were used to fund operating activities of the District.

In March 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a pandemic, which continues to spread throughout the United States. While the disruption is expected to be temporary, there is uncertainty around the severity and duration. Therefore, while this issue may negatively impact the District's results of operations and financial position, the related financial impact cannot be reasonably estimated at this time. The District is actively managing its operations to maintain its cash flow and management believes that the District has adequate liquidity.

9. RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained coverage from commercial insurance companies to effectively manage its risk. All risk management activities are accounted for in the General Fund. Expenditures and claims are recognized when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. In determining claims, events that might create claims, but for which none have been reported, are considered.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2020**

10. FUND BALANCES

The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Those fund balance classifications are described below.

- Nonspendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.
- Restricted - Amounts that can be spent only for specific purposes because of constraints imposed by external providers, or imposed by constitutional provisions or enabling legislation.
- Committed - Amounts that can only be used for specific purposes pursuant to approval by formal action by the Board. The District had no such amounts.
- Assigned - For the General Fund, amounts that are appropriated by the Board that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as nonspendable, restricted or committed. The District had no such amounts.
- Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

The detail of the fund balances is included in the Governmental Funds Balance Sheet on page FS-1.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board may also assign fund balance for a specific purpose.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

11. SUBSEQUENT EVENTS

On December 17, 2020, the District issued \$7,050,000 of Unlimited Tax Bonds, Series 2020, with interest rates ranging from 2.00% to 2.375% and principal maturities through August 2045. Proceeds from the bonds will be used to finance construction and other District development costs.

**REQUIRED
SUPPLEMENTARY INFORMATION**

This document is a draft for internal review and discussion and is not intended for external distribution.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2020**

	<u>Actual</u>	<u>Original and Final Budget</u>	<u>Variance Positive (Negative)</u>
REVENUES:			
Property taxes, including penalties	\$ 259,178	\$ 249,624	\$ 9,554
Service account revenues, including penalties	884,310	628,737	255,573
Tap connection/inspection fees	122,500	63,000	59,500
Interest and other	10,148	11,400	(1,252)
TOTAL REVENUES	<u>1,276,136</u>	<u>952,761</u>	<u>323,375</u>
EXPENDITURES:			
Water purchases	341,137	279,705	(61,432)
Lab/chemicals	48,091	36,000	(12,091)
Repairs and maintenance	299,884	169,000	(130,884)
Sludge hauling	127,622	72,000	(55,622)
Utilities	16,329	16,200	(129)
Landscape maintenance	56,078	34,380	(21,698)
Connection/inspection fees	51,598	23,400	(28,198)
Permits	1,328	1,500	172
Management fees	97,904	88,146	(9,758)
Legal fees	75,890	63,000	(12,890)
Engineering fees	54,296	58,200	3,904
Audit fees	11,500	11,500	-
Bookkeeping fees	24,750	24,500	(250)
Tax appraisal/collection fees	1,828	4,000	2,172
Director fees, including payroll taxes	10,819	9,779	(1,040)
Insurance	14,673	15,000	327
Public notices	323	1,450	1,127
Other	8,767	4,980	(3,787)
Capital outlay	95,339	-	(95,339)
TOTAL EXPENDITURES	<u>1,338,156</u>	<u>912,740</u>	<u>(425,416)</u>
NET CHANGE IN FUND BALANCE	(62,020)	<u>\$ 40,021</u>	<u>\$ (102,041)</u>
FUND BALANCE:			
Beginning of the year	<u>1,022,591</u>		
End of the year	<u>\$ 960,571</u>		

**TEXAS
SUPPLEMENTAL INFORMATION**

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2020**

1. Services Provided by the District during the Fiscal Year:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Retail Water | <input type="checkbox"/> Wholesale Water | <input checked="" type="checkbox"/> Drainage |
| <input checked="" type="checkbox"/> Retail Wastewater | <input type="checkbox"/> Wholesale Wastewater | <input type="checkbox"/> Irrigation |
| <input type="checkbox"/> Parks/Recreation | <input type="checkbox"/> Fire Protection | <input type="checkbox"/> Security |
| <input type="checkbox"/> Solid Waste/Garbage | <input type="checkbox"/> Flood Control | <input type="checkbox"/> Roads |
| <input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect) | | |
| <input type="checkbox"/> Other (specify): _____ | | |

2. Retail Service Providers

a. Retail Rates Based on 5/8" Meter (or equivalent):

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1000 Gallons Over Minimum</u>	<u>Usage Levels</u>
WATER:	\$ 40.00	N/A	N	\$ 3.50	0 -10,000
				\$ 3.85	10,001 - 15,000
				\$ 4.40	15,001 - 20,000
				\$ 5.65	20,001 - 25,000
				\$ 7.00	25,001 - 30,000
				\$ 12.00	30,001 - 40,000
				\$ 15.00	40,001 and over
WASTEWATER:	\$ 35.00	N/A	N	\$ 3.25	per 1,000
SURCHARGE:	\$ -	-	-	\$ -	-

District employs winter averaging for wastewater usage? Yes No

Total charges per 10,000 gallons usage: Water \$ 75.00 Wastewater \$ 67.50

b. Water and Wastewater Retail Connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC's</u>
Unmetered	-	-	1.0	-
< 3/4"	472	472	1.0	472.0
1"	2	2	2.5	5.0
1 1/2"	3	3	5.0	15.0
2"	1	1	8.0	8.0
3"	3	3	15.0	45.0
4"	-	-	25.0	-
6"	-	-	50.0	-
8"	-	-	80.0	-
10"	-	-	115.0	-
Total Water	481	481		545.0
Total Wastewater	464	464	1.0	464.0

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2020**

3. Total Water Consumption during the Fiscal Year (rounded to the nearest thousand):

Gallons pumped into system: 101,763

Gallons billed to customers: 101,620

Water Accountability Ratio

(Gallons billed / Gallons Pumped) 99.9%
--

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District assess standby fees? Yes No

If yes, Date of the most recent Commission Order: _____

Does the District have Operation and Maintenance standby fees? Yes No

If yes, Date of the most recent Commission Order: _____

5. Location of District

County(ies) in which district is located: Hays

Is the District located entirely within one county? Yes No

Is the District located within a city? Entirely Partly Not at all

City(ies) in which District is located: N/A

Is the District located within a city's extra territorial jurisdiction (ETJ)?

Entirely Partly Not at all

ETJ's in which District is located: City of Dripping Springs, TX

Are Board members appointed by an office outside the District?

Yes No

If Yes, by whom? _____

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-3. TEMPORARY INVESTMENTS
SEPTEMBER 30, 2020**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
General Fund-					
TexPool	XXX0001	Varies	Daily	\$ 822,890	\$ -
Total				<u>822,890</u>	<u>-</u>
Debt Service Fund:					
TexPool	XXX0002	Varies	Daily	5,735	-
TexPool	XXX0005	Varies	Daily	996,332	-
Total				<u>1,002,067</u>	<u>-</u>
Capital Projects Fund:					
TexPool	XXX0008	Varies	Daily	6	-
TexPool	XXX0011	Varies	Daily	1,361	-
TexPool	XXX0013	Varies	Daily	451,581	-
Total				<u>452,948</u>	<u>-</u>
Total - All Funds				<u>\$ 2,277,905</u>	<u>\$ -</u>

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-4. TAXES LEVIED AND RECEIVABLE
SEPTEMBER 30, 2020**

	Maintenance Taxes	Debt Service Taxes	
Taxes Receivable, Beginning of Year	\$ 1,063	\$ 1,915	
2019 Original Tax Levy, less abatements	256,335	1,238,954	
Adjustments	2,363	10,747	
Total to be accounted for	259,761	1,251,616	
Tax collections:			
Current year	256,568	1,240,081	
Prior years	1,727	4,783	
Total collections	258,295	1,244,864	
Taxes Receivable, End of Year	\$ 1,466	\$ 6,752	
Taxes Receivable, By Years			
2018 and before	\$ 143	\$ 358	
2019	1,323	6,394	
Taxes Receivable, End of Year	\$ 1,466	\$ 6,752	
Property Valuations:	2019 (a)	2018 (a)	2017 (a)
Land and improvements	\$ 171,927,358	\$ 135,441,457	\$ 99,986,906
Total Property Valuations	\$ 171,927,358	\$ 135,441,457	\$ 99,986,906
Tax Rates per \$100 Valuation:			
Debt Service tax rates	\$ 0.725	\$ 0.700	\$ 0.550
Maintenance tax rates	0.150	0.175	0.325
Total Tax Rates per \$100 Valuation:	\$ 0.875	\$ 0.875	\$ 0.875
Original Tax Levy	\$ 1,495,289	\$ 1,179,844	\$ 877,830
Percent of Taxes Collected to Taxes Levied **	99.5%	99.9%	99.9%

Maximum Tax Rate Approved by Voters: \$ 1.00 on 11/7/2006.

**Calculated as taxes collected in current and previous years divided by tax levy.

(a) Valuations are provided by the appropriate Appraisal District. Due to various factors including tax protests and disputes, such valuations change over time; therefore, they may vary slightly from those disclosed in the District's bond offering documents or the District's annual bond disclosure filings.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2020**

