

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

PUBLIC NOTICE OF MEETING

TAKE NOTICE THAT A REGULAR MEETING OF THE

Board of Directors of

Reunion Ranch Water Control and Improvement District

Will be held at the offices of Willatt & Flickinger, PLLC,

12912 Hill Country Blvd., Suite F-232, Austin, Texas 78738 (SEE NOTES BELOW)

in Travis County, Texas, commencing at **3:00 p.m.** on January 16, 2024, to consider and act upon any or all of the following:

PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON AT THE ABOVE LOCATION AND AT LEAST THREE DIRECTORS WILL BE PHYSICALLY PRESENT AT THE ABOVE LOCATION. ANY PERSON IS WELCOME AT THE MEETING LOCATION. HOWEVER, AS AN OPTION, MEMBERS OF THE PUBLIC MAY ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING ONE OF THE FOLLOWING TOLL-FREE NUMBERS: (877) 853-5247 OR (888) 788-0099 AND ENTERING THE FOLLOWING INFORMATION: MEETING ID: 814 5302 9880 AND PASSWORD: 599168. 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. §49.063(c), Texas Water Code; Annual Notice Requirement for Districts that hold meetings outside of the District (Bill Flickinger)

§49.062(c), (c-1), (d), (e), (f), (g), Texas Water Code describes the process for petitioning the Board of Directors for designation of a meeting place within the District and to hold meetings within the District. All such petitions should be submitted in writing to the Board of Directors at the following address: Reunion Ranch Water Control and Improvement District, Attn: Secretary of the Board of Directors, c/o Willatt & Flickinger, PLLC, 12912 Hill Country Boulevard, Ste. F-232, Austin, Texas 78738.

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

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

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

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

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

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

5. Minutes of prior meetings (Dennis Daniel)
6. Updates regarding Reunion Ranch HOA matters (HOA Board Representative)
7. Financial Reports and request for authorization for payments of bills (Allen Douthitt)
8. Annual audit submitted by Maxwell Locke & Ritter (Jimmy Romell)
9. Items from the Board
 - a. Requests for common area modifications (Ron Meyer)
 - b. Variances to Drought Contingency Plan requirements (Gary Grass)
 - c. Public Hearing on Amended Water Conservation Plan (Dennis Daniel)
 - d. Amended Water Conservation Plan (Mark Kestner)
 - e. Disposition of Capital Project Funds; Resolution Requesting Approval of Use of Surplus Bond Proceeds; Proposal from Murfee Engineering on preparation of TCEQ Application for Use of Surplus Bond Proceeds (Gary Grass)
 - f. Temporary bar screen repairs (Dennis Daniel)
 - g. Overall plan to improve wastewater plant efficiency and effluent irrigation; (Dennis Daniel)
 - h. Amended Effluent Disposal Contract between the District and HOA (John Genter)
 - i. Update on HOA irrigation improvements (Dennis Daniel)
 - j. Requirements for approval of swimming pools (Dennis Daniel)
 - i. Rate Order (Gary Grass)
 - ii. District Rules and Regulations (Bill Flickinger)
 - k. Request for weekly reports by Inframark (John Genter)
 - l. May 4, 2024 Directors' Election; Candidate Applications to be submitted between January 17, 2024 and February 16, 2024 (Bill Flickinger)
 - i. Order Calling Directors Election (*Orden para convocar una Elección de Directores*)
 - ii. Contract for Election Services with Hays County (*Contrato de servicios electorales con el Condado de Hays*)
 - iii. Joint Election Agreement (*Convenio de elecciones conjuntas*)
 - m. Committee Reports (Dennis Daniel)
10. Engineer's Report and requested approvals (Mark Kestner)
 - a. Wastewater Collection and Treatment Plant
 - b. Water Supply and Distribution System
 - c. Long-term Improvements and Asset Management Plan
 - d. Emergency Management Plan(s)

- e. Stormwater and Water Quality System
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts
- 11. Operations and Maintenance Report and requested approvals (Makenzi Scales)
 - a. Administrative
 - b. Improvement of wastewater treatment plant operations
 - c. Sludge hauling expense
 - d. Wastewater treatment plant and effluent subsurface irrigation
 - e. Wastewater collection system
 - f. Water distribution system
 - g. Update on Enforcement of Watering Restrictions
 - h. Stormwater conveyance and pond maintenance
 - i. Customer matters, complaints, reports and updates
 - j. Update on request by resident to encroach into easement for construction of swimming pool and status of deposit
 - k. Customer billing and delinquencies
 - l. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance
- 12. Attorney Report and requested actions (Bill Flickinger)
 - a. Report on investigation of bar screen issues
- 13. 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 December 19, 2023 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
Terri Purdy – Vice President
Ron Meyer - Secretary
Gary Grass – Assistant Secretary
John Genter – Assistant Secretary

thus, constituting a quorum. All Directors were present.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Mark Kestner and Jason Baze with Murfee Engineering and Dragan Sonnier with Inframark.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Makenzi Scales with Inframark, Allen Douthitt with Bott & Douthitt, PLLC and residents Mark Olson, Leslie Daniel, Robert Fedor and Sandy Lake.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained a motion for approval of the minutes.

Assistant Secretary Gary Grass had a revision to the minutes regarding reference to the LCRA's Drought Contingency Plan. Motion was then made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to approve the November 21, 2023 meeting minutes as revised. The motion carried unanimously.

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

Sandy Lake asked if the District needed anything else from the HOA for the effluent improvement project. Assistant Secretary John Genter advised that they do not at this time. The committee is working with the District's attorney on a draft Amended and Restated Effluent Disposal Contract and will then come back to the HOA for consideration.

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

Bookkeeper Allen Douthitt discussed the financials and budget with the Board. The reporting covers the first month of the fiscal year. Assistant Secretary Gary Grass inquired about the District's sludge hauling expenses and the delayed billing. Manager Makenzi Scales discussed the process of receiving and billing contractor invoices.

Bookkeeper Allen Douthitt advised that he has not yet received the Hays County tax reports so there is no tax levy to discuss. He is hoping that he will have the information available for the January board meeting. President Dennis Daniel advised that Hays County's computer system went down and they are working on the tax reports manually at this time.

President Dennis Daniel advised that he would get with Bookkeeper Allen Douthitt to discuss the variance report after the first of the year.

After discussion, President Dennis Daniel entertained a motion. Motion was made by Assistant Secretary Gary Grass and seconded by Secretary Ron Meyer to approve the financials and authorize payment of the invoices and per diems and three fund transfers as discussed. The motion carried unanimously.

7. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Public Hearing on Amended Drought Contingency Plan
- d. Amended Drought Contingency Plan
- e. Public Hearing on Amended Water Conservation Plan
- f. Amended Water Conservation Plan
- g. Disposition of Capital Project Funds; Consent and Release Agreement; Resolution Requesting Approval of Use of Surplus Bond Proceeds
- h. Temporary bar screen repairs
- i. Overall plan to improve wastewater plant efficiency and effluent irrigation

- j. Amended Effluent Disposal Contract between the District and HOA
- k. Requirements for approval of swimming pools
- l. Rate Order
- m. May 4, 2024 Director's Election; Candidate Applications to be submitted between January 17, 2024 and February 16, 2024
 - i. Notice of Deadline to File an Application for Place on the Ballot
 - ii. Resolution Authorizing Secretary's Appointment of Agent to Perform Duties During Election Period
- n. Committee Reports

There was no discussion on Items a & b above.

President Dennis Daniel opened the public hearing on the Amended Drought Contingency Plan.

Assistant Secretary Gary Grass reported that the committee addressed the Stage 5 provisions so that the District did not have to automatically go into Stage 5 if something occurred on the WTCPUA side, such as loss of pressure in the system. These revisions provide the District flexibility in Stage 5. President Dennis Daniel advised that there will be additional changes to the Drought Contingency Plan this summer after the LCRA reviews and amends its plan. Resident Robert Fedor thanked the Board for the opportunity to address his concerns with the District's Drought Contingency Plan. When the WTCPUA lost pressure and the District immediately moved to Stage 5 where no irrigation was allowed, he reviewed the plan in detail. The WTCPUA did not move into Stage 5 of its own plan during that time. His main concern is to try to get the District's plan to mirror the WTCPUA/LCRA plans. Stage 1 of the District's plan throws off the Stages compared to the WTCPUA plan. Also, if the plans mirror each other, the District could have fewer signs throughout the District. Assistant Secretary Gary Grass stated that originally the plans mirrored each other but then the WTCPUA revised its plan again without notifying the District. The intent is to always stay aligned with each other. Now, the LCRA is planning to amend its plan in the summer so the District will review its plan again at that time. Resident Robert Fedor also noted that the watering times are different in the Amended Drought Contingency Plan and the District's website. Resident Robert Fedor would prefer the watering hours be the two times per day so as to alleviate runoff when watering his yard. The committee will review the District's plan and website to check on the discrepancy on watering times. President Dennis Daniel advised that the District's water supply is complicated. The District buys its raw untreated water from the LCRA and contracts with the WTCPUA to treat, store and deliver it to the District. The LCRA's primary concern is how much the District uses over the course of the year. The WTCPUA concern is if they have the infrastructure to get the water where it needs to be. The recent Boil Water Notice is what triggered the District to go into Stage 5 per its plan. After those comments, President Dennis Daniel closed the public hearing. After discussion, motion was made by Assistant Secretary Gary Grass and seconded by Secretary Ron Meyer to adopt the Amended Drought Contingency Plan as presented. The motion carried unanimously.

President Dennis Daniel opened the public hearing on the Amended Water Conservation Plan. Hearing no comments, the public hearing was closed.

President Dennis Daniel would like to table this item until the January board meeting. Engineer Mark Kestner reported that he addressed the LCRA's comments and is awaiting its final review. There was discussion of changing the watering schedule to odd and even addresses as the LCRA uses instead of what the District's schedule is now. The odd and even address watering schedule is much easier to follow.

Attorney Bill Flickinger recapped that last month, the Board approved the Consent and Release Agreement with Taylor Morrison to use surplus bond proceeds for the irrigation improvements. Taylor Morrison came back with minor changes and has also approved the Consent and Release Agreement. Now that the Agreement has been approved by all parties, the District can move forward with the required application to the TCEQ. The District's engineer will need to identify the project and prepare the application for TCEQ approval. The project to identify will be Phase 1 of the irrigation improvements. Engineer Mark Kestner was advised to bring a draft to the January board meeting.

Manager Dragan Sonnier advised that the contractor working on the bar screen repair indicated that there might be a slight delay with equipment. Inframark plans to submit a proposal at the January board meeting for fabrication of a bar screen basket.

Engineer Mark Kestner discussed the overall plan to improve the District's wastewater plant efficiency and effluent irrigation. The report is 80% complete now and he should have a 90% complete set of plans by the January board meeting. Phase 1 of the irrigation improvements will consist of a pump and filter and hookup to the irrigation line. It is hoped that the cost for this phase will stay under \$150,000. Murfee Engineering has reached out to contractors for a proposal. President Dennis Daniel would like to see those proposals at the January board meeting. President Dennis Daniel also reported that the goal is to be functional by June 2024.

President Dennis Daniel advised that Assistant Secretary John Genter will take the lead on negotiating the Amended and Restated Effluent Disposal Contract with the HOA. Assistant Secretary John Genter reported that the parties have a solid understanding of what needs to be accomplished. The District's attorney will help draft the contract amendment and come back to the January board meeting for consideration. President Dennis Daniel contacted the HOA's engineer Malone/Wheeler to obtain a proposal from them to work on the surface irrigation system.

President Dennis Daniel advised that language should be added to the Water Conservation Plan, Drought Contingency Plan, Rate Order and Rules and Regulations on requirements for swimming pool installations. The District needs to review the process and ensure that the pools are in conformance with those guidelines. Pools are focused heavily on by the LCRA and other water providers. The goal is to conserve how much water is used for swimming pools. Inframark needs to incorporate that into their approvals. If any encroachment is proposed on District assets, such as drainage areas, there should only be one approval instead

of multiple approvals to avoid confusion for all parties. Secretary Ron Meyer asked about the requirements, such as pool covers. President Dennis Daniel asked that Engineer Mark Kestner remove that requirement as he does not know that has ever been done in the District. Manager Makenzi Scales stated that Inframark will provide the requirements to the Builder Services Department and once they receive a pool installation application, those requirements will be provided to the homeowner for reference. Those requirements will be included in the estimate for the pool installation so that the contractors are aware of them as well. Attorney Bill Flickinger stated that the District's Rules and Regulations will need to be reviewed to include all of that information so as to assist Inframark with enforcement of those rules. There is also a possibility of additional fees for inspections due to the requirements. These changes can be drafted and brought back to the January meeting for consideration. Secretary Ron Meyer would like to include language that homeowners/contractors cannot store or construct inside the drainage rights-of-way or streets, parking of construction vehicles, storage or material/equipment or mixing of materials is prohibited. The drainage area during pool installation is for route/access only.

Assistant Secretary Gary Grass reported that Inframark conducted an audit of the District's Rate Order and revised fees that the District charges. The fee increase ensures the District is covered as to what they pay Inframark for those services. Attorney Bill Flickinger recommends approval of the Rate Order today and then during the next review, revisions to the Rate Order will include the provisions and fees for installation of swimming pools. President Dennis Daniel discussed the proposed after-hours charge and recommended it be changed to "At Cost, not to exceed \$250." After discussion, President Dennis Daniel entertained a motion for approval. Motion was made by Assistant Secretary Gary Grass and seconded by Vice President Terri Purdy to approve the Rate Order as discussed. The motion carried unanimously.

Attorney Bill Flickinger discussed the upcoming Directors' election. The District elections are held every two years with the Board having staggered terms of office. This year, Secretary Ron Meyer and Vice President Terri Purdy are up for reelection. The deadline to file for a place on the ballot is January 17th through February 16th. Previously the Board appointed Willatt & Flickinger, PLLC to act as agent to conduct duties during the election period. Secretary Ron Meyer asked if the Applications for Place on Ballot are public record, which Attorney Bill Flickinger advised that they are.

There were no committee reports this month.

- 8. ENGINEER'S REPORT AND REQUESTED APPROVALS
 - a. Wastewater Collection and Treatment Plant
 - i. Wastewater Flows and Trends
 - ii. Improvements
 - iii. Operational Issues
 - iv. Proposed improvements to increase wastewater plant efficiency and to provide effluent irrigation; authorization in connection with same
 - b. Water Supply and Distribution Systems
 - i. Water Flows and Trends

- ii. LCRA Contract – current reservation
- c. Long-term Improvements and Asset Management Plan
- d. Emergency Management Plan(s)
- e. Stormwater and Water Quality System
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Mark Kestner reported that all the metrics for the wastewater are within the 210 irrigation limits, which is good.

At the February board meeting, Engineer Mark Kestner will present the Wastewater Emergency Management Plan for approval. The plan is still at the committee level.

President Dennis Daniel asked why the wastewater flows are continuing to increase when the water usage is rounding down. Engineer Mark Kestner stated that the high spike is leaning toward an instrumentational error on actual flows through the plant. Since it was what was reported, the data needs to be kept, however he will put an explanation on the spike on the report.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- a. Administrative
- b. Improvement of wastewater treatment plant operations
- c. Sludge hauling expense
- d. Wastewater treatment plant and effluent subsurface irrigation
- e. Wastewater collection system
- f. Water distribution system
- g. Update on Enforcement of Watering Restrictions
- h. Stormwater conveyance and pond maintenance
- i. Customer matters, complaints, reports and updates
- j. Request by resident to encroach into easement for construction of swimming pool
- k. Customer billing and delinquencies
- l. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance

Manager Dragan Sonnier discussed the Executive Summary as included in the agenda package.

In regard to the rock pour at wastewater treatment plant entrance, the contractor will be there on December 31st and Inframark will spread it out and level it with a skid steer. Engineer Mark Kestner discussed the process of dropping the rock and grading it. President Dennis Daniel asked that Inframark watch the area and if more repair is needed to stay in front of it.

Manager Dragan Sonnier reported that all facilities are in compliance for the month. The plant is running at 73% and the total flows are 1.758 mg, with an average flow of 58,607 gpd.

Manager Dragan Sonnier reported that the pump 1 soft starter has been installed. Winterization is 95% for all District facilities. The tree trimming at the wastewater plant is almost complete. Zane Furr needs to come back as he has a few items left to close out.

Manager Makenzi Scales discussed the easement encroachment issue. A \$15,000 deposit request has been made to the homeowners. As of today, the deposit has not been received. The project will not be allowed to move forward to utilize that easement area. Cody Pools will reimburse the District for the erosion control costs. Assistant Secretary Gary Grass asked who will hold the deposit and Manager Makenzi Scales reported that the Builder Services Department will hold it until it should be released. President Dennis Daniel wants a commitment from Cody Pools on that reimbursement for erosion control costs. Attorney Bill Flickinger asked about the timing of the release of the deposit. President Dennis Daniel stated that the revegetation will need to stand up and be restored before release and well as the slope begin restabilized. Engineer Mark Kestner stated that normally after 80% of restoration the deposit can be released. Manager Makenzi Scales advised that once the project starts up again, it can be placed on a weekly schedule to inspect so that if there are any additional issues, it can be caught early. President Dennis Daniel does not want to get into the practice of the Board having to approve release of deposits. After discussion, motion was made by President Dennis Daniel and seconded by Assistant Secretary Gray Grass to authorize Inframark and Murfee Engineering to signoff when the \$15,000 deposit can be released. The motion carried unanimously.

Secretary Ron Meyer asked if the sign for the Drain Field Rules has been installed. Manager Dragan Sonnier reported that the sign is ready to be picked up and will then be installed.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

- a. Update on investigation of bar screen issues

Attorney Bill Flickinger reported that good progress is being made with the third-party investigation of the bar screen issues. The investigation is still within budget. Prior to the January board meeting, the third-party investigator will work with the committee and the final report will be presented at the January board meeting in closed session.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 3:59 p.m.

Dennis B. Daniel, President
Reunion Ranch WCID

ATTEST:

Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]

Reunion Ranch W.C.I.D.

