

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 October 20, 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: 835 1464 4603 AND PASSWORD: 842512.

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. 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.
6. Approval of construction plans and pay estimates, change orders and acceptances of completion with respect to construction contracts.
7. Advertisement for bids and approval, award, recommendation and administration of construction contracts.

8. 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.
9. Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement and Publication of a Notice of Sale of Bonds; and Approving Other Related Matters.
10. Authorizing payment of the Attorney General bond review fee.
11. Designation of Paying Agent/Registrar for the Bonds.
12. Engagement letter submitted by Maxwell Locke & Ritter for bond reimbursement audit for the District's 6th bond issue.
13. All actions and documents necessary or convenient, or both, for the District's 6th bond issue.
14. Wastewater Treatment Plant Expansion; Wastewater Treatment Plant improvements and modifications.
15. Committees – Assignment and Membership.
16. Committee Reports.
 - A. Trails/Ponds (Eileen & Rick)
 - B. Property conveyances, easements, Maintenance Agreement 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)
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; TCEQ Notice of Enforcement for Compliance Evaluation Investigation, dated September 25, 2020
 - N. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ.
 - O. Out of District Water/Wastewater Service Requests
 - P. Policy Regarding Use of Greenspace and other District Property
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. Bookkeeper's Report on the financial affairs of the District, including authorization of payment of bills.
 22. Rate Order.
 23. Rules and Regulations Governing Water and Sanitary Sewer Facilities, Service Lines, Communications, Erosion Control and District Property; Fines and/or Charges to Builders and Contractors for Damage to Lift Stations and Pumps Due to Trash and Debris.
 24. 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 September 15, 2020 by remote access only in accordance with the March 16, 2020 Order by Governor Abbott temporarily suspending certain requirements of the Texas Open Meetings Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act and as modified by the Governor's Order.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

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

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

thus constituting a quorum. Vice President Rick Triplett was absent.

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 with Inframark, LLC, Mike Moyer with Taylor Morrison, Garry Kimball with Specialized Public Finance Inc. and resident Ron Meyer.

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 Tom Rogers and seconded by Eileen Grass to approve the August 18, 2020 meeting Minutes as presented. The motion carried unanimously.

5. PUBLIC HEARING ON TAX RATE

President Dennis Daniel opened the public hearing on the tax rate. Hearing no comments, the public hearing was closed.

6. ORDER APPROVING BUDGET FOR 2020/2021

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

Bookkeeper Allen Douthitt discussed the proposed budget. The assumption is based on a tax rate of \$0.875. President Daniel asked if the O&M rate of \$0.15 is achievable. Financial Advisor Garry Kimball discussed the status of the bonds. This current issue will be the District's last one. Mr. Kimball is comfortable with the current allocation between debt and O&M. President Daniel is concerned with the deficient budget. There was discussion of the estimate for the 210 conversion. After discussion, motion was made by President Daniel and seconded by Nathan Neese to adopt the Order Approving the Budget and reduce the amount of engineering down to \$20,000 for the 210 conversion. The motion carried unanimously.

Attorney Bill Flickinger discussed approving the appraisal roll and setting the District's tax rate. As recommended by the District's Financial Advisor, the debt rate will need to stay at \$0.725. The O&M rate will also stay the same as last year at \$0.15, for an overall tax rate of \$0.875. After discussion, motion was made by President Daniel and seconded by Tom Rogers to adopt the Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2020. The motion carried unanimously.

8. 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

President Dennis Daniel would like to get a written report from Frank Krasovec on the status of the custom lots within the District, if he cannot attend the board meeting.

Mike Moyer reported on the building metrics in the District. A total of 470 homes have been sold to date. The average sales price in the District is \$532,559.

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

This item was not discussed.

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

Engineer Dennis Lozano discussed the bid opening that occurred on September 9th. Three bids were received. The low bidder was Excel Construction Services, Inc. in the amount of \$3,445,000. Excel bid the project with a deductive alternate for the time extension. Mr. Lozano reported that they pushed back on the 230-day time schedule (June 2nd). The contractor was given an option to the schedule that they were comfortable with. The deductive alternate extends the project to 350-days (September 30th) at a price of \$120,000. Mr. Lozano believes they were nervous on the equipment delivery, etc. during this time. President Dennis Daniel inquired about the odor control features for the new plant. Mr. Lozano discussed those features with the Board. President Daniel wants to be sure everything is done to make sure the odor disappears from the plant. Eileen Grass inquired about the expense of carbon cleaning. Mr. Lozano reported that the cost would run \$750 to \$2,000 per month. There was discussion of the reimbursement from the current bond issue. This current issue is the last bond issue. President Daniel asked Attorney Bill Flickinger to determine if the Bond Reimbursement Agreement only obligates reimbursement to the Developer with bond proceeds and/or with other District funds. There was also discussion on exploring the option of new bonds. Mr. Flickinger advised that action will require a bond election. After discussion, President Daniel is concerned with the expansion not being completed by next summer. President Daniel would like to get a change order quote to finish the covers immediately. He hopes Taylor Morrison will go along with this. President Daniel stated that odor control should have been a priority from day one due to the location of the wastewater plant. Mike Moyer agrees that this is the upmost important thing to get a handle on. The basins should be covered and Taylor Morrison has a vested interest in this Community. Mr. Moyer stated that he does not agree with the comments of Taylor Morrison's error with the design of this plant. They built the plant as permitted and it was designed prior to acquisition of the property. He wants to do what is right and also has a budget to manage. Financial Advisor Garry Kimball had to leave the meeting at 3:23 p.m.

There was a detailed discussion of the liquidated damages in the Excel contract pertaining to the wastewater treatment plant expansion.

After further discussion, motion was made by President Daniel and seconded by Nathan Neese to award the contract to Excel Construction Services, Inc. as the low bidder in the amount of \$3,445,000 and to reject the deduction alternate as submitted. The motion carried unanimously.

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

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

Mr. Lozano reported that the TCEQ should wrap up the bond application hopefully by next week.

There was discussion of the wastewater flows and protections. Mr. Lozano reported that the flows were measured at 92 gpm, 115 gpm then to down to 107 gpm and now back up to 117 gpm per household. The District is in violation of the permit and will need to be reported to the TCEQ.

Mr. Lozano reported that he is working with Attorney Bill Flickinger on the terms and conditions for the 210 conversion proposal. This item will be considered at next month's board meeting.

The wastewater line inspections were completed. It was reported that a manhole needs some work. Mr. Lozano will review the CCTV footage from the inspections and bring an analysis back to the next board meeting for review.

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

Financial Advisor Garry Kimball advised the Board that once the TCEQ final memo is issued, the District can move forward with issuance of the bonds. At the October meeting, the Board can consider the documentation, bid the bonds in November and close the transaction in December.

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

President Dennis Daniel asked what the District can do with the current wastewater plant has to mitigate the odors. Engineer Dennis Lozano advised that they can install a temporary cover for the basins. Manager Jesse Kennis reported that he obtained two bids for that installation and they came in extremely high. The Board previously approved an expenditure of \$5,000. The two bids were between \$9,000 and \$27,000. After discussion, motion was made by President Dennis Daniel and seconded by Eileen Grass to increase the authorization to Inframark to complete the Phase 2 cover to the basin as expeditiously as possible at a cost not to exceed \$10,000. The motion carried unanimously.

14. COMMITTEES – ASSIGNMENT AND MEMBERSHIP

This item was not discussed.

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)

Eileen Grass reported on the trails and ponds within the District. Taylor Morrison finished the concrete work at the Windmill Park. All of the stacked wood near the nature trail has been hauled off. Mrs. Grass reported that they did a great job. There are still some issues with runoff caused by the decomposed granite. Mike Moyer reported that he sent information to the HOA and Perfect Cuts. The HOA will look at the maintenance of the trails. Mrs. Grass also discussed the pond maintenance. Aquatic Features informed her that the landscaper will handle the issues in question. Manager Jesse Kennis advised that he will seek approval if further work is needed from the landscaper.

Attorney Bill Flickinger stated he will arrange a Zoom meeting before the next board meeting with the committee to discuss the conveyance of property to the District. The next board meeting is scheduled for October 20th.

Nathan Neese did not have anything new to discuss regarding the PUA.

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

This item can be added to the committee report and removed as a separate item.

17. 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; 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

Manager Jesse Kennis discussed the Executive Summary with the Board.

The District currently has 468 active connections. 1.5 million gallons of water were consumed in August. The District incurred another water gain of 1.12%. Inframark will continue to monitor the situation. Mr. Kennis reported that 11 delinquent letters were mailed out and as of today, all accounts have been paid.

There was a flow excursion for the 107.6% capacity at the wastewater plant. Mr. Kennis reported that the air scrubber was installed on the bar screen basin.

Mr. Kennis discussed the need for the annual winter rye. Motion was made by Tom Rogers and seconded by Eileen Grass to approve the winter rye overseeding at the drip fields in the amount of \$6,716. The motion carried unanimously.

Mr. Kennis reported on the pump damage at Lift Station 1 (Adam Court). The pump was damaged due to large amounts of construction debris in the lines. The second pump sustained damage as well and needs to be repaired. In between meetings, the committee approved ordering of a spare pump under emergency conditions. Mr. Kennis recommended ordering a new replacement pump. This would give the lift station two good pumps and one spare. President Dennis Daniel asked about doing pump and haul if needed instead of ordering a new pump. He stated that double failure of the pumps is unlikely. The decision of ordering another new replacement pump will be brought back to the next board meeting for discussion. Motion was made by Tom Rogers and seconded by Eileen Grass to ratify and approve the purchase of a new pump by the committee under emergency conditions. The motion carried unanimously. Motion was then made by Nathan Neese and seconded by Tom Rogers to approve the expenditure to repair the pump instead of purchasing a new one. The motion carried unanimously. The Board discussed the type of debris in the lines/pumps. Mr. Kennis reported that gravel made its way into the wastewater treatment plant. That was probably due to construction of the new taps. There was also a plug left in one of the lines after testing. Other items included pieces of 2X4s and PVC. President Daniel asked about filing a claim with the builder. Attorney Bill Flickinger will look into that option.

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

This item was not discussed.

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

President Dennis Daniel stated he would like to continue the moratorium from month to month. After discussion to extend the moratorium month to month, motion was made by President Dennis Daniel 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.

20. COMMUNICATION CHANNELS WITH CUSTOMERS/RESIDENTS; WEBSITE MODIFICATIONS

President Dennis Daniel reported that the notices published on the District's website have its own section now. Mr. Daniel would like Jeniffer Concienne to look into the option of having a constant contact tab so that residents can opt-in and receive District updates instead of having to look at the website for the notices.

21. ANNUAL INSURANCE RENEWAL WITH AJ GALLAGHER

Attorney Bill Flickinger reported that the District received advanced notice of a change to the District's excess liability. The inclusion of this endorsement clarifies that exposures related to the pandemic are excluded. The Board then discussed the annual insurance coverage and the addition of cyber security protection if they choose to accept it. After discussion, motion was made by President Dennis Daniel and seconded by Nathan Neese to approve the annual insurance renewal without the cyber security protection. The motion carried unanimously.

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

Bookkeeper Allen Douthitt discussed the financials with the Board. Today's consideration will include payment of vendor invoices, per diems and fund transfers. The District's budget is off plan due to the sludge box and sludge hauling. The District should be ok going forward. After discussion, President Dennis Daniel entertained a motion. Motion was made by Tom Rogers 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.

23. WEST TRAVIS COUNTY PUA ADJUSTMENT TO WHOLESALE WATER BASE FEE

This item was discussed above under the Committee Reports. President Dennis Daniel asked this item be moved to the Committee Reports and no longer listed as a separate item.

24. BLX ARBITRAGE REVIEW FOR DISTRICT'S 1ST BOND ISSUE AND SMALL ISSUER EXCEPTION FOR 2015 BONDS

Attorney Bill Flickinger discussed the report issued by BLX for the District's first bond issue. BLX determined that no arbitrage rebate calculation is required for the Series 2015 issue. Motion was made by Nathan Neese and seconded by Tom Rogers to accept the report submitted by BLX as presented. The motion carried unanimously.

25. RATE ORDER

26. RULES AND REGULATION 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

Attorney Bill Flickinger reported that the rate order is included on the agenda due to the adoption of the tax rate and budget. This is a backup in case the Board wants to consider a rate change.

In between Board meetings, an owner wanted to build a pool. They were directed to certain procedures and after further review, those procedures were not exactly correct. The rate order was reviewed for any fees related to construction of a pool. However, none were found. After further review the fees and deposits were included in the District's rules and regulations, not the rate order. Due to that, there was a lot of confusion for the owner. President Dennis Daniel would like to waive the deposit of \$1,500 for the owner due to all the confusion. Mr. Flickinger reported that the only fee or deposits mentioned in the rules and regulations are for a pool. These fees need to be moved to the rate order and not included in the rules and regulations, as that is not the place for them. Mr. Flickinger stated that he will prepare a redline draft of these documents and provide them at the next board meeting for consideration. If there are any of changes that need to be made, those can be done at this time. President Dennis Daniel reported that they originally told the owner there was not a fee because it was not found in the rate order, and then had to come back and say there was. There was just too much confusion. Bookkeeper Allen Douthitt has held that check and will return it to owner.

After discussion, motion was made by President Dennis Daniel and seconded by Tom Rogers to waive the pool deposit in the amount of \$1,500 for the owner on Jacksaw and return his check to him. The motion carried unanimously.

27. ADJOURN

President Dennis Daniel adjourned the meeting.

Dennis Daniel, President
Reunion Ranch WCID

ATTEST:

_____, Assistant Secretary
Reunion Ranch WCID

[SEAL]

Jeniffer Concienne

From: Michael Moyer <MMoyer@taylormorrison.com>
Sent: Tuesday, October 13, 2020 8:07 AM
To: Jeniffer Concienne
Cc: Michael Slack
Subject: FW: REUNION RANCH WCID - PROPOSED AGENDA

For our next Board meeting.

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.

From: Debra Leckbee
Sent: Monday, October 12, 2020 11:05 AM
To: Michael Moyer <MMoyer@taylormorrison.com>
Cc: Michael Slack <MSlack@taylormorrison.com>
Subject: RE: REUNION RANCH WCID - PROPOSED AGENDA

Here you

10/12/2020				
	PTD Homes Sold	PTD Homes Closed		Avg Sales Price
RR60	134	131		\$ 483,237
RR70	200	172		\$ 529,490
RR80	88	74		\$ 616,828
RR90	52	52		\$ 537,729
Total	474	429		\$ 533,533


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: October 13th, 2020
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: Dennis Lozano, P.E. 
RE: Engineer's Report – October 2020
CC: Mike Moyer – Taylor Morrison
Bill Flickinger – Willatt & Flickinger

MEC File No.: 12002.110

Utility Bond Application No. 6

MEC has received the signed staff memo and draft order from TCEQ, and had provided comments to Mr. Flickinger's office. A Pre-Purchase Inspection (PPI) meeting has been requested with TCEQ to finalize purchasing the facilities referenced in this bond application.

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.

WWTP Expansion

The contract was signed by the contractor last week and returned on October 1st. It was then sent for signatures from Taylor Morrison on October 2nd. MEC is in contact with the contractor in order to help with pre-submittal coordination to avoid multiple rounds of submittals. City of Dripping Springs provided approval for the site permit amendment on September 30th. A pre-construction meeting is scheduled for October 15th.

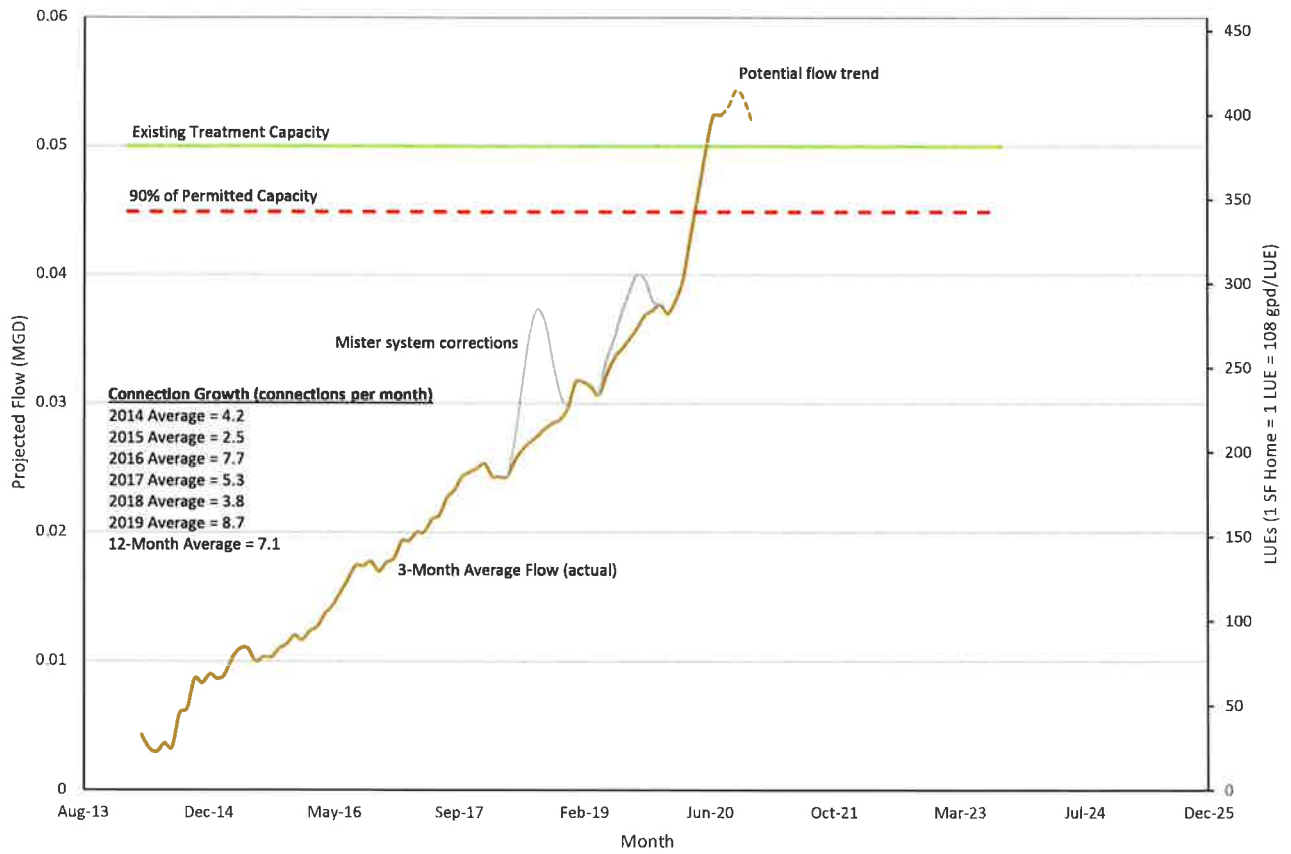
Edwards Aquifer Recharge Zone Wastewater Line Inspections

MEC has received the second half of the video footage of the wastewater lines from National Works. We are in the process of drafting a summary of the findings as well as a recommendation of repairs to the

severely defected lines. MEC has requested some additional information in hopes to clarify some discrepancies with 3 of the reports.

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



**RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT;
AUTHORIZING DISTRIBUTION OF PRELIMINARY OFFICIAL
STATEMENT AND PUBLICATION OF A NOTICE OF SALE OF BONDS; AND
APPROVING OTHER RELATED MATTERS**

WHEREAS, Reunion Ranch Water Control and Improvement District (the "District") has submitted an application to the Texas Commission on Environmental Quality ("TCEQ") requesting approval of the issuance of its \$7,050,000 Unlimited Tax Bonds, Series 2020 (the "Bonds") for the purpose or purposes of construction of, acquisition of and/or reimbursement for certain water, wastewater and storm water drainage facilities serving the District; and

WHEREAS, the Board of Directors of the District has authorized the District's financial advisor, Specialized Public Finance Inc. (the "Financial Advisor"), to prepare a Preliminary Official Statement, Official Notice of Sale and Official Bid Form (collectively the "Preliminary Official Statement") for the Bonds; and

WHEREAS, the Board has reviewed the Preliminary Official Statement; and

WHEREAS, the Board deems it appropriate to approve the Preliminary Official Statement and authorize the distribution of the Preliminary Official Statement and publication of the Notice of Sale, as further set forth below.

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

Section 1. APPROVAL AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT. The Board hereby approves the Preliminary Official Statement substantially in the form attached hereto as Exhibit "A" with such changes, additions or deletions as directed by the Board. Subject to the receipt of the approval of TCEQ, the District's Financial Advisor is hereby authorized and directed to distribute the Preliminary Official Statement to potential purchasers of the Bonds and to do all things necessary to market the Bonds.

Section 2. PUBLICATION OF NOTICE OF SALE. Subject to the receipt of the approval of TCEQ, the District's Bond Counsel is hereby authorized to publish a Notice of Sale of the Bonds in substantially the form attached hereto as Exhibit "B" with such changes as approved by General Counsel to the District.

Section 3. CONDITIONS TO SALE. The District's Financial Advisor, General Counsel and Bond Counsel are hereby authorized to take all actions necessary in connection with Sections 1 and 2 of this Resolution, including changing the dates and times in Exhibit "B" attached hereto.

Section 4. OTHER MATTERS. The President or Vice President and the Secretary or Assistant Secretary of the Board are authorized to do all things proper and necessary to carry out the intent hereof, including the approval of appropriate changes to the Preliminary Official Statement and the Notice of Sale. In particular, the President or Vice President is authorized to execute any rating agency applications and any bond insurance commitment letter, if applicable.

Section 5. PAYMENT OF ATTORNEY GENERAL FEE. The District hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of the Bonds or (ii) \$9,500, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code. The appropriate member of the District's staff is hereby instructed to take the necessary measures to make this payment. The District is also authorized to reimburse the appropriate District funds for such payment from proceeds of the Bonds.

EXHIBIT "A"

Preliminary Official Statement

[See separate tab of transcript]

This Preliminary Official Statement and the information contained herein are subject to completion or amendment without notice. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

**PRELIMINARY OFFICIAL STATEMENT
Dated November 3, 2020**

IN THE OPINION OF BOND COUNSEL, INTEREST ON THE BONDS WILL BE EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER STATUTES, REGULATIONS, PUBLISHED RULINGS AND COURT DECISIONS EXISTING ON THE DATE THEREOF, SUBJECT TO THE MATTERS DESCRIBED UNDER "TAX MATTERS" HEREIN.

Rating:
Moody's: "___"
Insurance: Applied For
(See: "MUNICIPAL BOND RATING AND INSURANCE")

NEW ISSUE – BOOK-ENTRY-ONLY

THE DISTRICT EXPECTS TO DESIGNATE THE BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS. SEE "TAX MATTERS."

\$7,050,000

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
(A Political Subdivision of the State of Texas Located in Hays County, Texas)
UNLIMITED TAX BONDS, SERIES 2020

Dated: December 17, 2020

Due: August 15, as shown on the inside cover page

Interest to accrue from the date of Initial Delivery (as defined below)

The bonds described above (the "Bonds") are obligations solely of Reunion Ranch Water Control and Improvement District (the "District") and are not obligations of the State of Texas ("State"), Hays County (the "County"), the City of Dripping Springs (the "City"), Dripping Springs Independent School District or any entity other than the District.

The Bonds, when issued, will constitute valid and legally binding obligations of the District and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District. THE BONDS ARE SUBJECT TO SPECIAL RISK FACTORS DESCRIBED HEREIN. See "RISK FACTORS."

PAYMENT TERMS . . . Principal of the Bonds is payable at maturity or earlier redemption at the principal payment office of the paying agent/registrars, initially BOKF, NA, Dallas, Texas, (the "Paying Agent" or the "Paying Agent/Registrar") upon surrender of the Bonds for payment. Interest on the Bonds will accrue from the date of Initial Delivery and will be payable each February 15 and August 15, commencing August 15, 2021, until maturity or prior redemption. Interest on the Bonds will be payable on the basis of a 360-day year consisting of twelve 30-day months. The Bonds will be issued only in fully registered form in denominations of \$5,000 each or integral multiples thereof. The Bonds are subject to redemption prior to their maturity as provided on the inside cover page.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds. See "THE BONDS – Book-Entry-Only System."

PURPOSE . . . Proceeds of the Bonds will be used to finance the District's share of the following projects: (i) water, wastewater and drainage facilities to serve single-family and common area development in Reunion Ranch Phase 2, Section 4 and Phase 3, Sections 2, 3 and 5; (ii) wastewater treatment plant expansion; (iii) impact fees; and (iv) engineering and inspection costs. The remaining Bond proceeds will be used to: (i) capitalize approximately six months' interest requirements on the Bonds; (ii) pay developer interest; and (iii) pay certain engineering costs and costs associated with the issuance of the Bonds.

CUSIP PREFIX: 76131M
MATURITY SCHEDULE
SEE INSIDE COVER PAGE

LEGALITY . . . The Bonds are offered by the Initial Purchaser subject to prior sale, when, as and if issued by the District and accepted by the Initial Purchaser, subject, among other things, to the approval of the Initial Bond by the Attorney General of Texas and the approval of certain legal matters by McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel.

DELIVERY . . . Delivery of the Bonds is expected through the facilities of DTC on December 17, 2020 ("Initial Delivery").

BIDS DUE ON TUESDAY, NOVEMBER 17, 2020, BY 10:30 AM, CST

MATURITY SCHEDULE

8/15 Maturity	Principal Amount	Interest Rate	Initial Yield ^(a)	CUSIP Numbers ^(b)
2023	\$ 100,000			
2024	100,000			
2025	100,000			
2026	105,000			
2027	110,000			
2028	115,000			
2029	120,000			
2030	175,000			
2031	185,000			
2032	200,000			
2033	200,000			
2034	200,000			
2035	200,000			
2036	200,000			
2037	200,000			
2038	200,000			
2039	200,000			
2040	200,000			
2041	450,000			
2042	700,000			
2043	965,000			
2044	995,000			
2045	1,030,000			

(Interest to accrue from the date of Initial Delivery)

- (a) Initial yield represents the initial offering yield to the public, which has been established by the Initial Purchaser for offers to the public and which subsequently may be changed.
- (b) CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by S&P Global Market Intelligence on behalf of The American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Services. None of the Initial Purchaser, the District, or the Financial Advisor is responsible for the selection or correctness of the CUSIP numbers set forth herein. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part as a result of the procurement of secondary market portfolio insurance or other similar enhancements by investors that is applicable to all or a portion of certain maturities of the Bonds.

REDEMPTION PROVISIONS . . . The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after August 15, 2026 in whole or from time to time in part, on August 15, 2025, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, the Bonds may be subject to mandatory sinking fund redemption in the event the Initial Purchaser elects to aggregate two or more consecutive maturities as term Bonds. See “THE BONDS – Redemption.”

[The remainder of this page intentionally left blank]

For purposes of compliance with Rule 15c2-12 of the United States Securities and Exchange Commission, this document constitutes a Preliminary Official Statement of the District with respect to the Bonds that has been "deemed final" by the District as of its date except for the omission of no more than the information permitted by Rule 15c2-12.

