

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 **3:00 p.m.** on March 18, 2025, to consider and act upon any or all of the following:

PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON AT THE ABOVE LOCATION AND AT LEAST THREE DIRECTORS WILL BE PHYSICALLY PRESENT AT THE ABOVE LOCATION. ANY PERSON IS WELCOME AT THE MEETING LOCATION. HOWEVER, AS AN OPTION, MEMBERS OF THE PUBLIC MAY ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING ONE OF THE FOLLOWING TOLL-FREE NUMBERS: (877) 853-5247 OR (888) 788-0099 AND ENTERING THE FOLLOWING INFORMATION: MEETING ID: 834 2707 5708 AND PASSWORD: 743652. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.

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

AGENDA

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

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

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

4. Minutes of prior meetings (Dennis Daniel)
5. Updates regarding Reunion Ranch HOA matters (HOA Board Representative)
6. Financial Reports and request for authorization for payments of bills; including Quarterly Investment Reports (Allen Douthitt)
7. Items from the Board
 - a. Requests for common area modifications (Gary Grass)
 - b. Variances to Drought Contingency Plan requirements (Dennis Daniel)
 - c. Water Conservation Plan discussion (Dennis Daniel)
 - d. Professional Services Agreement with Municipal Operations & Consulting, LLC (John Genter)
 - e. Professional Services Agreement with Inframark, LLC (John Genter)
 - f. Committee Reports (Dennis Daniel)
 - i. Communications (Mark Olson)
 - ii. Operations (Dennis Daniel)
 - iii. Land Use & Water Quality (Gary Grass)
 - iv. Finance, Budget & Audit (Eric Hart)
 - v. Water Conservation & Drought Management (Dennis Daniel)
 - vi. Contractors' Review (John Genter)

8. Engineer's Report and requested approvals (Chris Rosales)
 - a. Operational – Water, Wastewater, Water Quality and Drainage
 - b. Utility Data Trends Analysis
 - c. Emergency Management Plan(s)
 - d. Long-term Improvements and Asset Management Plan
 - i. 210 Conversion
 - e. Approvals Related to Ongoing Construction Contracts
 - f. Approvals to Upcoming Construction Contracts
9. Operations & Maintenance Report and requested approvals (ElizaBeth Reeves)
 - a. Administrative
 - b. Improvement of wastewater treatment plant operations
 - c. Wastewater treatment plant and effluent subsurface irrigation
 - d. Wastewater collection system
 - e. Water distribution system
 - f. Stormwater conveyance and pond maintenance
 - g. Customer matters, complaints, reports and updates
 - h. Customer billing and delinquencies
 - i. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance
10. Attorney Report and requested actions (Bill Flickinger)
 - a. Open Records Requests and Procedures
 - b. Resolution Adopting Rules Regarding Public's Right to Address the Board of Directors of Reunion Ranch WCID
11. Adjourn (Dennis Daniel)

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

(SEAL)



Attorney for the District

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

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

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held at 3:00 p.m. on February 18, 2025 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

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

Dennis B. Daniel – President
John Genter – Vice President
Gary Grass – Secretary
Mark Olson - Assistant Secretary
Eric Hart – Assistant Secretary

thus, constituting a quorum. All Directors were present.

Also present at the meeting were Greg Szuman and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dragan Sonnier, ElizaBeth Reeves and Gerald Connell with Inframark and Chris Rosales with Murfee Engineering Company.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt, PLLC and HOA representative/resident Eric Knustrom and resident Sandy Lake.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

There were revisions to the minutes for the January 23rd meeting held at 3:00 p.m. After discussion, President Dennis Daniel entertained a motion.

Motion: Approve the special board meeting minutes of January 23rd at 10:30 a.m. as presented.

**Motion by: Vice President John Genter
Second by: Assistant Secretary Eric Hart
The motion carried unanimously.**

Motion: Approve the special board meeting minutes of January 23rd at 3:00 p.m. as revised.

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

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

Vice President John Genter reported that he attended the last HOA board meeting and they are planning on installing mulch at the playgrounds. HOA Representative Zach Horn will be leading the 210 irrigation projects for the HOA. The HOA will be holding off on plantings until a status update is provided on the 210 conversion.

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

Bookkeeper Allen Douthitt reported on the District's financials through December, as well as the Quarterly Investment Report. As the Board will recall, last month Inframark had a large maintenance invoice and the Finance, Budget & Audit committee met to review it and authorized its payment. There were adjustments made in connection with the 210 irrigation project and engineering costs from October through present. After the adjustments, the budget is back in line. The District's revenues are tracking well. President Dennis Daniel discussed the memorandum provided by Manager Dragan Sonnier on maintenance costs. Manager Dragan Sonnier discussed his memorandum with the Board and the January expenses. February's budget is looking good. Operations Manager Gerald Connell reported that the bar screen will be pulled next week, which will be a big-ticket item. As discussed previously, the bar screen is not working properly due to the rags in the system. In the future, the District should budget for these emergency maintenance issues. There was additional discussion of the process to pulling the bar screens and cleaning out the rags, along with the expected life of the system.

Secretary Gary Grass inquired about a District pond that is only filled about 50% and asked if the District should be concerned about its level. Operations Manager Gerald Connell advised that he would take a look at the pond and get back with him.

Bookkeeper Allen Douthitt discussed the District's tax collection report as provided by Hays County. As of December, the District is 22% collected, which is around the average for Hays County. The District's required bond payments were made last month as well.

After discussion, President Dennis Daniel entertained the following motion:

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

Motion by: President Dennis Daniel

Second by: Secretary Gary Grass

The motion carried unanimously.

Vice President John Genter entertained the following motion:

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

Motion by: Vice President John Genter

Second by: Secretary Gary Grass

President Dennis Daniel abstained. The motion carried.

President Dennis Daniel entertained the following motion:

Motion: Approve the Quarterly Investment Report as presented.

Motion by: President Dennis Daniel

Second by: Assistant Secretary Eric Hart

The motion carried unanimously.

7. **ITEMS FROM THE BOARD**

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

Items 7a & b were not discussed.

Item 7c relating to the overall plan to improve wastewater plant efficiency and effluent irrigation was discussed by Engineer Chris Rosales. Solicitation of bids was conducted for the Phase I project, which will need to be rejected and rebid due to being too high. Engineer Chris Rosales stated that they plan to redesign the electrical conducts for that project, which will be a cost savings. Inframark was asked to price some the items for this project as well. The invoice for the pump skid that was delivered has been received and will need consideration. The end goal is to have Phase I up and running by Memorial Day or latest May 31st. President Dennis Daniel asked what is the minimum that needs to be accomplished to be able to provide effluent to the HOA by the May 31st deadline. Setting the skid pump, and installing the line and connecting plumbing, which is currently under contract and then running power to the system and connecting it is what will need to be accomplished. President Dennis Daniel would like to focus on the minimum needs and then bring a package back and bid out the balance of the work. This route will allow some of the effluent to be used this summer, which will be greatly needed. Engineer Chris Rosales reported on some items that could be delayed include existing controls, make-up water, decommissioning of the existing skid and some of the piping. Operations Manager Gerald Connell reported that he submitted information today for some of the plumbing and should have some bids back next week for review.

After discussion, President Dennis Daniel entertained the following motions:

Motion: Authorize payment to Dynamics Pump Solutions for the pump skid as presented.

Motion by: Secretary Gary Grass
Second by: Assistant Secretary Eric Hart
The motion carried unanimously.

Motion: Authorize the Operations Committee to work with the District's engineer to configure and issue the 210 irrigation improvement contracts for the minimum amount of work necessary to have the station operational by May 31st.

Motion by: President Dennis Daniel
Second by: Secretary Gary Grass

Before the vote, Assistant Secretary Mark Olson asked if this process will save the District money or cause the District to spend more money in the future. President Dennis Daniel stated that this will allow the engineer to look at a much less expensive control scheme basically a low voltage scheme instead of high voltage and to see if the District has the ability to do that. Again, the minimum amount of work should include getting the power connected with a hand switch, the skid set on the slab and connect the plumbing. As noted earlier, some of the plumbing is being done now, but the skid will need to be connected to the plumbing. There was discussion of the process and timing if a contract is over the \$150,000 threshold. Secretary Gary Grass discussed irrigation with effluent and make-up water. Vice President John Genter noted that drought Stages 2 and 3 are likely to be implemented soon. The District will not be able to provide water for irrigation in Stage 3 unless it is effluent. Engineer Chris Rosales noted that the LCRA grant was received back in November.

President Dennis Daniel called for a vote on his motion above.

The motion carried unanimously.

President Dennis Daniel stated that the District just spent enough money on the 210 project and asked that Engineer Chris Rosales pull the documentation and send it to the LCRA. Secretary Gary Grass asked about any other grants available. Engineer Chris Rosales will check on any other available grants that the LCRA might offer.

Attorney Bill Flickinger noted that the Board will need to reject the single bid by Austin Engineering for the Phase I portion of the 210 irrigation improvements.

Residents Sandy Lake and Eric Knustrom joined the meeting at this time.

After discussion, President Dennis Daniel entertained the following motion:

Motion: To reject the single bid received by Austin Engineering for Phase I of the 210 irrigation improvement project.

Motion by: President Dennis Daniel

Second by: Vice President John Genter

The motion carried unanimously.

President Dennis Daniel reported that Items 7d & e regarding the District's professional services agreements are still in progress and no further discussion was had.

Assistant Secretary Mark Olson discussed sending out a joint message with the HOA regarding the construction of another trail. This trail is located by the drainage ditch near the detention pond, which is causing significant erosion due to rocks being piled up. This area will need to be repaired back to its original condition. This trail construction appears to be more significant than the others thus far. There will need to be coordination between the HOA and District if a resident wants to do anything in the greenbelts. Assistant Secretary Mark Olson noted that the last trail cost the District \$1,500 to get cleaned up and he will provide that monetary information in the upcoming correspondence to the residents. Vice President John Genter stated that he has learned a lot of information since being on the Board and believes that communication to residents is very helpful and educational. Assistant Secretary Mark Olson would like President Dennis Daniel to provide him with information on common area modifications. President Dennis Daniel advised that he will create an ad hoc committee of himself and Assistant Secretary Mark Olson to work on common area modifications with trails being the focus. President Dennis Daniel advised that he walked this trail and its construction created a low spot with erosion that has degraded trees. This is the beginning of a major issue. President Dennis Daniel would like to walk the trails with the HOA's Board President.

Secretary Gary Grass discussed the HOA refreshing the mulch at two playground areas. The mulch was dumped near one of the playground areas and the contractor will use equipment to get the mulch moved in place. This is not a violation of the District Rules if the material does not

get into the storm drains and the mulch stays on the sidewalks or turf. In the future, Secretary Gary Grass would ask the HOA to allow the WCID to review its plans ahead of time before the announcement to the residents on the schedule of events and would like to work together on these types of projects. Vice President John Genter noted that the area needs silt fencing around the drains as it is going to rain today and no runoff occurs. HOA representative Eric Knustrom stated that he stressed to the vendor that they will need to handle all the erosion controls. Secretary Gary Grass advised there was no erosion control covering the drains at Jane Cove and if any material entered the drains, the vendor would need to pay the cost for cleanup. Operations Manager Gerald Connell advised he will send someone out today to inspect the area. Eric Knustrom stated that any issues that violate the District's Rules, will be handled by the vendor and will be held accountable. In connection with the mulch being delivered in this manner, Eric Knustrom wanted to get it done due to possible liability purposes. President Dennis Daniel noted that going forward the Land Use & Water Quality committee can approve these types of projects if they choose to do so, however, if the committee feels the entire Board needs to make the decision, then that can be done as well. Eric Knustrom inquired about the District's facilities in the areas where the mulch was or will be placed. The District's facilities include the drain at Jayne Cove and storm drains and the turf near the ridge. The water quality portion is the District's responsibility. Eric Knustrom advised that the areas in question have been deeded to the HOA, therefore it is the HOA's property. There was discussion regarding the blanket easement the District has on the HOA property. President Dennis Daniel reported that there is no erosion control installed on the inlet or street that he observed on his way to today's board meeting. Eric Knustrom will send the plan for the ridge delivery to the committee for approval. He will also stress to the vendor the importance of the erosion controls.

President Dennis Daniel included the combined storage projects chart in the agenda package. In March, the LCRA will most likely go into Stage 2 Watering Restrictions. Once that happens, the District will need to provide the appropriate correspondence to the residents.

8. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Operational – Water, Wastewater, Water Quality and Drainage Plant
- b. Utility Data Trends Analysis
- c. Emergency Management Plan(s)
- e. Long-term Improvements and Asset Management
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Chris Rosales reported on the District's water conservation plan. The LCRA noted that the District's plan and the information at the TWDB has a discrepancy. The District's plan shows an estimate of 3.43 people per LUE, but the TWDB shows a different number. After he reviews the information carefully, the District may need to update its plan.

The water usage and flows are typical at this time. The BOD and turbidity levels have decreased once again from previous month's data. President Dennis Daniel noted an uptick on plant flows and asked for it to be watched. This is an early indicator that something may be amiss.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- a. Administrative
- b. Improvement of wastewater treatment plant operations
- c. Wastewater treatment plant and effluent subsurface irrigation
- d. Wastewater collection system
- e. Water distribution system
- f. Stormwater conveyance and pond maintenance
- g. Customer matters, complaints, reports and updates
- h. Customer billing and delinquencies; charges to builders
- i. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance

Manager Dragan Sonnier discussed the manager's report as included in the agenda package.

After a review of Inframark's budget allocations, Manager Dragan Sonnier advised that an amendment might be necessary. Budget vs. actual costs were discussed from 2020 through 2025 current allocations. President Dennis Daniel noted that during 2020 and 2021 a lot of sludge was hauled which increased the costs and the District should not have to do that in the future. The actual costs for those two years should be lowered for a better average. After review and discussion, the average costs should be around \$197,000.

Secretary Gary Grass discussed the pond levels. Operations Manager Gerald Connell advised he was not aware of an issue but would check it out. Recently, there has not been enough rain to keep it full. President Dennis Daniel noted that the District has four wet ponds and droughts are not good for wet ponds.

Manager Dragan Sonnier reported that during an inspection, an air leak was identified on the blower line to SBR 1. This leak was likely due to the expansion of an aging pipeline and has been repaired.

There was discussion of the power outage that occurred in the District. The generator activated during the power outage which ensured continued operations. Notifications were sent to all residents. However, Inframark is reviewing the notification gap to ensure timely alerts to on-call personnel in the future.

Manager Dragan Sonnier discussed erosion control concerns. Inframark contacted the resident and requested that they coordinate with their contractor to erect proper erosion control measures. As a result of that communication, silt fencing has been installed. Additionally, Inframark requested an additional deposit to cover any potential erosion control issues and the resident is disputing that request as it was not discussed during the onsite meeting. Given that issue, Inframark will make any repairs at no cost to either the resident or District. President Dennis Daniel noted that no silt fencing has been erected on the path. The erosion control needs to be added or the area should be restored. Operations Manager Gerald Connell advised that erosion control should be erected even if the area is being restored.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger had nothing to report.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 4:33 p.m.

Dennis B. Daniel, President
Reunion Ranch WCID

ATTEST:

Gary Grass, Secretary
Reunion Ranch WCID
[SEAL]

Reunion Ranch W.C.I.D.

Accounting Report

March 18, 2025

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
- Review January 31, 2025 Financial Statements

2025

Reunion Ranch WCID

Notes

January						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
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February						
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November						
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December						
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Notes	Jan 21	Board Meeting
	Feb 15	Bond Payments
	Feb 18	Board Meeting
	Mar 18	Board Meeting

Cash Activity Report

**Reunion Ranch W.C.I.D.
Cash Activity Report
January 31, 2025 - March 18, 2025**

		First Citizens	
		Operating Account	Bookkeeper's Account
Reconciled Cash Balance - January 31, 2025		\$ 61,186.72	\$ 16,892.71
Subsequent Activity through March 18, 2025		(14,602.18)	(8,420.39)
Transfer Approved at February 18, 2025 Board Meeting	To TexPool Operating Account	(70,000.00)	
Deposit	Service Revenue	52,197.82	
Deposit	Pool Deposits and Inspections	3,200.00	
	Subtotal - Operating Account	(14,602.18)	
Transfer Approved at February 18, 2025 Board Meeting	From TexPool Operating Account	123,757.04	
Expenditures	Checks approved at February 18, 2025 meeting	(117,497.24)	
Pedernales Electric	Utilities - January 2025	(2,455.24)	
Pool Deposit Refunds	Pool Deposit Refunds	(4,500.00)	
Customer Refunds	Customer Refunds	(636.59)	
Pool Deposit Refund	Pool Deposit Refund	(1,500.00)	
AT&T	Telephone - February 2025	(445.87)	
Verizon Wireless	Wireless Charges - February 2025	(54.00)	
AT&T Uverse	Internet - February 2025	(121.40)	
LCRA	Raw Water/Monthly Fee - February 2025	(3,467.09)	
Pool Deposit Refund	Pool Deposit Refund	(1,500.00)	
		(8,420.39)	
Expenditures to be Approved at March 18, 2025 Board Meeting		-	(97,683.46)
<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>	
Mark Olson	Director Fees - Open Records Request	(204.09)	
Aquatic Features Inc	Pond Maintenance - February 2025	(1,079.75)	
Bott & Douthitt, PLLC	Accounting Services - February 2025	(2,226.25)	
Hays Central Appraisal District	Appraisal Fees - Second Quarter 2025	(5,192.97)	
Murfee Engineering Company	Engineering - February 2025	(6,452.50)	
Sommers Marketing + Public Relations	Website - February 2025	(800.00)	
Inframark LLC	Operations and Maintenance - February 2025	(41,195.57)	
West Travis County PUA	Purchased Water - February 2025	(21,402.83)	
Willatt & Flickinger	Legal Fees - February 2025	(15,394.50)	
Zane Furr	Landscape Maintenance - February 2025	(3,735.00)	
	Total Operating Account Expenditures	(97,683.46)	
Transfers to be Approved at March 18, 2025 Board Meeting		(40,000.00)	114,211.14
Transfer	From First Citizens Operating to TexPool Operating	(40,000.00)	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	97,683.46	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	16,527.68	
		74,211.14	
Expected Cash Balance - March 18, 2025		\$ 6,584.54	\$ 25,000.00

Reunion Ranch W.C.I.D. Cash/Investment Activity Report January 31, 2025 - March 18, 2025

	Interest Rates	Balance 1/31/2025	Subsequent		Subtotal 3/18/2025	Transfers to be Approved 3/18/2025	Expected Balance 3/18/2025
			Receipts	Disbursements			
General Fund -							
First Citizens - Operating Account	0.0500%	61,186.72	55,397.82	(70,000.00)	46,584.54	(40,000.00)	6,584.54
First Citizens - Bookkeeper's Account	0.0500%	16,892.71	123,757.04	(229,860.89)	(89,211.14)	114,211.14	25,000.00
Central Bank - Lockbox Account	1.9800%	49,930.84	12,067.23	(20,000.00)	41,998.07	(40,000.00)	1,998.07
TexPool - Operating Account	4.3341%	2,767,259.38	320,480.04	(224,352.54)	2,863,386.88	766,258.11	3,629,644.99
Total - General Fund		2,895,269.65	511,702.13	(544,213.43)	2,862,758.35	800,469.25	3,663,227.60
Debt Service Fund -							
TexPool - Tax	4.3341%	2,556,207.55	-	(570,480.04)	1,985,727.51	(1,975,469.25)	10,258.26
TexPool - Debt Service	4.3341%	1,322,469.96	340,000.00	(415,121.91)	1,247,348.05	1,175,000.00	2,422,348.05
Total - Debt Service Fund		3,878,677.51	340,000.00	(985,601.95)	3,233,075.56	(800,469.25)	2,432,606.31
Total - All Funds		6,773,947.16	851,702.13	(1,529,815.38)	6,095,833.91	-	6,095,833.91

Transfer Letter Information:

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$40,000.00
- (2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$97,683.46
- (3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$16,527.68
- (4) To transfer funds from Central Bank Lockbox Account to TexPool Operating Account: \$40,000.00
- (5) To transfer funds from TexPool Tax Account to TexPool Operating Account: \$800,469.25
- (6) To transfer funds from TexPool Tax Account to TexPool Debt Service Account: \$1,175,000.00

Recap & Standings Report

HAYSTAX

Cycles: All Taxing Units: Driftwood Ec... Transaction Date Range: 01/01/2025 to 01/31/2025 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
2006 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	4,272.65	-4,078.35	194.30	0.00	0.00	0.00	0.00	0.00	194.30
2022	11,234.08	-5,258.41	5,975.67	0.00	0.00	0.00	0.00	0.00	5,975.67
2023	5,973.21	-4,271.67	1,701.54	-4,271.66	0.00	0.00	0.00	0.00	5,973.20
2024	2,213,108.59	353.87	2,213,462.46	1,982,507.83	0.00	0.00	0.00	-0.01	230,954.62
2025	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary									
Total Current	2,213,108.59	353.87	2,213,462.46	1,982,507.83	0.00	0.00	0.00	-0.01	230,954.62
Total Delinquent	21,479.94	-13,608.43	7,871.51	-4,271.66	0.00	0.00	0.00	0.00	12,143.17
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	2,234,588.53	-13,254.56	2,221,333.97	1,978,236.17	0.00	0.00	0.00	-0.01	243,097.79
Percentages									
% of Roll Collected - 2024 - 91.86%			Adjusted Original Roll -- \$2,836,776.99			Current YTD Collected -- \$2,605,822.37			
Tax Collections Compared to Current Taxes Billed 89.58% Collected									
All Collections Compared to Current Taxes Billed 89.58% Collected									
Combined Collections (Collections + P&I Collected) -- 1,978,236.17									

Reunion Ranch W.C.I.D.
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION
January 31, 2025

TAX YEAR	2024			2023			Prior Years			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	\$ 0.2515	\$ 0.3725	\$ 0.6240	\$ 0.2440	\$ 0.3800	\$ 0.6240						
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	2,463.60	3,836.75	6,300.35	0.00	0.00	0.00	2,463.60	3,836.75	6,300.35
PENALTY	0.00	0.00	0.00	462.91	720.93	1,183.84	0.00	0.00	0.00	462.91	720.93	1,183.84
NOV												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.01	0.01
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	20,743.68	30,723.75	51,467.43	3,099.80	4,827.55	7,927.35	0.00	0.00	0.00	23,843.48	35,551.30	59,394.78
PENALTY	0.00	0.00	0.00	630.04	981.22	1,611.26	0.00	0.00	0.00	630.04	981.22	1,611.26
DEC												
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	230,480.04	341,367.06	571,847.10	0.00	0.00	0.00	0.00	0.00	0.00	230,480.04	341,367.06	571,847.10
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
JAN												
TAX ADJUSTMENTS	142.62	211.24	353.86	(1,670.33)	(2,601.34)	(4,271.67)	(3,163.43)	(6,173.33)	(9,336.76)	(4,691.14)	(8,563.43)	(13,254.57)
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	799,039.61	1,183,468.22	1,982,507.83	(1,670.33)	(2,601.33)	(4,271.66)	0.00	0.00	0.00	797,369.28	1,180,866.89	1,978,236.17
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
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	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
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	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
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	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
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	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
JUN												
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
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	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
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	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
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	1,050,263.33	1,555,559.03	2,605,822.36	3,893.07	6,062.97	9,956.04	0.00	0.00	0.00	1,054,156.40	1,561,622.00	2,615,778.40
PENALTY	0.00	0.00	0.00	1,092.95	1,702.15	2,795.10	0.00	0.00	0.00	1,092.95	1,702.15	2,795.10
TOTAL DISTRIBUTION	1,050,263.33	1,555,559.03	2,605,822.36	4,986.02	7,765.12	12,751.14	0.00	0.00	0.00	1,055,249.35	1,563,324.15	2,618,573.50
BEGINNING												
TAXES RECEIVABLE	1,143,205.79	1,693,217.33	2,836,423.12	7,899.07	12,301.83	20,200.90	5,278.25	10,228.48	15,506.73	1,156,383.11	1,715,747.64	2,872,130.75
TAX ADJUSTMENTS	142.62	211.24	353.86	(1,670.33)	(2,601.33)	(4,271.66)	(3,163.43)	(6,173.33)	(4,078.35)	(4,691.14)	(8,563.42)	(13,254.56)
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	(1,050,263.33)	(1,555,559.03)	(2,605,822.36)	(3,893.07)	(6,062.97)	(9,956.04)	0.00	0.00	0.00	(1,054,156.40)	(1,561,622.00)	(2,615,778.40)
TAX REC @ END OF PERIOD	93,085.08	137,869.54	230,954.62	2,335.67	3,637.53	5,973.20	2,114.82	4,055.15	11,428.38	97,535.57	145,562.22	243,097.79

<p align="center">Reunion Ranch W.C.I.D. Collateral Analysis Schedule January 31, 2025</p>

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
First Citizens Bank			
Operating Account	\$ 61,186.72		
Bookkeeper's Account	105,428.67		
Total Funds First Citizens Bank	<u>166,615.39</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral First Citizens Bank (Market Value)		<u>196,462.00</u>	
Total Collateral		<u>446,462.00</u>	
Total Collateral/Funds	<u>\$ 166,615.39</u>	<u>\$ 446,462.00</u>	<u>\$ 279,846.61</u>

Pledge Inventory Report (Deco)

First-Citizens Bank & Trust Co
Raleigh, NC
Date as of:

1/31/2025



Cusip	Description	Maturity/Refunded Dt	Intent	Market Price Dt	Original Face	
	Location Code/Name		Coupon	Price	Par	Market Value
	Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas					
3136BCZ12	FNMA_20-80G JA WF - Wells Fargo	11/25/2050	HTM 1.25	1/31/2025 73.58	455,658.00 223,368.00	164,351.00
3137BPAF6	FHLMC_4568B CP WF - Wells Fargo	9/15/2043	HTM 3	1/31/2025 91.10	129,367.00 22,322.00	20,336.00
3137FFDA2	FHR 5089 BD BD WF - Wells Fargo	3/25/2051	HTM 1.5	1/31/2025 74.01	23,995.00 15,911.00	11,775.00
3	Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas				609,020.00 261,601.00	196,462.00

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

FINANCIAL STATEMENTS

Reunion Ranch W.C.I.D.

Accountant's Compilation Report

January 31, 2025

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 four months ended January 31, 2025, 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.