Accounting Report

January 16, 2024

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
- Review November 30, 2023 Financial Statements

2024 Reunion Ranch WCID

January						
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Notes	Jan 16	Board Meeting

Cash Activity Report

**Reunion Ranch W.C.I.D.
Cash Activity Report
November 30, 2023 - January 16, 2024**

		First Citizens Operating Account	Bookkeeper's Account
Reconciled Cash Balance - November 30, 2023		\$ 89,605.75	\$ 23,711.59
Subsequent Activity through January 16, 2024		(17,923.63)	(2,346.44)
Transfer Approved at December 19, 2023 Board Meeting	To TexPool Operating Account	(80,000.00)	
Deposit	Service Revenue	62,076.37	
	Subtotal - Operating Account	(17,923.63)	
Transfer Approved at December 19, 2023 Board Meeting	From TexPool Operating Account	141,669.90	
Expenditures	Checks approved at November 21, 2023 meeting	(141,451.80)	
AT&T	Internet - December 2023	(121.40)	
DSHS Central Lab	Lab Fees - November 2023	(9.18)	
Hays County Tax Assessor Collector	Collection Fee - 2022 Tax Rolls	(85.50)	
Pedernales Electric	Utilities - November 2023	(1,922.62)	
AT&T	Telephone - December 2023	(372.32)	
Verizon Wireless	Wireless Charges - November 2023	(53.52)	
	Subtotal	(2,346.44)	
Expenditures to be Approved at January 16, 2024 Board Meeting		-	(93,222.01)
Vendor	Memo	Amount	
Aquatic Features Inc	Pond Maintenance - December 2023	(1,014.75)	
Bott & Douthitt, PLLC	Accounting Services - December 2023	(2,000.00)	
LCRA	Raw Water/Monthly Fee - December 2023	(3,636.44)	
Sommers Marketing + Public Relations	Website - December 2023	(790.00)	
Inframark LLC	Maintenance - November 2023	(46,564.23)	
West Travis County PUA	Purchased Water - December 2023	(23,330.79)	
Willatt & Flickinger	Legal Fees - December 2023	(10,650.80)	
Zane Furr	Landscaping Maintenance - December 2023	(5,235.00)	
	Total Operating Account Expenditures	(93,222.01)	
Transfers to be Approved at January 16, 2024 Board Meeting		(70,000.00)	96,856.86
Transfer	From First Citizens Operating to TexPool Operating	(70,000.00)	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	93,222.01	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	3,634.85	
	Subtotal	26,856.86	
Expected Cash Balance - January 16, 2024		\$ 1,682.12	\$ 25,000.00

**Reunion Ranch W.C.I.D.
Cash/Investment Activity Report
November 30, 2023 - January 16, 2024**

	Interest Rates	Balance 11/30/2023	Subsequent		Subtotal 1/16/2024	Transfers to be Approved 1/16/2024	Expected Balance 1/16/2024
			Receipts	Disbursements			
General Fund -							
First Citizens - Operating Account	0.0500%	89,605.75	62,076.37	(80,000.00)	71,682.12	(70,000.00)	1,682.12
First Citizens - Bookkeeper's Account	0.0500%	23,711.59	141,669.90	(237,238.35)	(71,856.86)	96,856.86	25,000.00
Central Bank - Lockbox Account	1.9800%	41,195.93	-	-	41,195.93	-	41,195.93
TexPool - Operating Account	5.3418%	2,200,840.24	80,000.00	(141,669.90)	2,139,170.34	(26,856.86)	2,112,313.48
Total - General Fund		2,355,353.51	283,746.27	(458,908.25)	2,180,191.53	-	2,180,191.53
Debt Service Fund -							
TexPool - Tax	5.3418%	8,485.42	-	-	8,485.42	-	8,485.42
TexPool - Debt Service	5.3418%	1,225,927.32	-	-	1,225,927.32	-	1,225,927.32
Total - Debt Service Fund		1,234,412.74	-	-	1,234,412.74	-	1,234,412.74
Capital Project Fund -							
Texpool - SR2017 Capital Projects	5.3418%	6.56	-	-	6.56	-	6.56
Texpool - SR2018 Capital Projects	5.3418%	705.39	-	-	705.39	-	705.39
Texpool - SR2019 Capital Projects	5.3418%	1,024.12	-	-	1,024.12	-	1,024.12
Texpool - SR2020 Capital Projects	5.3418%	55,719.75	-	-	55,719.75	-	55,719.75
Total - Capital Project Fund		57,455.82	-	-	57,455.82	-	57,455.82
Total - All Funds		3,647,222.07	283,746.27	(458,908.25)	3,472,060.09	-	3,472,060.09

Transfer Letter Information:

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$70,000.00
- (2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$93,222.01
- (3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$3,634.85

Recap & Standings Report

Cycles: All Taxing Units: Dripping Spr... Transaction Date Range: 11/01/2023 to 11/30/2023 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			
2003 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
2007	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			
2009	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			
2011	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			
2013	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			
2015	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			
2017	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			
2019	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			
2021	4,272.65	0.00	4,272.65	0.00	0.00	0.00	0.00	4,272.65			
2022	11,506.83	0.00	11,506.83	0.00	0.00	0.00	0.00	11,506.83			
2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Summary											
Total Current	11,506.83	0.00	11,506.83	0.00	0.00	0.00	0.00	11,506.83			
Total Delinquent	4,272.65	0.00	4,272.65	0.00	0.00	0.00	0.00	4,272.65			
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Taxing Unit Total	15,779.48	0.00	15,779.48	0.00	0.00	0.00	0.00	15,779.48			
Percentages											
% of Roll Collected - 2022 - 99.55%				Adjusted Original Roll - \$2,553,558.08			Current YTD Collected - \$2,542,051.25				
Tax Collections Compared to Current Taxes Billed 0% Collected											
All Collections Compared to Current Taxes Billed 0% Collected											
Combined Collections (Collections + P&I Collected) - 0.00											

Reunion Ranch W.C.I.D.
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION
 November 30, 2023

TAX YEAR	2023			2022			2021			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	\$ 0.2440	\$ 0.3800	\$ 0.6240	\$ 0.2350	\$ 0.4500	\$ 0.6850	\$ 0.2750	\$ 0.5500	\$ 0.8250			
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	1,609.28	3,081.60	4,690.88	0.00	0.00	0.00	1,609.28	3,081.60	4,690.88
PENALTY	0.00	0.00	0.00	32.47	62.19	94.66	0.00	0.00	0.00	32.47	62.19	94.66
NOV												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	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
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	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
JAN												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	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
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	0.00	0.00	0.00	1,609.28	3,081.60	4,690.88	0.00	0.00	0.00	1,609.28	3,081.60	4,690.88
PENALTY	0.00	0.00	0.00	32.47	62.19	94.66	0.00	0.00	0.00	32.47	62.19	94.66
TOTAL DISTRIBUTION	0.00	0.00	0.00	1,641.75	3,143.79	4,785.54	0.00	0.00	0.00	1,641.75	3,143.79	4,785.54
BEGINNING												
TAXES RECEIVABLE	0.00	0.00	0.00	5,556.88	10,640.83	16,197.71	1,424.22	2,848.43	4,272.65	6,981.10	13,489.26	20,470.36
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
LESS: COLLECTIONS	0.00	0.00	0.00	(1,609.28)	(3,081.60)	(4,690.88)	0.00	0.00	0.00	(1,609.28)	(3,081.60)	(4,690.88)
TAX REC @ END OF PERIOD	0.00	0.00	0.00	3,947.60	7,559.23	11,506.83	1,424.22	2,848.43	4,272.65	5,371.82	10,407.66	15,779.48

**Reunion Ranch W.C.I.D.
Collateral Analysis Schedule
November 30, 2023**

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under) Collateralized</u>
First Citizens Bank			
Operating Account	\$ 89,605.75		
Bookkeeper's Account	<u>55,221.33</u>		
Total Funds First Citizens Bank	<u>144,827.08</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral First Citizens Bank (Market Value)		<u>128,304.00</u>	
Total Collateral		<u>378,304.00</u>	
Total Collateral/Funds	<u>\$ 144,827.08</u>	<u>\$ 378,304.00</u>	<u>\$ 233,476.92</u>

Pledge Inventory Report (Deco)

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

11/30/2023



Cusip	Description	Maturity/Refunded Dt	Intent	Market Price Dt	Original Face	Market Value
	Location Code/Name		Coupon	Price	Par	
	Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas					
3132CWPJ7	FHLMC 15YR UMBS SUPER WF - Wells Fargo	10/1/2035	HTM 2	11/30/2023 89.09	8,780.00 5,455.00	4,860.00
3137FRSN2	FHLMC_4957J TA WF - Wells Fargo	3/25/2048	AFS 3	11/30/2023 92.21	187,526.00 29,448.00	27,152.00
38382AR23	GNR 2019-147 AB AB WF - Wells Fargo	10/16/2060	AFS 2.5	11/30/2023 81.47	194,787.00 118,191.00	96,292.00
3	Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas				391,093.00 153,094.00	128,304.00

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

November 30, 2023

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 two months ended November 30, 2023, 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.

January 10, 2024
Round Rock, TX

**Reunion Ranch W.C.I.D.
Governmental Funds Balance Sheet
November 30, 2023**

	<u>Governmental Funds</u>			<u>Governmental Funds Total</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	
Assets				
Cash and Cash Equivalents -				
Cash - Operating Account	\$ 89,605.75	\$ -	\$ -	\$ 89,605.75
Cash - Bookkeeper's Account	23,711.59	-	-	23,711.59
Cash - Lockbox Account	41,195.93	-	-	41,195.93
Cash Equivalents	2,200,840.24	1,234,412.74	57,455.82	3,492,708.80
Receivables -				
Property Taxes	5,371.79	10,407.69	-	15,779.48
Service Accounts, net of allowance for doubtful accounts of \$ -	62,918.03	-	-	62,918.03
Prepaid Expense	3,120.15	-	-	3,120.15
Accounts Receivable - Other	1,079.85	-	-	1,079.85
Accrued Service Revenue	39,073.20	-	-	39,073.20
Interfund	1,772.12	-	-	1,772.12
Total Assets	\$ 2,468,688.65	\$ 1,244,820.43	\$ 57,455.82	\$ 3,770,964.90
Liabilities				
Accounts Payable	\$ 184,181.69	\$ -	\$ -	\$ 184,181.69
Accrued Expenditures	1,793.17	-	-	1,793.17
Retainage	2,475.00	-	-	2,475.00
Overcollected Property Taxes	-	323.45	-	323.45
Customer Deposits	76,210.00	-	-	76,210.00
Builder Deposit	48,500.00	-	-	48,500.00
Due to TCEQ	5,188.04	-	-	5,188.04
Interfund	-	1,772.12	-	1,772.12
Payroll Taxes Payable	236.76	-	-	236.76
Total Liabilities	318,584.66	2,095.57	-	320,680.23
Deferred Inflows of Resources				
Deferred Revenue - Property Taxes	5,371.79	10,407.69	-	15,779.48
Total Deferred Inflows of Resources	5,371.79	10,407.69	-	15,779.48
Fund Balance				
Fund Balances:				
Restricted for				
Debt Service	-	1,232,317.17	-	1,232,317.17
Capital Projects	-	-	57,455.82	57,455.82
Unassigned	2,144,732.20	-	-	2,144,732.20
Total Fund Balances	2,144,732.20	1,232,317.17	57,455.82	3,434,505.19
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,468,688.65	\$ 1,244,820.43	\$ 57,455.82	\$ 3,770,964.90

**Reunion Ranch W.C.I.D.
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2023 - November 30, 2023**

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Revenues:				
Property Tax Revenue	\$ 1,641.75	\$ 3,143.79	\$ -	\$ 4,785.54
Service Accounts				
Water Revenue	115,398.67	-	-	115,398.67
Wastewater Revenue	61,834.69	-	-	61,834.69
Service Revenue Penalties	1,721.37	-	-	1,721.37
Interest and Other Income	19,778.16	11,014.24	511.55	31,303.95
Total Revenues	<u>200,374.64</u>	<u>14,158.03</u>	<u>511.55</u>	<u>215,044.22</u>
Expenditures:				
Operating Expenses -				
Reservation Fee	4,520.84	-	-	4,520.84
Monthly Charges	30,054.12	-	-	30,054.12
Water Purchases	26,312.38	-	-	26,312.38
Operations & Management	17,310.15	-	-	17,310.15
Utilities	4,706.00	-	-	4,706.00
Lab Fees	4,104.88	-	-	4,104.88
Inspections	134.90	-	-	134.90
Chemicals	5,436.19	-	-	5,436.19
Sludge Hauling	4,028.77	-	-	4,028.77
Permit Fee	1,328.05	-	-	1,328.05
Repairs & Maintenance (Routine) -				
Water Repairs	2,119.70	-	-	2,119.70
Sewer Repairs	33,291.68	-	-	33,291.68
Pond Maintenance	5,457.70	-	-	5,457.70
Landscape Maintenance	9,345.00	-	-	9,345.00
Repairs & Maintenance (Non-Routine or One Time) -				
Pond Maintenance (Non-Routine)	6,190.56	-	-	6,190.56
Administrative Services -				
Director Fees, including payroll tax	1,665.38	-	-	1,665.38
Director Reimbursements	63.54	-	-	63.54
Insurance	21,831.07	-	-	21,831.07
Tax Appraisal/Collection Fees	29.33	56.17	-	85.50
Website	1,012.38	-	-	1,012.38
Miscellaneous Expense	326.05	-	-	326.05
Professional Fees -				
Legal Fees	24,186.50	-	-	24,186.50
Financial Advisor	1,173.08	1,826.92	-	3,000.00
Bookkeeping Fees	4,000.00	-	-	4,000.00
Engineering Fees	30,683.75	-	-	30,683.75
Engineering Fees - Special	10,012.26	-	-	10,012.26
Total Expenditures	<u>249,324.26</u>	<u>1,883.09</u>	<u>-</u>	<u>251,207.35</u>
Excess/(Deficiency) of Revenues Over (Under) Expenditures	<u>(48,949.62)</u>	<u>12,274.94</u>	<u>511.55</u>	<u>(36,163.13)</u>
Fund Balance, October 1, 2023	<u>2,193,681.82</u>	<u>1,220,042.23</u>	<u>56,944.27</u>	<u>3,470,668.32</u>
Fund Balance, November 30, 2023	<u>\$ 2,144,732.20</u>	<u>\$ 1,232,317.17</u>	<u>\$ 57,455.82</u>	<u>\$ 3,434,505.19</u>

See Accountants' Report.

Supplementary Information Index

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General Fund

**Reunion Ranch W.C.I.D.
Budgetary Comparison Schedule - General Fund
November 30, 2023**

	CURRENT MONTH			YEAR TO DATE		
	Actual	Budget	Percent of Budget	Actual	Budget	Percent of Budget
Revenues:						
Property Tax Revenue	\$ -	\$ -	-	\$ 1,641.75	\$ -	1,641.75
Service Accounts						
Water Revenue	49,169.03	56,455.00	87.09%	115,398.67	119,157.00	(3,758.33)
Wastewater Revenue	30,381.18	28,486.00	106.65%	61,834.69	56,972.00	4,862.69
Service Revenue Penalties	647.14	680.00	95.17%	1,721.37	1,409.00	312.37
Interest and Other Income	9,722.87	7,500.00	129.64%	19,778.16	15,000.00	4,778.16
Total Revenues	89,920.22	93,121.00	96.56%	200,374.64	192,538.00	7,836.64
Expenditures:						
Operating Expenses -						
Reservation Fee	2,260.42	2,260.00	100.02%	4,520.84	4,520.00	(0.84)
Monthly Charges	15,027.06	15,027.00	100.00%	30,054.12	30,054.00	(0.12)
Water Purchases	11,066.90	17,600.00	62.88%	26,312.38	38,306.00	11,993.62
Management and Operations	8,321.32	8,690.00	95.76%	17,310.15	17,380.00	69.85
Utilities	2,469.86	2,600.00	94.99%	4,706.00	5,200.00	494.00
Lab Fees	4,104.88	2,500.00	164.20%	4,104.88	5,000.00	895.12
Inspection Fees	134.90	600.00	22.48%	134.90	1,200.00	1,065.10
Chemicals	3,695.46	3,000.00	123.18%	5,436.19	6,000.00	563.81
Sludge Hauling	4,028.77	2,500.00	161.15%	4,028.77	5,000.00	971.23
Permit Fees	708.05	800.00	88.51%	1,328.05	1,500.00	171.95
Repairs and Maintenance - Routine						
Water Repairs and Maintenance	2,044.70	4,500.00	45.44%	2,119.70	9,000.00	6,880.30
Sewer Repairs and Maintenance	29,052.76	11,000.00	264.12%	33,291.68	22,000.00	(11,291.68)
Irrigation Maintenance	-	1,667.00	0.00%	-	3,334.00	3,334.00
Pond Maintenance	4,122.56	1,000.00	412.26%	5,457.70	2,000.00	(3,457.70)
Landscape Maintenance	4,355.00	5,000.00	87.10%	9,345.00	10,000.00	655.00
Repairs and Maintenance - Non-Routine						
Pond Maintenance	-	-	-	6,190.56	6,200.00	9.44
Administrative Services -						
Director Fees, incl payroll taxes	713.74	1,190.00	59.98%	1,665.38	2,380.00	714.62
Director Reimbursement	20.96	65.00	32.25%	63.54	130.00	66.46
Insurance	-	-	-	21,831.07	25,000.00	3,168.93
Tax Appraisal/Collector Fees	29.33	-	(29.33)	29.33	-	(29.33)
Website	150.00	900.00	16.67%	1,012.38	1,800.00	787.62
Miscellaneous	290.59	150.00	193.73%	326.05	300.00	(26.05)
Professional Fees -						
Legal Fees	13,744.70	8,500.00	161.70%	24,186.50	17,000.00	(7,186.50)
Financial Advisor Fees	-	-	-	1,173.08	1,200.00	26.92
Accounting Fees	2,000.00	2,400.00	83.33%	4,000.00	4,800.00	800.00
Engineering Fees - General	16,812.50	5,200.00	323.32%	30,683.75	10,400.00	(20,283.75)
Engineering Fees - Special	4,781.25	3,000.00	159.38%	10,012.26	6,000.00	(4,012.26)
Total Expenditures	129,935.71	100,149.00	129.74%	249,324.26	235,704.00	(13,620.26)
Excess/(Deficiency) of Revenues Over/ (Under) Expenditures	\$ (40,015.49)	\$ (7,028.00)	569.37%	\$ (48,949.62)	\$ (43,166.00)	\$ (5,783.62)
						113.40%

Reunion Ranch W.C.I.D. Revenues and Expenditures - General Fund: Actuals + Budgeted Fiscal Year 2023-2024