The Official Statement, when further supplemented by adding information specifying the interest rates and certain other information relating to the Bonds, shall constitute a "FINAL OFFICIAL STATEMENT" of the District with respect to the Bonds, as that term is defined in the Rule.

This Official Statement, which includes the cover page and the Appendices hereto, does not constitute an offer to sell or the solicitation of an offer to buy in any jurisdiction to any person to whom it is unlawful to make such offer, solicitation or sale. No dealer, broker, salesman or other person has been authorized by the District to give any information, or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon. This Official Statement does not constitute an offer to sell Bonds in any jurisdiction to any person to whom it is unlawful to make such an offer in such jurisdiction.

Any reference to website addresses herein are for information purposes only and may be in the form of a hyperlink solely for the readers' convenience. Unless specified otherwise, such website and the information on links contained therein are not incorporated into, and are not part of, this Official Statement.

The information set forth herein has been obtained from the District and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as the promise or guarantee of the Financial Advisor. This Official Statement contains, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized.

The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or other matters described.

THE BONDS ARE EXEMPT FROM REGISTRATION WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION AND, CONSEQUENTLY, HAVE NOT BEEN REGISTERED THEREWITH. THE REGISTRATION, QUALIFICATION, OR EXEMPTION OF THE BONDS IN ACCORDANCE WITH APPLICABLE SECURITIES LAW PROVISIONS OF THE JURISDICTION IN WHICH THE BONDS HAVE BEEN REGISTERED, OR EXEMPTED, SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF.

NEITHER THE DISTRICT NOR THE FINANCIAL ADVISOR MAKE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO THE INFORMATION CONTAINED IN THIS OFFICIAL STATEMENT REGARDING THE DEPOSITORY TRUST COMPANY OR ITS BOOK-ENTRY-ONLY SYSTEM.

TABLE OF CONTENTS

SALE AND DISTRIBUTION OF THE BONDS	4	TABLE 6 – CASH AND INVESTMENT BALANCES	29
MUNICIPAL BOND RATING AND INSURANCE	4	TABLE 7 – CURRENT INVESTMENTS.....	31
OFFICIAL STATEMENT SUMMARY	5	TAX DATA	32
SELECTED FINANCIAL INFORMATION	8	TABLE 8 – TAX COLLECTIONS.....	32
INTRODUCTION	9	TABLE 9 – DISTRICT TAX RATES.....	32
THE BONDS	9	TABLE 10 – PRINCIPAL TAXPAYERS	32
BOOK-ENTRY-ONLY SYSTEM	15	TAXING PROCEDURES	33
USE AND DISTRIBUTION OF BOND PROCEEDS .	17	LEGAL MATTERS	36
SUMMARY OF COSTS	17	TAX MATTERS	37
RISK FACTORS	18	CONTINUING DISCLOSURE OF INFORMATION	39
THE DISTRICT	23	FINANCIAL ADVISOR	40
THE DEVELOPER	25	OFFICIAL STATEMENT	41
THE SYSTEM	25	LOCATION MAP	
TABLE 1 – RATE AND FEE SCHEDULE	26	PHOTOGRAPHS	
TABLE 2 – OPERATING REVENUES AND EXPENSES		APPENDICES	
STATEMENT	27	EXCERPTS FROM THE ANNUAL FINANCIAL	
DEBT SERVICE REQUIREMENTS	28	REPORT	A
TABLE 3 – PROJECTED DEBT SERVICE SCHEDULE	28	FORM OF BOND COUNSEL’S OPINION	B
FINANCIAL STATEMENT	29		
TABLE 4 – ASSESSED VALUE	29		
TABLE 5 – UNLIMITED TAX BONDS AUTHORIZED BUT			
UNISSUED	29		

The cover and inside cover page hereof, this page, the appendices included herein and any addenda, supplement or amendment hereto, are part of the Official Statement.

SALE AND DISTRIBUTION OF THE BONDS

AWARD OF THE BONDS . . . After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net effective interest rate, which bid was tendered by _____ (the "Initial Purchaser") bearing the interest rates shown on the inside cover page hereof, at a price of approximately _____% of the par value thereof which resulted in a net effective interest rate of _____% as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended (the "IBA" method).

PRICES AND MARKETABILITY . . . The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity has been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the Bonds may be changed from time-to-time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Initial Purchaser may over-allot or effect transactions which stabilize or maintain the market prices of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold or traded in the secondary market. Additionally, there are no assurances that if a secondary market for the Bonds were to develop, that it will not be disrupted by events including, but not limited to, the current pandemic associated with the COVID-19 virus. Consequently, investors may not be able to resell the Bonds purchased should they need or wish to do so for emergency or other purposes.

Subject to prevailing market conditions, the Initial Purchaser intends, but is not obligated, to make a market in the Bonds. There is presently no secondary market for the Bonds and no assurance that a secondary market for the Bonds will develop or, if developed, will not be disrupted by events including, but not limited to, the current pandemic associated with the COVID-19 virus. See "RISK FACTORS – Infectious Disease Outbreak (COVID-19)." Consequently, investors may not be able to resell the Bonds purchased should they need or wish to do so for emergency or other purposes. See "RISK FACTORS – No Certainty of a Secondary Market."

SECURITIES LAWS . . . No registration statement relating to the offer and sale of the Bonds has been filed with the United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdiction.

MUNICIPAL BOND RATING AND INSURANCE

The Bonds and the outstanding debt of the District have been rated "___" by Moody's Investors Service, Inc. ("Moody's") without regard to credit enhancement. An application for municipal bond insurance has been made to various insurance companies. In the event the Bonds are qualified for municipal bond insurance, and the Initial Purchaser desires to purchase such insurance, the cost therefor will be paid by the Initial Purchaser.

[The remainder of this page intentionally left blank]

OFFICIAL STATEMENT SUMMARY

The following material is qualified in its entirety by the more detailed information and financial statements appearing elsewhere in this Official Statement including the Appendices attached hereto. The offering of the Bonds to potential investors is made only by means of this entire Official Statement. No person is authorized to detach this summary from this Official Statement or to otherwise use it without the entire Official Statement (including the Appendices attached hereto).

THE DISTRICT

THE DISTRICT..... Reunion Ranch Water Control and Improvement District (the “District”), a political subdivision of the State of Texas, was created by order of the Texas Commission on Environmental Quality (the “TCEQ” or the “Commission”), effective August 15, 2005 and confirmed pursuant to an election held within the District on November 7, 2006. The District was created for the purpose of providing, operating, and maintaining facilities to control storm water, distribute potable water, collect and treat wastewater and operates pursuant to Chapters 49 and 51 of the Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution, as amended. See “THE DISTRICT – General.”

LOCATION..... The District is located in Hays County approximately 14 miles west of IH-35 and lies wholly inside of the extraterritorial jurisdiction of the City of Dripping Springs, Texas and within the Boundaries of the Dripping Springs Independent School District. The District is located approximately six miles south of State Highway 290, off Ranch-to-Market Road 1826.

The District is currently comprised of approximately 524 acres being developed as Reunion Ranch, a single-family residential community. See “THE DISTRICT – Location” and “LOCATION MAP.”

THE DEVELOPER The developer currently active within the District is Taylor Morrison of Texas, Inc. (“Taylor Morrison” or the “Developer”), a Texas corporation. See “THE DEVELOPER – Description of Developer” and “THE DISTRICT – Current Status of Development.” See “DESCRIPTION OF OTHER LANDOWNERS.”

DEVELOPMENT WITHIN THE DISTRICT..... Of the approximately 524 acres within the District, approximately 225 acres have been developed with utility facilities as a single family residential subdivision including an approximately 2 acre amenity center. As of September 1, 2020, the following sections have been developed with utility facilities: Phase 1; Phase 2, Sections 1, 2, 3, 4 and 5; Phase 3, Sections 1, 2, 3 and 5. As of September 1, 2020, the development in the District consisted of 443 completed homes (of which 425 were occupied and 18 were unoccupied), 42 homes under construction and 39 vacant developed lots.

To date, the Developer has advanced funds in the approximate amount of \$17,617,000 to construct water, wastewater and drainage facilities to serve the property within the District. Following the issuance of the Bonds, the District will have no additional approved bond issuance authority and does not expect to issue additional bonds to reimburse for additional water, wastewater and drainage facilities which have been constructed to date. See “THE DISTRICT – Current Status of Development.”

HOMEBUILDERS Taylor Morrison of Texas, Inc. is the only current homebuilder in the District. The homes range in price from approximately \$400,000 to \$590,000, with square footage ranging from approximately 2,500 to 4,500. See “THE DEVELOPER – Homebuilders within the District.”

COVID-19 PANDEMIC The potential impact of the COVID-19 pandemic on the District cannot be quantified at this time but the continued outbreak of COVID-19 could have an adverse effect on the District’s operations and financial condition. The financial and operating data contained herein is the latest available but is as of dates and for the periods prior to the economic impact of the pandemic and the measures instituted to control the pandemic. Accordingly, the data is not indicative of the economic impact of the pandemic on the District’s financial condition. See “RISK FACTORS – Infectious Disease Outbreak (COVID-19).”

THE BONDS

DESCRIPTION	The Bonds in the aggregate principal amount of \$7,050,000 mature serially in varying amounts on August 15 of each year from 2023 through 2045, inclusive, in the principal amounts set forth on the inside cover page hereof. Interest accrues from the date of Initial Delivery and is payable August 15, 2021 and each February 15 and August 15 thereafter until maturity or earlier redemption. The Bonds are offered in fully registered form in integral multiples of \$5,000 for any one maturity. See “THE BONDS – General Description.”
REDEMPTION	The District reserves the right to redeem, prior to maturity, in integral multiples of \$5,000, those Bonds maturing on and after August 15, 2026 in whole or from time to time in part, on August 15, 2025, or on any date thereafter at a price of par plus accrued interest from the most recent interest payment date to the date fixed for redemption. Additionally, the Bonds may be subject to mandatory sinking fund redemption in the event the Initial Purchaser elects to aggregate two or more consecutive maturities as term Bonds. See “THE BONDS – Redemption.”
SOURCE OF PAYMENT	Principal of and interest on the Bonds are payable from the proceeds of a continuing direct annual ad valorem tax levied upon all taxable property within the District, which under Texas law is not legally limited as to rate or amount. See “TAXING PROCEDURES.” The Bonds are obligations solely of the District and are not obligations of the City of Dripping Springs; Dripping Springs Independent School District; Hays County, Texas; the State of Texas; or any entity other than the District. See “THE BONDS – Source of and Security for Payment.”
PAYMENT RECORD	The Bonds constitute the sixth installment of bonds issued by the District for construction of the water, sanitary sewer and drainage system (the “System”). See “FINANCIAL STATEMENT – Unlimited Tax Bonds Authorized but Unissued.”
AUTHORITY FOR ISSUANCE	The Bonds are issued pursuant to Article XVI, Section 59 of the Texas Constitution and the general laws of the State of Texas including Chapters 49 and 51 of the Texas Water Code, as amended, a bond election held within the District on November 6, 2012, the approving order of the TCEQ and an order (the “Bond Order”) adopted by the Board of Directors of the District on the date of the sale of the Bonds. See “THE BONDS – Authority for Issuance.”
USE OF PROCEEDS	Proceeds of the Bonds will be used to finance the District’s share of the following projects: (i) water, wastewater and drainage facilities to serve single-family and common area development in Reunion Ranch Phase 2, Section 4 and Phase 3, Sections 2, 3 and 5; (ii) wastewater treatment plant expansion; (iii) impact fees; and (iv) engineering and inspection costs. The remaining Bond proceeds will be used to: (i) pay developer interest; and (ii) pay certain engineering costs and costs associated with the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”
BONDS AUTHORIZED BUT UNISSUED	At an election held within the District on November 6, 2012, the voters within the District approved the issuance of \$30,000,000 in bonds for water, wastewater and drainage facilities. After the sale of the Bonds, the District will have no remaining authorized but unissued bonds. Additionally, at the election held in the District on November 6, 2012, the voters within the District also approved the issuance of \$45,000,000 in refunding bonds. The District has not issued any refunding bonds. See “FINANCIAL STATEMENT – Outstanding Bonds” and “THE BONDS – Future Debt.”
MUNICIPAL BOND RATING	The Bonds and the outstanding debt of the District have been rated “___” by Moody’s Investors Service, Inc. (“Moody’s”) without regard to credit enhancement.
MUNICIPAL BOND INSURANCE	In the event the Bonds are qualified for municipal bond insurance, and the Initial Purchaser desires to purchase such insurance, the cost therefor will be paid by the Initial Purchaser. Any fees to be paid to a rating agency as a result of said insurance will be paid by the District. It will be the responsibility of the Initial

Purchaser to disclose the existence of insurance, its terms and the effect thereof with respect to the reoffering of the Bonds.

TAX EXEMPTION	In the opinion of Bond Counsel, interest on the Bonds is excludable from gross income for federal tax purposes under existing law, subject to matters described in "TAX MATTERS."
QUALIFIED TAX-EXEMPT OBLIGATIONS	The District expects to designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended, and have represented that the total amount of tax-exempt obligations (including the Bonds) issued by it during calendar year 2020 is not reasonably expected to exceed \$10,000,000. See "TAX MATTERS – Qualified Tax-Exempt Obligations for Financial Institutions."
BOND COUNSEL & DISCLOSURE COUNSEL	McCall, Parkhurst & Horton L.L.P., Austin, Texas
GENERAL COUNSEL	Willatt & Flickinger, PLLC, Austin, Texas
FINANCIAL ADVISOR	Specialized Public Finance Inc., Austin, Texas
ENGINEER	Murfee Engineering Company Inc., Austin, Texas

RISK FACTORS

The purchase and ownership of the Bonds involve certain risk factors and all prospective purchasers are urged to examine carefully the Official Statement, including particularly the section captioned "RISK FACTORS," with respect to investment in the Bonds.

[The remainder of this page intentionally left blank]

SELECTED FINANCIAL INFORMATION
(Unaudited as of September 15, 2020)

2017 Certified Taxable Assessed Valuation	\$ 97,645,704	(a)
2018 Certified Taxable Assessed Valuation	\$ 134,087,268	(a)
2019 Certified Taxable Assessed Valuation	\$ 169,812,068	(a)
2020 Certified Taxable Assessed Valuation	\$ 223,014,820	(a)
Estimated Taxable Assessed Valuation (as of September 1, 2020).....	\$ 246,503,200	(b)
Gross Direct Debt Outstanding.....	\$ 28,995,000	(c)
Estimated Overlapping Debt.....	<u>11,346,324</u>	(d)
Gross Direct Debt Outstanding and Estimated Overlapping Debt.....	\$ 40,341,324	
Ratios of Gross Direct Debt Outstanding to:		
2020 Certified Taxable Assessed Valuation	13.00%	
Estimated Taxable Assessed Value (as of September 1, 2020).....	11.76%	
Ratios of Gross Direct Debt Outstanding and Estimated Overlapping Debt to:		
2020 Certified Taxable Assessed Valuation	18.09%	
Estimated Taxable Assessed Value (as of September 1, 2020).....	16.37%	
2020 Tax Rate:		
Debt Service.....	\$ 0.7250	
Maintenance & Operation.....	<u>0.1500</u>	
Total.....	\$ 0.8750	(e)
General Operating Fund Balance as of September 15, 2020 (unaudited)	\$ 901,896	
Debt Service Fund Balance as of September 15, 2020 (unaudited)	\$ 997,998	(f)
Capital Projects Fund Balance as of September 15, 2020 (unaudited).....	\$ 452,825	
Projected Average Annual Debt Service Requirement on the Bonds and outstanding debt (2021-2045) \$	1,750,267	(c)
Projected Maximum Annual Debt Service Requirement on the Bonds and outstanding debt (2033).. \$	1,856,313	(c)
Tax Rates Required to Pay Projected Average Annual Debt Service (2021-2045) at a 95% Collection Rate		
Based upon 2020 Certified Taxable Assessed Valuation.....	\$ 0.8262	
Tax Rates Required to Pay Projected Maximum Annual Debt Service (2033) at a 95% Collection Rate		
Based upon 2020 Certified Taxable Assessed Valuation.....	\$ 0.8762	
Number of Active Connections as of September 1, 2020:		
Total Developed Single-Family Lots	524	
Single Family Homes – Completed & Occupied	425	
Single Family Homes – Completed & Unoccupied	18	
Single Family Homes – Under Construction	42	
Single Family – Vacant Developed Lots	39	
Estimated Population as of September 1, 2020	1,488	(g)

- (a) Certified Taxable Assessed Valuation of the District as certified by the Hays Central Appraisal District (“HCAD”). See “TAXING PROCEDURES.”
- (b) Estimated Taxable Assessed Valuation as of September 1, 2020 as provided by HCAD is included solely for purposes of illustration.
- (c) Includes the Bonds. See “DEBT SERVICE REQUIREMENTS.”
- (d) See “FINANCIAL STATEMENT – Estimated Overlapping Debt.”
- (e) The District levied a 2020 total tax rate of \$0.8750. See “Table 9 – District Tax Rates.”
- (f) Neither Texas law nor the Bond Order requires that the District maintain any particular sum in the District’s Debt Service Fund.
- (g) Based upon 3.5 residents per completed and occupied single family home.

**OFFICIAL STATEMENT
Relating to**

**\$7,050,000
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
(A Political Subdivision of the State of Texas Located in Hays County, Texas)
UNLIMITED TAX BONDS, SERIES 2020**

INTRODUCTION

This Official Statement provides certain information in connection with the issuance by the Reunion Ranch Water Control and Improvement District (the "District"), a political subdivision of the State of Texas (the "State"), of its \$7,050,000 Unlimited Tax Bonds, Series 2020 (the "Bonds").

The Bonds are issued pursuant to an order (the "Bond Order") adopted by the Board of Directors of the District on the date of the sale of the Bonds, pursuant to Article XVI, Section 59 of the Constitution and general laws of the State, including Chapters 49 and 51 of the Texas Water Code, as amended, a bond election held within the District on November 6, 2012, and the approving order of the Texas Commission on Environmental Quality (the "TCEQ" or the "Commission").

Unless otherwise indicated, capitalized terms used in this Official Statement have the same meaning assigned to such terms in the Bond Order.

Included in this Official Statement are descriptions of the Bonds and certain information about the District and its finances. ALL DESCRIPTIONS OF DOCUMENTS CONTAINED HEREIN ARE SUMMARIES ONLY AND ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO EACH SUCH DOCUMENT. Copies of such documents may be obtained from the District c/o Willatt & Flickinger, PLLC, 12912 Hill Country Boulevard, Suite F-232 Austin, Texas 78738 or from the District's Financial Advisor, Specialized Public Finance Inc., 248 Addie Roy Road, Suite B-103, Austin, Texas, 78746, upon payment of reasonable copying, mailing and handling charges.

THE BONDS

GENERAL DESCRIPTION . . . The Bonds are dated December 17, 2020 and will mature on August 15 of the years and in the principal amounts, and will bear interest at the rates per annum, set forth on the inside cover page hereof. Interest on the Bonds will accrue from the date of Initial Delivery, will be paid on August 15, 2021 and each February 15 and August 15 thereafter until maturity or earlier redemption and will be calculated on the basis of a 360-day year composed of twelve 30-day months. The Bonds will be issued in fully registered form only, without coupons, in denominations of \$5,000 or any integral multiple thereof, and when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"), New York, New York, acting as securities depository for the Bonds until DTC resigns or is discharged. The Bonds initially will be available to purchasers in book-entry form only. So long as Cede & Co., as the nominee of DTC, is the registered owner of the Bonds, principal of and interest on the Bonds will be payable by the paying agent to DTC, which will be solely responsible for making such payment to the beneficial owners of the Bonds. The initial paying agent for the Bonds is BOKF, NA, Dallas, Texas (the "Paying Agent" or "Paying Agent/Registrar").

REDEMPTION . . . The District reserves the right, at its option, to redeem the Bonds maturing on and after August 15, 2026, prior to their scheduled maturities, in whole or in part, in integral multiples of \$5,000 on August 15, 2025, or any date thereafter, at a price of par value plus accrued interest on the principal amounts called for redemption to the date fixed for redemption. If less than all of the Bonds are redeemed at any time, the maturities of the Bonds to be redeemed will be selected by the District. If less than all the Bonds of a certain maturity are to be redeemed, the particular Bonds to be redeemed shall be selected by the Paying Agent/Registrar by lot or other random method (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

Notice of Redemption . . . At least 30 calendar days prior to the date fixed for any optional redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent by United States mail, first-class postage prepaid, at least 30 calendar days prior to the date fixed for redemption, to the registered owner of each Bond to be redeemed at its address as it appeared on the 45th calendar day prior to such redemption date and to major securities depositories and bond information services.

The Bonds of a denomination larger than \$5,000 may be redeemed in part (\$5,000 or any multiple thereof). Any Bond to be partially redeemed must be surrendered in exchange for one or more new Bonds of the same maturity for the unredeemed portion of the principal of the Bonds so surrendered. In the event of redemption of less than all of the Bonds, the particular Bonds to be redeemed shall be selected by the District, if less than all of the Bonds of a particular maturity are to be redeemed, the Paying Agent is required to select the Bonds of such maturity to be redeemed by lot.

SELECTION OF BONDS FOR REDEMPTION . . . With respect to any optional redemption of the Bonds, unless certain prerequisites to such redemption required by the Bond Order have been met and money sufficient to pay the principal of and premium, if any, and

interest on the Bonds to be redeemed will have been received by the Paying Agent prior to the giving of such notice of redemption, such notice will state that said redemption may, at the option of the District, be conditional upon the satisfaction of such prerequisites and receipt of such money by the Paying Agent on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not fulfilled, such notice will be of no force and effect, the District will not redeem such Bonds, and the Paying Agent will give notice in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

If less than all of the Bonds are called for redemption, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the District, and if less than all of a maturity, or sinking fund installment in the case of Term Bonds, is to be redeemed, the Paying Agent/Registrar shall determine by lot or other customary random method the Bonds, or portions thereof within such maturity to be redeemed (provided that a portion of a Bond may be redeemed only in integral multiples of \$5,000 principal amount); provided, that during any period in which ownership of the Bonds is determined only by a book entry at a securities depository for the Bonds, if fewer than all of the Bonds of the same maturity, or sinking fund installment in the case of Term Bonds, and bearing the same interest rate are to be redeemed, the particular Bonds of such maturity, such interest rate and such sinking fund installment in the case of the Term Bonds shall be selected in accordance with the arrangements between the District and the securities depository.

DTC REDEMPTION PROVISION . . . The Paying Agent/Registrar and the District, so long as a book-entry-only system ("Book-Entry-Only-System") is used for the Bonds, will send any notice of redemption, notice of proposed amendment to the Bond Order or other notices with respect to the Bonds only to DTC. Any failure by DTC to advise any DTC Participant, as herein defined, or of any Direct Participant or Indirect Participant, as herein defined, to notify the beneficial owner, shall not affect the validity of the redemption of Bonds called for redemption or any other action premised on any such notice. Redemption of portions of the Bonds by the District will reduce the outstanding principal amount of such Bonds held by DTC. In such event, DTC may implement, through its Book-Entry-Only System, a redemption of such Bonds held for the account of DTC Participants in accordance with its rules or other agreements with DTC Participants and then Direct Participants and Indirect Participants may implement a redemption of such Bonds and such redemption will not be conducted by the District or the Paying Agent/Registrar. Neither the District nor the Paying Agent/Registrar will have any responsibility to the DTC Participants.

Indirect Participants or the persons for whom DTC Participants act as nominees with respect to the payments on the Bonds or the providing of notice to Direct Participants, Indirect Participants, or beneficial owners of the selection of portions of the Bonds for redemption.

TERMINATION OF BOOK-ENTRY-ONLY SYSTEM . . . The District is initially utilizing the Book-Entry-Only System of DTC. See "BOOK-ENTRY-ONLY SYSTEM." In the event that the Book-Entry-Only System is discontinued by DTC or the District, the following provisions will be applicable to the Bonds.

Payment . . . Principal of the Bonds will be payable at maturity to the registered owners as shown by the registration books maintained by the Paying Agent upon presentation and surrender of the Bonds to the Paying Agent at the designated office for payment of the Paying Agent in Austin, Texas (the "Designated Payment/Transfer Office"). Interest on the Bonds will be payable by check or draft, dated as of the applicable interest payment date, sent by the Paying Agent by United States mail, first-class, postage prepaid, to the registered owners at their respective addresses shown on such records, or by such other method acceptable to the Paying Agent requested by registered owner at the risk and expense of the registered owner. If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent is located are required or authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the original date payment was due.

Registration . . . If the Book-Entry-Only System is discontinued, the Bonds may be transferred and re-registered on the registration books of the Paying Agent only upon presentation and surrender thereof to the Paying Agent at the Designated Payment/Transfer Office. A Bond also may be exchanged for a Bond or Bonds of like maturity and interest and having a like aggregate principal amount or maturity amount, as the case may, upon presentation and surrender at the Designated Payment/Transfer Office. All Bonds surrendered for transfer or exchange must be endorsed for assignment by the execution by the registered owner or his duly authorized agent of an assignment form on the Bonds or other instruction of transfer acceptable to the Paying Agent. Transfer and exchange of Bonds will be without expense or service charge to the registered owner, except for any tax or other governmental charges required to be paid with respect to such transfer or exchange. A new Bond or Bonds, in lieu of the Bond being transferred or exchanged, will be delivered by the Paying Agent to the registered owner, at the Designated Payment/Transfer Office of the Paying Agent or by United States mail, first-class, postage prepaid. To the extent possible, new Bonds issued in an exchange or transfer of Bonds will be delivered to the registered owner not more than three (3) business days after the receipt of the Bonds to be canceled in the exchange or transfer in the denominations of \$5,000 or any integral multiple thereof.

Limitation on Transfer of Bonds . . . Neither the District nor the Paying Agent shall be required to make any transfer, conversion or exchange to an assignee of the registered owner of the Bonds (i) during the period commencing on the close of business on the fifteenth (15th) calendar day of the month (whether or not a business day) preceding each interest payment date (the "Record Date") and ending with the opening of business on the next following principal or interest payment date or (ii) with respect to any Bond

called for redemption, in whole or in part, within forty-five (45) days of the date fixed for redemption; provided, however, such limitation of transfer shall not be applicable to an exchange by the registered owner of the uncalled balance of a Bond.

Replacement Bonds . . . If a Bond is mutilated, the Paying Agent will provide a replacement Bond in exchange for the mutilated bond. If a Bond is destroyed, lost or stolen, the Paying Agent will provide a replacement Bond upon (i) the filing by the registered owner with the Paying Agent of evidence satisfactory to the Paying Agent of the destruction, loss or theft of the Bond and the authenticity of the registered owner's ownership and (ii) the furnishing to the Paying Agent of indemnification in an amount satisfactory to hold the District and the Paying Agent harmless. All expenses and charges associated with such indemnity and with the preparation, execution and delivery of a replacement Bond must be borne by the registered owner. The provisions of the Bond Order relating to the replacement Bonds are exclusive and to the extent lawful, preclude all other rights and remedies with respect to the replacement and payment of mutilated, destroyed, lost or stolen Bonds.

