

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 September 15, 2020, 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: 846 3254 9964 AND PASSWORD: 702425.

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

AGENDA

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

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

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

4. Minutes of prior meetings.
5. Public hearing on tax rate.
6. Order Approving Budget for 2020/2021.
7. Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2020.
8. 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.

9. Approval of construction plans and pay estimates, change orders and acceptances of completion with respect to construction contracts.
10. Advertisement for bids and approval, award, recommendation and administration of construction contracts.
11. 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; Proposals from District engineer in connection with use of effluent to irrigate rights-of-way and timeline for same.
12. All actions and documents necessary or convenient, or both, for the District's 6th bond issue.
13. Wastewater Treatment Plant Expansion; Wastewater Treatment Plant improvements and modifications.
14. Committees – Assignment and Membership.
15. 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)
16. Maintenance Agreement for maintenance of open areas and rights-of-way.
17. 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
 - 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

- 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

- 18. Expenditures, contracts, repairs, replacements and maintenance related to Operations and Maintenance Report in Item 17 above.
- 19. Extension of moratorium on disconnections of water service for non-payment.
- 20. Communication channels with customers/residents; website modifications.
- 21. Annual insurance renewal with AJ Gallagher.
- 22. Bookkeeper's Report on the financial affairs of the District, including authorization of payment of bills.
- 23. West Travis County PUA Adjustment to Wholesale Water Base Fee.
- 24. BLX Arbitrage Review for District's 1st bond issue and Small Issuer Exception for Series 2015 Bonds.
- 25. Rate Order.
- 26. Rules and Regulations Governing Water and Sanitary Sewer Facilities, Service Lines, Communications, Erosion Control and District Property: Waiver of Pool Deposit; Fines and Charges to Builders and Contractors for Damage to Lift Stations and Pumps Due to Trash and Debris.
- 27. 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 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 August 18, 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
Rick Triplett – Vice 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, Jesse Kennis and Ronja Keyes with Inframark, LLC, Mike Moyer with Taylor Morrison and Garry Kimball with Specialized Public Finance Inc.

3. PUBLIC COMMENTS

There were no public comments made.

4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained a motion for approval of the Minutes. Motion was made by Rick Triplett and seconded by Tom Rogers to approve the July 21, 2020 meeting Minutes as presented. The motion carried unanimously.

5. 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. A total of 470 homes have been sold to date with 11 transactions being closed. The average sales price in the District continues to rise at \$532,445. Taylor Morrison has had to limit monthly sales to be able to keep up with the demand. They only have 15 lots left. Mr. Moyer advised that by the end of the year, they should be sold out. Frank Krasovec retains 39 custom lots.

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

This item was not discussed.

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

Mike Moyer reported that there is a pre-bid construction meeting tomorrow regarding the wastewater treatment plant improvements. Bids will be brought to the September board meeting for consideration.

8. 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 on the status of the current bond application with the TCEQ. There were a few minor issues with the TCEQ. All appears to be on track.

There was discussion of the wastewater flows and protections. As the chart shows, the District exceeded its 90% limit. The chart also reflects the flows are now backing off a bit.

In regard to the WWTP Expansion project, it is out to bid. The bid opening should occur on September 4th. President Dennis Daniel asked if there are any regulatory consequences due to the violations with TCEQ. Mr. Lozano advised that he spoke with the TCEQ and they did not indicate any action. The District will need to be sure to self-report any issues. As the Board is aware, the consultants are actively working on the corrections to the system and on the expansion. Mr. Lozano reported that a pre-bid conference will be held tomorrow on the expansion. There is a lot of interest from the contractors. There was discussion of calling a special meeting to award the project if necessary. Mr. Lozano stated that it would take a bit of time to review all the bids and recommend award of the project. He believes the regular meeting day of September 15th will be fine. President Daniel asked if the complete schedule of March 2021 is still accurate. Mr. Lozano believes that timeline still stands.

Mike Moyer discussed reimbursement from the current bond application. Mr. Lozano advised that the reimbursement is laid out in the TCEQ memo. Financial Advisor Garry Kimball discussed the timeline of the bond issue. If all goes according to schedule, the closing will occur in December. Mr. Lozano will send the Summary of Costs to Mike Moyer and Dennis Daniel.

Mr. Lozano discussed the irrigating common areas of the District with reclaimed water. He will prepare a proposal and bring to the next Board meeting for consideration. Nathan Neese mentioned that the 210 conversion is not part of the expansion project. Mr. Lozano advised that was correct. However, it may be able to be plugged into the expansion contract or just done at another time.

National Works is actively working on the wastewater line inspections. This project should take approximately 50 days to finish. Once complete, Mr. Lozano will review the report and advise if there was an issues.

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

Engineer Dennis Lozano discussed this topic under his engineering report.

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

Engineer Dennis Lozano discussed this topic under his engineering report.

11. SITE DEVELOPMENT/CONSTRUCTION PLAN APPLICATION WITH THE CITY OF DRIPPING SPRINGS

12. LIGHTING ORDINANCE COMPLIANCE AGREEMENT WITH THE CITY OF DRIPPING SPRINGS

Attorney Bill Flickinger discussed Items 11 and 12 together. Engineer Dennis Lozano reported that on July 8, 2020, Director Nathan Neese executed a Site Development/Construction Plan Application and Lighting Ordinance Compliance Agreement with the City of Dripping

Springs, Texas related to the District's Wastewater Treatment Plant Expansion Application. The City is requesting to see authorization of Mr. Neese's signature on those documents. After discussion, motion was made by Tom Rogers and seconded by Eileen Grass to approve the Resolution Ratifying Action Taken by Board Member, Nathan Neese in connection with the site plan process with the City of Dripping Springs. The motion carried unanimously.

13. COMMITTEES – ASSIGNMENT AND MEMBERSHIP

This item was not discussed.

14. 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)

Eileen Grass reported on the trail system near Windmill Park. They are working through the estimate to remove decomposed granite by the end of the month. The excess will be installed in areas to mitigate flooding issues. They also worked with the HOA on the stack of wood that was piled up. The wood will be chipped and spread out. Mrs. Grass reported that she walked with the Aquatic Features contractor during the pond inspections.

Rick Triplett discussed the property conveyances between Taylor Morrison, HOA and the District. Attorney Bill Flickinger discussed the process. The conveyances should go from Taylor Morrison to the HOA to the District. If conveyance was done in this manner, and annexation was to occur, the District could convey the common area back to the HOA. Mike Moyer would like the District to pay for any additional costs associated with the conveyance. Mr. Flickinger advised that the District should be able to accommodate that request.

Nathan Neese discussed the adjustment to the wholesale water base rate. Currently the District is paying \$10,041 per month. The new rate will be \$11,536.58 per month. Bookkeeper Allen Douthitt advised that this is an effort to phase in the developing Districts. All clients with wholesale rates are being increased. Mr. Neese will call the PUA and get some more background information for the next meeting.

There was discussion of the ongoing odor complaints. Manager Jesse Kennis advised that the air scrubber was installed on the bar screen basis and the initial reports indicated it was effective. Recently, residents are smelling the odor again. Tom Rogers had to leave the meeting at this time. Engineer Dennis Lozano advised that the design for the EQ basin cover is complete. The estimated cost for installation is \$5,000. After discussion, President Dennis Daniel entertained a motion. Motion was made by Rick Triplett and seconded by Eileen Grass to proceed with installation of the EQ basin cover, not to exceed \$5,000. The motion carried unanimously.

15. MAINTENANCE AGREEMENT BETWEEN REUNION RANCH HOA AND THE DISTRICT FOR MAINTENANCE OF OPEN AREAS AND RIGHTS-OF-WAY

This item was not discussed.

16. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant; Odor Control Measures and Complaints
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System
- 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
- N. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ
- O. Purchase of sludge wasting meter for sludge box
- P. Out of District Water/Wastewater Service Requests
- Q. Request by resident for access to District property to install swimming pool; Policy regarding use of greenspace and other District property

Manager Jesse Kennis discussed the Executive Summary with the Board.

The District currently has 468 active connections. 12.8 million gallons of water were consumed in July. The District incurred a water gain of 0.4%. Inframark will continue to monitor the situation. Mr. Kennis reported that 30 delinquent letters were mailed out. However, no payment plans have been requested at this time.

Mr. Kennis advised that they would be self-reporting the excursion that occurred in June to the TCEQ tomorrow. There was discussion of the TCEQ exit interview. Mr. Kennis will work with the committee on this matter. Mr. Kennis would like to purchase a sludge box meter to measure the amount of solids wasted to better regulate the mixed liquor and solids management. The cost estimate is \$5,500. President Dennis Daniel asked if the wasting is automatic or manual. Mr. Kennis replied it was automatic. President Daniel also asked if the new plant will have a meter for the sludge. Mr. Kennis advised it would not. After discussion, the consensus of the Board was to not spend money on a temporary fix to purchase a meter for the sludge box. No action was taken.

Mr. Kennis reported that it was getting time to plant rye grass. The District's landscaper advised that it is about 60-80 days out. The cost will be approximately \$7,000. Once the 210 conversion is implemented, the planting of the rye grass will not be needed. Mr. Kennis will bring this item back to the September meeting.

17. EXPENDITURES, CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE RELATED TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 16 ABOVE

This item was not discussed.

18. EXTENSION OF MORATORIUM ON DISCONNECTIONS OF WATER SERVICE FOR NON-PAYMENT

President Dennis Daniel reiterated that he would like to continue the moratorium from month to month. After discussion to extend the moratorium month to month, motion was made by Rick Triplett and seconded by Eileen Grass to continue the moratorium on disconnections of water service for non-payment until the next board regular board meeting. The motion carried unanimously.

19. COMMUNICATION CHANNELS WITH CUSTOMERS/RESIDENTS

This item was not discussed.

20. 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. Today's consideration will include payment of vendor invoices, per diems and two fund transfers. Mr. Douthitt discussed the District's budget. To date, the District is over budget due to maintenance at the wastewater plant. After discussion, President Dennis Daniel entertained a motion. Motion was made by Nathan Neese and seconded by Eileen Grass to approve payment of the vendor invoices and per diems and approval of the fund transfers as presented. The motion carried unanimously.

21. PROPOSED BUDGET

Bookkeeper Allen Douthitt discussed the proposed budget with the Board. Mr. Douthitt presented two scenarios. One using a rate of \$0.125 for O&M and the other using \$0.150. The debt service needs to be \$0.75. The key assumptions are a total assessed valuation of \$223,014,820, the total tax rate and 36 new taps. Financial Advisor Garry Kimball discussed what is needed for the debt service rate and operational expenses. Mr. Douthitt reported that the District has a healthy fund balance of at least one-year of operating reserves. There was discussion of the bond rating. Mr. Kimball indicated that they look at 6 months to a year of reserves. Mr. Kimball is comfortable with the District's investment grade rating. Attorney Bill Flickinger discussed the procedural steps for action by the Board. The budget will not be approved until the September meeting.

22. ORDER SETTING THE DISTRICT'S PROPOSED TAX RATE FOR 2020 AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

Attorney Bill Flickinger discussed setting the District's proposed tax rate and publication thereof. Financial Advisor Garry Kimball advised that the split between O&M and debt service will remain the same as last year at \$.15 for O&M and \$.725 for debt with an overall tax rate of \$.875. Mr. Flickinger advised that the Notice will indicate a \$281.35 average increase on homestead, which is a 6.1% increase. The public hearing on the tax rate will be held on September 15th. After discussion, President Dennis Daniel entertained a motion for approval. Motion was made by Rick Triplett and seconded by Nathan Neese to adopt the Order Setting the District's Proposed Tax Rate for 2020 and Providing for Publication of Notice Thereof with the rates discussed above. The motion carried 4-0, Tom Rogers had left the meeting and was not present for this vote.

23. WEST TRAVIS COUNTY PUA MATTERS

This item was discussed above under the Committee Reports.

24. RATE ORDER

President Dennis Daniel asked if there were any proposed changes to water and wastewater rates. Attorney Bill Flickinger advised this is on the agenda as a standing item. Mr. Flickinger will leave this item on the agenda for the next meeting to discuss with budget. President Daniel discussed the current water and wastewater rates. How long have these rates been in effect? Rick Triplett commented that the rates are high. Mr. Flickinger will check to see when the last change to the rates occurred. President Daniel stated since the District has its own plant, we can use to adjust budget balance to maintain the District's financial health. President Daniel would like to keep taxes flat but may need to consider a rate increase.

25. ADJOURN

President Dennis Daniel adjourned the meeting.

Dennis Daniel, President
Reunion Ranch WCID

ATTEST:

_____, Assistant Secretary
Reunion Ranch WCID

[SEAL]

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

ORDER ADOPTING BUDGET

WHEREAS, it is necessary for Reunion Ranch Water Control and Improvement District to adopt a budget for the fiscal year beginning October 1, 2020.

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

1. The budget for the fiscal year beginning October 1, 2020, attached hereto, is hereby approved and adopted.

PASSED AND APPROVED this 15th day of September, 2020.

Dennis Daniel
President, Board of Directors

ATTEST:

Rick Triplett
Assistant Secretary, Board of Directors

[SEAL]

Reunion Ranch WCID
Proposed Budget: FY 2020 - 2021

	\$0.125	\$0.150	FY 19-20		Audited		
	2020-2021	2020-2021	Budgeted	Projected	FY 18-19	FY 17-18	FY 16-17
Revenues:							
Property Taxes, including penalties	\$ 273,193	\$ 327,832	\$ 249,624	\$ 258,377	\$ 248,016	\$ 343,143	\$ 373,040
Service Accounts -							
Water Service Fees	480,879	480,879	403,917	537,990	437,351	389,101	329,597
Sewer Service Fees	254,505	254,505	218,595	256,096	204,593	177,109	144,353
Service Account Penalties	7,354	7,354	6,225	8,118	5,069	5,047	4,736
Total Service Accounts	742,738	742,738	628,737	802,204	647,013	571,257	478,686
Tap Connection Fees	36,000	36,000	36,000	53,000	89,000	62,500	60,000
Inspection Fees	27,000	27,000	27,000	43,550	71,200	50,000	48,300
Interest/Other	11,400	11,400	11,400	11,545	23,222	12,135	4,333
Total Revenues	1,090,331	1,144,970	952,761	1,168,676	1,078,451	1,039,035	964,359
Expenditures:							
District Facilities -							
Water/Wastewater/Garbage -							
LCRA Firm Water Reservation Fee	25,380	25,380	18,996	25,412	20,995	18,995	18,995
WTPUA Monthly Charge	138,444	138,444	120,492	116,037	67,019	67,019	65,374
Water Purchases	163,787	163,787	140,217	176,409	157,712	156,299	126,541
Operations -							
Operations Fee	100,590	100,590	88,146	101,794	91,165	72,754	60,175
Utilities	16,800	16,800	16,200	46,032	14,675	13,263	11,289
Lab Testing	22,200	22,200	21,000	16,254	17,116	15,636	16,615
Meter sets/inspections	23,400	23,400	23,400	23,848	52,564	46,012	40,740
Chemicals	21,000	21,000	15,000	23,027	14,317	9,903	2,874
Sludge hauling	48,000	48,000	72,000	136,559	129,373	53,677	31,918
Permit fees	1,500	1,500	1,500	1,328	1,979	1,440	1,624
Repairs & Maintenance -							
Water System	36,000	36,000	33,000	33,389	31,964	19,807	47,185
Wastewater/Lift Station	132,000	132,000	96,000	286,598	127,122	50,960	58,356
Irrigation	24,000	24,000	18,000	19,677	18,833	3,028	6,800
Ponds	22,000	22,000	22,000	42,665	10,534	3,170	-
Landscape Maintenance	48,000	48,000	34,380	20,096	39,978	26,255	20,700
Capital Outlay (210 Improvements)	150,000	150,000	-	-	-	-	-
Subtotal - District Facilities	973,101	973,101	720,331	1,069,125	795,346	558,218	509,186
Administrative Services -							
Director Fees, including payroll taxes	9,779	9,779	9,779	10,833	8,558	9,204	8,720
Director Reimbursements	780	780	780	499	631	691	458
Tax Appraisal/Collection Fees	4,000	4,000	4,000	2,369	1,654	2,273	2,758
Insurance	15,000	15,000	15,000	14,673	12,796	10,881	8,352
Public Notices/Elections	1,450	1,450	1,450	1,450	1,027	321	267
Website Development	3,000	3,000	3,000	4,557	-	-	-
Lobbyist Consulting	-	-	-	-	-	-	-
Miscellaneous	1,200	1,200	1,200	2,521	1,700	423	19
Subtotal - Administrative Services	35,208	35,208	35,208	36,901	26,367	23,791	20,573
Professional Fees -							
Legal Fees	69,000	69,000	63,000	71,039	71,854	64,483	51,493
Accounting Fees	24,750	24,750	24,500	24,750	21,750	21,750	21,750
Engineering Fees - General	34,200	34,200	34,200	32,273	40,692	19,988	27,202
Financial Advisor Fees	429	429	-	-	-	-	-
Engineering Fees - Special/GIS	24,000	24,000	24,000	16,284	58,323	31,872	65,259
Audit Fees	11,750	11,750	11,500	11,500	11,000	10,500	9,500
Subtotal - Professional Services	164,129	164,129	157,200	155,846	203,619	148,593	175,204
Total Expenditures	1,172,438	1,172,438	912,739	1,261,872	1,025,332	730,602	704,963
Excess / (Deficiency) of Revenues over Expenditures	\$ (82,106)	\$ (27,468)	\$ 40,022	\$ (93,196)	\$ 53,120	\$ 308,433	\$ 259,396

Key Assumptions:

- Assessed Valuation = \$223,014,820
- Total Tax Rate = \$0.875 / \$100 AV
- O&M Tax Rate = \$0.125 or \$0.150 / \$100 AV
- Debt Service Tax Rate = \$0.750 or \$0.725 / \$100 AV
- 98% Collection Rate
- 36 New Taps for Year

Reserve Analysis:

	FY 20-21	FY 19-20
	Budgeted	Projected
Est. Beg Fund Balance	\$ 929,396	\$ 1,022,592
Surplus	(82,106)	(93,196)
Est. Ending Fund Balance	\$ 847,290	\$ 929,396
Oper. Reserve 1yr	\$ 1,022,438	\$ 1,261,872
W/W Televising	50,000	50,000
Capital/Maintenance Rsrv	90,000	90,000
	\$ 1,162,438	\$ 1,401,872

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

**ORDER APPROVING THE DISTRICT'S APPRAISAL ROLL AND
SETTING THE DISTRICT'S TAX RATE FOR 2020**

WHEREAS, the Chief Appraiser of the Hays Central Appraisal District has certified the appraisal roll for all taxable property within the District for 2020 pursuant to Section 26.01 of the Property Tax Code; and

WHEREAS, the Board has determined that it is necessary to levy and collect ad valorem taxes for the 2020 tax year.