FY 2024 Budget Approved 9/19/23	Actual Oct-23	Actual Nov-23	Budget Dec-23	Budget Jan-24	Budget Feb-24	Budget Mar-04	Budget Apr-24	Budget May-24	Budget Jun-24	Budget Jul-24	Budget Aug-24	Budget Sep-24	Projected Actual	Projected Variance
	\$ 1,055,077	\$ -	\$ 738,554	\$ 211,015	\$ 105,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,056,719	\$ 1,642
Property Tax Revenues														
Service Accounts -														
Water Service Fees	667,054	49,169	39,799	39,799	39,799	41,881	46,045	62,702	62,702	71,030	71,030	71,028	663,296	(3,758)
Sewer Service Fees	341,827	30,381	28,486	28,486	28,486	28,486	28,486	28,486	28,486	28,486	28,486	28,481	346,690	4,863
Service Account Penalties	8,071	1,074	563	546	546	563	596	729	729	796	796	798	8,383	312
Interest Income	90,000	9,723	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	94,778	4,778
Total Revenues	2,162,029	89,920	816,984	287,346	181,839	78,430	82,627	99,417	99,417	107,812	107,812	107,807	2,169,866	7,837
Expenditures:														
Operating Expenses -														
LORA Firm Water Reservation Fee	27,120	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	27,121	(1)
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	206,029	15,245	11,067	9,318	9,318	10,353	12,424	20,706	20,706	24,848	24,848	24,849	194,035	11,994
Management & Operations	104,280	8,989	8,321	8,690	8,690	8,690	8,690	8,690	8,690	8,690	8,690	8,690	104,210	70
Utilities	31,200	2,236	2,470	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	30,706	494
Bacteriological Testing	30,000	-	4,105	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,105	895
Inspections	7,200	-	135	600	600	600	600	600	600	600	600	600	6,135	1,065
Chemicals	36,000	1,741	3,695	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	35,436	564
Sludge Hauling	30,000	-	4,029	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	29,029	971
Permit Fee	1,500	620	708	-	-	-	-	-	-	-	-	-	1,328	172
Routine Repairs & Maintenance -														
Water System	54,000	75	2,045	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	47,120	6,880
Wastewater	132,000	4,239	29,053	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	143,292	(11,292)
Irrigation	20,000	-	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	16,666	3,334
Pond Maintenance	27,000	1,335	27,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	30,458	(3,458)
Landscape Maintenance	60,000	4,990	4,355	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	59,345	655
One-Time Repairs & Maintenance -														
210 Conversion	472,600	-	-	-	-	-	-	-	-	-	-	-	472,600	-
WWTP Improvements	115,000	-	-	-	-	-	-	-	-	-	-	-	115,000	-
Water System	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	-
Non-Routine Repairs & Maintenance -														
Pond Maintenance	14,000	6,191	-	-	-	-	-	-	-	-	-	-	7,800	9
Wastewater	86,000	-	-	-	-	-	-	-	-	-	-	-	86,000	-
Water System	4,000	-	-	-	-	-	-	-	-	-	-	-	4,000	-
Subtotal-District Facilities	1,665,263	62,948	91,393	69,662	69,662	70,697	72,768	81,050	81,050	85,192	85,192	812,589	1,652,900	12,937
Administrative Services -														
Director Fees, Incl Payroll Tax	14,273	952	714	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,183	13,558	715
Director Reimbursements	780	43	21	65	65	65	65	65	65	65	65	65	714	66
Tax Appraisal/Collector Fees	6,800	-	29	1,700	-	1,700	-	1,700	-	1,700	-	1,700	6,829	(29)
Insurance	25,000	21,831	-	-	-	-	-	-	-	-	-	-	21,831	3,169
Public Notice	7,500	-	-	-	-	-	-	-	-	-	-	-	7,500	-
Website	10,800	862	150	900	900	900	900	900	900	900	900	900	10,012	788
Miscellaneous	1,800	35	291	150	150	150	150	150	150	150	150	150	1,826	(26)
Subtotal-Admin. Services	66,953	23,723	1,205	2,305	2,305	4,005	2,305	4,005	4,005	2,305	9,805	3,998	62,271	4,682
Professional Fees -														
Legal Fees	102,000	10,442	13,745	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	109,187	(7,187)
Accounting Fees	30,300	2,000	2,000	3,900	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	29,500	800
Engineering Fees	62,400	13,871	16,813	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	82,684	(20,284)
Engineering Fees - Special	36,000	5,231	4,781	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	40,012	(4,012)
Financial Advisor	1,200	1,173	-	-	-	-	-	-	-	-	-	-	1,173	27
Audit Fees	13,500	-	-	13,500	-	-	-	-	-	-	-	-	13,500	-
Subtotal-Professional Fees	245,400	32,717	37,338	34,100	19,100	19,100	19,100	19,100	19,100	19,100	19,100	19,100	276,056	(30,656)
Total Expenditures	1,977,606	119,389	129,936	106,067	91,067	93,802	94,173	102,455	104,155	106,597	114,097	835,687	1,991,226	(13,620)
Excess/(Deficiency) of Revenues over Expenditures	\$ 184,423	\$ (8,934)	\$ (40,015)	\$ 181,279	\$ 90,772	\$ (15,372)	\$ (11,546)	\$ (3,038)	\$ (4,738)	\$ 1,215	\$ (6,285)	\$ (727,880)	\$ 178,639	\$ (5,784)

See Accountants Report.

**Reunion Ranch W.C.I.D.
Cash Account Reconciliations
November 30, 2023**

	First Citizens Operating	First Citizens Bookkeeper's	Total
Beginning Bank Balance 11/1/2023	\$ 106,912.64	\$ 43,670.67	\$ 150,583.31
Cleared Transactions			
Checks and Payments	(100,279.99)	(136,349.99)	(236,629.98)
Deposits and Credits	82,973.10	147,900.65	230,873.75
Total Cleared Transactions	(17,306.89)	11,550.66	(5,756.23)
Ending Bank Balance 11/30/2023	89,605.75	55,221.33	144,827.08
Uncleared Transactions			
Deposits in Transit	-	-	-
Outstanding Checks	-	(31,509.74)	(31,509.74)
Total Uncleared Transactions	-	(31,509.74)	(31,509.74)
Register Balance as of 11/30/2023	\$ 89,605.75	\$ 23,711.59	\$ 113,317.34

See Accountants' Report.

**Reunion Ranch W.C.I.D.
A/P Aging
As of November 30, 2023**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Aquatic Features Inc	1,014.75	0.00	0.00	0.00	0.00	1,014.75
Bott & Douthitt, P.L.L.C.	2,000.00	0.00	0.00	0.00	0.00	2,000.00
██████████	110.80	0.00	0.00	0.00	0.00	110.80
DSHS Central Lab	9.18	0.00	0.00	0.00	0.00	9.18
Hays County Tax Assessor-Collector	85.50	0.00	0.00	0.00	0.00	85.50
LCRA	4,298.25	0.00	0.00	0.00	0.00	4,298.25
Murfee Engineering Company	21,593.75	0.00	0.00	0.00	0.00	21,593.75
Pedernales Electric Cooperative	1,922.62	0.00	0.00	0.00	0.00	1,922.62
Sommers Marketing + Public Relations	150.00	0.00	0.00	0.00	0.00	150.00
TCEQ	708.05	0.00	0.00	0.00	0.00	708.05
Verizon Wireless	53.52	0.00	0.00	0.00	0.00	53.52
Water Holdings Acquisition LLC	54,481.42	55,598.02	0.00	0.00	0.00	110,079.44
West Travis County PUA	24,056.13	0.00	0.00	0.00	0.00	24,056.13
Willatt & Flickinger, P.L.L.C.	13,744.70	0.00	0.00	0.00	0.00	13,744.70
Zane Furr	4,355.00	0.00	0.00	0.00	0.00	4,355.00
TOTAL	<u>128,583.67</u>	<u>55,598.02</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>184,181.69</u>

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Payroll Summary
November 2023**

	Dennis Daniel	Gary C Grass	John E Genter	TOTAL
Employee Wages, Taxes and Adjustments				
Gross Pay	221.00	221.00	221.00	663.00
Director Fees	20.96	0.00	0.00	20.96
Mileage				
Total Gross Pay	241.96	221.00	221.00	683.96
Adjusted Gross Pay	241.96	221.00	221.00	683.96
Taxes Withheld				
Federal Withholding	0.00	0.00	0.00	0.00
Medicare Employee	-3.21	-3.21	-3.20	-9.62
Social Security Employee	-13.71	-13.71	-13.70	-41.12
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00
Total Taxes Withheld	-16.92	-16.92	-16.90	-50.74
Net Pay	225.04	204.08	204.10	633.22
Employer Taxes and Contributions				
Medicare Company	3.21	3.21	3.20	9.62
Social Security Company	13.71	13.71	13.70	41.12
Total Employer Taxes and Contributions	16.92	16.92	16.90	50.74

See Accountants' Report.

Debt Service Fund

Reunion Ranch Water Control & Improvement District Debt Service Schedule

Due Date	Series 2015 Interest Rates 1.75% - 4.00%		Series 2016 Interest Rates 3.00% - 3.625%		Series 2017 Interest Rates 2.00% - 3.5%		Series 2018 Interest Rates 2.70% - 4.125%		Series 2019 Interest Rates 2.00% - 3.00%		Series 2020 Interest Rates 2.00% - 2.375%		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2/15/2023	-	57,705	-	62,341	-	83,559	-	89,103	-	61,056	-	81,713	-	435,477
8/15/2023	105,000	115,410	110,000	124,681	165,000	83,559	195,000	178,204	140,000	140,000	100,000	100,000	815,000	435,477
FY 2023	105,000	115,410	110,000	124,681	165,000	83,559	195,000	178,204	140,000	140,000	100,000	100,000	815,000	435,477
2/15/2024	-	56,130	-	60,691	-	81,909	-	86,178	-	59,656	-	80,713	-	425,277
8/15/2024	110,000	112,260	115,000	121,381	170,000	81,909	195,000	172,356	145,000	145,000	100,000	100,000	835,000	425,277
FY 2024	110,000	112,260	115,000	121,381	170,000	81,909	195,000	172,356	145,000	145,000	100,000	100,000	835,000	425,277
2/15/2025	-	54,425	-	58,966	-	79,359	-	83,253	-	58,206	-	79,713	-	413,922
8/15/2025	115,000	108,850	125,000	117,931	180,000	79,359	195,000	166,806	150,000	150,000	100,000	100,000	865,000	413,922
FY 2025	115,000	108,850	125,000	117,931	180,000	79,359	195,000	166,806	150,000	150,000	100,000	100,000	865,000	413,922
2/15/2026	-	52,628	-	57,013	-	76,659	-	80,328	-	56,706	-	78,713	-	402,047
8/15/2026	120,000	105,256	130,000	114,025	190,000	76,659	195,000	160,656	155,000	155,000	105,000	105,000	895,000	402,047
FY 2026	120,000	105,256	130,000	114,025	190,000	76,659	195,000	160,656	155,000	155,000	105,000	105,000	895,000	402,047
2/15/2027	-	50,678	-	54,819	-	73,809	-	77,281	-	55,156	-	77,663	-	389,406
8/15/2027	130,000	101,356	135,000	109,638	195,000	73,809	200,000	154,563	160,000	160,000	110,000	110,000	930,000	389,406
FY 2027	130,000	101,356	135,000	109,638	195,000	73,809	200,000	154,563	160,000	160,000	110,000	110,000	930,000	389,406
2/15/2028	-	48,003	-	52,456	-	70,884	-	73,281	-	53,556	-	75,144	-	375,144
8/15/2028	135,000	96,804	140,000	104,913	205,000	70,884	200,000	146,563	165,000	165,000	115,000	115,000	960,000	375,144
FY 2028	135,000	96,804	140,000	104,913	205,000	70,884	200,000	146,563	165,000	165,000	115,000	115,000	960,000	375,144
2/15/2029	-	46,041	-	50,006	-	67,809	-	69,281	-	51,700	-	75,413	-	360,250
8/15/2029	145,000	92,081	145,000	100,013	215,000	67,809	200,000	138,563	175,000	175,000	120,000	120,000	1,000,000	360,250
FY 2029	145,000	92,081	145,000	100,013	215,000	67,809	200,000	138,563	175,000	175,000	120,000	120,000	1,000,000	360,250
2/15/2030	-	43,413	-	47,378	-	64,384	-	65,281	-	49,731	-	74,213	-	344,600
8/15/2030	150,000	86,825	155,000	94,756	225,000	64,384	200,000	130,563	180,000	180,000	175,000	175,000	1,085,000	344,600
FY 2030	150,000	86,825	155,000	94,756	225,000	64,384	200,000	130,563	180,000	180,000	175,000	175,000	1,085,000	344,600
2/15/2031	-	40,600	-	44,472	-	61,209	-	61,281	-	47,481	-	72,244	-	327,288
8/15/2031	160,000	81,200	160,000	88,944	235,000	61,209	200,000	122,563	185,000	185,000	185,000	185,000	1,125,000	327,288
FY 2031	160,000	81,200	160,000	88,944	235,000	61,209	200,000	122,563	185,000	185,000	185,000	185,000	1,125,000	327,288
2/15/2032	-	37,600	-	41,472	-	57,684	-	57,281	-	45,169	-	70,163	-	309,369
8/15/2032	165,000	75,200	170,000	82,944	245,000	57,684	200,000	113,563	190,000	190,000	200,000	200,000	1,170,000	309,369
FY 2032	165,000	75,200	170,000	82,944	245,000	57,684	200,000	113,563	190,000	190,000	200,000	200,000	1,170,000	309,369
2/15/2033	-	34,300	-	38,072	-	53,856	-	53,281	-	42,675	-	67,913	-	290,097
8/15/2033	175,000	68,600	175,000	76,144	205,000	53,856	205,000	106,563	200,000	200,000	200,000	200,000	955,000	290,097
FY 2033	175,000	68,600	175,000	76,144	205,000	53,856	205,000	106,563	200,000	200,000	200,000	200,000	955,000	290,097
2/15/2034	-	30,800	-	34,572	-	49,713	-	49,181	-	40,050	-	65,643	-	269,978
8/15/2034	185,000	58,800	185,000	66,572	220,000	49,713	205,000	98,563	205,000	205,000	200,000	200,000	1,500,000	269,978
FY 2034	185,000	58,800	185,000	66,572	220,000	49,713	205,000	98,563	205,000	205,000	200,000	200,000	1,500,000	269,978
2/15/2035	-	27,100	-	30,872	-	45,606	-	45,081	-	37,231	-	63,413	-	249,103
8/15/2035	195,000	54,200	190,000	62,744	225,000	45,606	215,000	93,563	215,000	215,000	200,000	200,000	1,015,000	249,103
FY 2035	195,000	54,200	190,000	62,744	225,000	45,606	215,000	93,563	215,000	215,000	200,000	200,000	1,015,000	249,103
2/15/2036	-	23,200	-	26,953	-	40,881	-	40,781	-	34,275	-	56,288	-	226,928
8/15/2036	210,000	46,400	210,000	53,906	245,000	40,881	220,000	88,563	220,000	220,000	200,000	200,000	1,615,000	226,928
FY 2036	210,000	46,400	210,000	53,906	245,000	40,881	220,000	88,563	220,000	220,000	200,000	200,000	1,615,000	226,928
2/15/2037	-	19,000	-	22,931	-	35,788	-	36,381	-	30,975	-	58,663	-	203,738
8/15/2037	220,000	38,000	220,000	45,863	250,000	35,788	225,000	81,563	230,000	230,000	200,000	200,000	1,075,000	203,738
FY 2037	220,000	38,000	220,000	45,863	250,000	35,788	225,000	81,563	230,000	230,000	200,000	200,000	1,075,000	203,738
2/15/2038	-	14,600	-	18,806	-	30,450	-	31,881	-	27,525	-	56,288	-	179,550
8/15/2038	230,000	29,200	205,000	37,613	230,000	30,450	230,000	76,563	235,000	235,000	200,000	200,000	1,100,000	179,550
FY 2038	230,000	29,200	205,000	37,613	230,000	30,450	230,000	76,563	235,000	235,000	200,000	200,000	1,100,000	179,550
2/15/2039	-	10,000	-	14,450	-	24,850	-	27,281	-	24,000	-	53,913	-	154,494
8/15/2039	245,000	20,000	210,000	28,450	245,000	24,850	240,000	63,563	245,000	245,000	200,000	200,000	2,095,000	154,494
FY 2039	245,000	20,000	210,000	28,450	245,000	24,850	240,000	63,563	245,000	245,000	200,000	200,000	2,095,000	154,494
2/15/2040	-	5,100	-	9,988	-	19,075	-	22,481	-	20,325	-	51,538	-	128,504
8/15/2040	255,000	10,200	215,000	19,975	250,000	19,075	250,000	44,563	255,000	255,000	200,000	200,000	1,175,000	128,504
FY 2040	255,000	10,200	215,000	19,975	250,000	19,075	250,000	44,563	255,000	255,000	200,000	200,000	1,175,000	128,504
2/15/2041	-	5,419	-	10,838	-	26,075	-	27,325	-	16,500	-	49,163	-	101,444
8/15/2041	255,000	10,838	255,000	10,838	255,000	26,075	270,000	34,563	260,000	260,000	450,000	450,000	1,235,000	101,444
FY 2041	255,000	10,838	255,000	10,838	255,000	26,075	270,000	34,563	260,000	260,000	450,000	450,000	1,235,000	101,444
2/15/2042	-	6,650	-	13,300	-	26,600	-	28,125	-	12,600	-	43,819	-	149,650
8/15/2042	255,000	13,300	255,000	13,300	255,000	26,600	280,000	33,563	270,000	270,000	700,000	700,000	2,340,000	149,650
FY 2042	255,000	13,300	255,000	13,300	255,000	26,600	280,000	33,563	270,000	270,000	700,000	700,000	2,340,000	149,650
2/15/2043	-	5,981	-	11,963	-	23,925	-	25,931	-	8,550	-	35,506	-	50,038
8/15/2043	255,000	11,963	255,000	11,963	255,000	23,925	290,000	5,981	280,000	280,000	965,000	965,000	1,535,000	50,038
FY 2043	255,000	11,963	255,000	11,963	255,000	23,925	290,000	5,981	280,000	280,000	965,000	965,000	1,535,000	50,038
2/15/2044	-	4,350	-	8,700	-	17,400	-	18,800	-	4,350	-	24,047	-	28,397
8/15/2044	255,000	8,700	255,000	8,700	255,000	17,400	290,000	4,350	290,000	290,000	995,000	995,000	1,285,000	28,397
FY 2044	255,000	8,700	255,000	8,7										

Expenditures to be Approved

Aquatic Features, Inc.