March 11, 2025
Round Rock, TX

Reunion Ranch W.C.I.D. Governmental Funds Balance Sheet January 31, 2025

	Governmental Funds		Governmental Funds Total
	General Fund	Debt Service Fund	
Assets			
Cash and Cash Equivalents -			
Cash - Operating Account	\$ 61,186.72	\$ -	\$ 61,186.72
Cash - Bookkeeper's Account	16,892.71	-	16,892.71
Cash - Lockbox Account	49,930.84	-	49,930.84
Cash Equivalents	2,767,259.38	3,878,677.51	6,645,936.89
Receivables -			
Property Taxes	97,535.48	145,562.17	243,097.65
Service Accounts, net of allowance for doubtful accounts of \$ -	69,903.70	-	69,903.70
Prepaid Expense	3,495.83	-	3,495.83
Accounts Receivable - Other	603.77	-	603.77
Accrued Service Revenue	48,052.32	-	48,052.32
Interfund	1,027,849.32	-	1,027,849.32
Total Assets	\$ 4,142,710.07	\$ 4,024,239.68	\$ 8,166,949.75
Liabilities			
Accounts Payable	\$ 216,215.58	\$ -	\$ 216,215.58
Accrued Expenditures	3,493.94	-	3,493.94
Customer Deposits	76,330.00	-	76,330.00
Builder Deposit	35,000.00	-	35,000.00
Due to TCEQ	345.69	-	345.69
Interfund	-	1,027,849.32	1,027,849.32
Payroll Taxes Payable	169.00	-	169.00
Total Liabilities	331,554.21	1,027,849.32	1,359,403.53
Deferred Inflows of Resources			
Deferred Revenue - Property Taxes	97,535.48	145,562.17	243,097.65
Total Deferred Inflows of Resources	97,535.48	145,562.17	243,097.65
Fund Balance			
Fund Balances:			
Restricted for			
Debt Service	-	2,850,828.19	2,850,828.19
Unassigned	3,713,620.38	-	3,713,620.38
Total Fund Balances	3,713,620.38	2,850,828.19	6,564,448.57
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 4,142,710.07	\$ 4,024,239.68	\$ 8,166,949.75

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2024 - January 31, 2025**

	Governmental Funds		Governmental Funds Total
	General Fund	Debt Service Fund	
Revenues:			
Property Tax Revenue	\$ 1,055,249.35	\$ 1,563,324.15	\$ 2,618,573.50
Service Accounts			
Water Revenue	229,790.02	-	229,790.02
Wastewater Revenue	125,693.33	-	125,693.33
Service Revenue Penalties	3,049.33	-	3,049.33
Interest and Other Income	46,774.99	22,161.42	68,936.41
Total Revenues	1,460,557.02	1,585,485.57	3,046,042.59
Expenditures:			
Operating Expenses -			
Reservation Fee	9,187.51	-	9,187.51
Monthly Charges	60,108.24	-	60,108.24
Water Purchases	55,053.37	-	55,053.37
Operations & Management	31,704.68	-	31,704.68
Utilities	10,842.15	-	10,842.15
Lab Fees	10,563.02	-	10,563.02
Inspections	1,017.41	-	1,017.41
Chemicals	4,287.07	-	4,287.07
Sludge Hauling	14,092.20	-	14,092.20
Permit Fee	1,328.05	-	1,328.05
Repairs & Maintenance (Routine) -			
Water Repairs	17,341.84	-	17,341.84
Sewer Repairs	136,506.02	-	136,506.02
Irrigation Maintenance	2,190.00	-	2,190.00
Pond Maintenance	12,022.49	-	12,022.49
Landscape Maintenance	18,690.00	-	18,690.00
Repairs & Maintenance (Non-Routine or One Time) -			
Pond Maintenance (Non-Routine)	6,192.00	-	6,192.00
Administrative Services -			
Director Fees, including payroll tax	5,471.83	-	5,471.83
Director Reimbursements	230.99	-	230.99
Insurance	24,162.32	-	24,162.32
Tax Appraisal/Collection Fees	2,092.99	3,099.96	5,192.95
Public Notice	1,153.26	-	1,153.26
Website	2,610.00	-	2,610.00
Miscellaneous Expense	161.14	-	161.14
Professional Fees -			
Legal Fees	44,259.67	-	44,259.67
Financial Advisor	1,209.13	1,790.87	3,000.00
Bookkeeping Fees	11,017.03	-	11,017.03
Engineering Fees	27,373.03	-	27,373.03
Engineering Fees - Special	3,147.50	-	3,147.50
Audit Fees	14,500.00	-	14,500.00
Capital Outlay	170,495.50	-	170,495.50
Total Expenditures	699,010.44	4,890.83	703,901.27
Excess/(Deficiency) of Revenues Over (Under) Expenditures	761,546.58	1,580,594.74	2,342,141.32
Fund Balance, October 1, 2024	2,952,073.80	1,270,233.45	4,222,307.25
Fund Balance, January 31, 2025	\$ 3,713,620.38	\$ 2,850,828.19	\$ 6,564,448.57

See Accountants' Report.

Supplementary Information

Index

General Fund

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

Debt Service Fund

- Debt Service Schedule

General Fund

**Reunion Ranch W.C.I.D.
Budgetary Comparison Schedule - General Fund
January 31, 2025**

	CURRENT MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
Property Tax Revenue, including penalties	\$ 797,369.28	\$ 796,306.00	\$ 1,063.28	\$ 1,055,249.35	\$ 1,051,378.00	\$ 3,871.35
Service Accounts						
Water Revenue	38,773.94	39,799.00	(1,025.06)	229,790.02	200,837.00	28,953.02
Wastewater Revenue	29,431.51	28,486.00	1,145.51	125,693.33	113,944.00	11,749.33
Service Revenue Penalties	418.23	546.00	(127.77)	3,049.33	2,518.00	531.33
Interest and Other Income	11,232.92	6,500.00	4,732.92	46,774.99	26,000.00	20,774.99
Total Revenues	877,425.88	871,637.00	5,788.88	1,460,557.02	1,394,677.00	65,880.02
Expenditures:						
Operating Expenses -						
Reservation Fee	2,406.25	2,406.00	(0.25)	9,187.51	9,186.00	(1.51)
Monthly Charges	15,027.06	15,027.00	(0.06)	60,108.24	60,108.00	(0.24)
Water Purchases	7,847.71	9,464.00	1,616.29	55,053.37	58,123.00	3,069.63
Management and Operations	7,951.73	9,038.00	1,086.27	31,704.68	36,152.00	4,447.32
Utilities	3,115.57	2,750.00	(365.57)	10,842.15	11,000.00	157.85
Lab Fees	2,123.84	3,000.00	876.16	10,563.02	12,000.00	1,436.98
Inspection Fees	537.68	1,500.00	962.32	1,017.41	6,000.00	4,982.59
Chemicals	-	3,000.00	3,000.00	0.00%	12,000.00	7,712.93
Sledge Hauling	2,920.04	10,000.00	7,079.96	14,092.20	40,000.00	25,907.80
Permit Fees	-	-	-	1,328.05	1,500.00	171.95
Repairs and Maintenance						
Water Repairs and Maintenance	2,212.92	5,750.00	3,537.08	17,341.84	23,000.00	5,658.16
Sewer Repairs and Maintenance	17,827.84	9,070.00	(8,757.84)	136,506.02	36,280.00	(100,226.02)
Irrigation Maintenance	496.40	2,500.00	2,003.60	2,190.00	10,000.00	7,810.00
Pond Maintenance	2,921.75	6,500.00	3,578.25	12,022.49	26,000.00	13,977.51
Landscape Maintenance	3,735.00	5,000.00	1,265.00	18,690.00	20,000.00	1,310.00
Repairs and Maintenance - Non-Routine						
Pond Maintenance	-	-	-	6,192.00	6,200.00	8.00
Capital Outlay - 210	100,855.50	100,000.00	(855.50)	170,495.50	180,000.00	9,504.50
Administrative Services -						
Director Fees incl payroll taxes	1,189.50	1,427.00	237.50	5,471.83	5,708.00	236.17
Director Reimbursement	58.80	65.00	6.20	230.99	260.00	29.01
Insurance	-	-	-	24,162.32	25,000.00	837.68
Tax Appraisal/Collector Fees	-	-	-	2,092.99	2,000.00	(92.99)
Public Notice	-	-	-	1,153.26	750.00	(403.26)
Website	1,020.00	900.00	(120.00)	2,610.00	3,600.00	990.00
Miscellaneous	51.65	250.00	198.35	1,611.14	1,000.00	(611.14)
Professional Fees -						
Legal Fees	14,517.92	10,500.00	(4,017.92)	44,259.67	42,000.00	(2,259.67)
Financial Advisor Fees	-	-	-	1,209.13	1,500.00	290.87
Accounting Fees	5,017.03	5,200.00	182.97	11,017.03	13,300.00	2,282.97
Engineering Fees - General	13,250.13	11,200.00	(2,050.13)	27,373.03	44,800.00	17,426.97
Engineering Fees - Special	1,040.00	8,357.00	7,317.00	3,147.50	33,428.00	30,280.50
Audit Fees	14,500.00	14,000.00	(500.00)	14,500.00	14,000.00	(500.00)
Total Expenditures	220,624.32	236,904.00	16,279.68	699,010.44	734,895.00	35,884.56
Excess/(Deficiency) of Revenues Over/(Under) Expenditures	\$ 656,801.56	\$ 634,733.00	\$ 22,068.56	\$ 761,546.58	\$ 659,782.00	\$ 101,764.58
Reserve Analysis:						
Beginning Fund Balance						Budgeted
Budgeted Surplus (Deficit)						2,952,073.80
Expected Ending Fund Balance						(191,194.00)
Operating Reserve (One Year)						2,760,879.80
Expected Surplus (Deficit) Operating Reserve						2,407,677.00
						353,202.80

Reunion Ranch W.C.I.D.
Revenues and Expenditures - General Fund: Actuals + Budgeted
Fiscal Year 2024-2025

FY 2025 Budget Approved 9/24/24	Actual Oct-24	Actual Nov-24	Actual Dec-24	Actual Jan-25	Budget Feb-25	Budget Mar-25	Budget Apr-25	Budget May-25	Budget Jun-25	Budget Jul-25	Budget Aug-25	Budget Sep-25	Projected Actual	Projected Variance
Revenues:														
Property Tax Revenues	\$ 1,121,531	\$ 2,927	\$ 24,474	\$ 230,480	\$ 797,369	\$ 70,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,402	\$ 3,871
Service Accounts -														
Water Service Fees	667,054	74,659	69,066	47,291	38,774	39,799	41,881	46,045	62,702	62,702	71,030	71,030	696,007	28,953
Sewer Service Fees	341,827	32,639	32,552	30,871	29,632	28,486	28,486	28,486	28,486	28,486	28,486	28,481	353,576	11,749
Service Account Penalties	8,071	676	584	1,371	418	546	563	596	729	729	796	796	8,602	531
Interest Income	78,000	12,649	11,371	11,523	11,233	6,500	6,500	6,500	6,500	6,500	6,500	6,500	98,775	20,775
Total Revenues	2,216,483	123,550	138,046	321,536	877,426	145,484	77,430	81,627	98,417	98,417	106,812	106,807	2,282,363	65,880
Expenditures:														
Operating Expenses -														
LORA Firm Water Reservation Fee	28,434	2,260	2,260	2,260	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	28,436	(2)
WTPUA Monthly Charge	180,324	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	180,324	(0)
Water Purchases	207,340	20,804	16,278	10,123	7,848	9,464	10,499	12,570	20,852	20,852	24,994	24,994	204,270	3,070
Management & Operations	108,451	7,884	7,871	7,998	7,952	9,038	9,038	9,038	9,038	9,038	9,038	9,033	104,004	4,447
Utilities	33,000	2,543	2,548	2,636	3,116	2,750	2,750	2,750	2,750	2,750	2,750	2,750	32,842	158
Bacteriological Testing	36,000	3,199	2,056	3,184	2,124	3,000	3,000	3,000	3,000	3,000	3,000	3,000	34,563	1,437
Inspections	18,000	741	(589)	328	538	1,500	1,500	1,500	1,500	1,500	1,500	1,500	13,017	4,983
Chemicals	36,000	-	2,192	2,095	-	3,000	3,000	3,000	3,000	3,000	3,000	3,000	28,287	7,713
Sludge Hauling	120,000	3,596	2,940	4,636	2,920	10,000	10,000	10,000	10,000	10,000	10,000	10,000	94,092	25,908
Permit Fee	1,500	620	708	-	-	-	-	-	-	-	-	-	1,328	172
Routine Repairs & Maintenance -														
Water System	69,000	5,904	6,826	2,399	2,213	5,750	5,750	5,750	5,750	5,750	5,750	5,750	63,342	5,658
Wastewater	148,840	24,148	34,212	60,318	17,828	9,070	9,070	9,070	9,070	9,070	9,070	49,070	249,066	(100,286)
Irrigation	-	-	-	234	496	2,500	2,500	2,500	2,500	2,500	2,500	2,500	22,190	7,810
Pond Maintenance	78,000	3,354	1,477	4,270	2,922	6,500	6,500	6,500	6,500	6,500	6,500	6,500	64,022	13,978
Landscape Maintenance	60,000	5,610	4,990	4,355	3,735	5,000	5,000	5,000	5,000	5,000	5,000	5,000	58,690	1,310
One-Time Repairs & Maintenance -														
Ponds/Drainage	49,000	6,192	-	-	-	-	-	-	-	-	-	42,800	48,992	8
Odor Control	10,000	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
WWTP Improvements	86,000	-	-	-	-	-	-	-	-	-	-	86,000	86,000	-
Water System	36,000	-	-	-	-	-	-	-	-	-	-	36,000	36,000	-
Non-Routine Repairs & Maintenance -														
Pond Maintenance	14,000	-	-	-	-	-	-	-	-	-	-	14,000	14,000	-
Wastewater	88,000	-	-	-	-	-	-	-	-	-	-	88,000	88,000	-
Water System	4,000	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Capital Outlay - 210	480,000	-	-	69,640	100,856	-	-	-	-	-	-	300,000	470,496	9,505
Subtotal-District Facilities	1,921,889	103,109	99,031	189,503	169,979	85,005	86,040	88,111	96,393	96,393	100,535	721,328	1,935,962	(14,073)
Administrative Services -														
Director Fees, incl payroll tax	17,128	1,190	1,903	1,190	1,190	1,427	1,427	1,427	1,427	1,427	1,427	1,431	16,892	236
Director Reimbursements	780	63	63	59	65	65	65	65	65	65	65	65	751	29
Tax Appraisal/Collector Fees	8,000	-	-	2,093	-	-	2,000	-	2,000	-	-	2,000	8,093	(93)
Insurance	25,000	24,162	-	-	-	-	-	-	-	-	-	-	24,162	838
Public Notice	5,000	654	-	499	-	-	-	-	-	-	-	4,250	5,403	(403)
Website	15,800	690	550	350	1,020	900	900	900	900	900	900	5,900	14,810	990
Miscellaneous	3,000	26	35	47	52	250	250	250	250	250	250	250	2,160	840
Subtotal-Admin. Services	79,708	26,785	2,551	4,225	2,220	2,642	4,642	2,642	4,642	2,642	2,642	13,896	72,272	2,436
Professional Fees -														
Legal Fees	126,000	9,925	9,632	10,186	14,518	10,500	10,500	10,500	10,500	10,500	10,500	10,500	128,260	(2,260)
Accounting Fees	34,900	2,000	2,000	2,000	5,017	2,700	2,700	2,700	2,700	2,700	2,700	2,700	32,617	2,283
Engineering Fees	134,400	28,208	30,780	(44,865)	13,250	11,200	11,200	11,200	11,200	11,200	11,200	11,200	116,973	17,427
Engineering Fees - Special	-	98	98	1,740	1,040	8,357	8,357	8,357	8,357	8,357	8,357	8,353	70,000	30,281
Financial Advisor	1,500	1,209	-	-	-	-	-	-	-	-	-	-	1,209	291
Audit Fees	14,000	-	-	14,500	-	-	-	-	-	-	-	-	14,500	(500)
Subtotal-Professional Fees	411,080	41,611	42,509	(30,939)	48,325	32,757	32,757	32,757	32,757	32,757	32,757	32,753	363,558	47,822
Total Expenditures	2,407,677	171,506	144,091	162,789	220,624	120,404	123,439	123,510	133,792	133,792	135,934	767,977	2,371,791	35,886
Excess/(Deficiency) of Revenues over Expenditures	\$ (191,194)	\$ (47,957)	\$ (6,044)	\$ 158,747	\$ 656,802	\$ 25,080	\$ (46,009)	\$ (41,883)	\$ (33,375)	\$ (35,375)	\$ (29,122)	\$ (661,170)	\$ (89,428)	\$ 101,766

See Accountant's Report.

**Reunion Ranch W.C.I.D.
Cash Account Reconciliations
January 31, 2025**

	First Citizens Operating	First Citizens Bookkeeper's	Total
Beginning Bank Balance 1/1/2025	\$ 88,302.91	\$ 21,876.92	\$ 110,179.83
Cleared Transactions			
Checks and Payments	(91,873.72)	(171,385.62)	(263,259.34)
Deposits and Credits	64,757.53	254,937.37	319,694.90
Total Cleared Transactions	(27,116.19)	83,551.75	56,435.56
Ending Bank Balance 1/31/2025	61,186.72	105,428.67	166,615.39
Uncleared Transactions			
Deposits in Transit	-	-	-
Outstanding Checks	-	(88,535.96)	(88,535.96)
Total Uncleared Transactions	-	(88,535.96)	(88,535.96)
Register Balance as of 1/31/2025	<u>\$ 61,186.72</u>	<u>\$ 16,892.71</u>	<u>\$ 78,079.43</u>

See Accountants' Report.

**Reunion Ranch W.C.I.D.
A/P Aging
As of January 31, 2025**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Aquatic Features Inc	1,105.75	0.00	0.00	0.00	0.00	1,105.75
Bott & Douthitt, P.L.L.C.	5,017.03	0.00	0.00	0.00	0.00	5,017.03
Dynamic Pump Systems	100,595.50	0.00	0.00	0.00	0.00	100,595.50
	60.11	0.00	0.00	0.00	0.00	60.11
	150.00	0.00	0.00	0.00	0.00	150.00
LCRA	3,714.91	0.00	0.00	0.00	0.00	3,714.91
	150.00	0.00	0.00	0.00	0.00	150.00
	144.77	0.00	0.00	0.00	0.00	144.77
Malone Wheeler Inc	260.00	0.00	0.00	0.00	0.00	260.00
	131.71	0.00	0.00	0.00	0.00	131.71
Maxwell Locke & Ritter	14,500.00	0.00	0.00	0.00	0.00	14,500.00
Murfee Engineering Company, Inc	14,290.13	0.00	-3,120.00	0.00	0.00	11,170.13
Pedernales Electric Cooperative	2,455.24	0.00	-21.31	0.00	0.00	2,433.93
Sommers Marketing + Public Relations	1,020.00	0.00	0.00	0.00	0.00	1,020.00
Water Holdings Acquisition LLC	35,942.71	0.00	0.00	0.00	0.00	35,942.71
West Travis County PUA	21,566.11	0.00	0.00	0.00	0.00	21,566.11
Willatt & Flickinger, P.L.L.C.	14,517.92	0.00	0.00	0.00	0.00	14,517.92
Zane Furr	3,735.00	0.00	0.00	0.00	0.00	3,735.00
TOTAL	<u>219,356.89</u>	<u>0.00</u>	<u>-3,141.31</u>	<u>0.00</u>	<u>0.00</u>	<u>216,215.58</u>

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Payroll Summary
January 2025**

	Dennis Daniel	Eric M Hart	Gary C Grass	John E Genter	Mark D Olson	TOTAL
Employee Wages, Taxes and Adjustments						
Gross Pay	221.00	221.00	221.00	221.00	221.00	1,105.00
Director Fees						
Total Gross Pay	221.00	221.00	221.00	221.00	221.00	1,105.00
Adjusted Gross Pay	221.00	221.00	221.00	221.00	221.00	1,105.00
Taxes Withheld						
Federal Withholding	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Employee	-3.20	-3.20	-3.20	-3.20	-3.20	-16.00
Social Security Employee	-13.70	-13.70	-13.70	-13.70	-13.70	-68.50
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes Withheld	-16.90	-16.90	-16.90	-16.90	-16.90	-84.50
Additions to Net Pay						
Mileage	22.40	10.50	0.00	15.40	10.50	58.80
Total Additions to Net Pay	22.40	10.50	0.00	15.40	10.50	58.80
Net Pay	226.50	214.60	204.10	219.50	214.60	1,079.30
Employer Taxes and Contributions						
Medicare Company	3.20	3.20	3.20	3.20	3.20	16.00
Social Security Company	13.70	13.70	13.70	13.70	13.70	68.50
Total Employer Taxes and Contributions	16.90	16.90	16.90	16.90	16.90	84.50

See Accountants' Report.

Debt Service Fund

Reunion Ranch Water Control & Improvement District
Debt Service Schedule

Due Date	Series 2015		Series 2016		Series 2017		Series 2018		Series 2019		Series 2020		Total	
	Interest Rates 1.75% - 4.00%	Paid Date	Interest Rates 3.00% - 3.625%	Interest	Interest Rates 2.00% - 3.5%	Interest	Interest Rates 2.70% - 4.125%	Interest	Interest Rates 2.00% - 3.00%	Interest	Interest Rates 2.00% - 2.375%	Interest	Principal	Interest
2/15/2024	-	2/15/2024	-	60,691	-	81,909	-	86,178	-	59,656	-	80,713	-	425,277
8/15/2024	56,130	8/15/2024	60,691	115,000	170,000	81,909	195,000	86,178	145,000	59,656	100,000	80,713	835,000	425,277
FY 2024	110,000	2/15/2025	121,381	115,000	170,000	163,819	195,000	161,425	145,000	59,656	100,000	80,713	835,000	850,554
2/15/2025	-	2/15/2025	-	58,966	-	79,359	-	83,253	-	58,206	-	79,713	-	413,922
FY 2025	115,000	8/15/2025	54,425	125,000	180,000	83,253	195,000	83,253	150,000	58,206	100,000	79,713	845,000	413,922
8/15/2025	54,425	8/15/2025	58,966	125,000	180,000	79,359	195,000	83,253	150,000	58,206	100,000	79,713	845,000	827,844
FY 2026	108,850	2/15/2026	52,628	130,000	190,000	76,659	195,000	80,328	155,000	56,706	105,000	78,713	895,000	402,047
2/15/2026	-	2/15/2026	-	57,013	-	74,659	-	77,663	-	56,706	-	78,713	-	402,047
8/15/2026	52,628	8/15/2026	57,013	130,000	190,000	74,659	195,000	80,328	155,000	56,706	105,000	78,713	895,000	804,094
FY 2026	105,236	2/15/2027	50,678	135,000	195,000	73,809	200,000	77,281	160,000	55,156	110,000	77,663	930,000	389,406
2/15/2027	-	2/15/2027	-	54,819	-	73,809	-	77,281	-	55,156	-	77,663	-	389,406
8/15/2027	50,678	8/15/2027	54,819	135,000	195,000	73,809	200,000	77,281	160,000	55,156	110,000	77,663	930,000	778,813
FY 2027	101,356	2/15/2028	48,403	135,000	195,000	70,884	200,000	73,281	165,000	53,556	115,000	76,563	930,000	375,144
2/15/2028	-	2/15/2028	-	52,456	-	70,884	-	73,281	-	53,556	-	76,563	-	375,144
FY 2028	96,806	8/15/2028	48,403	140,000	205,000	70,884	200,000	73,281	165,000	53,556	115,000	76,563	930,000	375,144
8/15/2028	48,403	8/15/2028	52,456	140,000	205,000	70,884	200,000	73,281	165,000	53,556	115,000	76,563	930,000	750,287
FY 2029	96,806	2/15/2029	46,041	145,000	215,000	67,809	200,000	69,281	175,000	51,700	120,000	75,413	1,000,000	340,250
2/15/2029	-	2/15/2029	-	50,006	-	67,809	-	69,281	-	51,700	-	75,413	-	340,250
8/15/2029	46,041	8/15/2029	50,006	145,000	215,000	67,809	200,000	69,281	175,000	51,700	120,000	75,413	1,000,000	340,250
FY 2029	92,081	2/15/2030	43,413	145,000	215,000	67,809	200,000	69,281	175,000	51,700	120,000	75,413	1,000,000	720,500
2/15/2030	-	2/15/2030	-	47,378	-	64,384	-	65,281	-	47,378	-	74,213	-	344,600
8/15/2030	43,413	8/15/2030	47,378	155,000	225,000	64,384	200,000	65,281	180,000	47,378	175,000	74,213	1,085,000	344,600
FY 2030	86,825	2/15/2031	40,600	155,000	225,000	61,209	200,000	61,281	180,000	47,481	175,000	74,244	1,085,000	689,200
2/15/2031	-	2/15/2031	-	44,472	-	61,209	-	61,281	-	47,481	-	72,244	-	327,288
8/15/2031	40,600	8/15/2031	44,472	160,000	235,000	61,209	200,000	61,281	185,000	47,481	185,000	72,244	1,125,000	327,288
FY 2031	81,200	2/15/2032	37,600	160,000	235,000	57,684	200,000	57,663	185,000	45,169	185,000	72,244	1,125,000	654,575
2/15/2032	-	2/15/2032	-	41,472	-	57,684	-	57,663	-	45,169	-	70,163	-	309,369
FY 2032	75,200	8/15/2032	37,600	170,000	245,000	57,684	200,000	57,663	190,000	45,169	200,000	70,163	1,170,000	309,369
8/15/2032	37,600	8/15/2032	41,472	170,000	245,000	57,684	200,000	57,663	190,000	45,169	200,000	70,163	1,170,000	309,369
FY 2033	34,300	2/15/2033	30,800	175,000	250,000	53,856	205,000	53,281	200,000	42,675	200,000	67,913	1,170,000	618,738
2/15/2033	-	2/15/2033	-	38,072	-	53,856	-	53,281	-	42,675	-	67,913	-	290,097
8/15/2033	34,300	8/15/2033	38,072	175,000	250,000	53,856	205,000	53,281	200,000	42,675	200,000	67,913	1,170,000	290,097
FY 2033	68,600	2/15/2034	30,800	175,000	250,000	53,856	205,000	53,281	200,000	42,675	200,000	67,913	1,170,000	580,194
2/15/2034	-	2/15/2034	-	34,572	-	49,713	-	49,181	-	40,050	-	65,663	-	269,978
8/15/2034	30,800	8/15/2034	34,572	185,000	250,000	49,713	205,000	49,181	205,000	40,050	200,000	65,663	1,500,000	269,978
FY 2034	61,600	2/15/2035	27,100	185,000	250,000	45,406	205,000	45,081	205,000	37,323	200,000	63,413	1,500,000	539,956
2/15/2035	-	2/15/2035	-	30,872	-	45,406	-	45,081	-	37,323	-	63,413	-	249,103
8/15/2035	27,100	8/15/2035	30,872	190,000	250,000	45,406	215,000	45,081	215,000	37,323	200,000	63,413	1,015,000	249,103
FY 2035	54,200	2/15/2036	23,200	190,000	250,000	45,406	215,000	45,081	215,000	37,323	200,000	63,413	1,015,000	249,103
2/15/2036	-	2/15/2036	-	26,953	-	40,681	-	40,163	-	34,275	-	61,038	-	498,206
8/15/2036	23,200	8/15/2036	26,953	195,000	250,000	40,681	220,000	40,163	220,000	34,275	200,000	61,038	1,615,000	276,928
FY 2036	46,400	2/15/2037	19,000	195,000	250,000	40,681	220,000	40,163	220,000	34,275	200,000	61,038	1,615,000	276,928
2/15/2037	-	2/15/2037	-	22,931	-	35,788	-	36,381	-	30,975	-	58,663	-	203,738
8/15/2037	19,000	8/15/2037	22,931	200,000	250,000	35,788	225,000	36,381	230,000	30,975	200,000	58,663	1,075,000	203,738
FY 2037	38,000	2/15/2038	14,600	200,000	250,000	31,881	225,000	31,881	230,000	27,525	200,000	56,288	1,075,000	407,475
2/15/2038	-	2/15/2038	-	18,806	-	30,450	-	31,881	-	27,525	-	56,288	-	179,550
8/15/2038	14,600	8/15/2038	18,806	205,000	250,000	30,450	230,000	31,881	235,000	27,525	200,000	56,288	1,100,000	179,550
FY 2038	29,200	2/15/2039	10,000	205,000	250,000	30,450	230,000	31,881	235,000	27,525	200,000	56,288	1,100,000	179,550
2/15/2039	-	2/15/2039	-	14,450	-	24,850	-	24,000	-	24,000	-	53,913	-	359,100
8/15/2039	10,000	8/15/2039	14,450	210,000	250,000	24,850	240,000	24,000	245,000	24,000	200,000	53,913	2,095,000	154,494
FY 2039	20,000	2/15/2040	5,100	210,000	250,000	24,850	240,000	24,000	245,000	24,000	200,000	53,913	2,095,000	154,494
2/15/2040	-	2/15/2040	-	9,768	-	19,075	-	22,461	-	20,325	-	51,538	-	308,988
8/15/2040	5,100	8/15/2040	9,768	215,000	250,000	19,075	250,000	22,461	255,000	20,325	200,000	51,538	1,175,000	128,506
FY 2040	10,200	2/15/2041	-	215,000	250,000	19,075	250,000	22,461	255,000	20,325	200,000	51,538	1,175,000	128,506
2/15/2041	-	2/15/2041	-	5,419	-	13,038	-	17,325	-	16,500	-	49,163	-	257,013
8/15/2041	-	8/15/2041	-	5,419	-	13,038	-	17,325	-	16,500	-	49,163	-	101,444
FY 2041	-	2/15/2042	-	255,000	255,000	26,075	270,000	34,650	260,000	33,000	450,000	98,325	1,235,000	101,444
2/15/2042	-	2/15/2042	-	10,838	-	6,650	-	11,756	-	12,600	-	43,819	-	202,888
8/15/2042	-	8/15/2042	-	6,650	-	6,650	-	11,756	-	12,600	-	43,819	-	74,825
FY 2042	-	2/15/2043	-	280,000	280,000	13,300	280,000	23,513	270,000	12,600	700,000	43,819	2,340,000	74,825
2/15/2043	-	2/15/2043	-	23,513	-	5,981	-	5,981	-	8,550	-	87,638	-	149,650
8/15/2043	-	8/15/2043	-	5,981	-	5,981	-	5,981	-	8,550	-	87,638	-	74,825
FY 2043	-	2/15/2044	-	290,000	290,000	-	290,000	-	280,000	8,550	965,000	35,506	2,340,000	308,988
2/15/2044	-	2/15/2044	-	-	-	-	-	-	280,000	8,550	965,000	35,506	1,535,000	50,038
8/15/2044	-	8/15/2044	-	-	-	-	-	-	280,000	8,550	965,000	35,506	1,535,000	50,038
FY 2044	-	2/15/2045	-	290,000	290,000	-	290,000	-	280,000	8,550	965,000	35,506	1,535,000	50,038
2/15/2045	-	2/15/2045	-	-	-	-	-	-	280,000	8,550	965,000	35,506	1,535,000	50,038
8/15/2045	-	8/15/2045	-	-	-	-	-	-	280,000	8,550	965,000	35,506	1,535,000	50,038
FY 2045	-	2/15/2046	-	290,000	290,000	-	290,000	-	280,000	8,550	965,000	35,506	1,535,000	50,038
2/15/2046	-	2/15/2046	-	-	-	-	-	-	280,000	8,550	965,000	35,506	1,535,000	50,038
8/15/2046	-	8/15/2046	-	-	-	-	-	-	280,000	8,550	965,000	35,506	1,535,000	50,038
Total	\$ 3,500,000	\$ 2,123,355	\$ 3,700,000	\$ 2,221,570	\$ 5,750,000	\$ 2,906,117	\$ 5,000,000	\$ 2,852,784	\$ 5,000,000	\$ 2,013,127	\$ 7,050,000	\$ 3,092,061	\$ 30,000,000	\$ 15,209,013
Remaining	2,945,000	1,131,905	3,105,000	1,277,978	4,995,000	1,824,922	4,415,000	1,903,541	4,410,000	1,493,181	6,950,000	2,576,456	26,620,000	10,207,983