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

1. The Certified Appraisal Roll prepared by the Hays Central Appraisal District in a total amount of \$228,470,788 is hereby approved and adopted as the 2020 tax roll of the District.

2. The following tax rate shall be levied for the 2020 tax year:

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

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

\$0.8750 total tax rate per \$100 of taxable value

3. The District Tax Assessor-Collector is hereby authorized to assess and collect the taxes of the District employing the above tax rate for the 2020 year.

PASSED AND APPROVED this 15th day of September, 2020.

Dennis Daniel
President, Board of Directors

ATTEST:

Rick Triplett
Assistant Secretary, Board of Directors

[SEAL]

Jeniffer Concienne

From: Michael Moyer <MMoyer@taylormorrison.com>
Sent: Wednesday, September 9, 2020 10:12 AM
To: Jeniffer Concienne
Subject: FW: REUNION RANCH WCID - PROPOSED AGENDA

FYI

Michael Moyer
Land Development Manager

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.

*Taylor Morrison received the highest numerical score in the proprietary Lifestory Research 2016, 2017, 2018, 2019 and 2020 America's Most Trusted® Home Builder study. Your experiences may vary. Visit www.lifestoryresearch.com for details.

From: Debra Leckbee
Sent: Wednesday, September 9, 2020 10:09 AM
To: Michael Moyer <MMoyer@taylormorrison.com>
Subject: RE: REUNION RANCH WCID - PROPOSED AGENDA

Here you.

9/9/2020				
	PTD Homes Sold	PTD Homes Closed		Avg Sales Price
RR60	134	130		\$ 482,790
RR70	197	167		\$ 528,315
RR80	87	70		\$ 615,737
RR90	52	52		\$ 537,729
Total	470	419		\$ 532,559

Thanks
Debbie

Debra Leckbee

MURFEE ENGINEERING COMPANY, INC.

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

M E M O R A N D U M

DATE: September 9th, 2020
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: Dennis Lozano, P.E. 
RE: Engineer's Report – September 2020
CC: Mike Moyer – Taylor Morrison
Bill Flickinger – Willatt & Flickinger

MEC File No.: 12002.110

Utility Bond Application No. 6

The bond application is currently under TCEQ technical review. No additional information has been requested by the reviewer at this time.

Wastewater Flows and Projections

Attached is an updated figure tracking wastewater flows to the existing WWTP vs. projections and permit milestones. The added flow projection shows the potential implications of the misting system water. MEC is conceptualizing plans to keep the wastewater treatment plant in compliance due to the high flow rates.

WWTP Expansion

Bid opening for this project was held on September 9th, 2020. A recommendation of award is included under a separate agenda item.

210 Conversion

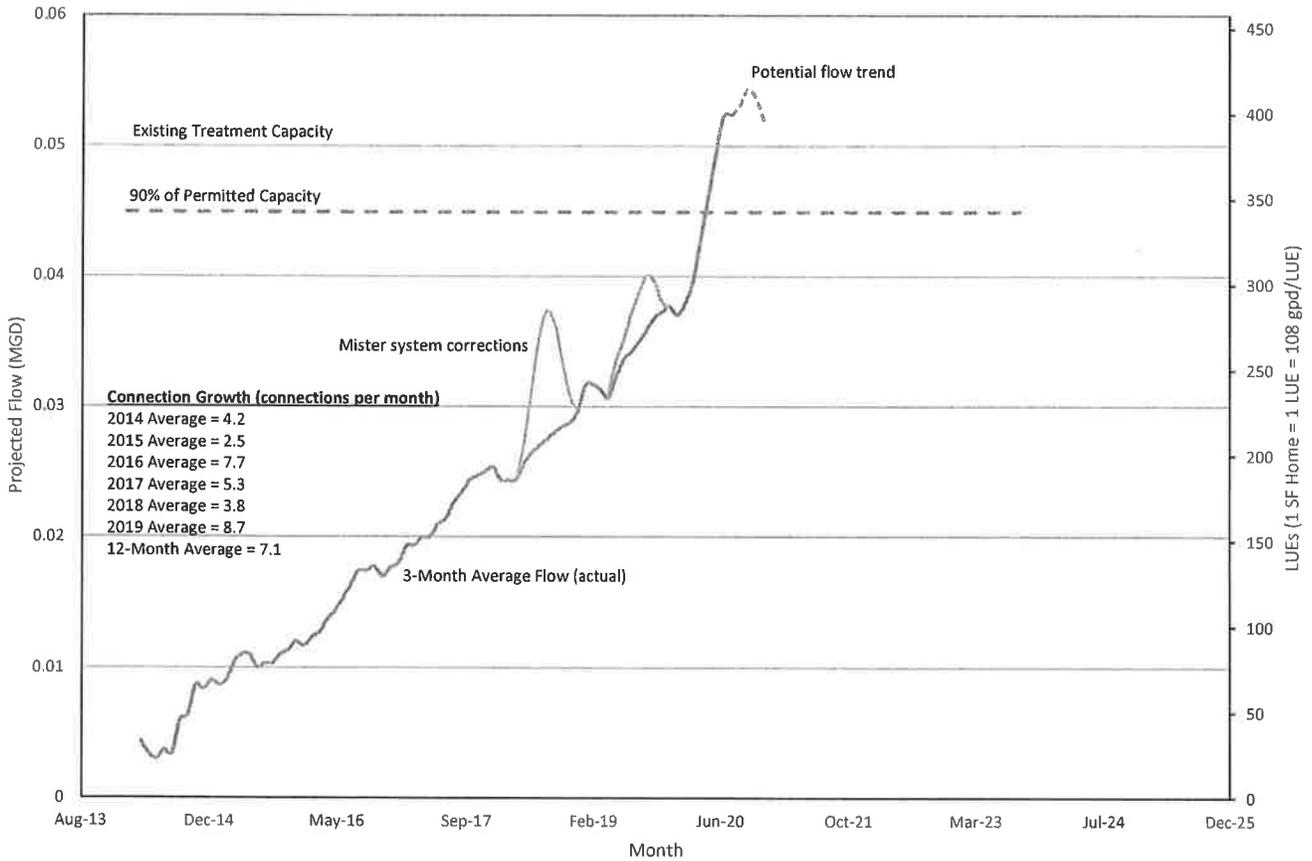
MEC has prepared a proposal for irrigating common areas of the district with reclaimed water meeting the requirements of Chapter 210 of the Texas Administrative Code (TAC). This proposal is under a separate agenda item.

Edwards Aquifer Recharge Zone Wastewater Line Inspections

National Works has completed the site work portion of the project and has started generating reports for MEC to review. MEC will begin to observe the CCTV footage to determine if any wastewater lines were defective and are in need of repair.

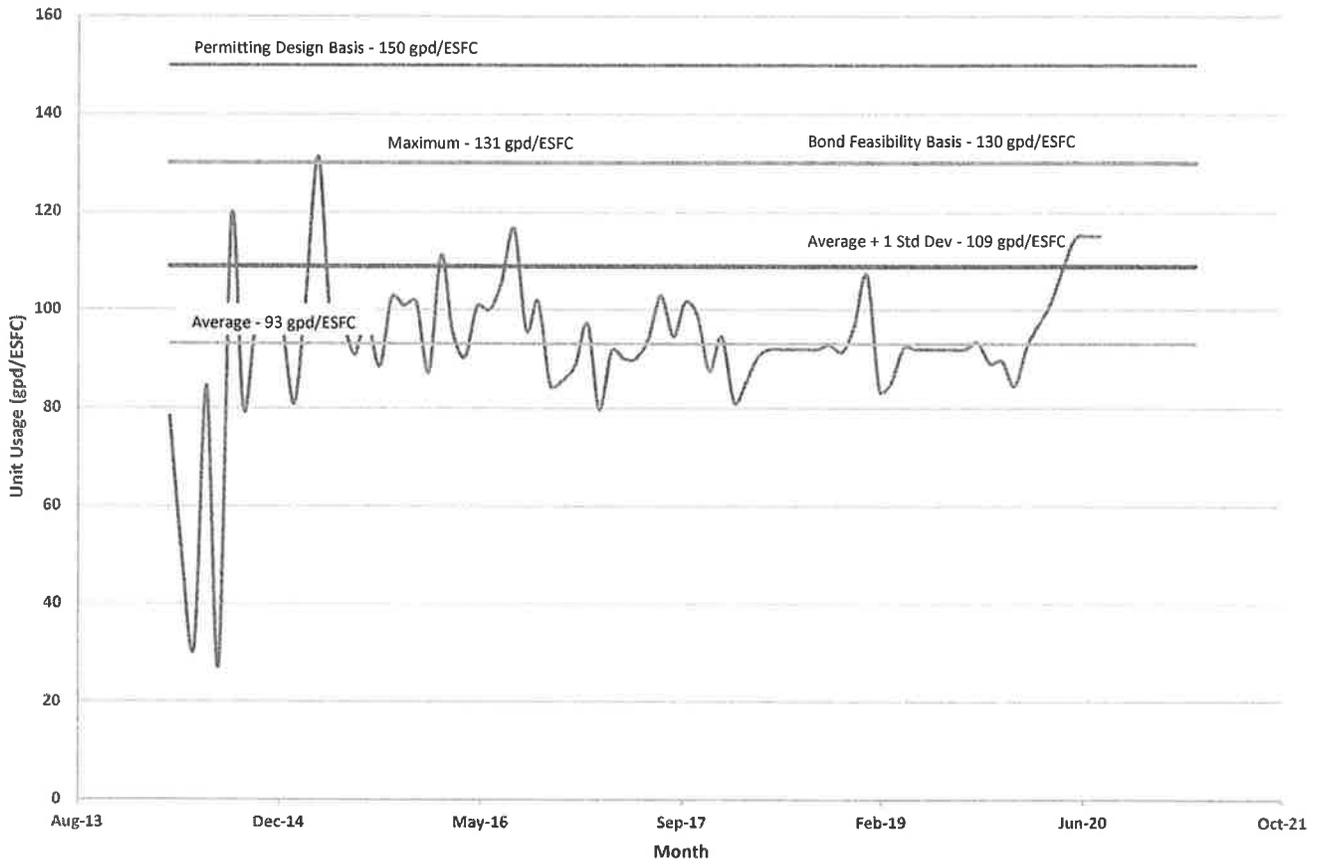
Murfee Engineering Company, Inc.
 Texas Registered Firm No. F-353
 1101 Capital of Texas Hwy., S., Bldg. D
 Austin, Texas 78746

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



MURFEE ENGINEERING COMPANY, INC.

HOURLY RATE SCHEDULE

Effective: October 1, 2016

<u>Employee Classification</u>	<u>Hourly Rate</u>
Principal	\$300
Managing Engineer	\$250
Senior Project Manager	\$200
Project Manager	\$175
Senior Project Engineer	\$160
Project Engineer	\$145
Project Administration Manager	\$160
Project Administration Associate	\$80
Engineering Technician II	\$115
Engineering Technician I	\$95
Senior CAD Design Technician	\$165
CAD Design Technician	\$110
Draftsperson	\$95
Financial Services	\$90
Executive Assistant	\$75
Technical Administrative Assistant	\$85
Administrative Assistant	\$65
Reimbursable Expenses & Outside Services	Cost + 15%

TERMS AND CONDITIONS

Murfee Engineering Company, Inc. (MEC) shall perform the services outlined in this Agreement for the stated fee arrangement.

Access to Site: Unless otherwise stated, MEC will have access to the site for activities necessary for the performance of the services. MEC will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Dispute Resolution: Any claims or disputes made during design, construction or post-construction between the Client and MEC shall be submitted to non-binding mediation. Client and MEC agree to include a similar mediation agreement with all contractors, subcontractors, subconsultants, suppliers, and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billings/Payments: Invoices for MEC's services shall be submitted, at MEC's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 30 days, MEC may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice.

Late Payments: Accounts unpaid 60 days after the invoice may be subject to a monthly service charge of 1.5% (or the legal rate) on the unpaid balance. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless MEC, or his or her officers, directors, employees, agents and sub consultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of MEC.

Certifications, Guarantees and Warranties: MEC shall not be required to execute any document that would result in their certifying, guaranteeing or warranting the existence of conditions whose existence MEC cannot ascertain.

Limitation of Liability: In recognition of the relative risks, rewards and benefits of the project to both the Client and MEC, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, MEC's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes, shall not exceed an amount equal to the fee earned by MEC under this Agreement. Such causes include, but are not limited to, MEC's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Termination of Services: The Client or MEC may terminate this Agreement should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay MEC for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

Ownership of Documents: All documents produced by MEC under this Agreement shall remain the property of MEC and may not be used by the Client for any other endeavor without the written consent of MEC.

Design With Construction Administration: If the basic services under this Agreement include project observation or review, MEC shall visit the site at intervals appropriate to the stage of construction, in order to observe the progress and quality of the Work completed by the Contractor. Such visits and observation are not intended to be an exhaustive check or a detailed inspection of the Contractor's work but rather are to allow MEC, as an experienced professional, to become generally familiar with the work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents. MEC shall not supervise, direct or have control over the Contractor's work, nor have any responsibility for the construction means, methods, techniques, sequences, or procedures selected by the Contractor nor for the Contractor's safety precautions or programs in connection with the Work. MEC shall not be responsible for any acts or omissions of the Contractor and MEC does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules, or regulations.

Design Without Construction Administration: If the basic services under this Agreement do not include project observation or review of the Contractor's performance or any other construction phase services, the Client assumes all responsibility for interpretation of the Contract Documents and for construction observation, and the client waives any claims against MEC that may be in any way connected thereto. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless MEC from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to the Contract Documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of MEC.

Hazardous Materials – Suspension of Services: Both parties acknowledge that MEC's scope of services does not include any services related to the presence of any hazardous or toxic materials. The Client agrees to indemnify and hold harmless MEC from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability or any other cause of action, except for the sole negligence or willful misconduct of MEC.

Betterment: If, due to MEC's negligence, a required item or component of the Project is omitted from MEC's construction documents, MEC shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will MEC be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2020-663216

Date Filed:
09/01/2020

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Murfee Engineering Company, Inc
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Reunion Ranch WCID

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

RRWCID-2020-0052
210 conversion in Reunion Ranch WCID

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Murfee, George	Austin, TX United States	X	
	Malish, David	Austin, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Lisa Leach, and my date of birth is _____

My address is 1101 S Cap of TX Hwy 1D, Austin, TX, 78746, USA
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 1 day of Sept, 2020
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



**Reunion Ranch WCID
General Manager Reports for the month of
August 2020
Board Meeting: September 15th 2020**

Reviewed By: Jesse Kennis
Date: 9/09/2020



Will 14050 Summit Drive, #103 Austin, TX 78728
United States

T: +1 512 246 0498
F: +1 512 716 0024
www.inframark.com

Memorandum for: Board of Director's Reunion Ranch WCID

From: Jesse L. Kennis II

Date: 09.15.2020

Subject: General Manager's Executive Summary Report

Below is a summary of activities since the last board meeting:

1) Water System

- a) 468 active connections. 15.5 MG purchased for the month. 1.12% water gain.
- b) Chlorine residuals and bacteriological samples satisfactory.
- c) 11 delinquent letters mailed out, 0 tags hung, zero disconnects. (120-day arrears \$260)

2) WWTP/Collection System

- a) Flow excursion for 107.6% capacity.
- b) Air scrubber installed on bar screen basin.
- c) Total flows 1.61 MG, average 54,000 GPD, 107.6% capacity.
- d) Drip Field Winter Rye overseeding scheduled for October pending board approval.
- e) 4 Contractors were solicited, and 2 bids received to construct the Equalization Basin. See attached memo.
- f) August 27, 2020 Lift Station 1 (Adam Court) received large amounts of construction debris and one pump was damaged beyond repair. The second pump sustained damaged and needs to be refurbished. The Station is a duplex, (or 2) submersible pump system. A spare pump was ordered under emergency conditions (pump cost \$13,208 +15% admin fee. Labor and equipment costs to install is an additional cost. Subcommittee concurred). I recommend we purchase a new replacement pump (\$15,500 estimate that includes pump and freight, +15% admin fee or \$17,825). Labor and equipment to install additional. The estimate to repair instead of replacing was \$18,000 + 15% admin fee, plus labor and equipment to install.) and refurbish the second pump (\$5,000 estimate + 15% admin fee, plus labor and equipment to install) once the new pump is received, to give the station 2 good pumps and a spare pump. There is a 6-10-week lead time on the new pump.
- g) The TV collection system TV and cleaning project revealed construction debris in and near manhole # 61. Inframark maintenance technicians will investigate further and take corrective action.

3) Drainage/Ponds

- a) Erosion Control and Pond inspection conducted August 24, 2020.

4) Customer Care

- a) No payment plans requested.