6611 Burnet Lane
Austin, TX 78757

Invoice

Date	Invoice #
1/5/2024	202401277

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
5	Pond dye	16.00	80.00
1	Beneficial-engineered microbes to help digest sulfur smell, digestion of leaf/ plant material reduce sludge.	17.00	17.00
Reunion Blvd: 30.148630, -97.939769 Jacksdaw Dr.: 30.148403, -97.929453 Jacksdaw 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 1-2-24</u> By/Date Posted: <u>JB 1-10-24</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>6650</u>			
Total			\$1,014.75

Phone #
(512) 301-3199

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



Invoice

Date	Invoice #
12/31/2023	14876

Bill To

Reunion Ranch WCID
PO Box 2445
Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	2,000.00
By/Date Received: <u>Dec 15 24</u> By/Date Posted: <u>Dec 16 24</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>6333</u>	
Thank you for your business!	Total \$2,000.00

PO Box 2445 • Round Rock, TX • 78680

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



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

Previous Balance	\$9,243.47
Payments	\$(9,243.47)
Credits / Adjustments	\$0.00
Balance Forward	\$0.00
Current Charges	\$3,636.44
Account Balance	\$3,636.44

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

Service Address:

Account Type: Raw Firm (PUA)

Contract: 800-018-8425-B

Account	Customer	Statement Date	Due Date
00548605	00602793	12/29/23	01/28/24

BILLING DETAILS

Transaction Description	Consumption	Rate	Amount
Previous Balance			\$9,243.47
Payment - Thank You			\$(9,243.47)
Balance Forward			\$0.00
Raw Water			
Monthly Reservation Fee	29.17	\$77.50	\$2,260.42
Raw Water - Firm	17.76	\$77.50	\$1,376.02
Current Charges			\$3,636.44
Account Balance			\$3,636.44

MAQ = 350.00 AF

Month	Consumption History	Use (AF)
Jan 2023		16.58
Feb 2023		14.24
Mar 2023		13.06
Apr 2023		24.34
May 2023		23.80
Jun 2023		29.22
Jul 2023		36.78
Aug 2023		40.84
Sep 2023		40.71
Oct 2023		34.64
Nov 2023		26.29
Dec 2023		17.76
TOTAL		318.25

1 AF = 325,851 gallons

LCRA is offering water conservation rebates, including mulch/compost, rainwater harvesting and irrigation evaluations. To get more

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	12/29/23	01/28/24	\$3,636.44



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

By Date Received: 01-13-24

By Date Paid: 01-16-24

Approved for Payment: _____

Amount Entered to: _____

By Date of Date: _____

Amount: 4205 1376.02

Remit To: 4150 2240.42

LCRA
 PO Box 301589
 Dallas, TX 75303-1589



SOMMERS
MARKETING

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

12/26/2023

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

Job Code	Invoice #	Terms
	9343	Net 30

Description	Amount
December Marketing Services for Reunion Ranch WCID	
December Website Edits	550.00
Edits to site to post video from November Board meeting	
Edits to site to add minutes from October Board meeting	
Edits to site to add new Rate Order and remove previous one under Service Rates & Fees	
Edits to site to add December Board agenda and agenda package	
Edits to site to add Notice of Deadline to File an Application for Place on Ballot to Elections Section	
Edits to site to add link from December Board meeting	
Edits to site to add minutes from November Board meeting	
Edits to site to remove Rate Order and add new Rate Order under Service Rates & Fees	
Edits to site to remove Drought Contingency Plan and replace with new Amended Drought Contingency Plan under Service Rates & Fees	
Edits to site to add button under Election documents with Notice of Appointment of Agent	
Quarterly website maintenance to back up all files and run updates of theme, WordPress and all plug ins while ensuring compatibility of all pages	150.00
Purchase of additional months subscription to Constant Contact (March/April/May)	90.00
Sales Tax - 8.25%	0.00
By/Date Received: <u>12/27/23</u>	
By/Date Posted: <u>1/10/24</u>	
Approved for Payment: _____	
Hand Delivered to: _____	
Mailed By/Date: _____	

The stated price includes Texas sales or use taxes, if applicable	GL#: <u>6690</u>	Total	\$790.00
		Payments/Credits	\$0.00
		Balance Due	\$790.00

Please remit payment to:

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



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

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

Invoice Number	1153013
Invoice Date	12/21/2023
Due Date	1/20/2024

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

 Round Rock, Texas 78680

Service Description	Total
Maintenance Services	\$46,564.23

By/Date Received: JA 12-21-23
 By/Date Posted: JA 1-10-24
 Approved for Payment: _____
 Hand Delivered to: _____

Mailed By/Date: _____
 GL#: 6120 404.13 6210 4095.70
6450 3107.81 6217 4628.77
6200 29652.76 6122 2044.70
6130 3695.46 6226 134.90

Subtotal	\$46,564.23
Sales Tax	\$0.00
Total	\$46,564.23

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.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Administrative					
Administrative Services	\$105.00	\$299.13	\$0.00	\$0.00	\$404.13
AD Total	\$105.00	\$299.13	\$0.00	\$0.00	\$404.13
Detention Pond Maintenance					
General Maintenance & Repairs	\$420.50	\$1,335.11	\$20.18	\$0.00	\$1,775.79
DP Total	\$420.50	\$1,335.11	\$20.18	\$0.00	\$1,775.79
Erosion Control					
Inspections	\$70.00	\$143.64	\$12.42	\$0.00	\$226.06
EC Total	\$70.00	\$143.64	\$12.42	\$0.00	\$226.06
Maintenance, Drainage					
Construction Maintenance	\$319.50	\$780.25	\$6.21	\$0.00	\$1,105.96
MD Total	\$319.50	\$780.25	\$6.21	\$0.00	\$1,105.96
Maintenance, Lift Station					
LS1					
General Maintenance & Repairs	\$463.75	\$1,138.52	\$0.00	\$0.00	\$1,602.27
Predictive Maintenance	\$234.00	\$628.56	\$1.71	\$0.00	\$864.27
Subcontract Services	\$0.00	\$0.00	\$2,134.40	\$0.00	\$2,134.40
LS1 Total	\$697.75	\$1,767.08	\$2,136.11	\$0.00	\$4,600.94
LS2					
Predictive Maintenance	\$175.50	\$471.42	\$1.71	\$0.00	\$648.63
LS2 Total	\$175.50	\$471.42	\$1.71	\$0.00	\$648.63
LS Total	\$873.25	\$2,238.50	\$2,137.83	\$0.00	\$5,249.58

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Maintenance, Sewer					
General Maintenance & Repairs	\$70.00	\$161.59	\$0.00	\$0.00	\$231.59
MS Total	\$70.00	\$161.59	\$0.00	\$0.00	\$231.59
Maintenance, Sewer Plant					
SP1					
Chemicals	\$17.50	\$39.92	\$3,638.04	\$0.00	\$3,695.46
General Maintenance & Repairs	\$5,618.50	\$13,919.79	\$4,033.31	\$0.00	\$23,571.61
Lab Fees or Laboratory Sampling	\$175.00	\$416.59	\$3,300.56	\$0.00	\$3,892.15
Sludge & Waste Disposal	\$558.50	\$1,035.16	\$2,435.11	\$0.00	\$4,028.77
SP1 Total	\$6,369.50	\$15,411.46	\$13,407.02	\$0.00	\$35,187.98
SP Total	\$6,369.50	\$15,411.46	\$13,407.02	\$0.00	\$35,187.98
Maintenance, Water					
Construction Maintenance	\$184.00	\$530.43	\$322.71	\$0.00	\$1,037.15
General Maintenance & Repairs	\$236.25	\$568.19	\$203.11	\$0.00	\$1,007.55
Inspections	\$35.00	\$99.90	\$0.00	\$0.00	\$134.90
Lab Fees or Laboratory Sampling	\$0.00	\$0.00	\$203.55	\$0.00	\$203.55
MW1					
General Maintenance & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MW1 Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MW Total	\$455.25	\$1,198.52	\$729.37	\$0.00	\$2,383.14

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1153013 - SUMMARY

INVOICE DATE: 12/21/2023

21 Dec 2023 12:36:16PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
Storm Sewer Maintenance					
Construction Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SS Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Invoice Total	\$8,683.00	\$21,568.21	\$16,313.03	\$0.00	\$46,564.23

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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 Services										
	10/26/2023	3401062	RRWCID District Area	Deliver or Post Notices in a District Area; REMOVE WATER RESTRICTION SIGNS IN DISTRICT	\$52.50	\$119.73	\$0.00	\$0.00	\$172.23	N
	11/27/2023	3432296	RRWCID District Area	Deliver or Post Notices in a District Area; POST AGENDA FOR NOV BOARD MEETING	\$52.50	\$179.40	\$0.00	\$0.00	\$231.90	N
				Administrative Services Total	\$105.00	\$299.13	\$0.00	\$0.00	\$404.13	
				AD Total	\$105.00	\$299.13	\$0.00	\$0.00	\$404.13	4120
Detention Pond Maintenance										
General Maintenance & Repairs										
	11/28/2023	3431085	568 Katie Dr	General Repairs of an Asset at a Detention Pond; CLEAR SEDIMENT FROM SPLITTERBOXWP2-4.	\$132.00	\$509.77	\$9.32	\$0.00	\$651.09	N
	11/28/2023	3439195	RRWCID District Area	Investigate a Problem at a Detention Pond; Drainage channel next to 182 clement investigate drainage channel damage due to construction of pool at 182 clement	\$288.50	\$825.34	\$10.87	\$0.00	\$1,124.71	N
				General Maintenance & Repairs Total	\$420.50	\$1,335.11	\$20.18	\$0.00	\$1,775.79	4450
				DP Total	\$420.50	\$1,335.11	\$20.18	\$0.00	\$1,775.79	

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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										
	11/21/2023	3430240	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); EC 11/21/23; Pass	\$70.00	\$143.64	\$12.42	\$0.00	\$226.06	N
				Inspections Total	\$70.00	\$143.64	\$12.42	\$0.00	\$226.06	
				EC Total	\$70.00	\$143.64	\$12.42	\$0.00	\$226.06	6650
Maintenance, Drainage										
Construction Maintenance										
	11/22/2023	3425113	183 Clement Dr	Clean a Detention Pond; Clean outfall	\$319.50	\$780.25	\$6.21	\$0.00	\$1,105.96	N
				Construction Maintenance Total	\$319.50	\$780.25	\$6.21	\$0.00	\$1,105.96	
				MD Total	\$319.50	\$780.25	\$6.21	\$0.00	\$1,105.96	6650
Maintenance, Lift Station										
LS1										
General Maintenance & Repairs										
	10/25/2023	3397770	340 Adam Ct	General Repair or Maintenance of an Asset at a Lift Station; Repair or replace control panel fan	\$315.00	\$758.70	\$0.00	\$0.00	\$1,073.70	N
	10/24/2023	3398798	340 Adam Ct	Investigate a Problem at a Lift Station; Generator trouble alarm	\$8.75	\$19.96	\$0.00	\$0.00	\$28.71	N
	10/30/2023	3405999	340 Adam Ct	Investigate a Problem at a Lift Station; Dialer call out for generator trouble alarm	\$17.50	\$39.91	\$0.00	\$0.00	\$57.41	N
	10/30/2023	3406159	340 Adam Ct	Investigate a Problem at a Lift Station; Generator trouble	\$0.00	\$36.49	\$0.00	\$0.00	\$36.49	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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
	11/10/2023	3407035	340 Adam Ct	General Repair or Maintenance of an Asset at a Lift Station; Generator over speed shut down alarm	\$113.75	\$263.50	\$0.00	\$0.00	\$377.25	N
	11/27/2023	3437320	340 Adam Ct	General Repair or Maintenance of an Asset at a Lift Station; GENERATOR	\$8.75	\$19.96	\$0.00	\$0.00	\$28.71	N
				General Maintenance & Repairs Total	\$463.75	\$1,138.52	\$0.00	\$0.00	\$1,602.27	6200
Predictive Maintenance										
	10/18/2023	3370098	340 Adam Ct	Annual Electrical System & MCC PM (Electrical); Sched#: 6525 SchedType: ELEC DateSched: 10/02/23	\$234.00	\$628.56	\$1.71	\$0.00	\$864.27	N
				Predictive Maintenance Total	\$234.00	\$628.56	\$1.71	\$0.00	\$864.27	6200
Subcontract Services										
	10/23/2023	3372811	340 Adam Ct	Purchase Subcontracted Services for Lift Station; guardian industrial replacement cooling fan	\$0.00	\$0.00	\$2,134.40	\$0.00	\$2,134.40	N
				Subcontract Services Total	\$0.00	\$0.00	\$2,134.40	\$0.00	\$2,134.40	6200
LS2				LS1 Total	\$697.75	\$1,767.08	\$2,136.11	\$0.00	\$4,600.94	
Predictive Maintenance										
	10/18/2023	3370100	591 Katie Dr	Annual Electrical System & MCC PM (Electrical); Sched#: 6531 SchedType: ELEC DateSched: 10/02/23	\$175.50	\$471.42	\$1.71	\$0.00	\$648.63	N
				Predictive Maintenance Total	\$175.50	\$471.42	\$1.71	\$0.00	\$648.63	6200
				LS2 Total	\$175.50	\$471.42	\$1.71	\$0.00	\$648.63	
				LS Total	\$873.25	\$2,238.50	\$2,137.83	\$0.00	\$5,249.58	

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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
Maintenance, Sewer										
General Maintenance & Repairs										
	10/18/2023	3390240	175 Delayne Dr	Investigate a Sewer System Problem; GRINDER PUMP - CUSTOMER STATING HIGH ALARM - INVESTIGATE ISSUE	\$70.00	\$161.59	\$0.00	\$0.00	\$231.59	N
	11/10/2023	3414205	RRWCID District Area	Relocate, Repair, Replace or Recondition Sewer System Asset; Please remove Jesse from dialers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				General Maintenance & Repairs Total	\$70.00	\$161.59	\$0.00	\$0.00	\$231.59	6200
				MS Total	\$70.00	\$161.59	\$0.00	\$0.00	\$231.59	
Maintenance, Sewer Plant										
SP1										
Chemicals										
	10/10/2023	3334045	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; HAWKINS SEPT	\$0.00	\$0.00	\$2,434.56	\$0.00	\$2,434.56	N
	10/30/2023	3367014	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; Sched#: 6786 DateSched: 10/01/23	\$17.50	\$39.92	\$0.00	\$0.00	\$57.42	N
	11/20/2023	3373886	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; HAWKINS OCTOBER	\$0.00	\$0.00	\$1,203.48	\$0.00	\$1,203.48	N
				Chemicals Total	\$17.50	\$39.92	\$3,638.04	\$0.00	\$3,695.46	6130
General Maintenance & Repairs										
	11/17/2023	3346864	100 Jayne Cove	Purchase Supplies for a Lift Station; GUARDIAN INDUSTRIAL 168975	\$0.00	\$0.00	\$2,407.76	\$0.00	\$2,407.76	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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
	9/25/2023	3357055	100 Jayne Cove	Purchase Supplies for a Sewer Treatment Plant; Purchase supplies for plant	\$8.75	\$19.96	\$208.68	\$0.00	\$237.39	N
	11/1/2023	3367004	100 Jayne Cove	Purchase Supplies for a Sewer Treatment Plant; Sched#: 5853 DateSched: 10/01/23	\$35.00	\$97.31	\$448.22	\$0.00	\$580.53	N
	11/2/2023	3367018	100 Jayne Cove	Create a Survey for an Irrigation System; Sched#: 3493 DateSched: 10/02/23	\$26.25	\$59.87	\$0.00	\$0.00	\$86.12	N
	10/29/2023	3367022	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; Sched#: 4259 DateSched: 10/02/23	\$298.75	\$1,165.50	\$0.00	\$0.00	\$1,464.25	N
	10/30/2023	3367913	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Repair high level alarm on filter effluent pump panel not calling on dialer	\$787.50	\$1,938.85	\$0.00	\$0.00	\$2,726.35	N
	10/30/2023	3371999	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Repair channels 9-16 not working on verbatim auto dialer	\$367.50	\$961.61	\$8.04	\$0.00	\$1,337.15	N
	10/13/2023	3384955	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Multiple alarms blowers not running	\$87.50	\$243.28	\$0.00	\$0.00	\$330.78	N
	11/2/2023	3392838	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Install new transducer and get with tech support to filter system online	\$595.00	\$1,536.84	\$0.00	\$0.00	\$2,131.84	N
	10/26/2023	3394532	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Install safety chain on stairways	\$26.25	\$48.02	\$24.68	\$0.00	\$98.95	N
	10/22/2023	3395580	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Dialer call PLC power failure	\$82.50	\$515.94	\$0.00	\$0.00	\$598.44	N

DISTRICT : REUNION RANCH WCID

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INVOICE DATE: 12/21/2023

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
	10/24/2023	3396062	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Store paper towels and toilet paper (build shelves)	\$122.50	\$224.07	\$90.94	\$0.00	\$437.51	N
	10/26/2023	3396070	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Install confined space signs as needed	\$52.50	\$96.04	\$15.04	\$0.00	\$163.58	N
	10/24/2023	3396082	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Install sample board	\$78.75	\$144.05	\$18.02	\$0.00	\$240.82	N
	10/26/2023	3396088	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Install fire extinguisher signs as needed.	\$52.50	\$96.03	\$10.72	\$0.00	\$159.25	N
	10/26/2023	3396089	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Remove all winterization from drip skid area	\$35.00	\$54.02	\$0.00	\$0.00	\$99.02	N
	11/21/2023	3396140	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Paint ballards yellow (sludge box area)	\$171.00	\$366.66	\$26.92	\$0.00	\$564.58	N
	10/26/2023	3396141	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Remove old conduit from GST	\$122.50	\$224.08	\$3.11	\$0.00	\$349.69	N
	11/21/2023	3396190	100 Jayne Cove	Cleaning at a Sewer Treatment Plant; Clean up around sludge press	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	11/15/2023	3396191	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Vaults in back corner need to be painted	\$61.25	\$112.04	\$19.16	\$0.00	\$192.45	N
	10/26/2023	3396192	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Remove ab equipment from railing	\$70.00	\$128.04	\$1.55	\$0.00	\$199.59	N
	10/26/2023	3396195	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Replace polymer hose	\$35.00	\$64.02	\$48.39	\$0.00	\$147.41	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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/G
	10/26/2023	3398242	100 Jayne Cove	Cleaning at a Sewer Treatment Plant; Remove everything from electrical panels.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	10/25/2023	3398680	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Effluent water looks discolored	\$183.75	\$535.20	\$459.99	\$0.00	\$1,178.94	N
	10/24/2023	3398682	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with engineer on site.	\$70.00	\$194.62	\$0.00	\$0.00	\$264.62	N
	10/24/2023	3398799	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; replace bleach line	\$17.50	\$39.91	\$0.00	\$0.00	\$57.41	N
	10/27/2023	3401865	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Make adjustments to bar screen as requested by the board	\$61.25	\$170.29	\$0.00	\$0.00	\$231.54	N
	10/30/2023	3402234	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Dialer call SBR alarm	\$278.75	\$1,004.16	\$0.00	\$0.00	\$1,282.91	N
	10/27/2023	3402490	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Please investigate and repair why effluent pumps not pumping to filter	\$210.00	\$430.91	\$0.00	\$0.00	\$640.91	N
	11/16/2023	3407580	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Lift pump 2 hour meter not working	\$70.00	\$143.64	\$76.30	\$0.00	\$289.94	N
	11/1/2023	3409555	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Dialer call out for channel 7 alarm	\$35.00	\$79.82	\$0.00	\$0.00	\$114.82	N
	11/7/2023	3411423	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Please install new aerator in the digester.	\$800.00	\$1,373.75	\$34.75	\$0.00	\$2,208.50	N
	11/10/2023	3416707	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Replace blower HOA lightbulb	\$35.00	\$71.82	\$69.00	\$0.00	\$175.82	N

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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
	11/7/2023	3417979	100 Jayne Cove	Cleaning at a Sewer Treatment Plant; Clean up road at reunion wwpAt the end of Jayne cv	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	11/16/2023	3423462	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Digester aerator ragged up	\$400.00	\$686.88	\$4.66	\$0.00	\$1,091.54	N
	11/16/2023	3428415	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Install spill guard on press	\$70.00	\$194.62	\$57.39	\$0.00	\$322.01	N
	11/20/2023	3430054	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with contractor on site.	\$131.25	\$364.91	\$0.00	\$0.00	\$496.16	N
	11/20/2023	3430055	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with rage construction for a quote.	\$52.50	\$158.13	\$0.00	\$0.00	\$210.63	N
	11/27/2023	3436342	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Channel 2 alarm.	\$87.50	\$364.91	\$0.00	\$0.00	\$452.41	N
				General Maintenance & Repairs Total	\$5,618.50	\$13,919.79	\$4,033.31	\$0.00	\$23,571.61	4200
Lab Fees or Laboratory Sampling										
	10/28/2023	3334131	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; AQUA TECH SEPT	\$0.00	\$0.00	\$1,502.76	\$0.00	\$1,502.76	N
	10/31/2023	3367015	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; Sched#: 3139 DateSched: 10/02/23	\$175.00	\$416.59	\$27.95	\$0.00	\$619.54	N
	11/19/2023	3374163	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; aqua tech lab october	\$0.00	\$0.00	\$1,769.85	\$0.00	\$1,769.85	N
				Lab Fees or Laboratory Sampling Total	\$175.00	\$416.59	\$3,300.56	\$0.00	\$3,892.15	6210