See Accountant's Report.

Expenditures to be Approved

Reunion Ranch W.C.I.D.
Director Fees
November 19, 2024

Date	Source Name	Payroll Item	Amount
11/19/2024	Mark D Olson	Director Fees	221.00
	Mark D Olson	Social Security Employee	(13.70)
	Mark D Olson	Medicare Employee	(3.20)
			<hr/> 204.10
TOTAL			<hr/> <hr/> 204.10

Aquatic Features, Inc.

6611 Burnet Lane
Austin, TX 78757

Invoice

Date	Invoice #
3/1/2025	202503184

Bill To
Reunion Ranch MUD c/o Inframark 14050 Summit Drive Austin TX 78728

Info

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Professional Service Lake: Invoice is for work done in preceding month from invoice date.	716.00	716.00
1	Lake Chemical budget: growth inhibitors: Sonar Genisus, 3 gallons, amortized over 12 months	118.75	118.75
1	Growth inhibitors- Sonar one- 20 lbs, amortized over 12 months	83.00	83.00
6	Pond dye	17.00	102.00
2	Beneficial-engineered microbes to help digest sulfur smell, digestion of leaf/ plant material reduce sludge.	30.00	60.00
	Reunion Blvd: 30.148630, -97.939769 Jacksdew Dr.: 30.148403, -97.929453 Jacksdew Dr x Reunion Blvs.: 30.150200, -97.929717 Mary Elis Way: 30.150785, -97.934277		
	Travis sales tax	8.25%	0.00
By/Date Received: <u>JB 2-27-25</u>			
By/Date Posted: <u>JB 3-6-25</u>			
Approved for Payment: _____			
Hand Delivered to: _____			
Mailed By/Date: _____			
GL# <u>6650</u>			
Total			\$1,079.75

Phone #
(512) 301-3199

E-mail	Web Site
scott@aquaticfeaturesinc.com	aquaticfeaturesinc.com



Invoice

Date	Invoice #
2/28/2025	17297

Bill To
Reunion Ranch WCID PO Box 2445 Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	2,000.00
Reimbursable Expense - Check Printing Charges	226.25
By/Date Received: VC 3.5.25	
By/Date Posted: VC 3.5.25	
Approved for Payment: _____	
Hand Delivered to: _____	
Mailed By/Date: _____	
GL#: 6333 & 6700	
Thank you for your business!	Total \$2,226.25

PO Box 2445 • Round Rock, TX • 78680

Phone (512) 733-0700 • Fax (512) 733-0704

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

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

Invoice
Invoice Number
2025 2ND QTR 035
Invoice Date
Mar 1, 2025
Page
1

Sold To:
REUNION RANCH WATER DIST
BOTT & DOUTHITT
P O BOX 2445
ROUND ROCK, TX 78680

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

Customer ID	Customer PO	Payment Terms	
RRW		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Courier		3/31/25

Quantity	Description	Unit Price	Extension
1.00	2025 2ND QTR BILLING	5,192.97	5,192.97

PLEASE NOTE:

SEC. 6.06 (e) TEXAS PROPERTY TAX CODE

A payment is delinquent if NOT paid on or before the due date. A delinquent payment incurs a PENALTY of 5% of the amount of the payment and accrues interest at 10% per annum.

Subtotal	5,192.97
Sales Tax	
Total Invoice Amount	5,192.97
TOTAL	5,192.97

By _____ JB 2-21-25
 Date _____ JB 3-6-25
 Approved _____
 District _____
 Method _____
 Clerk _____
 6400 2093-
 1173 3099.97



Murfee Engineering Company

Murfee Engineering
1101 Capital of Texas Hwy South
Building D
Austin, TX 78746
512 327-9204

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

Invoice number 52133
Date 01/07/2025

Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through December 29, 2024

Professional Fees

12002-121 Phase 1 of ERP for Wastewater Treatment Plant and Lift Stations

	Hours	Rate	Billed Amount
Principal			
Bryce Canady	2.00	350.00	700.00
Engineering Technician I			
Mohammad E. Ali	32.00	130.00	4,160.00
Professional Fees subtotal	34.00		4,860.00
Invoice total			4,860.00

Adjustment: (3,120.00)
Corrected Total: 1,740.00
Paid: 4,860.00
Credit Owed: 3,120.00

By/Date Received: JB 3-6-25
By/Date Paid: JB 3-6-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed by/Date: _____
GL#: 6342



Murfee Engineering Company

Reunion Ranch WCID
Project 12002 Reunion Ranch

Invoice number 52133
Date 01/07/2025

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
PHASE 1 OF ERP FOR WASTEWATER TREATMENT PLANT AND LIFT STATIONS	33,500.00	23,263.60	18,403.60	4,860.00
Total	33,500.00	23,263.60	18,403.60	4,860.00



Murfee Engineering Company

Murfee Engineering
1101 Capital of Texas Hwy South
Building D
Austin, TX 78746
512 327-9204

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

Invoice number 52516
Date 03/06/2025
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through February 23, 2025

Professional Fees

12002-122-0 District Engineering 2024-2025

	Hours	Rate	Billed Amount
Principal			
Bryce Canady	1.00	350.00	350.00
Managing Engineer			
Mark Kestner	1.50	300.00	450.00
Project Engineer			
Christopher Rosales	39.50	190.00	7,505.00
Professional Fees subtotal	42.00		8,305.00
Invoice total			8,305.00

By/Date Received: JB 3-6-25
By/Date Rec'd: JB 3-6-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GLP: 6340



Murfee Engineering Company

Reunion Ranch WCID
Project 12002 Reunion Ranch

Invoice number 52516
Date 03/06/2025

Billing Summary

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
DISTRICT ENGINEERING 2024-2025	80,000.00	32,450.53	24,145.53	8,305.00
RESIDENT APPLICATIONS 2024-2025	4,500.00	0.00	0.00	0.00
ODOR COMPLAINT RESPONSE 2024-2025	2,000.00	0.00	0.00	0.00
NOISE COMPLAINT RESPONSE 2024-2025	2,000.00	0.00	0.00	0.00
BUDGETING EFFORTS 2024-2025	4,800.00	0.00	0.00	0.00
BOARD REQUESTS AND CONTINGENCIES 2024-2025	10,000.00	350.00	350.00	0.00
WATER SYSTEM OPERATION AND MAINTENANCE 2024-2025	5,750.00	110.00	110.00	0.00
SEWER SYSTEM OPERATION AND MAINTENANCE 2024-2025	5,750.00	0.00	0.00	0.00
STORMWATER SYSTEM OPERATION AND MAINTENANCE 2024-2025	5,750.00	0.00	0.00	0.00
WWTP OPERATION AND MAINTENANCE 2024-2025	8,000.00	1,735.00	1,735.00	0.00
Total	128,550.00	34,645.53	26,340.53	8,305.00



Murfee Engineering Company

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

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

Invoice number 52517
Date 03/06/2025

Project 12002 Reunion Ranch

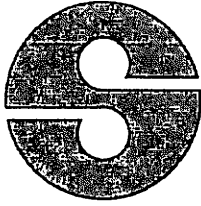
Professional Engineering Services Rendered Through February 23, 2025

PROFESSIONAL FEES

12002-127 WWTP Efficiency Plan

	Hours	Rate	Billed Amount
Principal			
Bryce Canady	0.50	325.00	162.50
Project Engineer			
Christopher Rosales	6.50	170.00	1,105.00
PROFESSIONAL FEES subtotal	7.00		1,267.50
Invoice total			1,267.50

By/Date Received: JB 3-6-25
By/Date Posted: JB 3-6-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6342



Sommers Marketing and Public Relations LLC
5900 Southwest Pkwy Bldg 5-520
Austin, TX 78735
rfsommers@sommersmarketing.com

BILL TO

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

INVOICE 10378

DATE 02/22/2025

DUE DATE 03/24/2025

MONTHLY MARKETING SERVICES FOR
Reunion Ranch WCID

DESCRIPTION

AMOUNT

February Website Services

800.00

Edits to site to add December Board meeting minutes
Edits to site to add January Board meeting video
Edits to site to add new Rate Order and remove old Rate Order on
Resident Info tab
Edits to site to add Audit 2024 on Financial tab
Edits to site to add Audit 2024 and remove Audit 2022 from
Appendix to Budget tab
Edits to Financials tab to remove contact name
Edits to site to remove January 23 agenda for special meeting
Edits to site to add new January 23 date to Home page side bar
linking to agenda
Edits to site to add cancellation notice to January 21 meeting
date on Board Meetings tab
Edits to site to add Agenda and Agenda Packet for February Board
meeting
Edits to site to post approved minuted from January 23 morning
Board meeting
Editsto site to post approved minutes from January 23 afternoon
Board meeting
Edits to site to post video recording from February Board
meeting
Edits to site to post Stage 2 Watering Restrictions notice with
schedule on Home page and on side bar

SUBTOTAL

800.00

TAX

By/Date Received: JB 2-25-25

If paying by check, our remittance address is below:

By/Date Posted: JB 3-6-25

Approved for Payment:

Sommers Marketing
5900 Southwest Parkway, Suite 5-520
Austin, TX 78735

Hand Delivered to:

Mailed By/Date:

GL#: 6690

TOTAL

800.00

TOTAL DUE	\$800.00
-----------	----------

If paying by check, our remittance address is below:

Sommers Marketing
5900 Southwest Parkway, Suite 5-520
Austin, TX 78735



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

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

Invoice Number	1159367
Invoice Date	3/11/2025
Due Date	4/10/2025

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

Round Rock, Texas 78680

Service Description	Total
Maintenance Services	\$41,195.57

By/Date Received: JB 3-11-25
By/Date Posted: JB 3-11-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____

GL#: 6120 796.72 6210 1706.31
6122 1842.63 6220 753.30
6130 2019.91 6223 350.40
6200 30822.60 6650 2903.70

Subtotal	\$41,195.57
Sales Tax	\$0.00
Total	\$41,195.57

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159367 - SUMMARY

INVOICE DATE: 3/11/2025

11 Mar 2025 12:05:43PM CST

Go Green! Think before you print.

Work Type/Sub Category	Equipment Costs	Labor/ Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Administrative					
Administrative Services	\$50.50	\$374.18	\$40.05	\$0.00	\$464.73
AD Total	\$50.50	\$374.18	\$40.05	\$0.00	\$464.73
Detention Pond Maintenance					
General Maintenance & Repairs	\$245.00	\$407.40	\$18.63	\$0.00	\$671.03
DP Total	\$245.00	\$407.40	\$18.63	\$0.00	\$671.03
Erosion Control					
Inspections	\$87.50	\$207.77	\$10.87	\$0.00	\$306.14
EC Total	\$87.50	\$207.77	\$10.87	\$0.00	\$306.14
Irrigation					
General Maintenance & Repairs	\$105.00	\$245.40	\$0.00	\$0.00	\$350.40
IR Total	\$105.00	\$245.40	\$0.00	\$0.00	\$350.40
Maintenance, Lift Station					
LS1					
General Maintenance & Repairs	\$758.50	\$2,803.32	\$0.00	\$0.00	\$3,561.82
Subcontract Services	\$0.00	\$0.00	\$7,678.54	\$0.00	\$7,678.54
LS1 Total	\$758.50	\$2,803.32	\$7,678.54	\$0.00	\$11,240.36
LS2					
General Maintenance & Repairs	\$1,033.75	\$2,261.69	\$241.82	\$0.00	\$3,537.26
LS2 Total	\$1,033.75	\$2,261.69	\$241.82	\$0.00	\$3,537.26
LS Total	\$1,792.25	\$5,065.01	\$7,920.36	\$0.00	\$14,777.62

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159367 - SUMMARY

INVOICE DATE: 3/11/2025

11 Mar 2025 12:05:43PM CST

Go Green! Think before you print.

Work Type/Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Maintenance, Park					
General Maintenance & Repairs	\$87.50	\$207.77	\$36.72	\$0.00	\$331.99
MP Total	\$87.50	\$207.77	\$36.72	\$0.00	\$331.99
Maintenance, Sewer					
Construction Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MS Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance, Sewer Plant					
SP1					
Administrative Services	\$0.00	\$41.98	\$0.00	\$0.00	\$41.98
Chemicals	\$0.00	\$0.00	\$2,019.91	\$0.00	\$2,019.91
Construction Maintenance	\$0.00	\$0.00	\$552.00	\$0.00	\$552.00
General Maintenance & Repairs	\$2,188.75	\$7,158.67	\$305.34	\$0.00	\$9,652.75
Lab Fees or Laboratory Sampling	\$0.00	\$0.00	\$1,502.76	\$0.00	\$1,502.76
Sludge & Waste Disposal	\$140.00	\$327.20	\$3.11	\$0.00	\$470.31
Subcontract Services	\$0.00	\$0.00	\$5,327.94	\$0.00	\$5,327.94
SP1 Total	\$2,328.75	\$7,527.85	\$9,711.05	\$0.00	\$19,567.65
SP Total	\$2,328.75	\$7,527.85	\$9,711.05	\$0.00	\$19,567.65
Maintenance, Water					
Construction Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Maintenance & Repairs	\$479.25	\$1,276.40	\$86.97	\$0.00	\$1,842.63

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159367 - SUMMARY

INVOICE DATE: 3/11/2025

11 Mar 2025 12:05:43PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Inspections	\$210.00	\$540.19	\$3.11	\$0.00	\$753.30
Lab Fees or Laboratory Sampling	\$0.00	\$0.00	\$203.55	\$0.00	\$203.55
MW Total	\$689.25	\$1,816.60	\$293.63	\$0.00	\$2,799.48
Storm Water System					
Construction Maintenance	\$560.00	\$1,329.28	\$37.26	\$0.00	\$1,926.54
SW Total	\$560.00	\$1,329.28	\$37.26	\$0.00	\$1,926.54
Invoice Total	\$5,945.75	\$17,181.25	\$18,068.57	\$0.00	\$41,195.57

INFRAMARK, LLC

11 Mar 2025 12:05:43PM CST

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1159367 - DETAIL

INVOICE DATE: 3/11/2025

Work Type/Sub-Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Administrative										
Administrative Services										
	2/14/2025	4020321	RRWCID District Area	Deliver or Post Notices in a District Area; POST AGENDA AT AMENITY CENTER POSTING BOARD	\$17.50	\$45.41	\$1.55	\$0.00	\$64.46	N
	2/14/2025	4040807	RRWCID District Area	Water Use Survey	\$0.00	\$157.40	\$0.00	\$0.00	\$157.40	N
	2/19/2025	4042262	RRWCID District Area	Miscellaneous Administrative Duties for a District: MAIL POOL INSPECTION LETTERS CERTIFIED TO 6 RESIDENTS IN COMMUNITY	\$33.00	\$171.37	\$38.50	\$0.00	\$242.87	N
				Administrative Services Total	\$50.50	\$374.18	\$40.05	\$0.00	\$464.73	
				AD Total	\$50.50	\$374.18	\$40.05	\$0.00	\$464.73	6120
Detention Pond Maintenance										
General Maintenance & Repairs										
	2/28/2025	4034503		General Repairs of an Asset at a Detention Pond; Remove vegetation from pond and clean inlet of debris/ remove vegetation from gabion wall	\$245.00	\$407.40	\$18.63	\$0.00	\$671.03	N
				General Maintenance & Repairs Total	\$245.00	\$407.40	\$18.63	\$0.00	\$671.03	
				DP Total	\$245.00	\$407.40	\$18.63	\$0.00	\$671.03	6650

INFRAMARK, LLC

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Work Type/Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Erosion Control										
Inspections										
	2/7/2025	4010498	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); DISTRICT EROSION CONTROL INSPECTION; Pass	\$87.50	\$207.77	\$10.87	\$0.00	\$306.14	N
				Inspections Total	\$87.50	\$207.77	\$10.87	\$0.00	\$306.14	
				EC Total	\$87.50	\$207.77	\$10.87	\$0.00	\$306.14	6460
Irrigation										
General Maintenance & Repairs										
	2/17/2025	4023452	RRWCID District Area	Create a Survey for an Irrigation System; Irrigation fields inspection	\$105.00	\$245.40	\$0.00	\$0.00	\$350.40	N
				General Maintenance & Repairs Total	\$105.00	\$245.40	\$0.00	\$0.00	\$350.40	
				IR Total	\$105.00	\$245.40	\$0.00	\$0.00	\$350.40	6223
Maintenance, Lift Station										
LS1										
General Maintenance & Repairs										
	2/5/2025	3997048		General Repair or Maintenance of an Asset at a Lift Station; Check on auto dialer not calling out	\$17.50	\$41.55	\$0.00	\$0.00	\$59.05	N
	1/31/2025	4004771		Investigate a Problem at a Lift Station; high wet well level alarm	\$271.25	\$749.70	\$0.00	\$0.00	\$1,020.95	N
	2/3/2025	4006374		Investigate a Problem at a Lift Station; High IV alarm	\$78.75	\$409.81	\$0.00	\$0.00	\$488.56	N
	2/12/2025	4017964		Investigate a Problem at a Lift Station; HIGH WET WELL	\$0.00	\$40.90	\$0.00	\$0.00	\$40.90	N

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Work-Type/Sub-Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
	2/13/2025	4018880		Investigate a Problem at a Lift Station; high wet well level alarm	\$93.50	\$605.14	\$0.00	\$0.00	\$698.64	N
	2/17/2025	4022595		Meet and/or Assist Consultants or Contractors at a Lift Station; Meet with contractor at lift station for part install	\$210.00	\$596.08	\$0.00	\$0.00	\$806.08	N
	2/19/2025	4025343		Investigate a Problem at a Lift Station; Generator running	\$87.50	\$285.63	\$0.00	\$0.00	\$373.13	N
	2/25/2025	4034266		Investigate a Problem at a Lift Station; Generator run alarm	\$0.00	\$74.51	\$0.00	\$0.00	\$74.51	N
				General Maintenance & Repairs Total	\$758.50	\$2,803.32	\$0.00	\$0.00	\$3,561.82	
Subcontract Services										
	1/30/2025	3755883		Purchase Subcontracted Services for Lift Station; Zone Industries provide pump.	\$0.00	\$0.00	\$5,608.54	\$0.00	\$5,608.54	N
	1/6/2025	3955311		Purchase Subcontracted Services for Lift Station; Pump Solutions install new pump and transducer.	\$0.00	\$0.00	\$2,070.00	\$0.00	\$2,070.00	N
				Subcontract Services Total	\$0.00	\$0.00	\$7,678.54	\$0.00	\$7,678.54	
LS2				LS1 Total	\$758.50	\$2,803.32	\$7,678.54	\$0.00	\$11,240.36	
General Maintenance & Repairs										
	1/17/2025	3972767		General Repair or Maintenance of an Asset at a Lift Station; Excessive run time and multiple high level calls. Please check pull pumps and check them out.	\$762.50	\$1,516.10	\$241.82	\$0.00	\$2,520.43	N
	2/5/2025	3997054		General Repair or Maintenance of an Asset at a Lift Station; Check on auto dialer not calling out	\$52.50	\$124.66	\$0.00	\$0.00	\$177.16	N

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	2/19/2025	4025711		Investigate a Problem at a Lift Station; High level alarm	\$105.00	\$298.04	\$0.00	\$0.00	\$403.04	N
	2/20/2025	4027235		Investigate a Problem at a Lift Station; High level alarm	\$113.75	\$322.88	\$0.00	\$0.00	\$436.63	N
				General Maintenance & Repairs Total	\$1,033.75	\$2,261.69	\$241.82	\$0.00	\$3,537.26	
				LS2 Total	\$1,033.75	\$2,261.69	\$241.82	\$0.00	\$3,537.26	
				LS Total	\$1,792.25	\$5,065.01	\$7,920.36	\$0.00	\$14,777.62	6200
Maintenance, Park										
General Maintenance & Repairs										
	2/17/2025	4013264	RRWCID District Area	Deliver or Post Notices in a District Area at a Park; Please purchase number and letters stickers and correct water violation signs. The current numbers on the sign are very small and not very visible for the residents driving by.	\$52.50	\$124.66	\$16.54	\$0.00	\$193.70	N
	2/16/2025	4017946		Investigate a Problem at a Park; ASSESS TRAIL THAT IS BEING USED FOR POOL CONSTRUCTION TO DETERMINE IF THERE ARE ANY EROSION ISSUES DURING RAIN EVENT	\$35.00	\$83.11	\$20.18	\$0.00	\$138.29	N
				General Maintenance & Repairs Total	\$87.50	\$207.77	\$36.72	\$0.00	\$331.99	
				MP Total	\$87.50	\$207.77	\$36.72	\$0.00	\$331.99	6120