Fiscal Year Ending	Unlimited Tax Bonds Series 2015			Unlimited Tax Bonds Series 2016			Unlimited Tax Bonds Series 2017			Unlimited Tax Bonds Series 2018			Unlimited Tax Bonds Series 2019			Total - All Issues		
	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total
	2021	\$ 93,000	\$ 120,535	\$ 213,535	\$ 100,000	\$ 130,831	\$ 230,831	\$ 150,000	\$ 173,218	\$ 323,218	\$ 195,000	\$ 188,932	\$ 383,932	\$ 130,000	\$ 127,413	\$ 257,413	\$ 670,000	\$ 740,929
2022	100,000	118,160	218,160	105,000	127,811	232,811	155,000	170,219	325,219	195,000	183,666	378,666	135,000	124,813	259,813	690,000	724,699	1,414,699
2023	105,000	115,410	220,410	110,000	124,681	234,681	165,000	167,119	332,119	195,000	178,206	373,206	140,000	122,113	262,113	715,000	797,529	1,422,529
2024	110,000	112,260	222,260	115,000	121,381	236,381	170,000	163,819	333,819	195,000	172,356	367,356	145,000	119,315	264,315	735,000	689,129	1,424,129
2025	115,000	108,850	223,850	125,000	117,931	242,931	180,000	158,718	338,718	195,000	166,507	361,507	150,000	116,413	266,413	765,000	668,419	1,433,419
2026	120,000	105,256	225,256	130,000	114,025	244,025	190,000	153,319	343,319	195,000	160,656	355,656	155,000	113,413	268,413	790,000	646,609	1,436,609
2027	130,000	101,356	231,356	135,000	109,638	244,638	195,000	147,619	342,619	200,000	154,562	354,562	160,000	110,313	270,313	820,000	623,488	1,443,488
2028	135,000	96,806	231,806	140,000	104,913	244,913	205,000	141,769	346,769	200,000	146,563	346,563	165,000	107,113	272,113	845,000	597,164	1,442,164
2029	145,000	92,082	237,082	145,000	100,013	245,013	215,000	135,618	350,618	200,000	138,562	338,562	175,000	103,400	278,400	880,000	569,675	1,449,675
2030	150,000	86,825	236,825	155,000	94,756	249,756	225,000	129,619	354,619	200,000	130,563	330,563	180,000	99,463	279,463	910,000	540,776	1,450,776
2031	160,000	81,200	241,200	160,000	88,944	248,944	235,000	122,419	357,419	200,000	122,562	322,562	185,000	94,963	279,963	940,000	510,888	1,450,888
2032	165,000	75,200	240,200	170,000	82,944	252,944	245,000	115,369	360,369	200,000	114,563	314,563	190,000	90,318	280,318	970,000	478,414	1,448,414
2033	175,000	68,600	243,600	175,000	76,144	251,144	255,000	107,712	362,712	205,000	106,562	311,562	200,000	85,350	285,350	1,010,000	444,368	1,454,368
2034	185,000	61,600	246,600	185,000	69,144	254,144	265,000	99,425	364,425	205,000	98,263	303,263	205,000	80,100	285,100	1,045,000	408,633	1,453,633
2035	195,000	54,200	249,200	190,000	61,744	251,744	280,000	90,813	370,813	215,000	90,162	305,162	215,000	74,463	289,463	1,095,000	371,382	1,466,382
2036	210,000	46,400	256,400	195,000	53,906	248,906	290,000	81,363	371,363	220,000	81,563	301,563	220,000	68,550	288,550	1,135,000	331,782	1,466,782
2037	220,000	38,000	258,000	200,000	45,863	245,863	305,000	71,574	376,574	225,000	72,762	297,762	230,000	61,950	291,950	1,180,000	290,149	1,470,149
2038	230,000	29,200	259,200	205,000	37,613	242,613	320,000	60,900	380,900	230,000	63,763	293,763	235,000	55,050	290,050	1,220,000	246,326	1,466,326
2039	245,000	20,000	265,000	210,000	28,900	238,900	330,000	49,700	379,700	240,000	54,562	294,562	245,000	48,000	293,000	1,270,000	201,162	1,471,162
2040	255,000	10,200	265,200	215,000	19,975	234,975	345,000	38,150	383,150	250,000	44,963	294,963	255,000	40,650	295,650	1,320,000	133,938	1,453,938
2041	-	-	-	255,000	10,836	265,836	365,000	26,075	391,075	270,000	34,650	304,650	260,000	33,000	293,000	1,370,000	104,561	1,474,561
2042	-	-	-	-	-	-	380,000	13,300	393,300	280,000	23,512	303,512	270,000	25,200	295,200	930,000	62,012	992,012
2043	-	-	-	-	-	-	-	-	-	290,000	11,963	301,963	280,000	17,100	297,100	570,000	29,063	599,063
2044	-	-	-	-	-	-	-	-	-	-	-	-	290,000	8,700	298,700	290,000	8,700	298,700
	\$3,245,000	\$ 1,542,140	\$ 4,787,140	\$ 1,420,000	\$ 1,722,813	\$ 3,142,813	\$ 5,465,000	\$ 2,417,387	\$ 7,882,387	\$ 1,000,000	\$ 2,540,523	\$ 3,540,523	\$ 4,813,000	\$ 1,927,175	\$ 6,740,175	\$ 21,945,000	\$ 10,149,218	\$ 32,094,218

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
SEPTEMBER 30, 2020**

	<u>Bond Issue</u> <u>Series 2015</u>	<u>Bond Issue</u> <u>Series 2016</u>	<u>Bond Issue</u> <u>Series 2017</u>	<u>Bond Issue</u> <u>Series 2018</u>	<u>Bond Issue</u> <u>Series 2019</u>	<u>Total</u>
Interest Rate	1.75% to 4.00%	3.00% to 4.25%	2.0% - 3.50%	2.7% - 4.0%	2.0% - 3.0%	
Dates Interest Payable	2/15; 8/15	2/15; 8/15	2/15; 8/15	2/15; 8/15	2/15; 8/15	
Maturity Dates	8/15/2040	8/15/2041	8/15/2042	8/15/2043	8/15/2044	
Bonds Outstanding at Beginning of Current Fiscal Year	\$ 3,335,000	\$ 3,515,000	\$ 5,610,000	\$ 5,000,000	\$ -	\$ 17,460,000
Bonds Sold During the Current Fiscal Year	-	-	-	-	5,000,000	5,000,000
Retirements During the Current Fiscal Year:						
Principal	(90,000)	(95,000)	(145,000)	-	(185,000)	(515,000)
Refunded	-	-	-	-	-	-
Bonds Outstanding at End of Current Fiscal Year	<u>\$ 3,245,000</u>	<u>\$ 3,420,000</u>	<u>\$ 5,465,000</u>	<u>\$ 5,000,000</u>	<u>\$ 4,815,000</u>	<u>\$ 21,945,000</u>
Interest Paid During the Current Fiscal Year	<u>\$ 122,560</u>	<u>\$ 133,681</u>	<u>\$ 176,119</u>	<u>\$ 188,931</u>	<u>\$ 85,952</u>	<u>\$ 707,243</u>
Paying Agent's Name & Address:	<u>Bank of Texas</u> <u>Austin, TX</u>	<u>Bank of Texas</u> <u>Austin, TX</u>	<u>Bank of Texas</u> <u>Austin, TX</u>	<u>Bank of Texas</u> <u>Austin, TX</u>	<u>Bank of Texas</u> <u>Austin, TX</u>	
Bond Authority:	<u>Unlimited</u> <u>Tax Bonds*</u>	<u>Refunding</u> <u>Bonds*</u>				
Amount Authorized by Voters	\$ 30,000,000	\$ 45,000,000				
Amount Issued	(22,950,000)	-				
Remaining To Be Issued	<u>\$ 7,050,000</u>	<u>\$ 45,000,000</u>				
Debt Service Fund Cash and Temporary Investment balances as of September 30, 2020						<u>\$ 1,002,067</u>
Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt:						<u>\$ 1,332,659</u>

* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
SEPTEMBER 30, 2020**

	Amounts					Percent of Fund Total Revenues				
	2020	2019	2018	2017	2016	2020	2019	2018	2017	2016
GENERAL FUND REVENUES:										
Property taxes, including penalties	\$ 259,178	\$ 248,016	\$ 343,143	\$ 373,039	\$ 329,970	20.3%	23.0%	33.0%	38.7%	42.6%
Service account revenues, including penalties	884,310	647,013	571,257	478,687	324,547	69.3%	60.0%	55.0%	49.6%	41.9%
Tap connection/inspection fees	122,500	160,200	112,500	108,300	118,950	9.6%	14.9%	10.8%	11.2%	15.3%
Interest and other	10,148	23,220	12,135	4,334	1,226	0.8%	2.2%	1.2%	0.5%	0.2%
TOTAL GENERAL FUND REVENUES	1,276,136	1,078,449	1,039,035	964,360	774,693	100.0%	100.0%	100.0%	100.0%	100.0%
GENERAL FUND EXPENDITURES:										
Water purchases	341,137	245,726	242,313	210,910	148,489	26.8%	22.9%	23.4%	21.9%	19.1%
Lab/chemicals	48,091	31,433	25,539	19,489	19,027	3.8%	2.9%	2.5%	2.0%	2.5%
Repairs and maintenance	299,884	177,919	73,795	112,341	86,178	23.5%	16.5%	7.1%	11.6%	11.0%
Sludge hauling	127,622	129,373	53,677	31,918	14,391	10.0%	12.0%	5.2%	3.3%	1.9%
Utilities	16,329	14,675	13,263	11,289	10,212	1.3%	1.4%	1.3%	1.2%	1.3%
Landscape maintenance	56,078	50,512	29,425	20,700	16,340	4.4%	4.7%	2.8%	2.1%	2.1%
Connection/inspection fees	51,598	52,564	46,012	40,740	37,864	4.0%	4.9%	4.4%	4.2%	4.9%
Permits	1,328	1,979	1,440	1,624	1,415	0.1%	0.2%	0.1%	0.2%	0.2%
Management fees	97,904	91,165	72,753	60,175	54,690	7.7%	8.5%	7.0%	6.2%	7.1%
Legal fees	75,890	71,854	64,483	51,493	42,439	5.9%	6.7%	6.2%	5.3%	5.5%
Engineering fees	54,296	99,015	51,860	92,461	58,238	4.3%	9.2%	5.0%	9.6%	7.5%
Audit fees	11,500	11,000	10,500	9,500	8,000	0.9%	1.0%	1.0%	1.0%	1.0%
Bookkeeping fees	24,750	21,750	21,750	21,750	20,850	1.9%	2.0%	2.1%	2.3%	2.7%
Tax appraisal/collection fees	1,828	1,654	2,273	2,758	2,444	0.1%	0.2%	0.2%	0.3%	0.3%
Director fees, including payroll taxes	10,819	8,558	9,204	8,720	7,428	0.8%	0.8%	0.9%	0.9%	1.0%
Insurance	14,673	12,796	10,881	8,352	9,738	1.1%	1.2%	1.0%	0.9%	1.3%
Public notice	323	1,026	-	-	-	0.0%	0.1%	0.0%	0.0%	0.0%
Other	8,767	2,332	1,434	746	926	0.7%	0.2%	0.1%	0.1%	0.1%
Capital outlay	95,339	-	-	-	-	7.5%	-	-	-	-
TOTAL GENERAL FUND EXPENDITURES	1,338,156	1,025,331	730,602	704,966	538,669	105.0%	95.2%	70.4%	73.1%	69.5%
EXCESS (DEFICIT) OF GENERAL FUND REVENUES OVER (UNDER) EXPENDITURES	\$ (62,020)	\$ 53,118	\$ 308,433	\$ 259,394	\$ 236,024	-5.0%	4.8%	29.6%	26.8%	30.5%
DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES:										
Interest	\$ 12,721	\$ 29,747	\$ 15,160	\$ 4,183	\$ 1,004	1.0%	2.7%	2.0%	0.9%	0.3%
Property taxes, including penalties	1,248,010	954,208	554,111	247,495	42,465	93.5%	87.7%	71.9%	51.2%	13.2%
Issuance of bonds	74,388	104,084	200,895	231,114	278,951	5.5%	9.6%	26.1%	47.9%	86.5%
TOTAL DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES	1,335,119	1,088,039	770,166	482,792	322,420	100.0%	100.0%	100.0%	100.0%	100.0%
DEBT SERVICE FUND EXPENDITURES:										
Bond interest	707,243	563,040	398,583	215,774	83,075	53.0%	51.7%	51.8%	44.7%	25.8%
Bond principal	515,000	320,000	170,000	-	-	38.6%	29.4%	22.1%	-	-
Other	11,496	7,878	4,846	2,240	315	0.8%	0.7%	0.6%	0.5%	0.1%
TOTAL DEBT SERVICE FUND EXPENDITURES	1,233,739	890,918	573,429	218,014	83,390	92.4%	81.9%	74.5%	45.2%	25.9%
EXCESS OF DEBT SERVICE REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	\$ 101,380	\$ 197,121	\$ 196,737	\$ 264,778	\$ 239,030	7.6%	18.1%	25.5%	54.8%	74.1%
TOTAL ACTIVE RETAIL WATER CONNECTIONS	481	407	316	246	189					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	464	398	307	236	181					

This document is a draft for internal review and discussion and is not intended for external distribution.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2020**