AUTHORITY FOR ISSUANCE . . . At an election held within the District on November 6, 2012, voters within the District authorized a total of \$30,000,000 in unlimited tax bonds for water, wastewater and drainage facilities. The Bonds constitute the sixth installment of bonds issued by the District. After the sale of the Bonds, the District will have no authorized but unissued bonds remaining for water, wastewater and drainage facilities. Additionally, at the election held in the District on November 6, 2012, the voters within the District also approved the issuance of \$45,000,000 in refunding bonds. The District has not issued any refunding bonds. The Bonds are issued pursuant to the terms and provisions of the Bond Order; Chapters 49 and 51 of the Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution. The issuance of the Bonds has been approved by an order of the TCEQ dated _____, 2020.

SOURCE OF AND SECURITY FOR PAYMENT . . . The Bonds will be payable from and secured by a pledge of the proceeds of a continuing, direct, annual ad valorem tax without legal limitation as to rate or amount levied against all taxable property located within the District. The Board covenants in the Bond Order that, while any of the Bonds are outstanding and the District is in existence, it will levy an annual ad valorem tax and will undertake to collect such a tax against all taxable property within the District at a rate from year to year sufficient, full allowance being made for anticipated delinquencies, together with revenues and receipts from other sources which are legally available for such purposes, to pay interest on the Bonds as it becomes due, to provide a sinking fund for the payment of principal of the Bonds when due or the redemption price at any earlier required redemption date, to pay when due any other contractual obligations of the District payable in whole or in part from taxes, and to pay the expenses of assessing and collecting such tax. The net proceeds from taxes levied to pay debt service on the Bonds are required to be placed in a special account of the District designated its "Debt Service Fund" for the Bonds. The Bond Order provides for the termination of the pledge of taxes when and if Dripping Springs dissolves the District and assumes all debts and liabilities of the District.

The District is located entirely within the extraterritorial jurisdiction of the City. Under prior Texas law, a municipality could annex and dissolve a municipal utility district located within its extraterritorial jurisdiction without consent of the district or its residents. Under House Bill 347 approved during the 86th Regular Legislative Session ("HB 347"), (a) a municipality may annex a district with a population of less than 200 residents only if: (i) the municipality obtains consent to annex the area through a petition signed by more than 50% of the registered voters of the district, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation; and (b) a municipality may annex a district with a population of 200 residents or more only if: (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation. Notwithstanding the foregoing, a municipality may annex an area if each owner of land in the area requests the annexation. As of September 1, 2020, the District had an estimated population of 1,488, thus triggering the voter approval and/or landowner consent requirements discussed in clause (b) above. The described election and petition process does not apply, however, during the term of a strategic partnership agreement between a municipality and a district specifying the procedures for annexation of all or a portion of the District.

If a municipal utility district is annexed, the municipality must assume the assets, functions, and obligations of the District, including outstanding bonds, and the pledge of taxes will terminate. No representation is made concerning the likelihood of annexation and dissolution or the ability of the City to make debt service payments on the Bonds should dissolution occur.

The Bonds are obligations solely of the District and are not obligations of the City of Dripping Springs; Dripping Springs Independent School District; Hays County, Texas; the State of Texas; or any political subdivision or entity other than the District.

PAYMENT RECORD . . . The Bonds constitute the sixth installment of bonds issued by the District. The District has previously issued \$3,500,000 Unlimited Tax Bonds, Series 2015, \$3,700,000 Unlimited Tax Bonds, Series 2016, \$5,750,000 Unlimited Tax Bonds, Series 2017, \$5,000,000 Unlimited Tax Bonds, Series 2018, and \$5,000,000 Unlimited Tax Bonds, Series 2019 (the "Outstanding Bonds"). The District has not defaulted on the payment of principal of or interest on the Outstanding Bonds

FLOW OF FUNDS . . . The Bond Order creates the establishment and maintenance by the District of a Debt Service Fund and a Capital Projects Fund.

Each fund shall be kept separate and apart from all other funds of the District. The Debt Service Fund shall constitute a trust fund which shall be held in trust for the benefit of the registered owner of the Bonds.

Any cash balance in any fund must be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of water control and improvement districts having an aggregate market value, exclusive of accrued interest, at all times equal to the cash balance in the fund to which such securities are pledged.

Debt Service Fund . . . The Bond Order establishes the Debt Service Fund to be used to pay principal and interest on and Paying Agent fees in respect to the Bonds. The Bond Order requires that the District deposit to the credit of the Debt Service Fund (i) from the delivery of the Bonds to the Initial Purchaser, the amount received from proceeds of the Bonds representing accrued interest, if any, and capitalized interest on the Bonds, (ii) District ad valorem taxes (and penalties and interest thereon) levied to pay debt service requirements on (or fees and expenses of the Paying Agent with respect of) the Bonds, and (iii) such other funds as the Board shall, at its option, deem advisable. The Bond Order requires that the Debt Service Fund be applied solely to provide for the payment of the principal or redemption price of and interest on the Bonds when due, and to pay fees to Paying Agent when due.

Capital Projects Fund . . . The Capital Projects Fund is the capital improvements fund of the District. The Bond Order requires the District to deposit to the credit of the Capital Projects Fund the balance of the proceeds of the Bonds remaining after the deposits to the Debt Service Fund provided in the Bond Order. The Capital Projects Fund may be applied solely to (i) pay the costs necessary or appropriate to accomplish the purposes for which the Bonds are issued, (ii) pay the costs of issuing the Bonds and (iii) to the extent the proceeds of the Bonds and investment income attributable thereto are in excess of the amounts required to acquire and construct water, wastewater and drainage facilities as approved by TCEQ, then in the discretion of the District to transfer such unexpended proceeds or income to the Debt Service Fund or as otherwise authorized by the TCEQ.

DEFEASANCE OF OUTSTANDING BONDS . . . *General* . . . The Bond Order provides for the defeasance of the Bonds and the termination of the pledge of taxes and all other general defeasance covenants in the Bond Order under certain circumstances. Any Bond and the interest thereon shall be deemed to be paid, retired, and no longer outstanding within the meaning of the Bond Order (a "Defeased Bond"), except to the extent provided below for the Paying Agent to continue payments, when the payment of all principal and interest payable with respect to such Bond to the due date or dates thereof (whether such due date or dates be by reason of maturity, upon redemption, or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof (including the giving of any required notice of redemption) or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent or an eligible trust company or commercial bank for such payment (1) lawful money of the United States of America sufficient to make such payment, (2) Defeasance Securities (defined below) that mature as to principal and interest in such amounts and at such times as will ensure the availability, without reinvestment, of sufficient money to provide for such payment, or (3) any combination of (1) and (2) above, and when proper arrangements have been made by the District with the Paying Agent or an eligible trust company or commercial bank for the payment of its services until after all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond, such Bond and the interest thereon shall no longer be secured by, payable from, or entitled to the benefits of, the ad valorem taxes levied and pledged, as provided in the Bond Order and such principal and interest shall be payable solely from such money or Defeasance Securities, and shall not be regarded as outstanding under the Bond Order.

Any money so deposited with or made available to the Paying Agent or an eligible trust company or commercial bank also may be invested at the written direction of the District in Defeasance Securities, maturing in the amounts and times as hereinbefore set forth, and all income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be remitted to the District or deposited as directed in writing by the District.

Until all Defeased Bonds shall have become due and payable, the Paying Agent shall perform the services of Registrar for such Defeased Bonds the same as if they had not been defeased, and the District shall make proper arrangements to provide and pay for such services as required by the Bond Order.

For purposes of these provisions, "Defeasance Securities" means (i) direct non-callable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (ii) non-callable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent, (iii) non-callable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the Board of Directors adopts or approves proceedings authorizing the issuance of refunding bonds or otherwise provide for the funding of an escrow to effect the defeasance of the Bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent and (iv) any other then authorized securities or obligations under applicable State law that may be used to defease obligations such as the Bonds..

Any such obligations must be certified by an independent public accounting firm of national reputation to be of such maturities and interest payment dates and bear such interest as will, without further investment or reinvestment of either the principal amount thereof or the interest earnings therefrom, be sufficient to provide all debt service payments on the Bonds.

Retention of Rights . . . To the extent that, upon the defeasance of any Defeased Bond to be paid at its maturity, the District retains the right under Texas law to later call the Defeased Bond for redemption in accordance with the provisions of the order authorizing

its issuance, the District may call such Defeased Bond for redemption upon complying with the provisions of Texas law and upon satisfaction of the provisions set forth above regarding such Defeased Bond as though it was being defeased at the time of the exercise of the option to redeem the Defeased Bond and the effect of the redemption is taken into account in determining the sufficiency of the provisions made for the payment of the Defeased Debt.

Investments . . . Any escrow agreement or other instrument entered into between the District and the Paying Agent or an eligible trust company or commercial bank pursuant to which money and/or Defeasance Securities are held by the Paying Agent or an eligible trust company or commercial bank for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Defeasance Securities or the substitution of other Defeasance Securities upon the satisfaction of certain requirements. All income from such Defeasance Securities received by the Paying Agent or an eligible trust company or commercial bank which is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, will be remitted to the District or deposited as directed in writing by the District.

PAYING AGENT/REGISTRAR . . . Principal of and semiannual interest on the Bonds will be paid by BOKF, NA having an office for payment in Dallas, Texas, the Paying Agent. The Paying Agent must be either a bank, trust company, financial institution or other entity duly qualified and equally authorized to serve and perform the duties as paying agent and registrar for the Bonds.

Provision is made in the Bond Order for the District to replace the Paying Agent by a resolution of the District giving notice to the Paying Agent of the termination of the appointment, stating the effective date of the termination and appointing a successor Paying Agent. If the Paying Agent is replaced by the District, the new Paying Agent shall be required to accept the previous Paying Agent's records and act in the same capacity as the previous Paying Agent. Any successor paying agent/registrar selected by the District shall be subject to the same qualification requirements as the Paying Agent. The successor paying agent/registrar, if any, shall be determined by the Board of Directors and written notice thereof, specifying the name and address of such successor paying agent/registrar will be sent by the District or the successor paying agent/registrar to each registered owner by first-class mail, postage prepaid.

RECORD DATE . . . The Record Date for payment of the interest on Bonds on any regularly scheduled interest payment date is defined as the last calendar day of the month (whether or not a business day) preceding such interest payment date.

ISSUANCE OF ADDITIONAL DEBT . . . According to the District's engineer, the \$7,050,000 in principal amount of bonds authorized but unissued (after issuance of the Bonds), may not be sufficient to reimburse the developer for the water, wastewater and drainage development within the District. In addition, voters may authorize the issuance of additional bonds or other contractual obligations secured by ad valorem taxes. The District also has the right to issue refunding bonds, as well as revenue bonds and notes without voter approval. Additionally, at the election held in the District on November 6, 2012, the voters within the District also approved the issuance of \$45,000,000 in refunding bonds. See "FINANCIAL STATEMENT – Authorized but Unissued Bonds." The District has not issued any refunding bonds. Neither Texas law nor the Bond Order imposes a limitation on the amount of additional bonds which may be issued by the District. Any additional bonds issued by the District may dilute the security of the Bonds. See "RISK FACTORS." The District does not employ any formula with respect to assessed valuations, tax collections or otherwise to limit the amount of parity bonds which it may issue. The issuance of additional bonds is subject to approval of the TCEQ pursuant to its rules regarding issuance and feasibility of bonds. In addition, future changes in health or environmental regulations could require the construction and financing of additional improvements without any corresponding increases in taxable value in the District.

LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS . . . Pursuant to Section 49.186 of the Texas Water Code, bonds, notes or other obligations issued by a water control and improvement district "shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the State, and all agencies, subdivisions, and instrumentalities of the State, including all counties, cities, towns, villages, school districts and all other kinds and types of districts, public agencies and bodies politic." Additionally, Section 49.186 of the Texas Water Code provides that bonds, notes or other obligations issued by a water control and improvement district are eligible and lawful security for all deposits of public funds of the State and all agencies, subdivisions and instrumentalities of the State. For political subdivisions in Texas which have adopted investment policies and guidelines in accordance with the Public Funds Investment Act (Texas Government Code, Chapter 2256), the Bonds may have to be assigned a rating of not less than "A" or its equivalent as to investment quality by a national rating agency before such obligations are eligible investments for sinking funds and other public funds.

The District makes no representation that the Bonds will be acceptable to banks, savings and loan associations, or public entities for investment purposes or to secure deposits of public funds. The District has made no investigation of other laws, regulations or investment criteria which might apply to or otherwise limit the availability of the Bonds for investment or collateral purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds and as to the acceptability of the Bonds for investment or collateral purposes.

SPECIFIC TAX COVENANTS . . . In the Bond Order the District has covenanted with respect to, among other matters, the use of the proceeds of the Bonds and the manner in which the proceeds of the Bonds are to be invested. The District may omit to comply with any such covenant if it has received a written opinion of a nationally recognized bond counsel to the effect that regulations or rulings hereafter promulgated modify or expand provisions of the Internal Revenue Code of 1986, as amended (the "Code"), so

that such covenant is ineffective or inapplicable or non-compliance with such covenant will not adversely affect the exemption from federal income taxation of interest on the Bonds under Section 103 of the Code.

ADDITIONAL COVENANTS . . . The District has additionally covenanted in the Bond Order that it will keep accurate records and accounts and employ an independent certified public accountant to audit and report on its financial affairs at the close of each fiscal year, such audits to be in accordance with applicable law, rules and regulations and open to inspection in the office of the District.

REMEDIES IN EVENT OF DEFAULT . . . The Bond Order establishes specific events of default with respect to the Bonds. If the District defaults in the payment of the principal of or interest on the Bonds when due, or the District defaults in the observance or performance of any of the covenants, conditions, or obligations of the District, the failure to perform which materially, adversely affects the rights of the owners, including but not limited to, their prospect or ability to be repaid in accordance with the Bond Order, and the continuation thereof for a period of 60 days after notice of such default is given by any owner to the District, the Bond Order and Chapter 51 of the Texas Water Code provides that any registered owner is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring the District to make such payment or observe and perform such covenants, obligations, or conditions. The issuance of a writ of mandamus may be sought if there is no other available remedy at law to compel performance of the Bonds or the Bond Order and the District's obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles, subject to the discretion of the court, but may not be arbitrarily refused. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. The Bond Order does not provide for the appointment of a trustee to represent the interest of the Bondholders upon any failure of the District to perform in accordance with the terms of the Bond Order, or upon any other condition and accordingly all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the registered owners. On June 30, 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 49 Tex. Sup. CT. J. 819 (Tex. 2006), that a waiver of sovereign immunity in a contractual dispute must be provided for by statute in "clear and unambiguous" language. Because it is unclear whether the Texas legislature has effectively waived the District's sovereign immunity from a suit for money damages, Bondholders may not be able to bring such a suit against the District for breach of the Bonds or Bond Order covenants. Even if a judgment against the District could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the registered owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. Furthermore, the District is eligible to seek relief from its creditors under Chapter 9 of the U.S. Bankruptcy Code ("Chapter 9"). Although Chapter 9 provides for the recognition of a security interest represented by a specifically pledged source of revenues, the pledge of ad valorem taxes in support of a general obligation of a bankrupt entity is not specifically recognized as a security interest under Chapter 9. Chapter 9 also includes an automatic stay provision that would prohibit, without Bankruptcy Court approval, the prosecution of any other legal action by creditors or Bondholders of an entity which has sought protection under Chapter 9. Therefore, should the District avail itself of Chapter 9 protection from creditors, the ability to enforce would be subject to the approval of the Bankruptcy Court (which could require that the action be heard in Bankruptcy Court instead of other federal or state court); and the Bankruptcy Code provides for broad discretionary powers of a Bankruptcy Court in administering any proceeding brought before it. The opinion of Bond Counsel will note that all opinions relative to the enforceability of the Bonds are qualified with respect to the customary rights of debtors relative to their creditors.

CONSOLIDATION . . . A district (such as the District) has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water system with the water system(s) of the district(s) with which it is consolidating. The revenues of the consolidated system may be pledged equally to all first lien bonds of the consolidating districts. No representation is made that the District will consolidate its water system with any other district.

ANNEXATION . . . The District lies within the extraterritorial jurisdiction of the City of Dripping Springs, Texas ("Dripping Springs"). Under Texas law, Dripping Springs cannot annex territory within a district unless it annexes the entire district. At such time as it is permissible pursuant to law for the District to be annexed, and Dripping Springs does annex, Dripping Springs will assume the District's assets and obligations (including the debt service on the Bonds) and dissolve the District. The District is located entirely within the extraterritorial jurisdiction of the City. Under prior Texas law, a municipality could annex and dissolve a municipal utility district located within its extraterritorial jurisdiction without the consent of the district or its residents; however, under HB 347, the City may not annex the District unless: (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation. See "THE BONDS – Source and Security for Payment." Annexation of territory by Dripping Springs is a policy-making matter within the discretion of the Mayor and City Council of Dripping Springs and therefore, the District makes no representation that Dripping Springs will ever annex the District and assume its debt.

ALTERATION OF BOUNDARIES . . . In certain circumstances, under Texas law the District may alter its boundaries to: i) upon satisfying certain conditions, annex additional territory; and ii) exclude land subject to taxation within the District that does not need to utilize the service of District facilities if certain conditions are satisfied including the District simultaneously annexes land of at least equal value that may be practicably served by District facilities. Such land substitution is subject to the approval of the TCEQ. No representation is made concerning the likelihood that the District would effect any change in its boundaries.

APPROVAL OF THE BONDS . . . The Attorney General of Texas must approve the legality of the Bonds prior to their delivery. The Attorney General of Texas does not pass upon or guarantee the quality of the Bonds as an investment, nor does he pass upon the adequacy or accuracy of the information contained in this Official Statement.

AMENDMENTS TO THE BOND ORDER . . . The District may, without the consent of or notice to any registered owners, amend the Bond Order in any manner not detrimental to the interest of the registered owners, including the curing of an ambiguity, inconsistency, or formal defect or omission therein. In addition, the District may, with the written consent of the owners of a majority in principal amount of the Bonds then outstanding affected thereby, amend, add to, or rescind any of the provisions of the Bond Order, except that, without the consent of the owners of all of the Bonds affected, no such amendment, addition, or rescission may (i) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof or the rate of interest therein, change the place or places at, or the coin or currency in which, any Bond or the interest thereon is payable, or in any other way modify the terms of payment of the principal of or interest on the Bonds, (ii) give any preference to any Bond over any other Bond, or (iii) reduce the aggregate principal amount of Bonds required for consent to any such amendment, addition, or rescission. In addition, a state, consistent with federal law, may within the exercise of its police powers make such modifications in the terms and conditions of contractual covenants relating to the payment of indebtedness of its political subdivisions as are reasonable and necessary for attainment of an important public purpose.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by the DTC while the Bonds are registered in its nominee's name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (i) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (ii) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (iii) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. All payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) are the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

In reading this Official Statement it should be understood that while the Bonds are in the Book-Entry-Only System, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and (ii) except as described above, notices that are to be given to registered owners under the Bond Order will be given only to DTC.

[The remainder of this page intentionally left blank]

USE AND DISTRIBUTION OF BOND PROCEEDS

Proceeds of the Bonds will be used to finance the District’s share of the following projects: (i) water, wastewater and drainage facilities to serve single-family and common area development in Reunion Ranch Phase 2, Section 4 and Phase 3, Sections 2, 3 and 5; (ii) wastewater treatment plant expansion; (iii) impact fees; and (iv) engineering and inspection costs. The remaining Bond proceeds will be used to: (i) capitalize approximately six months’ interest requirements on the Bonds; (ii) pay developer interest; and (iii) pay certain engineering costs and costs associated with the issuance of the Bonds.

The estimated use and distribution of Bond proceeds is set forth below. Of the proceeds to be received from the sale of the Bonds, \$6,163,761 (\$6,611,717 less surplus funds of \$447,956) is estimated to be required for construction costs, and \$891,333 is estimated to be required for non-construction costs.

SUMMARY OF COSTS

I.	<u>CONSTRUCTION COSTS</u>	<u>District’s Share</u>
	A. Developer Contribution Items:	
	1. Reunion Ranch Phase 2, Section 4 – Water, Wastewater & Drainage, Erosion Control, Clearing and Street Excavation	\$ 474,772
	2. Reunion Ranch Phase 3, Sections 2 and 5 – Water, Wastewater & Drainage, Erosion Control, Clearing and Street Excavation	1,262,922
	3. Reunion Ranch Phase 3, Section 3 – Water, Wastewater & Drainage, Pond, Erosion Control, Clearing and Street Excavation	1,060,316
	4. Wastewater Treatment Plant Expansion	2,152,979
	5. Impact Fees	1,241,027
	6. Engineering (4.99% of Items 1 – 4)	419,701
	Total Developer Contribution Items	\$ 6,611,717
	B. District Items – None	
	CONSTRUCTION COSTS	\$ 6,611,717
	Less: Surplus Funds	(447,956)
	NET CONSTRUCTION COSTS	\$ 6,163,761
II.	<u>NON-CONSTRUCTION COSTS</u>	
	A. Legal Fees	\$ 88,125
	B. Fiscal Agent Fees	132,188
	C. Developer Interest ^(a)	324,752
	D. Bond Discount (3.00%)	211,500
	E. Bond Issuance Expenses	45,000
	F. Bond Application Report	60,000
	G. Attorney General Fee (0.10%)	7,050
	H. TCEQ Fee (0.25%)	17,625
	I. Contingency ^(b)	0
	Total Non-Construction Costs	\$ 886,240
	TOTAL BOND ISSUE REQUIREMENT	\$ 7,050,000

- (a) Estimated at an interest rate of 4.75%. The District has requested to reimburse more than two years of interest in accordance with 30 TAC § 293.50(b). Preliminary; subject to change. The amount of Developer interest will be finalized in connection with the reimbursement report approved by the Board of Directors prior to disbursement of funds.
- (b) The TCEQ, in its approval of the issuance of the Bonds, directed any surplus Bond proceeds to be shown as a contingency line item and be subject to the TCEQ rules on use of surplus Bond funds.

[The remainder of this page intentionally left blank]

RISK FACTORS

GENERAL . . . The Bonds, which are obligations of the District and are not obligations of the State of Texas; Hays County, Texas; the City of Dripping Springs; Dripping Springs Independent School District, or any other political subdivision, will be secured by a continuing direct annual ad valorem tax, without legal limitation as to rate or amount, levied on all taxable property located within the District. See “THE BONDS – Source of and Security for Payment.” The ultimate security for payment of principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property, or in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. The collection by the District of delinquent taxes owed to it and the enforcement by registered owners of the District’s obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that continued development of property within the District will accumulate or maintain taxable values sufficient to justify continued payment by property owners or that there will be a market for the property. See “Registered Owners’ Remedies” below.

INFECTIOUS DISEASE OUTBREAK (COVID-19) . . . The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus (the “Pandemic”) which is currently affecting many parts of the world, including the United States and Texas. On January 31, 2020, the Secretary of the United States Health and Human Services Department declared a public health emergency for the United States in connection with COVID-19. On March 13, 2020, the President of the United States declared the Pandemic a national emergency and the Texas Governor (the “Governor”) declared COVID-19 an imminent threat of disaster for all counties in Texas (collectively, the “disaster declarations”).

Pursuant to Chapter 418 of the Texas Government Code, the Governor has broad authority to respond to disasters, including suspending any regulatory statute prescribing the procedures for conducting state business or any order or rule of a state agency that would in any way prevent, hinder, or delay necessary action in coping with this disaster and issuing executive orders that have the force and effect of law. The Governor has issued a number of executive orders relating to COVID-19 preparedness and mitigation. These include, for example, the issuance of Executive Orders GA-29 and GA-30 on July 2, 2020 and September 17, 2020, respectively, which, among other things, required Texans to (i) not visit bars or similar establishments that receive more than 51 percent of gross receipts from alcohol sales, subject to certain exceptions; (ii) operate businesses at varying occupancy limits of 50, 75 or 100 percent of total listed occupancy for businesses that meet certain conditions; (iii) limit outdoor gatherings to 10 people, subject to certain local approvals, conditions or restrictions, and (iv) wear face coverings over the nose and mouth in public or places open to the public when it is not feasible to maintain six feet of social distance, subject to certain exceptions. Executive Orders GA-29 and GA-30 will remain in effect and in full force unless modified, amended, rescinded, or superseded by the Governor.

Since the disaster declarations were made, the Pandemic has negatively affected travel, commerce, and financial markets globally, and is widely expected to continue negatively affecting economic growth and financial markets worldwide and within Texas. These negative impacts may reduce or negatively affect property values or homebuilding activity within the District. See “RISK FACTORS – Factors Affecting Taxable Values and Tax Payments – Dependence Upon the Developer and Homebuilders.” The Bonds are secured by an unlimited ad valorem tax, and a reduction in property values may require an increase in the ad valorem tax rate required to pay the Bonds as well as the District’s share of operations and maintenance expenses payable from ad valorem taxes.

The District continues to monitor the spread of COVID-19 and is working with local, state, and national agencies to address the potential impact of COVID-19 upon the District. While the potential impact of the Pandemic on the District cannot be quantified at this time, the continued outbreak of COVID-19 could have an adverse effect on the District’s operations and financial condition.

NO CERTAINTY OF A SECONDARY MARKET . . . Subject to prevailing market conditions, the Initial Purchaser intends, but is not obligated, to make a market in the Bonds. There is presently no secondary market for the Bonds and no assurance that a secondary market for the Bonds will develop or, if developed, will not be disrupted by events including, but not limited to, the current pandemic associated with the COVID-19 virus. Consequently, investors may not be able to resell the Bonds purchased should they need or wish to do so for emergency or other purposes.

FACTORS AFFECTING TAXABLE VALUES AND TAX PAYMENTS . . . *Economic Factors, Interest Rates, Credit Availability and Residential Foreclosures:* A substantial percentage of the taxable value of the District results from the current market value of single-family residences and developed lots. The market value of such homes and lots is related to general economic conditions affecting the demand for and taxable value of residences. Demand for lots and residential dwellings can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability and the economic prosperity and demographic characteristics of the urban centers toward which the marketing of lots is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact existing values.

Interest rates and the availability of credit, including mortgage and development funding, have a direct impact on the construction activity, particularly short-term interest rates at which the Developer and Homebuilders are able to obtain financing for development and construction costs. Interest rate levels and the general availability of credit may affect the ability of a landowner with undeveloped property to undertake and complete development activities within the District and the ability of potential homeowners to purchase homes. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued development and construction within the District. In addition, the success

of development within the District and growth of District taxable property values are, to a great extent, a function of the Austin metropolitan and regional economics.

Competition . . . The demand for single-family homes in the District could be affected by competition from other residential developments including other residential developments located in other utility districts located near the District. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in more established neighborhoods closer to downtown Austin that are for sale. Such homes could represent additional competition for homes proposed to be sold within the District.