Current Items Requiring Board Approval

Vendor	Amount	WO#	Budget Amount	Description
Zane Furr	\$6,716		Budgeted	Drip Field Fall Winter Rye Overseeding
Hamilton Electric/Inframark	\$17,825 plus labor/equipment to install		Not budgeted	Replacement Pump for Lift Station 1



Irreparable Damaged Pump



Pneumatic Plug pulled from Pump



Debris pulled from Pump check Valves



Wet well cleaning



MH #61



MH #61



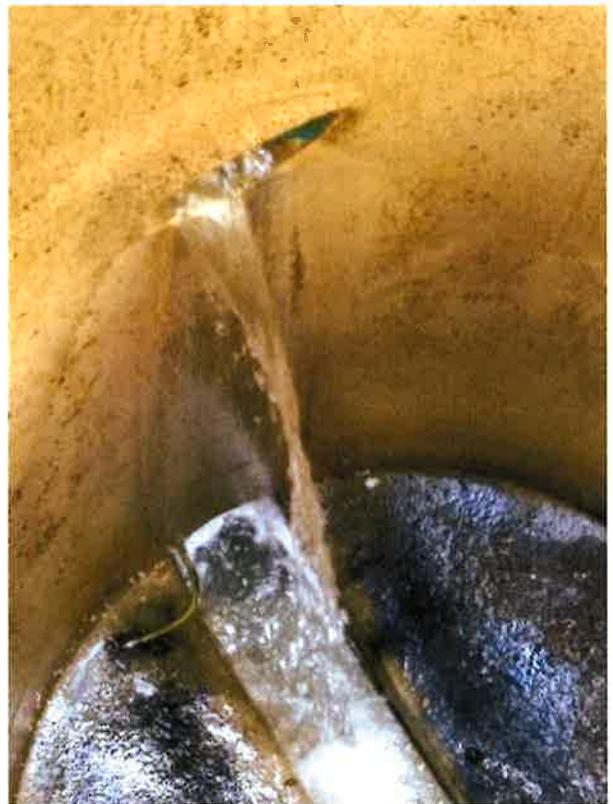
Debris



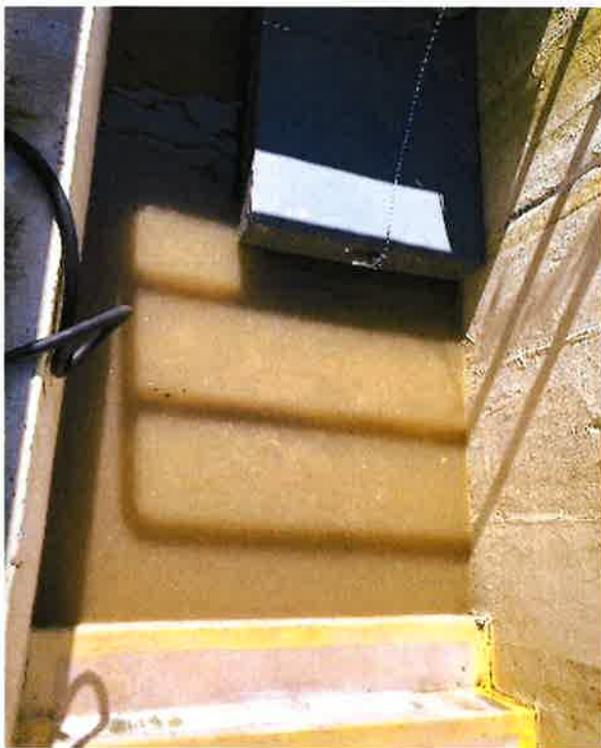
Debris



Debris



Invert to MH #61 with debris



Construction debris, gravel blinded off bar screen at WWTP





Inframark LLC

14050 Summit Drive, #113 Austin, TX 78728
United States

T: +1 512 246 0498
F: +1 512 716 0024

Date: September 02, 2020

Memorandum for: Board of Director's RRWCID WCID Operations Subcommittee

From: Jesse L. Kennis II

Subject: EQ Basin Bid Tabulation

- 1) Inframark solicited four bids to build the EQ basin cover. Two vendors submitted bids. K2 and Excel are currently working in another WCID. Both have the appropriate level of experience and insurance.

VENDOR	BID
K2	\$9,250.00
Excel	\$27,350.00

- 2) I recommend award of bid to K2 at a cost of \$9,250.00



September 2, 2020

Inframark

RE: Cover structure at Reunion Ranch WWTP

Mr. Robert Sibole,

Excel Construction Services, LLC is pleased to provide the following proposal for the cover structure at the Reunion Ranch WWTP. Work to include the following:

Scope:

- Construct stick frame structure with plywood and metal decking as per plans
- Clean -up/remediation

Complete Total Lump Sum \$ 27,350.00

Exclusions:

- Bonds
- Sales Tax
- Items Not Specified In This Scope
- Coatings
- Permits
- Fees, Power, Telephone, City
- Material Testing
- Draining basins/sludge hauling
- Any by-pass operations
- Any Electrical Not Specified Above

This proposal is good for thirty days.

We appreciate the opportunity to provide this quote and if you have any questions, please (512) 259-5005.

PO Box 2260, Leander, Texas 78646
1202 Leander Drive, Leander, Texas 78641
512.259.5005 512.259.5665
www.excelconstruction.com

PROPOSED BY:
EXCEL CONSTRUCTION SERVICES, LLC

Matt Cannon

VICE PRESIDENT

Proposal Accepted By:

Signature

Title

Date

PO Box 2260, Leander, Texas 78646
1202 Leander Drive, Leander, Texas 78641
512.259.5005 512.259.5665
www.excelconstruction.com



Date: Monday, August 31st, 2020

Proposal No: 20-0027

Client & Contact:

Inframark Water Infrastructure Operations
Attn: Robert Sibole

Project:

Reunion Ranch, WWTP Lid Structure Construction and Installation

Project Description:

- Construction and installation of WWTP lid structure as specified in received drawings.
- Price includes all materials, labor and access.
- Price includes all mobilization

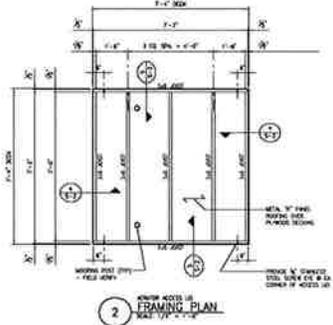
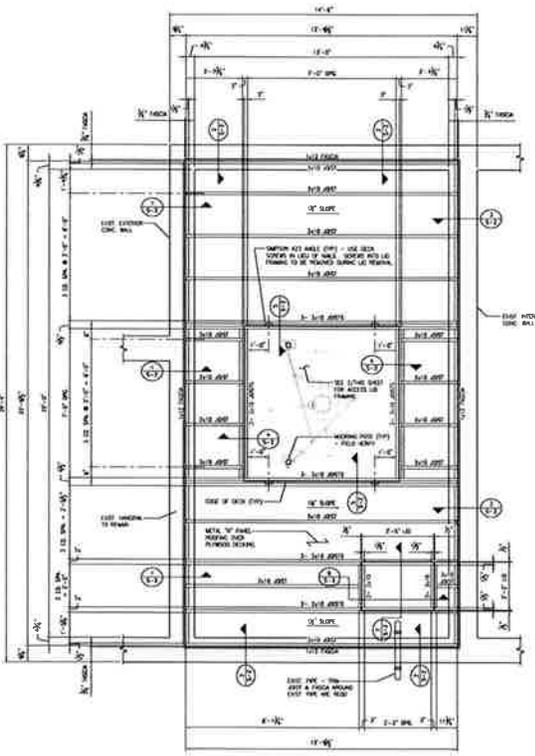
Total Amount of Proposed Items:

\$9250.00

Clarifications:

- Insurance is included in the proposal.
- Proposal is valid for 30 days.
- Payment terms are net 30 from the date of the invoice.
- All work to be completed in a workmanlike manner according to the specifications.

Thank you for the opportunity and should you have any questions please feel free to contact us at (361) 557-1333.



STRUCTURAL GENERAL NOTES AND SPECIFICATIONS

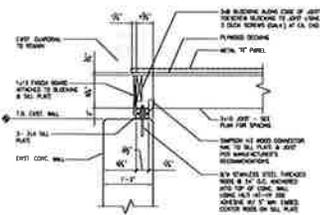
- DESIGN LOADS**
1. LIVE LOADS 20 PSF
- WOOD FRAMING**
1. WOOD FRAMING FOR L.D. STRUCTURE SHALL BE SELECTED KNOX OXFORD DRY KNOX 2 SOUTHERN YELLOW PINE PRESURE TREATED WITH CHLORATED COPPER AZODOLITE (C2).
2. WOOD SHEATHING AND PLATES SHALL BE NO. 2 SOUTHERN YELLOW PINE.
3. ROOF DECKING SHALL CONSIST OF 1/2" THICK TYPE 4 LAC PL/ROOF DECKING. STRUCTURAL STEEL JOISTS WITH P11 AND P12 AND THE METAL PANEL FRAMING ASSOCIATION. TO BE USED SHALL BE C-12 (C12) 12" DEEP 21" HIGH PURLIN. JOISTS SPACING TO BE DETERMINED BY ENGINEER. JOIST CENTER TO CENTER SHALL BE 24" UNLESS OTHERWISE NOTED. METAL PANELS SHALL BE SPUNDED TO CONCRETE.
- METAL PANELS**
1. METAL PANELS SHALL BE SPUNDED TO CONCRETE. STRUCTURAL STEEL PANELS (OR BASE) SHALL BE SPUNDED TO CONCRETE BY PANEL WITH 3/8" DIA. GALVANIZED STEEL BARS. BARS SHALL BE SELECTED FOR PROPER TO CONCRETE. JOISTS SPACING TO BE DETERMINED BY ENGINEER. METAL FASTENERS TO MEET ALL UL LIST REQUIREMENTS.

1 TEMPORARY L.D. STRUCTURE FRAMING PLAN SCALE 1/8" = 1'-0"

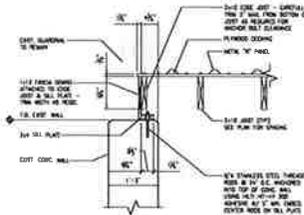
NOTE: 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS INDICATED OTHERWISE.

NO.	DESCRIPTION	BY	DATE
 PKA Construction & Infrastructure 11100 Northway Blvd., Suite 200, Houston, TX 77060			
 MEC Mechanical Engineering & Construction			
RESEARCH BRANCH WHITE L.D. STRUCTURE CHRYSTAL SPRING TX FRAMING PLANS AND NOTES			
1100 Northway Blvd., Suite 200, Houston, TX 77060 JOB NO. 811-11-11 SCALE: NOTES SHEET 9-1 DRAWN BY: JAC CHECKED BY: JAC DATE: 8/24/2018			

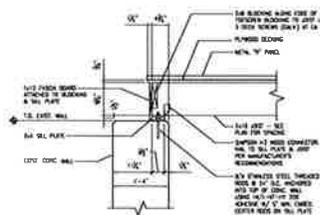




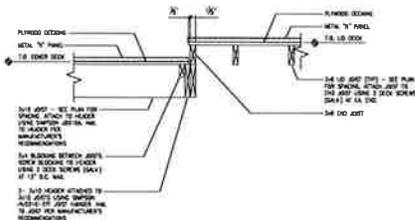
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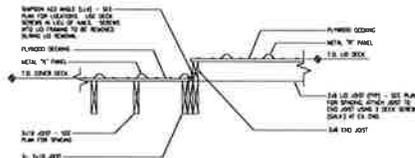
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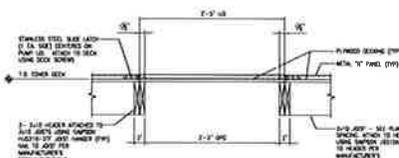
3 SECTION
SCALE: 1" = 1'-0"



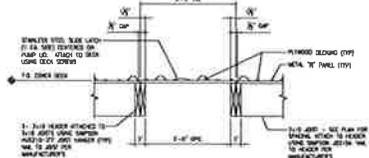
4 SECTION
SCALE: 1" = 1'-0"



5 SECTION
SCALE: 1" = 1'-0"



6 SECTION
SCALE: 1" = 1'-0"



7 SECTION
SCALE: 1" = 1'-0"

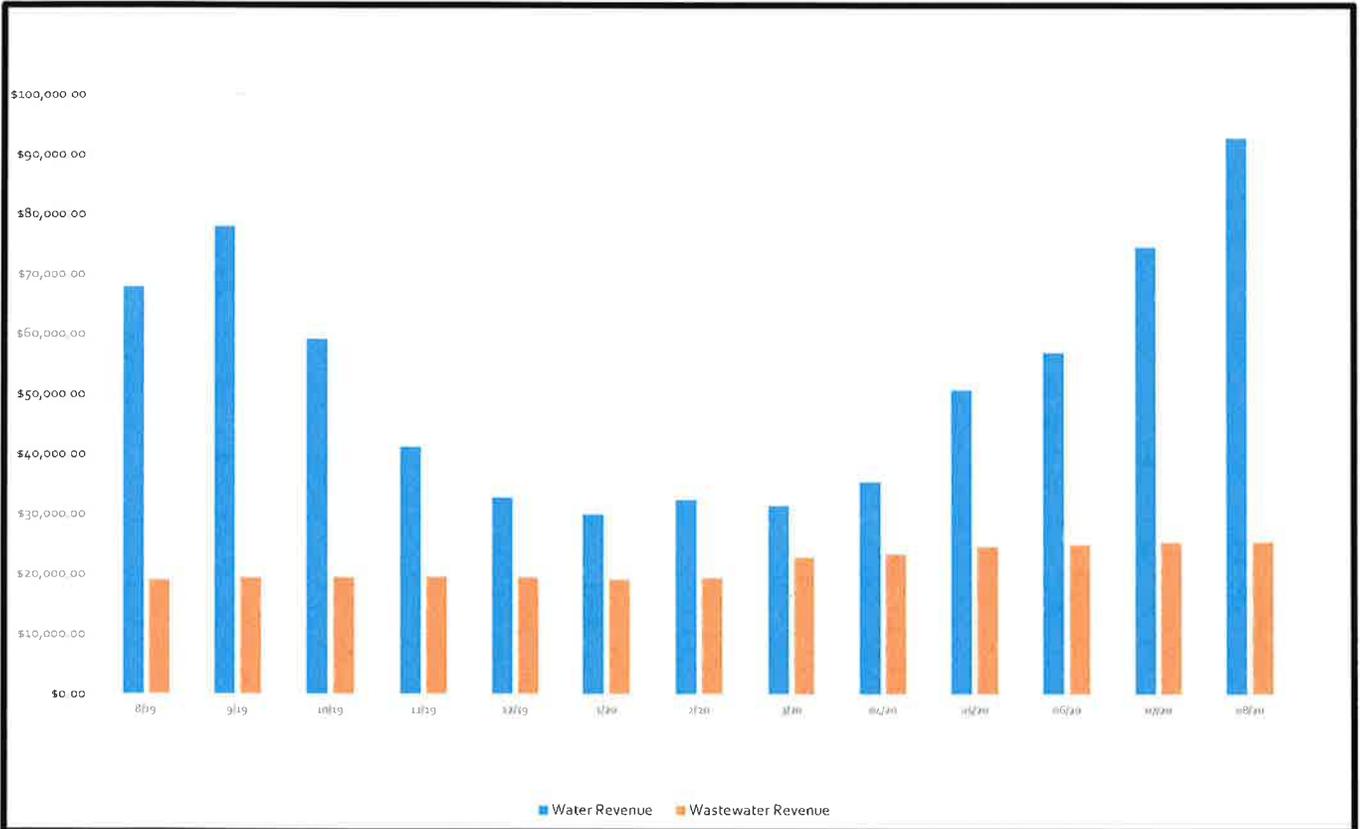
REVISION NO.	DESCRIPTION	BY	DATE
 PKA CONSULTING ENGINEERS 11111 North Loop West, Suite 1000, Houston, Texas 77037-3434 Phone: (713) 865-1000 Fax: (713) 865-1001 Email: info@pkacoe.com			
 MEC Mechanical Engineering Company 11111 North Loop West, Suite 1000, Houston, Texas 77037-3434 Phone: (713) 865-1000 Fax: (713) 865-1001 Email: info@pkacoe.com			
NEILSON BRANCH WHITFIELD STRUCTURE CHIPPING SPRING, TX SECTIONS AND DETAILS 11111 North Loop West, Suite 1000, Houston, Texas 77037-3434 JOB NO. 211-1143 SCALE: AS SHOWN SHEET: 6-2 DRAWN BY: LSC CHECKED BY: LSC DATE: 8/2/2009			



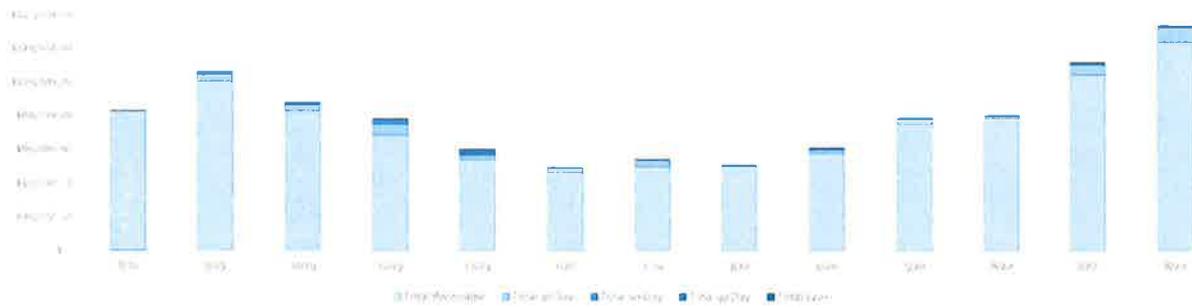
Billing Summary

Description	Connections		Variance
	Aug-19	Aug-20	
Residential	377	457	80
Commercial - HOA	9	14	
Hydrant	2	2	-
Tracking	1	1	-
Reclaimed	-	-	
Total Number of Accounts Billed	389	474	85
	Consumption		
Residential	8,058,000	11,269,000	3,211,000
Commercial - HOA	3,608,000	3,609,000	1,000
Hydrant	76,000	-	(76,000)
Tracking	583,000	575,000	(8,000)
Reclaimed	-	-	
Total Gallons Consumed	12,325,000	15,453,000	3,128,000
	Average Consumption		
Residential	21,374	24,659	3,285
Commercial - HOA	-	257,786	-
Hydrant	38,000	-	(38,000)
Tracking	583,000	575,000	(8,000)
Reclaimed	-	-	
Avg Water Use for Accounts Billed	31,683.80	32,601.27	917
Total Billed	89,352	119,593	30,241
Total Aged Receivables	(6,639)	3,971	10,610
Total Receivables	82,713	123,565	40,852