Complete District Mailing Address:	12912 Hill Country Blvd. Suite F-232 Austin, TX 78738
District Business Telephone Number:	(512) 476-6604
Submission Date of the most recent District Registration Form TWC Sections 36.054 & 49.054):	January 13, 2021
Limits on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution TWC Section 49.060)	\$7,200

Name and Address:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimbursements	9/30/2020	9/30/2020	Title at Year End
<i>Board Members:</i>						
DENNIS DANIEL	(Elected) 5/2018 - 5/2022	\$ 1,950	\$ 104			President
RICK TRIPLETT	(Elected) 5/2020 - 5/2024	\$ 750	\$ -			Vice-President
THOMAS J. ROGERS, JR.	(Elected) 5/2018 - 5/2022	\$ 1,950	\$ -			Secretary
NATHAN NEESE	(Elected) 5/2018 - 5/2022	\$ 2,100	\$ 104			Assistant Secretary
EILEEN GRASS	(Elected) 5/2020 - 5/2024	\$ 1,050	\$ -			Assistant Secretary
<i>Former Board Members:</i>						
GEORGE SYKES	(Elected) 5/2016 - 5/2020	\$ 1,200	\$ 111			
VINCE TERRACINA	(Elected) 5/2016 - 5/2020	\$ 1,050	\$ 49			
<i>Consultants:</i>						
Willatt & Flickinger PLLC	11/11/2005	\$ 75,384	\$ -			Attorney
McCall Parkhurst & Horton LLP	11/11/2005	\$ 72,670	\$ -			Bond Counsel
Inframark LLC	12/2017	\$ 695,916	\$ -			Operator
Murfee Engineering Company	4/20/2012	\$ 114,244	\$ -			District Engineer
Bott & Douthitt PLLC	5/2012	\$ 24,500	\$ 169			District Accountant
Maxwell Locke & Ritter LLP	10/23/2013	\$ 23,500	\$ -			Auditor
Specialized Public Finance	8/20/2013	\$ 100,700	\$ -			Financial Advisor
Hays County Tax Office	2014	\$ 60	\$ -			Tax Collector

**Fees of Office are the amounts actually paid to a director during the District's fiscal year.*

This document is a draft for internal review and discussion and is not intended for external distribution.

**OTHER
SUPPLEMENTAL INFORMATION**

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
OSI-1. PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2020**

Taxpayer	Type of Property	Tax Roll Year		
		2020	2019	2018
Hays Reunion Ranch LP	N/A	\$ 6,696,450	\$ 2,327,550	\$ 2,687,550
Taylor Morrison of Texas Inc.	N/A	3,713,940	9,704,190	5,465,520
Taylor Morrison of Texas Inc.	N/A	3,302,010	739,430	-
Homeowner	N/A	1,209,210	-	-
Homeowner	N/A	1,177,140	-	-
Homeowner	N/A	805,260	763,560	745,540
Homeowner	N/A	794,700	759,470	741,860
Homeowner	N/A	789,360	753,080	-
Homeowner	N/A	714,850	-	-
Homeowner	N/A	692,660	659,300	643,330
Homeowner	N/A	-	-	632,010
Homeowner	N/A	-	816,810	-
Homeowner	N/A	-	662,880	646,640
Homeowner	N/A	-	653,280	-
Homeowner	N/A	-	-	659,280
Homeowner	N/A	-	-	657,040
Homeowner	N/A	-	-	656,950
Total		\$ 19,895,580	\$ 17,839,550	\$ 13,535,720
Percent of Assessed Valuation		8.6%	10.4%	10.0%

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
OSI-2. ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2020**

Type of Property	Tax Roll Year					
	2020		2019		2018	
	Amount	%	Amount	%	Amount	%
Single Family Residential	\$ 210,737,307	91.5%	\$ 158,476,198	92.2%	\$ 126,596,120	93.5%
Vacant Platted Lots/Tracts	9,529,460	4.1%	3,165,810	1.8%	3,141,280	2.3%
Real Acreage	-	0.0%	-	0.0%	517,040	0.4%
Farm and Ranch Improvements	84,088	0.0%	810,368	0.5%	673,281	0.5%
Business Personal Property	303,284	0.1%	75,402	0.0%	119,434	0.1%
Residential Inventory	10,784,500	4.7%	10,013,530	5.8%	5,530,320	4.1%
Adjustments & Exemptions	(1,024,195)	-0.9%	(613,950)	-0.4%	(1,136,018)	-2.9%
Total	\$ 230,414,444	100.0%	\$ 171,927,358	100.0%	\$ 135,441,457	100.0%

Jeniffer Concienne

From: Michael Moyer <MMoyer@taylormorrison.com>
Sent: Monday, January 11, 2021 5:39 PM
To: Jeniffer Concienne
Subject: FW: REUNION RANCH WCID - PROPOSED AGENDA

Here you go Jeniffer.

Michael Moyer
Land Development Director

T: +15125322111

MMoyer@taylormorrison.com
www.taylormorrison.com



This message may contain confidential information and is intended only for the named addressee. If you are not the named addressee you should not distribute or copy this e-mail. If you have received this e-mail by mistake please delete it from your system.

From: Debra Leckbee
Sent: Monday, January 11, 2021 1:38 PM
To: Michael Moyer <MMoyer@taylormorrison.com>
Cc: Michael Slack <MSlack@taylormorrison.com>
Subject: RE: REUNION RANCH WCID - PROPOSED AGENDA

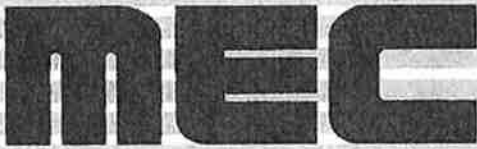
Here you go,

1/11/2021				
	PTD Homes Sold	PTD Homes Closed		Avg Sales Price
RR60	134	134		\$ 483,281
RR70	204	176		\$ 533,736
RR80	90	79		\$ 621,321
RR90	52	52		\$ 537,729
Total	480	441		\$ 536,505

Thanks
Debbie

Debra Leckbee
Staff Accountant II
T: +15125322174
M: +15126271992

DLeckbee@taylormorrison.com
www.taylormorrison.com



Murfee Engineering Company

January 6th, 2021

Mr. Dennis Daniel, President
and Board of Directors
Reunion Ranch WCID
c/o Willatt & Flickinger
12912 Hill Country Blvd., Suite F-232
Austin, Texas 78738

Mr. Mike Moyer
Taylor Morrison of Texas, Inc.
11200 Lakeline Blvd
Suite 105A
Austin, Texas 78717

Re: Reunion Ranch WWTP Expansion – Recommendation for Pay Application No. 1 from
Excel Construction Services, LLC.

Mr. Daniel & Reunion Ranch WCID Board, Mr. Moyer:

Attached please find Pay Application No. 1 in the amount of \$359,550.00 from Excel Construction Services, LLC for work performed through December 31st, 2020, on the above-referenced project. I have reviewed the attached documentation for compliance with the Contract Documents, concur with the items and quantities, and therefore recommend approval and payment of Pay Application No. 1 in the amount of \$359,550.00. If you have any questions or if you would like any additional information, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads 'Andrea Wyatt'. The signature is written in a cursive, flowing style.

Andrea Wyatt, P.E.

Attachments: Pay Application No. 1

CC: Bill Flickinger – Willatt & Flickinger
Dennis Lozano, P.E.
MEC File No. 12002.108

W:\Reunion Ranch WCID\Facilities\Wastewater\WWTP A\Expansion\Construction Admin\Pay App\Pay App 1 Letter-WWTP Exp-RRWCID-210104.docx

CONTRACTOR'S APPLICATION AND CERTIFICATE FOR PAYMENT

Reunion Ranch WWTP

Application No.: One (1)
 Application Period: thru December 31, 2020

SUMMARY

To: OWNER Reunion Ranch WWTP Attn: Mike Moyer 10415 1 Morado Circle Ste. 100 Austin, Texas 78768	From: CONTRACTOR Excel Construction Services, LLC Chad Mitchell PO Box 2260 Leander, Texas 78646	Via: ENGINEER Murfee Engineering Company, Inc Andrea Wyatt P.E. 1101 Capital of Texas Highway Austin, TX 78738
---	---	---

APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
APPROVED CHANGE ORDERS		
No.	Date Approved	Deductions
SUBTOTALS		\$ -
Net Change by CO		\$ -

1. ORIGINAL CONTRACT SUM	\$ 3,445,000.00
2. NET CHANGE BY CHANGE ORDERS	\$ -
3. CONTRACT SUM TO DATE	\$ 3,445,000.00
4. TOTAL COMPLETED & STORED TO DATE	\$ 399,500.00
5. RETAINAGE @ 10%	\$ 39,950.00
6. AMOUNT ELIGIBLE TO DATE	\$ 359,550.00
7. LESS PREVIOUS PAYMENTS	\$ -
8. AMOUNT DUE THIS APPLICATION	\$ 359,550.00
9. BALANCE TO FINISH (Including Retainage)	\$ 3,085,450.00

CONTRACTOR'S CERTIFICATION:

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Excel Construction Services, LLC
 By: *[Signature]*



PAYMENT OF \$ 359,550.00 IS RECOMMENDED

[Signature]
 Date: Jan. 6, 2021
 Murfee Engineering Company

[Signature]
 Date: 1/2/21
 Taylor Morrison

Reunion Ranch WCID
 Date

CONTRACTOR'S PROGRESS ESTIMATE

Reunion Ranch WWTP

PAY PERIOD:
APPLICATION No.:
APPLICATION DATE:

Oct
1
12/29/2020

Item No.	Description of Work	Scheduled Value	Work Completed		Materials Remaining In Storage	Total Completed And Stored To Date	Percent Complete (%)	Balance To Finish	Retainage Balance	Total Balance Remaining
			From Previous Estimate	This Period						
1	Mobilization, Bonds, & Insurance	\$ 170,000.00	\$ -	\$ 170,000.00	\$ -	\$ 170,000.00	100%	\$ -	\$ 17,000.00	\$ 17,000.00
2	SWPPP	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -	\$ 3,500.00	100%	\$ -	\$ 350.00	\$ 350.00
3	Excavation Plan	\$ 3,000.00	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00	50%	\$ 1,500.00	\$ 150.00	\$ 1,650.00
4	Trench Safety Plan	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$ -	\$ 15,000.00
6.00	PROCESS PIPING CONNECTING TO EXISTING WW LINE									
5.01	Excavation Pipe	\$ 11,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 11,000.00	\$ -	\$ 11,000.00
5.02	Installation	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -	\$ 10,000.00
5.03	Backfill	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,000.00	\$ -	\$ 2,000.00
6.00	INFLUENT LIFT STATION									
6.01	Liftstation - Excavation	\$ 71,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 71,000.00	\$ -	\$ 71,000.00
6.02	Liftstation - Select Fill	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,000.00	\$ -	\$ 6,000.00
6.03	Liftstation - Precast Concrete	\$ 42,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 42,000.00	\$ -	\$ 42,000.00
6.04	Liftstation - CPL	\$ 51,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 51,000.00	\$ -	\$ 51,000.00
6.05	Liftstation - Concrete Coating	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,000.00	\$ -	\$ 4,000.00
6.06	Liftstation - Backfill	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 18,000.00	\$ -	\$ 18,000.00
6.07	Liftstation - Vertical Screen	\$ 90,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 90,000.00	\$ -	\$ 90,000.00
6.08	Liftstation - Odor Control Equipment	\$ 37,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 37,500.00	\$ -	\$ 37,500.00
6.09	Liftstation - Submersible Pump	\$ 53,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 53,000.00	\$ -	\$ 53,000.00
6.1	Liftstation - Pipe	\$ 63,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 63,000.00	\$ -	\$ 63,000.00
6.11	Valve Vault - Underground Pipe	\$ 2,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,500.00	\$ -	\$ 2,500.00
6.12	Valve Vault - Precast Concrete Vault	\$ 16,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 16,000.00	\$ -	\$ 16,000.00
6.13	Valve Vault - Concrete Coating	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,000.00	\$ -	\$ 3,000.00
6.14	Valve Vault - Backfill	\$ 4,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,000.00	\$ -	\$ 4,000.00
6.15	Valve Vault - Flange Pipe and Valves	\$ 24,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 24,000.00	\$ -	\$ 24,000.00
7	AERATION BASIN AND BLOWER FACILITIES									
7.01	Excavation	\$ 88,000.00	\$ -	\$ 88,000.00	\$ -	\$ 88,000.00	100%	\$ -	\$ 8,800.00	\$ 8,800.00
7.02	Remove Bypass Line	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00	100%	\$ -	\$ 250.00	\$ 250.00
7.03	Clean/ Prepare Subgrade	\$ 3,000.00	\$ -	\$ 3,000.00	\$ -	\$ 3,000.00	100%	\$ -	\$ 300.00	\$ 300.00
7.04	Drill and epoxy	\$ 6,000.00	\$ -	\$ 6,000.00	\$ -	\$ 6,000.00	100%	\$ -	\$ 600.00	\$ 600.00
7.05	Form, Rebar and Place Slab SBR	\$ 125,000.00	\$ -	\$ 125,000.00	\$ -	\$ 125,000.00	100%	\$ -	\$ 12,500.00	\$ 12,500.00
7.06	Form, Rebar and Place Walls SBR	\$ 242,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 242,000.00	\$ -	\$ 242,000.00
7.07	Concrete Backfill	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 30,000.00	\$ -	\$ 30,000.00
7.08	Rebar Material	\$ 42,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 42,000.00	\$ -	\$ 42,000.00
7.09	Coat Wall	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -	\$ 12,000.00
7.1	Coat Wall	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -	\$ 12,000.00
7.11	Coat Pipe	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,000.00	\$ -	\$ 6,000.00
7.12	Misc Metal	\$ 16,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 16,500.00	\$ -	\$ 16,500.00
7.13	Set New SBR Equipment	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -	\$ 12,000.00
7.14	Set Existing SBR Equipment	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -	\$ 12,000.00
7.15	SBR Equipment	\$ 456,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 456,000.00	\$ -	\$ 456,000.00
7.16	Effluent Pumps	\$ 19,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 19,500.00	\$ -	\$ 19,500.00
7.17	Above Ground Pipe	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 30,000.00	\$ -	\$ 30,000.00
7.18	Blower Pad	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,000.00	\$ -	\$ 6,000.00

CONTRACTOR'S PROGRESS ESTIMATE

Reunion Ranch WWTP

PAY PERIOD:
APPLICATION No.:
APPLICATION DATE:

Oct
1
12/29/2020

Item No.	Description of Work	Scheduled Value	Work Completed		Materials Remaining In Storage	Total Completed And Stored To Date	Percent Complete (%)	Balance To Finish	Retainage Balance	Total Balance Remaining
			From Previous Estimate	This Period						
7.19	Demo Existing Equipment	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -	\$ 5,000.00
8	EFFLUENT FILTER									
8.1	Excavation	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,000.00	\$ -	\$ 3,000.00
8.2	Form, Pour Place Slab	\$ 9,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 9,000.00	\$ -	\$ 9,000.00
8.3	Filler Equipment	\$ 220,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 220,000.00	\$ -	\$ 220,000.00
8.4	Install Equipment	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -	\$ 12,000.00
8.5	Above Ground Pipe	\$ 21,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 21,000.00	\$ -	\$ 21,000.00
9	CHLORINE CONTACT BASIN									
9.1	Excavation	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -	\$ 5,000.00
9.2	Drill and expy	\$ 7,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,000.00	\$ -	\$ 7,000.00
9.3	Form, Rebar and Place Slab CCB	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 45,000.00	\$ -	\$ 45,000.00
9.4	Form, Rebar and Place Wells CCB	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 75,000.00	\$ -	\$ 75,000.00
9.5	Backfill Structure	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,000.00	\$ -	\$ 6,000.00
9.6	Coat Wall	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -	\$ 12,000.00
9.7	Above Ground Pipe	\$ 42,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 42,000.00	\$ -	\$ 42,000.00
9.8	Metal Metal	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,000.00	\$ -	\$ 3,000.00
10	SLUDGE DEWATERING EQUIPMENT									
10.1	Form, Pour Place Slab	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -	\$ 5,000.00
10.2	Underground Pipe	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -	\$ 10,000.00
10.3	Dewatering Equipment	\$ 230,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 230,000.00	\$ -	\$ 230,000.00
10.4	Base Material	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -	\$ 10,000.00
11	SLUDGE STORAGE BASIN MODIFICATIONS									
11.1	Demo Existing Equipment	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 30,000.00	\$ -	\$ 30,000.00
11.2	Above ground Piping	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -	\$ 10,000.00
12	EFFLUENT STORAGE BASIN									
12.1	Form, Rebar and Place Slab Effluent Storage	\$ 65,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 65,000.00	\$ -	\$ 65,000.00
12.2	Form, Rebar and Place Well Effluent Storage	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 120,000.00	\$ -	\$ 120,000.00
12.3	Above ground Piping	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 20,000.00	\$ -	\$ 20,000.00
12.4	Backfill Structure	\$ 13,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 13,000.00	\$ -	\$ 13,000.00
12.5	Coat Wall	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,000.00	\$ -	\$ 12,000.00
13	ELECTRICAL POWER SYSTEMS									
13.01	UG Electrical Conduit	\$ 148,742.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 148,742.00	\$ -	\$ 148,742.00
13.02	Above Ground / Exposed Conduit	\$ 82,822.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 82,822.00	\$ -	\$ 82,822.00
13.03	Wire Installation & Termination	\$ 30,813.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 30,813.00	\$ -	\$ 30,813.00
13.04	Grounding & Elec. Ductbank Ground Conductor	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,000.00	\$ -	\$ 10,000.00
13.05	Switchgear / Electrical Equip Install	\$ 37,132.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 37,132.00	\$ -	\$ 37,132.00
13.06	Switchgear / Electrical Equip	\$ 10,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,500.00	\$ -	\$ 10,500.00
13.07	Light Fixtures Material	\$ 2,900.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,900.00	\$ -	\$ 2,900.00
13.08	Light Fixtures Labor	\$ 51,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 51,500.00	\$ -	\$ 51,500.00
13.09	Generator Equipment	\$ 42,750.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 42,750.00	\$ -	\$ 42,750.00
13.1	Generator Material & Labor	\$ 7,500.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,500.00	\$ -	\$ 7,500.00
13.11	IBC	\$ 145,341.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 145,341.00	\$ -	\$ 145,341.00
13.12	Electrical / Instrumentation Start up	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -	\$ 5,000.00

CONTRACTOR'S PROGRESS ESTIMATE

PAY PERIOD:
APPLICATION No.:
APPLICATION DATE:

Oct
1
12/29/2020

Item No.	Description of Work	Scheduled Value	Work Completed		Materials Remaining In Storage	Total Completed And Stored To Date	Percent Complete (%)	Balance To Finish	Retainage Balance	Total Balance Remaining
			From Previous Estimate	This Period						
13.13	O&M Materials	\$ 5,000.00	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -	\$ 5,000.00	
14	MODS TO EFFLUENT SADDLS PUMP SKID & IRR SKID									
14.1	Form, Rebar and Piece Slab	\$ 20,000.00	\$ -	\$ -	\$ -	0%	\$ 20,000.00	\$ -	\$ 20,000.00	
14.2	Above ground Piping	\$ 15,000.00	\$ -	\$ -	\$ -	0%	\$ 15,000.00	\$ -	\$ 15,000.00	
14.3	Move Skid	\$ 5,000.00	\$ -	\$ -	\$ -	0%	\$ 5,000.00	\$ -	\$ 5,000.00	
15	PLANT WATER SYSTEM									
15.01	Plant Water Pumps	\$ 3,000.00	\$ -	\$ -	\$ -	0%	\$ 3,000.00	\$ -	\$ 3,000.00	
15.02	Misc Material	\$ 3,500.00	\$ -	\$ -	\$ -	0%	\$ 3,500.00	\$ -	\$ 3,500.00	
15.00	UPGRADE PUMP HOUSE BUILDING									
15.01	Building Insulation	\$ 5,828.00	\$ -	\$ -	\$ -	0%	\$ 5,828.00	\$ -	\$ 5,828.00	
15.02	HVAC	\$ 2,674.00	\$ -	\$ -	\$ -	0%	\$ 2,674.00	\$ -	\$ 2,674.00	
	ORIGINAL CONTRACT TOTALS	\$ 3,445,000.00	\$ -	\$ 399,500.00	\$ -	12%	\$ 3,045,500.00	\$ 39,950.00	\$ 3,085,450.00	

CONTRACTOR AFFIDAVIT OF BILLS PAID AND RELEASE OF LIENS

**STATE OF TEXAS §
COUNTY OF WILLIAMSON§**

Owner: Taylor Morrison of Texas, Inc.

Affiant: Excel Construction Services, LLC

Project Description: Reunion Ranch Wastewater Treatment Plant Expansion

In order to induce the Owner to make Progress Payment #1 to Affiant for work performed on the above-described project, the Affiant states, under oath, as follows:

WAIVER AND RELEASE

Affiant acknowledges and certifies that it has been paid in full for all labor and materials provided to the above-noted construction project. Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives, will and do hereby waive and release all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project.

ALL BILLS PAID

Affiant warrants, represents, and certifies that it has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project, and Affiant is not aware of any claim for payment or lien by such person or party who has furnished Work on the project through or under Affiant.

Executed \$359,550.00 .

Contractor Name: Excel Construction Services, LLC

By: *Charles H. Hatt*

Title: Project Manager

Subscribed and sworn to before me under my official seal of office this 4TH day of JANUARY, 2024.


VB
Notary Signature



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: January 12th, 2021
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: Dennis Lozano, P.E. 
RE: Engineer's Report – January 2021
CC: Mike Moyer – Taylor Morrison
Bill Flickinger – Willatt & Flickinger

MEC File No.: 12002.110

Utility Bond Application No. 6

MEC has received the attached letter dated December 15th from the TCEQ confirming the completion of the required maintenance for facilities inspected for Bond Application 6.

Wastewater Flows and Projections

Attached is an updated figure tracking wastewater flows to the existing WWTP vs. projections and permit milestones.

WWTP Expansion

The floor of the SBR basin has been poured and the contractor is working to install the walls. The first 8' of reinforcing steel has been installed and concrete will be poured by 1/15. After that, the contractor will install the remaining basin wall height and move to coating the concrete. The project is progressing on schedule.