The competitive position of the Developer in the sale of developed lots and of prospective builders in the construction of single-family residential houses within the District is affected by most of the factors discussed in this section. Such a competitive position is directly related to the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

Developer under No Obligation to the District: There is no commitment from, or obligation of, any developer to proceed at any particular rate or according to any specified plan with the development of land or the construction of homes in the District, and there is no restriction on any landowner's right to sell its land, including any developer. Failure to construct taxable improvements on developed lots and tracts and failure of landowners to develop their land would restrict the rate of growth of taxable value in the District. The District is also dependent upon developer and the other principal taxpayers for the timely payment of ad valorem taxes, and the District cannot predict what the future financial condition of either will be or what effect, if any, such financial conditions may have on their ability to pay taxes. See "THE DEVELOPER" and "TAX DATA – Principal Taxpayers."

Impact on District Tax Rates: Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of the District property owners to pay their taxes. The 2020 Certified Assessed Valuation is \$223,014,820 (see "FINANCIAL STATEMENT"). After issuance of the Bonds, the Projected Maximum Annual Debt Service Requirement will be \$1,856,313 (2033) and the Projected Average Annual Debt Service Requirement will be \$1,750,267 (2021-2045, inclusive). A tax rate of \$0.8762/\$100 assessed valuation, at a 95% collection rate, would be necessary to pay the Projected Maximum Annual Debt Service Requirement of \$1,856,313, and a tax rate of \$0.8262/\$100 assessed valuation at a 95% collection rate would be necessary to pay the Projected Average Annual Debt Service Requirement of \$1,750,267 based upon the 2020 Certified Taxable Assessed Valuation.

FUTURE AND PROPOSED LEGISLATION . . . Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

TAX COLLECTIONS AND FORECLOSURE REMEDIES . . . The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other local taxing authorities on the property against which taxes are levied, and such lien may be enforced by judicial foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by cumbersome, time-consuming and expensive collection procedures or market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property. Moreover, the proceeds of any sale of property within the District available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property (see "FINANCIAL STATEMENT – Estimated Overlapping Debt Statement"), by the current aggregate tax rate being levied against the property, and by other factors (a taxpayer may redeem property within six (6) months for commercial property and two (2) years for residential and all other types of property after the purchaser's deed issued at the foreclosure sale is filed in the county records). Finally, any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy court could approve a confirmation plan which allows the debtor to make installment payments on delinquent taxes for up to six years and a bankruptcy court may reduce the amount of any taxes assessed against the debtor, including those that have already been paid.

HOUSING MARKET, VOLATILITY AND RECENT FORECLOSURES . . . In past years, disruptions in the housing market have led to a significant number of foreclosures on single family homes nationally. In the District, there were no posted foreclosures on single-family homes by the Hays County Clerk's Office as of September 8, 2020. No assurance can be given whether the number of foreclosures will decrease or increase or that market conditions will improve.

REGISTERED OWNERS' REMEDIES . . . In the event of default in the payment of principal of or interest on the Bonds, the registered owners have the right to seek a writ of mandamus, requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interest of the registered owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Although the registered owners could obtain a judgment against the District, such a judgment could not be enforced by direct levy and execution against the District's property. Further, the registered owners cannot

themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the registered owners may further be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District.

BANKRUPTCY LIMITATION TO REGISTERED OWNERS' RIGHTS . . . The enforceability of the rights and remedies of registered owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Subject to the requirements of Texas law discussed below, a political subdivision such as the District may voluntarily file a petition for relief from creditors under Chapter 9 of the Federal Bankruptcy Code, 11 USC sections 901-946. The filing of such petition would automatically stay the enforcement of registered owners' remedies, including mandamus and the foreclosure of tax liens upon property within the District discussed above. The automatic stay would remain in effect until the federal bankruptcy judge hearing the case dismissed the petition, enters an order granting relief from the stay or otherwise allows creditors to proceed against the petitioning political subdivision. A political subdivision, such as the District, may qualify as a debtor eligible to proceed in a Chapter 9 case only if it (1) is specifically authorized to file for federal bankruptcy protection by applicable state law, (2) is insolvent or unable to meet its debts as they mature, (3) desires to effect a plan to adjust such debts, and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiations are impracticable. Under Texas law a water control and improvement district, such as the District, must obtain the approval of the Commission as a condition to seeking relief under the Federal Bankruptcy Code. The Commission is required to investigate the financial condition of a financially troubled district and authorize such district to proceed under federal bankruptcy law only if such district has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by a district with Texas law requirements, a district could file a voluntary bankruptcy petition under Chapter 9, thereby involving the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A federal bankruptcy court is a court of equity and federal bankruptcy judges have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning district relief from its creditors. While such a decision might be applicable, the concomitant delay and loss of remedies to the registered owners could potentially and adversely impair the value of the registered owner's claim.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect a registered owner by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the registered owner's claim against a district.

THE EFFECT OF THE FINANCIAL INSTITUTIONS ACT OF 1989 ON TAX COLLECTIONS OF THE DISTRICT . . . The "Financial Institutions Reform, Recovery and Enforcement Act of 1989" ("FIRREA"), enacted on August 9, 1989, contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens, and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary liens shall attach to such property, (ii) the FDIC shall not be liable for any penalties or fines, including those arising from the failure to pay any real or personal property tax when due and (iii) notwithstanding failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

There has been little judicial determination of the validity of the provisions of FIRREA or how they are to be construed and reconciled with respect to conflicting state laws. However, certain recent federal court decisions have held that the FDIC is not liable for statutory penalties and interest authorized by State property tax law, and that although a lien for taxes may exist against real property, such lien may not be foreclosed without the consent of the FDIC, and no liens for penalties, fines, interest, attorneys fees, costs of abstract and research fees exist against the real property for the failure of the FDIC or a prior property owner to pay ad valorem taxes when due. It is also not known whether the FDIC will attempt to claim the FIRREA exemptions as to the time for contesting valuations and tax assessments made prior to and after the enactment of FIRREA. Accordingly, to the extent that the FIRREA provisions are valid and applicable to any property in the District, and to the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in the District, and may prevent the collection of penalties and interest on such taxes.

Atlas 14 Study. The National Weather Service recently completed a rainfall study known as Atlas 14 which shows that severe rainfall events are now occurring more frequently. Within Texas, the Atlas 14 study showed an increased number of rainfall events in a band extending from the upper Gulf Coast in the east and running west generally along the I-10 corridor to Central Texas. Based on this study, various governmental entities, including Hays County, are contemplating amendments to their regulations that will potentially increase the size of the 100 year floodplain and will also increase the size of detention ponds and drainage facilities required for future construction in all areas (not just in the floodplain).

MARKETABILITY OF THE BONDS . . . The District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are more generally bought, sold or traded in the secondary market.

CONTINUING COMPLIANCE WITH CERTAIN COVENANTS . . . Failure of the District to comply with certain covenants contained in the Bond Order on a continuing basis prior to the maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "TAX MATTERS."

FUTURE DEBT . . . After issuance of the Bonds, the District will have no authorized but unissued unlimited tax bonds (for water, wastewater and drainage facilities). All of the remaining \$7,050,000 unlimited tax bonds which have heretofore been authorized by the voters of the District may be issued by the District from time to time for qualified purposes, as determined by the Board of Directors of the District, subject to the approval of the Attorney General of the State of Texas and the TCEQ. In the opinion of the District's engineer, the remaining authorization should be sufficient to reimburse the Developer for the development within the District. See "THE SYSTEM."

To date, the Developer has advanced a total of approximately \$17,617,000 to construct utility facilities to serve the property within the District. Following the issuance of the Bonds, the District will have no additional approved bond issuance authority and does not expect to issue additional bonds to reimburse for additional water, wastewater and drainage facilities which have been constructed to date

GOVERNMENTAL APPROVAL . . . As required by law, engineering plans, specifications and an estimate of construction costs for the facilities and services to be purchased or constructed by the District with the proceed of the Bonds have been approved, subject to certain condition, by the TCEQ. See "USE AND DISTRIBUTION OF BOND PROCEEDS." The TCEQ approved the issuance of the Bonds by an order signed _____, 2020. In addition, the Attorney General of Texas must approve the legality of the Bonds prior to their delivery.

Neither the TCEQ nor the Attorney General of Texas passes upon or guarantees the security of the Bonds as an investment, nor have the foregoing authorities passed upon the adequacy or accuracy of the information contained in this Official Statement.

ENVIRONMENTAL REGULATION . . . Wastewater treatment and water supply facilities are subject to stringent and complex environmental laws and regulations. Facilities must comply with environmental laws at the federal, state, and local levels. These laws and regulations can restrict or prohibit certain activities that affect the environment in many ways such as:

1. Requiring permits for construction and operation of water supply wells and wastewater treatment facilities;
2. Restricting the manner in which wastes are released into the air, water, or soils;
3. Restricting or regulating the use of wetlands or other property;
4. Requiring remedial action to prevent or mitigate pollution; and
5. Imposing substantial liabilities for pollution resulting from facility operations.

Compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Sanctions against a water district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements, and issuance of injunctions as to future compliance of and the ability to operate the District's water supply, wastewater treatment, and drainage facilities. Environmental laws and regulations can also impact an area's ability to grow and develop. The following is a discussion of certain environmental concerns that relate to the District. It should be noted that changes in environmental laws and regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Air Quality Issues. Air quality control measures required by the United States Environmental Protection Agency (the "EPA") and the TCEQ may impact new industrial, commercial and residential development in the Austin area. Under the Clean Air Act ("CAA") Amendments of 1990, the five-county "Austin Area" – Travis, Hays, Williamson, Bastrop, and Caldwell counties – has recently been redesignated by the EPA as an attainment area. The Austin Area entered into an early action compact (EAC) with the TCEQ and EPA which demonstrates attainment and maintenance of the 8-hour ozone standard. EACs allow regions that are in nonattainment or near nonattainment for ozone under the federal CAA to elect to use their knowledge of local conditions to determine which ozone control strategies should be implemented in their area, as opposed to having rules dictated by state and federal agencies.

The EPA signed a consent decree with several environmental organizations which bound the EPA to designating nonattainment areas for 8-hour nonattainment. The Austin Area took early action with an EAC on November 17, 2004 to reduce its emissions so as not to be designated nonattainment. Voluntary reductions have focused on reducing the number of vehicles on Austin Area roads, since vehicles are the area's main source of air pollution.

The area will report semi-annually on the progress of their control measures. Under the EACs, attainment must have been demonstrated by 2007. EPA approved the photochemical modeling in support of the attainment demonstration for the 8-hour ozone

standard within the Austin Area on August 15, 2005. EPA also approved the Austin EAC "CAAP" which includes control measures and demonstrates maintenance of the standard through 2012 (including a vehicle inspection and maintenance (I/M) program). These steps and any EPA/TCEQ responses could impact the economy and communities in the Austin Area.

On November 26, 2014, the EPA announced a new proposed ozone National Ambient air Quality Standards (NAAQS) range of between 65-70 parts per billion. The Austin Area is vulnerable to being designated nonattainment if the EPA adopts the new proposed ozone NAAQS or otherwise maintains the existing standard applied to more recent air quality monitoring data.

Should the Austin Area fail to achieve attainment under an EPA NAAQS, or should the Austin Area fail to satisfy a then effective State Implementation Plan (SIP) (for nonattainment or otherwise), or for any other reason should a lapse in conformity with the CAA occur, the Austin Area may be subjected to sanctions pursuant to the CAA. Under such circumstances, the TCEQ would be required under the CAA to submit to the EPA a new SIP under the CAA for the Austin Area. Due to the complexity of the nonattainment/conformity analysis, the status of EPA's implementation of any future EPA NAAQS and the incomplete information surrounding any SIP requirements for areas designated nonattainment under any future EPA NAAQS, the exact nature of sanctions or any potential SIP that may be applicable to the Austin Area in the future is uncertain. The CAA provides for mandatory sanctions, including the suspension of federal highway funding, should the State fail to submit a proper SIP, or associated submissions, or fail to revise or implement a SIP, or fail to comply with an existing SIP. Subject to certain exceptions, if the Austin Area falls out of conformity and the mandatory highway funding suspension sanction is implemented, the United States Secretary of Transportation may be prohibited from approving or awarding transportation projects or grants within the area.

It is possible that nonattainment, a lapse in conformity under the CAA, litigation involving injunctive or other relief, or other environmental issues may impact new industrial, commercial and residential development in the Austin Area.

Water Supply & Discharge Issues. Water supply and discharge regulations that the District may be required to comply with involve: (1) public water supply systems, (2) wastewater discharges from treatment facilities, (3) storm water discharges and (4) wetlands dredge and fill activities. Each of these is addressed below:

Pursuant to the Safe Drinking Water Act, potable (drinking) water provided by the District to more than sixty (60) end users for consumption will be subject to extensive federal and state regulation as a public water supply system, which include, among other requirements, frequent sampling and analyses. Additionally, the EPA has been charged with establishing maximum contaminant levels (MCLs) for potential drinking water contaminants (both naturally occurring and anthropogenic) such as arsenic, lead, radon, and disinfection by-products (e.g. chlorine). Additionally, TCEQ is initiating rule changes to Chapter 290, Public Drinking Water, to implement the federal Stage 2 Disinfection Byproducts Rule (DBP2), Long Term Stage 2 Enhanced Surface Water Treatment Rule (LT2), and Ground Water Rule (GWR). EPA adopted the GWR on December 31, 2006. Future regulations or requirements pertaining to these and other drinking water contaminants could require installation of more costly treatment facilities.

Operation of the District's sewer facilities is subject to regulation under the Federal Clean Water Act and the Texas Water Code. All discharges of pollutants into the nation's navigable waters must comply with the Clean Water Act. The Clean Water Act allows municipal wastewater treatment plants to discharge treated effluent to the extent allowed under permits issued by the EPA pursuant to the National Pollutant Discharge Elimination System ("NPDES") program, a national program established by the Clean Water Act for issuing, revoking, monitoring and enforcing wastewater discharge permits. On August 14, 1998, EPA authorized Texas to implement the NPDES program, which is called the Texas Pollutant Discharge Elimination System ("TPDES") program.

TPDES permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. Any discharges to water bodies designated as impaired streams in accordance with the Clean Water Act may be precluded from obtaining a TPDES permit if pollutants for which the stream is designated as impaired are among those pollutants being released by a District. Moreover, the Clean Water Act and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations. In addition, under the Clean Water Act, states must identify any bodies of water for which more stringent effluent standards are needed to achieve water quality standards and must establish the maximum allowable daily load of certain pollutants into the water bodies. Total maximum daily loads ("TMDLs") rules can have a significant impact on the District's ability to obtain TPDES permits and maintain those permits. The District may be required to expend substantial funds to meet any of these regulatory requirements. If the District fails to achieve compliance with its discharge permits, a private plaintiff or the EPA could institute a civil action for injunctive relief and civil penalties. Operations of the District are also potentially subject to stormwater discharge permitting requirements as set forth under the Clean Water Act and regulations implementing the Clean Water Act. The TCEQ adopted by reference the vast majority of the EPA regulations relating to stormwater discharges and currently has issued a general permit for stormwater discharges associated with industrial activities and proposed two general permits for stormwater discharges associated with construction activities and municipal separate stormwater systems. The District may also be required to develop and implement stormwater pollution prevention plans and stormwater management plans. The District could incur substantial costs to develop and implement such plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff. Failure to comply with these requirements may result in the imposition of administrative, civil, and criminal penalties as well as injunctive relief under the Clean Water Act or the Texas Water Code.

Operations of the District are also potentially subject to requirements and restrictions under the Clean Water Act regarding the use and alteration of wetland areas that are within the "waters of the United States." The District must obtain a permit

from the U.S. Army Corps of Engineers if operations of the District require that wetlands be filled, dredged, or otherwise altered.

DROUGHT CONDITIONS . . . Central Texas, like other areas of the State, has experienced extreme drought conditions within the last several years. The District adopted a water conservation plan and currently has implemented water restrictions for residents of the District. The West Travis County Public Utility Agency provides water to the District in amounts sufficient to service the residents of the District, however, as drought conditions resume water usage, rates and water revenues could be impacted.

FORWARD-LOOKING STATEMENTS . . . The statements contained in this Official Statement, and in any other information provided by the District, that are not purely historical, are forward-looking statements, including statements regarding the District's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the District on the date hereof, and the District assumes no obligation to update any such forward-looking statements.

The forward looking statements herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and, therefore, there can be no assurance that the forward-looking statements included in this Official Statement would prove to be accurate.

THE DISTRICT

GENERAL . . . Pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 51 of the Texas Water Code, as amended, the District is subject to the continuing supervision of the TCEQ. The District was created for the purposes of providing, operating, and maintaining facilities to control storm water, distribute potable water, and to collect and treat wastewater. The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may also establish, operate and maintain a fire department, independently or with one or more other conservation and reclamation districts, if approved by the voters of the District and the TCEQ, and is located entirely within the extraterritorial jurisdiction of Dripping Springs. Fire services are provided to residents and property owners of the District by Hays County ESD #6.

MANAGEMENT . . . Board of Directors. The District is governed by a Board, consisting of five directors, which has control over and management supervision of all affairs of the District. Directors' terms are four years with elections held within the District on the first Tuesday after the first Monday in November in each even numbered year. All of the directors listed below reside or own property in the District.

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Dennis Daniel	President	2022
Rick Triplett	Vice President	2024
Thomas J. Rogers	Secretary	2022
Eileen Grass	Assistant Secretary	2024
Nathan Neese	Assistant Secretary	2022

Consultants:

Tax Assessor/Collector . . . Land and improvements in the District are being appraised by the Hays Central Appraisal District ("HCAD"). The Tax Assessor/Collector is appointed by the Board of Directors of the District. The Hays County Tax Assessor/Collector, Ms. Jenifer O'Kane, currently serves the District in this capacity under contract.

Operator . . . The District contracts with the InfraMark to serve as operator for the District.

Bookkeeper . . . Bott & Douthitt, PLLC ("B&D") is charged with the responsibility of providing bookkeeping services for the District. B&D serves in a similar capacity for 60 other special districts.

Engineer . . . The District's consulting engineer is Murfee Engineering Company (the "Engineer"). Such firm serves as consulting engineer to 34 other special districts.

Financial Advisor . . . Specialized Public Finance Inc. serves as the District's financial advisor (the "Financial Advisor"). The fee for services rendered in connection with the issuance of the Bonds is based on a percentage of the Bonds actually issued, sold and delivered and, therefore, such fee is contingent upon the sale and delivery of the Bonds.

Bond Counsel and Disclosure Counsel . . . McCall, Parkhurst & Horton, L.L.P., Austin, Texas serves as Bond Counsel and Disclosure Counsel in connection with the issuance of the District’s Bonds. The fees of Bond Counsel and Disclosure Counsel are contingent upon the sale of and delivery of the Bonds.

General Counsel . . . The District employs Willatt & Flickinger, PLLC as general counsel.

LOCATION . . . The District is located in Hays County approximately 14 miles west of IH-35 and lies wholly inside of the extraterritorial jurisdiction of the City of Dripping Springs, Texas and within the Boundaries of the Dripping Springs Independent School District. The District is located approximately six miles south of State Highway 290, off Ranch-to-Market Road 1826. The District is currently comprised of approximately 524 acres being developed as Reunion Ranch, a single-family residential community. See “LOCATION MAP.”

UNDEVELOPED ACREAGE . . . There are approximately 524 acres of land under development within the District that have been provided with water, wastewater and storm drainage and detention facilities as of September 1, 2020. The District makes no representation as to when or if development of this acreage will occur. See “THE DISTRICT – Status of Development.”

CURRENT STATUS OF DEVELOPMENT . . . Of the approximately 524 acres within the District, all developable acres have been developed. As of September 1, 2020, the following sections have been developed with utility facilities: Phase 1; Phase 2, Sections 1, 2, 3, 4 and 5; Phase 3, Sections 1, 2, 3 and 5. As of this same date, the development in the District consisted of 443 completed homes (of which 425 are occupied and 18 are unoccupied), 42 homes under construction and 39 vacant lots.

To date, the developer has advanced funds in the approximate amount of \$17,617,000 to construct water, wastewater and drainage facilities to serve the property within the District. Following the issuance of the Bonds, the District will have no additional approved bond issuance authority and does not expect to issue additional bonds to reimburse for additional water, wastewater and drainage facilities which have been constructed to date

The chart below reflects the status of development as of September 1, 2020:

	<u>Net Acreage</u>
A. Sections Developed with Utility Facilities	
Sections 1 and 2; Phases 2 and 3, Sections 1, 2, 3, 4 & 5	307 ^(a)
Total Developed with Utility Facility or Under Construction	307
B. Remaining Developable Acreage	0
Total Developable Acreage	<u>307</u>
Total	<u>307</u>

(a) Includes an approximately 2-acre amenity center. Also includes approximately 53.635 acres developed by the Developer but owned by Hays Reunion Ranch, L.P. See “THE DEVELOPER – Description of Developer.” Note that approximately 217 acres of the total 524 acres are not intended to be developed, which is primarily comprised of open space and greenbelt.

FUTURE DEVELOPMENT . . . There are remaining approximately 524 acres of land, as yet undeveloped with water, sewer & drainage facilities to support single family residential development. This acreage is currently under development. The completion of such development beyond that described in this Official Statement will be dependent on several factors including, to a great extent, general and economic conditions which would affect any party’s ability to sell lots and/or other property and of any home builder to sell completed homes as described in this Official Statement under the caption “RISK FACTORS.” If the undeveloped portion of the District is eventually developed, additions to the District’s water, wastewater, and drainage systems required to service such undeveloped acreage may be financed by future issues of the District’s bonds and developer contributions, if any, as required by the TCEQ. The District’s Engineer estimates that the \$7,050,000 remaining principal amount of voted water, wastewater, and drainage bonds which are authorized to be issued will not be sufficient to reimburse the Developer for the existing utility facilities to provide utility service to developed acreage within the District. Following the issuance of the Bonds, the District will have no additional approved bond issuance authority and does not expect to issue additional bonds to reimburse for additional water, wastewater and drainage facilities which have been constructed to date. See “THE BONDS – Issuance of Additional Debt.” The Developer is under no obligation to complete any development, if begun, and may modify or discontinue development plans in its sole discretion. Accordingly, the District makes no representation that any future development will occur.

ANNEXATION OF THE DISTRICT . . . The District lies within the extraterritorial jurisdiction of the City of Dripping Springs. See “THE BONDS – Annexation” for a discussion of the ability of the City of Dripping Springs to annex the District.

CONSENT AGREEMENT AND DEVELOPMENT AGREEMENT . . . Effective August 15, 2005, the District entered into that certain Agreement Concerning Creation and Operation of the District (the “Consent Agreement”) with the City and Hays Reunion Ranch, L.P., a Texas limited partnership (“Hays Reunion Ranch”), governing certain aspects of development within the District, including

certain aspects of the construction, operation, maintenance and inspection of District utility facilities; the issuance of bonds; conversion, annexation or dis-annexation by the District and annexation of the District by the City. Additionally, as contemplated by the Consent Agreement, the City and Hays Reunion Ranch entered into that certain Development Agreement dated as of February 7, 2012 (the "Development Agreement") further governing certain aspects of development within the District such as environmental protection, deed restrictions, lighting and signage. Hays Reunion Ranch has subsequently assigned to the Developer certain of its right, title and interest in, to and under the Consent Agreement, effective April 2, 2012. Additionally, Hays Reunion Ranch has partially assigned to the Developer certain of its right, title and interest in, to and under the Development Agreement pursuant to three (3) separate partial assignment instruments, effective April 2, 2012; May 5, 2014 and January 30, 2015, respectively, with additional partial assignments contemplated upon the closing of additional takedowns under the Land Purchase Agreement (as defined herein).

THE DEVELOPER

GENERAL . . . In general, the activities of a developer in a utility district, such as the District, include purchasing the land within the utility district; coordinating the design of the subdivision; coordinating the design of the utilities and streets to be constructed in the subdivision; coordinating the design of any community facilities to be built; defining a marketing program and building schedule; securing necessary governmental approvals and permits for development; arranging for the construction of the improvements within the subdivisions, including water, wastewater, and drainage facilities pursuant to the rules of the TCEQ, as well as gas, telephone, cable television, and electric service; and selling improved lots and commercial reserves to homebuilders, other developers, or other third parties. The relative success or failure of a developer to perform such activities will have a profound effect on the security of the bonds issued by the District. A developer is generally under no obligation to a district to develop the property which it owns in a district. Furthermore, there is no restriction on a developer's right to sell any or all of the land which it owns within a district. In addition, a developer is ordinarily the major taxpayer within the district during the development phase of the property.

DESCRIPTION OF DEVELOPER . . . The developer currently active within the District is Taylor Morrison of Texas Inc. ("Taylor Morrison" or the "Developer"), a Texas corporation, controlled by Taylor Morrison Home Corp., a publicly-traded homebuilder with operations in Texas, Arizona, North Carolina, California, Colorado, Florida, Georgia and Illinois. The Developer had purchased certain acreage within the District pursuant to that certain Agreement of Sale and Purchase, dated as of November 23, 2011, as thereafter amended (the "Land Purchase Agreement"), pursuant to which Developer agreed to purchase from Hays Reunion Ranch, approximately 470 acres of land in separate takedown parcels. According to the Developer, as of September 1, 2020, the Developer has closed on and owns all of the approximately 524 acres within the District (with the exception of approximately 54 acres of land retained by Hays Reunion Ranch, L.P. under the Land Purchase Agreement, which have been developed by the Developer and as such which have been sold primarily as custom lots by Hays Reunion Ranch). According to the Developer, the Developer is in compliance with the terms and conditions of the Land Purchase Agreement.

ACQUISITION AND DEVELOPMENT FINANCING . . . Acquisition and development of single-family residential property within the District has been provided by the Developer through its operations.

HOMEBUILDERS WITHIN THE DISTRICT . . . There is currently one homebuilder in the District, Taylor Morrison of Texas Inc. The homes range in price from approximately \$400,000 to \$590,000, with square footage ranging from approximately 2,500 to 4,500.

UTILITY CONSTRUCTION AGREEMENT . . . The District entered into a utility construction agreement (the "Utility Construction Agreement") with Pine Valley Reunion Ranch, L.P., a Texas limited partnership ("Pine Valley"), dated November 11, 2005 (the "Original Utility Construction Agreement"), governing the development of water, wastewater and drainage facilities and the reimbursement for certain of the costs of such development through the issuance of bonds by the District. Pine Valley subsequently assigned all of its right, title and interest in, to and under the Original Utility Construction Agreement to Hays Reunion Ranch, which in turn assigned all of its right, title and interest in, to and under the Original Utility Construction Agreement to the Developer on or about April 2, 2012. Thereafter, the District and Developer entered into a new utility construction agreement, effective April 25, 2012, revising and restating the Original Utility Construction Agreement in its entirety.

AGRICULTURAL WAIVER . . . Much of the undeveloped acreage within the District is subject to an agricultural exemption; however, the Developer has executed an agreement, which is recorded in the real property records of Hays County, and are covenants running with the land, waiving the right to have the land located within the District classified as agricultural, open-space or timberland for purposes of District taxes. In addition, the Developer has waived the right to have the lots and houses (if any) in the District classified as business inventory for purposes of District taxes. The agreement may not be modified without the approval of the TCEQ and are binding on purchasers of such land from the Developer. See "TAXING PROCEDURES – Property Subject to Taxation by the District."