12 Billing Month History Revenue by Category



12 Month Accounts Receivable and Collections Report



Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
8/19	\$ 82,713.28	\$ (24.29)	\$ -	\$ -	\$ 150.00
9/19	\$ 99,930.07	\$ 3,933.55	\$ 1,342.93	\$ -	\$ 150.00
10/19	\$ 82,810.89	\$ 3,526.42	\$ 823.19	\$ 15.35	\$ 150.00
11/19	\$ 68,325.58	\$ 6,629.29	\$ 2,699.80	\$ 185.86	\$ 165.35
12/19	\$ 54,042.78	\$ 2,465.24	\$ 1,099.85	\$ 2,125.32	\$ 351.21
1/20	\$ 46,465.03	\$ 2,405.58	\$ 183.29	\$ -	\$ 150.00
2/20	\$ 49,860.11	\$ 3,764.41	\$ 231.61	\$ -	\$ 150.00
3/20	\$ 50,085.39	\$ 11.77	\$ 479.25	\$ -	\$ 150.00
4/20	\$ 57,776.26	\$ 2,148.36	\$ 640.35	\$ 297.49	\$ 150.00
5/20	\$ 75,117.61	\$ 3,025.98	\$ 400.90	\$ -	\$ 150.00
6/20	\$ 78,405.65	\$ 1,297.87	\$ 320.35	\$ -	\$ 150.00
7/20	\$ 104,438.94	\$ 6,033.18	\$ 907.59	\$ 129.48	\$ 150.00
8/20	\$ 123,564.66	\$ 8,733.77	\$ 366.70	\$ 83.42	\$ 260.23

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	11
Delinquent Tags Hung	N/A
Disconnects for Non Payment	N/A



Water Production and Quality

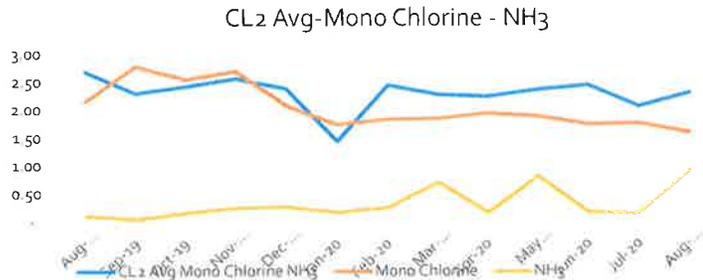
Water Quality Monitoring

Current Annual Avg

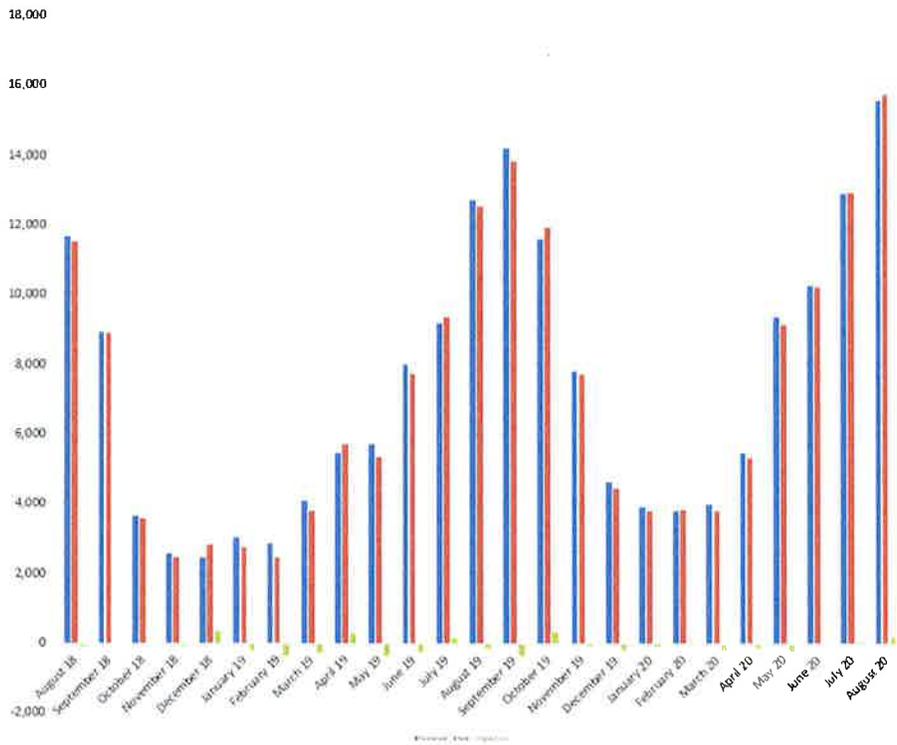
2.30

State Requirements Must Be Above .50

Date	CL2 Avg	Mono Chlorine	NH3
Aug-19	2.68	2.16	0.11
Sep-19	2.30	2.78	0.05
Oct-19	2.42	2.55	0.16
Nov-19	2.56	2.70	0.25
Dec-19	2.38	2.08	0.27
Jan-20	1.44	1.74	0.17
Feb-20	2.44	1.83	0.26
Mar-20	2.28	1.85	0.71
Apr-20	2.24	1.94	0.17
May-20	2.36	1.89	0.82
Jun-20	2.44	1.74	0.17
Jul-20	2.06	1.76	0.15
Aug-20	2.30	1.59	0.90



Water Accountability Report

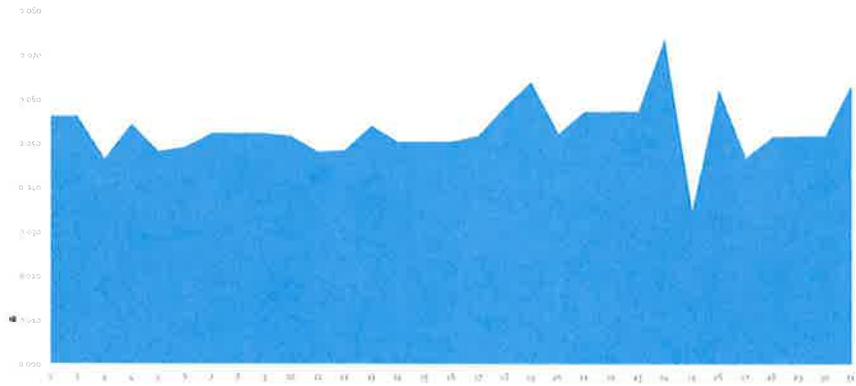


Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
August 18	8/17/18	308	11,672	8,844	20	(101)	-0.87%	99.13%
September 18	9/18/18	308	8,933	8,891	20	(22)	-0.24%	99.76%
October 18	10/18/18	312	3,603	3,663	20	80	2.21%	102.21%
November 18	11/18/18	317	2,567	2,469	30	(68)	-2.65%	97.35%
December 18	12/14/18	331	2,474	2,828	18	372	15.04%	115.04%
January 19	1/15/19	338	3,048	2,757	82	(209)	-3.85%	93.15%
February 19	2/14/19	348	2,852	2,474	18	(360)	-12.62%	87.38%
March 19	3/15/19	354	4,102	3,822	12	(268)	-6.53%	99.73%
April 19	4/16/19	358	5,970	5,734	12	(224)	-3.75%	115.28%
May 19	5/17/19	363	5,703	5,351	15	(337)	-5.91%	94.09%
June 19	6/17/19	371	8,009	7,756	13	(240)	-2.99%	97.01%
July 19	7/17/19	381	9,201	9,350	9	158	1.72%	101.72%
August 19	8/16/19	389	12,709	12,554	15	(140)	-1.10%	98.90%
September 19	9/17/19	399	14,217	13,856	0	(361)	-2.54%	97.46%
October 19	10/16/19	407	11,605	11,944	7	346	2.98%	102.98%
November 19	11/15/19	415	7,813	7,702	13	(98)	-1.25%	98.75%
December 19	12/17/19	424	4,622	4,461	5	(156)	-3.38%	96.62%
January 20	1/16/20	426	3,910	3,792	10	(108)	-2.77%	97.23%
February 20	2/17/20	432	3,820	3,840	9	29	0.75%	100.75%
March 20	3/18/20	443	3,996	3,793	8	(195)	-4.89%	95.11%
April 20	4/17/20	453	5,479	5,326	7	(146)	-2.66%	97.34%
May 20	5/18/20	459	9,377	9,157	8	(212)	-2.26%	97.74%
June 20	6/17/20	463	10,260	10,251	7	(2)	-0.10%	99.99%
July 20	7/17/20	468	12,895	12,956	1	62	0.48%	100.48%
August 20	8/18/20	474	15,588	15,754	8	174	1.12%	101.12%



Wastewater Production and Quality

Wastewater Flows for the Month of August



For the Month of August

	PERMIT	ACTUAL	COMPLIANT	PERCENT
Flow WWTP (Avg.)	0.05 MGD	0.054 MGD	No	107.2%
BOD (Avg)	20 mg/L	5.8 mg/L	Yes	
TSS (Avg)	20 mg/L	10.8 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	2.5 mg/L	Yes	
PH (Min)	6.0 Std Units	7.83 Std Units	Yes	
PH (Max)	9.0 Std Units	7.83 Std Units	<u>Yes</u>	

Reunion Ranch WCID Wastewater Flow Historical

*Water Leak at Rec Center

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
Aug-20	474	1,661,000	54,000	114	108%
Jul-20	468	1,542,000	50,000	107	100%
Jun-20	463	1,594,000	53,100	115	106%
May-20	459	1,545,000	49,800	108	100%
Apr-20	453	1,372,000	46,000	102	92%
Mar-20	443	1,344,000	43,000	97	86%
Feb-20	432	1,156,000	40,000	93	80%
Jan-20	426	1,129,000	36,000	85	72%
TOTALS		11,343,000	46,488	102	93%
Dec-19	424	1,171,000	38,000	90	76%
Nov-19	415	1,103,000	37,000	89	74%
Oct-19	407	1,167,000	38,000	93	76%
Sep-19	399	1,144,000	39,000	98	78%
Aug-19	389	1,306,000	42,000	108	84%
Jul-19	381	1,204,000	39,000	102	78%
Jun-19	371	1,038,000	35,000	94	70%
May-19	363	1,139,000	37,000	102	74%
Apr-19	358	1,017,000	33,000	92	66%
Mar-19	353	933,000	30,000	85	60%
Feb-19	347	807,000	29,000	84	58%
Jan-19	327	1,073,000	35,000	107	70%
TOTALS		13,102,000	36,000	98	72%
Dec-18	320	953,000	31,000	97	62%
Nov-18	317	856,000	29,000	91	58%
Oct-18	312	907,000	29,000	93	58%
Sep-18	308	1,015,000	34,000	110	68%
Aug-18	305	1,141,000	37,000	121	74%
Jul-18	302	1,184,000	38,000	126	76%
Jun-18	289	1,122,000	37,000	128	74%
May-18	289	954,000	31,000	107	62%
Apr-18	288	781,000	26,000	90	52%
Mar-18	283	753,000	24,000	85	48%
Feb-18	283	631,000	23,000	81	46%
Jan-18	275	791,000	26,000	85	52%
TOTALS		11,088,000	33,182	102	61%

BUILDER'S CONSTRUCTION VIOLATION REPORT

Date: 8/24/2020

PROJECT NAME: REUNION RANCH

Page # 1

BUILDER	ADDRESS	VIOLATION	PICTURE #	VIOLATION #	FINE AMT.
TMN	1356 JACKSDAW	SCO	1 + 2	1	
TMN	1342 JACKSDAW	ECM RSF	4	2	
TMN	1342 JACKSDAW	SCO	3	1	
TMN	3135 REUNION	ECM	5 + 6	1	
TMN	3147 REUNION	YL	7	1	
TMN	3132 REUNION	ECM	8	1	
TMN	485 KATIE	SCO	9 + 10	2	
TMN	485 KATIE	MATERIAL ON LOT	11	2	
TMN	561 KATIE	YL	12	1	
TMN	324 ADAM	YL	13	1	

BUILDER NAMES:

- D** - David Weekly Homes
- DR** - Drees
- BR** - Brookfield
- H** - Highland Homes
- MW** - MHI/Wilshire
- SF** - Scott Felder
- S** - Sitterle
- TM** - TrendmakerHomes
- MI** - M/I Homes
- B** - Buffington Homes
- T** - Toll Brothers

BRN - bull rock needed; EC measures not held during rain event

CS - clean street and/or curb area

CW - concrete washout, repair, not holding or needed

ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc.

OF - orange fencing; repair or needed

YL - yard loamed out, needs sod within 5 days

PBC - properly bed and cover; sewer/water lines, inspection/reinspection needed

RSF - repair silt fencing; replace, extend or needed

SIP - storm inlet protection; repair, replace, clean or needed

SCO - sewer cap off; repair/missing 4" or 6" adaptor plug

TCB - trash containment box; broken, over full, not contained or none.

OTHER - as described in report





**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	08.24.2020
WO :	2309135
TECH:	TAMMY YBARRA

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





**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	08.24.2020
WO :	2309135
TECH:	TAMMY YBARRA

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

INLET HAS SMALL AMOUNT OF SILT

COMMENTS





**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	08.24.2020
WO:	2309135
TECH:	TAMMY YBARRA

Pond Location	WQP 2-4 (END OF KATIE DR)
Pond water level	DRY
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	NO
Is vegetation below 18" in height?	YES
Trees or brush found in basin area?	NO
Condition of the media?	SOME SILT - ONE BROKEN STACK
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	NO
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	NO - SILT IN INLET LARGE BACK DITCH INLET FULL OF BRUSH - EQUIPMENT NEEDED

COMMENTS **WO 2319072 - STACK** **WO 2319076 - INLETS**



:\P&S\2309135\2309135-082420\Reunion Ranch WQO (RW) COP-04 & LC Resubmittal\2309135 WQO (RP) 3-488x550 WQP 2-4 REPORT



**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	07.23.2020
WO :	2285003
TECH:	TAMMY YBARRA

Pond Location	WQP 3-1 (BEHIND 3105 REUNION RANCH)
Pond water level	WET POND
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	NO
Is vegetation below 18" in height?	YES - SOME AQUATIC LIFE IS TALL
Trees or brush found in basin area?	NO
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	NO
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	NO - OUTLET HAS VEGETATION
	INLETS NEED CLEANING
COMMENTS	





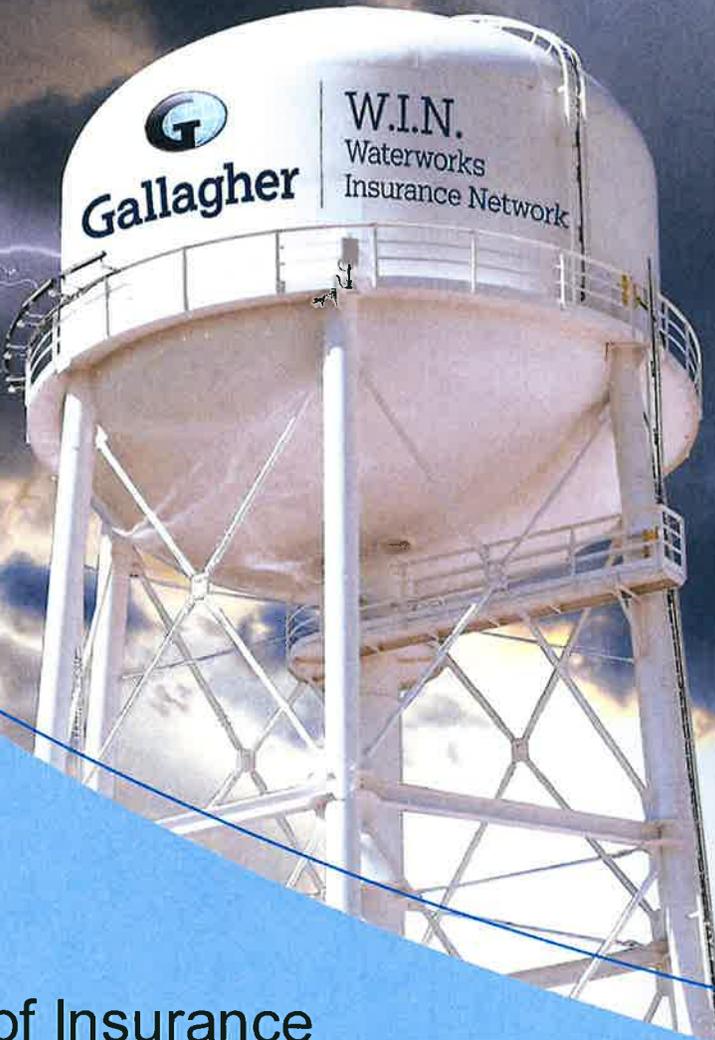
STORMWATER POND INSPECTION SAND FILTER SYSTEM

DISTRICT:	REUNION RANCH
DATE:	07.23.2020
WO :	2285003
TECH:	TAMMY YBARRA

Pond Location	WQP 3-3 (BEHIND 3142 REUNION RANCH)
Pond water level	WET POND
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	NO
Is vegetation below 18" in height?	YES
Trees or brush found in basin area?	NO
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gablan walls, etc.)?	NO
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	YES

COMMENTS





 **Gallagher**
W.I.N.
Waterworks
Insurance Network

Proposal of Insurance

REUNION RANCH WCID

C/O WILLATT & FLICKINGER

12912 HILL COUNTRY BLVD STE F-232

AUSTIN, TX 78738

PRESENTED: 09/03/2020

EFFECTIVE: 11/22/2020

THE FOLLOWING PROPOSAL IS PRESENTED BY:

Kim Courte, CPCU

Area Vice President | W.I.N. Program Director

Arthur J. Gallagher Risk Management Services, Inc.