210 Conversion

MEC is coordinating site visits to inspect and document the existing irrigation systems in order to add the information to the GIS database for the community.

Edwards Aquifer Recharge Zone (EARZ) Wastewater Line Inspections

MEC has concluded the inspection report and has attached a summary report. The application for payment and hard copy of the final inspection report are included as a separate agenda item. MEC has requested JL Gray to investigate the alleged intruding seal ring in one of the wastewater lines by performing a pressure test.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 15, 2020

Evan Parker
Murfee Engineering Company, Inc.
1101 Capital of Texas Highway South, Building D
Austin, TX 78746

Re: Request for Pre-Purchase Inspection, Reunion Ranch Water Control & Improvement District No. 20, \$7,050,000 Bond Application

Dear Mr. Parker:

On October 20, 2020, a pre-purchase inspection was conducted regarding the above request. The facilities consist of:

1. Reunion Ranch Phase 2-4 Water (W), Wastewater (WW), and Drainage (D)
2. Reunion Ranch Phase 3-2, 3-5 (W)(WW)(D)
3. Reunion Ranch Phase 3-3 (W)(WW)(D)

Phase 2-4 W, WW, and D were observed. The facilities included the lift station and all its components, manholes, pond access drive, and inlets. However, the 4x4 area inlet could not be located or verified according to the plans. Phase 3-2 and 3-5 W, WW, and D were observed. The facilities included inlets, manhole, headwalls with dissipators and dump rock, fire hydrants, and area inlets. However, multiple headwalls and the surrounding areas in 3-2 and 3-5 had overgrowth and sediment build up that required maintenance. Phase 3-3 W, WW, and D were observed. The facilities included inlets, area inlet, headwalls with dissipators and dump rock, and manholes. However, the headwalls in Channel B and C and surrounding areas had overgrowth and sediment build up that required maintenance.

The observed facilities appeared to correspond with the plans provided. However, the area inlet in Phase 2-4 was not located and the surround area by the pond needs maintenance. Additionally, Phase 3-2, 3-5, and 3-3 need to have maintenance done for the headwalls and surrounding areas.

On December 15, 2020 photo documentation was sent that addressed the deficiencies above. The facilities appeared to correspond with the plans provide with no construction deficiencies and the noted observations above. If you or members of your staff have any questions, please contact me at the Austin Region Office at (512) 339-2929 or at jennifer.arce@tceq.texas.gov.

Sincerely,

TCEQ Region 11 • P.O. Box 13087 • Austin, Texas 78711-3087 • 512-339-2929 • Fax 512-339-3795

Austin Headquarters: 512-239-1000 • tceq.texas.gov • How is our customer service? tceq.texas.gov/customersurvey

printed on recycled paper

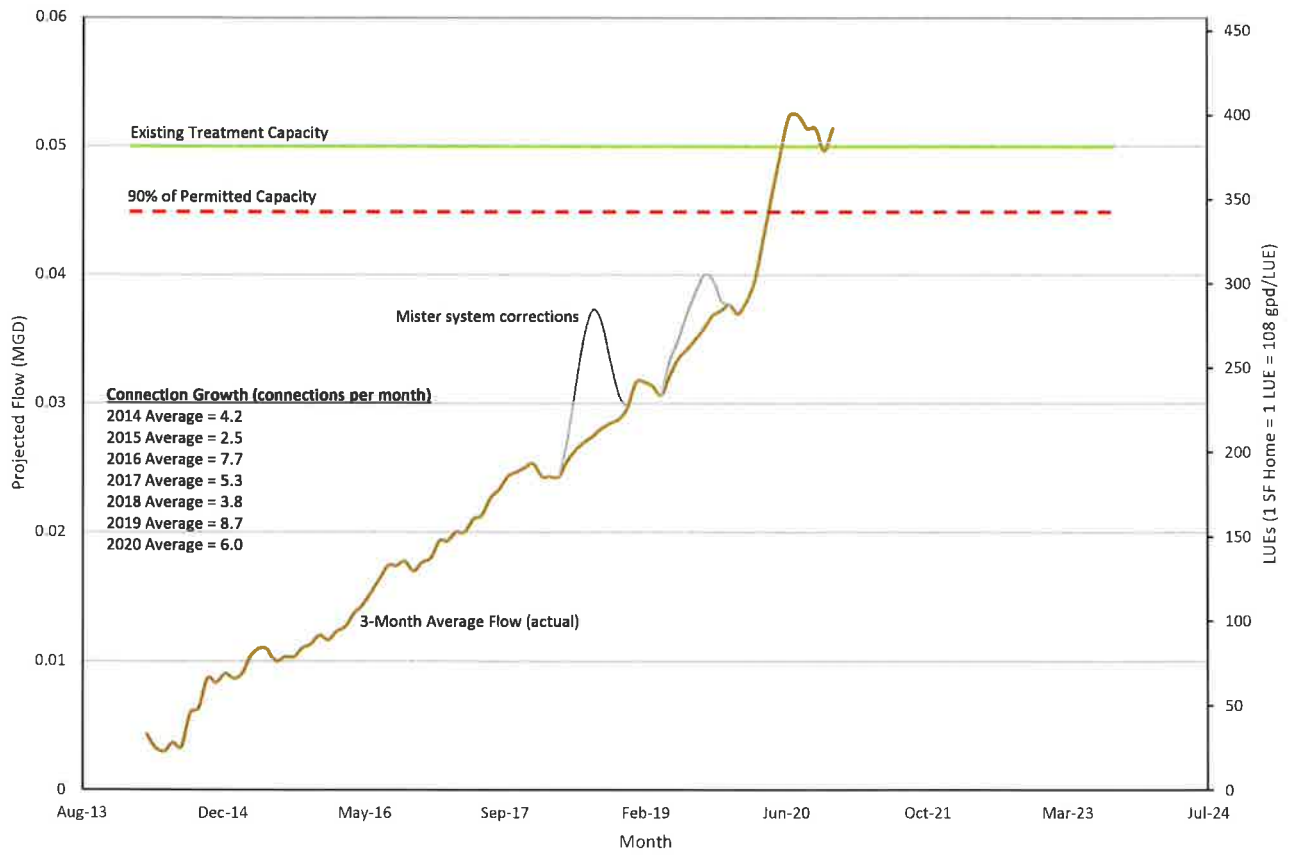
Jennifer Arce

**Jennifer Arce
Environmental Investigator
Austin Region Office**

**cc: Mr. Daniel Finnegan, Team Leader, Districts Bond Team (email)
Mr. Dennis Lozano (email)
Mr. Stephen Jones (email)
Ms. Simone Guidry (email)**

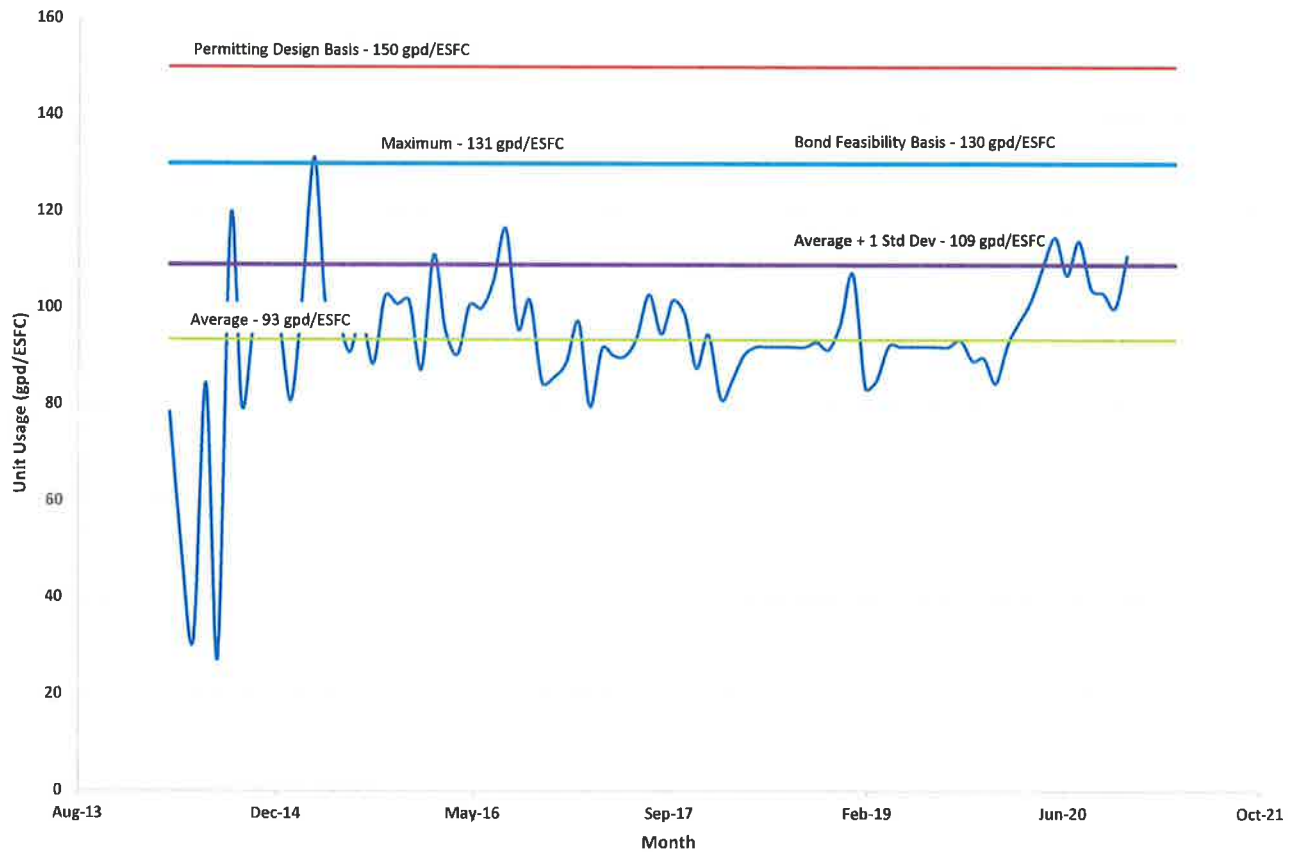
Murfee Engineering Company, Inc.
 Texas Registered Firm No. F-353
 1101 Capital of Texas Hwy., S., Bldg. D
 Austin, Texas 78746