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Work Type/Sub-Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Maintenance, Sewer										
Construction Maintenance										
	1/16/2025	3971957	RRWCID District Area	Repair, Replace, Adjust, Recondition a Sewer System Asset; Repair drip field leaks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				Construction Maintenance Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				MS Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Maintenance, Sewer Plant										
SP1										
Administrative Services										
	2/13/2025	4022904	100 Jayne Cove	Misc. Filing to Environmental Agency; Completed and submitted the 2025 Homeland Security update as required by TCEQ	\$0.00	\$41.98	\$0.00	\$0.00	\$41.98	N
				Administrative Services Total	\$0.00	\$41.98	\$0.00	\$0.00	\$41.98	4200
Chemicals										
	1/31/2025	3958178	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; Hawkins deliver chemicals for January.	\$0.00	\$0.00	\$2,019.91	\$0.00	\$2,019.91	N
				Chemicals Total	\$0.00	\$0.00	\$2,019.91	\$0.00	\$2,019.91	6130
Construction Maintenance										
	1/31/2025	4004269	100 Jayne Cove	Repair, Replace, Adjust, Recondition a Sewer System Asset; Check and repair drip field solenoids and diaphragms	\$0.00	\$0.00	\$552.00	\$0.00	\$552.00	N
				Construction Maintenance Total	\$0.00	\$0.00	\$552.00	\$0.00	\$552.00	6200

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Work Type/Sub-Category	Date Complete	WO# Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
General Maintenance & Repairs										
	1/22/2025	3985503	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$132.00	\$854.32	\$0.00	\$0.00	\$986.32	N
	2/3/2025	4003913	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$157.50	\$631.11	\$0.00	\$0.00	\$788.61	N
	2/6/2025	4010528	100 Jayne Cove	Create a Survey for an Irrigation System; IRRIGATION FIELD INSPECTIONS	\$87.50	\$204.50	\$0.00	\$0.00	\$292.00	N
	2/10/2025	4012028	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$88.00	\$569.55	\$0.00	\$0.00	\$657.55	N
	2/11/2025	4013516	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Air leak on blower line to SBR1	\$717.50	\$1,760.20	\$296.02	\$0.00	\$2,773.72	N
	2/16/2025	4020347	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$105.00	\$368.10	\$0.00	\$0.00	\$473.10	N
	2/14/2025	4021103	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with engineer for walk through.	\$78.75	\$223.53	\$0.00	\$0.00	\$302.28	N
	2/20/2025	4027004	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with had	\$87.50	\$204.50	\$0.00	\$0.00	\$292.00	N
	2/24/2025	4027610	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$210.00	\$894.12	\$0.00	\$0.00	\$1,104.12	N
	2/24/2025	4029408	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Repair leak on polymer line at dewatering press	\$183.75	\$455.27	\$9.32	\$0.00	\$648.34	N

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Work Type/Sub-Category	Date Complete	WO Number	Address	Task/Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
	2/24/2025	4033718	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Received an email stated, standing water on irrigation field near amenities center.	\$70.00	\$198.69	\$0.00	\$0.00	\$268.69	N
	2/26/2025	4034267	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Drip skid not showing flow.	\$175.00	\$521.57	\$0.00	\$0.00	\$696.57	N
	2/25/2025	4035107	100 Jayne Cove	Create a Survey for an Irrigation System; Weekly check of irrigation fields	\$70.00	\$198.69	\$0.00	\$0.00	\$268.69	N
	2/25/2025	4035109	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Please assist operator with polymer barrel change out.	\$26.25	\$74.51	\$0.00	\$0.00	\$100.76	N
				General Maintenance & Repairs Total	\$2,188.75	\$7,188.67	\$305.34	\$0.00	\$9,682.75	6200
Lab Fees or Laboratory Sampling										
	1/31/2025	3951413	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; Aqua-Tech perform lab analysis for January.	\$0.00	\$0.00	\$1,502.76	\$0.00	\$1,502.76	N
				Lab Fees or Laboratory Sampling Total	\$0.00	\$0.00	\$1,502.76	\$0.00	\$1,502.76	6200
Sludge & Waste Disposal										
	2/21/2025	4024615	100 Jayne Cove	General Sludge Management; Running of dewatering press	\$140.00	\$327.20	\$3.11	\$0.00	\$470.31	N
				Sludge & Waste Disposal Total	\$140.00	\$327.20	\$3.11	\$0.00	\$470.31	6200
Subcontract Services										
	1/23/2025	3941111	100 Jayne Cove	Purchase Subcontracted Services for Sewer Treatment Plant; Generator Field Services troubleshoot ATS secondary controller that is currently inoperable.	\$0.00	\$0.00	\$4,728.00	\$0.00	\$4,728.00	N

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Work Type/Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
	1/31/2025	3951181	100 Jayne Cove	Purchase Subcontracted Services for Sewer Treatment Plant; Purchase brush kit from E12.	\$0.00	\$0.00	\$599.94	\$0.00	\$599.94	N
				Subcontract Services Total	\$0.00	\$0.00	\$5,327.94	\$0.00	\$5,327.94	4200
				SP1 Total	\$2,328.75	\$7,527.85	\$9,711.05	\$0.00	\$19,567.65	
				SP Total	\$2,328.75	\$7,527.85	\$9,711.05	\$0.00	\$19,567.65	
Maintenance, Water										
Construction Maintenance										
	2/21/2025	4028153		Repair Damaged Area (Landscaping, Sand / SOD, Concrete); INSTALL SILT FENCING ALONG TRAIL CURVE TO PREVENT FUTURE EROSION. SEE ATTACHED PICS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				Construction Maintenance Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
General Maintenance & Repairs										
	2/6/2025	4010272	RRWCID District Area	Hang Tags in District Area (Delinquent, NSF, customer service notice, boil water notices (active & rescind), VWU); HANG POOL INSPECTION NOTICE AT 11 PROPERTIES IN DISTRICT. (PRINTED AT WTC OFFICE) SEE ATTACHED LIST OF ADDRESSES	\$70.00	\$181.64	\$2.66	\$0.00	\$254.30	N
	2/14/2025	4010612	RRWCID District Area	Create a Survey for Water System Asset; WEEKLY WATER VIOLATION DRIVE-THRU. HANG NOTICES & LOG ADDRESSES ON LOG SHEET.	\$218.75	\$567.63	\$0.00	\$0.00	\$786.38	N

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WorkType/Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
	2/24/2025	4011460		Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	2/11/2025	4016039		Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	2/11/2025	4016476		Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	2/20/2025	4020181	RRWCID District Area	Create a Survey for Water System Asset: WEEKLY WATER VIOLATION DRIVE-THRU. HANG NOTICES & LOG ADDRESSES ON LOG SHEET.	\$122.50	\$317.87	\$0.00	\$0.00	\$440.37	N
	2/25/2025	4028979	RRWCID District Area	Relocate, Repair, Replace or Recondition Water System Asset; POST STAGE 2 WATER RESTRICTION SIGNS IN DISTRICT / REMOVE ANY OTHER SIGNAGE THAT IS NOT STAGE2	\$68.00	\$209.26	\$9.32	\$0.00	\$286.58	N
	2/23/2025	4029921		Turn Off Water Service-Customer Requested for Repair. BOARD IS ONSITE AND NEEDS WATER OFF AT STREET DUE TO SEVERAL LEAKS ONSITE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	2/24/2025	4032973	RRWCID District Area	Read Meter Only - Misread, High, Low, Reverse - From Billing Department:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				General Maintenance & Repairs Total	\$479.25	\$1,276.40	\$86.97	\$0.00	\$1,842.63	6122
Inspections										
	2/6/2025	4003558		Pool / Spa Inspection - Residential; 2/6 BETWEEN 10am-3pm. / POOL PLANS ATTACHED / Homeowner.	\$35.00	\$83.11	\$3.11	\$0.00	\$121.22	N

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	2/5/2025	4004289		Pool / Spa Inspection - Residential; POOL PLAN REVIEW; Pass	\$17.50	\$41.55	\$0.00	\$0.00	\$59.05	N
	3/4/2025	4005313		Pool / Spa Inspection - Residential; 2/3: FINAL POOL INSPECTION / PLANS & CHECKLIST ATTACHED. Please make sure gate is closed when finished.; Pass	\$35.00	\$124.66	\$0.00	\$0.00	\$159.66	N
	2/7/2025	4010485		Pool / Spa Inspection - Residential; 2/10: FINAL POOL INSPECTION / PLANS ATTACHED / HOMEOWNER GIVES PERMISSION TO ACCESS BACKYARD; Pass	\$35.00	\$83.11	\$0.00	\$0.00	\$118.11	N
	2/11/2025	4013074		Pool / Spa Inspection - Residential; 2/10: BETWEEN noon-4pm / FINAL POOL INSPECTION / homeowner will be home for inspection; Pass	\$35.00	\$83.11	\$0.00	\$0.00	\$118.11	N
	2/25/2025	4025406		Pool / Spa Inspection - Residential; SCHED DATE 2/24: RPZ INSTALLED ON MANUAL FILL LINE / PLEASE RE-INSPECT AND REVIEW ATTACHED BF REPORT; Pass	\$17.50	\$41.55	\$0.00	\$0.00	\$59.05	N
	2/25/2025	4025424		Pool / Spa Inspection - Residential; SCHED DATE 2/24: PLEASE CALL OR MAKE CONTACT BEFORE	\$17.50	\$41.55	\$0.00	\$0.00	\$59.05	N
	2/25/2025	4027518		Pool / Spa Inspection - Residential; 2/24: FINAL POOL INSPECTION / PERMISSION GRANTED, PLEASE CHECK TO SEE IF HOMEOWNER IS HOME; Pass	\$17.50	\$41.55	\$0.00	\$0.00	\$59.05	N
				Inspections Total	\$210.00	\$540.19	\$3.11	\$0.00	\$753.30	6220

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Lab Fees or Laboratory Sampling										
	1/31/2025	3973962	RRWCID District Area	Purchase Laboratory Services for Water System Asset; Water Utility Services collect bacti samples for January.	\$0.00	\$0.00	\$203.55	\$0.00	\$203.55	N
				Lab Fees or Laboratory Sampling Total	\$0.00	\$0.00	\$203.55	\$0.00	\$203.55	620
				MW Total	\$689.25	\$1,816.60	\$293.63	\$0.00	\$2,799.48	
Storm Water System										
Construction Maintenance										
	1/30/2025	3969115	RRWCID District Area	Create a Storm Water System Survey; Outfall inspections for Q-1	\$560.00	\$1,329.28	\$37.26	\$0.00	\$1,926.54	N
				Construction Maintenance Total	\$560.00	\$1,329.28	\$37.26	\$0.00	\$1,926.54	6050
				SW Total	\$560.00	\$1,329.28	\$37.26	\$0.00	\$1,926.54	
				Invoice Total	\$5,945.75	\$17,181.25	\$18,068.57	\$0.00	\$41,195.57	



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

Account Number	AMOUNT DUE
290523-00061-00	\$21,402.83
Due Date	After Due Date Pay
3/30/2025	\$22,687.00
Service Address	
136 JACKSAW Dr	
Amount Enclosed	

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

WTCPUA
13215 BEE CAVE PKWY
BLDG B, STE 110
BEE CAVE, TX 78738

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

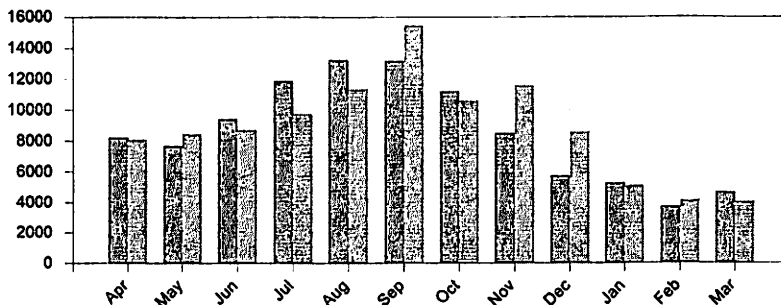
CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address		Account Number	
REUNION RANCH WCID			136 JACKSAW Dr		290523-00061-00	
Status	Service Dates			Bill Date	Due Date	Penalty Date
	From	To	# Days			
Active	2/3/2025	3/3/2025	28	3/5/2025	3/30/2025	3/31/2025

PREVIOUS BALANCE \$21,566.11
PAYMENTS (\$21,566.11)
ADJUSTMENTS \$0.00
PENALTIES \$0.00
PAST DUE AMOUNT \$0.00

METER #	CURRENT READING	PREVIOUS READING	USAGE (In 1000 Gallons)	
21117896	208,753	204,692	4,061	

Wholesale Water	\$6,375.77
Monthly Charge	\$15,027.06
CURRENT BILL	\$21,402.83
AMOUNT DUE	\$21,402.83
AMOUNT DUE AFTER 03/30/2025	\$22,687.00



Apr 2023 to Mar 2024 Apr 2024 to Mar 2025

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

By/Date Received: JB 3-5-25
By/Date Posted: JB 3-6-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL# 6155 15,027.06
6205 6,375.77

WILLATT & FLICKINGER, PLLC
ATTORNEYS AT LAW

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

February 28, 2025

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

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

BILL FLICKINGER

02/01/25 Begin review of draft contract provided by MOC and email Dennis Daniel and John Genter on same. (1.9 Hours).

02/05/25 Continue revising draft agenda for next board meeting. (0.3 Hours). Continue revising draft minutes from previous board meeting. (0.3 Hours).

02/07/25 Hold telephone conference with Dennis Daniel and John Genter on MOC draft contract. (0.4 Hours). Email with Dennis Daniel and John Genter on communication to MOC on proposed contract. (0.2 Hours).

02/08/25 Begin review of talking points for MOC contract sent by Dennis Daniel. (0.2 Hours).

02/11/25 Email with Chris Rosales on single bid received over \$150,000 and need to formally advertise for bids in accordance with Chapter 49, Water Code. (0.4 Hours). Continue review of draft contract with MOC. (0.3 Hours). Continue preparation for next board meeting. (0.5 Hours).

02/12/25 Complete preparation for and attend conference with Dennis Daniel and John Genter to review draft agenda and prepare for next board meeting. (0.5 Hours). Continue revising agenda for next board meeting. (0.2 Hours). Continue preparation for next board meeting and continue revising draft minutes from previous board meeting. (0.8 Hours).

02/13/25 Begin review of talking points, comments, and possible revisions to draft contract with MOC. (0.5 Hours). Review agenda packet items. (0.3 Hours).

02/15/25 Continue preparation for next board meeting. (0.5 Hours).

By/Date Received: JB 3-28-25
By/Date Posted: JB 3-4-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6320

February 28, 2025

Page 2

02/17/25 Email with Garry Grass on increase in LCRA firm water rate. (0.3 Hours). Continue preparation for upcoming board meeting. (0.4 Hours). Exchange emails on HOA intention to use streets to offload engineered playground mulch. (0.5 Hours).

02/18/25 Continue preparation for upcoming board meeting. (0.5 Hours). Complete preparation for and attend board meeting. (1.9 Hours).

02/19/25 Review action items from previous board meeting. (0.4 Hours).

02/20/25 Continue revising draft agreement with MOC. (0.8 Hours).

02/21/25 Continue revising draft agreement with MOC. (3.4 Hours).

02/22/25 Continue revising draft agreement with MOC and email current working draft of same to Dennis Daniel and John Genter for preliminary review. (5.2 Hours).

02/24/25 Receive and review comments from John Genter and Dennis Daniel on current draft of MOC contract. (0.2 Hours). Continue revising draft contract with MOC. (4.3 Hours).

02/25/25 Continue revising draft MOC Agreement and email current working draft of same to Dennis Daniel and John Genter for review. (1.9 Hours).

02/27/25 Continue preparation for today's Committee meeting on draft MOC Agreement. (1.2 Hours). Complete preparation for and attend Committee meeting on draft MOC Agreement. (1.5 Hours).

Attorney BF: 29.8 Hours

HUNTER HUDSON

02/05/25 Review proposed agenda for upcoming board meeting. (0.2 Hours).

02/11/25 Review email from engineer and water code for bidding requirements. (0.2 Hours).

02/12/25 Attend pre-meeting conference with Dennis Daniel and John Genter. (0.3 Hours).

Attorney HH: 0.7 Hours

February 28, 2025

Page 3

GREG SZUMAN

02/18/25 Prepare for upcoming board meeting. (0.7 Hours).

Attorney GS: 0.7 Hours

JENIFFER CONCIENNE

02/04/25 Receive and review emails from committee on District finances. (0.2 Hours). Receive and begin review of draft MOC contract. Review email from Dennis Daniel on same. (0.6 Hours). Receive, review and respond to Sommers Marketing on recent uploads. (0.2 Hours). Receive and review email from BLX on February investment rates. (0.2 Hours). Receive and review email from Adam Kish at Malone/Wheeler on status of effluent irrigation improvements. (0.2 Hours). Receive and review Dynamic Pump Systems invoice; forward to Dragan Sonnier and Chris Rosales. (0.2 Hours). Send email to committee on premeeting to review agenda. Review reply from Dennis Daniel. (0.2 Hours).

02/05/25 Receive and review email from John Genter on next week's committee meeting. Arrange for same. (0.2 Hours). Continue drafting proposed agenda and send to all parties for review and comment. (0.3 Hours). Continue drafting minutes of last two board meetings. (1.2 Hours).

02/06/25 Receive and review email from Dragan Sonnier on pool inspection fees. Receive and review emails from committee on same. Review previous Rules & Regulations on same. Respond to Mark Olson and Gary Grass on inspection fees. Review replies. (0.6 Hours). Receive and review meeting attendance confirmations. (0.2 Hours). Receive and review emails from Dennis Daniel and John Genter on operations contract. (0.2 Hours). Review LCRA notification of likelihood of moving into Stage 2 water restrictions in March. (0.2 Hours). Continue preparing for next board meeting. (0.6 Hours).

02/07/25 Receive and review email from Chris Rosales on operations. (0.2 Hours). Continue drafting minutes of last board meeting. (0.8 Hours). Receive, review and respond to Eric Hart on per diems; forward same to Jessica Benson. Review email on recent power outage. (0.2 Hours).

02/11/25 Receive and review emails from committee on operations contract. (0.2 Hours). Receive and review email from Jessica Benson on per diems. (0.2 Hours). Receive and review email from Adam Kish on status of 210 irrigation system improvements. (0.2 Hours). Receive and review various emails on solicitation of bids for Phase II 210 irrigation system improvements. (0.4 Hours). Continue preparing for tomorrow's committee meeting. (0.2 Hours). Receive and review

February 28, 2025

Page 4

- pool inspections updated report. (0.2 Hours). Continue drafting minutes of last board meetings and preparing for next board meeting. (1.2 Hours). Receive and review Liberty Mutual annual proxy. (0.2 Hours).
- 02/12/25 Receive and review emails from committee on status of pool projects. (0.2 Hours). Complete preparation for and attend committee meeting. Finalize agenda. Continue preparing agenda package for next week's board meeting. Receive and review LCRA drought chart from Dennis Daniel for agenda package. (1.0 Hour).
- 02/13/25 Receive and review emails from committee and Chris Rosales on Phase I solicitation. (0.2 Hours). Continue preparing agenda package. Receive and review engineer's report, manager's report and bookkeeper's report. Arrange to post agenda with Hays County Clerk. Send agenda to Inframark for posting within the District. Receive, review and respond to ElizaBeth Reeves. Finalize agenda package and send to all parties. Arrange to post agenda and package on District website. (3.2 Hours).
- 02/14/25 Receive, review and respond to Mark Olson on meeting attendance for next few months. (0.2 Hours). Receive and review email from Dennis Daniel on draft contract. (0.5 Hours). Receive and review email from Kara at Sommers Marketing on recent website postings. Continue preparing for Tuesday's board meeting. (0.7 Hours).
- 02/18/25 Continue preparing for today's board meeting. Receive and review emails from committees on financials, HOA mulch delivery and various items for today's board meeting. Receive and review email from Dragan Sonnier on budget overruns. (1.2 Hours). Receive and review HCAD correspondence. (0.2 Hours). Receive, review and respond to Missy Roberts for District Registration Form. (0.2 Hours). Receive and review Certificate of Liability Insurance for Zane Furr landscaping. (0.2 Hours). Complete preparation for and attend board meeting. (3.0 Hours).
- 02/19/25 Receive and review action items from yesterday's board meeting. Retrieve and review Water Conservation Plan in connection with information on per capita use. Telephone conference with Chris Rosales on same. (0.9 Hours).
- 02/20/25 Receive and review lab reports; send same to ElizaBeth Reeves. (0.2 Hours). Prepare draft agenda for March. (0.3 Hours). Receive, review and reply to Jessica Benson on per diems. (0.2 Hours). Receive and review email from Chris Rosales on modified 210 irrigation plans. (0.4 Hours). Receive and review email from Mark Olson on status of pool deposit. (0.2 Hours).

February 28, 2025

Page 5

- 02/21/25 Receive and review emails on unauthorized trails on HOA common area. (0.2 Hours). Revise District Registration Form. (0.3 Hours). Receive and review email from committee on WTC PUA moving to Stage 2 watering restrictions immediately. Review website on same. Receive and review email from Jessica Benson on same. Update website. (0.5 Hours). Continue processing paperwork for last board meeting. Send documents for posting on District website. (0.5 Hours). Begin drafting minutes of last board meeting. (0.6 Hours). Receive and review Certificates of Insurance for Murfee Engineering. (0.2 Hours).
- 02/25/25 Receive and review Hartford insurance information for Murfee Engineering. (0.2 Hours). Receive, review and respond to Sommers Marketing on water restrictions notice; reply to same. (0.2 Hours). Review emails between committee and HOA on unauthorized trails. (0.2 Hours). Receive and review Sommers Marketing invoice; forward to Jessica Benson. (0.2 Hours). Receive and review email from Gary Grass on pool tracker. (0.2 Hours). Receive and review email from Adam Kish at Malone/Wheeler on status of 210 irrigation improvements project. (0.2 Hours). Continue revising draft agreement with MOC and prepare Table of Contents for same. (2.1 Hours). Review email from Mark Olson on correspondence regarding unauthorized trails within the District. (0.2 Hours).
- 02/26/25 Receive and review emails on pool tracker status. (0.2 Hours). Continue drafting Table of Contents for MOC agreement. (0.3 Hours). Continue drafting agenda for next board meeting. (0.2 Hours). Continue drafting minutes of last board meeting. (0.8 Hours). Draft and send letter to TCEQ enclosing revised District Registration Form for filing. Send to all parties. (0.5 Hours). Receive and review email from Inframark on delinquent account. (0.2 Hours). Receive and review letter from Murfee Engineering on ownership change. (0.2 Hours).
- 02/27/25 Receive and review various emails from Dennis Daniel and Inframark on delinquent account and possible changes to Rate Order. Respond to Dennis Daniel on same with sample language. (0.3 Hours). Continue working on MOC agreement and preparing for today's committee meeting to discuss same. (1.3 Hours).

Legal Assistant JC: 32.1 Hours

Attorney BF: 29.8 Hours @ \$325.00 per hour	\$9,685.00
Attorney HH: 0.7 Hours @ \$325.00 per hour	\$227.50
Attorney GS: 0.7 Hours @ \$325.00 per hour	\$227.50
Legal Assistant JC: 32.1 Hours @ \$155.00 per hour	\$4,975.50

February 28, 2025

Page 6

CLIENT EXPENSES

478 Photocopies @ \$0.25 each \$119.50

313 Color Photocopies @ \$0.50 each \$156.50

Hays County Clerk \$3.00

Total Client Expenses \$279.00

TOTAL AMOUNT DUE \$15,394.50

PLEASE REMIT TO:

Zane Furr
906 Madrone Drive
Georgetown, Tx 78628
(512) 825-7162

Invoice Date
2/28/2025

Invoice #
ZF2025-RR-Feb

Customer ID #

RR

Service Date	Description	
2/3/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
2/13/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
2/18/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
2/26/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
2/28/2025	Reunion Ranch Mow WWTP	\$85.00
2/28/2025	Reunion Ranch Mow LS #1	\$25.00
2/28/2025	Reunion Ranch Mow LS #2	\$25.00
2/28/2025	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
2/28/2025	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
2/28/2025	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
2/28/2025	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
2/28/2025	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
2/28/2025	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
2/28/2025	Reunion Ranch Mow Jacksdaw Detention Pond	\$250.00

TOTAL DUE UPON RECEIPT \$3,735.00

All Payments Due Upon Receipt. Late Payment Penalty of 5% Applied to Unpaid Balance After

3/30/2025

By/Date Received: JB 2-28-25
By/Date Posted: JB 3-6-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6216

Bookkeeper's Account Expenditures

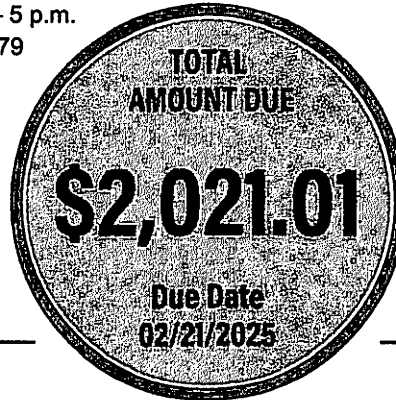


Questions? Call 888-554-4732
Se habla Español
 Monday through Friday, 8 a.m. – 5 p.m.
 Report an outage: 888-883-3379
 myPEC.com

Member-owned since 1938
 nonprofit

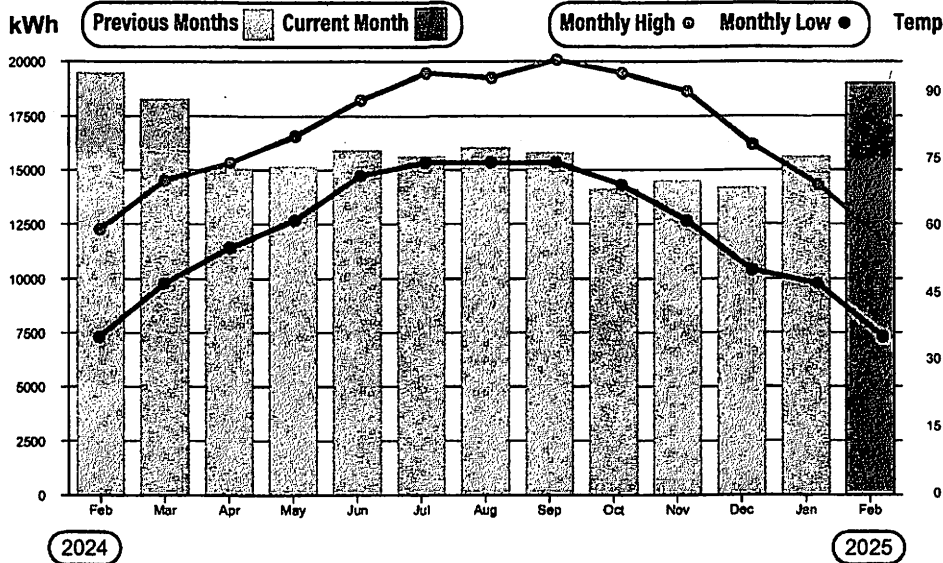
Account #: 3001313424
 Member Name: Reunion Ranch Wcid
 Director District: 4
 Bill Date: 02/05/2025

Service Address: REUNION RCH BLVD & FM
 1825



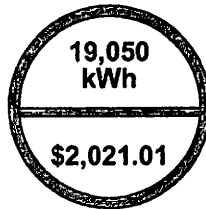
This bill does not reflect payments after 02/05/2025.
 Charge detail found on the back of this page.