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Houston, TX 77027

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Gallagher

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Named Insured Schedule and Your W.I.N. Team

Named Insured Schedule:

REUNION RANCH WCID

Your W.I.N. Team:

Providing excellent service is the primary objective of Gallagher. Please call any member of the service team for assistance.

Michelle Herrera
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713.935.8805 | Cell: 281.772.1611

Sharon Patin
Area Vice President of Operations
Client Service Director
sharon_patin@ajg.com
713.358.5794

Premium & Insurance Summary

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Gallagher is responsible for the placement of the following lines of coverage:

Line of Business	Premium
Package (Property, B&M, Flood, General Liability, Pollution, Hired Non-Owned Auto) Including (\$100 Policy Fee)	\$ 10,501
Excess Liability	\$ 1,500
Directors & Officers Liability	\$ 2,400
Crime Employee and Consultant	\$ 120
Directors Position Bond	\$ 174
Agent Fee	\$ 500
Total	\$ 15,195.00

Expiring Premium: \$14,682

Thank you for your business and we look forward to continuing to provide you with the best insurance program in Texas.

Any entity not named in this proposal, may not be an insured entity. This may include affiliates, subsidiaries, LLC's, partnerships and joint ventures.

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

-Optional- Coverages & Limits for Consideration

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Coverage Options

Cyber Liability	Premium	Sign for Acceptance
\$1,000,000 Limit	\$ 1,841	
\$2,000,000 Limit	\$ 2,394	

Change Limits Request

* Denotes Current Limit Purchased

Total Liability Limits Include: General Liability, Pollution and Auto when Excess Purchased (Primary + Excess)	Excess Limit	Premium	Sign for Changes Only
\$1,000,000 Occurrence, \$3,000,000 Aggregate	\$ 0	\$ Included	
\$2,000,000 Occurrence = \$1,000,000 Primary + Excess	\$ 1,000,000	\$ 500	
\$3,000,000 Occurrence = \$1,000,000 Primary + Excess	\$ 2,000,000	\$ 1,000	
\$4,000,000 Occurrence = \$1,000,000 Primary + Excess	\$ 3,000,000	\$ 1,500	*
\$5,000,000 Occurrence = \$1,000,000 Primary + Excess	\$ 4,000,000	\$ 2,000	
\$6,000,000 Occurrence = \$1,000,000 Primary + Excess	\$ 5,000,000	\$ 2,500	

Directors & Officers Limits	Premium	Optional Quotes Available Upon Request and Receipt of Audited Financials. Changes will require a Signed Warranty letter.
\$2,000,000 Limit w/Separate Defense Limit Endt	\$ 2,400	*

Crime Limits	Premium	Sign for Changes Only
\$10,000 Limit	\$ 120	*
\$50,000 Limit	\$ 221	
\$100,000 Limit	\$ 341	
\$250,000 Limit	\$ 471	
\$500,000 Limit	\$ 565	

Higher limits are available upon request for each coverage

These are **Premium Indications only** and are subject to a formal quote provided by carrier.

Property Schedule

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

No.	Property Description for Facilities AND Detention Ponds Address with City, Zip Code & County **All locations located in Austin, TX 78737**	Latitude / Longitude	Replacement Cost Value Building & Contents Detention Ponds list insurable values such as grates, pumps fence
1	Fence/WWTP – 100 Jayne Cove	30°09'25.98" N 97°56'15.63" W	1,879,111
2	Fence/Lift Station No. 1 – 374 Katie Drive	30°09'12.23" N 97°55'50.49" W	522,720
3	Fence/Lift Station No. 2 – 591 Katie Drive	30°09'27.70" N 97°55'46.14" W	168,724
	TOTAL		2,570,555

The proposal is based on the above information received from the engineer.

Package Policy - Equipment Breakdown aka Boiler & Machinery

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
Equipment Breakdown Aka Boiler & Machinery	<ul style="list-style-type: none"> • Sudden and Accidental Breakdown of Equipment • Mechanical Failure • Electrical Surges • Terrorism Risk Insurance Act • Replacement Cost Valuation • Repair or Replace Whichever is Less
Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> • Blanket Basis Coverage • Coinsurance Waived
Exclusions included but not limited to:	<ul style="list-style-type: none"> • War • Nuclear Hazard • Wear & Tear • Lightning

Limits	
Blanket Property: Real & Business Personal Property	Per Property Schedule
Blanket Coverage Extension: Extra Expense, Business Income, Extended Business Income, Commandeered Property, Civil Authority, Tenant Leasehold Interest, Electronic Data, Preservation of Property	\$750,000

Deductibles	
Equipment Breakdown	\$ 5,000
Equipment located greater than 50 feet below ground	\$25,000
Equipment (<u>both</u> motor and pump; i.e., submersible) located greater than 50 feet below ground <u>and</u> has 100 HP or higher	\$35,000, plus \$150 per HP
Extra Expense	No Separate Deductible

Annual Premium
Included Premium Summary or Optional Coverage and Limits

Carrier
Allied World Specialty A.M. Best Rating: A XV Admitted

Package Policy - Property

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
Real & Personal Property Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> • Special Form • Terrorism Risk Insurance Act • Replacement Cost Valuation Repair or Replace Whichever is Less • Blanket Basis Coverage • Coinsurance Waived
Exclusions included but not limited to:	<ul style="list-style-type: none"> • War • Nuclear Hazard • Governmental Action (seizure or destruction) unless to prevent spread of Fire

Limits	
Blanket - Real & Personal Property	Per Property Schedule
Flood Zone X/C/X500/B	\$2,570,555
Flood Zone AE	\$1,000,000
Blanket Coverage Extension: Extra Expense, Business Income, Extended Business Income, Commandeered Property, Civil Authority, Tenant Leasehold Interest, Electronic Data, Preservation of Property.	\$ 750,000
Earthquake	\$1,000,000

Deductibles	
Property Perils, such as fire, lightning, theft vandalism, except as noted below	\$ 5,000
Earthquake	\$25,000
Flood Zone X/C	\$25,000 per occurrence
Flood Zone X500/B ₁	2% per damaged structure, minimum \$25,000 per occurrence
Flood Zone AE ₂	5% per damaged structure, minimum \$25,000 per occurrence
Extra Expense	No Separate Deductible

Annual Premium
Included Premium Summary or Optional Coverage and Limits

Carrier
Allied World Specialty A.M. Best Rating: A XV Admitted

Package Policy -Crime Coverage

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
Crime Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> Protection for loss caused to named insured through failure of any employee to perform faithfully their duties or to account properly for all monies and property received by virtue of their position or employment. Terrorism Risk Insurance Act
Loss Caused by	<ul style="list-style-type: none"> Direct Employees Only

Limits	
\$100,000	Employee Theft
\$100,000	Forgery or Alteration
\$100,000	Inside Premises: Theft of Money & Securities
\$ 5,000	Inside Premises: Robbery or Safe Burglary or Other Property
\$100,000	Outside Premises
\$100,000	Computer Fraud
\$100,000	Funds Transfer Fraud
\$100,000	Money Orders & Counterfeit Paper Currency

Deductible	
Per Occurrence	\$1,000 Each Claim

Annual Premium and Limits
Included Premium Summary or Optional Coverage and Limits

Carrier
Allied World Specialty A.M. Best Rating: A XV Admitted

Package Policy - General Liability & Hired Non-Owned Automobile Liability

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
<p>General Liability Hired and Non-Owned Auto Liability</p> <p>Subject to policy terms, conditions, limitations and exclusions.</p>	<ul style="list-style-type: none"> Occurrence Policy Form Bodily Injury and Property Damage Liability arising from any owned property such as facilities, buildings, parks, detention ponds and lakes Failure to Supply (no limitation requiring property damage) Sewer Back Up Products Contamination Terrorism Risk Insurance Act Punitive Damages Duty to Defend Host Liquor Liability Defense Cost outside the Limit Not Auditable
<p>Exclusions included but not limited to:</p>	<ul style="list-style-type: none"> Access or Disclosure of Confidential or Personal Information, Data-related Liability & Internet Workers' Compensation War Employment Related Practices Distribution of Material Violation of Statutes Law Enforcement Activity
<p>Must Schedule: Dams, Reservoirs & Levees for Liability coverage to apply</p>	

Limits	
\$1,000,000	Each Occurrence Including Hired and Non-Owned Auto Liability WA-GL 00018
\$3,000,000	General Aggregate and Per Location Aggregate
\$3,000,000	Products and Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
\$1,000,000	Damage to Rented Premises (each occurrence)
\$ 10,000	Medical Payments
\$1,000,000	Hired Auto & Non-Owned Auto Liability Aggregate

Deductibles	
Per Occurrence	None

Annual Premium
Included Premium Summary or Optional Coverage and Limits

Carrier
Allied World Specialty A.M. Best Rating: A XV Admitted

Package Policy - Pollution Liability

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
<p>Package Pollution Liability Accidental and Unintended Pollution Incident (Gradual and Sudden)</p> <p>Subject to policy terms, conditions, limitations and exclusions.</p>	<ul style="list-style-type: none"> • Occurrence Policy Form • Bodily Injury, Property Damage, Clean Up Cost • Escape or back-up of sewage or waste-water if property damage occurs away from land you own or lease • Escape of fuels or lubricants from mobile equipment • Application of pesticides or herbicides • Potable water which you supply to others • Chemicals you use in your water or wastewater treatment • Natural gas or propane gas used in your treatment process • Heat, smoke or fumes from a hostile fire • Duty to Defend • Defense Cost Outside the Limit • Punitive Damages • Terrorism Risk Insurance Act
<p>Exclusions included but not limited to:</p>	<ul style="list-style-type: none"> • Fraud • Workers' Compensation • War • Employment Related Practices • Petroleum Underground Storage Tanks • Pandemics and Epidemics

Deductibles	
Per Occurrence	None

Annual Premium
Included Premium Summary or Optional Coverage and Limits

Carrier
Allied World Specialty A.M. Best Rating: A XV Admitted

Excess Liability Policy

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	Limit
Excess Limits Over Underlying Policies	\$3,000,000 Per Occurrence \$3,000,000 Aggregate
Excess Coverage Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> • Occurrence Policy Form • Terrorism Risk Insurance Act • Punitive Damages • Duty to Defend • Host Liquor Liability • Defense Cost outside the Limit
Exclusions included but not limited to:	<ul style="list-style-type: none"> • Exclusions in Underlying Policies • Access or Disclosure of Confidential or Personal Information • Directors & Officers Liability • War

Schedule of Underlying Limits	Schedule of Underlying Coverages
	General Liability, Pollution, Auto & WC if purchased
\$1,000,000	Each Occurrence
\$3,000,000	General Aggregate
\$3,000,000	Products and Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
Included WA-GL 00018	Hired & Non-Owned Auto Liability

Deductibles	
Per Occurrence	None

Annual Premium
Included Premium Summary or Optional Coverage and Limits

Carrier
Allied World Specialty A.M. Best Rating: A XV Admitted

Directors & Officers Liability Policy

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
<p>Directors & Officers Liability & Entity Liability</p> <p>Subject to policy terms, conditions, limitations and exclusions.</p>	<ul style="list-style-type: none"> Claims Made Policy Form Wrongful Act, Error or Omission Defense for alleged breach of contract Coverage for directors spouse if claim seeks to recover from marital party Punitive Damages Duty to Defend Defense Inside the Limit Pay on Behalf Contract Claims Made Claim Trigger- May report known circumstances that may give rise to a claim Claim includes judicial and administrative proceedings and declaratory or injunctive relief. 60 Day Notice of Cancellation / 10 days for Non-Payment 100% Defense paid for claims that include covered and non-covered claims. Further, Chubb will not request reimbursement. Attorney selection from extensive expert panel or preapproved attorney. Terrorism Risk Insurance Act
<p>Exclusions included but not limited to:</p>	<ul style="list-style-type: none"> Bodily Injury Property Damage Pollution Cyber Liability, Privacy Data Breach
<p>Retroactive Date:</p>	<p>None</p>
<p>Pending/Prior Litigation Date:</p>	<p>11/22/2007 Directors & Officers</p>

Limits	
<p>\$2,000,000</p> <p>In Excess of the Above Limits</p> <ul style="list-style-type: none"> \$ 500,000 Dedicated for Executives \$1,000,000 Separate Defense Cost 	<p>Per Claim and Aggregate</p> <p>D&O Enhancement(s)</p>

Retention
<p>Directors & Officers Insuring clause 1: None</p> <p>The above clause clarifies no retention for Individual applies unless the entity agrees to pay it on their behalf</p> <p>Directors & Officers Insuring clause 2: \$1,500 (Individual)</p> <p>Directors & Officers Insuring clause 3: \$1,500 (Entity)</p>

Claim Definition

When used in this Coverage Section:

Claim means:

- (1) when used in reference to the coverage provided by Insuring Clause 1 or 2:
 - (a) a written demand for monetary damages or non-monetary relief;
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 - (b) a civil proceeding commenced by the service of a complaint or similar pleading;
 - (c) a criminal proceeding commenced by the return of an indictment; or
 - (d) a formal civil administrative or civil regulatory proceeding commenced by the filing of a notice of charges or similar document, or by the entry of a formal order of investigation or similar document, against an **Insured Person** for a **Wrongful Act**, including any appeal therefrom; or
- (2) when used in reference to the coverage provided by Insuring Clause 3:
 - (a) a written demand for monetary damages or non-monetary relief;
 - (b) a civil proceeding commenced by the service of a complaint or similar pleading;
 - (c) a criminal proceeding commenced by the return of an indictment; or
 - (d) a formal civil administrative or civil regulatory proceeding commenced by the filing of a notice of charges or similar document, or by the entry of a formal order of investigation or similar document, but only while such proceeding is also pending against an **Insured Person**, against an **Organization** for a **Wrongful Act**, including any appeal therefrom.

Except as may otherwise be provided in Subsection 8(e) of this Coverage Section, or Subsection 4 or Subsection 6(b) of the General Terms and Conditions, a **Claim** will be deemed to have first been made when such **Claim** is commenced as set forth in this definition (or, in the case of a written demand, when such demand is first received by an **Insured**).

Reporting Provision

6. (a) The **Insureds** shall, as a condition precedent to exercising any right to coverage under any **Liability Coverage Section**, give to the Company written notice of any **Claim** as soon as practicable, but:
- (i) if such **Liability Coverage Section** expires (or is otherwise terminated) without being renewed and if no Extended Reporting Period is purchased with respect to such **Liability Coverage Section**, no later than the sixtieth (60th) day after the Policy Term date of expiration or termination; or
 - (ii) if an Extended Reporting Period is purchased with respect to such **Liability Coverage Section**, no later than the last day of the Extended Reporting Period.

- (b) Solely with respect to the Directors & Officers Liability and Entity Liability Coverage Section and the Fiduciary Liability Coverage Section, if:

- (i) an **Insured** becomes aware of circumstances during the Policy Period which could give rise to a **Claim** and gives written notice of such circumstances to the Company as soon as practicable during the Policy Period, or
- (ii) an **Insured** receives during the Policy Period a written request to toll or waive a statute of limitations applicable to **Wrongful Acts** committed, attempted, or allegedly committed or attempted before or during the Policy Period and gives written notice of such request and of such alleged **Wrongful Acts** to the Company as soon as practicable during the Policy Period,

then any **Claim** subsequently arising from such circumstances referred to in (i) above, or from the **Wrongful Acts** referred to in (ii) above shall be deemed to have been first made against the **Insured** during the Policy Year in which the written notice described in (i) or (ii) above was first given by an **Insured** to the Company, provided any such subsequent **Claim** is reported to the Company as set forth in Subsection 6(a) above. With respect to any such subsequent **Claim**, no coverage under the Directors & Officers Liability and Entity Liability Coverage Section or the Fiduciary Liability Coverage Section shall apply to loss incurred prior to the date such subsequent **Claim** is actually made.

(c) Solely with respect to the Employment Practices Liability Coverage Section, if during the Policy Period any Insured:

- (i) becomes aware of a Potential Employment Claim or Potential Third Party Claim and gives written notice of such Potential Employment Claim or Potential Third Party Claim to the Company as soon as practicable during the Policy Period; and
- (ii) requests coverage under the Employment Practices Liability Coverage Section for any Employment Claim or Third Party Claim subsequently resulting from such Potential Employment Claim or Potential Third Party Claim;

then any Employment Claim or Third Party Claim subsequently arising from such Potential Employment Claim or Potential Third Party Claim referred to in (i) above shall be deemed to have been first made against the Insured during the Policy Year in which the written notice described in (i) and (ii) above was first given by an Insured to the Company, provided any such subsequent Employment Claim or Third Party Claim is reported to the Company as set forth in Subsection 6(a) above. With respect to any such Employment Claim or Third Party Claim, no coverage under the Employment Practices Liability Coverage Section shall apply to loss incurred prior to the date such subsequent Employment Claim or Third Party Claim is actually made.

(d) Solely with respect to any Non-Liability Coverage Section, the Insureds shall give notice of a Coverage Event in accordance with the applicable Proof of Loss and Legal Proceedings Subsection of such Coverage Section.

(e) The Insureds shall, as a condition precedent to exercising any right to coverage under this Policy, give to the Company such information, assistance, and cooperation as the Company may reasonably require, and shall include in any notice under Subsection 6(a), (b) or (c) above a description of the Claim, Potential Employment Claim, Potential Third Party Claim or circumstances, the nature of any alleged Wrongful Acts, the nature of the alleged or potential damage, the names of all actual or potential claimants, the names of all actual or potential defendants, and the manner in which such Insured first became aware of the Claim, Potential Employment Claim, Potential Third Party Claim or circumstances.