THE SYSTEM

REGULATION . . . The water, wastewater and storm drainage facilities (the “System”), the purchase, acquisition and construction of which will be permanently financed by the District with the proceeds of the Bonds, have been designed in accordance with accepted engineering practices and the recommendation of certain governmental agencies having regulatory or supervisory jurisdiction over construction and operation of such facilities, including, among others, the TCEQ, Hays County and Dripping Springs. According to Murfee Engineering Company (the “Engineer”), the design of all such facilities has been approved by all governmental agencies which have authority over the District.

Operation of the District’s waterworks and wastewater facilities is subject to regulation by, among others, the U.S. Environmental Protection Agency and the TCEQ.

WATER SUPPLY AND DISTRIBUTION . . . The District receives its treated water from the West Travis County Public Utility Agency (“WTCPUA”), successor to the Lower Colorado River Authority (“LCRA”). Pursuant to the Second Amendment to the Water Services Agreement dated March 28, 2014, the WTCPUA is obligated to provide up to 603,692 gallons per day of treated water to the District. The District’s engineer estimates that this amount of water would be sufficient to serve up to 524 equivalent single-family connections.

WASTEWATER COLLECTION AND TREATMENT . . . Wastewater treatment for the District is provided by a 0.05 million gallon per day (MGD) wastewater treatment plant. Texas Land Application Permit number WQ0014480001 authorizes a discharge of 0.05 MGD, with disposal via drip irrigation. Based upon a conservative design factor of 150 gallons per day per connection, the District’s existing treatment capacity is sufficient to serve up to 333 single family connections. The District is in the final planning stages for a 2nd wastewater treat plant, authorized by Texas Land Application Permit No. WQ0014480002, to be funded from future Developer advances (and ultimately purchased by the District with the proceeds of future District bonds).

STORM WATER DRAINAGE . . . Storm water within the District generally drains through roadside swales with street and driveway culverts and ribbon curbing, eventually discharging into tributaries that drain into Bear Creek.

100-YEAR FLOOD PLAIN AND STORM DRAINAGE INFORMATION . . . Flood Insurance Rate Map” or “FIRM” means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The “100-year flood plain” (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance.

According to the District’s Engineer, minimal areas of the District lie within the floodplain as shown in the FEMA Flood Insurance Rate map dated September 26, 2008 for Travis County. The FEMA floodplain lies along the creeks and tributaries within the District and is contained within recorded easements.

The National Weather Service recently completed a rainfall study known as Atlas 14 which shows that severe rainfall events are now occurring more frequently. Within Texas, the Atlas 14 study showed an increased number of rainfall events in a band extending from the upper Gulf Coast in the east and running west generally along the I-10 corridor to Central Texas. Based on this study, various governmental entities, including Williamson County, are contemplating amendments to their regulations that will potentially increase the size of the 100 year floodplain and will also increase the size of detention ponds and drainage facilities required for future construction in all areas and not just in the floodplain.

[The remainder of this page intentionally left blank]

WATER, WASTEWATER AND DRAINAGE OPERATIONS:

TABLE 1 – RATE AND FEE SCHEDULE

The Board of Directors establishes rates and fees for water and sewer service, subject to change from time to time. The following schedule sets forth the monthly rates and fees for the District’s water and sewer service which are currently in effect.

Monthly Base Charge – Water: \$40.00

Water Usage Charge

<u>Gallons</u>	
0-10,000 Gallons	\$ 3.50 (per 1,000 gallons)
10,001-15,000 Gallons	\$ 3.85 (per 1,000 gallons)
15,001-20,000 Gallons	\$ 4.40 (per 1,000 gallons)
20,001-25,000 Gallons	\$ 5.65 (per 1,000 gallons)
25,001-30,000 Gallons	\$ 7.00 (per 1,000 gallons)
30,001-40,000 Gallons	\$ 12.00 (per 1,000 gallons)
40,001 and over Gallons	\$ 15.00 (per 1,000 gallons)

Monthly Charge(s) – Wastewater: \$ 35.00 Base Fee, plus \$3.25 per 1,000 Gallons

TABLE 2 – OPERATING REVENUES AND EXPENSES STATEMENT – GENERAL FUND

The following statement sets forth in condensed form the consolidated historical operations of the District’ General Fund. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Such summary has been prepared from information obtained from the District’s financial statements and records. Reference is made to such statements for further and more complete information. Also see “APPENDIX A – Excerpts from the Annual Financial Report.”

	<u>Fiscal Year End September 30,</u>				
	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<u>Revenues:</u>					
Service Accounts/Penalties	\$ 248,016	\$ 343,143	\$ 373,039	\$ 324,547	\$ 224,142
Property Taxes/Penalties	647,013	571,257	478,687	329,970	180,683
Connection/Inspection Fees	160,200	112,500	108,300	118,950	81,800
Other/Developer Advances	23,220	12,135	4,334	1,226	70,738
Total Revenues	<u>\$ 1,078,449</u>	<u>\$ 1,039,035</u>	<u>\$ 964,360</u>	<u>\$ 774,693</u>	<u>\$ 557,363</u>
<u>Expenditures:</u>					
Water Reservation Fees	\$ 245,726	\$ 242,313	\$ 210,910	\$ 148,489	\$ 116,511
District Operations	458,455	243,151	238,101	185,427	179,206
Professional Fees	304,996	232,823	246,857	194,089	101,937
Other	16,154	12,315	9,098	10,664	23,146
Total Expenditures	<u>\$ 1,025,331</u>	<u>\$ 730,602</u>	<u>\$ 704,966</u>	<u>\$ 538,669</u>	<u>\$ 420,800</u>
Excess (Deficiency) of Revenues Over Expenditures	\$ 53,118	\$ 308,433	\$ 259,394	\$ 236,024	\$ 136,563
Beginning Fund Balance	\$ 969,473	\$ 661,040	\$ 401,646	\$ 165,622	\$ 29,059
Adjustments	-	-	-	-	-
Ending Fund Balance	<u>\$ 1,022,591</u>	<u>\$ 969,473</u>	<u>\$ 661,040</u>	<u>\$ 401,646</u>	<u>\$ 165,622</u>

DEBT SERVICE REQUIREMENTS

TABLE 3 – PROJECTED DEBT SERVICE SCHEDULE

Fiscal Year Ended 9/30	Outstanding Debt			The Bonds			Total Debt Service
	Principal	Interest	Total	Principal	Interest ^(a)	Total	
2021	\$ 670,000	\$ 740,929	\$ 1,410,929	\$ -	\$ 174,096	\$ 174,096	\$ 1,585,025
2022	690,000	724,689	1,414,689	-	246,750	246,750	1,661,439
2023	715,000	707,529	1,422,529	100,000	246,750	346,750	1,769,279
2024	735,000	689,129	1,424,129	100,000	243,250	343,250	1,767,379
2025	765,000	668,419	1,433,419	100,000	239,750	339,750	1,773,169
2026	790,000	646,669	1,436,669	105,000	236,250	341,250	1,777,919
2027	820,000	623,488	1,443,488	110,000	232,575	342,575	1,786,063
2028	845,000	597,163	1,442,163	115,000	228,725	343,725	1,785,888
2029	880,000	569,675	1,449,675	120,000	224,700	344,700	1,794,375
2030	910,000	540,775	1,450,775	175,000	220,500	395,500	1,846,275
2031	940,000	510,088	1,450,088	185,000	214,375	399,375	1,849,463
2032	970,000	478,413	1,448,413	200,000	207,900	407,900	1,856,313
2033	1,010,000	444,369	1,454,369	200,000	200,900	400,900	1,855,269
2034	1,045,000	408,631	1,453,631	200,000	193,900	393,900	1,847,531
2035	1,095,000	371,381	1,466,381	200,000	186,900	386,900	1,853,281
2036	1,135,000	331,781	1,466,781	200,000	179,900	379,900	1,846,681
2037	1,180,000	290,150	1,470,150	200,000	172,900	372,900	1,843,050
2038	1,220,000	246,525	1,466,525	200,000	165,900	365,900	1,832,425
2039	1,270,000	201,163	1,471,163	200,000	158,900	358,900	1,830,063
2040	1,320,000	153,938	1,473,938	200,000	151,900	351,900	1,825,838
2041	1,150,000	104,563	1,254,563	450,000	144,900	594,900	1,849,463
2042	930,000	62,013	992,013	700,000	129,150	829,150	1,821,163
2043	570,000	29,063	599,063	965,000	104,650	1,069,650	1,668,713
2044	290,000	8,700	298,700	995,000	70,875	1,065,875	1,364,575
2045	-	-	-	1,030,000	36,050	1,066,050	1,066,050
	<u>\$ 21,945,000</u>	<u>\$ 10,149,238</u>	<u>\$ 32,094,238</u>	<u>\$ 7,050,000</u>	<u>\$ 4,612,446</u>	<u>\$ 11,662,446</u>	<u>\$ 43,756,683</u>

(a) Interest calculated at an assumed rate for purposes of illustration only. Preliminary, subject to change.

[The remainder of this page intentionally left blank]

**FINANCIAL STATEMENT
(Unaudited)**

TABLE 4 – ASSESSED VALUE

2017 Certified Taxable Assessed Valuation	\$ 97,645,704	(a)
2018 Certified Taxable Assessed Valuation	\$ 134,087,268	(a)
2019 Certified Taxable Assessed Valuation	\$ 169,812,068	(a)
2020 Certified Taxable Assessed Valuation	\$ 223,014,820	(a)
Estimated Taxable Assessed Value (as of September 1, 2020).....	\$ 246,503,200	(b)
 Gross Direct Debt Outstanding	 \$ 28,995,000	 (c)
 Ratio of Gross Direct Debt Outstanding to 2020 Certified Assessed Valuation	 13.00%	
Ratio of Gross Direct Debt Outstanding to Preliminary Assessed Valuation (as of September 1, 2020)	11.76%	

Estimated Population as of September 1, 2020: 1,488^(d)

- (a) Assessed valuation of the District as reported by the Hays Central Appraisal District (“HCAD”). See “TAXING PROCEDURES.”
- (b) Estimated Taxable Assessed Valuation as of September 1, 2020 as provided by HCAD is included solely for purposes of illustration.
- (c) Includes the Bonds. See “DEBT SERVICE REQUIREMENTS.”
- (d) Based upon 3.5 residents per completed and occupied single family home.

TABLE 5 – UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED

Purpose	Date Authorized	Amount Authorized	Amount Heretofore Issued	Amount Being Issued	Unissued Balance
Water, Sewer, Drainage	11/6/2012	\$ 30,000,000	\$ 22,950,000	\$ 7,050,000	\$ -
Refunding	11/6/2012	45,000,000	-	-	45,000,000
Total		\$ 75,000,000	\$ 22,950,000	\$ 7,050,000	\$ 45,000,000

TABLE 6 – CASH AND INVESTMENT BALANCES^(a)

Operating Fund	\$ 901,896
Debt Service Fund.....	\$ 997,998
Capital Projects Fund	\$ 452,825

(a) Unaudited as of September 15, 2020.

INVESTMENT AUTHORITY AND INVESTMENT PRACTICES OF THE DISTRICT . . . Under Texas law, the District is authorized to invest in (1) obligations of the United States or its agencies and instrumentalities, including letters of credit; (2) direct obligations of the State of Texas or its agencies and instrumentalities; (3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which is guaranteed or insured by or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (“FDIC”) or by explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; (6) bonds issued, assumed or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund or their respective successors; (8) certificates of deposit and share certificates meeting the requirements of the Texas Public Funds Investment Act (Chapter 2256, Texas Government Code, as amended) (the “PFIA”) (i) that are issued by or through an institution that has its main office or a branch office in Texas and are guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund, or are secured as to principal by obligations described in clauses (1) through (6) or in any other manner and amount provided by law for District deposits; or (ii) that are invested by the District through a depository institution that has its main office or a branch office in the State of Texas and otherwise meets the requirements of the PFIA; (9) fully collateralized repurchase agreements that have a defined termination date, are fully secured by obligations described in clause (1), and are placed through a primary government securities dealer or a financial institution doing business in the State of Texas; (10) certain bankers’ acceptances with the remaining term of 270 days or less, if the short-term obligations of the accepting bank or its parent are rated at least “A-1” or “P-1” or the equivalent by at least one nationally recognized

credit rating agency; (11) commercial paper with a stated maturity of 270 days or less that is rated at least "A-1" or "P-1" or the equivalent by either (a) two nationally recognized credit rating agencies or (b) one nationally recognized credit rating agency if the paper is fully secured by an irrevocable letter of credit issued by a U.S. or state bank; (12) no-load money market mutual funds registered with and regulated by the Securities and Exchange Commission that complies with Securities and Exchange Commission Rule 2a-7; (13) no-load mutual funds registered with the Securities and Exchange Commission that have an average weighted maturity of less than two years, and either has a duration of one year or more and is invested exclusively in obligations described in the this paragraph, or has a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities; and (14) local government investment pools organized in accordance with the Interlocal Cooperation Act (Chapter 791, Texas Government Code) as amended, whose assets consist exclusively of the obligations that are described above. A public funds investment pool must be continuously ranked no lower than "AAA," "AAA-m" or at an equivalent rating by at least one nationally recognized rating service. In addition, bond proceeds may be invested in guaranteed investment contracts that have a defined termination date and are secured by obligations, including letters of credit, of the United States or its agencies and instrumentalities in an amount at least equal to the amount of bond proceeds invested under such contract, other than the prohibited obligations described below.

A political subdivision such as the District may enter into securities lending programs if (i) the securities loaned under the program are 100% collateralized, a loan made under the program allows for termination at any time and a loan made under the program is either secured by (a) obligations that are described in clauses (1) through (6) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than "A" or its equivalent or (c) cash invested in obligations described in clauses (1) through (6) above, clauses (11) through (13) above, or an authorized investment pool; (ii) securities held as collateral under a loan are pledged to the District, held in the District's name and deposited at the time the investment is made with the District or a third party designated by the District; (iii) a loan made under the program is placed through either a primary government securities dealer or a financial institution doing business in the State of Texas; and (iv) the agreement to lend securities has a term of one year or less.

The District may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than "AAA" or "AAAm" or an equivalent by at least one nationally recognized rating service. The District may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the District retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the District must do so by order, ordinance, or resolution.

The District is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that include a list of authorized investments for District funds, the maximum allowable stated maturity of any individual investment, the maximum average dollar-weighted maturity allowed for pooled fund, groups methods to monitor the market price of investments acquired with public funds, a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis, and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All District funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each fund's investment. Each Investment Strategy Statement will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas law, the District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment considering the probable safety of capital and the probable income to be derived." At least quarterly the District's investment officers must submit an investment report to the Board of Directors detailing: (1) the investment position of the District, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, and any additions and changes to market value and the ending value of each pooled fund group, (4) the book value and market value of each separately listed asset at the beginning and end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategies and (b) Texas law. No person may invest District funds without express written authority from the Board of Directors.

Under Texas law, the District is additionally required to: (1) annually review its adopted policies and strategies, (2) require any investment officers with personal business relationships or family relationships with firms seeking to sell securities to the District to disclose the relationship and file a statement with the Texas Ethics Commission and the District, (3) require the registered principal of firms seeking to sell securities to the District to: (a) receive and review the District's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude imprudent investment activities, and (c) deliver a written statement attesting to these requirements; (4) in conjunction with its annual financial audit, perform a compliance audit of

the management controls on investments and adherence to the District's investment policy, (5) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse repurchase agreement, (6) restrict the investment in non-money market mutual funds in the aggregate to no more than 15% of the District's monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service and (7) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements.

TABLE 7 – CURRENT INVESTMENTS

As of September 15, 2020, the District is currently invested in a bank Money Market Fund and TexPool. State law requires the District to mark its investments to market price each calendar quarter and upon the conclusion of each fiscal year, for the purpose of compliance with applicable accounting policies concerning the contents of the District's audited financial statements.

Investments	Market Value	% of Total
TexPool	\$ 2,308,012	98.10%
Money Market	44,707	1.90%
	<u>\$ 2,352,719</u>	<u>100.00%</u>

ESTIMATED OVERLAPPING DEBT STATEMENT . . . Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from several sources, including information contained in "Texas Municipal Reports," published by the Municipal Advisory Council of Texas. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon information as being accurate or complete. Furthermore, certain of the entities listed below may have issued additional bonds since the dates stated in this table, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. Political subdivision overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance and/or general revenue purposes in addition to taxes of debt service and the tax burden for operation, maintenance and/or general purposes is not included in these figures.

Taxing Jurisdiction	Total Tax Supported Debt	Estimated % Applicable	District's Overlapping Tax Supported Debt as of 9/30/20
Hays County	\$ 490,815,154	0.68%	\$ 3,337,543
Dripping Springs ISD	285,009,999	2.81%	8,008,781
Caldwell Hays ESD #1	-	1.00%	-
Hays County ESD #6	-	1.00%	-
Reunion Ranch WCID	28,995,000	100.00%	<u>28,995,000</u> ^(a)
Total Direct and Overlapping Tax Supported Debt			\$ 40,341,324
Ratio of Direct and Overlapping Tax Supported Debt to 2020 Certified TAV			18.09%
Ratio of Direct and Overlapping Tax Supported Debt to Preliminary TAV (as of 9/1/20)			16.37%

(a) Includes the Bonds.

[The remainder of this page intentionally left blank]

TAX DATA

TABLE 8 – TAX COLLECTIONS

The following statement of tax collections sets forth in condensed form the historical fiscal year tax collection experience of the District. Such summary has been prepared by the Financial Advisor for inclusion herein based upon information from District audits and records of the District’s Tax Assessor/Collector. Reference is made to such audits and records for further and more complete information.

Year Ended 9/30	Tax Rate	General Operating Fund	Debt I&S Fund	Tax Levy	% Total Collections
2017	\$ 0.8750	\$ 0.5250	\$ 0.3500	\$ 599,583	99.40%
2018	0.8750	0.3250	0.5500	854,400	99.45%
2019	0.8750	0.1750	0.7000	1,179,844	99.90%
2020	0.8750	0.1500	0.7250	1,493,799	99.30% ^(a)
2021	0.8750	0.1500	0.7250	1,951,380	N/A

(a) Collections through September 15, 2020.

TABLE 9 – DISTRICT TAX RATES

	Tax Rates per \$100 Assessed Valuation				
	FY2021	FY2020	FY2019	FY2018	FY2017
Debt Service	\$ 0.7250	\$ 0.7250	\$ 0.7000	\$ 0.5500	\$ 0.3500
Maintenance	0.1500	0.1500	0.1750	0.3250	0.5250
Total	\$ 0.8750	\$ 0.8750	\$ 0.8750	\$ 0.8750	\$ 0.8750

TAX RATE LIMITATION . . . The District’s tax rate for debt service on the Bonds is legally unlimited as to rate and amount.

MAINTENANCE TAX . . . The District has the statutory authority to levy and collect an annual ad valorem tax for maintaining, repairing and operating the District’s facilities and for paying administrative expenses of the District, if such maintenance tax is authorized by the District’s voters. An election for such a tax was held on November 7, 2006 at which time a maintenance tax not to exceed \$1.00 per \$100 assessed valuation was approved by the District’s voters. The District adopted a 2020 tax year maintenance tax of \$0.1500 in September 2020.

TABLE 10 – PRINCIPAL TAXPAYERS . . . The following list of principal taxpayers was provided by the Hays Central Appraisal District based on the 2020 tax rolls of the District, which reflect ownership as of January 1 of each year shown.

Taxpayer	Taxable Assessed Value	% of 2020 Taxable Assessed Valuation
Hays Reunion Ranch LP ^(a)	\$ 6,696,450	3.00%
Taylor Morrison of Texas Inc. ^(a)	3,713,940	1.67%
Taylor Morrison of Texas Inc. ^(a)	3,302,010	1.48%
Flores, Alex & Kristi	1,209,210	0.54%
Kish, Christina A.	1,177,140	0.53%
Page, Daniel Martin & Marilee Mattern	805,260	0.36%
Khan, Farooq & Khalida Karim	794,700	0.36%
Lewis, Brant Carlton & Yogita Patel	789,360	0.35%
Flores, Gloria Hernandez	714,850	0.32%
Maclean, Andrew & Eunice	692,660	0.31%
	<u>\$ 19,895,580</u>	<u>8.92%</u>

(a) The Developer.

TAXING PROCEDURES

AUTHORITY TO LEVY TAXES . . . The Board is authorized to levy an annual ad valorem tax on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, its other remaining outstanding bonds, and any additional bonds payable from taxes which the District may hereafter issue (see “INVESTMENT CONSIDERATIONS – Future Debt”) and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Order to levy such a tax from year-to-year as described more fully herein under “THE BONDS – Source of and Security for Payment.” Under Texas law, the Board is also authorized to levy and collect an ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations, if authorized by its voters. See “TAX DATA – Maintenance Tax.”

PROPERTY TAX CODE AND COUNTY WIDE APPRAISAL DISTRICT . . . The Texas Property Tax Code (the “Property Tax Code”) specifies the taxing procedures of all political subdivisions of the State of Texas, including the District. Provisions of the Property Tax Code are complex and are not fully summarized here.

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. HCAD has the responsibility for appraising property for all taxing units within Hays County, including the District. Such appraisal values are subject to review and change by the Hays Central Appraisal Review Board (the “Appraisal Review Board”).

PROPERTY SUBJECT TO TAXATION BY THE DISTRICT . . . Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; certain goods, wares and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; travel trailers; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years of age or older and of certain disabled persons to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approve it at an election. The District would be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the previous election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District’s obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of taxable valuation depending upon the disability rating of the veteran claiming the exemption, and qualifying surviving spouses of persons 65 years of age or older will be entitled to receive a residential homestead exemption equal to the exemption received by the deceased spouse if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full amount of the veteran’s residential homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran’s residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran’s exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran’s disability rating if the residence homestead was donated by a charitable organization. Also, the surviving spouse of a member of the armed forces who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, also entitled to an exemption of the total appraised value of the surviving spouse’s residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. A person who owns property located in an area declared by the Governor to be a disaster area following a disaster is entitled to a temporary exemption from ad valorem taxation by the District of a portion of the appraised value of that property. State law requires such exemption adopted by the District to specify the disaster to which the exemption pertains and be adopted not later than the 60th day after the date the Governor first declares territory in the taxing unit to be a disaster area as a result of the disaster, amongst other requirements.

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) of the appraised value of residential homesteads from ad valorem taxation if the exemption is adopted by the governing body of the political subdivision before July 1. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The District has never adopted a general homestead exemption.

Tax Abatement: Hays County and the District may enter into tax abatement agreements with owners of real property. The tax abatement agreements may exempt from ad valorem taxation by the applicable taxing jurisdiction for a period of up to ten years, all or any part of the increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property

in conformity with a comprehensive plan. To date, the District has not executed any abatement agreements.

Freeport Goods and Goods-in-Transit Exemption: Article VIII, Section 1-j of the Texas Constitution provides for an exemption from ad valorem taxation for “freeport property,” which is defined as goods detained in the state for 175 days or less for the purpose of assembly, storage, manufacturing, processing or fabrication. Taxing units that took action prior to April 1, 1990 may continue to tax freeport property and decisions to continue to tax freeport property may be reversed in the future. However, decisions to exempt freeport property are not subject to reversal. A “Goods-in-Transit” Exemption is applicable to the same categories of tangible personal property which are covered by the Freeport Exemption, if, for tax year 2011 and prior applicable years, such property is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption is limited to tangible personal property acquired in or imported into Texas for storage purposes only if such property is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. The exemption excludes oil, natural gas, petroleum products, aircraft and special inventory, including motor vehicle, vessel and outboard motor, heavy equipment and manufactured housing inventory. After holding a public hearing, a taxing unit may take action by January 1 of the year preceding a tax year to tax goods-in-transit during the following tax year. A taxpayer may obtain only a freeport exemption or a goods-in-transit exemption for items of personal property. Freeport goods are exempt from taxation by the District. The District has elected to tax goods-in-transit.

Agricultural Waiver: Much of the undeveloped acreage within the District is subject to an agricultural exemption, however, the Developer executed an agreement, which was recorded in the real property records of Hays County, and which contains covenants running with the land, waiving the right to have certain land located within the District classified as agricultural, open-space or timberland. In addition, the Developer has waived the right to have the lots and houses (if any) classified as business inventory. Such agreements may not be modified without the approval of the TCEQ and are binding on purchasers of such land from the Developer.

VALUATION OF PROPERTY FOR TAXATION . . . Generally, property in the District must be appraised by HCAD at one hundred percent (100%) of market value as of January 1 of each year. Once an appraisal roll is prepared and formally approved by the Appraisal Review Board, it is used by the District in establishing its tax rolls and tax rate. Assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code.

The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land’s capacity to produce agricultural or timber products rather than at its fair market value. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price that such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant’s right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three years for agricultural use and taxes for the previous five years for open space land and timberland.

The Property Tax Code requires HCAD to implement a plan for periodic reappraisal of property. The plan must provide for appraisal of all real property in HCAD at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by HCAD or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as HCAD chooses formally to include such values on its appraisal roll.

DISTRICT AND TAXPAYER REMEDIES . . . Under certain circumstances taxpayers and taxing units (such as the District), may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury, if requested by any party. Additionally, taxing units may bring suit against HCAD to compel compliance with the Property Tax Code.

The Property Tax Code sets forth notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax increases. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

LEVY AND COLLECTION OF TAXES . . . The District is responsible for the levy and collection of its taxes unless it elects to transfer the collection functions to another governmental entity. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the Board based upon the valuation of property within the District as of the preceding January 1. Taxes are due October 1, or when billed, whichever comes later, and become delinquent after January 31 of the following year. A delinquent

tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty of up to fifteen percent (15%) if imposed by the District. The delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances.

The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

TAX PAYMENT INSTALLMENTS . . . Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction such as the District if the tax payer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

ROLLBACK OF OPERATION AND MAINTENANCE TAX RATE . . . During the 86th Regular Legislative Session, Senate Bill 2 ("SB 2") was passed and signed by the Governor, with an effective date of January 1, 2020, which effectively restricts increases in the District's operation and maintenance tax rates by requiring rollback elections to reduce the operation and maintenance tax component of the District's total tax rate (collectively, the debt service tax rate, maintenance and operations tax rate and contract tax rate are the "total tax rate"). See "SELECTED FINANCIAL INFORMATION" for a description of the District's current total tax rate. SB 2 requires a reduction in the operation and maintenance tax component of the District's total tax rate if the District's total tax rate surpasses the thresholds for specific classes of districts in SB 2. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

SB 2 classifies districts differently based on the current operation and maintenance tax rate or on the percentage of build-out that the District has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified as "Low Tax Rate Districts." Districts that have financed, completed, and issued bonds to pay for all improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed are classified herein as "Other Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate pursuant to SB 2 is described for each classification below.