DISTRICT : REUNION RANCH WCID

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

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
Sludge & Waste Disposal										
	10/31/2023	3370646	100 Jayne Cove	General Sludge Management; Running of the sludge press.	\$558.50	\$1,035.16	\$0.00	\$0.00	\$1,593.66	N
	10/27/2023	3402803	100 Jayne Cove	General Sludge Management; WWTS	\$0.00	\$0.00	\$2,435.11	\$0.00	\$2,435.11	N
				Sludge & Waste Disposal Total	\$558.50	\$1,035.16	\$2,435.11	\$0.00	\$4,028.77	6217
				SP1 Total	\$6,369.50	\$15,411.46	\$13,407.02	\$0.00	\$35,187.98	
				SP Total	\$6,369.50	\$15,411.46	\$13,407.02	\$0.00	\$35,187.98	
Maintenance, Water										
Construction Maintenance										
	11/13/2023	3424730	182 Clement Dr	Repair Damaged Area (Landscaping, Sand / SOD Concrete); INSTALL SILT FENCING AND ANY OTHER EC MEASURES TO PREVENT RUN-OFF FROM POOL CONSTRUCTION PROJECT	\$184.00	\$530.43	\$322.71	\$0.00	\$1,037.15	N
				Construction Maintenance Total	\$184.00	\$530.43	\$322.71	\$0.00	\$1,037.15	6122
General Maintenance & Repairs										
	10/18/2023	3388589	174 Jayne Cove	Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	10/18/2023	3388816	174 Jayne Cove	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	10/20/2023	3392475	350 Jacksdaw Drive	Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	10/20/2023	3392494	350 Jacksdaw Drive	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N

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INVOICE NO. 1153013 - DETAIL

INVOICE DATE: 12/21/2023

Work Type/Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	E/C
	10/20/2023	3392918	137 Patience Cove	Read Meter Only - Misread, High, Low, Reverse - From Billing Department; READ METER AND INVESTIGATE ISSUES WITH METER - REVERSE READ THIS MONTH	\$35.00	\$64.02	\$0.00	\$0.00	\$99.02	N
	10/30/2023	3402396	427 Jacksdaw Dr	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	10/31/2023	3407110	186 Katie Dr	Turn On Water Service After Disconnect for Non Payment; CS EMAIL REQ	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	11/3/2023	3412263	268 Jacksdaw Dr	Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	11/3/2023	3412265	268 Jacksdaw Dr	Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	11/7/2023	3416667	1201 Jacksdaw Dr	Investigate a Water System Problem; CS REPORTING LOW WATER PRESSURE. STATES SHE WAS TOLD ITS A CLOGGED LINE. PLEASE MAKE CUSTOMER CONTACT	\$70.00	\$244.44	\$3.11	\$0.00	\$317.55	N
	11/17/2023	3416829	RRWCID District Area	Relocate, Repair, Replace or Recondition Water System Asset; INSTALL 9 WATER RESTRICTION SIGNS WITHIN THE DISTRICT (SIGNS ARE AT PLANT) AT THE MAIL KIOSKS, BRING OTHER SIGNS BACK TO PLANT STORAGE	\$70.00	\$128.04	\$0.00	\$0.00	\$198.04	N
	11/13/2023	3425131	RRWCID District Area	Meet and/or Assist Consultants or Contractors at a Water System; MEET ANNIE W/ ANTEA GROUP FOR WATER SAMPLING IN DISTRICT. MEET AT 2:15-2:30 @ 191 JAYNE COVE	\$26.25	\$59.87	\$0.00	\$0.00	\$86.12	N

DISTRICT : REUNION RANCH WCID

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INVOICE DATE: 12/21/2023

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
	11/21/2023	3429447	RRWCID District Area	Investigate Water System Leak; cs email req' A customer by reunion ranch wcid called in to report a pipe break shooting water out of ground by the entrance of Reunion Ranch , on the left side. Please investigate.	\$35.00	\$71.82	\$0.00	\$0.00	\$106.82	N
				General Maintenance & Repairs Total	\$236.25	\$568.19	\$203.11	\$0.00	\$1,007.55	6122
Inspections	10/13/2023	3379387	391 Delayne	Pool / Spa Inspection - Residential; Pre-pour inspection Erik Wagenen - 415-722-1236; Pass	\$35.00	\$99.90	\$0.00	\$0.00	\$134.90	N
				Inspections Total	\$35.00	\$99.90	\$0.00	\$0.00	\$134.90	6220
Lab Fees or Laboratory Sampling	10/30/2023	3374041	RRWCID District Area	Purchase Laboratory Services for Water System Asset; WATER UTILITY OCTOBER	\$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	6210
MW1										
General Maintenance & Repairs	10/31/2023	3367003	RRWCID CL2 Distribution	Billable Operations at a Water System (normal hours, after normal hours, weekends & holidays); Sched#: 5826 Date Sched: 10/01/23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				MW1 Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				MW Total	\$455.25	\$1,198.52	\$729.37	\$0.00	\$2,383.14	

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
Storm Sewer Maintenance										
Construction Maintenance										
	11/14/2023	3426380	109 Jayne Cove	Clean a Storm Water System Asset; Cleanup street to storm sewer system	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				Construction Maintenance Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				SS Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
				Invoice Total	\$8,683.00	\$21,568.21	\$16,313.03	\$0.00	\$46,564.23	



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

Account Number	AMOUNT DUE
290523-00061-00	\$23,330.79
Due Date	After Due Date Pay
1/30/2024	\$24,730.63
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

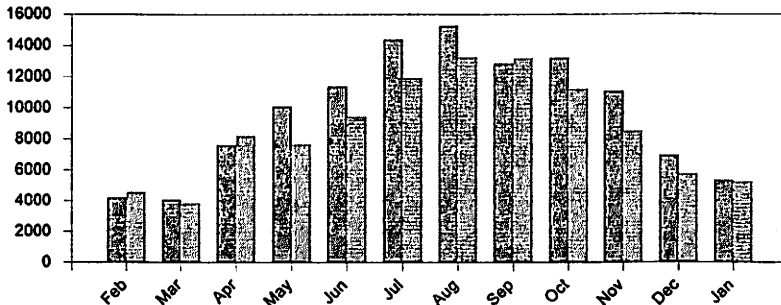
There will be a charge on all returned checks.
 Please return this portion with your payment.
 When paying in person, please bring both portions of this bill.

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	12/1/2023	1/2/2024	32	1/3/2024	1/30/2024	1/31/2024

PREVIOUS BALANCE	\$24,056.13
PAYMENTS	(\$24,056.13)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

METER #	CURRENT READING	PREVIOUS READING	USAGE (In 1000 Gallons)	Wholesale Water	\$8,303.73
21117896	94,158	88,869	5,289	Monthly Charge	\$15,027.06
				CURRENT BILL	\$23,330.79
				AMOUNT DUE	\$23,330.79
				AMOUNT DUE AFTER 01/30/2024	\$24,730.63



Legend: [Pattern] Feb 2022 to Jan 2023 [Pattern] Feb 2023 to Jan 2024

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

By/Date Received: JB 1-4-24
 By/Date Posted: JB 1-10-24
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 GL#: 6155 15,027.06
6205 8,303.73

WILLATT & FLICKINGER, PLLC
ATTORNEYS AT LAW

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

December 29, 2023

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:

GENERAL

BILL FLICKINGER

- 12/02/23 Continue review of comments by Michael Slack on proposed agreement with Taylor Morrison on use of surplus bond proceeds, continue revising same agreement, and send email to Michael Slack with revised red-line draft along with financial information related to amount of surplus bond proceeds. (1.4 Hours).

- 12/07/23 Continue revising draft agenda for next board meeting. (0.2 Hours). Continue preparation for next board meeting. (0.3 Hours).

- 12/11/23 Continue preparation for next board meeting. (0.3 Hours).

- 12/12/23 Review emails on deposit for homeowner wanting to utilize drainage way for pool construction access and conditions for use and restoration. (0.2 Hours).

- 12/13/23 Review additional emails on deposit and other requirements for owner seeking to use drainage way to install pool. (0.2 Hours). Continue preparation for next board meeting. (0.5 Hours). Complete preparation for and attend conference with Dennis Daniel and Terri Purdy to review agenda and prepare for next board meeting. (0.8 Hours). Continue revising agenda for next board meeting. (0.2 Hours).

- 12/14/23 Continue revising rate order. (0.3 Hours). Continue preparation for next board meeting and review agenda packet items. (1.1 Hours). Emails with Michael Slack and Dennis Daniel on consent and release for use of surplus bond proceeds. (0.5 Hours). Continue revising draft minutes from last board meeting. (0.3 Hours).

By/Date Received: JB 12-29-23

By/Date Posted: JB 1-10-24

Approved for Payment: _____

Hours Delivered for: _____

Mailed By/Date: _____

CL#: 6320 9435.80

6321 1215-

December 29, 2023

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- 12/15/23 Continue revising Stage 5 trigger provisions in drought plan and email revised redline draft of same to the committee for review and comment. (0.9 Hours). Continue preparation for next board meeting. (0.5 Hours).
- 12/16/23 Continue review of emails on possible amendments to effluent agreement with HOA and begin drafting amended and restated agreement with HOA to address same. (0.9 Hours).
- 12/18/23 Review responses from committee on stage 5 drought plan amendment. (0.2 Hours). Continue preparation for next board meeting. (0.5 Hours).
- 12/19/23 Continue preparation for today's board meeting. (0.9 Hours). Complete preparation for and attend board meeting. (1.2 Hours).
- 12/22/23 Continue drafting amended and restated effluent agreement with HOA. (1.2 Hours).
- 12/28/23 Continue drafting Amended and Restated Effluent Disposal Contract with HOA and email redline draft of same to John Genter and Dennis Daniel for preliminary review and comment. (2.3 Hours).

Attorney BF: 14.9 Hours

HUNTER HUDSON

- 12/13/23 Attend pre-meeting conference with Dennis Daniel and Terri Purdy. (0.6 Hours).
- 12/18/23 Continue preparation for upcoming board meeting. (0.5 Hours).
- 12/19/23 Continue preparing for board meeting. (0.7 Hours).

Attorney HH: 1.8 Hours

JENIFFER CONCIENNE

- 12/04/23 Receive and review email from Gary Grass on Stage 5 of DCP. (0.2 Hours). Receive and review email from Mark Kestner on various District items. (0.2 Hours). Receive and review email from Dennis Daniel on WCP and DCP; forward same to Board. (0.2 Hours). Receive and review emails between Mark Kestner and Stacey Pandey on WCP. (0.2 Hours). Receive and review email from Dennis Daniel on comments for Amended Effluent Disposal Agreement. (0.2 Hours). Continue preparing next board meeting and drafting minutes of last

December 29, 2023

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- meeting. (1.2 Hours). Receive and review email from HC TAC on status of tax bills. (0.2 Hours).
- 12/05/23 Review email from Makenzi Scales on estimate to repair drainage area due to pool construction. (0.2 Hours). Receive and review email from BLX on yield restrictions due to higher interest rates. (0.2 Hours).
- 12/06/23 Send email to Dennis Daniel and Terri Purdy on committee meeting to prepare for December board meeting. Review replies. (0.3 Hours). Receive and review email from Dennis Daniel on Amended Effluent Disposal Contract with the HOA. Continue preparing for next board meeting. (0.5 Hours).
- 12/07/23 Receive and review email from Terri Purdy on committee meeting. Arrange for same and begin preparing for committee meeting. Continue drafting proposed agenda and send to all parties. (1.2 Hours).
- 12/11/23 Continue preparing of election documentation and Send email to Ron Meyer attaching Notice of Deadline to File an Application for Place on Ballot for signature. (0.4 Hours). Receive and review email from Comptroller on updated Divestment list. (0.2 Hours). Receive and review email from Gary Grass on rate order. (0.2 Hours). Receive, review and reply to John Genter on agenda items. (0.2 Hours). Receive and review email from Makenzi Scales on review of information for drainage area. (0.2 Hours).
- 12/12/23 Receive and review emails from Mark Kestner and Dennis Daniel on drainage issue caused by pool construction. (0.3 Hours). Receive and review email from Secretary of State on legislative election updates. (0.2 Hours).
- 12/13/23 Receive and review various emails on repair to drainage area. (0.3 Hours). Receive and review executed Notice of Deadline to File an Application for Place on Ballot from Ron Meyer. Arrange to post same on District website. (0.4 Hours). Receive and review manager's report for agenda package. (0.5 Hours). Continue preparation for today's committee meeting. Send email to Makenzi Scales on recommendations for rate order. Attend committee meeting. Finalize agenda. (1.0 Hour). Continue preparing documentation for next week's board meeting. Receive and review rate order changes from Makenzi Scales. (0.5 Hours). Receive and review emails on deposit for drainage area repairs. (0.2 Hours).
- 12/14/23 Receive, review and respond to Gary Grass on agenda. (0.2 Hours). Send email to Makenzi Scales on rate order changes. Review additional changes and red-line rate order for agenda package. Send draft to committee for review. Review reply

December 29, 2023

Page 4

from Gary Grass. Continue preparing agenda package. Arrange to post agenda with Hays County Clerk and send to Inframark for posting within the District. Receive and review budget to actual from Jessica Benson. Receive and review bookkeeper's report and engineer's report. Receive and review email from Michael Slack on approving use of surplus bond proceeds. Complete agenda package and send to all parties. Arrange to post agenda and package on District website. (4.4 Hours). Receive and review email from Blake Gentry on Amended Effluent Disposal Agreement. (0.2 Hours).

12/18/23 Receive and review emails on Amended and Restated Effluent Disposal Contract. (0.3 Hours). Review District website for election documentation. (0.2 Hours). Receive and review lab report; send same to Makenzi Scales. (0.2 Hours). Receive and review emails on edits to DCP. Finalize DCP for tomorrow's board meeting. Receive and review several emails from Gary Grass on various District items. Receive and review email from Makenzi Scales on rate order changes. Continue preparing for tomorrow's board meeting. Receive and review emails from Mark Kestner attaching Water Conservation Plan for review. (2.6 Hours). Draft Affidavit of Posting of election documentation. (0.3 Hours).

12/19/23 Receive and review email from Ron Meyer advising cannot attend today's meeting. (0.2 Hours). Revise signature blocks for today's meeting. Continue preparing for today's board meeting. Receive and review emails from Gary Grass on Water Conservation. (1.2 Hours). Receive and review email from Secretary of State attaching official Election Law Calendar for May 4, 2024 directors' election. (0.4 Hours). Receive and review email from Allen Douthitt on today's board meeting. (0.2 Hours). Receive and review email from Ron Meyer advising he will now be able to attend. Revise signature blocks again. Complete preparation for and attend board meeting. (2.0 Hours).

12/20/23 Review action items from yesterday's board meeting and begin finalizing paperwork. Arrange to post documentation on District website. Send copy of amended Rate Order to all parties. Send email to consultants attaching Amended Drought Contingency Plan. (1.5 Hours).

12/27/23 Send email to Michael Slack attaching signed Consent and Release Agreement Regarding Surplus Bond Proceeds. (0.2 Hours). Receive and review email from Secretary of State on voting by mail requirements for upcoming directors' election. (0.2 Hours). Review and reply to email from auditor on requested documents for audit. Begin compiling documentation. (0.5 Hours). Arrange to post 2024 board meeting dates on website. (0.2 Hours). Receive and review Sommers invoice; forward to Jessica Benson for payment. (0.2 Hours).

December 29, 2023

Page 5

12/28/23 Receive and review various emails regarding Water Conservation Plan revisions; review same. (0.5 Hours). Send email to Courtney Gold attaching documents for audit. (0.2 Hours).

Legal Assistant JC: 25.3 Hours

BAR SCREEN INVESTIGATION

BILL FLICKINGER

12/19/23 Review status of bar screen investigation. (0.3 Hours).

Attorney BF: 0.3 Hours

HUNTER HUDSON

12/04/23 Continue bar screen investigation. (0.3 Hours).

12/05/23 Continue bar screen investigation. (0.9 Hours).

12/06/23 Continue bar screen investigation. (0.4 Hours).

12/15/23 Continue bar screen investigation. (0.5 Hours).

12/18/23 Continue bar screen investigation. (0.3 Hours).

12/19/23 Continue bar screen investigation. (0.5 Hours).

12/27/23 Continue bar screen investigation. (0.3 Hours).

Attorney HH: 3.2 Hours

JENIFFER CONCIENNE

12/05/23 Send email to Mark Kestner on detailed plans for WWTP in connection with bar screen issues. Receive and review requested information. (0.5 Hours).

Legal Assistant JC: 0.5 Hours

December 29, 2023

Page 6

Attorney BF: 14.9 Hours @ \$325.00 per hour	\$4,842.50
Attorney HH: 1.8 Hours @ \$325.00 per hour	\$585.00
Attorney GS: 0 Hours @ \$325.00 per hour	
Legal Assistant JC: 25.3 Hours @ \$155.00 per hour	\$3,921.50
Attorney BF: 0.3 Hours @ \$325.00 per hour – Bar Screen Investigation	\$97.50
Attorney HH: 3.2 Hours @ \$325.00 per hour – Bar Screen Investigation	\$1,040.00
Legal Assistant JC: 0.5 Hours @ \$155.00 per hour – Bar Screen Investigation	\$77.50

CLIENT EXPENSES

159 Photocopies @ \$.20 each	\$31.80	
104 Color Photocopies @ \$.50 each	\$52.00	
Hays County Clerk	\$3.00	
		Total Client Expenses
		\$86.80
		TOTAL AMOUNT DUE
		\$10,650.80

PLEASE REMIT TO:

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

Invoice Date
12/28/2023

Reunion Ranch MUD
P.O. Box 2445
Round Rock, Texas 78681
ATTN: Mary Bott

Invoice #
ZF2023-RR-Dec

Customer ID #

RR

Service Date	Description	
12/4/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
12/6/2023	Reunion Ranch Mow WWTP	\$85.00
12/6/2023	Reunion Ranch Mow LS #1	\$25.00
12/6/2023	Reunion Ranch Mow LS #2	\$25.00
12/6/2023	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
12/6/2023	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
12/7/2023	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
12/7/2023	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
12/7/2023	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
12/7/2023	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
12/7/2023	Reunion Ranch Mow Jacksdaw Detention Pond	\$250.00
12/12/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
12/13/2023	Reunion Ranch Trim Trees WWTP	\$1,500.00
12/18/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
12/26/2023	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
TOTAL DUE UPON RECEIPT		\$5,235.00

By/Date Received: 12/26/23
 By/Date Posted: 12-10-24
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: _____
 GL#: 4216

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

1/25/2024

Bookkeeper's Account Expenditures

Jessica Benson

From: AT&T Small Business Services <att-services.bus.1221526158@emaildl.att-mail.com>
Sent: Sunday, December 17, 2023 12:47 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	01/02/2024

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



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 12-17-23
By/Date Posted: JB 12-20-23
Approved for Payment: [Signature]
Hand Delivered to: _____
Mailed By/Date: JB 12-22-23
GL#: 6230

DSHS CENTRAL LAB MC2004
P O BOX 149347

AUSTIN, TX 78714-9347

REUNION RANCH WCID (112023)
C/O BOTT & DOUOTHITT PLLC
PO BOX 2445
ROUND ROCK, TX 78680

Account # CEN.CD6447_112023 PWS ID#1050175 Date: 12/04/2023 Page:

This is your statement for 2023

DESCRIPTION	Amount
-------------	--------

Charges this period ----->	9.18
Total Balance Due ----->	9.18

By/Date Received: NA 12-11-23
 By/Date Posted: JB 12-20-23
 Approved for Payment: _____
 Hand Delivered to: _____
 Mailed By/Date: JB 12-22-23
 GL#: 6210

Account# CEN.CD6447_112023

**Please make checks payable to : DSHS CENTRAL LAB MC2004
and include this statement with payment**

**Mail to : DSHS CENTRAL LAB MC2004
P O BOX 149347
AUSTIN, TX 78714-9347**

Please feel free to contact DSHS CENTRAL LAB MC2004 billing department @ 512-776-7317 if you have been billed in error or if you have any questions concerning your statement. Thank you!