Annual Premium

Included Premium Summary or Optional Coverage and Limits

Carrier

Federal Insurance Company, A.M. Best Rating: A++XV Admitted

Crime/Consultants Policy

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
<p>Crime</p> <p>Subject to policy terms, conditions, limitations and exclusions.</p>	<ul style="list-style-type: none"> Protection for loss caused to named insured through failure of any employee/consultant to perform faithfully their duties or to account properly for all monies and property received by virtue of their position or employment Any Limit purchased applies per employee/consultant up to \$100,000. Any limit purchased \$100,000 and over is provided on a per losses basis rather than each basis. Terrorism Risk Insurance Act
<p>Exclusions included by not limited to:</p>	<ul style="list-style-type: none"> Governmental Action of Seizure or Destruction Accounting or Arithmetical Errors or Omissions Inventory Shortages
<p>Loss Caused by Consultants for Insured</p>	<ul style="list-style-type: none"> Attorney Operator Bookkeeper Engineer Delinquent Tax Attorney

Deductible	
Per Occurrence	None

Annual Premium and Limits
Included Premium Summary or Optional Coverage and Limits

Carrier
Hartford Fire Insurance Company, A.M. Best Rating: A+ XV Admitted

Directors Position Bond

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
Directors Position Bond	<ul style="list-style-type: none"> Provides coverage for loss caused to the District through the failure of Directors to perform faithfully their duties or to account properly for all monies and property received by virtue of their position as Director Terrorism Risk Insurance Act Continuous until cancelled
Subject to bond terms, conditions, limitations and exclusions.	
Exclusions included but not limited to:	<ul style="list-style-type: none"> Loss occurring prior to date of bond issued
Limits	
\$10,000	Each Director (5)
\$50,000	General Aggregate
Deductibles	
Per Occurrence	None
Annual Premium	
Included Premium Summary or Optional Coverage and Limits	
Carrier	
Hartford Casualty Insurance Company, A.M. Best Rating: A +XV Admitted	

-Optional- Cyber Liability and Security Breach Response Policy

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

Description	
Cyber Security Liability Security Brach Response and First Party Coverage	<ul style="list-style-type: none"> • Claims Made Policy Form • Duty to Defend • Defense Inside the Limit • Punitive Damages • Electronic Terrorism
Subject to policy terms, conditions, limitations and exclusions.	
Exclusions included but not limited to:	<ul style="list-style-type: none"> • Mold, Mildew or Fungi • Act of God • Pollutants
Retroactive Date	Full Prior Acts
Policy Retention	\$2,500 10 Hour waiting period for Business Income and Digital Asset Restoration
Optional Extended Reporting Period	Premium 100% One Year Length (12Months)
Policy Limit	\$1,000,000 Limit and Aggregate Optional Limits Available

Coverage Type	
Policy Aggregate Limit of Liability	Full Limit and Aggregate
Privacy Liability Including Employee Privacy	
Privacy Regulatory Claims Coverage (Where insurance by law)	
Security Liability	
Multimedia Liability	
PCI DSS Assessment	
Security Breach Response	Full Limit and No Aggregate
Electronic Fraud-	
Telephone Hacking	\$100,000 No Aggregate Limit
Funds Transfer Fraud	\$100,000 No Aggregate Limit
Security Breach Response Coverage	
Legal Advisory	Full Limit and Aggregate
Forensics Investigations	
Public Relations	
Notification Services	
Credit Monitoring	
First Party Coverage	
Cyber Extortion	Full Limit and No Aggregate
Business Income and Digital Asset Restoration	

Annual Premium & Limits
Included Premium Summary or Optional Coverage and Limits

Carrier

BCS Insurance Company A- XVIII, Admitted
(parent company BCS Financial-BlueCross BlueShield)

Claim Definition

Claim means:

1. A written demand received by "You" for money or services, including the service of a civil suit or institution of arbitration proceedings;
2. Initiation of a civil suit against "You" seeking injunctive relief (meaning a temporary restraining order or a preliminary or permanent injunction);
3. Solely with respect to Coverage B., a "Regulatory Claim" made against "You";
4. A "PCI DSS Assessment"; or
5. Solely with respect to Coverage F., a "Cyber Extortion Threat" made against "You".

Multiple "Claims" arising from the same or a series of related or repeated acts, errors, or omissions or from any continuing acts, errors, or omissions shall be considered a single "Claim" for the purposes of this Policy, irrespective of the number of claimants or "You" involved in the "Claim". All such "Claims" shall be deemed to have been made at the time of the first such "Claim" was made or deemed made under Section IX.A.

Proposal Acceptance and Client Authorization To Bind Coverage

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

After careful consideration of Gallagher's proposal effective Insert Policy Term we accept the following coverages(s). Please check the desired coverages(s).

		Line of Coverage	Carrier
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	PKG-Property, Equipment Breakdown, Crime, General Liability, Pollution Liability & Hired and Non-Owned Auto.	Allied World Specialty
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	Excess Liability	Allied World Specialty
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	Directors & Officers Liability	Federal Insurance Company
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	Crime/Consultants	The Hartford Fire Insurance Company
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	Directors Bond	The Hartford Casualty Insurance Company
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	Fee	Gallagher Broker Fee
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	Cyber Security Liability- (OPTION)	BCS Insurance Company

TRIA/Terrorism Insurance		Line of Coverage	Carrier
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject	Bind TRIA Terrorism Coverage Act as quoted	All Carriers

Provide Quotations or Additional Information on the Following Coverage Considerations:

		Line of Coverage	Carrier
<input type="checkbox"/> Yes	<input type="checkbox"/> No		

The above coverage may not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those addressed in the coverage considerations included in this proposal, please list below:

Fee Agreement: In addition to commission received by Gallagher for the policy term reflected herein, effective 11/22/2020, Gallagher will receive a fee of \$500.00 for: maintenance of account.

We confirm the values, schedules, and other data contained in the proposal are from our records and acknowledge it is our responsibility to see that they are maintained accurately. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies.

Gallagher's liability to Client arising from any acts or omissions of Gallagher shall not exceed \$20 million in the aggregate. Gallagher shall only be liable for actual damages incurred by Client, and shall not be liable for any indirect, consequential or punitive damages or attorneys' fees. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with this Agreement or any Services provided hereunder may be brought by either party any later than two (2) years after the accrual of such claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at <https://www.aig.com/privacy-policy/>.

I have read, understand and agree that the above-information is correct and has been disclosed to us prior to authorizing Gallagher to bind coverage and/or provide services to us.

By: _____
Signature Specify: owner, partner or corporate officer

REUNION RANCH WCID

_____ _____
Print Name Date

Documents Required To Bind Coverage

REUNION RANCH WCID

Effective: 11/22/2020 - 11/22/2021

In order to bind coverages, please provide the following documents

- Signed Proposal Acceptance and Client Authorization to Bind (Previous Page)
- Signed BCS Cyber Application (OPTION) If New Coverage if Elected

CLIENT SERVICES AGREEMENT - EXHIBIT A

EFFECTIVE: 11/22/2020 - 11/22/2021

The following outlines services provided by Gallagher over the term of this Agreement:

Use its best efforts to secure the following lines of insurance coverage on Client's behalf

Package (Property, B&M, Flood, EQ, Crime, General Liability, Pollution, Hired Non-Owned Auto)
Excess Liability
Directors & Officers Liability
Crime Employee and Consultant
Directors Position Bond
Cyber Security Liability (OPTION)

- Request change endorsements, when requested by the client or when otherwise necessary, ensuring accuracy and delivery in a timely manner.
- Administration of insurance program, including policy review and issuance, invoicing, coordination and/or issuance of required documentation, i.e., automobile identification cards, certificates of insurance, and other program administration, as required by the client.
- Review accounting and billing data received from insurance markets on client's behalf to ensure accuracy.

CLIENT SERVICES AGREEMENT - EXHIBIT B

COMPENSATION RECEIVED BY GALLAGHER

To the best of Gallagher's knowledge at the time of this Agreement, the following is a complete listing of fees to be paid by client to Gallagher under this Agreement.

- Broker fee in the amount of \$500.00 on policies written as part of the services set forth in Exhibit A.

CLIENT SERVICES AGREEMENT - EXHIBIT C

COMPENSATION RECEIVED BY GALLAGHER FROM INSURERS AND OTHER THIRD PARTIES

To the best of Gallagher's knowledge at the time of this Agreement, the following is a complete listing of monies received by Gallagher from insurers and other third parties as a result of the services to be performed under this Agreement on Exhibit A.

- Commission to be received from insurers for the placement of Coverages as outlined below.

Coverage(s)	Carrier Name(s)	Wholesaler, MGA, or Intermediary Name 1	Estimated Annual Premium 2	Comm. % or Fee 3	Gallagher U.S. Owned Wholesaler, MGA, or Intermediary %
Real & Personal Property, Flood & Earthquake, Equipment Breakdown, Mobile Equipment, Commercial General Liability Pollution and Hired Non-Owned Auto incl. policy fees	Allied World Specialty Insurance Company	Allied Public Risk Program Manager	\$ 10,401 \$ 100 Fee	15%	N/A
Commercial Excess Liability	Allied World Specialty Insurance Company	Allied Public Risk Program Manager	\$1,500	15%	N/A
Directors & Officers	Federal Insurance Company	N/A	\$2,400	15%	N/A
Crime	The Ohio Casualty Insurance Company	N/A	\$120	20%	N/A
Directors Position Bond	Liberty Mutual Insurance Company	N/A	\$174	30%	N/A
Cyber Security Liability (OPTION)	BCS Insurance Co.	RPS	\$1,841	30%	10%

1. We were able to obtain more advantageous terms and conditions for you through an intermediary/ wholesaler.
2. If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

* A verbal quotation was received from this carrier. We are awaiting a quotation in writing.

3. The commission rate is a percentage of annual premium excluding taxes & fees.

Guide to A.M. Best Ratings

W.I.N. PROGRAM CARRIER RATINGS AND ADMITTED STATUS

Proposed Insurance Companies	A.M. Best's Rating & Financial Size Category*	Admitted/Non-Admitted**
Allied World Specialty	A XV	Admitted
Chubb/Federal Insurance Company	A++ XV	Admitted
The Ohio Casualty Insurance Company	A XV	Admitted
Texas Mutual	A XV	Admitted
Hartford Life and Accident Insurance Company	A XV	Admitted
BCS Insurance Co.	A- VIII	Admitted
CUMIS Insurance Society, Inc.,	A XII	Admitted
Hartford Casualty Insurance Company	A+XV	Admitted
Hartford Fire Insurance Company	A+XV	Admitted
Great American Insurance Co.	A+XV	Admitted
Old Republic Insurance Company	A+XV	Admitted

*Gallagher companies use A.M. Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. For the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the A.M. Best website at <http://www.ambest.com/ratings>.

**If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change

Proposal Disclosures

PROPOSAL DISCLAIMER

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

NAMED INSURED DISCLAIMER

Note: Any entity not named in this proposal, may not be an insured entity. This may include affiliates, subsidiaries, LLC's, partnerships and joint ventures.

COMPENSATION DISCLOSURE

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively "insurance coverages") handled for a client's account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-Out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

In the event you wish to register a formal complaint regarding compensation Gallagher receives from insurers or third-parties, please contact Gallagher via e-mail at Compensation_Complaints@ajg.com or by regular mail at:

Chief Compliance Officer
Gallagher Global Brokerage
Arthur J. Gallagher & Co.
2850 West Golf Rd.
Rolling Meadows, IL 60008

TRIA/TRIPRA DISCLAIMER

If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance, farm owners multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a \$100 billion cap on insurers' aggregate liability.

The TRIPRA program increases the amount needed in total losses by \$20 million each calendar year before the TRIPRA program responds from the 2015 trigger of \$100 million to \$200 million by the year 2020.

TRIPRA is set to expire on December 31, 2020. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2020. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate "Stand Alone" terrorism policy be purchased to satisfy those obligations.

TEXAS HOUSE BILL 89 COMPLIANCE

As required by Chapter 2270, Government Code, Gallagher hereby verifies that it does not boycott Israel and will not boycott Israel through the term of the policies included in this proposal. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

FOREIGN TERRORIST ORGANIZATIONS

Pursuant to Chapter 2252, Texas Government Code, Gallagher represents and certifies that, at the time of execution of this proposal neither Gallagher, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same (i) engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

POOL FUNDING DISCLAIMER

Gallagher does not provide actuarial services or actuarial estimates of losses. If the excess insurer or reinsurer that provides excess coverage calculates a loss fund for the pool, it is our recommendation that the pool fully fund that amount. Further, it is our recommendation that the pool contract with an appropriately certified actuary to provide recommendations for overall pool funding, surplus and reserve funds.

Claims Reporting

For Chubb D&O policy claims/notice, you may report to:

Any notice to the Company with respect to any coverage section shall designate the coverage section under which notice is being given and shall be treated as notice only under the coverage section(s) so designated. Notice to the company of a claim, potential employment claim or potential third party claim or of circumstances, which could give rise to a claim under any liability coverage section, or of a coverage event under any non-liability coverage section, shall be given in writing addressed to:

Attn: Claims Department
Chubb Group of Insurance Companies
15 Mountain View Road
Warren, New Jersey 07059

All other notices to the company shall be given in writing addressed to:

Attn: Chubb Specialty Insurance Underwriting
Chubb Group of Insurance Companies
15 Mountain View Road
Warren, New Jersey 07059

Any such notice shall be effective on the date of receipt by the Company at such address.

For cyber liability/breach response claims, you may report to:

Notice of Claim

joan.dambrosio@clydeco.us

Clyde & Co. US LLP
101 Second Street, 24th Floor
San Francisco CA 94105

24 Hour Security Breach Hotline

866.288.1705

Baker & Hostetler LLP
45 Rockefeller Plaza
New York, NY 10111-0100

All claims may be reported via email to any of the following:

Michelle Herrera
Client Service Manager
michelle_herrera@ajg.com
713.275.1506
Jessica Salias
Client Services Manager
jessica_salias@ajg.com
713.358.5928

Julie Collette
Client Service Manager
julie_collette@ajg.com
713.243.2182
Nadine Bitner
Client Service Manager
nadine_bitner@ajg.com
713.243.2171

Immediately report all claims for all lines of coverage to scclaims@ajg.com or 855-348-0425.

Appendix

We help you face your future with confidence.



Insurance | Risk Management | Consulting

Gallagher's holistic approach keeps your total cost of risk—and your best interest—in focus. With expertise where you most need it, Gallagher delivers the solutions that let businesses grow. Communities thrive. And people prosper.

GLOBAL REACH. LOCAL PRESENCE.

Founded in

1927

\$5B
Total Adjusted Brokerage & Risk Management Revenues (2018)

30,000+
Employees worldwide

850+
Offices in 35 countries

150+
Countries served

HIGHLY SPECIALIZED. DEEP EXPERTISE.

Construction
Agriculture
Retail
Manufacturing
Energy
Healthcare
Technology
Transportation

Government
Education
Energy
Healthcare
Technology
Transportation

Food & Beverage
Retail
Healthcare
Technology
Transportation

OUR APPROACH TO RISK.

CORE360™ is our unique, comprehensive approach of evaluating our client's risk management program that leverages analytical tools and diverse resources for customized, maximum impact on six cost drivers of their total cost of risk.

22+ INDUSTRY PRACTICES

Agriculture

Automotive

Construction

Energy

Food & Beverage

Government

Healthcare

Retail

Manufacturing

Education

Energy

Transportation

Technology

Agriculture

Automotive

Construction

Energy

Food & Beverage

Government

Healthcare

Retail

Manufacturing

Education

Energy

Transportation

Technology



LEADERS WHERE IT COUNTS

Gallagher Named One of the World's Most Ethical Companies® for 2019

The only insurance broker to have received this honor, Gallagher has been named as one of the World's Most Ethical Companies by the ethosphere® Institute, a global leader in defining and advancing the standards of ethical business practices eight years in a row.

Gallagher has been designated as one of the "World's Best Employers" by Forbes Magazine for 2018.

This is a great honor that is given to just 500 companies around the world each year. Designation recipients are determined by an independent collection of advisors of anonymous employee reviews collected by Statista, a leading statistical agency. Gallagher was the only Insurance Brokerage to be honored with this designation for 2018.

SHARED VALUES + PASSION FOR EXCELLENCE = PROMISES DELIVERED

The Gallagher Way
25 tenets that have guided a team-oriented culture for 30+ years.

Social Responsibility
Companywide focus on ethical conduct, employee health and welfare, environmental integrity and community service.



To access the Gallagher | eRiskHub® now:

1. Navigate to <https://eriskhub.com/gallagher>
2. Complete the new user registration at the bottom of the page. Choose your own user ID and password. The access code is 447597.
3. After registering, you can access the hub immediately using your newly created credentials in the member login box located at the top right of the page.

The Gallagher Way. Since 1927.

The information contained herein is offered as insurance industry guidance and provided as an overview of current market risks and available coverages and is intended for discussion purposes only. This publication is not intended to offer legal advice or client-specific risk management advice. Any description of insurance coverages is not meant to interpret specific coverages that your company may already have in place or that may be generally available. General insurance descriptions contained herein do not include complete insurance policy definitions, terms, and/or conditions, and should not be relied on for coverage interpretation. Actual insurance policies must always be consulted for full coverage details and analysis.

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Cyber Liability

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eRiskHub® Overview and Login Information

The evolution of the cyber risk landscape has brought with it broad, sweeping regulations to address cybersecurity exposures. This digital transformation also presents new risks, including financial losses, for every industry. Gallagher's Cyber Practice delivers expertise alongside cyber risk management and insurance placement services, as well as a better way to construct risk management solutions. CORE360™ — our comprehensive approach of evaluating our client's risk management program — leverages our analytical tools and diverse resources for customized, maximum impact on six cost drivers of their total cost of risk. First, we consult with you to understand all of your actual and potential costs, then find the best options to reallocate these costs based on strategic actionable insights empowering you to know, control and minimize your total costs increasing profitability.

Additionally, our data-driven CORE360™ approach allows us to implement programs for your business that will increase safety, minimize losses, mitigate claims and proactively analyze your cyber risk posture.