Monthly energy use

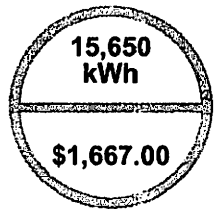


Energy comparison

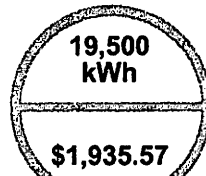
Total energy use
this month



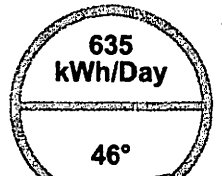
Total energy use
last month



Total energy use
this month last year



Average daily use
and temp this month



By/Date Received: VC 2-10-25
 By/Date Posted: JBS 2-17-25

IMPORTANT MEMBER INFORMATION

If you live in PEC district 4 or 5 and would like to be an advocate for your community at PEC, now is your chance to run for a seat on the PEC Board of Directors. The nomination period is currently open. Find your district and learn more at myPEC.com/election.

GL#: 6230

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



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

Bill Date: 02/05/2025
 Account #: 3001313424
 Current charges due 02/21/2025: \$2,021.01
 Late amount after 02/21/2025: \$2,223.11

PEC Secure Pay Station barcode



Mail payment to:

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

7181 0 AB 0.593
 REUNION RANCH WCID
 C/O BOTT & DOUTHITT
 PO BOX 2445
 ROUND ROCK TX 78680-2445

5 7181
 C-27



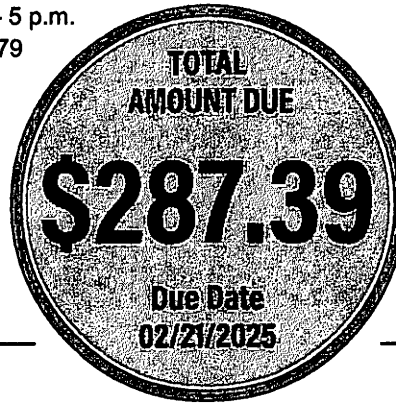
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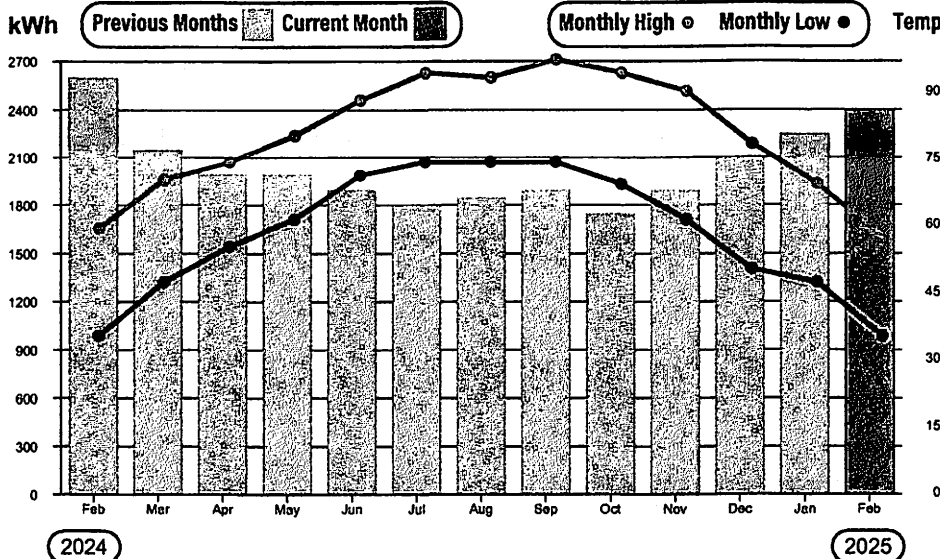
Questions? Call 888-554-4732

Se habla Español

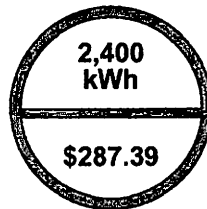
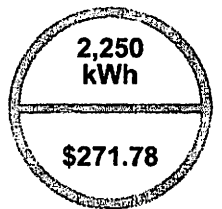
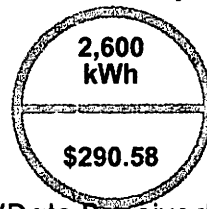
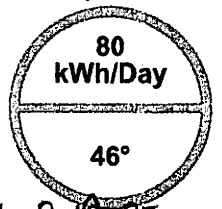
Monday through Friday, 8 a.m. – 5 p.m.

Report an outage: 888-883-3379
myPEC.comMember-owned since 1938
nonprofitAccount #: 3001313436
Member Name: Reunion Ranch Wcid
Director District: 4
Bill Date: 02/05/2025Service Address: 374 KATIE DRIVE-LIFT
STATIONThis bill does not reflect payments after 02/05/2025.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use
this monthTotal energy use
last monthTotal energy use
this month last yearAverage daily use
and temp this monthBy/Date Received: VC 2-10-25
By/Date Posted: Jb 2-17-25

IMPORTANT MEMBER INFORMATION

If you live in PEC district 4 or 5 and would like to be an advocate for your community at PEC and Douthitt, please contact me for a seat on the PEC Board of Directors. The nomination period is currently open. Find your district and learn more at myPEC.com/election.

Mailed By/Date:

GL#: 6230

KEEP THIS STATEMENT FOR YOUR RECORDS
PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - WHEN PAYING IN PERSON BRING ENTIRE STATEMENTPedernales Electric Cooperative
PO Box 1 • Johnson City, TX 78636Bill Date: 02/05/2025
Account #: 3001313436
Current charges due 02/21/2025: \$287.39
Late amount after 02/21/2025: \$316.13

PEC Secure Pay Station barcode



Mail payment to:

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

21

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

4607630013134360000287390000316130205202570



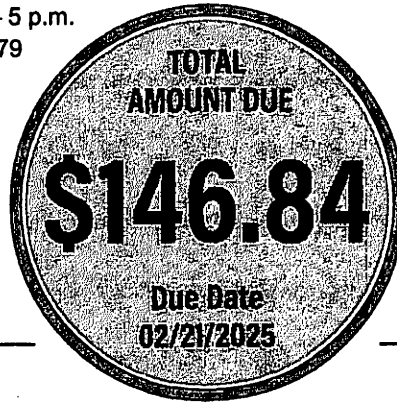
Questions? Call 888-554-4732

Se habla Español

Monday through Friday, 8 a.m. – 5 p.m.

Report an outage: 888-883-3379
myPEC.comMember-owned since 1938
nonprofit

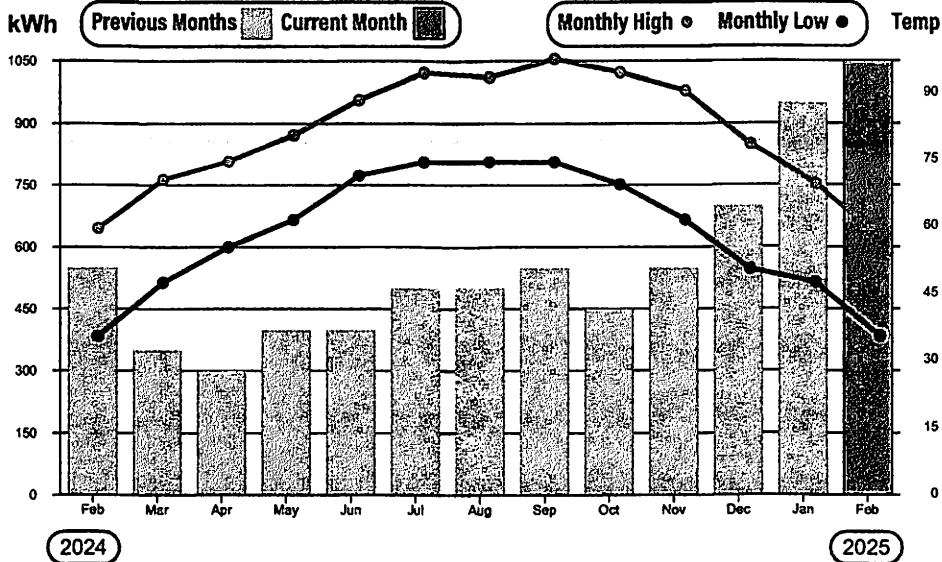
Account #: 3001313435
 Member Name: Reunion Ranch Wcid
 Director District: 4
 Bill Date: 02/05/2025



Service Address: 591 KATIE DRIVE

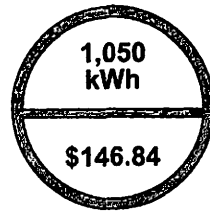
This bill does not reflect payments after 02/05/2025.
 Charge detail found on the back of this page.

Monthly energy use

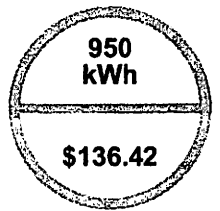


Energy comparison

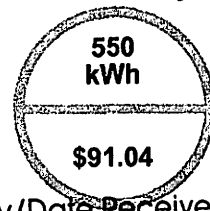
Total energy use this month



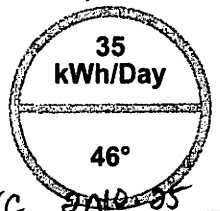
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



By/Date Received: VC 2/10/25
 By/Date Posted: 2/27/25

IMPORTANT MEMBER INFORMATION

If you live in PEC district 4 or 5 and would like to be an advocate for your community at PEC, now is your chance to run for a seat on the PEC Board of Directors. The nomination period is currently open. Find your district and learn more at myPEC.com/election.

Approved for Payment:

Hand Delivered to: [Signature]

Mailed By/Date:

GL#: 6230

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



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

Bill Date: 02/05/2025
 Account #: 3001313435
 Current charges due 02/21/2025: \$146.84
 Late amount after 02/21/2025: \$161.52

PEC Secure Pay Station barcode



Mail payment to:

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



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

46076300131343500001468400001615202052025371



AT&T

REUNION RANCH
PO BOX 2445
ROUND ROCK TX 78680 - 2445

Page 1 of 2
Account Number 512 288-5641 322 9
Billing Date Feb 3, 2025
Web Site att.com

Monthly Statement

Bill-At-A-Glance

Previous Bill	445.87
Payment Received 1-27 Thank you!	445.87CR
Adjustments	.00
Balance	.00
Current Charges	445.87

Amount to be Debited \$445.87

Debiting Bank Account on Feb 27, 2025

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	445.87
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 288-2020		
Total Current Charges		445.87

Connect to value

Powerful connections with savings that last are just the beginning. Check out our best wireless plans and hyper-fast internet options today, call 800.399.5075.

Plans and Services

Monthly Service - Feb 3 thru Mar 2

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

Company Fees and Surcharges

2. Federal Subscriber Line Charge	6.50
3. 911 Fee	.50
4. State Cost Recovery Charge	.89
5. Federal Universal Service Fee	2.35
6. Texas Universal Service	42.73
7. Cost Assessment Charge	6.12
Total Company Fees and Surcharges	59.09

Government Fees and Taxes

8. Federal	9.20
9. State and Local	27.58
Total Government Fees and Taxes	36.78

Total Plans and Services

445.87

Amount Subject to Sales Tax: 408.59

News You Can Use

PREVENT DISCONNECT

Thank you for being a valued customer. Please be aware that all charges must be paid each month to keep your account current and prevent collection activities. We are required to inform you that certain charges such as your telephone line, and fees and surcharges MUST be paid in order to prevent interruption of basic local service. These charges are already included in the Total Amount Due and are \$445.87. Also, neglecting payment for other charges, such as long distance, voice mail, InLine®, wireless, and Internet may result in those services being interrupted.

LONG DIST. PROVIDERS

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

News You Can Use Summary

- PREVENT DISCONNECT
- FEES AND SURCHARGES
- LONG DIST. PROVIDERS
- COST ASSESSMENT CHRG

See "News You Can Use" for additional information

Local Services provided by AT&T Arkansas, AT&T Kansas, AT&T Missouri, AT&T Oklahoma, or AT&T Texas based upon the service address location.

Manage your account at att.com



PO BOX 489
NEWARK, NJ 07101-0489



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

00013052
F111

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	642433740-00001	02/28/25
Change your address at http://sso.verizonenterprise.com	Invoice Number	6105542222

Quick Bill Summary

Jan 09 – Feb 08

Previous Balance <i>(see back for details)</i>	\$54.00
Payment – Thank You	-\$54.00
Balance Forward	\$0.00
Monthly Charges	\$40.00
Usage and Purchase Charges	
Voice	\$0.00
Surcharges and Other Charges & Credits	\$8.84
Taxes, Governmental Surcharges & Fees	\$5.16
Total Current Charges	\$54.00

Total Charges Due by February 28, 2025

\$54.00

By/Date Received: LO 2/19/25
By/Date Posted: 13 2/21/25
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: _____
GL#: 6235

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



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

Bill Date
Account Number
Invoice Number

February 08, 2025
642433740-00001
6105542222

Total Amount Due

Deducted from bank account on 02/28/25
DO NOT MAIL PAYMENT

\$54.00

PO BOX 660108
DALLAS, TX 75266-0108



6105542222010642433740000010000000540000000054009

Jessica Benson

From: AT&T Small Business Services <att-services.bus.1880202976@emaildl.att-mail.com>
Sent: Tuesday, February 18, 2025 12:31 PM
To: Jessica Benson
Subject: Your AT&T online bill is ready to be viewed

reunion ranch

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

Your AT&T bill is ready

Dear Valued Customer,

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

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

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

Service	Account ending in	Bill Amount	Date
U-verse	8477	\$121.40	03/05/2025

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

Log in

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

Thank you,
AT&T Business Services

Paperless Billing

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

☐ Sign up now

Automatic Payments

Save time and pay your monthly bill automatically!

☐ Sign up now

By Date Received: JB 2-18-25
By Date Forfeited: JB 2-28-25
Approved for Payment: ACH
Total Debited on: 6230
Mailed By/Date:
CLN:



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

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

Previous Balance	\$3,714.91
Payments	\$(3,714.91)
Credits / Adjustments	\$0.00
Balance Forward	\$0.00
Current Charges	\$3,467.09
Account Balance	\$3,467.09

Page 1 of 2

Service Address:

Account Type: Raw Firm (PUA)

Contract: 800-018-8425-B

Account	Customer	Statement Date	Due Date
00548605	00602793	02/28/25	03/30/25

Service From	Service To	Meter	Days	Previous Read	Current Read	Use (Gal)
01/03/25	02/04/25	21117896	32	200527.00	204692.00	4,165,000.00
01/03/25	02/04/25	LOSS-RR	32	200527.00	204692.00	24,990.00

BILLING DETAILS

Transaction Description	Consumption	Rate	Amount
Previous Balance			\$3,714.91
Payment - Thank You			\$(3,714.91)
Balance Forward			\$0.00
Raw Water			
Monthly Reservation Fee	29.17	\$82.50	\$2,406.25
Raw Water - Firm	12.86	\$82.50	\$1,060.84
Current Charges			\$3,467.09
Account Balance			\$3,467.09

MAQ = 350.00 AF

Month	Consumption History	Use (AF)
Jan 2025		15.86
Feb 2025		12.86
TOTAL		28.72

1 AF = 325,851 gallons

Winter Is A Great Time To Evaluate Irrigation Systems And Add Compost/mulch To Landscapes. WaterSmart Rebates Can Help Cover The Cost. Learn More At www.WaterSmart.org/rebates.

PAYMENT OPTIONS

To pay via Phone: 877-360-3483

Mail:
PO Box 301589
Dallas, TX 75303-1589



Online: Scan QR
code or visit

www.lcra.org/paywaterbill

In Person:
Local HEB
(HEB charges a fee)

ACH:
JPMorgan Chase Bank of Texas
ABA #111-000-614
Account #09922872675

Wire:
JPMorgan Chase Bank of Texas
ABA #021-000-021
Account #09922872675

Accounts may be subject to penalty charges if payment is not received by the due date.

LCRA is not affiliated with any third party bill payment services and can only control the timing of payments made directly to LCRA.
Return this portion with your payment. Allow 5 days by mail.



Account	Customer	Statement Date	Due Date	Account Balance
00548605	00602793	02/28/25	03/30/25	\$3,467.09

By/Date Received: JB 3.3.25

By/Date Posted: JB 3.9.25

Approved for Payment: [Signature]

Hand Delivered to: _____

Mailed By/Date: _____

GL#: 6205 1060.84

6150 2406.25

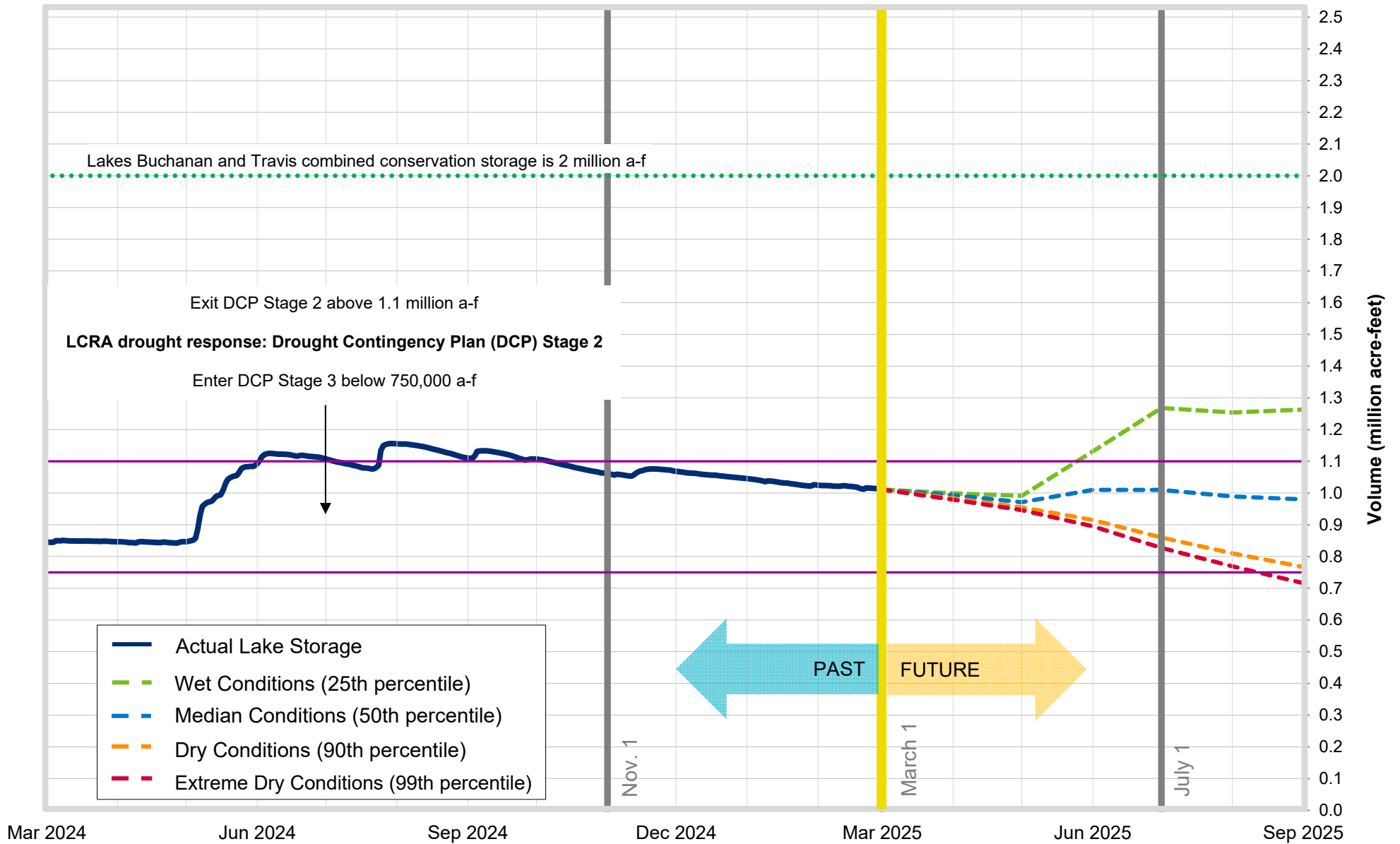
Remit To:

LCRA
PO Box 301589
Dallas, TX 75303-1589

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

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

Lakes Buchanan and Travis Total Combined Storage Projections



Date: March 1, 2025

Note: One acre-foot equals 325,851 gallons

Murfee Engineering

Texas Registered Firm No. F-353
1101 Capital of Texas Hwy., South
Building D, Suite 110
Austin, Texas 78746
(512) 327-9204

M E M O R A N D U M

DATE: MARCH 12, 2025
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: CHRIS ROSALES, P.E.
RE: ENGINEER'S REPORT
CC: BILL FLICKINGER – WILLATT & FLICKINGER

a.) Operational – Water, Wastewater, Water Quality, and Drainage

- i. Texas Land Application Permit (TLAP) – The TLAP permit has been drafted and is in peer review at the TCEQ. RRWCID will continue to operate under the old permit conditions until the new permit is issued.
- ii. Dewatering Issue – *No update*. PWTech Technical Support is expected to host onsite training and advise on the system's capabilities and its ability to achieve the desired automation.
- iii. The Lower Colorado River Authority (LCRA) recently identified a discrepancy in the population and per-capita water usage figures reported by the Texas Water Development Board (TWDB) and those in the District's Water Conservation Plan (WCP). To address this, data from the 2020 Census was used to estimate the District's population density. The Census data indicates that approximately 1,326 people reside within the District. Given 519 residential connections, this equates to an average of approximately 2.55 people per household. An exhibit summarizing this analysis is attached to this report, including the updated per-capita water usage measured in gallons per capita per day (GPCD). Based on these findings, the LCRA has requested that the WCP be updated to reflect this methodology that incorporates the Census data.

b.) Utility Data Trend Analysis

- i. Charts depicting monthly water and wastewater data received from operations are attached to this report for your reference.
 - A. Water Usage – water usage is 258 GPD/LUE for February 2025, very consistent with previous years. This value falls at the low end of the expected seasonal range, in line with typical winter demand patterns.

- B. Wastewater Flow – The Wastewater Treatment Plant (WWTP) recorded a flow of 113 GPD/LUE (0.0606 MGD), reflecting a decrease from the previous month and remaining below the “average + 1 standard deviation” threshold. The three-month moving average continues to hover just above 75% of the Permitted Capacity.
- C. WWTP Effluent Parameters – BOD and Turbidity continue to decline from previous months, returning to levels consistent with those observed prior to the increase in October 2024. Both parameters remain under permit limits. E. Coli and TSS are both reading at less than 1.

c.) Emergency Management Plan(s)

i. Wastewater System Emergency Response Plan

- A. *No update.* MEC has paused work and will await direction from the Board.

d.) Long-Term Improvements and Asset Management Plan

- i. *No update.* The updated Capital Improvement Program (CIP) Log is attached to this report for your reference.
- ii. Wastewater Treatment Plant Efficiency Plan (WWTP-EP)

An updated Gantt Chart for the WWTP-EP projects is included in this report. To prioritize the pump skid installation, phases III, IV, and V have been rescheduled to begin in late May.

- A. Phase I: Irrigation Pump Skid & Makeup Waterline Installation – Bids from the February solicitation were rejected. The project scope was modified and issued for rebid in coordination with Inframark.
- B. Phase II: Irrigation Line Installation – Trenching is underway. Leak testing is anticipated to take place March 14. Substantial completion is expected by the end of this month.
- C. Phase III: Drip Field Connection – Project includes valves and piping to allow use of the irrigation skid as an alternative to the current SADDs pump skid. Design is underway.
- D. Phase IV – SCADA integration for Irrigation Pump Skid, including automated valving. An initial site visit with Dedicated Controls is scheduled for March 17.
- E. Phase V – Decommissioning of the SADDs field pumps. This project is scheduled for fiscal year 2024-2025.