DATE	CPT#	TICKET	UNIT	LIST	OPEN	DESCRIPTION OF TEST
------	------	--------	------	------	------	---------------------

TCEQ ID:2394338/ID#		DOB				
11/13/23	EZZ00	EZZ0047A	1	9.18	9.18	NITRATE + NITRITE (AS N)

TOTAL					9.18	

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



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

INVOICE

December 1, 2023

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

RE: ASSESSING AND COLLECTING FEES

ASSESSING-COLLECTING FEES FOR 2022 TAX ROLLS

570@ \$0.15/parcel	\$85.50
0@ \$0.85/parcel	\$ 0
	\$85.50

TOTAL DUE **\$85.50**

By/Date Received: 10/12-7-23
By/Date Posted: JA 12-20-23
Approved for Payment: [Signature]
Hand Delivered to: _____
Mailed By/Date: JB 12-22-23
GL#: 6400 29.33
1173 56.17



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. - 5:30 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
nonprofit

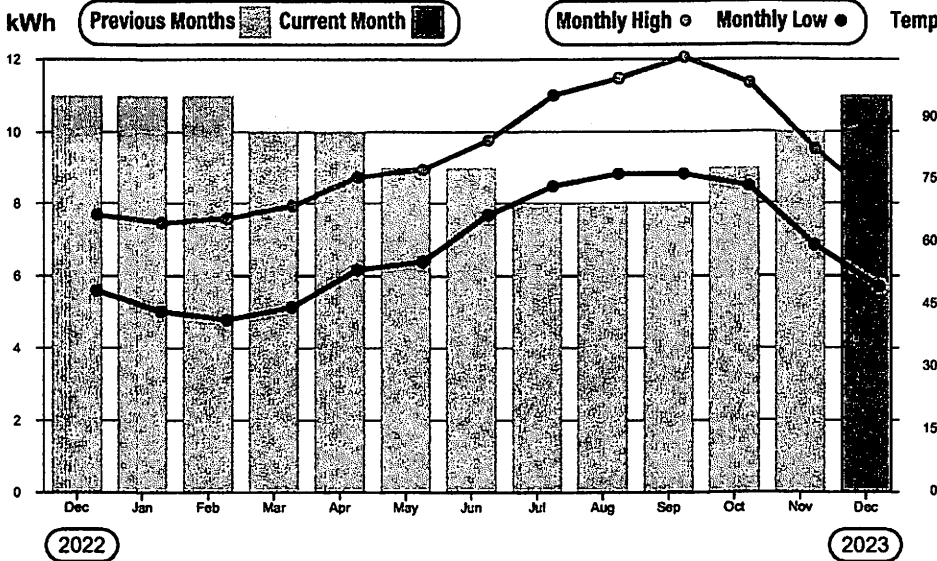
Account #: 3001313420
Member Name: REUNION RANCH WCID
Director District: 4
Bill Date: 12/05/2023

TOTAL AMOUNT DUE
\$38.57
Due Date
12/21/2023

Service Address: 111 MARGARET CIRCLE

This bill does not reflect payments after 12/05/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month
11 kWh
\$38.57

Total energy use last month
10 kWh
\$38.48

Total energy use this month last year
11 kWh
\$23.57

Average daily use and temp this month
0 kWh/Day
59°

By Date Received: 10/12/11/23

IMPORTANT MEMBER INFORMATION

What would you give to make a change? This holiday season, PEC is making it easy to support the communities that support you. Enroll or make a one-time donation to our Power of Change Program, and you will help fund grants at a variety of organizations that make the Hill Country a brighter place to live. Change lives here. Enroll today at pec.coop/change.

Date Posted: 12/12/2023
Delivered to: ACH
By Date: 12/30

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 12/05/2023
Account # 3001313420
Current charges due 12/21/2023 \$38.57
Late amount after 12/21/2023 \$42.43

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
PO Box 1 21
Johnson City, TX 78636-0001

6693 2 AB 0.537
REUNION RANCH WCID
C/O BOTT & DOUTHITT
PO BOX 2445
ROUND ROCK TX 78680-2445

5 6693
C-24



4607630013134200000038570000042431205202368



Questions? Call 888-554-4732
 Monday through Friday, 8 a.m. – 5:30 p.m.
 Report an outage: 888-883-3379
 pec.coop Se habla Español

Member-owned since 1938
 nonprofit

Account #: 3001313424
 Member Name: REUNION RANCH WCID
 Director District: 4
 Bill Date: 12/05/2023

**TOTAL
 AMOUNT DUE**

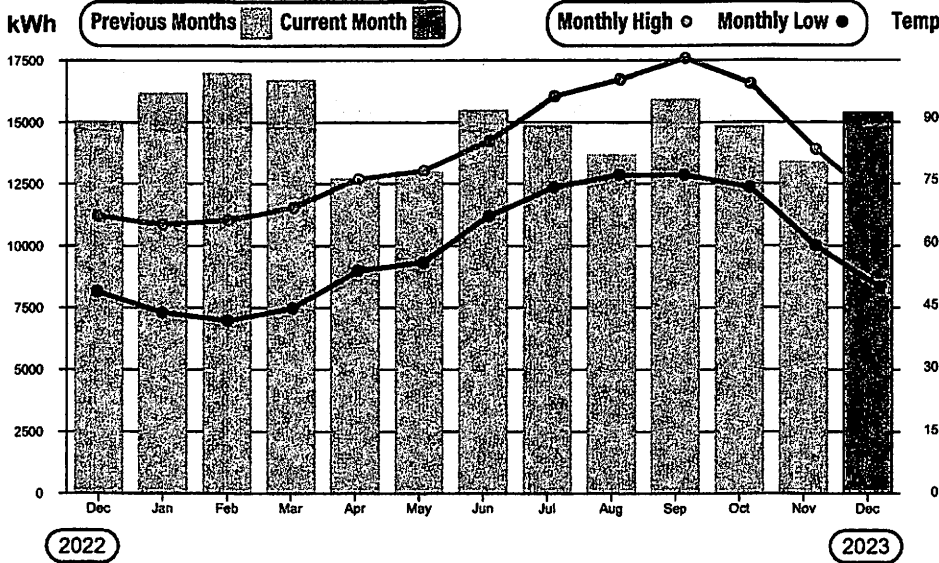
\$1,536.49

**Due Date
 12/21/2023**

Service Address: **REUNION RCH BLVD & FM
 1520**

This bill does not reflect payments after 12/05/2023.
 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: 02/10-11-23
 By/Date Dated: 12/22-23
 Mailed By/Date: _____
 C# 6230

IMPORTANT MEMBER INFORMATION

What would you give to make a change? This holiday season, PEC is making it easy to support the communities that support you. Enroll or make a one-time donation to our Power of Change Program, and you will help fund grants at a variety of organizations that make the Hill Country a brighter place to live. Change lives here. Enroll today at pec.coop/change.

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: 12/05/2023
 Account #: 3001313424
 Current charges due 12/21/2023: \$1,536.49
 Late amount after 12/21/2023: \$1,690.14

PEC Secure Pay Station barcode



Mail payment to:

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



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





Questions? Call 888-554-4732
 Monday through Friday, 8 a.m. – 5:30 p.m.
 Report an outage: 888-883-3379
 pec.coop Se habla Español

Member-owned since 1938
 nonprofit

Account #: 3001313435
 Member Name: REUNION RANCH WCID
 Director District: 4
 Bill Date: 12/05/2023

**TOTAL
AMOUNT DUE**

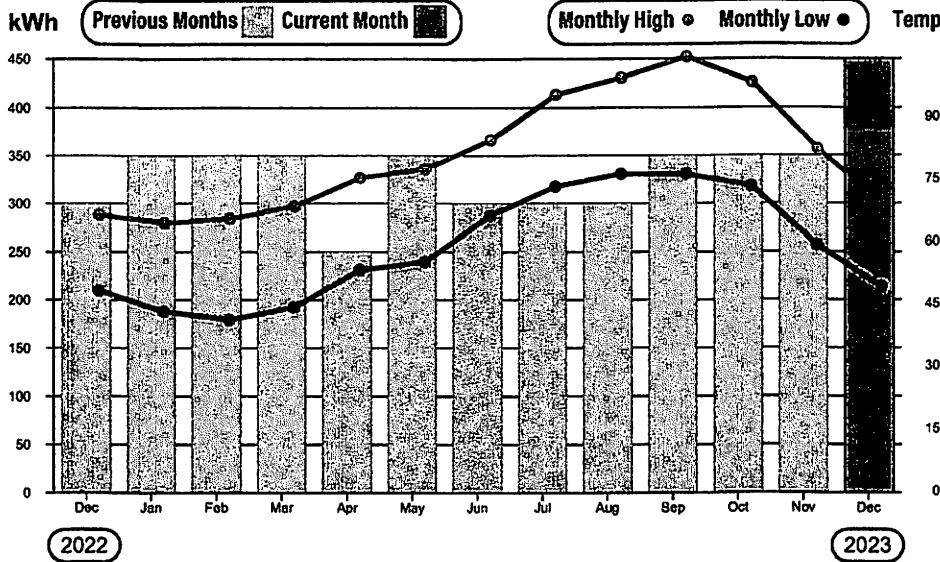
\$81.31

**Due Date
12/21/2023**

Service Address: 591 KATIE DRIVE

This bill does not reflect payments after 12/05/2023.
 Charge detail found on the back of this page.

Monthly energy use



Energy comparison

<p>Total energy use this month</p> <p style="text-align: center;">450 kWh</p> <p style="text-align: center;">\$81.31</p>	<p>Total energy use last month</p> <p style="text-align: center;">350 kWh</p> <p style="text-align: center;">\$71.57</p>
<p>Total energy use this month last year</p> <p style="text-align: center;">300 kWh</p> <p style="text-align: center;">\$51.53</p>	<p>Average daily use and temp this month</p> <p style="text-align: center;">15 kWh/Day</p> <p style="text-align: center;">59°</p>

By/Date Received: 012-11-23

IMPORTANT MEMBER INFORMATION

What would you give to make a change? This holiday season, PEC is making it easy to support the communities that support you. Enroll or make a one-time donation to our Power of Change Program, and you will help fund grants at a variety of organizations that make the Hill Country a brighter place to live. Change lives here. Enroll today at pec.coop/change.

Approved by: [Signature]
 Hand Delivered to: ACH

Mailed By/Date: _____

GL#: 4330

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: 12/05/2023
 Account #: 3001313435
 Current charges due 12/21/2023: \$81.31
 Late amount after 12/21/2023: \$89.44

PEC Secure Pay Station barcode



Mail payment to:

Pedernales Electric Cooperative, Inc.
 PO Box 1 21
 Johnson City, TX 78636-0001



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



Questions? Call 888-554-4732
Monday through Friday, 8 a.m. - 5:30 p.m.
Report an outage: 888-883-3379
pec.coop Se habla Español

Member-owned since 1938
nonprofit

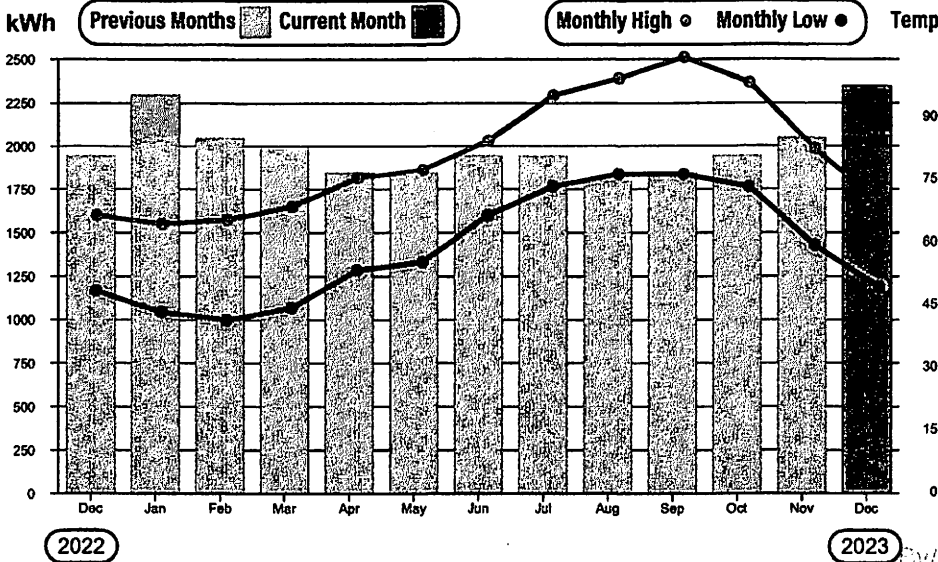
Account #: 3001313436
Member Name: REUNION RANCH WCID
Director District: 4
Bill Date: 12/05/2023

TOTAL AMOUNT DUE
\$266.25
Due Date
12/21/2023

Service Address: 374 KATIE DRIVE-LIFT STATION

This bill does not reflect payments after 12/05/2023.
Charge detail found on the back of this page.

Monthly energy use



Energy comparison

Total energy use this month: 2,350 kWh, \$266.25
Total energy use last month: 2,050 kWh, \$237.04
Total energy use this month last year: 1,950 kWh, \$213.67
Average daily use and temp this month: 76 kWh/Day, 59°

By/Date Received: 01/21/23

IMPORTANT MEMBER INFORMATION

What would you give to make a change? This holiday season, PEC is making it easy to support the communities that support you. Enroll or make a one-time donation to our Power of Change Program, and you will help fund grants at a variety of organizations that make the Hill Country a brighter place to live. Change lives here. Enroll today at pec.coop/change.

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: 12/05/2023
Account #: 3001313436
Current charges due 12/21/2023: \$266.25
Late amount after 12/21/2023: \$292.88

PEC Secure Pay Station barcode

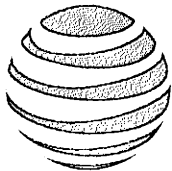


Mail payment to:

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

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





AT&T

REUNION RANCH
PO BOX 2445
ROUND ROCK TX 78680 - 2445

Page 1 of 2
Account Number 512 288-5641 322 9
Billing Date Dec 3, 2023

Web Site att.com

Monthly Statement

Bill-At-A-Glance

Previous Bill	372.32
Payment Received 11-28 Thank you!	372.32CR
Adjustments	.00
Balance	.00
Current Charges	372.32
Total Amount Due	\$372.32
Amount Due in Full By	Dec 27, 2023

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	372.32
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 288-2020		
Total Current Charges		372.32

By/Date Received: 12-15-23
 By/Date Billed: 12-27-23
 Approved for Payment: _____
 Hand Delivered to: 7297 CSKIF05JC1
 Mailed By/Date: _____
 GL#: 4230

News You Can Use Summary

- PREVENT DISCONNECT
- WHITE PAGE DIRECTORY
- COST ASSESSMENT CHRGE
- LONG DIST. PROVIDERS
- FEES AND SURCHARGES
- STILL GETTING PAPER?

See "News You Can Use" for additional information

Spread cheer

Stay connected during the holidays with internet and wireless from AT&T. Don't miss a minute of fun! To find out more, call us today at 877.843.5339. Business customers call 800.321.2000.

Plans and Services

Monthly Service - Dec 3 thru Jan 2

1. Bus Local Calling Unlimited B Business Line (Measured Rate) Caller ID Name Delivery Caller ID Number Delivery Expanded Local Calling Service Touchtone Unlimited Local Usage	290.00
---	--------

Company Fees and Surcharges

2. Federal Subscriber Line Charge	6.50
3. 911 Fee	.50
4. State Cost Recovery Charge	.74
5. Federal Universal Service Fee	2.24
6. Texas Universal Service	35.53
7. Cost Assessment Charge	6.12
Total Company Fees and Surcharges	51.63

Government Fees and Taxes

8. Federal	7.66
9. State and Local	23.03
Total Government Fees and Taxes	30.69

Total Plans and Services

Amount Subject to Sales Tax: 341.13

372.32

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 \$372.32. Also, neglecting payment for other charges, such as long distance, voice mail, InLine®, wireless, and Internet may result in those services being interrupted.

LONG DIST. PROVIDERS

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

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

GO GREEN - Enroll in paperless billing.



PO BOX 489
NEWARK, NJ 07101-0489

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	642433740-00001	12/31/23
Change your address at http://sso.verizonenterprise.com	Invoice Number	9951231451

Quick Bill Summary

Nov 09 – Dec 08



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

00013595
F110

Previous Balance <i>(see back for details)</i>	\$53.52
Payment – Thank You	-\$53.52
Balance Forward	\$0.00
Monthly Charges	\$40.00
Usage and Purchase Charges	
Voice	\$0.00
Surcharges and Other Charges & Credits	\$8.42
Taxes, Governmental Surcharges & Fees	\$5.10
Total Current Charges	\$53.52

Total Charges Due by December 31, 2023 \$53.52

By/Date Received: 210 12/18/23
 By/Date Posted: 12/29/23
 Approved for Payment: _____
 Hand Delivered to: 43403067
 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 December 08, 2023
Account Number 642433740-00001
Invoice Number 9951231451

Total Amount Due by December 31, 2023

Make check payable to Verizon Wireless.
Please return this remit slip with payment.

\$53.52

\$.

PO BOX 660108
DALLAS, TX 75266-0108



99512314510106424337400000100000005352000000053529

January 16, 2024

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

We have audited the financial statements of the governmental activities and each major fund of Reunion Ranch Water Control and Improvement District (the "District") as of and for the year ended September 30, 2023, and have issued our report thereon dated January 16, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated June 28, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended September 30, 2023. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the District's financial statements was:

Management's estimate of the depreciable lives of capital assets is based on the expected useful lives of the assets.

We evaluated the key factors and assumptions used to develop this estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. No such misstatements were detected as a result of our audit procedures.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the attached management representation letter dated **January 16, 2024**.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis and budgetary comparison information for the General Fund, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplemental schedules required by the Texas Commission on Environmental Quality ("supplementary information"), which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on other supplemental information listed in the table of contents, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of Board of Directors and management of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

Sincerely,

Enclosure 1: Management Representation Letter

January 16, 2024

Maxwell Locke & Ritter LLP
401 Congress Ave., Suite 1100
Austin, Texas 78701

This representation letter is provided in connection with your audit of the financial statements of Reunion Ranch Water Control and Improvement District (the “District”), which comprise the respective financial position of the governmental activities and each major fund as of September 30, 2023, and the respective changes in financial position and for the year then ended, and the disclosures (collectively, the “financial statements”), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered to be material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of the date of auditors’ report, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated June 28, 2023, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.

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- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 9) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 10) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters and all audit or relevant monitoring reports, if any, received from funding sources.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of District or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 11) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 12) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 13) We have no knowledge of any fraud or suspected fraud that affects the District and involves:
 - a) Management,
 - b) Employees who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.
- 14) We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.
- 15) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
- 16) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 17) We have disclosed to you the names of the District's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

- 18) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 19) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
- 20) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 21) The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
- 22) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 23) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
- 24) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 25) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 26) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 27) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 28) The financial statements include all fiduciary activities required by GASBS No. 84 , as amended.
- 29) The financial statements properly classify all funds and activities in accordance with GASBS No. 34 , as amended.
- 30) All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 31) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 32) Investments, derivative instrument transactions, and land and other real estate held by endowments are properly valued.
- 33) Provisions for uncollectible receivables have been properly identified and recorded.