Key Features of the Gallagher | eRiskHub®

- **Gallagher Cyber Risk Due Diligence** — A six-step process designed to walk clients through a simple, thought-provoking framework to encourage organizational communication, establish clear direction and highlight priorities to better understand your cyber risk profile.
- **Risk Manager Tools** — A collection of tools with many different purposes such as researching known breach events, calculating your potential cost of a breach event and downloading free sample policies your organization can use as templates.
- **News Center** — Keeps you up to date on what is going on in the world of cyber risk through handpicked articles, feeds and blogs.
- **Learning Center** — An extensive collection of white papers, articles, webinars, videos and blog posts on a variety of topics. (Looking for something specific? Try the search box at the top right of the page to search the entire Gallagher | eRiskHub®).
- **Security & Privacy Training** — An overview of best practices for creating an effective security training program for employees.
- **Strategic Third-Party Relationships and Partner Resources** — Information on third-party vendors that can assist your organization with improving your overall cyber risk.

As cyber risk evolves, so does our commitment to thought leadership. Our global cyber teams focus exclusively on cyber risk, and uniquely position Gallagher to share our knowledge, expertise and experience for the benefit of our clients.

If you have any questions about the Gallagher | eRiskHub®, please reach out to your broker.

**POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM
INSURANCE COVERAGE**

You are hereby notified that under the Terrorism Risk Insurance Act, as amended via the Program Reauthorization Act of 2015, that you have a right to purchase insurance coverage for losses resulting from acts of terrorism, as defined in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury – in consultation with the Secretary of Homeland Security, and the United States Attorney General—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS EXCLUSION FOR NUCLEAR EVENTS. UNDER THIS FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES [85% THROUGH 2015; 84% BEGINNING ON JANUARY 1, 2016; 83% BEGINNING ON JANUARY 1, 2017; 82% BEGINNING ON JANUARY 1, 2018; 81% BEGINNING ON JANUARY 1, 2019 AND 80% BEGINNING ON JANUARY 1, 2020] OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Acceptance or Rejection of Terrorism Insurance Coverage

X	I hereby elect to purchase terrorism coverage for a prospective premium of \$78.00
	I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

			
Policyholder/Applicant's Signature	Insurance Company		
Reunion Ranch WCID	Allied World Specialty Insurance Company		
Print Name	Policy Number		
			
Date			

BCS INSURANCE COMPANY
2 Mid America Plaza, Suite 200
Oakbrook Terrace, IL 60181

Cyber Liability And Privacy Coverage Application

94.001-4 (07/19)

CERTAIN COVERAGES OFFERED ARE LIMITED TO LIABILITY FOR CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND NOTIFIED TO US DURING THE POLICY PERIOD AS REQUIRED. CLAIM EXPENSES SHALL REDUCE THE APPLICABLE LIMITS OF LIABILITY AND ARE SUBJECT TO THE APPLICABLE RETENTION(S). PLEASE READ THE POLICY CAREFULLY.

"You", "Your Organization", and "Applicant" mean all corporations, organizations or other entities, including subsidiaries, proposed for this insurance.

I. GENERAL INFORMATION

Name of Applicant	Reunion Ranch WCID
Mailing Address	12912 Hill Country Blvd, Ste F-232
City	Austin
State	Texas
ZIP Code	78738
Description of Applicant's Operations	Utility

II. REVENUES

Indicate the following as it relates to the Applicant's fiscal year end (FYE):

Prior FYE

Gross revenue	\$2,063,428
---------------	-------------

III. NETWORK SECURITY SYSTEM

- Do "You", or an outsourced firm, back up your data and systems at least once a week, and store these backups in an offsite location? Yes No
- Do "You" have anti-virus software and firewalls in place that are regularly updated (at least quarterly)? Yes No
- After inquiry of the "Control Group", as defined, are "You" aware of any or have any grounds for suspecting any circumstances which might give rise to a claim? Yes No
- Within the last 5 years, has "Your Organization" suffered any system intrusions, tampering, virus or malicious code attacks, loss of data, loss of portable media, hacking incidents, extortion attempts, or data theft, resulting in a claim in excess of \$25,000 that would be covered by this insurance? Yes No

If the "Applicant" represents a Healthcare organization, Financial Institution or Legal Services (consumer) then the following question MUST be answered:

5. Do "You" have a written policy which requires that personally identifiable information stored on mobile devices (e.g. laptop computers / smartphones) and portable media (e.g. flash drives, back-up tapes) be protected by encryption?

Yes No

* With respect to the information required to be disclosed in response to the questions above, the proposed insurance will not afford coverage for any claim arising from any fact, circumstance, situation, event or act about which any member of the "Control Group" of the "Applicant" had knowledge prior to the issuance of the proposed policy, nor for any person or entity who knew of such fact, circumstance, situation, event or act prior to the issuance of the proposed policy.

"Control Group" means:

The board members, executive officers, Chief Technology Officer, Chief Information Officer, Risk Manager and General Counsel or their functional equivalents of "Your Organization". This does not include any administrative staff who work in the offices of these named positions.

REQUIRED FRAUD WARNING LANGUAGE:

It is a crime to knowingly and intentionally attempt to defraud an insurance company by providing false or misleading information or concealing material information during the application process or when filing a claim. Such conduct could result in your policy being voided and subject you to criminal and civil penalties.



Signature of Applicant's Authorized Representative



Name (Printed)



Title



Date

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

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

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

W.I.N. *with*
 Arthur J. Gallagher & Co.
Waterworks Insurance Network
Premium Summary

Customer #	REUNRAN-01
Summary	All Lines
Amount Due	15,195.00
Payment for:	Insurance 20-21

Thank You

Effective	Transaction		Amount
11/22/2020	PKG -Property/Equipment Breakdown General Liab/H&N Auto/Poll/Crime Excess Liability Directors & Officers Liability Directors Bond Consultants Bond Agency Fee *INDICATE CUSTOMER # ON ALL CHECKS!	7,039	\$15,195.00
Please Pay This Amount Make Check Payable to: Arthur J. Gallagher Remittance address: 1900 West Loop South, Suite 1600, Houston, TX 77027			Total \$15,195.00

Thank You

ALLIED WORLD SPECIALTY INSURANCE COMPANY
1690 NEW BRITAIN AVE, STE 101
FARMINGTON CT 06032

NOTICE OF POLICY CONDITIONAL RENEWAL

Named Insured & Mailing Address:

Producer: 262

REUNION RANCH WCID
C/OWILLATT & FLICKINGER
12912 HILL CNTRY BLVD, BLDG F STE 232
AUSTIN TX 78738

ARTHUR J. GALLAGHER & CO
1900 WEST LOOP SOUTH, STE 1600
HOUSTON TX 77027

Policy No.: 5107-2200
Type of Policy: EXCESS LIABILITY
Date of Expiration: 11/22/2020; 12:01 A.M. Local Time at the mailing address of the Named Insured.

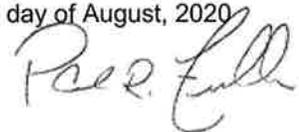
This notice is to advise that we are agreeable to renewing this policy subject to the following:

We are providing you with an advanced notice of a change in your renewal policy. WA-XS 10001 00 (07/20) will be endorsed to your renewal policy. The inclusion of this endorsement clarifies that exposures related to pandemic/epidemic are excluded. Please contact your insurance representative with questions.

Named Insured

REUNION RANCH WCID
C/OWILLATT & FLICKINGER
12912 HILL CNTRY BLVD, BLDG F STE 232
AUSTIN TX 78738

Date Mailed:
21st day of August, 2020



AUTHORIZED REPRESENTATIVE

ALLIED WORLD SPECIALTY INSURANCE COMPANY
1690 NEW BRITAIN AVE, STE 101
FARMINGTON CT 06032

Named Insured: REUNION RANCH WCID

Policy Number: 5107-2200

This page is separate and independent from the notice given.
We are informing you that the following parties were notified of this action.

PARTIES NOTIFIED

Named Insured
Reunion Ranch WCID
c/oWillatt & Flickinger
12912 Hill Cntry Blvd, Bldg F Ste 232
Austin TX 78738

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

Reunion Ranch W.C.I.D.

Accounting Report

September 15, 2020

- Review Cash Activity Report, including Receipts and Expenditures.
 - Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
- Review July 31, 2020 Financial Statements.

2020 Reunion Ranch WCID

January

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

Su	M	Tu	W	Th	F	Sa
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October

Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Notes	
Jan 21	Board Meeting
Feb 15	Bond Payments
Feb 18	Board Meeting
Mar 17	Board Meeting
Apr 21	Board Meeting
May 19	Board Meeting
Jun 16	Board Meeting
Jul 14	Special Meeting
Jul 21	Board Meeting
Aug 15	Bond Payments
Aug 18	Board Meeting
Sep 15	Board Meeting

Cash Activity Report

**Reunion Ranch W.C.I.D.
Cash Activity Report
July 31, 2020 - September 15, 2020**

		First Citizens	
		Operating Account	Bookkeeper's Account
Reconciled Cash Balance - July 31, 2020		\$ 92,994.10	\$ 20,865.46
Subsequent Activity through September 15, 2020		221,755.05	(6,807.06)
Transfer Approved at August 18, 2020 Board Meeting	To TexPool Operating Account	(75,000.00)	
Deposit	Service Revenue	296,755.05	
	Subtotal - Operating Account	<u>221,755.05</u>	
Transfer Approved at August 18, 2020 Board Meeting	From TexPool Operating Account	172,521.14	
Expenditures Approved at August 18, 2020 Board Meeting	Checks 1480 - 1501	(173,896.09)	
AT&T	1502 Telephone - August 2020	(158.27)	
DSHS Central Lab	1503 Lab Fees - July 2020	(106.96)	
Environmental Solutions	1504 Odor Control Unit - August 2020	(4,100.00)	
Eileen Grass	1505 Director Fees - Open Meeting Act Training	(138.53)	
AT&T	1506 Internet - August 2020	(105.35)	
Barton Publications Inc	1507 Public Notice - August 2020	(323.00)	
Sommers Marketing + Public Relations	1508 Website - August 2020	(500.00)	
		<u>(6,807.06)</u>	
Expenditures to be Approved at September 15, 2020 Board Meeting (From Bookkeeper's Account)		-	(204,034.87)
Vendor	Ck #	Memo	Amount
Dennis Daniel	1509	Director Fees - September 15, 2020 Meeting	138.53
Eileen Grass	1510	Director Fees - September 15, 2020 Meeting	138.52
Nathan Neese	1511	Director Fees - September 15, 2020 Meeting	138.52
Rick Triplett	1512	Director Fees - September 15, 2020 Meeting	138.53
Thomas Rogers	1513	Director Fees - September 15, 2020 Meeting	138.53
Aquatic Features Inc	1514	Pond Maintenance - August 2020	962.00
BLX Group LLC	1515	Arbitrage Review - Series 2015	1,000.00
Bott & Douthitt, PLLC	1516	Accounting Fee - August 2020	2,000.00
LCRA	1517	Raw Water/Monthly Fee - August 2020	5,732.78
Murfee Engineering	1518	Engineering - August 2020	10,547.50
Shendan Environmental	1519	Haul and Dispose of WWTP Sludge Cake - August 2020	740.00
West Travis County PUA	1520	Purchased Water - August 2020	36,713.34
Willatt & Flickinger	1521	Legal Fees - August 2020	7,609.62
WIC/PUA	1522	Impact Fees - September 2020	132,617.00
Zane Furr	1523	Landscape Maintenance - August 2020	5,420.00
		Total Operating Account Expenditures	<u>204,034.87</u>
Transfers to be Approved at September 15, 2020 Board Meeting		(300,000.00)	219,934.87
Reunion Ranch W.C.I.D.	Transfer from First Citizens Operating to TexPool Operating	(300,000.00)	
Reunion Ranch W.C.I.D.	Transfer from TexPool Operating to First Citizens Bookkeeper's	204,034.87	
Reunion Ranch W.C.I.D.	Transfer from TexPool Operating to First Citizens Bookkeeper's	15,900.00	
		<u>(80,065.13)</u>	
Projected Cash Balance - September 15, 2020		\$ 14,749.15	\$ 29,958.40

**Reunion Ranch W.C.I.D.
Cash/Investment Activity Report
July 31, 2020 - September 15, 2020**

	Interest Rates	Balance 7/31/2020	Subsequent		Subtotal 9/15/2020	Transfers to be Approved 9/15/2020	Projected Balance 9/15/2020
			Receipts	Disbursements			
General Fund -							
First Citizens - Operating Account	n/a	92,994.10	296,865.05	(75,110.00)	314,749.15	(300,000.00) (1)	14,749.15
First Citizens - Bookkeeper's Account	n/a	20,865.46	172,521.14	(383,363.07)	(189,976.47)	219,934.87 (2), (3)	29,958.40
TexPool - Operating Account	0.1621%	863,117.99	75,000.00	(172,521.14)	765,596.85	91,591.53 (1), (2), (3), (4)	857,188.38
Total - General Fund		976,977.55	544,386.19	(630,994.21)	890,369.53	11,526.40	901,895.93
Debt Service Fund -							
TexPool - Tax	0.1621%	48,514.63	-	-	48,514.63	(46,526.40) (4), (5)	1,988.23
TexPool - Debt Service	0.1621%	1,797,846.52	74,760.44	(911,597.17)	961,009.79	35,000.00 (5)	996,009.79
Texpool - SR2019 Capitalized Interest	0.1621%	74,760.44	-	(74,760.44)	-	-	-
Total - Debt Service Fund		1,921,121.59	74,760.44	(986,357.61)	1,009,524.42	(11,526.40)	997,998.02
Capital Project Fund -							
Texpool - SR2017 Capital Projects	0.1621%	6.56	-	-	6.56	-	6.56
Texpool - SR2018 Capital Projects	0.1621%	1,360.26	-	-	1,360.26	-	1,360.26
Texpool - SR2019 Capital Projects	0.1621%	451,458.57	-	-	451,458.57	-	451,458.57
Total - Capital Project Fund		452,825.39	-	-	452,825.39	-	452,825.39
Total - All Funds		3,350,924.53	619,146.63	(1,617,351.82)	2,352,719.34	-	2,352,719.34

Transfer Letter Information:

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$300,000.00
(2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$204,034.87
(3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$15,900.00
(4) To transfer funds from TexPool Tax Account to TexPool Operating Account: \$11,526.40
(5) To transfer funds from TexPool Tax Account to TexPool Debt Service Account: \$35,000.00

Recap & Standings Report

Cycles: All Taxing Units: Dripping Spr... Transaction Date Range: 07/01/2020 to 07/31/2020 Sorted By: By Year, Ascending Options: Separate Rollbacks, Include

Appraisal

WRR (Reunion Ranch WCID)

Taxing Unit Totals (IS,MO,RB,SA)

	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance
2000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	811.59	0.00	811.59	0.00	0.00	0.00	0.00	0.00	811.59
2018	25,175	0.00	25,175	0.00	0.00	0.00	0.00	0.00	25,175
2019	12,746.66	0.00	12,746.66	2,180.36	0.00	0.00	0.00	0.00	10,566.30
2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary									
Total Current	12,746.66	0.00	12,746.66	2,180.36	0.00	0.00	0.00	0.00	10,566.30
Total Delinquent	1,063.34	0.00	1,063.34	0.00	0.00	0.00	0.00	0.00	1,063.34
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	13,810.00	0.00	13,810.00	2,180.36	0.00	0.00	0.00	0.00	11,629.64
Percentages									
% of Roll Collected - 2019 - 99.30%			Adjusted Original Roll -- \$1,504,365.70			Current YTD Collected -- \$1,493,799.40			
Tax Collections Compared to Current Taxes Billed 17.11% Collected									
All Collections Compared to Current Taxes Billed 17.11% Collected									
Combined Collections (Collections + P&I Collected) -- 2,180.36									

Reunion Ranch W.C.I.D. Collateral Analysis Schedule July 31, 2020
--

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
First Citizens Bank			
Operating Account	\$ 92,590.91		
Bookkeeper's Account	21,674.60		
Total Funds First Citizens Bank	114,265.51		
FDIC Coverage		250,000.00	
Pledged Collateral First Citizens Bank (Market Value)		363,810.15	
Total Collateral		613,810.15	
Total Collateral/Funds	\$ 114,265.51	\$ 613,810.15	\$ 499,544.64



Pledge Report

First-Citizens Bank & Trust Co
 Client #: 65900
 8/3/2020 7:56:44 AM

Group	CUSIP Description	Ticket Intention	Mat. Date Coupon	Plg Amount Location	Factor Factor Date	Mkt Price Price Date	Pledged Par	Plg Mkt Val	Plg Book Val
REUN - TX - Reunion Ranch WCID Round Rock Texas :									
CM1	3137FRSN2 FHR 4957 TA	1223273 AFS	2048-03-25 3.00000	28,000.00 WF	0.9813908800 2020-07-01	106.921402 2020-07-31	27,478.94	29,380.87	28,212.49
CM1	3136ALYX3 FNM14081 CA	1041499 AFS	2041-03-25 3.00000	890,973.00 WF	0.3312522300 2020-07-01	102.841309 2020-07-31	295,136.79	303,522.54	302,373.50
MB3	38382AR23 GNR 2019-147 AB	1211542 AFS	2060-10-16 2.50000	30,000.00 WF	0.9886155800 2020-07-01	104.208832 2020-07-31	29,658.47	30,906.74	29,445.31
REUN Totals				\$948,973.00			\$352,274.20	\$363,810.15	\$360,031.30

FINANCIAL STATEMENTS

Reunion Ranch W.C.I.D.
Accountant's Compilation Report
July 31, 2020

The District is responsible for the accompanying financial statements of the governmental activities of Reunion Ranch W.C.I.D., as of and for the ten months ended July 31, 2020, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