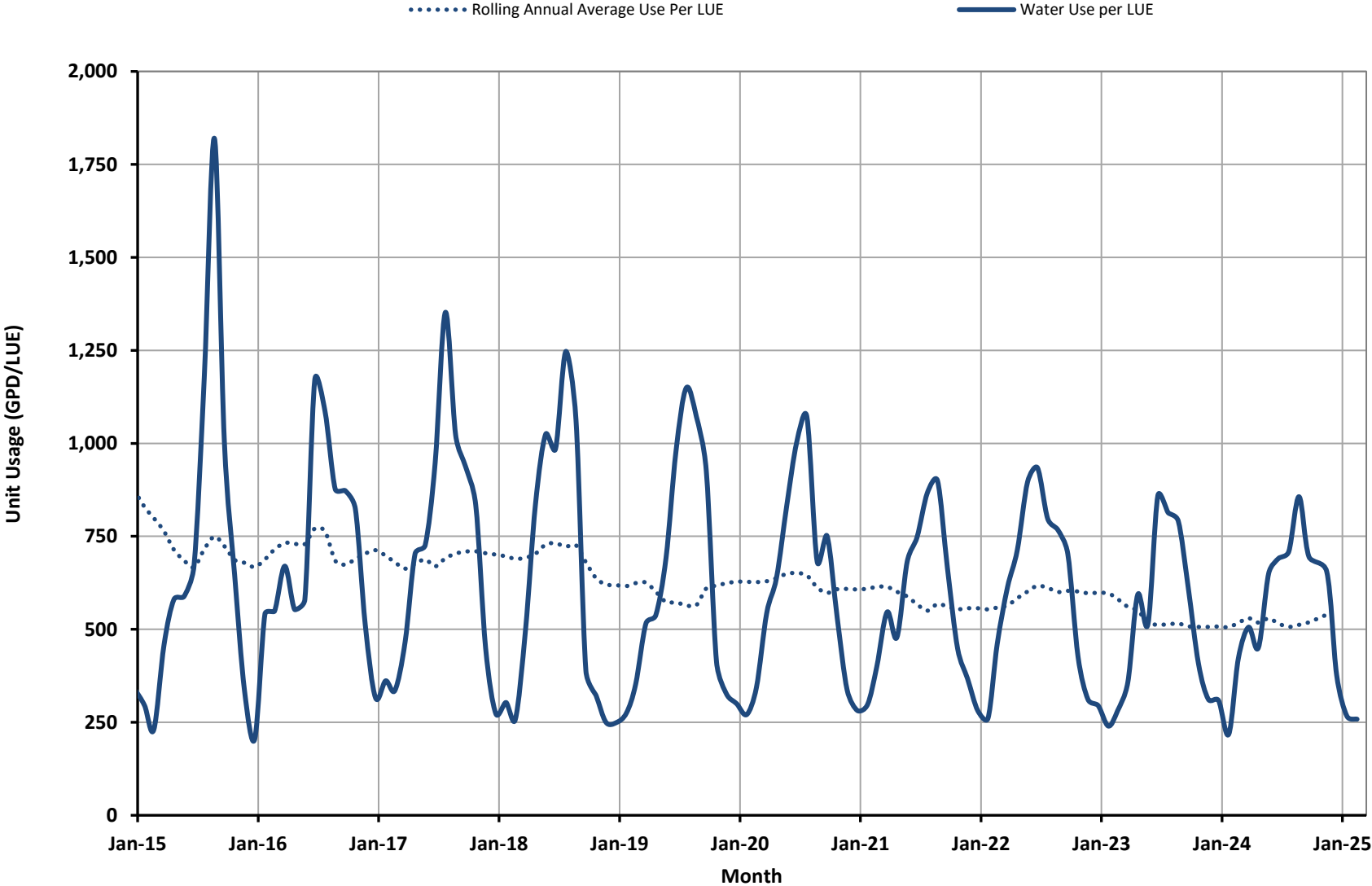
e.) Approvals Related to Ongoing Construction Contracts

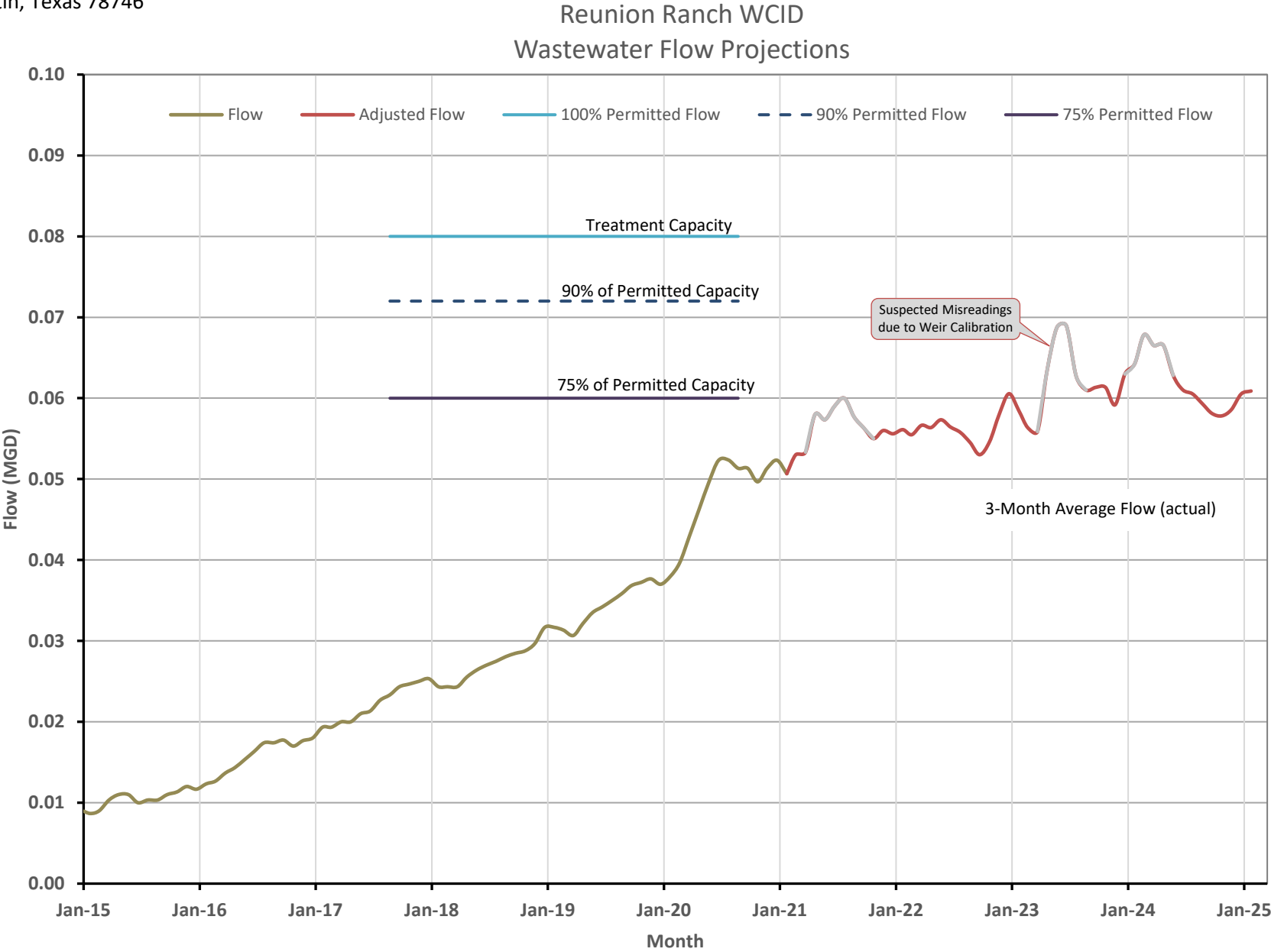
- i. *Nothing outstanding*

f.) Approvals to Upcoming Construction Contracts

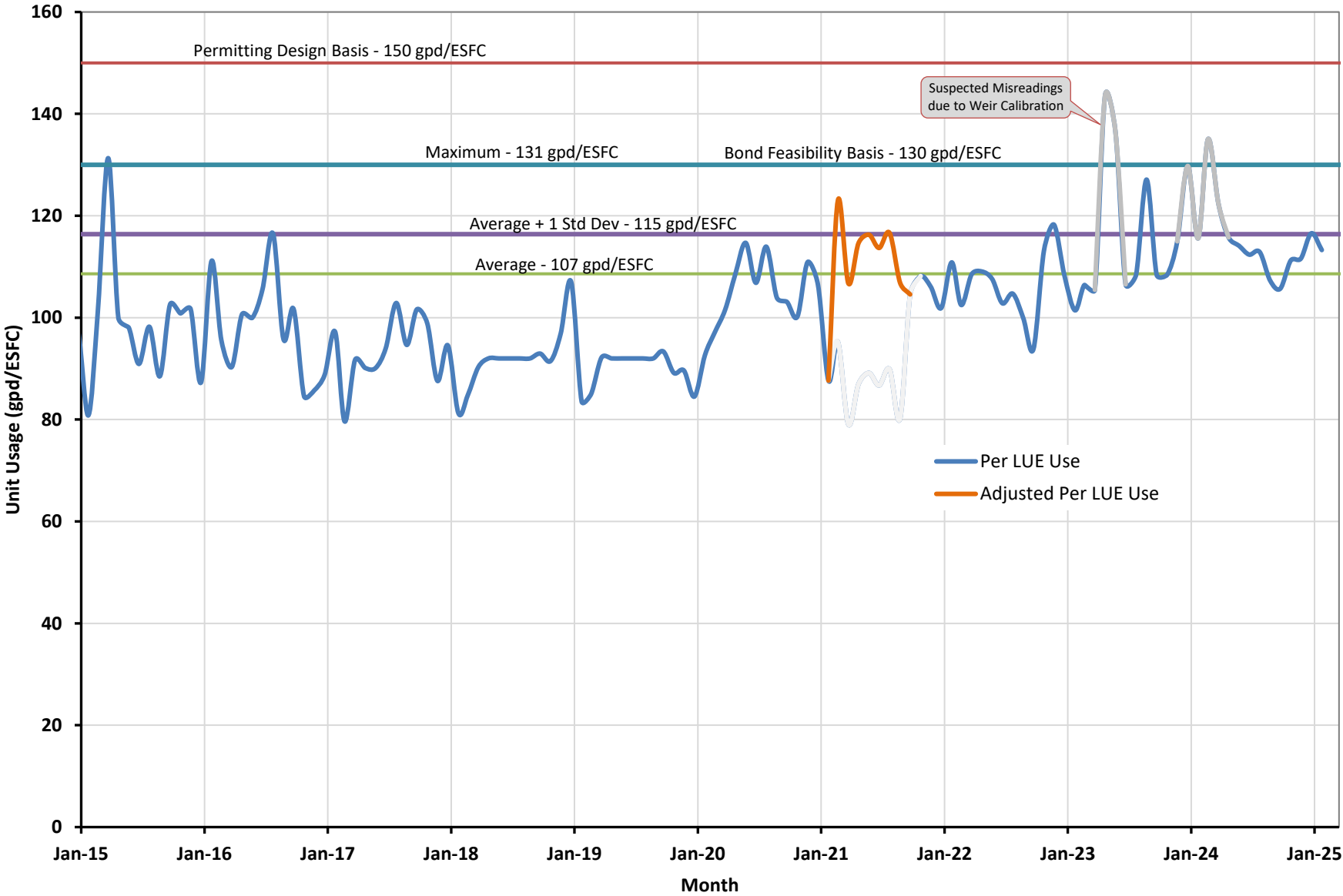
- i. *Nothing outstanding*

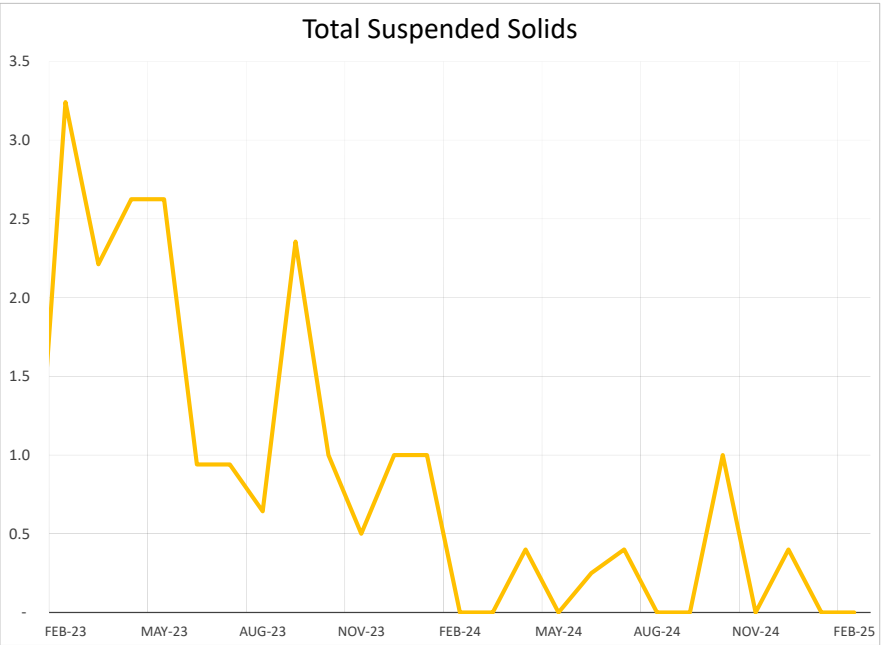
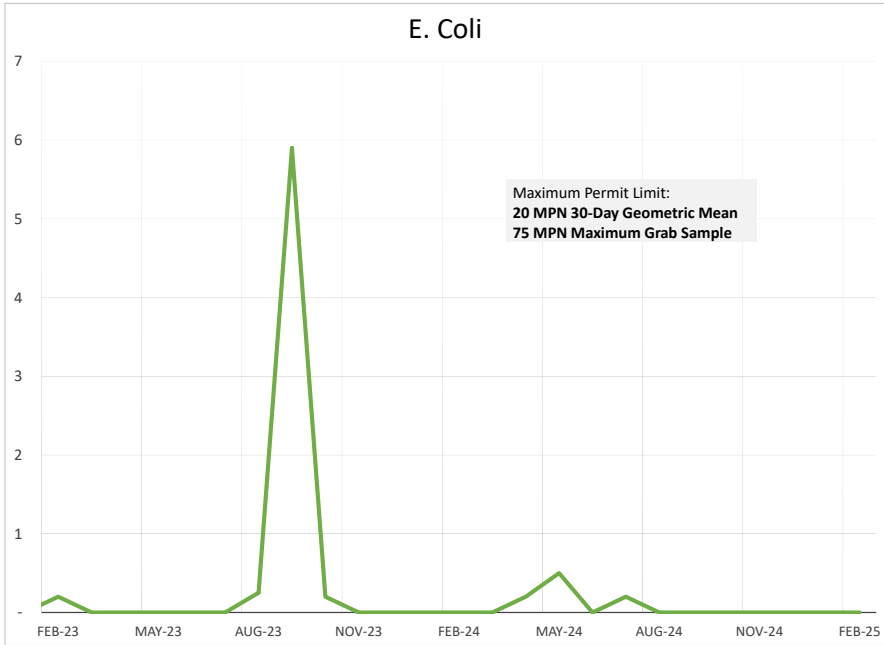
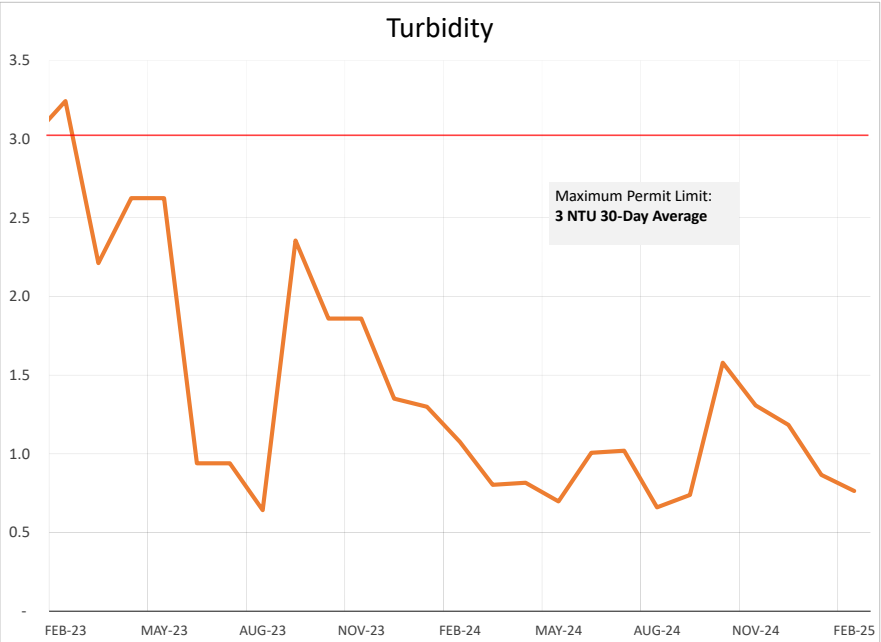
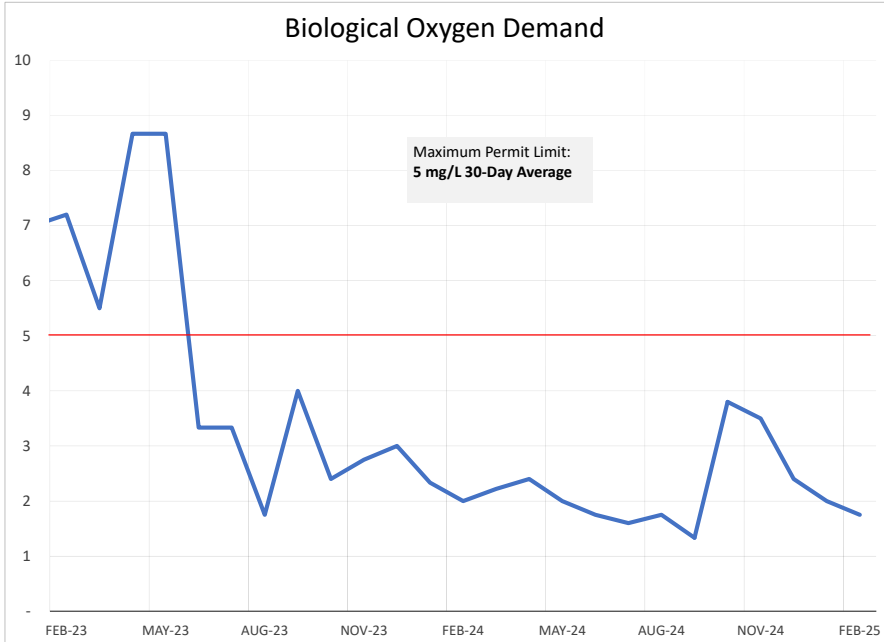
Reunion Ranch WCID
Per LUE Water Use Trends





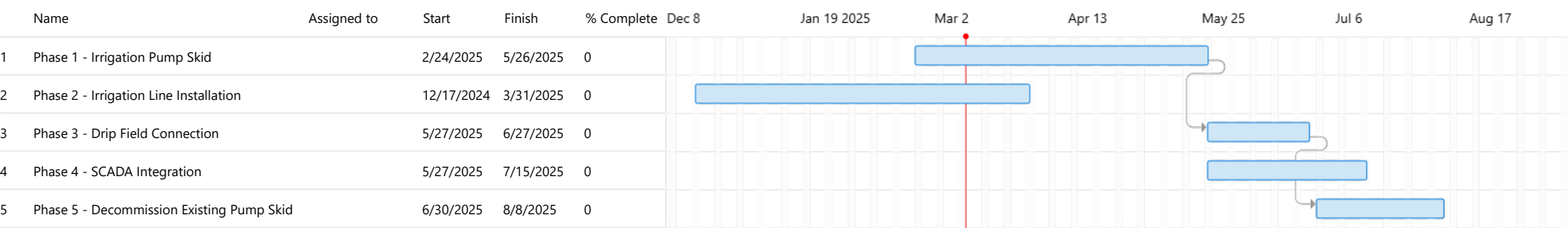
Reunion Ranch WCID
WWTP Unit Usage Analysis





Project	Description	Original Budget	Revised Budget	Contract Cost	Cost to Date	Estimated Final Cost	Estimated Start	Estimated Completion	Final Completion Date	Additional Notes
Main Line Valve Maintenance	Locate and clean/exercise valves	\$2,000								20% of valve annually
Effluent Lift Station (Filter Feed Pumps) Pump Replacement	Replace the submersible pumps that are not operating according to their design point	\$50,000					Jan-26	Jul-26		Note, potential additional upgrades in the future, \$50K;
Storage shed at WWTP	Install a shed to store spare parts at the WWTP, storage on site was significantly reduced because of the WWTP Exp	\$5,000					Mar-25	Jul-25		Request from Inframark - delayed until FY24
Wastewater Treatment Plant Efficiency Upgrades Phase 1	Purchase of Irrigation Pump Skid	\$105,000	\$125,000	\$105,890			Jan-25	Apr-25		This Phase will allow the Board to Shorten the equipment lead time for the irrigation of common areas within the HOA.
Wastewater Treatment Plant Efficiency Upgrades Phase 1b	Irrigation Pump Skid Installation (Electrical, Piping, Appurtenances)	\$0	\$75,000							Irrigation Pump Skid Installation (Electrical, Piping, Appurtenances)
Wastewater Treatment Plant Efficiency Upgrades Phase 2	Install piping and valving to allow use of irrigation pump for HOA irrigation uses	\$105,000	\$150,000	\$56,730			Dec-24	Apr-25		This Phase will allow for the irrigation of common areas within the HOA.
Wastewater Treatment Plant Efficiency Upgrades Phase 3	Install piping and valving to allow use of irrigation pump for drip field use	\$0	\$35,000				Apr-25	Jun-25		This stage of the plan will allow for redundancy in the effluent disposal system and the effluent tank filling processes within the plant.
Wastewater Treatment Plant Efficiency Upgrades Phase 4	SCADA integration of pump skid and appertenances	\$20,000	\$35,000				Apr-25	May-25		This stage of the plan will allow automated use of the irrigation and drip fields and remote sensing of conditions and errors.
Wastewater Treatment Plant Efficiency Upgrades Phase 5	Decommision Drip Field Pump Skid	\$0	\$10,000				May-25	Jun-25		This Phase of the plan allows for the removal of the maintainance and power costs assciated with this equipment
Smart Meters	District-wide Meter Conversion	\$500,000					Jun-29	Feb-30		Based on the Cellular Option from the Jan 2025 HydroPro quote

Efficiency Upgrades



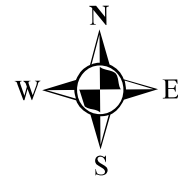
Reunion Ranch WCID

Population Analysis

FEB, 2024

 District Boundary

 Census Blocks



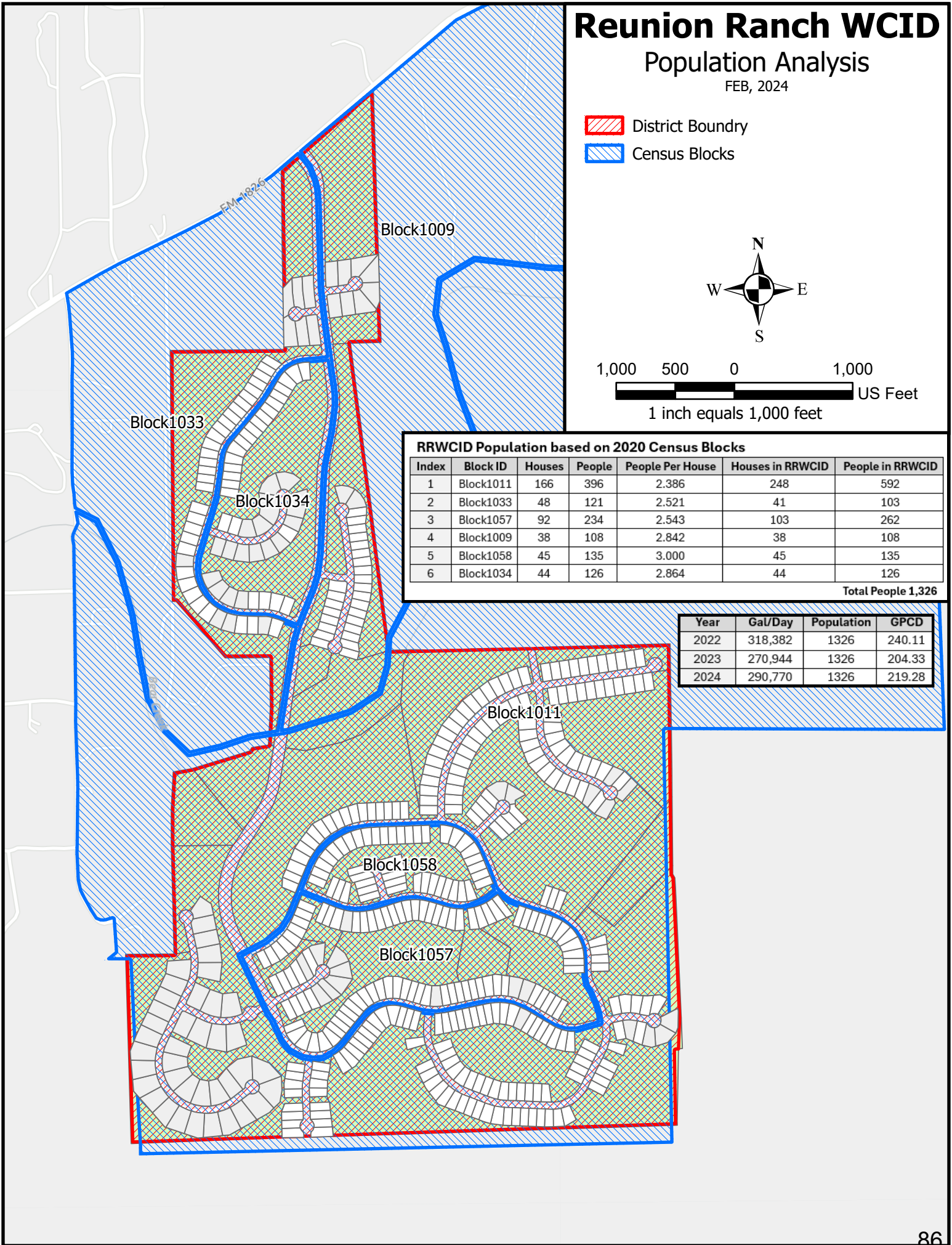
1,000 500 0 1,000
US Feet
1 inch equals 1,000 feet

RRWCID Population based on 2020 Census Blocks

Index	Block ID	Houses	People	People Per House	Houses in RRWCID	People in RRWCID
1	Block1011	166	396	2.386	248	592
2	Block1033	48	121	2.521	41	103
3	Block1057	92	234	2.543	103	262
4	Block1009	38	108	2.842	38	108
5	Block1058	45	135	3.000	45	135
6	Block1034	44	126	2.864	44	126

Total People 1,326

Year	Gal/Day	Population	GPCD
2022	318,382	1326	240.11
2023	270,944	1326	204.33
2024	290,770	1326	219.28





Reunion Ranch WCID
General Manager Reports for the month of
February 2025
Board Meeting: March 18th, 2025

Memorandum for: Board of Directors Reunion Ranch WCID**From: ElizaBeth Reeves / Darald Berger/Katie May****Date: March 18th, 2025****Subject: Operations and Maintenance Report**

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

A. Administrative**a. Budget Amendment Discussion**

- Continue to work with Invoice/Budget Committee on budgetary needs to ensure a realistic and sustainable funding approach.

Timeline for preparation of 2025/2026 Budget:

- April/May – finalize Operator/Engineer recommendations for future repair items
- June - IM to obtain quotes for draft budget
- July - with Invoice/Budget Committee, create a draft and send to bookkeeper
- August – finalize the budgetary numbers needed for operations

b. Annual Regulatory Agency Submittals

- TWDB Water Use Survey
- TCEQ 2025 Homeland Security Update

B. Improvement of Wastewater Treatment Plant Operations

- a. New brushes were installed and working properly, we will continue to monitor during routine facility checks.
- b. Pulled mixer in SBR2 to remove rags

C. Wastewater treatment plant & effluent subsurface irrigation

- a. All facilities comply for the month; (**BOD & TSS are both below 5 this month**)
- b. The plant's capacity is at 76%; total flows are 1.696 MG; average flows are 60,585 GPD.

D. Wastewater collection system

- a. During an inspection, an air leak was identified on the blower line to SBR 1, likely due to the expansion of an aging pipeline. To address the issue, a dresser coupling was procured from Act Pipe and installed to repair the line. The surrounding area was cleaned, and as a preventive measure, the coupling was protected with a covering to ensure durability and safeguard against environmental exposure. *Repair completed.*

E. Water distribution system

- a. Water accountability is at 96.99% for the month.
- b. Billing cycle from January 17th, 2025 – February 19th.

F. Stormwater Conveyance & Pond maintenance

- a. **Stormwater Conveyance** – Contacted two separate residents regarding fill dirt being placed in the street. Perhaps a website post regarding this matter would be a good reminder.
- b. **Pond Maintenance** - Inframark conducted Pond inspections on February 20th. Nothing to report currently.