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- 34) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 35) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 36) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 37) Deposits and investment securities and derivative instrument transactions are properly classified as to risk and are properly disclosed.
- 38) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 39) We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 40) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 41) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 42) With respect to the Texas Commission on Environmental Quality (TCEQ) supplemental information:
 - a) We acknowledge our responsibility for presenting the TCEQ supplemental information in accordance with accounting principles generally accepted in the United States of America, and we believe the TCEQ supplemental information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the TCEQ supplemental information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the TCEQ supplemental information.
 - b) If the TCEQ supplemental information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the TCEQ supplemental information no later than the date we issue the TCEQ supplemental information and the auditor's report thereon.

Allen Douthitt, District Bookkeeper

**Reunion Ranch
Water Control and Improvement
District**

**Financial Statements and
Supplemental Information
as of and for the Year Ended
September 30, 2023 and
Independent Auditors' Report**

**REUNION RANCH
WATER CONTROL AND IMPROVEMENT DISTRICT**

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ANNUAL FILING AFFIDAVIT

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ANNUAL FILING AFFIDAVIT

STATE OF TEXAS
COUNTY OF HAYS

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

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

hereby swear, or affirm, that the District above has reviewed and approved at a meeting of the District's Board of Directors on the **16th day of January, 2024**, its annual audit report for the fiscal year ended **September 30, 2023** and that copies of the annual audit report have been filed in the District's office, located at:

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

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

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

(Typed Name and Title of District Representative)

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

(SEAL)

(Signature of Notary)

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

Form TCEQ-0723 (Revised 10/2003)

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INDEPENDENT AUDITORS' REPORT

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Independent Auditors' Report

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

Opinions

We have audited the financial statements of the governmental activities and each major fund of Reunion Ranch Water Control and Improvement District (the "District"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas supplemental information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas supplemental information listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual financial report. The other information comprises the other supplemental information listed in the table of contents but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Austin, Texas
January 16, 2024

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**MANAGEMENT'S DISCUSSION
AND ANALYSIS**

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

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED SEPTEMBER 30, 2023

In accordance with Governmental Accounting Standards Board Statement No. 34 ("GASB 34"), the management of Reunion Ranch Water Control and Improvement District (the "District") offers the following discussion and analysis to provide an overview of the District's financial activities for the year ended September 30, 2023. Since this information is designed to focus on the current year's activities, resulting changes, and currently known facts, it should be read in conjunction with the District's basic financial statements that follow.

FINANCIAL HIGHLIGHTS

- *General Fund:* At the end of the current fiscal year, the fund balance was \$2,193,683, an increase of \$717,257 from the previous fiscal year. General Fund revenues increased from \$2,017,515 in the previous fiscal year to \$2,111,299 in the current fiscal year primarily due to additional tax revenues generated from a re-allocation of the District's tax rate. General Fund expenditures increased from \$1,278,305 in the previous fiscal year to \$1,394,042 in the current fiscal year.
- *Debt Service Fund:* Fund balance restricted for debt service increased from \$1,158,339 as of September 30, 2022 to \$1,220,041 as of September 30, 2023. Debt Service Fund revenues totaled \$1,763,823 in the current fiscal year while expenditures totaled \$1,702,121.
- *Capital Projects Fund:* Fund balance restricted for capital projects increased from \$54,423 as of September 30, 2022 to \$56,945 as of September 30, 2023. Capital Projects Fund revenues totaled \$2,522 in the current fiscal year.
- *Governmental Activities:* On a government-wide basis for governmental activities, the District had revenues net of expenses of \$1,134,439 during the current fiscal year. Net position increased from a deficit balance of \$1,389,255 at September 30, 2022 to a deficit balance of \$254,816 at September 30, 2023.

OVERVIEW OF THE DISTRICT

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

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED SEPTEMBER 30, 2023

USING THIS ANNUAL REPORT

This annual report consists of six parts:

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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MDA-2

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

FINANCIAL ANALYSIS OF THE DISTRICT AS A WHOLE

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

Summary Statement of Net Position

	Governmental Activities		Change Increase (Decrease)
	2023	2022	
Current and other assets	\$ 4,144,720	\$ 3,298,287	\$ 846,433
Capital and non-current assets	22,921,290	23,385,151	(463,861)
Total Assets	27,066,010	26,683,438	382,572
Current liabilities	1,390,802	1,310,529	80,273
Long-term liabilities	25,930,024	26,762,164	(832,140)
Total Liabilities	27,320,826	28,072,693	(751,867)
Net investment in capital assets	(3,503,484)	(3,840,450)	336,966
Restricted for debt service	1,127,211	1,052,474	74,737
Unrestricted	2,121,457	1,398,721	722,736
Total Net Position	\$ (254,816)	\$ (1,389,255)	\$ 1,134,439

The District's net position increased by \$1,134,439 to a deficit balance of \$254,816 from the previous year's deficit balance of \$1,389,255. The increase is primarily a result of the surpluses generated in the District's General Fund during the fiscal year.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

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

Revenues and Expenses:

Summary Statement of Activities

	Governmental Activities		Change Increase (Decrease)
	2023	2022	
Property taxes, including penalties	\$ 2,559,907	\$ 2,394,900	\$ 165,007
Service account revenues, including penalties	1,141,943	1,090,409	51,534
Tap connection/inspection fees	-	14,400	(14,400)
Interest and other revenue	191,758	97,941	93,817
Total Revenues	3,893,608	3,597,650	295,958
Water reservation/monthly charges/purchases	377,871	402,756	(24,885)
District operations	682,123	585,271	96,852
Professional fees	246,639	243,510	3,129
Other	58,899	113,098	(54,199)
Debt service	873,664	896,230	(22,566)
Depreciation/amortization	519,973	507,977	11,996
Total Expenses	2,759,169	2,748,842	10,327
Change in Net Position	1,134,439	848,808	285,631
Beginning Net Position	(1,389,255)	(2,238,063)	848,808
Ending Net Position	\$ (254,816)	\$ (1,389,255)	\$ 1,134,439

Revenues were \$3,893,608 for the fiscal year ended September 30, 2023, while expenses were \$2,759,169. Net position increased \$1,134,439 for the fiscal year ended September 30, 2023.

Property tax revenues in the current fiscal year totaled \$2,559,907, up from \$2,394,900 during fiscal year 2022. Property tax revenue is derived from taxes being levied based upon the assessed value of real and personal property within the District. Property taxes levied for the 2022 tax year (September 30, 2023 fiscal year) were based upon a current assessed value of \$371,548,996 and a tax rate of \$0.685 per \$100 of assessed valuation. Property taxes levied for the 2021 tax year (September 30, 2022 fiscal year) were based upon a current assessed value of \$288,967,663 and a tax rate of \$0.825 per \$100 of assessed valuation.

The tax rate levied is determined after the District's Board of Directors (the "Board") reviews the General Fund budget requirements and the Debt Service Fund debt service obligations of the District. The District's primary revenue sources during fiscal year 2023 were property taxes and service account revenues.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

ANALYSIS OF GOVERNMENTAL FUNDS

Governmental Funds by Year

	<u>2023</u>	<u>2022</u>
Cash and cash equivalents	\$ 3,674,447	\$ 2,837,261
Receivables	190,025	162,854
Prepaid expenditures	2,990	2,741
Total Assets	<u>\$ 3,867,462</u>	<u>\$ 3,002,856</u>
Accounts payable and other	<u>\$ 376,323</u>	<u>\$ 309,162</u>
Total Liabilities	<u>376,323</u>	<u>309,162</u>
Deferred Inflows of Resources	<u>20,470</u>	<u>4,506</u>
Nonspendable	2,990	2,741
Restricted	1,276,986	1,212,762
Unassigned	<u>2,190,693</u>	<u>1,473,685</u>
Total Fund Balances	<u>3,470,669</u>	<u>2,689,188</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 3,867,462</u>	<u>\$ 3,002,856</u>

As of September 30, 2023, the District's governmental funds reflected a fund balance of \$3,470,669. For the year ended September 30, 2023, fund balances increased by \$717,257, 61,702 and \$2,522 in the General Fund, Debt Service Fund, and Capital Projects Fund respectively.

CAPITAL ASSETS

At September 30, 2023, the District's governmental activities have invested \$22,921,290 in water, wastewater, and drainage system infrastructure. The detail is reflected in the following schedule:

Summary of Capital Assets, net

	<u>9/30/2023</u>	<u>9/30/2022</u>
Water/Wastewater/Drainage Facilities	\$ 25,306,885	\$ 25,306,885
Construction in Progress	42,277	-
Total Capital Assets	25,349,162	25,306,885
Less: Accumulated Depreciation	<u>(2,427,872)</u>	<u>(1,921,734)</u>
Total Net Capital Assets	<u>\$ 22,921,290</u>	<u>\$ 23,385,151</u>

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

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

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

LONG-TERM DEBT

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

	Bonds Payable
Series 2015	\$ 2,945,000
Series 2016	3,105,000
Series 2017	4,995,000
Series 2018	4,415,000
Series 2019	4,410,000
Series 2020	6,950,000
Total	\$ 26,820,000

The District owes \$26.8 million to bond holders. During the year, the District paid interest of \$870,954 on outstanding principal. The ratio of the District’s long-term debt to total 2022 taxable assessed valuation (\$371,548,996) is 7.2%. The District’s estimated population, as provided by the District as of September 30, 2023, is 1,500. More detailed information about the District’s long-term debt is presented in the *Notes to the Basic Financial Statements*.

BUDGETARY HIGHLIGHTS

The General Fund pays for daily operating expenditures. The Board adopted a budget on September 13, 2022 for the 2023 fiscal year. The 2023 fiscal year budget included projected revenues of \$1,835,148 as compared to expenditures of \$1,831,211. When comparing actual results to budget, the District had a positive variance of \$713,320 primarily due to increased service account revenues and less repairs and maintenance expenditures. More detailed information about the District’s budgetary comparison is presented in the *Required Supplementary Information*.

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The net property tax assessed value for 2023 (September 30, 2024 fiscal year) is approximately \$440 million. The fiscal year 2024 tax rate is \$0.624 on each \$100 of taxable value. Approximately 39% of the property tax will fund general operating expenses and approximately 61% of the property tax will be set aside for debt service.

The adopted budget for fiscal year 2024 projects an operating fund balance increase of \$184,423. Compared to the fiscal year 2023 budget, revenues are expected to increase by approximately \$327,000 and expenditures are expected to increase by approximately \$146,000.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2023**

REQUESTS FOR INFORMATION

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

BASIC FINANCIAL STATEMENTS

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

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Net Position
ASSETS						
Cash and cash equivalents:						
Cash	\$ 253,088	\$ -	\$ -	\$ 253,088	\$ -	\$ 253,088
Cash equivalents	2,133,217	1,231,197	56,945	3,421,359	-	3,421,359
Receivables:						
Service accounts, net of reserve for doubtful accounts of \$-0-	162,428	-	-	162,428	-	162,428
Property taxes	6,981	13,489	-	20,470	-	20,470
Interfund	6,047	-	-	6,047	(6,047)	-
Other	1,080	-	-	1,080	-	1,080
Prepaid expenditures	2,990	-	-	2,990	283,305	286,295
Capital assets, net of accumulated depreciation:						
Construction in progress	-	-	-	-	42,277	42,277
Water/wastewater/drainage facilities	-	-	-	-	22,879,013	22,879,013
TOTAL ASSETS	\$ 2,565,831	\$ 1,244,686	\$ 56,945	\$ 3,867,462	23,198,548	27,066,010
LIABILITIES						
Accounts payable	\$ 243,457	\$ 5,109	\$ -	\$ 248,566	-	248,566
Accrued bond interest payable	-	-	-	-	106,319	106,319
Deposits	121,710	-	-	121,710	-	121,710
Interfund payables	-	6,047	-	6,047	(6,047)	-
Long-term liabilities-						
Due to developer	-	-	-	-	79,207	79,207
Bonds payable:						
Due within one year	-	-	-	-	835,000	835,000
Due after one year	-	-	-	-	25,930,024	25,930,024
TOTAL LIABILITIES	365,167	11,156	-	376,323	26,944,503	27,320,826
DEFERRED INFLOWS OF RESOURCES						
Deferred revenue - property taxes	6,981	13,489	-	20,470	(20,470)	-
TOTAL DEFERRED INFLOWS OF RESOURCES	6,981	13,489	-	20,470	(20,470)	-
FUND BALANCES / NET POSITION						
Fund balances:						
Nonspendable	2,990	-	-	2,990	(2,990)	-
Restricted for:						
Debt service	-	1,220,041	-	1,220,041	(1,220,041)	-
Authorized construction	-	-	56,945	56,945	(56,945)	-
Unassigned	2,190,693	-	-	2,190,693	(2,190,693)	-
TOTAL FUND BALANCES	2,193,683	1,220,041	56,945	3,470,669	(3,470,669)	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 2,565,831	\$ 1,244,686	\$ 56,945	\$ 3,867,462		
Net position:						
Net investment in capital assets					(3,503,484)	(3,503,484)
Restricted for debt service					1,127,211	1,127,211
Unrestricted					2,121,457	2,121,457
TOTAL NET POSITION					\$ (254,816)	\$ (254,816)

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

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
YEAR ENDED SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Governmental Funds Total	Adjustments Note 2	Government - Wide Statement of Activities
REVENUES:						
Property taxes, including penalties	\$ 872,905	\$ 1,671,038	\$ -	\$ 2,543,943	\$ 15,964	\$ 2,559,907
Service account revenues, including penalties	1,141,943	-	-	1,141,943	-	1,141,943
Interest and other	96,451	92,785	2,522	191,758	-	191,758
TOTAL REVENUES	2,111,299	1,763,823	2,522	3,877,644	15,964	3,893,608
EXPENDITURES / EXPENSES:						
Current:						
Water purchases	377,871	-	-	377,871	-	377,871
Lab/chemicals	71,186	-	-	71,186	-	71,186
Repairs and maintenance	336,008	-	-	336,008	-	336,008
Sludge hauling	72,946	-	-	72,946	-	72,946
Utilities	26,472	-	-	26,472	-	26,472
Landscape maintenance	73,231	-	-	73,231	-	73,231
Connection/inspection fees	5,881	-	-	5,881	-	5,881
Permits	1,328	-	-	1,328	-	1,328
Management fees	95,071	-	-	95,071	-	95,071
Legal fees	107,342	-	-	107,342	-	107,342
Engineering fees	97,797	-	-	97,797	-	97,797
Audit fees	13,000	-	-	13,000	-	13,000
Bookkeeping fees	25,500	-	-	25,500	-	25,500
Tax appraisal/collection fees	5,638	10,796	-	16,434	-	16,434
Director fees, including payroll taxes	10,691	-	-	10,691	-	10,691
Insurance	20,739	-	-	20,739	-	20,739
Public notice	526	-	-	526	-	526
Other	10,538	2,971	-	13,509	-	13,509
Debt service:						
Principal	-	815,000	-	815,000	(815,000)	-
Interest	-	870,954	-	870,954	310	871,264
Fiscal agent fees	-	2,400	-	2,400	-	2,400
Capital outlay	42,277	-	-	42,277	(42,277)	-
Depreciation	-	-	-	-	506,138	506,138
Amortization	-	-	-	-	13,835	13,835
TOTAL EXPENDITURES / EXPENSES	1,394,042	1,702,121	-	3,096,163	(336,994)	2,759,169
Excess of revenues over expenditures / expenses	717,257	61,702	2,522	781,481	352,958	1,134,439
NET CHANGE IN FUND BALANCES	717,257	61,702	2,522	781,481	(781,481)	-
CHANGE IN NET POSITION					1,134,439	1,134,439
FUND BALANCES / NET POSITION:						
Beginning of the year	1,476,426	1,158,339	54,423	2,689,188	(4,078,443)	(1,389,255)
End of the year	<u>\$ 2,193,683</u>	<u>\$ 1,220,041</u>	<u>\$ 56,945</u>	<u>\$ 3,470,669</u>	<u>\$ (3,725,485)</u>	<u>\$ (254,816)</u>

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**NOTES TO THE BASIC
FINANCIAL STATEMENTS**

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES

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

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

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

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

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

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

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

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

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

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

Basis of Accounting

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

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

• **Governmental Funds (continued) -**

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

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

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

Property tax revenues are recognized when they become available. In this case, available means when due, or past due and receivable within the current period and collected within the current period or soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. Tax collections expected to be received subsequent to the 60-day availability period are reported as deferred inflows of resources. All other revenues of the District are recorded on the accrual basis in all funds.

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

Budgets and Budgetary Accounting - A budget was adopted on September 13, 2022, for the General Fund on a basis consistent with GAAP. The District’s Board utilizes the budget as a management tool for planning and cost control purposes. All annual appropriations lapse at fiscal year-end. The budget was not amended during the fiscal year.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

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

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

Accounts Receivable - The District provides for uncollectible accounts receivable using the allowance method of accounting for bad debts. Under this method of accounting, a provision for uncollectible accounts is charged to earnings. The allowance account is increased or decreased based on past collection history and management’s evaluation of accounts receivable. All amounts considered uncollectible are charged against the allowance account, and recoveries of previously charged off accounts are added to the allowance. The District believes all accounts were collectible at September 30, 2023.

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

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

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

Capital assets (other than construction in progress) are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Water, wastewater, and drainage facilities	50

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

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

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

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

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

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

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

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

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

1. SIGNIFICANT ACCOUNTING POLICIES (continued) -

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

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

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

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

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

2. RECONCILIATION OF THE GOVERNMENTAL FUNDS

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

Fund balances - total governmental funds		\$ 3,470,669
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds:		
Capital assets	\$ 25,349,162	
Less: Accumulated depreciation	<u>(2,427,872)</u>	22,921,290
Prepaid costs		283,305
Revenue is recognized when earned in the government-wide statements, regardless of availability. The governmental fund reports deferred inflows of resources for revenues earned but not available.		20,470
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
Bonds payable, net of unamortized premiums and discounts	(26,765,024)	
Developer advances	(79,207)	
Accrued interest	<u>(106,319)</u>	<u>(26,950,550)</u>
Total net position		<u>\$ (254,816)</u>

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

Change in fund balances - total governmental funds		\$ 781,481
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report:		
Capital expenditures in the period purchased	\$ 42,277	
Interest expenditures in year paid	(310)	
Bond principal in year paid	815,000	
Tax revenue in year collected	<u>15,964</u>	872,931
Governmental funds do not report:		
Depreciation		(506,138)
Amortization		<u>(13,835)</u>
Change in net position		<u>\$ 1,134,439</u>

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

3. CASH AND CASH EQUIVALENTS

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

Cash - At September 30, 2023, the carrying amount of the District’s deposits was \$253,088 and the bank balance was \$247,737. The bank balance was covered by FDIC insurance and other pledged collateral.

Cash Equivalents -

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

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

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

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

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

3. CASH AND CASH EQUIVALENTS (continued) -

At September 30, 2023, the District held the following cash equivalents:

Investment	Fair Value at 9/30/2023	Weighted Average Maturity (Days)	Investment Rating	
			Rating	Rating Agency
TexPool	\$ 3,421,359	1	AAAm	Standard & Poor's
	<u>\$ 3,421,359</u>			

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

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

Concentration of Credit Risk - In accordance with the District’s investment policy, investments in individual securities are to be limited to ensure that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio. As of September 30, 2023, the District did not own any investments in individual securities.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The government’s investment policy requires that the District’s deposits be fully insured by FDIC insurance or collateralized with obligations of the United States or its agencies and instrumentalities. As of September 30, 2023, the District’s bank deposits were fully covered by FDIC insurance and other pledged collateral.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

4. PROPERTY TAXES

Property taxes attach as an enforceable lien on January 1. Taxes are levied on or about October 1, are due on November 1, and are past due the following February 1. The Hays County Appraisal District established appraisal values in accordance with requirements of the Texas Legislature. The District levies taxes based upon the appraised values. The Hays County Tax Assessor Collector bills and collects the District's property taxes. The Board set current tax rates on September 13, 2022.