Supplementary Information

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

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



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

September 8, 2020
Round Rock, TX

**Reunion Ranch W.C.I.D.
Governmental Funds Balance Sheet
July 31, 2020**

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Assets				
Cash and Cash Equivalents -				
Cash - Operating	\$ 92,994.10	\$ -	\$ -	\$ 92,994.10
Cash - Bookkeeper's Account	20,865.46	-	-	20,865.46
Cash Equivalents	863,117.99	1,921,121.59	452,825.39	3,237,064.97
Receivables -				
Property Taxes	2,163.19	9,466.45	-	11,629.64
Service Accounts, net of allowance for doubtful accounts of \$ -	96,997.02	-	-	96,997.02
Prepaid Expense	1,872.85	-	50,827.09	52,699.94
Accounts Receivable - Other	35,509.50	-	-	35,509.50
Accrued Service Revenue	33,757.29	-	-	33,757.29
Interfund	64,827.00	-	-	64,827.00
Total Assets	\$ 1,212,104.40	\$ 1,930,588.04	\$ 503,652.48	\$ 3,646,344.92
Liabilities				
Accounts Payable	\$ 170,499.19	\$ -	\$ -	\$ 170,499.19
Accrued Expenditures	13,174.81	-	-	13,174.81
Customer Deposits	63,400.00	-	-	63,400.00
Builder Deposit	2,000.00	-	-	2,000.00
Due to TCEQ	2,353.62	-	-	2,353.62
Interfund	-	10,526.40	54,300.60	64,827.00
Payroll Taxes Payable	229.50	-	-	229.50
Total Liabilities	251,657.12	10,526.40	54,300.60	316,484.12
Deferred Inflows of Resources				
Deferred Revenue - Property Taxes	2,163.19	9,466.45	-	11,629.64
Total Deferred Inflows of Resources	2,163.19	9,466.45	-	11,629.64
Fund Balance				
Fund Balances:				
Restricted for				
Debt Service	-	1,910,595.19	-	1,910,595.19
Capital Projects	-	-	449,351.88	449,351.88
Unassigned	958,284.09	-	-	958,284.09
Total Fund Balances	958,284.09	1,910,595.19	449,351.88	3,318,231.16
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 1,212,104.40	\$ 1,930,588.04	\$ 503,652.48	\$ 3,646,344.92

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2019 - July 31, 2020**

	<u>Governmental Funds</u>			<u>Governmental Funds Total</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
Revenues:				
Property Tax Revenue	\$ 258,377.46	\$ 1,245,074.10	\$ -	\$ 1,503,451.56
Service Accounts				
Water Revenue	447,132.50	-	-	447,132.50
Wastewater Revenue	218,241.12	-	-	218,241.12
Service Revenue Penalties	6,830.52	-	-	6,830.52
Tap Fee Income	47,000.00	-	-	47,000.00
Inspection Fee Income	39,050.00	-	-	39,050.00
Interest and Other Income	9,644.54	12,389.47	2,394.48	24,428.49
Total Revenues	<u>1,026,276.14</u>	<u>1,257,463.57</u>	<u>2,394.48</u>	<u>2,286,134.19</u>
Expenditures:				
Operating Expenses -				
Reservation Fee	22,245.74	-	-	22,245.74
Monthly Charges	95,954.75	-	-	95,954.75
Water Purchases	138,649.91	-	-	138,649.91
Operations & Management	86,952.75	-	-	86,952.75
Repairs & Maintenance	315,163.86	-	-	315,163.86
Inspections	42,131.95	-	-	42,131.95
Utilities	13,554.21	-	-	13,554.21
Landscape Maintenance	36,935.00	-	-	36,935.00
Pond Maintenance	8,096.00	-	-	8,096.00
Chemicals	20,526.56	-	-	20,526.56
Lab Fees	20,347.99	-	-	20,347.99
Sludge Hauling	124,558.70	-	-	124,558.70
Permit Fee	1,328.05	-	-	1,328.05
Administrative Services -				
Director Fees, including payroll tax	9,204.10	-	-	9,204.10
Director Reimbursements	369.46	-	-	369.46
Insurance	14,673.03	-	-	14,673.03
Tax Appraisal/Collection Fees	1,368.54	6,614.60	-	7,983.14
Miscellaneous Expense	6,878.21	-	-	6,878.21
Professional Fees -				
Legal Fees	60,539.07	-	-	60,539.07
Bookkeeping Fees	20,750.00	-	-	20,750.00
Engineering Fees	26,572.61	-	-	26,572.61
Engineering Fees - Special	12,283.80	-	-	12,283.80
Audit Fees	11,500.00	-	-	11,500.00
Debt Service -				
Interest Expense	-	310,645.64	256,992.00	567,637.64
Fiscal Agent Fees	-	1,662.16	-	1,662.16
Bond Issuance Costs	-	-	397,665.97	397,665.97
Capital Outlay	-	-	3,870,776.00	3,870,776.00
Total Expenditures	<u>1,090,584.29</u>	<u>318,922.40</u>	<u>4,525,433.97</u>	<u>5,934,940.66</u>
Excess/(Deficiency) of Revenues Over (Under) Expenditures	<u>(64,308.15)</u>	<u>938,541.17</u>	<u>(4,523,039.49)</u>	<u>(3,648,806.47)</u>
Other Financing Sources (Uses):				
Bond Proceeds	-	74,388.00	4,925,612.00	5,000,000.00
Bond Premium	-	-	16,389.75	16,389.75
Bond Discount	-	-	(5,593.65)	(5,593.65)
Total Other Financing Sources (Uses)	<u>-</u>	<u>74,388.00</u>	<u>4,936,408.10</u>	<u>5,010,796.10</u>
Excess/(Deficiency) of Revenues And Other Financing Sources Over (Under) Expenditures and Other Financing Uses	<u>(64,308.15)</u>	<u>1,012,929.17</u>	<u>413,368.61</u>	<u>1,361,989.63</u>
Fund Balance, October 1, 2019	<u>1,022,592.24</u>	<u>897,666.02</u>	<u>35,983.27</u>	<u>1,956,241.53</u>
Fund Balance, July 31, 2020	<u>\$ 958,284.09</u>	<u>\$ 1,910,595.19</u>	<u>\$ 449,351.88</u>	<u>\$ 3,318,231.16</u>

See Accountants' Report.

Supplementary Information Index

General Fund

- Budgetary Comparison Schedule
- Revenues & Expenses: Actual + Budgeted
- Cash Account Reconciliations
- A/P Aging Summary
- Payroll Summary
- Adjustments Journal
- General Ledger

Debt Service Fund

- Debt Service Schedule
- Adjustments Journal
- General Ledger

Capital Projects Fund

- Adjustments Journal
- General Ledger

General Fund

**Reunion Ranch W.C.I.D.
Budgetary Comparison Schedule - General Fund
July 31, 2020**

	CURRENT MONTH			YEAR TO DATE		
	Actual	Budget	Difference	Actual	Budget	Difference
Revenues:						
Property Tax Revenue	\$ 373.78	\$ -	\$ 373.78	\$ 258,377.46	\$ 249,624.00	\$ 8,753.46
Service Accounts						
Water Revenue	74,374.56	39,100.00	35,274.56	447,132.50	313,060.00	134,072.50
Wastewater Revenue	25,406.75	18,573.00	6,833.75	218,241.12	180,740.00	37,501.12
Service Revenue Penalties	772.51	577.00	195.51	6,830.52	4,938.00	1,892.52
Tap Fees	-	3,000.00	(3,000.00)	47,000.00	30,000.00	17,000.00
Inspection Fees	-	2,250.00	(2,250.00)	39,050.00	22,500.00	16,550.00
Interest and Other Income	317.39	950.00	(632.61)	9,644.54	9,500.00	144.54
Total Revenues	101,244.99	64,450.00	36,794.99	1,026,276.14	810,362.00	215,914.14
Expenditures:						
Operating Expenses -						
Reservation Fee	2,114.58	1,583.00	(531.58)	22,245.74	15,830.00	(6,415.74)
Monthly Charges	10,041.09	10,041.00	(0.09)	95,954.75	100,410.00	4,455.25
Water Purchases	20,992.51	14,996.00	(5,996.51)	138,649.91	102,458.00	(36,191.91)
Management and Operations	10,496.59	7,383.00	(3,113.59)	86,952.75	73,305.00	(13,647.75)
Repairs and Maintenance	65,489.51	12,250.00	(53,239.51)	315,163.86	122,500.00	(192,663.86)
Inspection Fees	3,727.14	1,950.00	(1,777.14)	42,131.95	19,500.00	(22,631.95)
Utilities	1,333.16	1,350.00	16.84	13,554.21	13,500.00	(54.21)
Landscape Maintenance	3,820.00	2,865.00	(955.00)	36,935.00	28,650.00	(8,285.00)
Pond Maintenance	1,029.50	1,000.00	(29.50)	8,096.00	10,000.00	1,904.00
Chemicals	5,025.63	1,250.00	(3,775.63)	20,526.56	12,500.00	(8,026.56)
Lab Fees	4,180.90	1,750.00	(2,430.90)	20,347.99	17,500.00	(2,847.99)
Sludge Hauling	25,067.13	6,000.00	(19,067.13)	124,558.70	60,000.00	(64,558.70)
Permit Fees	-	-	-	1,328.05	1,500.00	171.95
Administrative Services -						
Director Fees, incl payroll taxes	1,614.75	815.00	(799.75)	9,204.10	8,150.00	(1,054.10)
Director Reimbursement	-	65.00	65.00	369.46	650.00	280.54
Insurance	-	-	-	14,673.03	15,000.00	326.97
Tax Appraisal/Collector Fees	-	1,000.00	1,000.00	1,368.54	3,000.00	1,631.46
Miscellaneous	1,006.63	100.00	(906.63)	6,878.21	4,000.00	(2,878.21)
Professional Fees -						
Legal Fees	7,346.80	5,250.00	(2,096.80)	60,539.07	52,500.00	(8,039.07)
Accounting Fees	2,000.00	2,000.00	-	20,750.00	20,500.00	(250.00)
Engineering Fees - General	4,812.50	2,850.00	(1,962.50)	26,572.61	28,500.00	1,927.39
Engineering Fees - Special	1,376.30	2,000.00	623.70	12,283.80	20,000.00	7,716.20
Audit Fees	-	-	-	11,500.00	11,500.00	-
Total Expenditures	171,474.72	76,498.00	(94,976.72)	1,090,584.29	741,453.00	(349,131.29)
Excess/(Deficiency) of Revenues Over/ (Under) Expenditures	\$ (70,229.73)	\$ (12,048.00)	\$ (58,181.73)	\$ (64,308.15)	\$ 68,909.00	\$ (133,217.15)

**Reunion Ranch W.C.I.D.
Cash Account Reconciliations
July 31, 2020**

	First Citizens Operating	First Citizens Bookkeeper's	Total
Beginning Bank Balance 7/1/2020	\$ 106,324.33	\$ 22,849.86	\$ 129,174.19
Cleared Transactions			
Checks and Payments	(102,300.86)	(104,143.19)	(206,444.05)
Deposits and Credits	88,567.44	102,967.93	191,535.37
Total Cleared Transactions	<u>(13,733.42)</u>	<u>(1,175.26)</u>	<u>(14,908.68)</u>
Ending Bank Balance 7/31/2020	<u>92,590.91</u>	<u>21,674.60</u>	<u>114,265.51</u>
Uncleared Transactions			
Deposits in Transit	403.19	-	403.19
Outstanding Checks	-	(809.14)	(809.14)
Total Uncleared Transactions	<u>403.19</u>	<u>(809.14)</u>	<u>(405.95)</u>
Register Balance as of 7/31/2020	<u>\$ 92,994.10</u>	<u>\$ 20,865.46</u>	<u>\$ 113,859.56</u>

See Accountants' Report.

**Reunion Ranch W.C.I.D.
A/P Aging Summary
As of July 31, 2020**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Aquatic Features Inc	1,029.50	0.00	0.00	0.00	0.00	1,029.50
Bott & Douthitt, P.L.L.C.	2,168.71	0.00	0.00	0.00	0.00	2,168.71
	49.75	0.00	0.00	0.00	0.00	49.75
	76.13	0.00	0.00	0.00	0.00	76.13
	21.01	0.00	0.00	0.00	0.00	21.01
	75.88	0.00	0.00	0.00	0.00	75.88
DSHS Central Lab	106.96	0.00	0.00	0.00	0.00	106.96
Inframark LLC	110208.34	0.00	0.00	0.00	0.00	110208.34
	73.37	0.00	0.00	0.00	0.00	73.37
LCRA	4,622.14	0.00	0.00	0.00	0.00	4,622.14
LEAF	4,356.95	0.00	0.00	0.00	0.00	4,356.95
Murfee Engineering Company	6,188.80	0.00	0.00	0.00	0.00	6,188.80
Pedernales Electric Cooperative	1,078.81	0.00	0.00	0.00	0.00	1,078.81
Sommers Marketing + Public Relations	750.00	0.00	0.00	0.00	0.00	750.00
West Travis County PUA	28,526.04	0.00	0.00	0.00	0.00	28,526.04
Willatt & Flickinger, P.L.L.C.	7,346.80	0.00	0.00	0.00	0.00	7,346.80
Zane Furr	3,820.00	0.00	0.00	0.00	0.00	3,820.00
TOTAL	170499.19	0.00	0.00	0.00	0.00	170499.19

See Accountants' Report.

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

July 2020

	Dennis Daniel		Ethan Gross		Nathan Neese		Rick Truhitt		Thomas L. Rogers		TOTAL	
	Jul 20	Oct 19 - Jul 20	Jul 20	Oct 19 - Jul 20	Jul 20	Oct 19 - Jul 20	Jul 20	Oct 19 - Jul 20	Jul 20	Oct 19 - Jul 20	Jul 20	Oct 19 - Jul 20
Employee Wages, Taxes and Adjustments												
Gross Pay												
Director Fees	300.00	1,650.00	300.00	600.00	300.00	1,800.00	300.00	600.00	300.00	1,650.00	1,500.00	6,300.00
Mileage	0.00	104.40	0.00	0.00	0.00	104.40	0.00	0.00	0.00	0.00	0.00	208.80
Total Gross Pay	300.00	1,754.40	300.00	600.00	300.00	1,904.40	300.00	600.00	300.00	1,650.00	1,500.00	6,508.80
Adjusted Gross Pay	300.00	1,754.40	300.00	600.00	300.00	1,904.40	300.00	600.00	300.00	1,650.00	1,500.00	6,508.80
Taxes Withheld												
Federal Withholding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Employee	(4.35)	(23.03)	(4.35)	(8.70)	(4.35)	(26.13)	(4.35)	(8.70)	(4.35)	(23.03)	(23.03)	(93.33)
Social Security Employee	(18.60)	(102.30)	(18.60)	(37.20)	(18.60)	(111.60)	(18.60)	(37.20)	(18.60)	(102.30)	(93.60)	(390.60)
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes Withheld	(22.95)	(126.23)	(22.95)	(45.90)	(22.95)	(137.73)	(22.95)	(45.90)	(22.95)	(126.23)	(114.75)	(461.97)
Net Pay	277.05	1,628.17	277.05	554.10	277.05	1,766.67	277.05	554.10	277.05	1,523.77	1,385.25	6,026.83
Employer Taxes and Contributions												
Medicare Company	4.35	23.03	4.35	8.70	4.35	26.13	4.35	8.70	4.35	23.03	23.03	93.33
Social Security Company	18.60	102.30	18.60	37.20	18.60	111.60	18.60	37.20	18.60	102.30	93.60	369.60
Total Employer Taxes and Contributions	22.95	126.23	22.95	45.90	22.95	137.73	22.95	45.90	22.95	126.23	114.75	461.97

See Accountants Report.

**Reunion Ranch W.C.I.D.
General Ledger
As of July 31, 2020**

Type	Date	Num	Source Name	Memo	Amount	Balance
6300 · Bank Charges						1,614.10
General Journal	07/31/2020	7,3		Refund Bank Fees	(61.08)	1,553.02
General Journal	07/31/2020	7,3		Refund Bank Fees	(88.62)	1,464.40
Check	07/31/2020			Service Charge	77.62	1,542.02
Check	07/31/2020			Service Charge	160.00	1,702.02
Total 6300 · Bank Charges					87.92	1,702.02
6350 · Insurance						14,673.03
Total 6350 · Insurance						14,673.03
6400 · Tax Appraisal/Collector Fees						1,368.54
Total 6400 · Tax Appraisal/Collector Fees						1,368.54
6700 · Miscellaneous Expenses						4,257.48
Bill	07/31/2020	6657	Sommers Marketing + Public Relations	Website - July 2020	750.00	5,007.48
Bill	07/31/2020	9261	Bott & Douthitt, P.L.L.C.	Check Printing Charges - July 2020	168.71	5,176.19
Total 6700 · Miscellaneous Expenses					918.71	5,176.19
Total Administrative Services					2,621.38	32,493.34
Professional Fees						116,109.88
6320 · Legal Fees - General						53,192.27
Bill	07/31/2020	073120	Willatt & Flickinger, P.L.L.C.	Legal Fees - July 2020	7,346.80	60,539.07
Total 6320 · Legal Fees - General					7,346.80	60,539.07
6333 · Accounting Fees						18,750.00
Bill	07/31/2020	9261	Bott & Douthitt, P.L.L.C.	Accounting Fees - July 2020	2,000.00	20,750.00
Total 6333 · Accounting Fees					2,000.00	20,750.00
6340 · Engineering Fees - General						21,760.11
Bill	07/31/2020	43005	Murfee Engineering Company	District Engineering - July 2020	1,500.00	23,260.11
Bill	07/31/2020	43006	Murfee Engineering Company	District Engineering - Additional Services - July 2020	3,312.50	26,572.61
Total 6340 · Engineering Fees - General					4,812.50	26,572.61
6342 · Engineering Fees - Misc.						10,907.50
Bill	07/31/2020	43008	Murfee Engineering Company	CCTV Wastewater Line Televising & Inspection - July 2020	1,376.30	12,283.80
Total 6342 · Engineering Fees - Misc.					1,376.30	12,283.80
6345 · Audit Fees						11,500.00
Total 6345 · Audit Fees						11,500.00
Total Professional Fees					15,535.60	131,645.48
TOTAL					0.00	0.00

See Accountants' Report.