Low Tax Rate Districts

Low Tax Rate Districts that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions, are required to hold a rollback election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Low Tax Rate District is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

Developed Districts

Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead, subject to certain homestead exemptions for the preceding tax year, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold a rollback election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus 1.035 times the previous year's operation and maintenance tax rate plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Low Tax Rate District and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Low Tax Rate Districts.

Other Districts

Districts that do not meet the classification of a Low Tax Rate District or a Developed District are classified as Other Districts. The qualified voters of these districts, upon the Other District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax rate imposed by such district in the preceding tax year on a residence homestead appraised at the average

appraised value of a residence homestead, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If a rollback election is called and passes, the total tax rate for Other Districts is the current year's debt service and contract tax rate plus 1.08 times the previous year's operation and maintenance tax rate.

The District

The District has been classified as a developing District for the 2020 tax year. A determination as to the Districts' statutes after the 2021 tax year will be made by the Board of Directors on an annual basis. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and result in different rollback tax rate and election procedures.

DISTRICT'S RIGHTS IN THE EVENT OF TAX DELINQUENCIES . . . Taxes levied by the District are a personal obligation of the owner of the property on January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State of Texas and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units. A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within two years after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. See "INVESTMENT CONSIDERATIONS – General – Tax Collections and Foreclosure Remedies."

EFFECT OF FIRREA ON TAX COLLECTIONS . . . The "Financial Institutions Reform, Recovery and Enforcement Act of 1989" ("FIRREA") contains provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution. Under FIRREA, real property held by the FDIC is still subject to ad valorem taxation, but such act states (i) that no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary lien shall attach to such property, (ii) the FDIC shall not be liable for any penalties or fines, including those arising from the failure to pay any real property taxes when due and (iii) notwithstanding the failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

To the extent that the FIRREA provisions are valid and applicable to any property in the District, and to the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property owned by the FDIC in the District, and may prevent the collection of penalties and interest on such taxes.

LEGAL MATTERS

LEGAL OPINIONS . . . Issuance of the Bonds is subject to the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the District. Issuance of the Bonds is also subject to the legal opinion of McCall, Parkhurst & Horton L.L.P., Austin, Texas ("Bond Counsel"), based upon examination of a transcript of the proceedings incident to authorization and issuance of the Bonds, to the effect that the Bonds are valid and binding obligations of the District payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity. Bond Counsel's legal opinion will also address the matters described below under "TAX MATTERS." Such opinions will express no opinion with respect to the sufficiency of the security for or the marketability of the Bonds. In connection with the issuance of the Bonds, Bond Counsel has been engaged by, and only represents, the District.

The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of Bonds actually issued, sold and delivered, and therefore, such fees are contingent upon the sale and delivery of the Bonds.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future

performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

NO-LITIGATION CERTIFICATE . . . The District will furnish to the Initial Purchaser a certificate, dated as of the date of delivery of the Bonds, executed by both the President and Secretary of the Board, to the effect that no litigation of any nature has been filed or is then pending or threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution, or delivery of the Bonds; or affecting the validity of the Bonds.

NO MATERIAL ADVERSE CHANGE . . . The obligations of the Initial Purchaser to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the condition (financial or otherwise) of the District from that set forth or contemplated in the Official Statement.

TAX MATTERS

OPINION . . . On the date of initial delivery of the Bonds, McCall, Parkhurst & Horton L.L.P., Bond Counsel, will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law") (1) interest on the Bonds for federal income tax purposes will be excludable from the "gross income" of the holders thereof and (2) the Bonds will not be treated as "specified private activity bonds" the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the "Code"). Except as stated above, Bond Counsel will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds. See "APPENDIX B – Form of Bond Counsel's Opinion."

In rendering its opinion, Bond Counsel will rely upon (a) the District's federal tax certificate, and (b) covenants of the District relating to arbitrage and the application of the proceeds of the Bonds and the property financed or refinanced therewith. Failure by the District to comply with these representations or covenants could cause the interest on the Bonds to become included in gross income retroactively to the date of issuance.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for the interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included to gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel is conditioned on compliance by the District with the covenants and requirements, and Bond Counsel has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel's opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel's opinion is not a guarantee of a result. Existing Law is subject to change by the Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that such Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the District with respect to the Bonds or the property financed or refinanced with the proceeds of the Bonds. Bond Counsel's opinion represents its legal judgement based upon its review of Existing Law and the representations of the District that it deems relevant to render such opinion and is not a guarantee of a result. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an Internal Revenue Service audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

FEDERAL INCOME TAX ACCOUNTING TREATMENT OF ORIGINAL ISSUE DISCOUNT . . . The initial public offering price to be paid for one or more maturities of the Bonds is less than the principal amount thereof or one or more periods for the payment of interest on the Bonds may not be equal to the accrual period or be in excess of one year (the "Original Issue Discount Bonds"). In such event, the difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond would constitute original issue discount. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. All owners of Original Issue Discount Bonds should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of the treatment of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such Original Issue Discount Bonds.

COLLATERAL FEDERAL INCOME TAX CONSEQUENCES . . . The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on existing statutes, regulations, published rulings and court decisions accumulated, all of which are subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with subchapter C earnings and profits, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM LEGISLATION OR THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount bonds" to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

STATE, LOCAL AND FOREIGN TAXES . . . Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

INFORMATION REPORTING AND BACKUP WITHHOLDING . . . Subject to certain exceptions, information reports describing interest income, including original issue discount, with respect to the Bonds will be sent to each registered holder and to the IRS. Payments of interest and principal may be subject to backup withholding under section 3406 of the Code if a recipient of the payments fails to furnish to the payor such owner's social security number or other taxpayer identification number ("TIN"), furnishes an incorrect TIN, or otherwise fails to establish an exemption from the backup withholding tax. Any amounts so withheld would be allowed as a credit against the recipient's federal income tax. Special rules apply to partnerships, estates and trusts, and in certain circumstances, and in respect of Non-U.S. Holders, certifications as to foreign status and other matters may be required to be provided by partners and beneficiaries thereof.

FUTURE AND PROPOSED LEGISLATION . . . Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law

and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

QUALIFIED TAX-EXEMPT OBLIGATIONS FOR FINANCIAL INSTITUTIONS . . . Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a “financial institution,” on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer’s taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a “financial institution” allocable to tax-exempt obligation, other than “private activity bonds,” that are designated by a “qualified small issuer” as “qualified tax-exempt obligations.” A “qualified small issuer” is any governmental issuer (together with any “on-behalf of” and “subordinate” issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term “financial institution” as any “bank” described in Section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person’s trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to “qualified tax-exempt obligations” provided by Section 265(b) of the Code, Section 291 of the Code provides that the allowable deduction to a “bank,” as defined in Section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase “qualified tax-exempt obligations” shall be reduced by twenty-percent (20%) as a “financial institution preference item.”

The District expects to designate the Bonds as “qualified tax-exempt obligations” within the meaning of section 265(b) of the Code. In furtherance of that designation, the District will covenant to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as “qualified tax-exempt obligations.” **Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however, the Internal Revenue Service could take a contrary view. If the Internal Revenue Service takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the \$10,000,000 limitation and the Bonds would not be “qualified tax-exempt obligations.”**

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has made the following agreement for the benefit of the registered and beneficial owners. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified events, to the Municipal Securities Rulemaking Board (“MSRB”). This information will be available free of charge from the MSRB via its Electronic Municipal Market Access system at www.emma.msrb.org.

ANNUAL REPORTS . . . The District will provide certain updated financial information and operating data to certain information to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement under Tables 1 through 9 and in “APPENDIX A – Excerpts from the Annual Financial Report,” if audited such financial statements in APPENDIX A are then available. The District will update and provide this information within six months after the end of each fiscal year. The District will provide the updated information to the MSRB.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12 (the “Rule”). The updated information will include audited financial statements, if completed by the required time. If audited financial statements are not available within twelve months after any such fiscal year end, the District will file unaudited financial statements within twelve months after any such fiscal year end, and audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in “APPENDIX A – Excerpts from the Annual Financial Report” or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District’s current fiscal year end is September 30. Accordingly, it must provide updated information by March 31 of each year unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

NOTICE OF CERTAIN EVENTS . . . The District will provide notice to the MSRB of any of the following events with respect to the Bonds, if such event is material within the meaning of the federal securities laws: (1) non-payment related defaults; (2) modifications to rights of bondholders; (3) Bond calls; (4) release, substitution, or sale of property securing repayment of the Bonds; (5) the consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms; (6) appointment of a successor or additional trustee or the change of name of a trustee; and (7) incurrence of a financial obligation of the District, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District, any of which affect security holders.

The District will also provide notice to the MSRB of any of the following events with respect to the Bonds without regard to whether such event is considered material within the meaning of the federal securities laws; (1) principal and interest payment delinquencies; (2) unscheduled draws on debt service reserves reflecting financial difficulties; (3) unscheduled draws on credit enhancements reflecting financial difficulties; (4) substitution of credit or liquidity providers, or their failure to perform; (5) adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (6) tender offers; (7) defeasances; (8) rating changes; (9) bankruptcy, insolvency, receivership or similar event of the District (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District); and (10) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of any such financial obligation of the District, any of which reflect financial difficulties.

The District will provide notice of the aforementioned events to the MSRB in a timely manner (but not in excess of ten business days after the occurrence of the event). The District will also provide timely notice of any failure by the District to provide annual financial information in accordance with their agreement described above under “– Annual Reports.”

AVAILABILITY OF INFORMATION FROM THE MSRB . . . The District has agreed to provide the foregoing information only to the MSRB. All documents provided by the District to the MSRB described above under “Annual Reports” and “Notice of Certain Events” will be in an electronic format and accompanied by identifying information as prescribed by the MSRB.

The address of the MSRB is 1900 Duke Street, Suite 600, Alexandria, VA 22314, and its telephone number is (703) 797-6600.

LIMITATIONS AND AMENDMENTS . . . The District has agreed to update information and to provide notices of specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although Registered Owners may seek a writ of mandamus to compel the District to comply with its agreement.

This continuing disclosure agreement may be amended by the District from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if (1) the provisions, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the holders of a majority in aggregate principal amount (or any greater amount required by any other provision of the Bond Order that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the District (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Holders and beneficial owners of the Bonds. The District may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds.

FINANCIAL ADVISOR

The Official Statement was compiled and edited under the supervision of Specialized Public Finance Inc. (the “Financial Advisor”), which firm is currently employed as Financial Advisor to the District. The fees paid to the Financial Advisor for services rendered in connection with the issuance and sale of the Bonds are based on a percentage of the Bonds actually issued, sold and delivered, and therefore such fees are contingent on the sale and delivery of the Bonds.

[The remainder of this page intentionally left blank]

OFFICIAL STATEMENT

PREPARATION . . . The District has no employees but engages various professionals and consultants to assist the District in the day-to-day activities of the District. See "The District." The Board of Directors in its official capacity has relied upon the below mentioned experts and sources in preparation of this Official Statement. The information in this Official Statement was compiled and edited by the Financial Advisor. In addition to compiling and editing such information, the Financial Advisor has obtained the information set forth herein under the captions indicated from sources including: Murfee Engineering Company; Taylor Morrison of Texas Inc.; Bott Douthitt, PLLC; and Willatt & Flickinger, PLLC.

UPDATING THE OFFICIAL STATEMENT DURING UNDERWRITING PERIOD . . . If, subsequent to the date of the Official Statement to and including the date the Initial Purchaser is no longer required to provide an Official Statement to potential customers who request the same pursuant to the Rule (the earlier of (i) 90 days from the "end of the underwriting period" (as defined in the Rule) and (ii) the time when the Official Statement is available to any person from a nationally recognized repository but in no case less than 25 days after the "end of the underwriting period"), the District learns or is notified by the Initial Purchaser of any adverse event which causes any of the key representations in the Official Statement to be materially misleading, the District will promptly prepare and supply to the Initial Purchaser a supplement to the Official Statement which corrects such representation to the reasonable satisfaction of the Initial Purchaser, unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds as described in the Notice of Sale under the heading "DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS – Delivery." The obligation of the District to update or change the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser (the "end of the underwriting period" within the meaning of the Rule), unless the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers on or before such date, in which case the obligation to update or change the Official Statement will extend for an additional period of time of 25 days after all of the Bonds have been sold to ultimate customers. In the event the Initial Purchaser provides written notice to the District that less than all of the Bonds have been sold to ultimate customers, the Initial Purchaser agrees to notify the District in writing following the occurrence of the "end of the underwriting period" as defined in the Rule.

CERTIFICATION AS TO OFFICIAL STATEMENT . . . The District, acting by and through its Board of Directors in its official capacity in reliance upon the experts listed above, hereby certifies, as of the date hereof, that to the best of its knowledge and belief, the information, statements and descriptions pertaining to the District and its affairs herein contain no untrue statements of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information, description and statements concerning entities other than the District, including particularly other governmental entities, have been obtained from sources believed to be reliable, but the District has made no independent investigation or verification of such matters and makes no representation as to the accuracy or completeness thereof. Except as set forth in "CONTINUING DISCLOSURE OF INFORMATION" herein, the District has no obligation to disclose any changes in the affairs of the District and other matters described in this Official Statement subsequent to the "end of the underwriting period" which shall end when the District delivers the Bonds to the Initial Purchaser at closing, unless extended by the Initial Purchaser. All information with respect to the resale of the Bonds subsequent to the "end of the underwriting period" is the responsibility of the Initial Purchaser.

ANNUAL AUDITS . . . Under Texas Law, the District must keep its fiscal records in accordance with generally accepted accounting principles. It must also have its financial accounts and records audited by a certified or permitted public accountant within 120 days after the close of each fiscal year of the District, and must file each audit report with the TCEQ within 135 days after the close of the fiscal year so long as the District has bond outstanding. Copies of each audit report must also be filed in the office of the District. The District's fiscal records and audit reports are available for public inspection during regular business hours, and the District is required by law to provide a copy of the District's audit reports to any Registered Owner or other member of the public within a reasonable time on request, upon payment of prescribed charges.

This Official Statement was approved by the Board of Directors of Reunion Ranch Water Control and Improvement District, as of the date shown on the first page hereof.

Secretary, Board of Directors
Reunion Ranch Water Control and Improvement District

President, Board of Directors
Reunion Ranch Water Control and Improvement District

LOCATION MAP

PHOTOGRAPHS

The homes shown in the attached photographs are representative of the type of construction presently located within the District, and these photographs are presented solely to illustrate such construction.

The District makes no representation that any additional construction such as that as illustrated in the following photographs will occur in the District. See "THE DISTRICT."

APPENDIX A

EXCERPTS FROM THE ANNUAL FINANCIAL REPORT

The information contained in this APPENDIX has been excerpted from the financial statements of Reunion Ranch Water Control and Improvement District for the fiscal year ended September 30, 2019, as prepared by the District's auditor Maxwell Locke & Ritter.

APPENDIX B

FORM OF BOND COUNSEL'S OPINION

EXHIBIT "B"

NOTICE OF SALE

\$7,050,000

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
UNLIMITED TAX BONDS, SERIES 2020**

(A political subdivision of the State of Texas located in Hays County, Texas)

Selling: Tuesday, November 17, 2020

Bids Due: 10:00 a.m., C.S.T.

Place and Time of Award: The District will consider the award of the sale of the Bonds on Tuesday, November 17, 2020 at 2:00 p.m., C.S.T., [at the designated meeting place outside the boundaries of the District, at 12912 Hill Country Boulevard, Suite F-232, Austin, Texas 78738. However, in the event that the meeting is to be held via telephone conference call pursuant to Section 551.125, Texas Government code, as modified temporarily by Governor Greg Abbott, and the related guidance from the office of the Texas Attorney General, in connection with the Governor's COVID-19 Disaster Proclamation, the toll-free dial-in number for the meeting will may be obtained by emailing a request to the District's General Counsel at bflickinger@wfaustin.com, with a copy to jconcienne@wfaustin.com. The meeting agenda, which will be made available at least 72 hours prior to the meeting and may also be obtained by emailing a request to the District's General Counsel at bflickinger@wfaustin.com, with a copy to jconcienne@wfaustin.com., will specify whether the meeting is to be held via telephone conference call or in-person. Action will be taken immediately by the Board of Directors of the District to accept or reject the best bid. Each bidder must deliver a Bank Cashier's Check in the amount of \$100,000 payable to the order of Reunion Ranch Water Control and Improvement District as a good-faith deposit to Specialized Public Finance Inc., 248 Addie Roy Road, Suite B-103, Austin, Texas 78746, by 10:00 a.m. C.S.T. on the date of the sale.

Written Bids/Bids Delivered in Person: Written bids, plainly marked "Bid for Bonds" should be addressed to the Board of Directors of Reunion Ranch Water Control and Improvement District, and if delivered in person, delivered to Garry Kimball, Specialized Public Finance Inc., 248 Addie Roy Road, Suite B-103, Austin, Texas 78746, by 10:00 a.m., C.D.T., on Tuesday, November 17, 2020. All bids must be signed and submitted on the "Official Bid Form."

Electronic Bidding Procedures: Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY by 10:00 a.m., C.S.T., on Tuesday, November 17, 2020 as described in the "Official Notice of Sale" described below.

Bids by Telephone or Facsimile: Telephone bids will be accepted at (512) 275-7300, between 9:30 a.m. and 10:00 a.m., C.S.T. on the date of the bid opening. Facsimile bids will be accepted at (512) 275-7305 between 9:30 a.m. and 10:00 a.m., C.S.T., to the attention of Garry Kimball, on Tuesday, November 17, 2020, all as described in the "Official Notice of Sale" described below.

Information: The Bonds are more completely described in the "Official Notice of Sale," "Official Bid Form" and the "Preliminary Official Statement" which may be obtained from Specialized Public Finance Inc., 248 Addie Roy Road, Suite B-103, Austin, Texas 78746, Financial Advisor to the District.

The bidder whose bid is the winning bid in accordance with the "Official Notice of Sale" will be notified immediately and must submit a SIGNED Official Bid Form in connection with the sale by 10:00 a.m., C.S.T. on Tuesday, November 17, 2020, to Garry Kimball, Specialized Public Finance Inc. at (512) 275-7305. Additionally, pursuant to Texas Government Code Section 2252.908, the District may not award the Bonds to the winning bidder unless the bidder submits a Certificate of Interested Parties Form 1295, as prescribed by the Texas Ethics Commission, to the District, before the District formally votes to award the Bonds to the winning bidder, in accordance with the "Official Notice of Sale."

The District reserves the right to reject any or all bids for the Bonds and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," the "Preliminary Official Statement" and the "Official Bid Form."

Board of Directors
Reunion Ranch Water Control
and Improvement District



MAXWELL LOCKE & RITTER LLP

Accountants and Consultants

An Affiliate of CPAmerica International

tel (512) 370 3200 fax (512) 370 3250
www.mlrllp.com

Austin: 401 Congress Avenue, Suite 1100
Austin, TX 78701

Round Rock: 411 West Main Street, Suite 300
Round Rock, TX 78664

October 9, 2020

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

Dear Board Members:

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for Reunion Ranch Water Control and Improvement District (the "District").

We will apply the agreed-upon procedures which the Texas Commission on Environmental Quality (the "Commission") has specified, detailed below, solely to assist you with respect to reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures performed or to be performed is solely the responsibility of the District and the Commission and we will require an acknowledgement in writing of that responsibility. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which our report has been requested or for any other purpose.

Because the agreed-upon procedures listed below do not constitute an examination or review, we will not express an opinion or conclusion on the reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020. In addition, we have no obligation to perform any procedures beyond those listed below.

The procedures we will perform are summarized as follows:

1. Information for the use of the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020, will be obtained from the Commission order and technical memorandum.
2. Information for the costs to be reimbursed to the developer will be obtained from inspection of reimbursable costs and related supporting documentation.
3. Non-construction costs to be funded from the proceeds will be obtained from invoices and discussions with various parties who are to be reimbursed.

Affiliated Company

ML&R WEALTH MANAGEMENT LLC

*"A Registered Investment Advisor"
This firm is not a CPA firm*

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the District. If, for any reason, we are unable to complete any of the procedures, we will describe in our report any restrictions on the performance of the procedures, or not issue a report and withdraw from the engagement. If circumstances occur relating to the condition of your records, the availability of evidence, or the existence of a significant risk of material misstatement of the subject matter caused by error or fraud, which in our professional judgment prevent us from completing the engagement or reporting findings on the subject matter or assertion, we retain the right to take any course of action permitted by professional standards, including declining to report findings or issue a report, or withdrawing from the engagement. You understand that the report is intended solely for the information and use of the District and the Commission, and should not be used by anyone other than these specified parties. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, we will communicate to you any known and suspected fraud and noncompliance with laws or regulations affecting the reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020 that come to our attention. In addition, if, in connection with this engagement, matters come to our attention that contradict the reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020, we will disclose those matters in our report. Such disclosures, if any, may not necessarily include all matters that might have come to our attention had we performed additional procedures or an examination or review.

You are responsible for the reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020 and that it is in accordance with requirements of the Commission. You are responsible for determining that such criteria and procedures are appropriate for your purposes. You are also responsible for, and agree to provide us with, a written assertion about the reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020. In addition, you are responsible for providing us with (1) access to all information of which you are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

Commonly requested non-attest services include advisory services, tax services, appraisal, valuation and actuarial services, benefit plan administration services, bookkeeping services, subject matter preparation, corporate finance consulting services, and executive or employee recruiting services. We will perform the services in accordance with applicable professional standards. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You are responsible for assuming all management responsibilities and for overseeing any nonattest services we provide by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience. In addition, you are responsible for evaluating the adequacy and results of the services performed and accepting responsibility for the results of such services.

Jimmy Romell is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We plan to begin our procedures upon receipt of the Commission order and technical memorandum and, unless unforeseeable problems are encountered, the engagement should be completed prior to closing of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020. At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from management that, among other things, will confirm management's responsibility for the reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020 in accordance with the requirements of the Commission.

We estimate that our fees for these services will range from \$10,000 to \$12,000. Fees will not exceed \$12,000 without prior approval of the District.

In the event we are required to respond to a subpoena, court order, or other legal process for the production of documents and/or testimony relative to information we obtained and/or prepared during the course of this engagement, you agree to compensate us at our hourly rates for the time we expend in connection with such response, and to reimburse us for all of our out-of-pocket costs incurred in that regard.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you concerning the scope and estimated fees for those additional services. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

The parties to this engagement agree that any dispute that may arise regarding the meaning, performance or enforcement of this or any prior engagement between them (except actions by the firm to enforce payment of its professional invoices), will, prior to resorting to litigation, be submitted to mediation, and that they will engage in the mediation process in good faith. Any mediation initiated as a result of this engagement shall be administered within the county of Travis, Texas, by the American Arbitration Association, according to its mediation rules, and any ensuing litigation shall be conducted within said county, according to Texas law without regard to the conflict of laws or provisions thereof. The results of any such mediation shall be binding only upon agreement of each party to be bound. The parties participating in the mediation shall bear their own costs, except that any charges assessed by the mediation organization shall be shared equally by the participating parties.

Any claim arising out of this engagement, except our actions to enforce payment of our invoices, must be asserted within one year from the completion of services or the date any such cause of action accrues, whichever is later, unless otherwise barred by the applicable statute of limitation.

In connection with this engagement, you agree that we may communicate with you or others via email transmission, and by signing this letter you authorize us to do so. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by an addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

The District may terminate this engagement at any time by providing written notice of termination to us. In the event of such termination, the District will provide compensation to us on a time and materials basis for all services rendered prior to termination.



We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we will require that they acknowledge in writing their agreement with the procedures performed or to be performed and their responsibility for the sufficiency of the procedures.

Sincerely,

Maxwell Locke & Ritter LLP

Maxwell Locke & Ritter LLP

This letter correctly sets forth the understanding of Reunion Ranch Water Control and Improvement District:

Name

Date



**Reunion Ranch WCID
General Manager Reports for the month of
September 2020
Board Meeting: October 20th 2020**

Reviewed By: Makenzi Scales

Date: 10/12/2020



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: Makenzi Scales/Jesse L. Kennis II

Date: 10.12.2020

Subject: General Manager's Executive Summary Report

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

1) Water System

- a) 481 active connections. 12.35 MG purchased for the month. 2.05% water gain.
- b) Chlorine residuals and bacteriological samples satisfactory.
- c) 13 delinquent letters mailed out, 0 tags hung, zero disconnects. (120-day arrears \$345.)

2) WWTP/Collection System

- a) Total flows 1.511 MG, average 50,400 GPD, 100.8% capacity.
- b) Equalization Basin project has begun – K2 Contractor
- c) Lift Station 1 (Adam Court) Two pumps are back in and running – no issues have been reported since.
- d) Update on manhole # 61. Inframark maintenance technicians investigated and determined that the manhole is clean but the convert flow is not flowing. Next step will be to camera the line to determine what is blocking it.
- e) All of the manhole lids in the greenspaces have been bolted down as of 9/22.
- f) Drip Field Winter Rye overseeding has been done and they are already growing well.
- g) Meeting for preconstruction of the plant took place on Thursday, October 15, 2020, regarding plant expansion.

3) Drainage/Ponds

- a) Erosion Control and Pond inspection conducted September 21, 2020.

4) Customer Care

- a) No payment plans requested.