G. Customer matters, complaints, reports & updates

- a. **Pool Application/Request for District Property Access** – Progress has been made with the pool addresses that were not inspected in prior years. The list of residents needing final inspection is now down to 5. There were several addresses on the list the HOA provided that were confirmed to not have pools, with the assistance of Google Maps and homeowner feedback.
- b. **WCID / HOA pool communication** – We reached out to the new Account Manager for the HOA (First Service Residential) to discuss how we can work together to keep each party informed of new applications going forward. We will be checking in with them monthly for any new addresses that have applied through them to compare to our tracker. *In a follow-up email from the HOA manager, Anna Deloi, they cannot disclose any information to us regarding applicants. However, they offered to forward any communication we would like to relay to residents through their FSR platform (with board approval).*
- c. **Erosion concern near Adam** – We have contacted the resident and requested that they coordinate with their contractor to implement proper erosion control measures. As a result, silt fencing has now been installed to help mitigate further erosion issues. Additionally, we have requested an additional deposit to cover potential erosion repair costs. However, this request is being disputed, as it was not explicitly discussed during the onsite meeting. Given this, we will proceed with repairing any necessary erosion damage at no cost to the resident or the district, if required, to ensure proper site stabilization. *Task completed February 2025 and will be monitored.*

H. Customer billing & delinquencies

- a. February: Mailed 3 delinquent Letters, tags hung 0, disconnects 0.

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

Current Items for Board consideration:

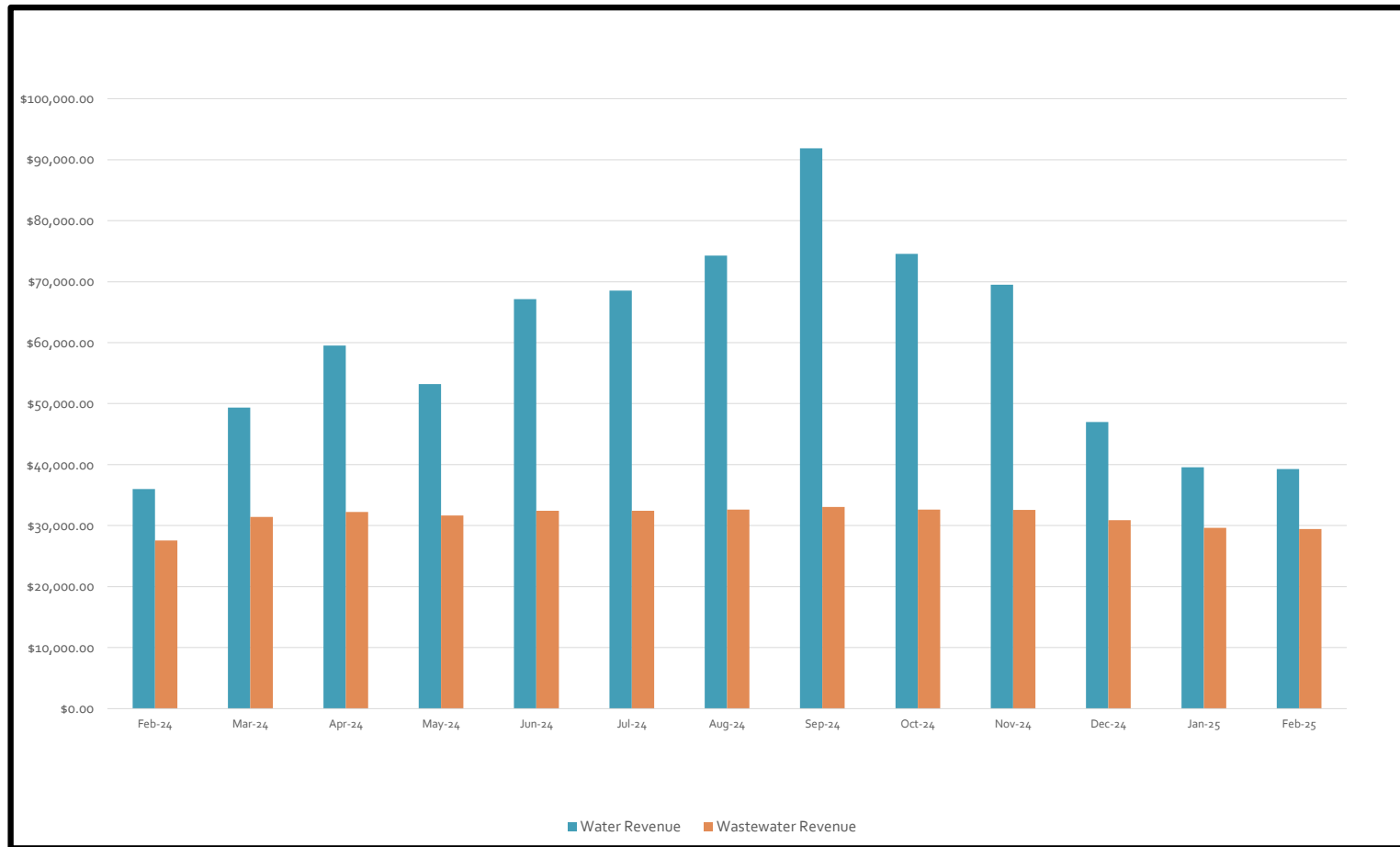
Vendor	Amount	Description	Work Order #
WWTS	\$4425.60	Clean Lift Station 1 and Lift Station 2 due to clogged force main	

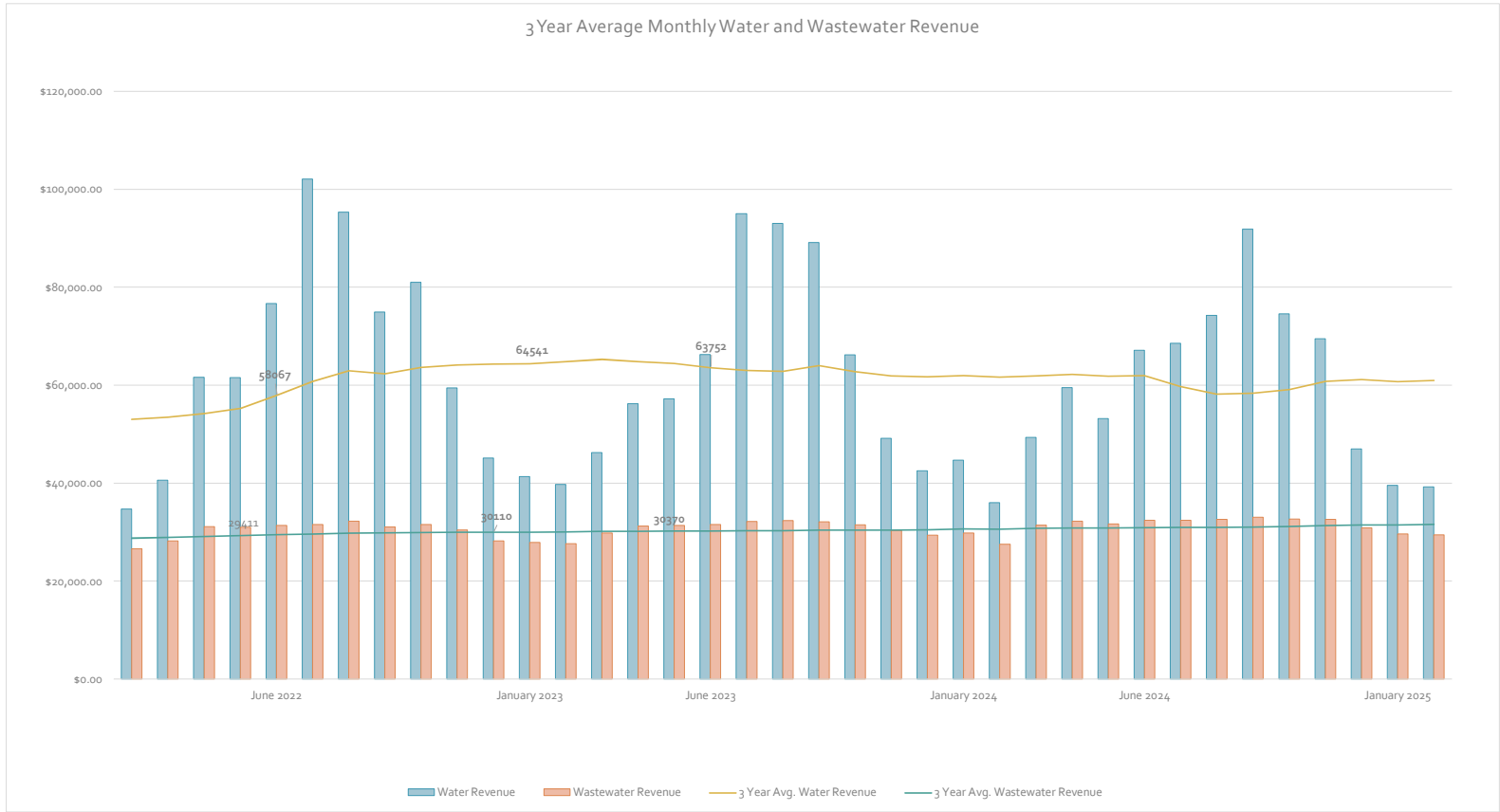


Billing Summary

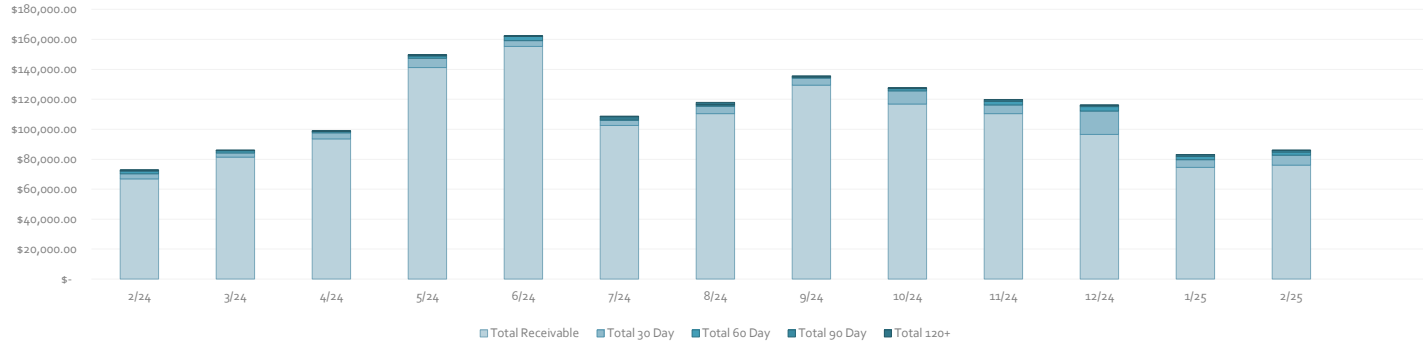
Description	Connections		Variance
	Feb-24	Feb-25	
Residential	518	519	1
Commercial - HOA	16	16	
Hydrant	-	-	-
Tracking	1	1	-
Reclaimed	-	-	
Total Number of Accounts Billed	535	536	1
	Consumption		
Residential	3,276,000	4,123,000	847,000
Commercial - HOA	177,000	78,000	(99,000)
Hydrant	-	-	-
Tracking <i>*Meters corrected in billing</i>	95,000	8,000	(87,000)
Reclaimed	-	-	-
Total Gallons Consumed	3,548,000	4,209,000	661,000
	Average Consumption		
Residential	6,324	7,944	1,620
Commercial - HOA	11,063	4,875	(6,188)
Hydrant	-	-	-
Tracking	95,000	8,000	(87,000)
Reclaimed	-	-	-
Avg Water Use for Accounts Billed	6,631.78	7,852.61	1,221
Total Billed	\$63,867	\$70,399	\$6,532
Total Aged Receivables	\$4,004	\$5,771	\$1,767
Total Receivables	\$67,871	\$76,170	\$8,299

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+
2/24	\$ 66,826.77	\$ 3,385.87	\$ 1,851.95	\$ 632.16	\$ 11.92
3/24	\$ 81,497.55	\$ 2,676.85	\$ 1,417.80	\$ 223.13	\$ 51.33
4/24	\$ 93,636.54	\$ 4,085.11	\$ 961.60	\$ 109.46	\$ 109.46
5/24	\$ 141,242.21	\$ 6,109.59	\$ 1,537.49	\$ 640.69	\$ 218.92
6/24	\$ 155,355.94	\$ 3,757.92	\$ 2,976.25	\$ 172.11	\$ 193.90
7/24	\$ 102,498.99	\$ 3,442.92	\$ 940.59	\$ 1,563.80	\$ 344.10
8/24	\$ 110,524.64	\$ 4,792.00	\$ 909.05	\$ 280.69	\$ 1,364.10
9/24	\$ 129,470.88	\$ 4,671.84	\$ 752.44	\$ 194.25	\$ 538.11
10/24	\$ 116,850.63	\$ 8,819.96	\$ 1,463.08	\$ 194.25	\$ 445.45
11/24	\$ 110,477.98	\$ 5,672.87	\$ 2,351.14	\$ 1,079.93	\$ 339.70
12/24	\$ 96,654.00	\$ 15,574.27	\$ 2,944.25	\$ 955.85	\$ 213.95
1/25	\$ 74,656.31	\$ 5,082.99	\$ 2,063.72	\$ 1,019.84	\$ 130.53
2/25	\$ 76,170.26	\$ 6,535.81	\$ 2,142.94	\$ 1,006.90	\$ 98.47

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

Delinquent Letter Mailed 5 3/6/2025
Delinquent Tags Hung N/A
Disconnects for Non Payment N/A

12 Month Accounts Arrears Report

Date	Current	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
2/24	510	17	7	4	1
3/24	508	23	7	1	1
4/24	498	33	8	0	1
5/24	505	27	9	5	1
6/24	516	21	10	3	1
7/24	518	24	5	4	2
8/24	502	38	5	1	3
9/24	520	24	5	1	1
10/24	505	34	8	1	1
11/24	513	19	8	5	1
12/24	467	61	11	4	1
1/25	508	21	13	2	1
2/25	497	35	11	1	2



Water Production and Quality

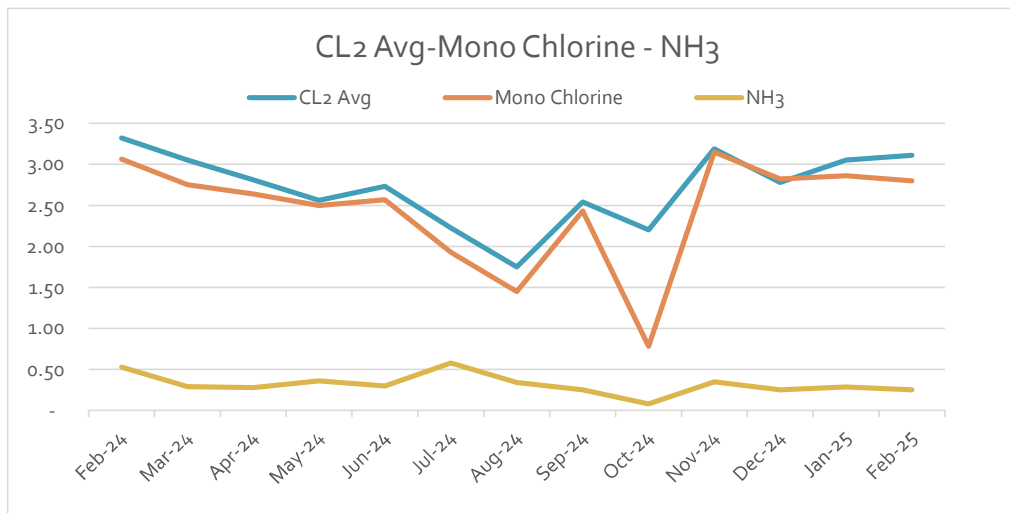
Water Quality Monitoring

Current Annual Avg

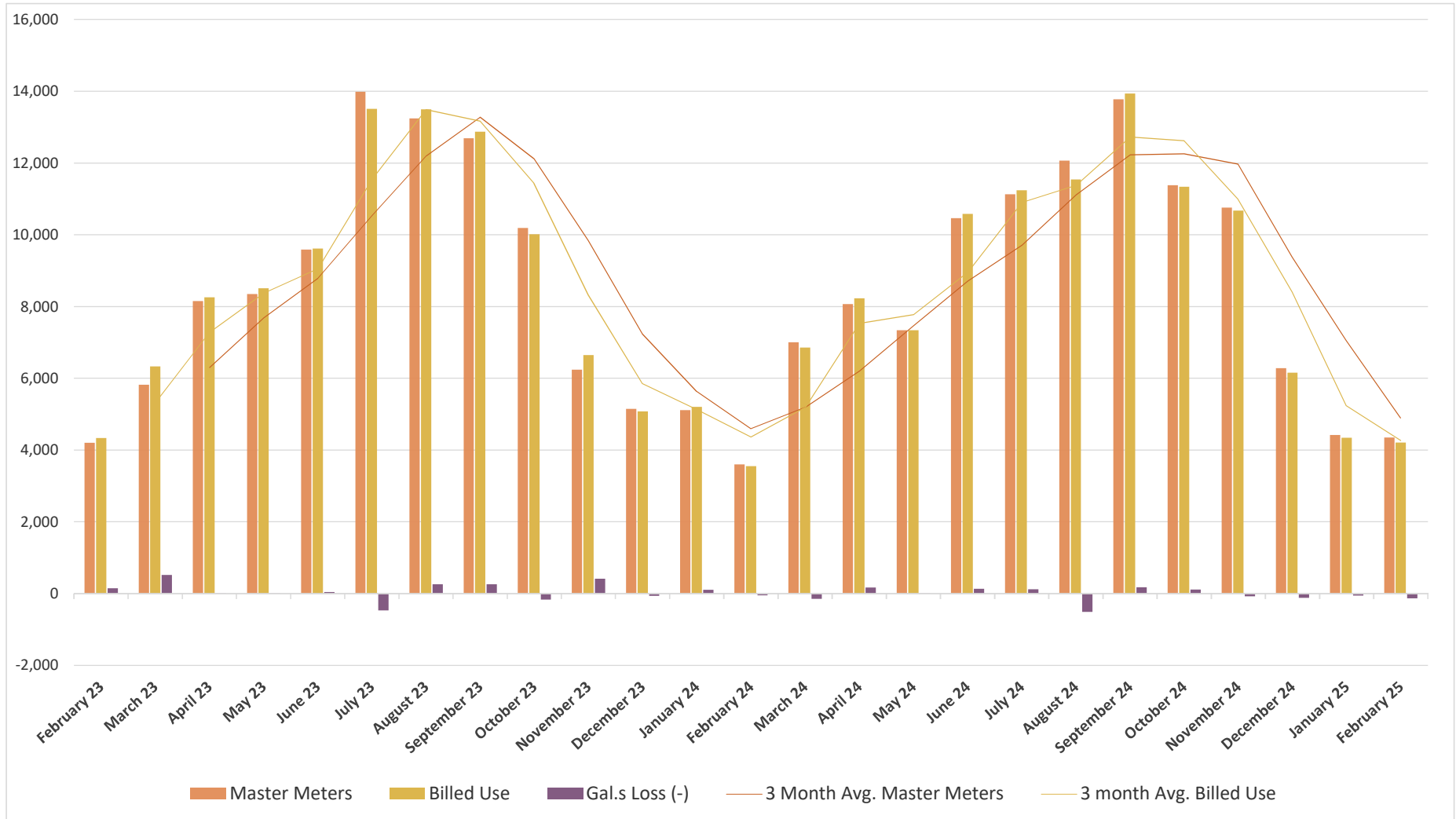
State Requirements Must Be Above .50

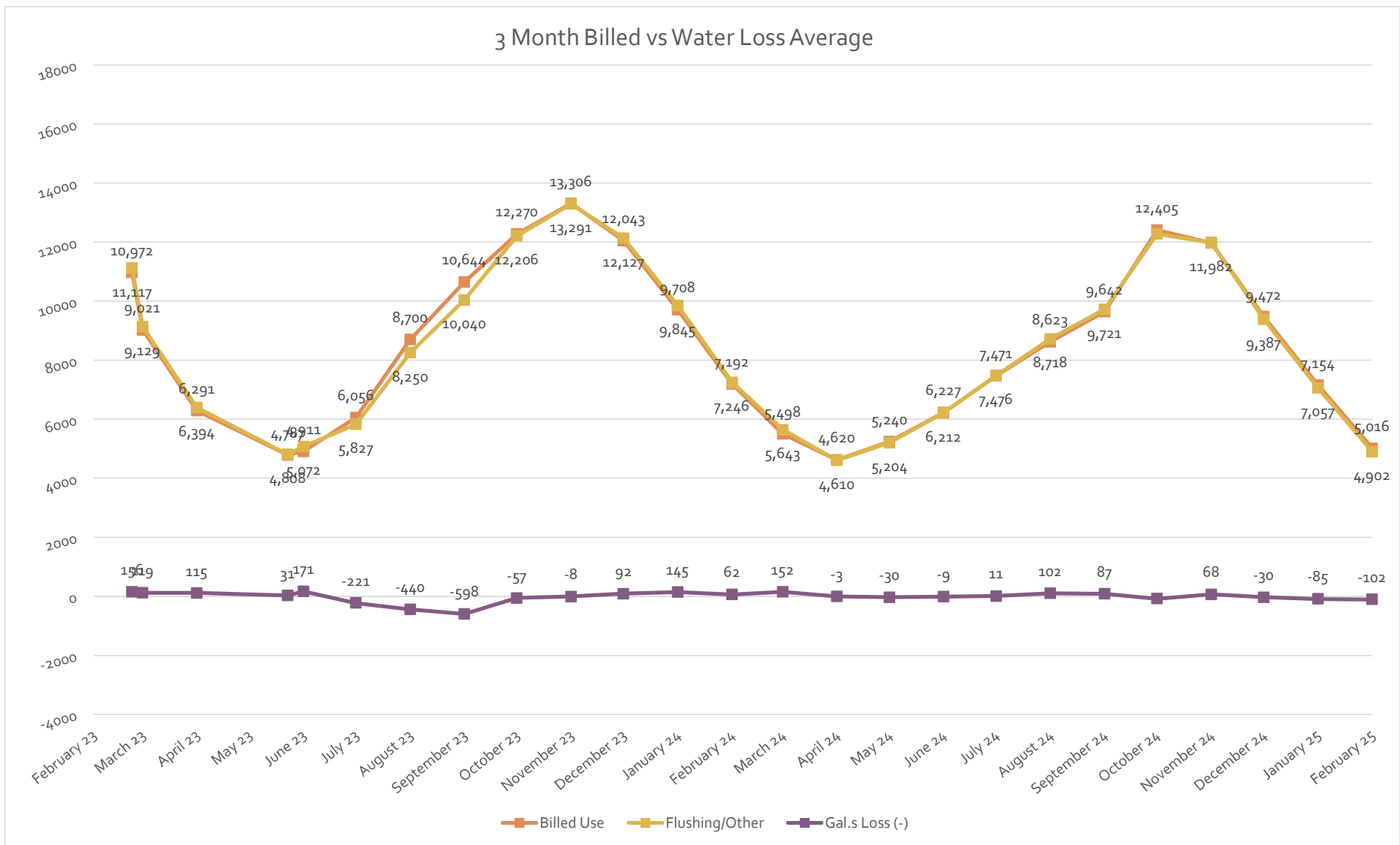
2.72

Date	CL2 Avg	Mono Chlorine	NH3
Feb-24	3.32	3.06	0.53
Mar-24	3.05	2.75	0.29
Apr-24	2.81	2.64	0.28
May-24	2.56	2.50	0.36
Jun-24	2.73	2.57	0.30
Jul-24	2.23	1.93	0.58
Aug-24	1.75	1.45	0.34
Sep-24	2.54	2.43	0.25
Oct-24	2.20	0.78	0.08
Nov-24	3.19	3.15	0.35
Dec-24	2.78	2.82	0.25
Jan-25	3.05	2.86	0.29
Feb-25	3.11	2.80	0.25