Reunion Ranch WCID Wastewater Flow Projections



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

Reunion Ranch WCID WWTP Unit Usage Analysis



Sta.	USMH	OSMH	Reverse Set-up	Length	Pipe Size (in)	Material	Defect	Defect Location (ft)	Comments	Repair Timeline	Street	Repair/Assessment Complete
1.	48	49	Y	111.4	8	PVC	Debris Inside Invert	311.4	Debris on line just outside of MH 48. MH 48 lid not found.	Continue to Monitor	Jackson Dr	
2.	49	50	N	139	8	PVC					Jackson Dr	
3.	50	51	N	272	8	PVC					Jackson Dr	
4.	51	52	N	147	8	PVC					Jackson Dr	
5.	52	53	N	433	8	PVC					Jackson Dr	
6.	53	54	Y	132	8	PVC	Unable to locate MH 53	112	MH 53 lid not found.	Continue to Monitor	Jackson Dr	
7.	54	1	N	87	8	PVC					Jackson Dr	
8.	1	55	N	126	8	PVC					Jackson Dr	
9.	55	63	N	410.5	8	PVC					Jackson Dr	
10.	63	69	N	130	8	PVC					Jackson Dr	
11.	69	65	N	84	8	PVC					Jackson Dr	
12.	33	37	N	119	8	PVC					Reunion Blvd	
13.	37	38	N	89	8	PVC					Reunion Blvd	
14.	38	39	N	78	8	PVC					Reunion Blvd	
15.	20	21	N	104.4	8	PVC					Clarendon Dr	
16.	21	28	N	288.5	8	PVC					Clarendon Dr	
17.	39	40	N	101.6	8	PVC					Reunion Blvd	
18.	40	41	N	120	8	PVC					Reunion Blvd	
19.	41	42	N	148	8	PVC					Reunion Blvd	
20.	42	43	N	119.6	8	PVC					Reunion Blvd	
21.	43	44	N	101.7	8	PVC					Reunion Blvd	
22.	44	45	N	114.3	8	PVC					Reunion Blvd	
23.	45	46	N	190	8	PVC					Reunion Blvd	
24.	46	47	N	122.1	8	PVC					Reunion Blvd	
25.	47	56	N	398	8	PVC					Reunion Blvd	
26.	56	57	N	150	8	PVC					Reunion Blvd	
27.	57	58	N	141	8	PVC					Reunion Blvd	
28.	58	59	N	148	8	PVC					Reunion Blvd	
29.	59	60	N	292	8	PVC					Reunion Blvd	
30.	60	61	N	134	8	PVC					Jackson Dr	
31.	66	67	N	215	8	PVC	Grease Deposits	85.9-96.9; 124.2-130.4	Light Deposits at 10:00. Deposits at 2:00	Continue to Monitor	Jackson Dr	
32.	120	119	N	453	8	PVC					Jackson Dr	
33.	105	106	N	70	8	PVC					Kalia Dr	
34.	106	107	N	116	8	PVC					Kalia Dr	
35.	119	107	N	140	8	PVC	Grease Deposits	16.9-51.8; 97.7-116.1	Light deposits from 10:00 to 1:00 portions of pipe	Continue to Monitor	Jackson Dr	
36.	110	108	N	260	8	PVC					Kalia Dr	
37.	109	108	N	475	8	PVC					Kalia Dr	
38.	108	85	N	140	8	PVC					Kalia Dr	
39.	162	163	N	257	8	PVC					Kalia Dr	
40.	163	164	N	290.8	8	PVC					Kalia Dr	
41.	164	165	N	274.7	8	PVC					Kalia Dr	
42.	89	84	N	226.5	8	PVC					Adam Ct	
43.	84	83	N	124.4	8	PVC					Adam Ct	
44.	83	82	N	113.2	8	PVC					Adam Ct	
45.	82	81	N	111	8	PVC					Adam Ct	
46.	81	80	N	159	8	PVC					Adam Ct	
47.	80	79	N	141	8	PVC					Adam Ct	
48.	79	78	N	250.6	8	PVC					Adam Ct	
49.	78	77	N	145.5	8	PVC					Adam Ct	
50.	125	126	Y	313.8	8	PVC					Jackson Dr	
51.	126	127	N	148	8	PVC					Jackson Dr	
52.	127	128	N	118	8	PVC					Jackson Dr	
53.	118	101	N	224.4	8	PVC					Jackson Dr	
54.	111	112	N	187	8	PVC					Jackson Dr	
55.	112	113	N	151	8	PVC					Jackson Dr	
56.	113	101	N	229	8	PVC					Jackson Dr	
57.	101	100	N	332.4	8	PVC					Mary Elise Way	
58.	100	99	N	105.6	8	PVC					Mary Elise Way	
59.	99	98	N	221	8	PVC					Mary Elise Way	
60.	98	97	N	120	8	PVC					Mary Elise Way	
61.	114	97	N	323	8	PVC					Angle Rise Ct	
62.	97	96	N	97	8	PVC					Mary Elise Way	
63.	96	95	N	303.2	8	PVC					Mary Elise Way	
64.	95	94	N	98	8	PVC					Mary Elise Way	
65.	94	93	N	218.2	8	PVC					Mary Elise Way	

	Major Defect(s)
	Minor Defect(s)/Future Issue(s)
	Administrative Issue
	No Defect(s)



Sta.	USMH	DSMH	Reverse Set up	Length	Pipe Size (in)	Material	Defect	Defect Location (ft)	Comments	Repair Timeframe	Street	Repair/Assessment Complete
68	91	90	N	91.1	8	PVC	Sag	81.2-90.4	Slight sag starting at 81.2 to 90.4 feet	Continue to Monitor	Mary Elise Way	
67	89	89	N	95	8	PVC					Mary Elise Way	
66	89	88	N	60	8	PVC					Mary Elise Way	
65	88	92	N	95.5	8	PVC					Mary Elise Way	
70	92	74	N	182.8	8	PVC	Sag	166.7-182.1	Slight sag starting at 166.7 to 182.1 feet	Continue to Monitor	Mary Elise Way	
71	107	118	N	75	8	PVC					Jackson Dr	
72	118	117	N	178.3	8	PVC					Jackson Dr	
73	117	118	N	79.7	8	PVC					Jackson Dr	
74	104	109	N	111.4	8	PVC					Jackson Dr	
75	103	102	N	240	8	PVC					Jackson Dr	
76	102	74	N	114	8	PVC					Jackson Dr	
77	74	73	N	74.5	8	PVC					Jackson Dr	
78	73	72	N	90.1	8	PVC					Jackson Dr	
79	72	71	N	188.8	8	PVC					Jackson Dr	
80	113	112	N	326.6	8	PVC					William Ct	
81	15	16	N	115	8	PVC					Delayne Dr	
82	16	17	N	199	8	PVC					Delayne Dr	
83	17	18	N	170	8	PVC					Delayne Dr	
84	18	19	N	298	8	PVC					Delayne Dr	
85	18	18	N	118	8	PVC					Delayne Dr	
86	13	13	N	493	8	PVC					Delayne Dr	
87	13	10	N	243	8	PVC					Delayne Dr	
88	10	9	N	362	8	PVC					Delayne Dr	
89	12	21	N	222	8	PVC					Tiffany Way	
90	23	26	N	169	8	PVC					Tiffany Way	
91	26	27	N	165.1	8	PVC					Tiffany Way	
92	27	29	N	132.9	8	PVC	Sag	148.7	Slight sag toward end of line near MH 29.	Continue to Monitor	Tiffany Way	
93	19	28	N	311	8	PVC					Delayne Dr	
94	28	32	N	212.8	8	PVC					Equipment	
95	17	19	N	126.8	8	PVC					Equipment	
96	29	30	N	124.2	8	PVC					Tiffany Way	
97	30	128	N	218.1	8	PVC					Reunion Blvd	
98	128	24	N	303	8	PVC					Reunion Blvd	
99	24	23	N	212.2	8	PVC					Reunion Blvd	
100	22	22	N	121.1	8	PVC	Deposits Attached	0:0-166.3	Light deposits along the entire line.	Continue to Monitor	Reunion Blvd	
101	22	22	N	195.5	8	PVC	Deposits Attached	8:2-34:33-156	Light deposits from 1:00 to 9:00. Light deposits from 3:00 to 9:00.	Continue to Monitor	Reunion Blvd	
102	8	8	N	271.2	8	PVC					Delayne Dr	
103	8	700	N	88	8	PVC					Equipment	
104	10	7	N	97	8	PVC					Equipment	
105	11	16	N	282.1	8	PVC					Equipment	
106	36	33	N	192.4	8	PVC					Patience Cr	
107	35	34	N	121.1	8	PVC					Patience Cr	
108	34	46	N	267	8	PVC					Patience Cr	
109	46	39	N	211	8	PVC					Equipment	
110	116	115	N	124.5	8	PVC					William Ct	
111	115	111	N	282.2	8	PVC					Equipment	
112	111	114	N	271	8	PVC					Equipment	
113	114	93	N	254.9	8	PVC					Equipment	
114	77	76	N	204	8	PVC					Adam Ct	
115	76	75	N	199	8	PVC					Equipment	
116	112	116	N	81.8	8	PVC					William Ct	
117	60	61	N	125.2	8	PVC	2000 W/Block Obstruction	MH 61	Crust MH clogged with plug and debris.	Repaired	Reunion Blvd	Repairs completed October 2020
118	61	63	N	202.2	8	PVC	Grease Deposits	250.1-259.2	Light deposits at 7:00 and 20:00.		Reunion Blvd	
119	64	65	N	61.8	8	PVC					Reunion Blvd	
120	67	68	N	178	8	PVC	Grease Deposits, Sag	7:8-14:136.1-147:3	Deposits at 2:00. Slight sag.	Continue to Monitor	Jackson Dr	
121	66	69	N	105	8	PVC					Jackson Dr	
122	69	70	N	175	8	PVC					Jackson Dr	
123	71	70	N	137.2	8	PVC					Jackson Dr	
124	70	87	N	488	8	PVC					Equipment	
125	87	93	N	119	8	PVC					Equipment	
126	25	93	N	77	8	PVC					Equipment	
127	24	Pipe End	N	63.4	8	PVC					Jackson Dr	
128	163	Lift Station	N	141.8	8	PVC					Gene Dr	

	Major Defect(s)
	Minor Defect(s)/Future Issue(s)
	Administrative Issue
	No Defect(s)





Murfee Engineering Company

January 14, 2021

Mr. Dennis Daniel, President
and Board of Directors
Reunion Ranch WCID
c/o Willatt & Flickinger
12912 Hill Country Blvd., Suite F-232
Austin, Texas 78738

Re: Edwards Aquifer Recharge Zone Wastewater Collection Line Televising and
Inspection 2020 for Reunion Ranch WCID
Pay Application No. 1 (Final)
MEC File No. 12002-113

Mr. Daniel and Board:

Attached is the first and final application for payment from **National Works, Inc.** for the above-referenced project. Having monitored the televising and inspection activities throughout the progress of the work, we have reviewed the attached documentation for compliance with the Contract Documents and concur with the items/quantities requested. We, therefore, recommend this application for approval in the amount of **\$53,086.54**.

A hard copy of the final inspection report is attached herewith. An electronic copy of the report and all video clips will be kept on file at the offices of Murfee Engineering Company. Please call if you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephen Jones', is written over a light blue horizontal line.