Current Items Requiring Board Approval

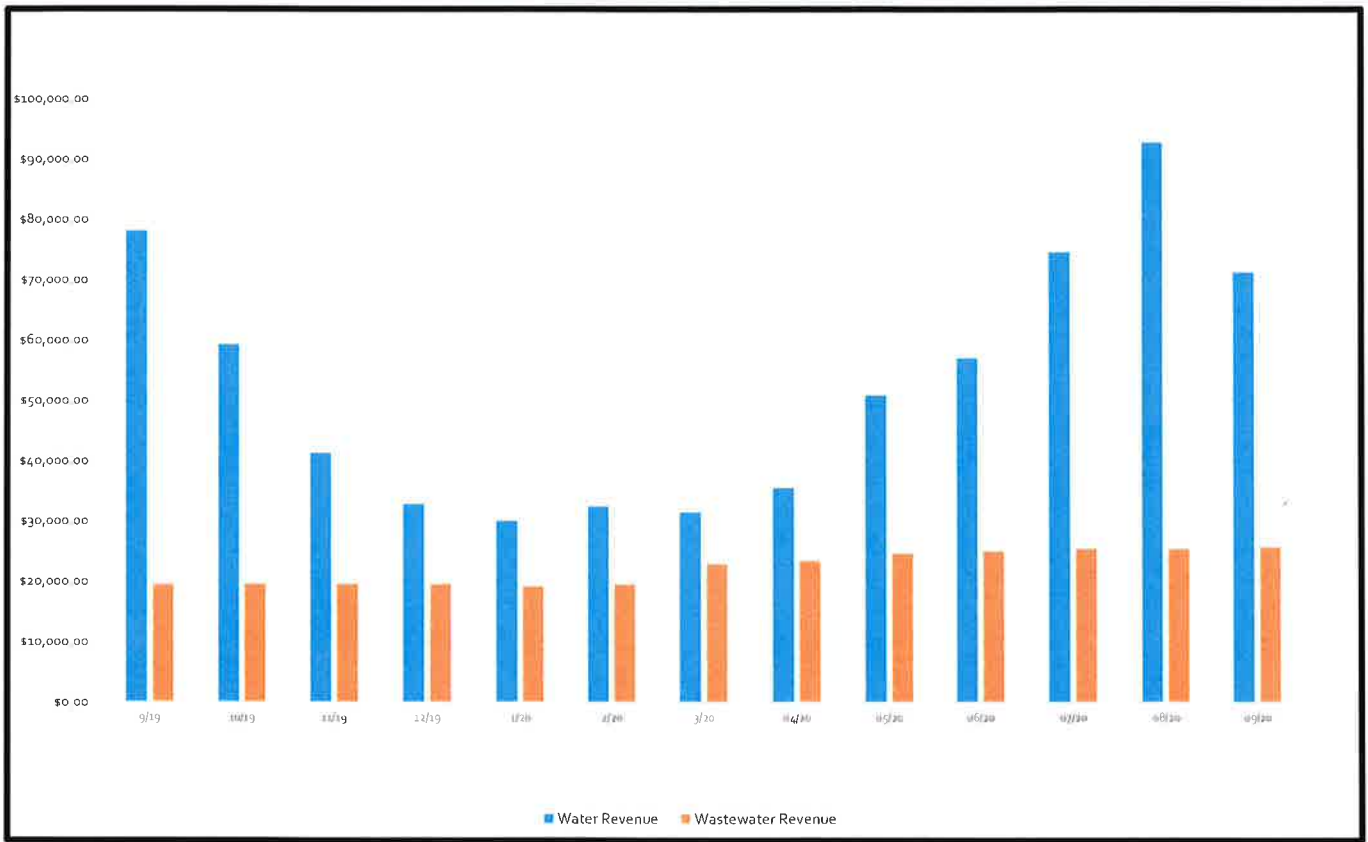
Vendor	Amount	WO#	Budget Amount	Description



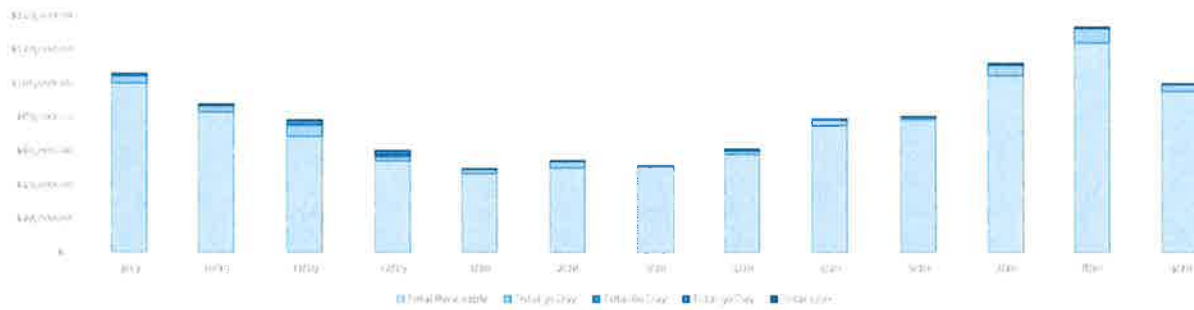
Billing Summary

Description	Connections		Variance
	Sep-19	Sep-20	
Residential	387	465	78
Commercial - HOA	9	14	
Hydrant	2	1	(1)
Tracking	1	1	-
Reclaimed	-	-	
Total Number of Accounts Billed	399	481	82
	Consumption		
Residential	9,083,000	8,876,000	(207,000)
Commercial - HOA	3,158,000	2,921,000	(237,000)
Hydrant	47,000	-	(47,000)
Tracking	1,213,000	553,000	(660,000)
Reclaimed	-	-	
Total Gallons Consumed	13,501,000	12,350,000	(1,151,000)
	Average Consumption		
Residential	23,470	19,088	(4,382)
Commercial - HOA	-	208,643	-
Hydrant	23,500	-	(23,500)
Tracking	1,213,000	553,000	(660,000)
Reclaimed	-	-	
Avg Water Use for Accounts Billed	33,837.09	25,675.68	(8,161)
Total Billed	89,352	99,295	9,943
Total Aged Receivables	(6,639)	(4,179)	2,460
Total Receivables	82,713	95,116	12,403

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+
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	\$ 185.35
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
9/20	\$ 95,115.55	\$ 3,916.26	\$ 47.55	\$ -	\$ 343.65

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

Delinquent Letter Mailed 13
 Delinquent Tags Hung N/A
 Disconnects for Non Payment N/A



Water Production and Quality

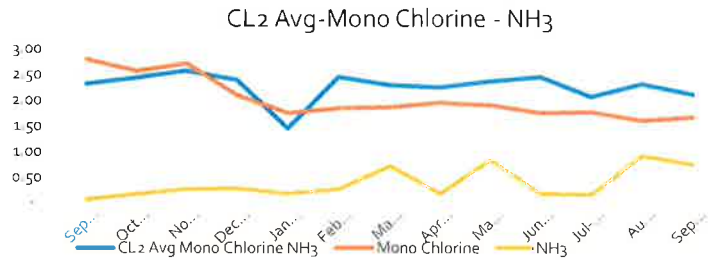
Water Quality Monitoring

Current Annual Avg

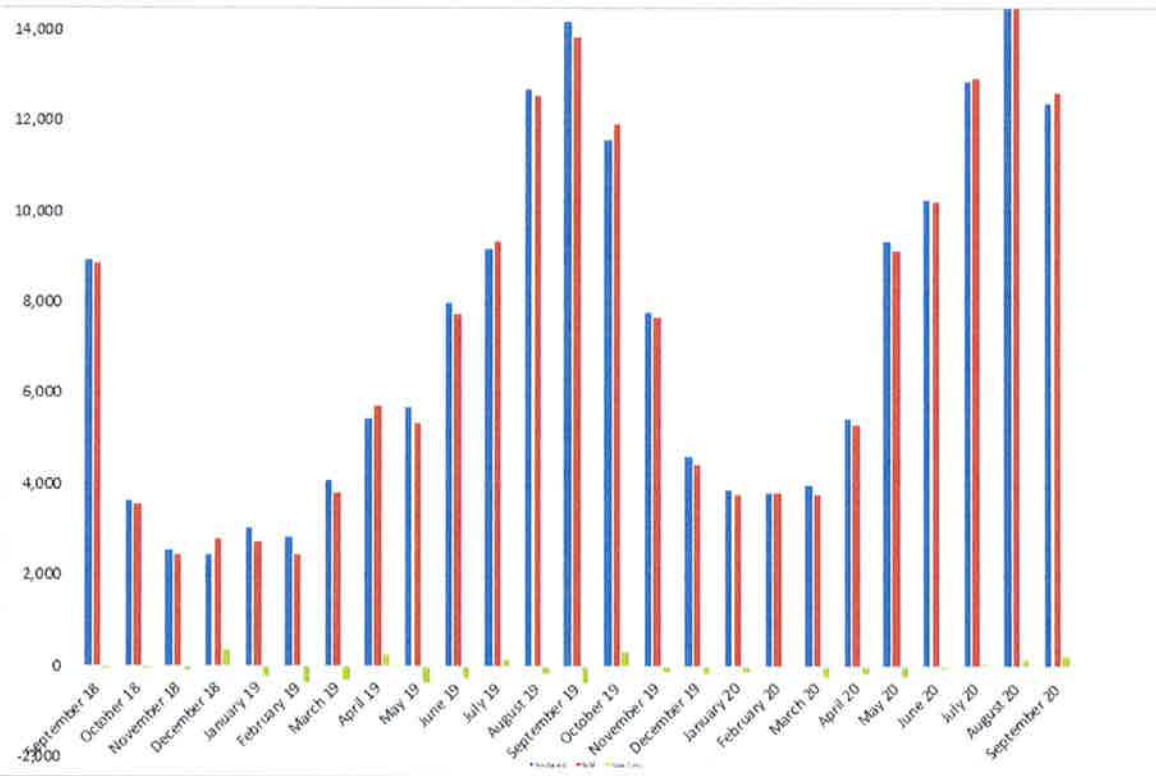
2.30

State Requirements Must Be Above .50

Date	CL2 Avg	Mono Chlorine	NH3
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
Sep-20	2.10	1.66	0.74



Water Accountability Report

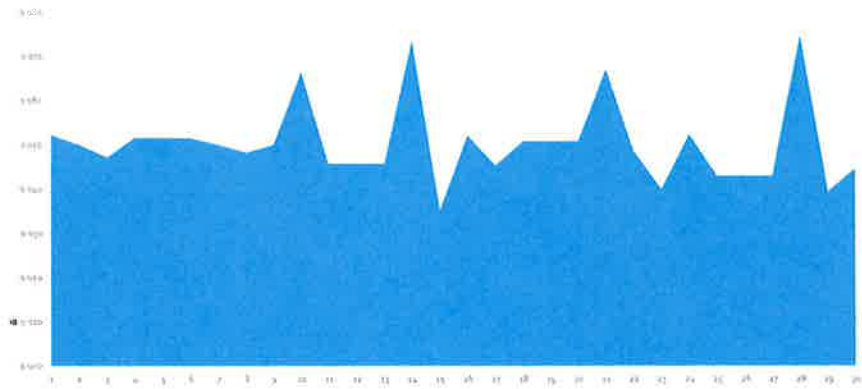


Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
September 18	9/18/18	308	8,933	8,891	20	(22)	-0.24%	99.76%
October 18	10/18/18	312	3,603	3,663	20	80	2.21%	102.21%
November 18	11/18/18	317	2,567	2,469	30	(68)	-2.65%	97.35%
December 18	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%
September 20	9/18/20	481	12,398	12,644	8	254	2.05%	102.05%



Wastewater Production and Quality

Wastewater Flows for the Month of September



For the Month of September

	PERMIT	ACTUAL	COMPLIANT	PERCENT
Flow WWTP (Avg.)	0.05 MGD	0.050 MGD	Yes	100%
BOD (Avg)	20 mg/L	8.0 mg/L	Yes	
TSS (Avg)	20 mg/L	10.3 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	1.3 mg/L	Yes	
PH (Min)	6.0 Std Units	7.75 Std Units	Yes	
PH (Max)	9.0 Std Units	7.75 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	481	1,511,000	50,000	104	100%
Aug-20	474	1,661,000	54,000	114	108%
Jul-20	488	1,542,000	50,000	107	100%
Jun-20	463	1,594,000	53,100	115	108%
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		12,854,000	46,877.78	103	94%
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	95	72%
Dec-18	320	953,000	31,000	97	62%
Nov-18	317	858,000	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	263	631,000	23,000	81	46%
Jan-18	275	791,000	26,000	95	52%
TOTALS		11,088,000	33,182	102	61%



**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	09.21.20
WO :	2333199
TECH:	TAMMY YBARRA

Pond Location	DENISE COVE DRAIN
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?	GRASS IN BULLROCK & SEDIMENT BUILD UP IN FRONT
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

COMMENTS





**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	09.21.20
WO :	2333199
TECH:	TAMMY YBARRA

Pond Location	JANYE COVE DRAIN
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?	NO

SILT BUILD UP AND HOLDING WATER

COMMENTS **WO 2367061 - CLEARING SILT SO THAT DRAIN WILL NOT HOLD**





**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	09.21.20
WO :	2333199
TECH:	TAMMY YBARRA

Pond Location	MARY ELISE WQP 2-2
Pond water level	DRY
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?	NO
Is vegetation below 18" in height?	
Trees or brush found in basin area?	
Condition of the media?	
Condition of vegetation around the out fall pipe	
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?	NO
COMMENTS	





**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT:	REUNION RANCH
DATE:	09.21.20
WO :	2333199
TECH:	TAMMY YBARRA

Pond Location	WQP 2-4 END OF KATIE
Pond water level	DAMP AND HOLING IN PLACES
Does the pond drain within 48 hours?	NO
Sediment depth in the forbay?	SOME
Sediment depth in the sand filter area?	
Trash found at site?	NO
is vegetation below 18" in height?	IN SOME AREAS
Trees or brush found in basin area?	NO
Condition of the media?	SOME SILT
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.)?	NO
Discharge valve open operational	NA
Emergency bypass valve closed and operational	NA
Are all inlets in area clear of debris and sediment?	NO
CHANNEL IN BACK OF POND FULL OF VEGETATION - WO 2367086	SILT IN SAND AREA AND NOT DRAINING - INLET AND SPLITING BOX NEEDS CLEANING
COMMENTS	WO 2367082





**STORMWATER POND INSPECTION
WET POND**

DISTRICT:	REUNION RANCH
DATE:	09.21.20
WO :	2333199
TECH:	TAMMY YBARRA

Pond Location	WQP 3-1 BEHIND 3105 REUNION
Pond water level	
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?	NO
Is vegetation below 18" in height?	
Trees or brush found in basin area?	
Condition of the media?	
Condition of vegetation around the out fall pipe	
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.)?	NO
Discharge valve open operational	NA
Emergency bypass valve closed and operational	NA
Are all inlets in area clear of debris and sediment?	NO

COMMENTS





**STORMWATER POND INSPECTION
WET POND**

DISTRICT:	REUNION RANCH
DATE:	09.21.20
WO:	2333199
TECH:	TAMMY YBARRA

Pond Location	WQP 3-3 BEHIND 3142 REUNION
Pond water level	WET POND
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?	NO
Is vegetation below 18" in height?	
Trees or brush found in basin area?	
Condition of the media?	
Condition of vegetation around the out fall pipe	
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.)?	NO
Discharge valve open operational	NA
Emergency bypass valve closed and operational	NA
Are all inlets in area clear of debris and sediment?	

COMMENTS





SOMMERS
MARKETING + PUBLIC RELATIONS

**ESTIMATE
FOR PROJECTED WORK**

Date of Estimate

May 14, 2020

JOB DESCRIPTION

Company

Coppera Plumbing and Commercial Services

Project & Description

Design of Qualifications Packet

JOB

TIME

FEE

E-Mail Marketing Launch Elements:

- Set up of Constant Contact e-mail marketing account
- Addition of opt-in embed form onto RRWCID site in various locations on site
- Design of RRWCID e-mail template for use in sharing ongoing communications pieces

15-20 hours

\$1,500-\$2,000

Ongoing E-Mail Distribution

- Ongoing loading of communications pieces into Constant Contact with links set up to point back to website for distribution (can work with Jeniffer to allow for internal distribution if desired)

1.5-2.5 hours

\$150-\$250/e-blast

Separate Expense – subscription cost for Constant Contact (based on number of contacts, and subject to change as contact numbers grow)

Constant Contact

Estimated \$20/mo.

Terms & Conditions

I agree to the terms and prices of this contact and will remit payment at the time services are rendered.

Please sign and date

EMAIL asommers@sommersmarketing.com · WEB sommersmarketing.com
TEL (512) 330-0500 · ADDR 5900 Southwest Parkway, Ste. 5-520, Austin, TX 78735

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 25, 2020

CERTIFIED MAIL #9489 0090 0027 6008 7578 67
RETURN RECEIPT REQUESTED

Mr. Nathan Neese, President
Reunion Ranch Water Control and Improvement District
12912 Hill Country Blvd., Building F, Suite 232
Willatt & Flickinger, PLLC
Austin, Texas, 78738-6328

Re: Notice of Enforcement for Compliance Evaluation Investigation at:
Reunion Ranch Water Control and Improvement District Wastewater Treatment
Facility - Site A
Located at 100 Jayne Cove in Hays County, Texas
Regulated Entity No.: RN104000658, TCEQ ID No.: WQ0014480001, Investigation
No. 1665308

Dear Mr. Neese:

On July 10, 2020, July 15, 2020, August 10, 2020, and August 11, 2020, Mr. Christopher Bost of the Texas Commission on Environmental Quality (TCEQ) Austin Region Office conducted an investigation of the above-referenced regulated entity to evaluate compliance with applicable requirements for wastewater treatment. During this investigation, certain outstanding alleged violations were documented. Enclosed is a summary which lists the investigation findings and recommended corrective actions. Additional recommended corrective actions may be provided by the Enforcement Division.

In the listing of the alleged violations, we have cited applicable requirements, including TCEQ rules. Please note that both the rules themselves and the agency brochure entitled *Obtaining TCEQ Rules* (GI 032) are located on our agency website at <http://www.tceq.texas.gov> for your reference. If you would like a hard copy of this brochure mailed to you, you may call and request one from either the Austin Region Office at 512-339-2929 or the Central Office Publications Ordering Team at 512-239-0028.

Also, please be advised that the Legislature has granted enforcement powers to the TCEQ to carry out its mission to protect human health and the environment. Due to the apparent seriousness of the alleged violations, formal enforcement action has been initiated, and additional violations may be cited upon further review. We encourage you to immediately begin taking actions to address the outstanding alleged violations.

In responding with prompt corrective action, the administrative penalty to be assessed may be limited.

The Commission recognizes that the great majority of the regulated community wants to prevent pollution and to comply with environmental laws. We dedicate considerable resources toward making voluntary compliance achievable. But where compliance has not been met it is our duty to protect the public and the environment by enforcing the state's environmental laws, regulations, and permits.

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

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

printed on recycled paper

Mr. Nathan Neese, President
Page 2
September 25, 2020

Also, if you believe the violations documented in this notice have been cited in error, **and** you have additional information that we are unaware of, you may request a meeting to discuss this enforcement matter. To request a meeting, send a letter describing the additional information to the address shown below.

Manager, Water Section
Enforcement Division, MC 219
Re: Enforcement Meeting Request
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

If you or members of your staff have any questions, please feel free to contact Mr. Christopher Bost in the Austin Region Office at (512) 239-7021 or by e-mail at christopher.bost@tceq.texas.gov.

Sincerely,



Shawn Stewart, Water Section Manager
Austin Region Office
Texas Commission on Environmental Quality

SS/CB

- cc: Mr. James Wolfe, Environmental Compliance Advisor, Inframark Water Infrastructure Operations, 32259 Morton Road, Brookshire, Texas 77423-8787 (Include Enclosure)
- Mr. Jesse Kennis, General Manager, Inframark Water Infrastructure Operations, 14050 Summit Drive, Suite 103, Austin, Texas 78728-7101 (Include Enclosure)
- Dennis Lozano, P.E., Vice President, Murfee Engineering Company, Inc., 1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746 (Include Enclosure)
- Mr. Bill Flickinger, Attorney, Willatt & Flickinger, 12912 Hill County Blvd., Building F, Suite 232, Austin, Texas, 78738 (Include Enclosure)

Enclosure: Summary of Investigation Findings

Summary of Investigation Findings

REUNION RANCH WASTEWATER PLANT A

100 JAYNE CV
AUSTIN, HAYS COUNTY, TX 78737

Investigation #

1665308
Investigation Date: 07/10/2020

Additional ID(s): WQ0014480001
R14480001

OUTSTANDING ALLEGED VIOLATION(S) ASSOCIATED TO A NOTICE OF ENFORCEMENT

Track No: 721010 Compliance Due Date: To Be Determined

30 TAC Chapter 217.281(a)

30 TAC Chapter 217.281(b)

30 TAC Chapter 217.5(a)

30 TAC Chapter 305.125(1)

30 TAC Chapter 305.125(5)

PERMIT WQ0014480001, Eff. Lim. & Mon. Req. No. A, Pg. 2

Effluent Limitations and Monitoring Requirements: Sites A and B: No. A, Page 2

PERMIT WQ0014480001, Operational Requirements No. 1, Page 11

Operational Requirements No. 1, Page 11

Alleged Violation:

Investigation: 1575936

Comment Date: 07/24/2019

Failed to provide the chlorine contact chamber required by the wastewater permit. Specifically, liquid bleach was being added to the Wastewater Treatment Facility's (WWTF's) effluent in an effluent pump pit following the sequence batch reactor (SBR) treatment system and prior to the effluent storage/dosing tank. According to the operations staff, since there is no designated chlorine contact chamber at the WWTF, the WWTF's effluent storage/dosing tank serves as the chlorine contact basin.

Under the "General Description and Location of Waste Disposal System" section on the first page of the current wastewater permit, the permit states that "Treatment units in the Interim phase include a bar screen, flow equalization tank, SBR, and chlorine contact chamber. The facility included one storage/dosing tank with a total capacity of 0.67 acre-feet for storage."

Additionally, the "Treatment Process Description" provided as part of the February 2014 permit renewal application and the October 2014 permit amendment application describes the existing treatment process as: "The influent passes through a manually cleaned bar screen before entering a flow equalization tank. The wastewater is released in batches from this basin into the reactor chamber. A combination aerator, mixer, and decanter treats, decants, and pumps the wastewater through the chlorine contact basin into a dosing tank."

Investigation: 1622930

Comment Date: 01/13/2020

See the violation description under Investigation No. 1575936.

Investigation: 1665308

Comment Date: 09/17/2020

See the violation description under Investigation No. 1575936.

As of July 10, 2020, a dedicated chlorine contact chamber had not been constructed at the WWTF.

Recommended Corrective Action: Submit documentation demonstrating that a designated chlorine contact chamber, meeting the design criteria established in 30 Texas Administrative Code, Chapter 217 (effective December 4, 2015) and Effluent Limitations and Monitoring Requirements: Sites A and B: No. A in the water quality permit, has been constructed and placed into service.

Additional corrective actions may be required by the TCEQ Enforcement Division.

Track No: 721013 **Compliance Due Date:** To Be Determined

30 TAC Chapter 305.125(1)

30 TAC Chapter 319.5(a)

PERMIT WQ0014480001, Eff. Lim. & Mon. Req. No. B, Pg. 2

Effluent Limitations and Monitoring Requirements: Sites A and B: No. B, Page 2

Alleged Violation:

Investigation: 1575936

Comment Date: 07/24/2019

Failed to conduct effluent monitoring after the final treatment unit and prior to the storage of the treated effluent. Specifically, the operations staff has been collecting effluent samples from an effluent sample spigot, which pulls effluent from the main effluent line going from the effluent storage/dosing tank to the land application fields.

The Wastewater Treatment Facility's (WWTF's) current treatment process consists of a manual bar screen, flow equalization tank, sequence batch reactor (SBR) treatment system, an effluent pump pit (in which liquid bleach is added to disinfect the effluent), and an effluent storage/dosing tank. According to the first page of the wastewater permit, the effluent storage/dosing tank is supposed to provide a total capacity of 0.67 acre-feet for effluent storage.

Investigation: 1622930

Comment Date: 01/13/2020

See the violation description under Investigation No. 1575936.

Investigation: 1665308

Comment Date: 09/17/2020

See the violation description under Investigation No. 1575936.

As of July 10, 2020, effluent samples were still being collected from the effluent sample spigot, which pulls effluent from the main effluent line going from the effluent storage/dosing tank to the land application fields.

Recommended Corrective Action: Submit documentation demonstrating that effluent samples are now being collected following the Sequence Batch Reactor treatment system and the chlorine contact chamber (once constructed) and prior to the effluent storage/dosing tank.

Additional corrective actions may be required by the TCEQ Enforcement Division.

Track No: 757817 **Compliance Due Date:** To Be Determined

30 TAC Chapter 217.330(d)

Alleged Violation:

Investigation: 1665308

Comment Date: 08/24/2020

Failed to provide vacuum breakers on all potable water spigots. Specifically, on July 10, 2020, a pressure vacuum breaker was not provided on the potable water spigot located at the water meter box.

Recommended Corrective Action: Submit documentation that a pressure vacuum breaker has been installed on the potable water spigot.

Additional corrective actions may be required by the TCEQ Enforcement Division.

Track No: 757821 **Compliance Due Date:** To Be Determined

30 TAC Chapter 305.125(1)

PERMIT WQ0014480001, Eff. Lim. & Mon. Req.: Sit A & B: No. A

Effluent Limitations and Monitoring Requirements: Sites A and B: No. A, Page 2

PERMIT WQ0014480001, Sp. Pro. for Sit. A: Sub. Dr. Irr. No. 3

Special Provisions for Site A: Subsurface Drip Irrigation for the Interim and Final Phases No. 3, Page 31

Alleged Violation:

Failed to maintain compliance with the permitted effluent limits. Specifically, based on a review of the Wastewater Treatment Facility's (WWTF's) monthly effluent summary sheets and laboratory effluent data, the following effluent violations occurred between December 2019 and July 2020:

- 1.) The following Biochemical Oxygen Demand, 5-day (BOD5) daily average concentrations exceeded the permitted limit of 20 mg/L:
 - a. January 2020: The daily average concentration of 47.6 mg/L exceeded the permitted limit by more than 40%.
 - b. February 2020: The daily average concentration of 36.25 mg/L exceeded the permitted limit by more than 40%.
- 2.) The following Total Suspended Solids (TSS) daily average concentrations exceeded the permitted limit of 20 mg/L:
 - a. January 2020: The daily average concentration of 63.8 mg/L exceeded the permitted limit by more than 40%.
 - b. February 2020: The daily average concentration of 74.75 mg/L exceeded the permitted limit by more than 40%.
 - c. March 2020: The daily average concentration of 37.25 mg/L exceeded the permitted limit by more than 40%.
- 3.) The following BOD5 7-Day Average concentrations exceeded the permitted limit of 30 mg/L:
 - a. January 2, 2020: The concentration of the BOD5 grab sample collected on January 2, 2020 was 38 mg/L.
 - b. January 10, 2020: The concentration of the BOD5 grab sample collected on January 10, 2020 was 46 mg/L, which exceeded the permitted limit by more than 40%.
 - c. January 16, 2020: The concentration of the BOD5 grab sample collected on January 16, 2020 was 64 mg/L, which exceeded the permitted limit by more than 40%.
 - d. January 21, 2020: The concentration of the BOD5 grab sample collected on January 21, 2020 was 38 mg/L.
 - e. January 28, 2020: The concentration of the BOD5 grab sample collected on January 28, 2020 was 52 mg/L, which exceeded the permitted limit by more than 40%.
 - f. February 4, 2020: The concentration of the BOD5 grab sample collected on February 4, 2020 was 40 mg/L.
 - g. February 11, 2020: The concentration of the BOD5 grab sample collected on February 11, 2020 was 57 mg/L, which exceeded the permitted limit by more than 40%.
 - h. May 26, 2020: The concentration of the BOD5 grab sample collected on May 26, 2020 was 31 mg/L.
- 4.) The following TSS 7-Day Average concentrations exceeded the permitted limit of 30 mg/L:
 - a. January 2, 2020: The concentration of the TSS grab sample collected on January 2, 2020 was 42 mg/L, which exceeded the permitted limit by 40%.
 - b. January 10, 2020: The concentration of the TSS grab sample collected on January 10, 2020 was 49 mg/L, which exceeded the permitted limit by more than 40%.
 - c. January 16, 2020: The concentration of the TSS grab sample collected on January 16,

2020 was 103 mg/L, which exceeded the permitted limit by more than 40%.

d. January 21, 2020: The concentration of the TSS grab sample collected on January 21, 2020 was 50 mg/L, which exceeded the permitted limit by more than 40%.

e. January 28, 2020: The concentration of the TSS grab sample collected on January 28, 2020 was 75 mg/L, which exceeded the permitted limit by more than 40%.

f. February 4, 2020: The concentration of the TSS grab sample collected on February 4, 2020 was 46 mg/L, which exceeded the permitted limit L by more than 40%.

g. February 11, 2020: The concentration of the TSS grab sample collected on February 11, 2020 was 142 mg/L, which exceeded the permitted limit by more than 40%.

h. February 19, 2020: The concentration of the TSS grab sample collected on February 19, 2020 was 63 mg/L, which exceeded the permitted limit by more than 40%.

i. February 25, 2020: The concentration of the TSS grab sample collected on February 25, 2020 was 48 mg/L, which exceeded the permitted limit by more than 40%.

j. March 10, 2020: The concentration of the TSS grab sample collected on March 10, 2020 was 53 mg/L, which exceeded the permitted limit by more than 40%.

k. March 17, 2020: The concentration of the TSS grab sample collected on March 17, 2020 was 67 mg/L, which exceeded the permitted limit by more than 40%.