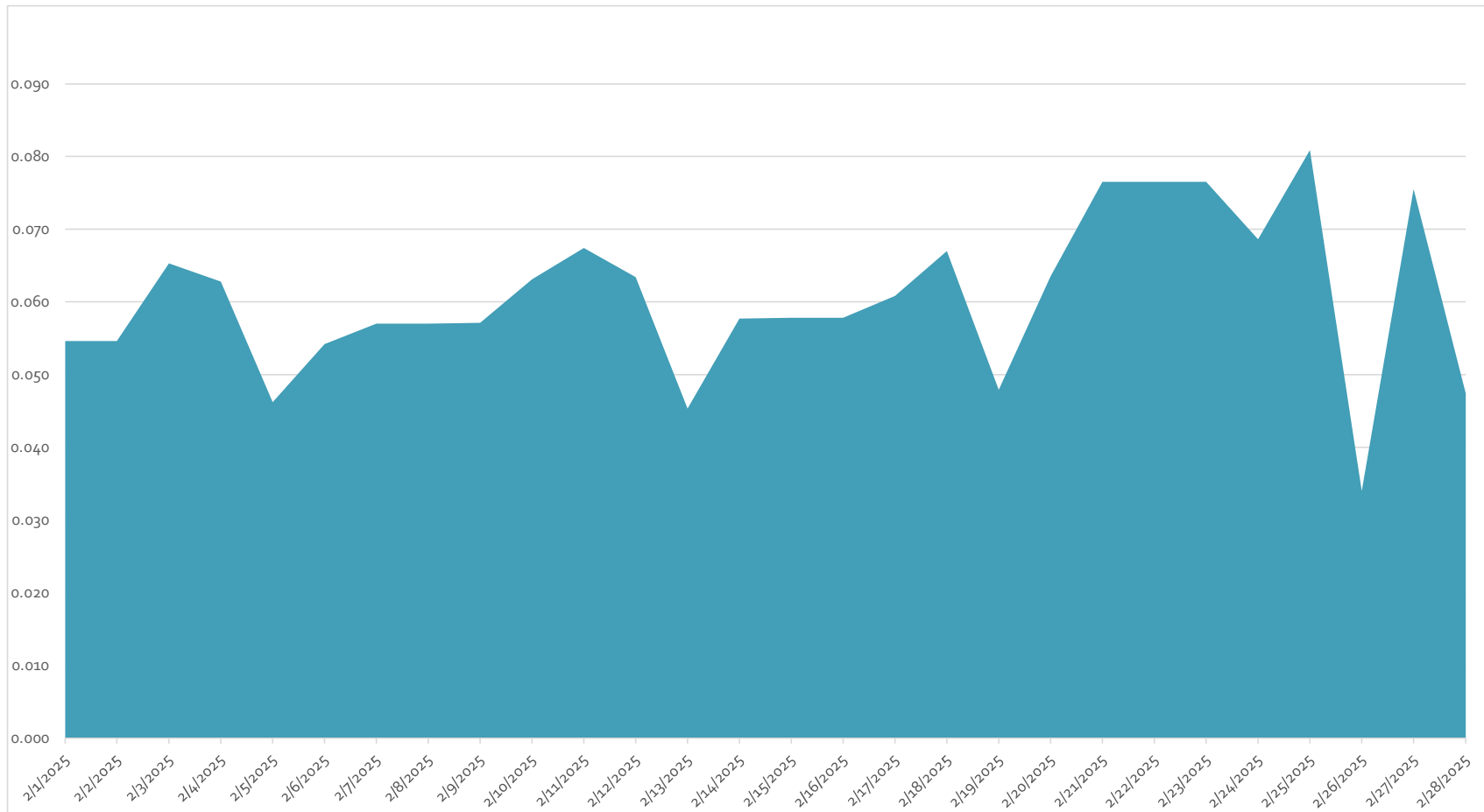
Water Accountability Report





									Running	
Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing/ Other	Gal.s Loss (-)	% Loss	Accounted For	Loss %	Accounted For %
February 23	2/20/23	534	4,199	4,336	8	145	3.45%	103.45%	0.97%	100.97%
March 23	3/20/23	535	5,819	6,328	8	517	8.88%	108.88%	0.92%	100.92%
April 23	4/18/23	535	8,149	8,257	8	7	0.09%	100.09%	0.35%	100.35%
May 23	5/18/23	535	8,348	8,506	8	7	0.08%	100.08%	0.20%	100.20%
June 23	6/16/23	535	9,585	9,617	7	39	0.41%	100.41%	0.37%	100.37%
July 23	7/17/23	535	13,982	13,509	7	(466)	-3.33%	96.67%	0.35%	100.35%
August 23	8/16/23	535	13,244	13,493	8	257	1.94%	101.94%	1.03%	101.03%
September 23	9/18/23	535	12,693	12,871	8	257	2.02%	102.02%	0.90%	100.90%
October 23	10/18/23	535	10,192	10,017	8	(167)	-1.64%	98.36%	0.01%	100.01%
November 23	11/16/23	535	6,239	6,646	8	415	6.65%	106.65%	0.39%	100.39%
December 23	12/15/23	535	5,146	5,076	8	(62)	-1.20%	98.80%	0.05%	100.05%
January 24	1/18/24	535	5,110	5,206	8	104	2.04%	102.04%	0.03%	100.03%
February 24	2/19/24	535	3,603	3,548	5	(50)	-1.39%	98.61%	-0.19%	99.81%
March 24	3/18/24	535	7,006	6,859	3	(144)	-2.06%	97.94%	-0.19%	99.81%
April 24	4/16/24	535	8,071	8,230	7	166	2.06%	102.06%	-0.19%	99.81%
May 24	5/16/24	535	7,337	7,340	7	10	0.14%	100.14%	-0.38%	99.62%
June 24	6/18/24	535	10,462	10,585	7	130	1.24%	101.24%	-0.43%	99.57%
July 24	7/16/24	536	11,127	11,239	9	121	1.09%	101.09%	-0.66%	99.34%
August 24	8/15/24	536	12,065	11,540	12	(513)	-4.25%	95.75%	-0.97%	99.03%
September 24	9/17/24	536	13,773	13,939	9	175	1.27%	101.27%	-0.20%	99.80%
October 24	10/16/24	536	11,377	11,335	151	109	0.96%	100.96%	-0.74%	99.26%
November 24	11/18/24	536	10,760	10,672	8	(80)	-0.74%	99.26%	-1.49%	98.51%
December 24	12/17/24	536	6,280	6,153	8	(119)	-1.89%	98.11%	-2.03%	97.97%
January 25	1/16/25	536	4,421	4,345	21	(55)	-1.24%	98.76%	-2.12%	97.88%
February 25	2/19/25	536	4,348	4,209	8	(131)	-3.01%	96.99%	-3.01%	96.99%

Wastewater Flows for the Month of February



For the Month of February

TCEQ PERMIT	PERMIT	ACTUAL	COMPLIANT?	PERCENT
Flow WWTP (Avg.)	0.08 MGD	0.061 MGD	Yes	75.7%
Chlorine Residual (Min)	1.0 mg/L	1.5 mg/L	Yes	
PH (Min)	6.0 Std Units	8.09 Std Units	Yes	
PH (Max)	9.0 Std Units	8.09 Std Units	Yes	
210 Permit (Inactive)	PERMIT	ACTUAL	COMPLIANT?	
Turbidity (Avg)	3.0 NTUs	0.76 NTUs	Yes	
BOD (Avg)	5 mg/L	1.8 mg/L	Yes	
TSS (Avg)	20 mg/L	1.0 mg/L	Yes	

Reunion Ranch WCID Wastewater Flow Historical

	Total Connections	Total WWTP Flows	Daily Average Flows	WWTP Capacity %
Dec-25				0%
Nov-25				0%
Oct-25				0%
Sep-25				0%
Aug-25				0%
Jul-25				0%
Jun-25				0%
May-25				0%
Apr-25				0%
Mar-25				0%
Feb-25	536	1,696,400	60,585	76%
Jan-25	536	1,933,200	62,361	78%
2025 TOTALS		3,629,600	61,473	77%
Dec-24	536	1,850,500	59,694	75%
Nov-24	536	1,783,700	59,457	74%
Oct-24	536	1,752,800	56,542	71%
Sep-24	536	1,721,000	57,367	72%
Aug-24	536	1,871,800	60,381	75%
Jul-24	536	1,863,600	60,116	75%
Jun-24	535	1,831,400	61,047	76%
May-24	535	1,857,800	61,930	77%
Apr-24	535	1,963,800	65,460	82%
Mar-24	535	2,239,400	72,200	90%
Feb-24	535	1,793,400	61,840	77%
Jan-24	535	2,152,300	69,430	87%
2024 TOTALS		22,681,500	62,122	78%
Dec-23	535	1,907,100	61,519	77%
Nov-23	535	1,758,200	58,607	73%
Oct-23	535	1,848,100	59,616	75%
Sep-23	535	2,048,100	68,270	85%
Aug-23	535	1,802,900	58,160	73%
Jul-23	534	1,781,900	57,480	72%
Jun-23	535	2,163,600	72,120	90%
May-23	535	2,378,000	76,739	96%
Apr-23	535	1,692,800	56,430	71%
Mar-23	535	1,765,000	56,935	71%
Feb-23	534	1,519,500	54,270	68%
Jan-23	535	1,795,000	57,900	72%
2023 TOTALS		22,460,200	738,046.00	77%

Reunion Ranch Lift Stations

To: Carlos Perez - Inframark
From: Tyler Otahal - Wastewater Transport
Services, LLC
[All my proposals](#)

Cover page

Lift Station Cleaning

Other Services

Proposal

Pricing Agreement

Payment Options

Approve proposal

Reject proposal

Reunion Ranch Lift Stations

20232125



To:

Carlos Perez
Inframark
carlos.perez@inframark.com

Prepared by:

Tyler Otahal
Manager
totahal@wastewaterts.com
512-973-8484

Proposal Date: July 09, 2024

Lift Station Cleaning

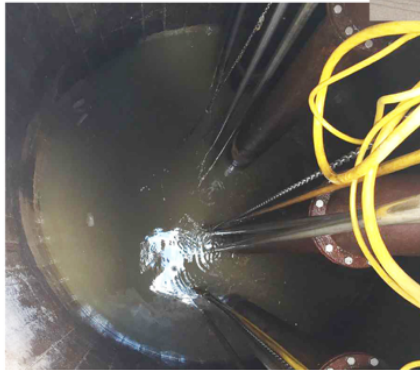


By cleaning the lift station quarterly you can avoid excessive grease, rag and debris build up like that pictured on the left.

Grease and debris build-up can cause lift stations to malfunction and then to overflow. Leading to higher costs, water pollution, and health hazards.

By using one of our Vac-Con units we are able to lower an 8" boom into the lift station and clean the surface and if necessary the floor without having to physically enter.

Along with a 3000 PSI rinsing system we can scour the wet well clean.



Once complete the lift station will be free of grease, rags and debris that reduce the life expectancy of pumps and cause issues with the monitoring systems.

All waste is disposed of at our Austin facility that has been permitted to receive and safely treat the waste.

Other Services

7,000 Gallon Wastewater and
Water Plant Sludge Hauls

Lift Station Cleaning

Pump and Hauls

Lift Station Bypass

Frac Tank Rental

Pond and Plant Cleanings

Temporary Plant Bypass

Grease Trap Cleaning

Sewer Line Cleaning and
Inspection

Oil Water Separator Cleaning

Car Wash Cleaning

**24/7
Emergency Service**



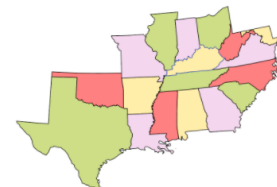
What Sets Us Apart

- 100 % Environmental Compliance
- Owned Disposal Sites (Cradle-to-Grave assurance)
- No Hidden Fees
- Local Offices and Contacts

We Help You, Do Less Work.



With offices in Texas, Tennessee, and partners across the south we can service multi location establishments over a wide area.

You ALWAYS deal directly with your
local office for scheduling and questions.



Your Not Just An
Account Number To Us

Proposal


Name	Quantity	Price	Total
Reunion Ranch Lift Station #1			
 <div>Vac-Con Unit with 8" Boom for High Volume Evacuation of Heavy Solids and Hydro-Jet Cleaning System</div> <ul style="list-style-type: none">• Pricing is for scheduled work performed during regular business hours (M-F, 8:00 am-5:00 pm)• Hourly rates are charged portal-to-portal• Hours and disposal volumes are estimates. Totals will be billed based on the actual time recorded and volume disposed• Weekend, holiday and/or unscheduled service will be billed at an additional fee unless otherwise negotiated prior to service	3	\$185 / Hour	\$555
Vactor Truck Operator	3	\$60 / Hour	\$180
Vactor Truck Technician	3	\$50 / Hour	\$150
 <div>Specialized Bobtail for Grit removal</div> <ul style="list-style-type: none">• Pumping wastewater during cleaning offloading Vactor Truck and transporting for disposal at approved TCEQ facility• Pricing is for scheduled work performed during regular business hours (M-F, 8:00 am-5:00 pm)• Hourly rates are charged portal-to-portal• Hours and disposal volumes are estimates.	3	\$125 / Hour	\$375

Totals will be billed based on the actual time recorded and volume disposed


- Weekend, holiday and/or unscheduled service will be billed at an additional fee unless otherwise negotiated prior to service

Bobtail Operator	3	\$60 / Hour	\$180
Disposal	1000	\$0.48 / Gallon	\$480
• Disposal at approved TCEQ facility			
Environmental and Energy Recovery	1	\$177.60	\$177.60
• 9.25% of invoice			
Fuel Surcharge	1	\$115.20	\$115.20
• Variable Fuel Surcharge is calculated using https://www.eia.gov/petroleum/gasdiesel/ and is pegged at \$3.50/gallon			
Subtotal			\$2,212.80

Reunion Ranch Lift Station #2

	Vac-Con Unit with 8" Boom for High Volume Evacuation of Heavy Solids and Hydro-Jet Cleaning System	3	\$185 / Hour	\$555
<ul style="list-style-type: none"> • Pricing is for scheduled work performed during regular business hours (M-F, 8:00 am-5:00 pm) • Hourly rates are charged portal-to-portal • Hours and disposal volumes are estimates. Totals will be billed based on the actual time recorded and volume disposed • Weekend, holiday and/or unscheduled service will be billed at an additional fee unless otherwise negotiated prior to service 				

Vactor Truck Operator	3	\$60 / Hour	\$180
Vactor Truck Technician	3	\$50 / Hour	\$150

	Specialized Bobtail for Grit removal	3	\$125 / Hour	\$375
<ul style="list-style-type: none"> • Pumping wastewater during cleaning offloading Vactor Truck and transporting for disposal at approved TCEQ facility • Pricing is for scheduled work performed during regular business hours (M-F, 8:00 am-5:00 pm) • Hourly rates are charged portal-to-portal • Hours and disposal volumes are estimates. 				

Totals will be billed based on the actual time recorded and volume disposed

- Weekend, holiday and/or unscheduled service will be billed at an additional fee unless otherwise negotiated prior to service

Bobtail Operator	3	\$60 / Hour	\$180
Disposal	1000	\$0.48 / Gallon	\$480
• Disposal at approved TCEQ facility			
Environmental and Energy Recovery	1	\$177.60	\$177.60
• 9.25% of invoice			
Fuel Surcharge	1	\$115.20	\$115.20
• Variable Fuel Surcharge is calculated using https://www.eia.gov/petroleum/gasdiesel/ and is pegged at \$3.50/gallon			
Subtotal			\$2,212.80
Total			\$4,425.60

*Price above is for scheduled work only. All pricing is a quote based on information provided by the customer, volumes and hours are estimates.

Pricing Agreement

THIS PRICING AGREEMENT (this "Agreement") is made and entered into as of N/A, by Carlos Perez an AGENT or PRINCIPLE of Inframark "Customer" and Wastewater Transport Services, LLC "Company".

WHEREAS, Company is recognized as the provider of service

WHEREAS, Customer desires to retain Company to provide services related to and in support of efforts in which Company has expertise

NOW, THEREFORE, in consideration of the premises and the mutual conditions herein contained, the parties hereto agree as follows:

- **Compensation:** In consideration of the services performed by the Company under this Agreement, the Customer shall pay the rate(s) listed above on the Proposal page of Reunion Ranch Lift Stations 2044348.
- **Payment:** Customer agrees to pay at the time of service unless otherwise arranged.
- **Representations and Warranties:** The Company will make no representations, warranties, or commitments binding the Customer without the Customer's prior consent.
- **Governing Law, Severability:** This agreement shall be governed by the laws of the State of Texas. the invalidity or unenforceability of any provisions of the Agreement shall not affect the validity or enforceability of any other portion.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first written below.

Carlos Perez
Inframark
carlos.perez@inframark.com
N/A

Payment Options

AutoPay

Sign up for AutoPay and we will charge your credit card or bank account automatically for your service.

Net 30

We require a credit application for any customer who does not enroll in AutoPay or pays at the time of service.



STORMWATER POND INSPECTION WET PONDS

DISTRICT: REUNION RANCH

DATE: 2/20/2025

WO #: 4009447

TECH.: TAMMY YBARRA

WO Initiated

WO Completed

Pond Location	WQP 2-3 (ACROSS 2491 REUNION RANCH)		
Pond water level?	90%		
Inlets in good structural condition?	YES		
Inlets clear of accumulated sediment or debris?	YES		
Trash found at site?	NO		
Sinkhole, cracks or seeps visible in the embankment?	YES		
Erosion present at shoreline?	NO		
Erosion occuing around the inlets or outlet structures?	NO		
Discharge valve open operational?	N/A		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	NO		
Invasive plants present?	NO		
Trees or woody vegetation present on the dam or embankment?	NO		
Sediment has accumulated and reduced the volume of the pond?	NO DATA		
COMMENTS:	POND LOOKS GOOD		



 STORMWATER POND INSPECTION WET PONDS	DISTRICT: REUNION RANCH		
	DATE: 2/20/2025		
	WO #: 4009447		
	TECH.: TAMMY YBARRA		
		WO Initiated	WO Completed
Pond Location	WQP 3-3 (1007 JACKSDAW)		
Pond water level?	80%		
Inlets in good structural condition?	N/A		
Inlets clear of accumulated sediment or debris?	N/A		
Trash found at site?	NO		
Sinkhole, cracks or seeps visible in the embankment?	NO		
Erosion present at shoreline?	NO		
Erosion occuing around the inlets or outlet structures?	NO		
Discharge valve open operational?	YES		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	YES		
Invasive plants present?	NO		
Trees or woody vegetation present on the dam or embankment?	NO		
Sediment has accumulated and reduced the volume of the pond?	NO DATA		
COMMENTS:	POND LOOKS GOOD		
			



STORMWATER POND INSPECTION WET PONDS

DISTRICT: REUNION RANCH

DATE: 2/20/2025

WO #: 4009447

TECH.: TAMMY YBARRA

WO Initiated

WO Completed

Pond Location	WQP 3-1 (879 JACKSDAW)		
Pond water level?	80%		
Inlets in good structural condition?	YES		
Inlets clear of accumulated sediment or debris?	NO		
Trash found at site?	NO		
Sinkhole, cracks or seeps visible in the embankment?	NO		
Erosion present at shoreline?	NO		
Erosion occuing around the inlets or outlet structures?	NO		
Discharge valve open operational?	N/A		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	YES		
Invaisve plants present?	NO		
Trees or woody vegetation present on the dam or embankment?	NO		
Sediment has accumulated and reduced the volume of the pond?	NO DATA		
COMMENTS	POND LOOKS GOOD		



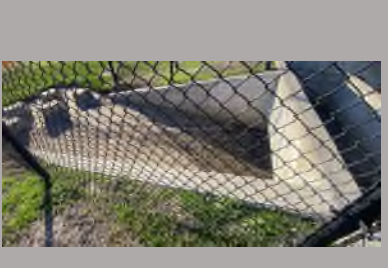


STORMWATER POND INSPECTION SAND FILTER SYSTEM

DISTRICT: REUNION RANCH
DATE: 2/20/2025
WO #: 4009447
TECH.: TAMMY YBARRA

WO Initiated WO Completed

Pond Location	WQP 2-4 (568 KATIE)		
Pond water level	DRY		
Does the pond drain within 48 hours?	YES		
Sediment depth in the forbay?	2"-3"		
Sediment depth in the sand filter area?	2"-3" UNEVEN		
Trash found at site?	NO		
Is vegetation below 18" in height?	YES		
Trees or brush found in basin area?	NO		
Condition of the media?	OK		
Condition of vegetation around the out fall pipe	OK		
Was sediment found in the under drain piping? Remove open clean out tops and check	NO		
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	NO		
Trickle Channel or Splitter Box	SEDIMENT PRESENT		
Emergency bypass valve closed and operational	N/A		
Are all inlets in area clear of debris and sediment?	N/A		
COMMENTS: POND LOOKS GOOD	Clear sediment @ splitterbox Shave ground for gate to open freely (WO# 4034893) (WO#4034895)	2/25/2025 2/25/2025	2/27/2025 2/27/2025





STORMWATER POND INSPECTION WET PONDS

DISTRICT: Reunion Ranch

DATE: 2/20/2025

WO #: 4009447

TECH.: TAMMY YBARRA

WO Initiated

WO Completed

Pond Location

WQP 2-2 (362 MARY ELISE)

Pond water level?

90%

Inlets in good structural condition?

YES

Inlets clear of accumulated sediment or debris?

NO

Trash found at site?

NO

Sinkhole, cracks or seeps visible in the embankment?

NO

Erosion present at shoreline?

NO

Erosion occurring around the inlets or outlet structures?

NO

Discharge valve open operational?

N/A

Condition of vegetation around the out fall pipe?

OK

Excessive algae blooms present?

NO

Invasive plants present?

NO

Trees or woody vegetation present on the dam or embankment?

NO

Sediment has accumulated and reduced the volume of the pond?

NO DATA

Aerator

N/A

COMMENTS:

POND LOOKS GOOD





STORMWATER POND INSPECTION

DISTRICT: REUNION RANCH

DATE: 2/20/2025

WO #: 4009447

TECH.: TAMMY YBARRA

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





STORMWATER POND INSPECTION DRAIN OUTLET

DISTRICT:	REUNION RANCH
DATE:	2/20/2025
WO #:	4009447
TECH.:	TAMMY YBARRA
Pond Location	DENISE COVE - STORM DRAIN
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A
COMMENTS:	





CUSTOMER FIRST NEWSLETTER

March 2025

The Importance of Preventative Maintenance for Water Storage Systems

Preventative maintenance is essential for keeping water systems running smoothly and preventing costly repairs—or even catastrophic failures. Just like changing the oil in your vehicle or replacing the filters in your home HVAC system, regular upkeep ensures longevity and reliability.

At Inframark, we are proud to offer a range of preventative maintenance services, including annual water storage inspections required under the Texas Administrative Code (TAC §290.46(m)). These inspections are critical to maintaining the integrity of public drinking water systems and keeping communities safe.

UNDERSTANDING WATER STORAGE SYSTEMS

Water storage tanks are among the most visible components of public water systems. These tanks come in several forms, each serving a specific purpose:

- **Elevated Storage Tanks (Water Towers):** Often painted with community symbols, such as town names, local high school mascots, or tributes to local heroes, these towers store treated drinking water high above ground to ensure stable pressure in the distribution system.
- **Ground Storage Tanks and Standpipes:** These tanks serve the same purpose as elevated storage tanks—holding treated water prior to distribution—but they are located at ground level or built as vertical standpipes.
- **Pressure Vessels:** Commonly used as hydropneumatic tanks (HPTs) in municipal utility districts (MUDs), these vessels help regulate water pressure and prevent water hammer during rapid pressure changes.

Each type of tank plays a vital role in delivering clean, safe drinking water to residents and businesses. Maintaining these storage devices through regular inspections is essential to ensuring system reliability.

OUR THREE-STEP INSPECTION PROCESS

Inframark's annual external inspections focus on three key areas:

1. **Safety First:** Safety is always our top priority. During the inspection, we ensure that all safety measures are in place. This includes verifying that confined space warning signs are visible, electrical receptacles are properly covered, and access ladders are secure to prevent unauthorized entry.
2. **Keeping Water In:** The second part of our inspection focuses on the tank's structural integrity to prevent leaks and other issues. We check for foundation settling, cracks, corrosion, and any signs of water escaping. Addressing these issues early can prevent more significant problems down the line.
3. **Keeping Contaminants Out:** Protecting the water inside the tank from external contaminants is crucial. Our team inspects vents to ensure they are properly screened, verifies that overflow flaps seal correctly, and checks that hatches are securely locked.

In addition to annual external inspections, Inframark coordinates with district engineers and contractors to conduct internal tank inspections every five years. These more in-depth inspections assess the interior condition of the tank, checking for sediment buildup and internal corrosion.

Because internal inspections require temporarily removing the tank from service, they demand careful planning, communication, and collaboration to avoid disruptions to the water supply. Our teams work together to ensure the process is seamless and efficient while safeguarding the community's access to drinking water.

COMMITMENT TO RELIABILITY AND SAFETY

Preventative maintenance of water storage systems is essential to providing reliable, high-quality drinking water. At Inframark, we are dedicated to supporting our municipal utility district (MUD) partners by ensuring their systems remain in top condition.

By performing regular inspections and working closely with district engineers and contractors, we help prevent costly repairs and extend the lifespan of vital infrastructure—keeping water flowing safely and reliably to the communities we serve.

On behalf of the Texas MUD Leadership Team

Todd A. Burrer

President, MUDs

713-805-9232

Todd.Burrer@inframark.com

Inframark | 2002 West Grand Parkway North Suite 100 | Katy, TX 77449 US

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February 17, 2025

Board of Directors
Reunion Ranch WCID

Annual Administrator's Report on Identity Theft Prevention and Protection

In compliance with the District's Red Flag rules and the Federal Trade Commission, Inframark, the Program Administrator, is submitting this annual Red Flag Rules report.

- **2024 Incidents:** From January 2024 to January 2025, there was no activity indicative of identity theft through questionable documentation, phone conversations, payment activity, account activity, or employee activity.
- **Compliance:** Inframark has maintained all customer information in compliance set forth through the District's program.
- **Training:** Procedures followed by Customer Service Representatives regarding proper handling and verification of customer information are in accordance with the District's policy. New hires are trained on the program requirements.
- **Red Flag Incidents:** There were no red flag incidents detected or to be reported.
- **Suggested Changes:** There are no program request changes.

**RESOLUTION ADOPTING RULES REGARDING
PUBLIC'S RIGHT TO ADDRESS THE BOARD OF DIRECTORS OF
REUNION RANCH WCID**

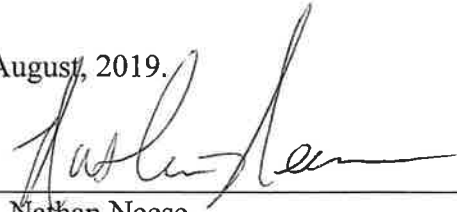
**THE STATE OF TEXAS §
 §
COUNTY OF HAYS §**

WHEREAS, the Board of Directors of Reunion Ranch Water Control and Improvement District (the "District") finds it is necessary to adopt reasonable rules regarding the public's right to address the Board of Directors at a Board meeting.

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


1. All members of the public wishing to address the Board of Directors must sign an Attendance Sheet (substantially in the form attached hereto) by printing their name and listing the item(s) on the agenda they wish to address with the Board. Any member of the public that wishes to address the Board of Directors regarding any matter not on the agenda must also sign the Attendance Sheet by printing their name and indicating they wish to speak during the Public Comments section of the agenda. Providing other contact information on the Attendance Sheet, such as address, email address and phone number shall be optional.
2. Members of the public who wish to address the Board of Directors on a matter not on the agenda will be required to speak at the beginning of the Board meeting under the item for Public Comments.
3. Members of the public wishing to address the Board of Directors on a specific agenda item will be required to speak when the item is called and prior to consideration by the Board.
4. All members of the public will be limited to three (3) minutes for each agenda item for which they have signed up to speak. If speaking under the Public Comments section, the limit shall be three (3) minutes per speaker.
5. No assignment of unused speaking time is permitted. For example, no speaker can give their unused time to another speaker or reserve it for another item on the agenda.
6. At a Board meeting where more than ten (10) members of the public have signed up to speak, all speakers shall be limited to one (1) minute each per item per person, including speakers under the Public Comments section of the agenda.
7. A member of the public who addresses the Board of Directors through a translator will be given at least twice the amount of time as a member of the public who does not require the assistance of a translator.

PASSED AND ADOPTED the 20th day of August, 2019.



Nathan Neese
President, Board of Directors

ATTEST:


Thomas J. Rogers, Jr.
Secretary, Board of Directors

[DISTRICT SEAL]

BOARD MEETING ON _____, 2019

All members of the public wishing to address the Board of Directors must sign this Attendance Sheet by printing their name and listing the item(s) on the agenda they wish to address with the Board. Any member of the public that wishes to address the Board of Directors regarding any matter not on the agenda must also sign the Attendance Sheet by printing their name and check the box below indicating they wish to speak during the Public Comments section of the agenda. Providing other contact information on the Attendance Sheet, such as address, email address and phone number shall be **optional**.

[illegible]