Stephen Jones, P.E.

cc:

Bill Flickinger – Willatt & Flickinger
Dennis Lozano, P.E. – MEC

bflickinger@wfaustin.com
dlozano@murfee.com

W:\Reunion Ranch WCID\Facilities\Wastewater\CC TV Inspection Plan 2020\Pay App\PA 1-RRWCID CCFV 210114.docx

Construction Progress Report No. 1

Period: August 17, 2020
to: November 30, 2020

**Edwards Aquifer Recharge Zone Wastewater Collection Line Televising and Inspection 2020
for Reunion Ranch WCID**

MEC Project No. 12002-113

<u>Contract</u>	
A. Contractor:	National Works, Inc.
B. Contract Date:	June 20, 2020
C. Authorization to Proceed:	August 17, 2020
D. Calendar Days to Complete the Project:	45
E. Time Extension (in Calendar Days):	0
F. Completion Date:	October 1, 2020
G. Contract Time Used (in Calendar Days):	105
I. Status of Project:	The Contractor has completed all work.
II. Change Orders:	None to Date
III. Completion Report:	
A. Construction Cost	
1. Contract Bid Price	\$54,576.80
2. Change Orders	0.00
3. Final Quantity Adjustment	<u>-1,490.26</u>
4. Total Estimated Contract Price as of this Report	53,086.54
B. Actual Cost as of this Report	53,086.54
C. Total Paid Contractor	0.00
D. Amount Retained at: 0%	0.00
E. Amount Due	53,086.54
F. Estimated Cost Remaining	0.00
G. Percent Construction Complete	100.0%
IV. Frequency of Observation:	
A. Field Representation -	As Needed
B. Engineer Observation -	As Needed
V. Remarks:	There are no problems to report at this time.



National Works, Inc.

1070 San Marcos Hwy
 Luling, Tx 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
THE FOLLOWING WORK WAS COMPLETED ON 08/17/20:			
ITEM 1: INSURANCE, PERMITTING AND PROJECT SCHEDULE	1	3,500.00	3,500.00
ITEM 3: TRAFFIC CONTROL	1	1,500.00	1,500.00
CLEAN AND TELEWISE MH 49 TO MH 48 311.4 LF @ \$1.95/LF	311.4	1.95	607.23
CLEAN AND TELEWISE MH 49 TO MH 50 136.0 LF @ \$1.95/LF	136	1.95	265.20
CLEAN AND TELEWISE MH 50 TO MH 51 272.0 LF @ \$1.95/LF	272	1.95	530.40
CLEAN AND TELEWISE MH 51 TO MH 52 147.0 LF @ \$1.95/LF	147	1.95	286.65
CLEAN AND TELEWISE MH 52 TO MH 53 435.0 LF @ \$1.95/LF	435	1.95	848.25

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1070 San Marcos Hwy
 Luling, Tx 78648
 830-875-2710 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 54 TO MH 53 132.0 LF @ \$1.95/LF	132	1.95	257.40
CLEAN AND TELEWISE MH 54 TO MH 1 87.0 LF @ \$1.95/LF	87	1.95	169.65
CLEAN AND TELEWISE MH 1 TO MH 55 126.0 LF @ \$1.95/LF	126	1.95	245.70
CLEAN AND TELEWISE MH 55 TO MH 62 410.5 LF @ \$1.95/LF	410.5	1.95	800.48
CLEAN AND TELEWISE MH 62 TO MH 63 130.0 LF @ \$1.95/LF	130	1.95	253.50
CLEAN AND TELEWISE MH 63 TO MH 65 84.0 LF @ \$1.95/LF	84	1.95	163.80
THE FOLLOWING WORK WAS COMPLETED ON 08/18/20:			

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1078 San Marcos Hwy
 Luling, TX 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 33 TO MH 37 119.0 LF @ \$1.95/LF	119	1.95	232.05
CLEAN AND TELEWISE MH 37 TO MH 38 89.0 LF @ \$1.95/LF	89	1.95	173.55
CLEAN AND TELEWISE MH 38 TO MH 39 78.0 LF @ \$1.95/LF	78	1.95	152.10
THE FOLLOWING WORK WAS COMPLETED ON 08/19/20:			
CLEAN AND TELEWISE MH 20 TO MH 21 358.4 LF @ \$1.95/LF	358.4	1.95	698.88
CLEAN AND TELEWISE MH 21 TO MH 39 269.5 LF @ \$1.95/LF	269.5	1.95	525.53
CLEAN AND TELEWISE MH 39 TO MH 40 103.6 LF @ \$1.95/LF	103.6	1.95	202.02

Subtotal
Sales Tax (6.75%)
Total

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.

1070 San Marcos Hwy
 Luling, Tx 78648
 830-875-2778 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 40 TO MH 41 120.0 LF @ \$1.95/LF	120	1.95	234.00
CLEAN AND TELEWISE MH 41 TO MH 42 343.0 LF @ \$1.95/LF	343	1.95	668.85
CLEAN AND TELEWISE MH 42 TO MH 43 119.6 LF @ \$1.95/LF	119.6	1.95	233.22
CLEAN AND TELEWISE MH 43 TO MH 44 101.7 LF @ \$1.95/LF	101.7	1.95	198.32
CLEAN AND TELEWISE MH 44 TO MH 45 134.3 LF @ \$1.95/LF	134.3	1.95	261.89
CLEAN AND TELEWISE MH 45 TO MH 46 190.0 LF @ \$1.95/LF	190	1.95	370.50
CLEAN AND TELEWISE MH 46 TO MH 47 122.1 LF @ \$1.95/LF	122.1	1.95	238.10

	Subtotal
	Sales Tax (6.75%)
	Total

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.
 1070 San Marcos Hwy
 Luling, Tx 78648
 830-876-2770 Phone
 830-876-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
THE FOLLOWING WORK WAS COMPLETED ON 08/20/20:			
CLEAN AND TELEWISE MH 47 TO MH 56 398.0 LF @ \$1.95/LF	398	1.95	776.10
CLEAN AND TELEWISE MH 56 TO MH 57 110.0 LF @ \$1.95/LF	110	1.95	214.50
CLEAN AND TELEWISE MH 57 TO MH 58 141.0 LF @ \$1.95/LF	141	1.95	274.95
CLEAN AND TELEWISE MH 58 TO MH 59 148.0 LF @ \$1.95/LF	148	1.95	288.60
CLEAN AND TELEWISE MH 59 TO MH 60 292.0 LF @ \$1.95/LF	292	1.95	569.40
THE FOLLOWING WORK WAS COMPLETED ON 08/21/20:			
CLEAN AND TELEWISE MH 65 TO MH 66 137.0 LF @ \$1.95/LF	137	1.95	267.15

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1078 San Marcos Hwy
 Luling, Tx 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEVISE MH 66 TO MH 67 212.0 LF @ \$1.95/LF	212	1.95	413.40
CLEAN AND TELEVISE MH 120 TO MH 119 453.0 LF @ \$1.95/LF	453	1.95	883.35
CLEAN AND TELEVISE MH 105 TO MH 106 70.0 LF @ \$1.95/LF	70	1.95	136.50
CLEAN AND TELEVISE MH 106 TO MH 107 336.0 LF @ \$1.95/LF	336	1.95	655.20
CLEAN AND TELEVISE MH 119 TO MH 107 140.0 LF @ \$1.95/LF	140	1.95	273.00
CLEAN AND TELEVISE MH 110 TO MH 109 260.0 LF @ \$1.95/LF	260	1.95	507.00
CLEAN AND TELEVISE MH 109 TO MH 108 475.0 LF @ \$1.95/LF	475	1.95	926.25

Subtotal
Sales Tax (6.75%)
Total

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.

1070 San Marcos Hwy
Luling, Tx 78648
830-875-2770 Phone
830-875-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 108 TO MH 85 240.0 LF @ \$1.95/LF	240	1.95	468.00
CLEAN AND TELEWISE MH 162 TO MH 163 257.0 LF @ \$1.95/LF	257	1.95	501.15
CLEAN AND TELEWISE MH 163 TO MH 164 292.8 LF @ \$1.95/LF	292.8	1.95	570.96
CLEAN AND TELEWISE MH 164 TO MH 165 274.7 LF @ \$1.95/LF	274.7	1.95	535.67
THE FOLLOWING WAS COMPLETED ON 08/24/20:			
CLEAN AND TELEWISE MH 85 TO MH 84 226.5 LF @ \$1.95/LF	226.5	1.95	441.68
CLEAN AND TELEWISE MH 84 TO MH 83 124.4 LF @ \$1.95/LF	124.4	1.95	242.58

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1078 San Marcos Hwy
 Luling, Tx 78048
 830-875-2770 Phone
 830-875-2730 Fax

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Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 83 TO MH 82 115.2 LF @ \$1.95/LF	115.2	1.95	224.64
CLEAN AND TELEWISE MH 82 TO MH 81 111.0 LF @ \$1.95/LF	111	1.95	216.45
CLEAN AND TELEWISE MH 81 TO MH 80 110.0 LF @ \$1.95/LF	110	1.95	214.50
CLEAN AND TELEWISE MH 80 TO MH 79 141.0 LF @ \$1.95/LF	141	1.95	274.95
CLEAN AND TELEWISE MH 79 TO MH 78 250.7 LF @ \$1.95/LF	250.7	1.95	488.87
CLEAN AND TELEWISE MH 78 TO MH 77 54.5 LF @ \$1.95/LF	54.5	1.95	106.28
CLEAN AND TELEWISE MH 126 TO MH 125 353.6 LF @ \$1.95/LF	353.6	1.95	689.52

	Subtotal
	Sales Tax (6.75%)
	Total

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.

1070 San Marcos Hwy
 Luling, Tx 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
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Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 126 TO MH 127 148.0 LF @ \$1.95/LF	148	1.95	288.60
CLEAN AND TELEWISE MH 127 TO MH 128 118.0 LF @ \$1.95/LF	118	1.95	230.10
CLEAN AND TELEWISE MH 128 TO MH 101 224.4 LF @ \$1.95/LF	224.4	1.95	437.58
CLEAN AND TELEWISE MH 121 TO MH 122 187.0 LF @ \$1.95/LF	187	1.95	364.65
CLEAN AND TELEWISE MH 122 TO MH 123 151.0 LF @ \$1.95/LF	151	1.95	294.45
CLEAN AND TELEWISE MH 123 TO MH 101 229.0 LF @ \$1.95/LF	229	1.95	446.55
CLEAN AND TELEWISE MH 101 TO MH 100 332.4 LF @ \$1.95/LF	332.4	1.95	648.18

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1078 San Marcos Hwy
 Luling, TX 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
8/25/2020	14929

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
THE FOLLOWING WORK WAS COMPLETED ON 08/25/20:			
CLEAN AND TELEWISE MH 100 TO MH 99 105.6 LF @ \$1.95/LF	105.6	1.95	205.92
CLEAN AND TELEWISE MH 99 TO MH 98 221.0 LF @ \$1.95/LF	221	1.95	430.95
CLEAN AND TELEWISE MH 98 TO MH 97 170.0 LF @ \$1.95/LF	170	1.95	331.50
CLEAN AND TELEWISE MH 124 TO MH 97 323.0 LF @ \$1.95/LF	323	1.95	629.85
CLEAN AND TELEWISE MH 97 TO MH 96 97.0 LF @ \$1.95/LF	97	1.95	189.15
CLEAN AND TELEWISE MH 96 TO MH 95 103.2 LF @ \$1.95/LF	103.2	1.95	201.24

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1678 San Marcos Hwy
Luling, Tx 78648
830-875-2770 Phone
830-875-2730 Fax

Invoice

Date	Invoice #
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Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 95 TO MH 94 98.0 LF @ \$1.95/LF	98	1.95	191.10
CLEAN AND TELEWISE MH 94 TO MH 91 218.2 LF @ \$1.95/LF	218.2	1.95	425.49
CLEAN AND TELEWISE MH 91 TO MH 90 91.1 LF @ \$1.95/LF	91.1	1.95	177.65
CLEAN AND TELEWISE MH 90 TO MH 89 65.0 LF @ \$1.95/LF	65	1.95	126.75
CLEAN AND TELEWISE MH 89 TO MH 88 60.0 LF @ \$1.95/LF	60	1.95	117.00
CLEAN AND TELEWISE MH 88 TO MH 92 99.5 LF @ \$1.95/LF	99.5	1.95	194.03
CLEAN AND TELEWISE MH 92 TO MH 74 182.8 LF @ \$1.95/LF	182.8	1.95	356.46

	Subtotal
	Sales Tax (6.75%)
	Total

PLEASE SEND ALL REMITTANCE TO:
P.O. BOX 791
LULING, TX 78648



National Works, Inc.