5.) The following BOD5 concentrations exceeded the permitted Daily Maximum limit of 45 mg/L:

a. January 10, 2020: The concentration of the BOD5 grab sample collected on January 10, 2020 was 46 mg/L.

b. January 16, 2020: The concentration of the BOD5 grab sample collected on January 16, 2020 was 64 mg/L, which exceeded the permitted limit by more than 40%.

c. January 28, 2020: The concentration of the BOD5 grab sample collected on January 28, 2020 was 52 mg/L.

d. February 11, 2020: The concentration of the BOD5 grab sample collected on February 11, 2020 was 57 mg/L.

6.) The following TSS concentrations exceeded the permitted Daily Maximum limit of 45 mg/L:

a. January 10, 2020: The concentration of the TSS grab sample collected on January 10, 2020 was 49 mg/L.

b. January 16, 2020: The concentration of the TSS grab sample collected on January 16, 2020 was 103 mg/L, which exceeded the permitted limit by more than 40%.

c. January 21, 2020: The concentration of the TSS grab sample collected on January 21, 2020 was 50 mg/L.

d. January 28, 2020: The concentration of the TSS grab sample collected on January 28, 2020 was 75 mg/L, which exceeded the permitted limit by more than 40%.

e. February 4, 2020: The concentration of the TSS grab sample collected on February 4, 2020 was 46 mg/L.

f. February 11, 2020: The concentration of the TSS grab sample collected on February 11, 2020 was 142 mg/L, which exceeded the permitted limit by more than 40%.

g. February 19, 2020: The concentration of the TSS grab sample collected on February 19, 2020 was 63 mg/L, which exceeded the permitted limit by 40%.

- h. February 25, 2020: The concentration of the TSS grab sample collected on February 25, 2020 was 48 mg/L.
- i. March 10, 2020: The concentration of the TSS grab sample collected on March 10, 2020 was 53 mg/L.
- j. March 17, 2020: The concentration of the TSS grab sample collected on March 17, 2020 was 67 mg/L, which exceeded the permitted limit by more than 40%.
- 7.) The following TSS concentrations exceeded the permitted Single Grab limit of 65 mg/L:
- a. January 16, 2020: The concentration of the TSS grab sample collected on January 16, 2020 was 103 mg/L, which exceeded the permitted limit by more than 40%.
- b. January 28, 2020: The concentration of the TSS grab sample collected on January 28, 2020 was 75 mg/L.
- c. February 11, 2020: The concentration of the TSS grab sample collected on February 11, 2020 was 142 mg/L, which exceeded the permitted limit by more than 40%.
- d. March 17, 2020: The concentration of the TSS grab sample collected on March 17, 2020 was 67 mg/L.

8.) June 2020: The daily average flow of 0.0531 million gallons per day (MGD) exceeded the permitted limit of 0.05 MGD.

Recommended Corrective Action: Submit documentation describing the actions taken to prevent additional effluent violations.

Submit documentation demonstrating that the wastewater treatment facility has returned to compliance with permitted effluent limits, including 3 consecutive months of recent effluent data following the last non-compliant monitoring period.

Additional corrective actions may be required by the TCEQ Enforcement Division.

Track No: 757824 **Compliance Due Date:** To Be Determined

30 TAC Chapter 305.125(1)

30 TAC Chapter 305.125(5)

PERMIT WQ0014480001, Operational Requirements No. 1, Page 11

Operational Requirements No. 1, Page 11

PERMIT WQ0014480001, Sp. Pro. for Sit. A: Sub. Dr. Irr. No. 4

Special Provisions for Site A: Subsurface Drip Irrigation for the Interim and Final Phases No. 4, Page 31

Alleged Violation:

Investigation: 1665308

Comment Date: 08/24/2020

Failed to ensure that the subsurface irrigation areas are designed and managed to prevent ponding or surfacing of effluent or contamination of ground and surface water and to prevent the occurrence of nuisance conditions in the area. Specifically, on July 10, 2020, effluent ponding was observed in effluent disposal Zone Nos. 1, 2-H, 16, and 22.

Recommended Corrective Action: Submit documentation describing the corrective actions taken to prevent additional ponding of effluent in these zones.

Submit documentation demonstrating that effluent ponding is no longer occurring in these zones.

Additional corrective actions may be required by the TCEQ Enforcement Division.

Track No: 757825 **Compliance Due Date:** To Be Determined

30 TAC Chapter 305.125(1)

30 TAC Chapter 305.125(5)

PERMIT WQ0014480001, Operational Requirements No. 1, Page 11
 Operational Requirements No. 1, Page 11

PERMIT WQ0014480001, Sp. Pr. for Sit. A: Sub. Dr. Irr. No. 4
 Special Provisions for Site A: Subsurface Drip Irrigation for the Interim and Final Phases No. 4, Page 31

PERMIT WQ0014480001, Sp. Pr. for Sit. A: Sub. Dr. Irr. No. 6
 Special Provisions for Site A: Subsurface Drip Irrigation for the Interim and Final Phases No. 6, Page 31

Alleged Violation:

Investigation: 1665308

Comment Date: 09/17/2020

Failed to ensure that Bermuda and Ryegrass is established and well maintained in the subsurface irrigation areas throughout the year for effluent and nutrient uptake by the crop and to prevent pathways for effluent surfacing. Specifically, on July 10, 2020, an extensive area of dead grass/vegetation was observed in Zone No. 24. This zone was operational at the time of the investigation. Live grass/vegetation was observed outside of this area.

Recommended Corrective Action: Submit documentation that the areas have been re-sodded or re-seeded with Bermuda and Ryegrass and are now being properly maintained.

Additional corrective actions may be required by the TCEQ Enforcement Division.

Track No: 759907 Compliance Due Date: To Be Determined

30 TAC Chapter 217.3(a)
30 TAC Chapter 217.3(b)
30 TAC Chapter 305.125(1)
30 TAC Chapter 305.125(5)

PERMIT WQ0014480001, Operational Requirements No. 1, Page 11
 Operational Requirements No. 1, Page 11

PERMIT WQ0014480001, Sp. Pro. for Sit. A: Sub. Dr. Irr. No. 3
 Special Provisions for Site A: Subsurface Drip Irrigation for the Interim and Final Phases No. 3, Page 31

Alleged Violation:

Investigation: 1665308

Comment Date: 09/17/2020

Failed to maintain and operate the Facility in order to achieve optimum efficiency of treatment capability. Specifically, on July 10, 2020, strong, offensive, and persistent odors were detected on the north/northeast side of the Wastewater Treatment Facility's (WWTF's) fence line and inside of WWTF's fence line. A comparison of Ammonia-Nitrogen (NH3-N) effluent data received on July 31, 2020 and August 11, 2020 to NH3-N effluent data supplied as part of the October 2014 and October 2017 permit applications reflected that the WWTF is no longer providing adequate treatment of incoming NH3-N concentrations in the raw influent. Additionally, an effluent non-compliance notification form dated February 13, 2019 stated that the WWTF is organically overloaded.

Recommended Corrective Action: Submit documentation describing the actions taken to ensure that the incoming (raw) wastewater is properly treated prior to and during the WWTF's expansion.

Additional corrective actions may be required by the TCEQ Enforcement Division.

ADDITIONAL ISSUES

Description	Additional Comments
-------------	---------------------

If the treatment plant has reached 75% or greater of the permitted daily flow for three consecutive months, has the regulated entity taken action to comply with the 75/90 rule requirements?

Based on a review of the Wastewater Treatment Facility's (WWTF's) monthly effluent summary sheets for the monitoring period of December 2019 to July 2020, the daily average flows for December 2019, February 2020, March 2020, April 2020, May 2020, June 2020, and July 2020 exceeded 75% of the permitted daily average flow limit of 0.050 million gallons per day (MGD) and the daily average flows for April 2020, May 2020, June 2020, and July 2020 exceeded 90% of the permitted daily average flow limit.

It is acknowledged that the WWTF received authorization to expand the treatment facilities from the TCEQ Municipal Permits Section on July 1, 2020 by a Chapter 217 Summary Transmittal Letter dated June 5, 2020.

It is recommended that the expansion be completed as soon as possible to address flow capacity and organic loading issues with the WWTF.

Reunion Ranch W.C.I.D.

Accounting Report

October 20, 2020

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

Cash Activity Report

**Reunion Ranch W.C.I.D.
Cash Activity Report
August 31, 2020 - October 20, 2020**

		First Citizens	
		Operating Account	Bookkeeper's Account
Reconciled Cash Balance - August 31, 2020		\$ 110,827.32	\$ 14,886.40
Subsequent Activity through October 20, 2020		41,315.72	13,834.88
Transfer Approved at September 15, 2020 Board Meeting	To TexPool Operating Account	(300,000.00)	
Deposit	Operations Refund	7,145.00	
Deposit	Service Revenue	334,170.72	
	Subtotal - Operating Account	<u>41,315.72</u>	
Transfer Approved at September 15, 2020 Board Meeting	From TexPool Operating Account	254,451.80	
Expenditures Approved at September 15, 2020 Board Meeting	Checks 1507 - 1526	(239,236.27)	
AT&T	1527 Telephone - September 2020	(158.27)	
Pedernales Electric	1528 Utilities - August 2020	(1,126.33)	
AT&T	1529 Telephone - October 2020	(96.05)	
		<u>13,834.88</u>	
Expenditures to be Approved at October 20, 2020 Board Meeting (From Bookkeeper's Account)		-	(154,561.61)
Vendor	Ck #	Memo	Amount
Dennis Daniel	1530	Director Fees - October 20, 2020 Meeting	138.52
Eileen Grass	1531	Director Fees - October 20, 2020 Meeting	138.53
Nathan Neese	1532	Director Fees - October 20, 2020 Meeting	138.53
Rick Triplett	1533	Director Fees - October 20, 2020 Meeting	138.53
Thomas Rogers	1534	Director Fees - October 20, 2020 Meeting	138.52
Aquatic Features Inc	1535	Pond Maintenance - September 2020	930.00
Arthur Gallager	1536	Insurance - FY 20/21	15,195.00
Bott & Douthitt, PLLC	1537	Accounting Fee - September 2020	2,000.00
Inframark LLC	1538	Operations and Maintenance - September 2020	79,912.74
LCRA	1539	Raw Water/Monthly Fee - September 2020	5,102.70
Murfee Engineering	1540	Engineering - September 2020	6,433.75
Sommers Marketing	1541	Website - September 2020	750.00
West Travis County PUA	1542	Purchased Water - September 2020	32,068.59
Willatt & Flickinger	1543	Legal Fees - September 2020	7,741.20
Zane Furr	1544	Landscape Maintenance - September 2020	3,735.00
		Total Operating Account Expenditures	<u>154,561.61</u>
Transfers to be Approved at October 20, 2020 Board Meeting		(150,000.00)	154,561.61
Reunion Ranch W.C.I.D.		Transfer from First Citizens Operating to TexPool Operating	(150,000.00)
Reunion Ranch W.C.I.D.		Transfer from TexPool Operating to First Citizens Bookkeeper's	<u>154,561.61</u>
			<u>4,561.61</u>
Projected Cash Balance - October 20, 2020		\$ 2,143.04	\$ 28,721.28

**Reunion Ranch W.C.I.D.
Cash/Investment Activity Report
August 31, 2020 - October 20, 2020**

	Interest Rates	Balance 8/31/2020	Subsequent		Subtotal 10/20/2020	Transfers to be Approved 10/20/2020		Projected Balance 10/20/2020
			Receipts	Disbursements				
General Fund -								
First Citizens - Operating Account	n/a	110,827.32	341,679.93	(300,364.21)	152,143.04	(150,000.00)	(1)	2,143.04
First Citizens - Bookkeeper's Account	n/a	14,886.40	254,451.80	(395,178.53)	(125,840.33)	154,561.61	(2)	28,721.28
TexPool - Operating Account	0.1371%	765,720.24	311,526.40	(254,451.80)	822,794.84	(4,561.61)	(1), (2)	818,233.23
Total - General Fund		891,433.96	907,658.13	(949,994.54)	849,097.55	-		849,097.55
Debt Service Fund -								
TexPool - Tax	0.1371%	52,258.29	-	(46,526.40)	5,731.89	-		5,731.89
TexPool - Debt Service	0.1371%	961,213.67	35,000.00	-	996,213.67	-		996,213.67
Texpool - SR2019 Capitalized Interest	0.1371%	-	-	-	-	-		-
Total - Debt Service Fund		1,013,471.96	35,000.00	(46,526.40)	1,001,945.56	-		1,001,945.56
Capital Project Fund -								
Texpool - SR2017 Capital Projects	0.1371%	6.56	-	-	6.56	-		6.56
Texpool - SR2018 Capital Projects	0.1371%	1,360.57	-	-	1,360.57	-		1,360.57
Texpool - SR2019 Capital Projects	0.1371%	451,526.36	-	-	451,526.36	-		451,526.36
Total - Capital Project Fund		452,893.49	-	-	452,893.49	-		452,893.49
Total - All Funds		2,357,799.41	942,658.13	(996,520.94)	2,303,936.60	-		2,303,936.60

Transfer Letter Information:

⁽¹⁾ To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$150,000.00

⁽²⁾ To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$154,561.61

Recap & Standings Report

Cycles: All Taxing Units: Dripping Spr... Transaction Date Range: 08/01/2020 to 08/31/2020 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 & prior	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	562.53	239.12	0.00	120.25	0.00	249.06
2018	251.76	0.00	251.76	0.00	0.00	0.00	0.00	0.00	251.76
2019	10,566.30	0.00	10,566.30	2,849.80	85.05	0.00	83.64	0.02	7,716.52
2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Summary									
Total Current	10,566.30	0.00	10,566.30	2,849.80	85.05	0.00	83.64	0.02	7,716.52
Total Delinquent	1,063.34	0.00	1,063.34	562.53	239.12	0.00	120.25	0.00	500.81
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	11,629.64	0.00	11,629.64	3,412.33	324.17	0.00	203.89	0.02	8,217.33

Percentages		
% of Roll Collected - 2019 - 99.49%	Adjusted Original Roll - \$1,504,365.70	Current YTD Collected - \$1,496,649.18
Tax Collections Compared to Current Taxes Billed 26.97% Collected		
All Collections Compared to Current Taxes Billed 27.78% Collected		
Combined Collections (Collections + P&I Collected) - 3,736.50		

Reunion Ranch W.C.I.D.
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION
August 31, 2020

TAX YEAR	2019			2018			2017			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.1500	\$ 0.7250	\$ 0.8750	\$ 0.1750	\$ 0.7000	\$ 0.8750	\$ 0.3250	\$ 0.9500	\$ 0.8750			
COLLECTIONS:												
OCT												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	36.92	62.48	99.40	36.92	62.48	99.40
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	12.18	20.62	32.80	12.18	20.62	32.80
NOV												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	9,791.65	47,326.29	57,117.94	0.00	0.00	0.00	29.31	49.61	78.92	9,820.96	47,375.90	57,196.86
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	9.97	16.86	26.83	9.97	16.86	26.83
DEC												
TAX ADJUSTMENTS	642.74	3,106.55	3,749.29	806.44	3,225.77	4,032.21	0.00	0.00	0.00	1,449.18	6,332.32	7,781.50
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	174,304.71	842,472.76	1,016,777.47	0.00	0.00	0.00	36.37	61.55	97.92	174,341.08	842,534.31	1,016,875.39
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	12.73	21.54	34.27	12.73	21.54	34.27
JAN												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	46,349.25	224,021.40	270,370.65	0.00	0.00	0.00	36.10	61.10	97.20	46,385.35	224,082.50	270,467.85
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	12.99	21.99	34.98	12.99	21.99	34.98
FEB												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	20,031.67	96,819.75	116,851.42	0.00	0.00	0.00	0.00	0.00	0.00	20,031.67	96,819.75	116,851.42
PENALTY	269.26	1,301.41	1,570.67	0.00	0.00	0.00	0.00	0.00	0.00	269.26	1,301.41	1,570.67
MAR												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	1,916.30	9,262.14	11,178.44	0.00	0.00	0.00	388.24	657.02	1,045.26	2,304.54	9,919.16	12,223.70
PENALTY	44.99	217.47	262.46	0.00	0.00	0.00	145.38	246.03	391.41	190.37	463.50	653.87
APR												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	1,056.37	5,105.76	6,162.13	806.44	3,225.77	4,032.21	0.00	0.00	0.00	1,862.81	8,331.53	10,194.34
PENALTY	96.41	465.99	562.40	0.00	0.00	0.00	0.00	0.00	0.00	96.41	465.99	562.40
MAY												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	837.59	4,048.37	4,885.96	0.00	0.00	0.00	0.00	0.00	0.00	837.59	4,048.37	4,885.96
PENALTY	8.52	41.18	49.70	0.00	0.00	0.00	0.00	0.00	0.00	8.52	41.18	49.70
JUN												
TAX ADJUSTMENTS	913.25	4,414.02	5,327.27	0.00	0.00	0.00	0.00	0.00	0.00	913.25	4,414.02	5,327.27
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	1,418.58	6,856.45	8,275.03	0.00	0.00	0.00	184.28	311.86	496.14	1,602.86	7,168.31	8,771.17
PENALTY	91.91	444.26	536.17	0.00	0.00	0.00	75.56	127.86	203.42	167.47	572.12	739.59
JUL												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	373.78	1,806.58	2,180.36	0.00	0.00	0.00	0.00	0.00	0.00	373.78	1,806.58	2,180.36
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	488.54	2,361.24	2,849.80	0.00	0.00	0.00	208.54	353.59	562.53	697.48	2,714.85	3,412.33
PENALTY	14.58	70.47	85.05	0.00	0.00	0.00	88.82	150.30	239.12	103.40	220.77	324.17
SEP												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	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												
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	256,568.44	1,240,080.76	1,496,649.20	806.44	3,225.77	4,032.21	920.16	1,557.21	2,477.37	258,295.04	1,244,863.74	1,503,158.78
PENALTY	525.67	2,540.78	3,066.45	0.00	0.00	0.00	357.63	605.20	962.83	883.30	3,145.98	4,029.28
TOTAL DISTRIBUTION	257,094.11	1,242,621.54	1,499,715.65	806.44	3,225.77	4,032.21	1,277.79	2,162.41	3,440.20	259,178.34	1,248,009.72	1,507,188.06
BEGINNING												
TAXES RECEIVABLE	256,335.28	1,238,953.86	1,495,289.14	50.35	201.40	251.75	1,012.67	1,713.76	2,726.43	257,398.30	1,240,869.02	1,498,267.32
TAX ADJUSTMENTS	1,555.99	7,520.57	9,076.56	806.44	3,225.77	4,032.21	0.00	0.00	0.00	2,362.43	10,746.34	13,108.77
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LESS: COLLECTIONS	(256,568.44)	(1,240,080.76)	(1,496,649.20)	(806.44)	(3,225.77)	(4,032.21)	(920.16)	(1,557.21)	(2,477.37)	(258,295.04)	(1,244,863.74)	(1,503,158.78)
TAX REC @ END OF PERIOD	1,322.83	6,393.67	7,716.50	50.35	201.40	251.75	92.51	156.55	249.06	1,465.69	6,781.62	8,217.31

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

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
First Citizens Bank			
Operating Account	\$ 110,424.13		
Bookkeeper's Account	15,480.69		
Total Funds First Citizens Bank	125,904.82		
FDIC Coverage		250,000.00	
Pledged Collateral First Citizens Bank (Market Value)		352,732.44	
Total Collateral		602,732.44	
Total Collateral/Funds	\$ 125,904.82	\$ 602,732.44	\$ 476,827.62

Pledge Inventory Report

First-Citizens Bank & Trust Co
 Raleigh, NC
 FROM 8/1/2020 TO 8/31/2020

Customer ID: 65900
 Report Date: 9/1/2020
 PAS Rep: Joanne Rodriguez
 Account Rep: Mike Phillips/Ryan Gallant

Cusip Ticket	Description Location Code/Name	Maturity/Refunded Dt Group	Intent Coupon	S&P Moody	Market Price Dt Maturity (Yr)	Original Face Par	Book Value Market Value
Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas							
3136ALYX3 1041499	FNM14081 CA WF - Wells Fargo	03/25/2041 CM1	AFS 3.00000	NA Nr	8/31/2020 20.58	890,973.00 284,247.80	290,979.79 292,671.77
3137FRSN2 1223273	FHR 4957 TA WF - Wells Fargo	03/25/2048 CM1	AFS 3.00000	NR Nr	8/31/2020 27.58	28,000.00 27,346.96	28,045.84 29,145.38
38382AR23 1211542	GNR 2019-147 AB WF - Wells Fargo	10/16/2060 MB3	AFS 2.50000	NR Nr	8/31/2020 40.15	30,000.00 29,624.42	29,414.68 30,915.29
3	Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas					948,973.00 341,219.18	348,440.31 352,732.44

This report reflects information submitted to us by the customer. It is not intended to be used as the official record of safekeeping location and/or pledged holdings. This information should be provided by the customer's safekeeper.

FHN Financial PASPort
 Page 233

FINANCIAL STATEMENTS

Reunion Ranch W.C.I.D.
Accountant's Compilation Report
August 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 eleven months ended August 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.

October 13, 2020
Round Rock, TX

**Reunion Ranch W.C.I.D.
Governmental Funds Balance Sheet
August 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>	
Assets				
Cash and Cash Equivalents -				
Cash - Operating	\$ 110,827.32	\$ -	\$ -	\$ 110,827.32
Cash - Bookkeeper's Account	14,886.40	-	-	14,886.40
Cash Equivalents	765,720.24	1,013,471.96	452,893.49	2,232,085.69
Receivables -				
Property Taxes	1,465.71	6,751.60	-	8,217.31
Service Accounts, net of allowance for doubtful accounts of \$ -	123,564.66	-	-	123,564.66
Prepaid Expense	1,872.85	-	53,638.34	55,511.19
Accounts Receivable - Other	37,839.50	-	-	37,839.50
Accrued Service Revenue	33,757.29	-	-	33,757.29
Interfund	69,439.13	-	-	69,439.13
Total Assets	\$ 1,159,373.10	\$ 1,020,223.56	\$ 506,531.83	\$ 2,686,128.49
Liabilities				
Accounts Payable	\$ 104,512.32	\$ -	\$ -	\$ 104,512.32
Accrued Expenditures	13,174.81	-	-	13,174.81
Customer Deposits	62,950.00	-	-	62,950.00
Builder Deposit	2,000.00	-	-	2,000.00
Due to TCEQ	2,947.72	-	-	2,947.72
Interfund	-	12,327.28	57,111.85	69,439.13
Payroll Taxes Payable	367.22	-	-	367.22
Total Liabilities	185,952.07	12,327.28	57,111.85	255,391.20
Deferred Inflows of Resources				
Deferred Revenue - Property Taxes	1,465.71	6,751.60	-	8,217.31
Total Deferred Inflows of Resources	1,465.71	6,751.60	-	8,217.31
Fund Balance				
Fund Balances:				
Restricted for				
Debt Service	-	1,001,144.68	-	1,001,144.68
Capital Projects	-	-	449,419.98	449,419.98
Unassigned	971,955.32	-	-	971,955.32
Total Fund Balances	971,955.32	1,001,144.68	449,419.98	2,422,519.98
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 1,159,373.10	\$ 1,020,223.56	\$ 506,531.83	\$ 2,686,128.49

See Accountants' Report.

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

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Revenues:				
Property Tax Revenue	\$ 259,178.34	\$ 1,248,009.72	\$ -	\$ 1,507,188.06
Service Accounts				
Water Revenue	541,389.52	-	-	541,389.52
Wastewater Revenue	242,190.86	-	-	242,190.86
Service Revenue Penalties	7,990.52	-	-	7,990.52
Tap Fee Income	47,000.00	-	-	47,000.00
Inspection Fee Income	39,050.00	-	-	39,050.00
Interest and Other Income	9,872.93	12,600.51	2,462.58	24,936.02
Total Revenues	1,146,672.17	1,260,610.23	2,462.58	2,409,744.98
Expenditures:				
Operating Expenses -				
Reservation Fee	24,360.32	-	-	24,360.32
Monthly Charges	105,995.84	-	-	105,995.84
Water Purchases	168,940.36	-	-	168,940.36
Operations & Management	94,988.71	-	-	94,988.71
Repairs & Maintenance	331,958.41	-	-	331,958.41
Inspections	46,444.48	-	-	46,444.48
Utilities	14,944.16	-	-	14,944.16
Landscape Maintenance	42,355.00	-	-	42,355.00
Pond Maintenance	9,058.00	-	-	9,058.00
Chemicals	23,350.87	-	-	23,350.87
Lab Fees	22,093.39	-	-	22,093.39
Sludge Hauling	125,298.70	-	-	125,298.70
Permit Fee	1,328.05	-	-	1,328.05
Administrative Services -				
Director Fees, including payroll tax	10,172.96	-	-	10,172.96
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	7,806.21	1,000.00	-	8,806.21
Professional Fees -				
Legal Fees	68,148.69	-	-	68,148.69
Bookkeeping Fees	22,750.00	-	-	22,750.00
Engineering Fees	33,437.61	-	-	33,437.61
Engineering Fees - Special	15,966.30	-	-	15,966.30
Audit Fees	11,500.00	-	-	11,500.00
Debt Service -				
Bond Principal	-	515,000.00	-	515,000.00
Interest Expense	-	707,242.81	256,992.00	964,234.81
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	1,197,309.09	1,231,519.57	4,525,433.97	6,954,262.63
Excess/(Deficiency) of Revenues Over (Under) Expenditures	(50,636.92)	29,090.66	(4,522,971.39)	(4,544,517.65)
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)	-	74,388.00	4,936,408.10	5,010,796.10
Excess/(Deficiency) of Revenues And Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(50,636.92)	103,478.66	413,436.71	466,278.45
Fund Balance, October 1, 2019	1,022,592.24	897,666.02	35,983.27	1,956,241.53
Fund Balance, August 31, 2020	\$ 971,955.32	\$ 1,001,144.68	\$ 449,419.98	\$ 2,422,519.98

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