1070 San Marcos Hwy
 Luling, Tx 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

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Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/24/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 107 TO MH 118 73.0 LF @ \$1.95/LF	73	1.95	142.35
CLEAN AND TELEWISE MH 117 TO MH 113 79.7 LF @ \$1.95/LF	79.7	1.95	155.42
CLEAN AND TELEWISE MH 104 TO MH 103 111.4 LF @ \$1.95/LF	111.4	1.95	217.23
CLEAN AND TELEWISE MH 103 TO MH 102 240.0 LF @ \$1.95/LF	240	1.95	468.00
CLEAN AND TELEWISE MH 102 TO MH 74 114.0 LF @ \$1.95/LF	114	1.95	222.30

	Subtotal	\$32,270.42
	Sales Tax (6.75%)	\$0.00
	Total	\$32,270.42

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.

1078 San Marcos Hwy
 Luling, Tx 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
8/31/2020	14946

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 74 TO MH 73 74.1 LF @ \$1.95/LF	74.1	1.95	144.50
CLEAN AND TELEWISE MH 73 TO MH 72 90.1 LF @ \$1.95/LF	90.1	1.95	175.70
CLEAN AND TELEWISE MH 72 TO MH 71 388.8 LF @ \$1.95/LF	388.8	1.95	758.16
CLEAN AND TELEWISE MH 113 TO MH 112 328.6 LF @ \$1.95/LF	328.6	1.95	640.77
CLEAN AND TELEWISE MH 15 TO MH 16 115 LF @ \$1.95/LF	115	1.95	224.25
CLEAN AND TELEWISE MH 16 TO MH 17 195.0 LF @ \$1.95/LF	195	1.95	380.25
CLEAN AND TELEWISE MH 17 TO MH 18 170.0 LF @ \$1.95/LF	170	1.95	331.50

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1070 San Marcos Hwy
 Luling, TX 78648
 830-875-2770 Phone
 830-875-2730 Fax

Invoice

Date	Invoice #
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Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 18 TO MH 19 299.0 LF @ \$1.95/LF	299	1.95	583.05
CLEAN AND TELEWISE MH 14 TO MH 13 159.0 LF @ \$1.95/LF	159	1.95	310.05
CLEAN AND TELEWISE MH 13 TO MH 12 435 LF @ \$1.95/LF	435	1.95	848.25
CLEAN AND TELEWISE MH 11 TO MH 10 243.3 LF @ \$1.95/LF	243.3	1.95	474.44
CLEAN AND TELEWISE MH 10 TO MH 09 362 LF @ \$1.95/LF	362	1.95	705.90
CLEAN AND TELEWISE MH 12 TO MH 25 222 LF @ \$1.95/LF	222	1.95	432.90
CLEAN AND TELEWISE MH 25 TO MH 26 167 LF @ \$1.95/LF	167	1.95	325.65

	Subtotal
	Sales Tax (6.75%)
	Total

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.

1070 San Marcos Hwy
Luling, Tx 78648
830-875-2770 Phone
830-875-2730 Fax

Invoice

Date	Invoice #
8/31/2020	14946

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 26 TO MH 27 165.1 LF @ \$1.95/LF	165.1	1.95	321.95
CLEAN AND TELEWISE MH 27 TO MH 29 152.9 LF @ \$1.95/LF	152.9	1.95	298.16
CLEAN AND TELEWISE MH 19 TO MH 28 321 LF @ \$1.95/LF	321	1.95	625.95
CLEAN AND TELEWISE MH 28 TO MH 32 217.8 LF @ \$1.95/LF	217.8	1.95	424.71
CLEAN AND TELEWISE MH 32 TO MH 29 226.9 LF @ \$1.95/LF	226.9	1.95	442.46
CLEAN AND TELEWISE MH 29 TO MH 30 124.2 LF @ \$1.95/LF	124.2	1.95	242.19
CLEAN AND TELEWISE MH 30 TO MH 129 218.1 LF @ \$1.95/LF	218.1	1.95	425.30

Subtotal
Sales Tax (6.75%)
Total

PLEASE SEND ALL REMITTANCE TO:
P.O. BOX 791
LULING, TX 78648



National Works, Inc.

1070 San Marcos Hwy
 Luling, TX 78648
 830-875-2770 Phone
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Invoice

Date	Invoice #
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Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 129 TO MH 24 303 LF @ \$1.95/LF	303	1.95	590.85
CLEAN AND TELEWISE MH 24 TO MH 23 252.2 LF @ \$1.95/LF	252.2	1.95	491.79
CLEAN AND TELEWISE MH 23 TO MH 22 171.1 LF @ \$1.95/LF	171.1	1.95	333.65
CLEAN AND TELEWISE MH 22 TO MH 07 159.5 LF @ \$1.95/LF	159.5	1.95	311.03
CLEAN AND TELEWISE MH 09 TO MH UNK 271.7 LF @ \$1.95/LF	271.7	1.95	529.82
CLEAN AND TELEWISE MH UNK TO MH 08 86.0 LF @ \$1.95/LF	86	1.95	167.70
CLEAN AND TELEWISE MH 08 TO MH 07 97 LF @ \$1.95/LF	97	1.95	189.15

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1070 San Marcos Hwy
 Luling, Tx 78648
 830-875-2770 Phone
 830-875-2730 Fax

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Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 31 TO MH 36 282.1 LF @ \$1.95/LF	282.1	1.95	550.10
CLEAN AND TELEWISE MH 36 TO MH 35 132.4 LF @ \$1.95/LF	132.4	1.95	258.18
CLEAN AND TELEWISE MH 35 TO MH 34 123.0 LF @ \$1.95/LF	123	1.95	239.85
CLEAN AND TELEWISE MH 34 TO MH 86 267 LF @ \$1.95/LF	267	1.95	520.65
CLEAN AND TELEWISE MH 86 TO MH 99 252.0 LF @ \$1.95/LF	252	1.95	491.40
CLEAN AND TELEWISE MH 116 TO MH 115 174.5 LF @ \$1.95/LF	174.5	1.95	340.28
CLEAN AND TELEWISE MH 111 TO MH 115 280.2 LF @ \$1.95/LF	280.2	1.95	546.39

Subtotal
Sales Tax (6.75%)
Total

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.

1070 San Marcos Hwy
 Luling, Tx 78648
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Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 111 TO MH 114 273.0 LF @ \$1.95/LF	273	1.95	532.35
CLEAN AND TELEWISE MH 114 TO MH 93 254.9 LF @ \$1.95/LF	254.9	1.95	497.06
CLEAN AND TELEWISE MH 77 TO MH 76 244 LF @ \$1.95/LF	244	1.95	475.80
CLEAN AND TELEWISE MH 76 TO MH 75 199.0 LF @ \$1.95/LF	199	1.95	388.05
CLEAN AND TELEWISE MH 112 TO MH 116 33.8 LF @ \$1.95/LF	33.8	1.95	65.91
CLEAN AND TELEWISE MH 60 TO MH 61 125.2 LF @ \$1.95/LF	125.2	1.95	244.14
CLEAN AND TELEWISE MH 61 TO MH 65 259.2 LF @ \$1.95/LF	259.2	1.95	505.44

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1078 San Marcos Hwy
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 830-875-2770 Phone
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MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 64 TO MH 65 44.8 LF @ \$1.95/LF	44.8	1.95	87.36
CLEAN AND TELEWISE MH 67 TO MH 68 178 LF @ \$1.95/LF	178	1.95	347.10
CLEAN AND TELEWISE MH 68 TO MH 69 120 LF @ \$1.95/LF	120	1.95	234.00
CLEAN AND TELEWISE MH 69 TO MH 70 375 LF @ \$1.95/LF	375	1.95	731.25
CLEAN AND TELEWISE MH 71 TO MH 70 137.2 LF @ \$1.95/LF	137.2	1.95	267.54
CLEAN AND TELEWISE MH 70 TO MH 87 488 LF @ \$1.95/LF	488	1.95	951.60
CLEAN AND TELEWISE MH 87 TO MH 93 114 LF @ \$1.95/LF	114	1.95	222.30

PLEASE SEND ALL REMITTANCE TO: P.O. BOX 791 LULING, TX 78648	Subtotal
	Sales Tax (6.75%)
	Total



National Works, Inc.

1078 San Marcos Hwy
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MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
	Net 30	9/30/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
CLEAN AND TELEWISE MH 75 TO MH 93 77 LF @ \$1.95/LF	77	1.95	150.15

	Subtotal	\$20,376.98
	Sales Tax (6.75%)	\$0.00
	Total	\$20,376.98

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648



National Works, Inc.

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 830-875-2770 Phone
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11/25/2020	15236

Bill To
MURFEE ENGINEERING CO, INC. 1101 CAPITAL OF TEXAS HWY SOUTH BUILDING D AUSTIN, TX 78746

Ship To
REUNION RANCH WCID CCTV INSPECTIONS AUSTIN

P.O. No.	Terms	Due Date	Ship Via	Project
V. STEPHEN JO...	Net 30	12/25/2020	Our Truck	REUNION RANCH WCID CCTV ...

Description	Qty	Rate	Amount
THE FOLLOWING WORK WAS COMPLETED ON 11/23/20:			
CLEAN AND TELEWISE END OF PIPE TO MH 24 83.4 LF @ \$1.95/LF	83.4	1.95	162.63
CLEAN AND TELEWISE MH 165 TO LIFT STATION 141.8 LF @ \$1.95/LF	141.8	1.95	276.51

	Subtotal	\$439.14
	Sales Tax (6.75%)	\$0.00
	Total	\$439.14

PLEASE SEND ALL REMITTANCE TO:
 P.O. BOX 791
 LULING, TX 78648

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project: Edwards Aquifer Recharge Zone Wastewater Collection Line Televising and Inspection 2020 for Reunion Ranch WCID
Job No. 12002-113

On receipt by the signer of this document of a check from Reunion Ranch WCID (maker of check) in the sum of \$ 53,086.54 payable to National Works, Inc. (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Reunion Ranch WCID (owner) located at Reunion Ranch Subdivision (location) to the following extent: TV Inspection (job description).

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to Reunion Ranch WCID (person with whom signer contracted).

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

Date 1/14/21

National Works, Inc. (company name)

By: John Jando (signature)

COO (title)

STATE OF TEXAS §

COUNTY OF Caldwell §

This instrument was acknowledged before me on this 14 day of January, 2021, by Marijke Carey (name), Office Manager (job title) of National Works Inc. (company name).

Marijke Carey
NOTARY PUBLIC, STATE OF TEXAS