The property tax rates, established in accordance with state law, were based on 100% of the net assessed valuation of real property within the District on the 2022 tax roll. The tax rate, based on total taxable assessed valuation of \$371,548,996, was \$0.685 on each \$100 valuation and was allocated \$0.235 to the General Fund and \$0.450 to the Debt Service Fund. The maximum allowable maintenance tax of \$1.00 was established by the voters on November 7, 2006.

Property taxes receivable at September 30, 2023 consisted of the following:

	General Fund	Debt Service Fund	Total
Current year levy	\$ 5,557	\$ 10,641	\$ 16,198
Prior years' levies	1,424	2,848	4,272
	\$ 6,981	\$ 13,489	\$ 20,470

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

5. INTERFUND ACCOUNTS

A summary of interfund accounts, which resulted from the time lag between dates that payments are made between funds, is as follows at September 30, 2023:

	Interfund	
	Receivable	Payable
General Fund- Debt Service Fund	\$ 6,047	\$ -
Debt Service Fund- General Fund	-	6,047
	\$ 6,047	\$ 6,047

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

6. CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets follows:

	Balance 9/30/2022	Additions	Deletions	Balance 9/30/2023
Capital assets not being depreciated - Construction in progress	\$ -	\$ 42,277	\$ -	\$ 42,277
Capital assets being depreciated - Water/Wastewater/Drainage Facilities	25,306,885	-	-	25,306,885
Total capital assets being depreciated	25,306,885	-	-	25,306,885
Less accumulated depreciation for - Water/Wastewater/Drainage Facilities	(1,921,734)	(506,138)	-	(2,427,872)
Total accumulated depreciation	(1,921,734)	(506,138)	-	(2,427,872)
Total capital assets being depreciated, net of accumulated depreciation	23,385,151	(506,138)	-	22,879,013
Total capital assets, net	<u>\$23,385,151</u>	<u>\$ (463,861)</u>	<u>\$ -</u>	<u>\$22,921,290</u>

7. LONG-TERM DEBT

The following is a summary of bond transactions of the District for the year ended September 30, 2023:

	Unlimited Tax Bonds
Bonds payable at September 30, 2022	\$27,635,000
Bonds retired	(815,000)
Less: Bond premiums and discounts, net of accumulated amortization	(54,976)
Bonds payable at September 30, 2023	<u>\$26,765,024</u>

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

7. LONG-TERM DEBT (continued) -

Bonds payable at September 30, 2023 were comprised of the following individual issues:

Unlimited Tax Bonds:

\$2,945,000 - 2015 Unlimited Tax Bonds payable serially through the year 2040 at interest rates which range from 1.75 % to 4.00%.

\$3,105,000 - 2016 Unlimited Tax Bonds payable serially through the year 2041 at interest rates which range from 3.00% to 4.25%.

\$4,995,000 - 2017 Unlimited Tax Bonds payable serially through the year 2042 at interest rates which range from 2.00% to 3.50%.

\$4,415,000 - 2018 Unlimited Tax Bonds payable serially through the year 2043 at interest rates which range from 2.70% to 4.00%.

\$4,410,000 - 2019 Unlimited Tax Bonds payable serially through the year 2044 at interest rates which range from 2.00% to 3.00%.

\$6,950,000 - 2020 Unlimited Tax Bonds payable serially through the year 2045 at interest rates which range from 2.00% to 2.375%.

The annual requirements to amortize all bonded debt at September 30, 2023, including interest, are as follows:

Year Ended September 30,	Principal	Interest	Total
2024	\$ 835,000	\$ 850,554	\$ 1,685,554
2025	865,000	827,844	1,692,844
2026	895,000	804,094	1,699,094
2027	930,000	778,813	1,708,813
2028	960,000	750,289	1,710,289
2029-2033	5,590,000	3,263,207	8,853,207
2034-2038	6,675,000	2,258,595	8,933,595
2039-2043	7,755,000	1,018,608	8,773,608
2044-2045	2,315,000	81,257	2,396,257
	<u>\$ 26,820,000</u>	<u>\$ 10,633,261</u>	<u>\$ 37,453,261</u>

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 YEAR ENDED SEPTEMBER 30, 2023**

7. LONG-TERM DEBT (continued) -

The total amount of bonds approved by the voters of the District, but not issued as of September 30, 2023, are as follows:

Type	Amount
Unlimited Tax Bonds	\$ -
Refunding Bonds	\$ 45,000,000

At September 30, 2023, \$1,220,041 is available in the Debt Service Fund to service the bonded debt.

8. COMMITMENTS AND CONTINGENCIES

The developers of the land within the District have incurred costs for construction of facilities, as well as costs pertaining to the creation and operation of the District. Claims for reimbursement of construction costs and operational advances will be evaluated upon receipt of adequate supporting documentation and proof of contractual obligation. Such costs may be reimbursable to the developer by the District from proceeds of future District bond issues, subject to approval by the Commission, or from operations. On November 6, 2012, a bond election held within the District approved authorization to issue \$30,000,000 of bonds to fund costs for water, wastewater and drainage system facilities. As of September 30, 2023, the District has issued \$30,000,000 of unlimited tax bonds to reimburse the developer for District construction and creation costs. At September 30, 2023, the District has \$79,207 outstanding in developer advances which were used to fund operating activities of the District.

9. RISK MANAGEMENT

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

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
NOTES TO THE BASIC FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2023**

10. FUND BALANCES

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

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

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

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

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

**REQUIRED
SUPPLEMENTARY INFORMATION**

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2023**

	<u>Actual</u>	<u>Original and Final Budget</u>	<u>Variance Positive (Negative)</u>
REVENUES:			
Property taxes, including penalties	\$ 872,905	\$ 881,011	\$ (8,106)
Service account revenues, including penalties	1,141,943	940,937	201,006
Interest and other	96,451	13,200	83,251
TOTAL REVENUES	<u>2,111,299</u>	<u>1,835,148</u>	<u>276,151</u>
EXPENDITURES:			
Water purchases	377,871	422,833	44,962
Lab/chemicals	71,186	57,000	(14,186)
Repairs and maintenance	336,008	636,700	300,692
Sludge hauling	72,946	30,000	(42,946)
Utilities	26,472	33,600	7,128
Landscape maintenance	73,231	57,000	(16,231)
Connection/inspection fees	5,881	9,000	3,119
Permits	1,328	1,500	172
Management fees	95,071	103,260	8,189
Legal fees	107,342	102,000	(5,342)
Engineering fees	97,797	84,000	(13,797)
Audit fees	13,000	13,000	-
Bookkeeping fees	25,500	29,800	4,300
Tax appraisal/collection fees	5,638	4,000	(1,638)
Director fees, including payroll taxes	10,691	13,038	2,347
Insurance	20,739	20,000	(739)
Public notices	526	7,500	6,974
Other	10,538	16,980	6,442
Capital outlay	42,277	190,000	147,723
TOTAL EXPENDITURES	<u>1,394,042</u>	<u>1,831,211</u>	<u>437,169</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>717,257</u>	<u>3,937</u>	<u>713,320</u>
NET CHANGE IN FUND BALANCE	<u>\$ 717,257</u>	<u>\$ 3,937</u>	<u>\$ 713,320</u>
FUND BALANCE:			
Beginning of the year	<u>1,476,426</u>		
End of the year	<u>\$ 2,193,683</u>		

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**TEXAS
SUPPLEMENTAL INFORMATION**

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2023**

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

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

2. Retail Service Providers

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

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

District employs winter averaging for wastewater usage? Yes No

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

b. Water and Wastewater Retail Connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC's</u>
Unmetered	-	-	1.0	-
< 3/4"	520	520	1.0	520.0
1"	3	3	2.5	7.5
1 1/2"	3	3	5.0	15.0
2"	1	1	8.0	8.0
3"	2	2	15.0	30.0
4"	-	-	25.0	-
6"	-	-	50.0	-
8"	-	-	80.0	-
10"	-	-	115.0	-
Unsize	6	6		
Total Water	535	535		580.5
Total Wastewater	533	533	1.0	533.0

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TSI-1

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-1. SERVICES AND RATES
SEPTEMBER 30, 2023**

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

Gallons pumped into system: 107,797

Gallons billed to customers: 108,964

Water Accountability Ratio (Gallons billed / Gallons Pumped) 101.1%
--

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

Does the District assess standby fees? Yes No

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

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

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

5. Location of District

County(ies) in which district is located: Hays

Is the District located entirely within one county? Yes No

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

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

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

Entirely Partly Not at all

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

Are Board members appointed by an office outside the District?

Yes No

If Yes, by whom? _____

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-2. GENERAL FUND EXPENDITURES
SEPTEMBER 30, 2023**

Professional Fees:	
Auditing	\$ 13,000
Legal	107,342
Engineering	97,797
Purchased Services For Resale:	
Bulk Water and Wastewater Purchases	377,871
Contracted Services:	
Bookkeeping	25,500
General Manager	95,071
Appraisal District/Tax Collector	5,638
Other Contracted Services	78,827
Utilities	26,472
Repairs and Maintenance	409,239
Chemicals	71,186
Administrative Expenditures:	
Directors' Fees	10,691
Insurance	20,739
Other Administrative Expenditures	11,064
Capital Outlay:	
Capitalized Assets	42,277
Other Expenditures	1,328
TOTAL EXPENDITURES	<u>\$ 1,394,042</u>

Number of persons employed by the District: Full-Time Part-Time

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-3. TEMPORARY INVESTMENTS
SEPTEMBER 30, 2023**

Funds	Identification or Certificate Number	Interest Rate	Maturity Date	Balance at End of Year	Accrued Interest Receivable at End of Year
General Fund-					
TexPool	XXX0001	Varies	Daily	\$ 2,133,217	\$ -
Total				<u>2,133,217</u>	<u>-</u>
Debt Service Fund:					
TexPool	XXX0002	Varies	Daily	16,189	-
TexPool	XXX0005	Varies	Daily	1,215,008	-
Total				<u>1,231,197</u>	<u>-</u>
Capital Projects Fund:					
TexPool	XXX0008	Varies	Daily	7	-
TexPool	XXX0011	Varies	Daily	699	-
TexPool	XXX0013	Varies	Daily	1,015	-
TexPool	XXX0014	Varies	Daily	55,224	-
Total				<u>56,945</u>	<u>-</u>
Total - All Funds				<u>\$ 3,421,359</u>	<u>\$ -</u>

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-4. TAXES LEVIED AND RECEIVABLE
SEPTEMBER 30, 2023**

	Maintenance Taxes	Debt Service Taxes	
Taxes Receivable, Beginning of Year	\$ 1,502	\$ 3,004	
2022 Original Tax Levy, less adjustments	877,791	1,680,876	
Adjustments	1,359	2,719	
Total to be accounted for	880,652	1,686,599	
Tax collections:			
Current year	872,234	1,670,235	
Prior years	1,437	2,875	
Total collections	873,671	1,673,110	
Taxes Receivable, End of Year	\$ 6,981	\$ 13,489	
Taxes Receivable, By Years			
2021	\$ 1,424	\$ 2,848	
2022	5,557	10,641	
Taxes Receivable, End of Year	\$ 6,981	\$ 13,489	
Property Valuations:	2022	2021	2020
	(a)	(a)	(a)
Land and improvements	\$ 371,548,996	\$ 288,967,663	\$ 230,137,377
Total Property Valuations	\$ 371,548,996	\$ 288,967,663	\$ 230,137,377
Tax Rates per \$100 Valuation:			
Debt Service tax rates	\$ 0.450	\$ 0.550	\$ 0.725
Maintenance tax rates	0.235	0.275	0.150
Total Tax Rates per \$100 Valuation:	\$ 0.685	\$ 0.825	\$ 0.875
Original Tax Levy	\$ 2,558,667	\$ 2,376,061	\$ 1,959,817
Percent of Taxes Collected to Taxes Levied **	99.4%	99.8%	100.0%

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

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

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

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS
SEPTEMBER 30, 2023

Fiscal Year Ending	Unlimited Tax Bonds Series 2015			Unlimited Tax Bonds Series 2016			Unlimited Tax Bonds Series 2017			Unlimited Tax Bonds Series 2018		
	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total
2024	\$ 110,000	\$ 112,260	\$ 222,260	\$ 115,000	\$ 121,381	\$ 236,381	\$ 170,000	\$ 163,819	\$ 333,819	\$ 195,000	\$ 172,356	\$ 367,356
2025	115,000	108,850	223,850	125,000	117,931	242,931	180,000	158,718	338,718	195,000	166,507	361,507
2026	120,000	105,256	225,256	130,000	114,025	244,025	190,000	153,319	343,319	195,000	160,656	355,656
2027	130,000	101,356	231,356	135,000	109,638	244,638	195,000	147,619	342,619	200,000	154,562	354,562
2028	135,000	96,806	231,806	140,000	104,913	244,913	205,000	141,769	346,769	200,000	146,563	346,563
2029	145,000	92,082	237,082	145,000	100,013	245,013	215,000	135,618	350,618	200,000	138,562	338,562
2030	150,000	86,825	236,825	155,000	94,756	249,756	225,000	129,169	354,169	200,000	130,563	330,563
2031	160,000	81,200	241,200	160,000	88,944	248,944	235,000	122,419	357,419	200,000	122,562	322,562
2032	165,000	75,200	240,200	170,000	82,944	252,944	245,000	115,369	360,369	200,000	114,563	314,563
2033	175,000	68,600	243,600	175,000	76,144	251,144	255,000	107,712	362,712	205,000	106,562	311,562
2034	185,000	61,600	246,600	185,000	69,144	254,144	265,000	99,425	364,425	205,000	98,363	303,363
2035	195,000	54,200	249,200	190,000	61,744	251,744	280,000	90,813	370,813	215,000	90,162	305,162
2036	210,000	46,400	256,400	195,000	53,906	248,906	290,000	81,363	371,363	220,000	81,563	301,563
2037	220,000	38,000	258,000	200,000	45,863	245,863	305,000	71,574	376,574	225,000	72,762	297,762
2038	230,000	29,200	259,200	205,000	37,613	242,613	320,000	60,900	380,900	230,000	63,763	293,763
2039	245,000	20,000	265,000	210,000	28,900	238,900	330,000	49,700	379,700	240,000	54,562	294,562
2040	255,000	10,200	265,200	215,000	19,975	234,975	345,000	38,150	383,150	250,000	44,963	294,963
2041	-	-	-	255,000	10,836	265,836	365,000	26,075	391,075	270,000	34,650	304,650
2042	-	-	-	-	-	-	380,000	13,300	393,300	280,000	23,512	303,512
2043	-	-	-	-	-	-	-	-	-	290,000	11,963	301,963
2044	-	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 2,945,000	\$ 1,188,035	\$ 4,133,035	\$ 3,105,000	\$ 1,338,670	\$ 4,443,670	\$ 4,995,000	\$ 1,906,831	\$ 6,901,831	\$ 4,415,000	\$ 1,989,719	\$ 6,404,719

(Continued)

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-5. LONG-TERM DEBT SERVICE REQUIREMENTS - BY YEARS (CONTINUED)
SEPTEMBER 30, 2023**

Fiscal Year Ending	Unlimited Tax Bonds Series 2019			Unlimited Tax Bonds Series 2020			Total - All Issues		
	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total	Principal Due 8/15	Interest Due 2/15, 8/15	Total
		\$	\$	\$	\$	\$	\$	\$	\$
2024	145,000	119,313	264,313	100,000	161,425	261,425	835,000	850,554	1,685,554
2025	150,000	116,413	266,413	100,000	159,425	259,425	865,000	827,844	1,692,844
2026	155,000	113,413	268,413	105,000	157,425	262,425	895,000	804,094	1,699,094
2027	160,000	110,313	270,313	110,000	155,325	265,325	930,000	778,813	1,708,813
2028	165,000	107,113	272,113	115,000	153,125	268,125	960,000	750,289	1,710,289
2029	175,000	103,400	278,400	120,000	150,825	270,825	1,000,000	720,500	1,720,500
2030	180,000	99,462	279,462	175,000	148,425	323,425	1,085,000	689,200	1,774,200
2031	185,000	94,963	279,963	185,000	144,488	329,488	1,125,000	654,576	1,779,576
2032	190,000	90,337	280,337	200,000	140,325	340,325	1,170,000	618,738	1,788,738
2033	200,000	85,350	285,350	200,000	135,825	335,825	1,210,000	580,193	1,790,193
2034	205,000	80,100	285,100	200,000	131,325	331,325	1,245,000	539,957	1,784,957
2035	215,000	74,463	289,463	200,000	126,825	326,825	1,295,000	498,207	1,793,207
2036	220,000	68,550	288,550	200,000	122,075	322,075	1,335,000	453,857	1,788,857
2037	230,000	61,949	291,949	200,000	117,325	317,325	1,380,000	407,473	1,787,473
2038	235,000	55,050	290,050	200,000	112,575	312,575	1,420,000	359,101	1,779,101
2039	245,000	48,000	293,000	200,000	107,825	307,825	1,470,000	308,987	1,778,987
2040	255,000	40,650	295,650	200,000	103,075	303,075	1,520,000	257,013	1,777,013
2041	260,000	32,999	292,999	450,000	98,325	548,325	1,600,000	202,885	1,802,885
2042	270,000	25,200	295,200	700,000	87,637	787,637	1,630,000	149,649	1,779,649
2043	280,000	17,100	297,100	965,000	71,011	1,036,011	1,535,000	100,074	1,635,074
2044	290,000	8,700	298,700	995,000	48,094	1,043,094	1,285,000	56,794	1,341,794
2045	-	-	-	1,030,000	24,463	1,054,463	1,030,000	24,463	1,054,463
	\$ 4,410,000	\$ 1,552,838	\$ 5,962,838	\$ 6,950,000	\$ 2,657,168	\$ 9,607,168	\$ 26,820,000	\$ 10,633,261	\$ 37,453,261

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-6. CHANGES IN LONG-TERM BONDED DEBT
SEPTEMBER 30, 2023**

	<u>Bond Issue</u>	<u>Bond Issue</u>	<u>Bond Issue</u>	<u>Bond Issue</u>	<u>Bond Issue</u>	<u>Bond Issue</u>	
	<u>Series 2015</u>	<u>Series 2016</u>	<u>Series 2017</u>	<u>Series 2018</u>	<u>Series 2019</u>	<u>Series 2020</u>	<u>Total</u>
Interest Rate	1.75% to 4.00%	3.00% to 4.25%	2.0% - 3.50%	2.7% - 4.0%	2.0% - 3.0%	2.0% - 2.375%	
Dates Interest Payable	2/15; 8/15	2/15; 8/15	2/15; 8/15	2/15; 8/15	2/15; 8/15	2/15; 8/15	
Maturity Dates	8/15/2040	8/15/2041	8/15/2042	8/15/2043	8/15/2044	8/15/2045	
Bonds Outstanding at Beginning of Current Fiscal Year	\$ 3,050,000	\$ 3,215,000	\$ 5,160,000	\$ 4,610,000	\$ 4,550,000	\$ 7,050,000	\$ 27,635,000
Bonds Sold During the Current Fiscal Year	-	-	-	-	-	-	-
Retirements During the Current Fiscal Year:							
Principal	(105,000)	(110,000)	(165,000)	(195,000)	(140,000)	(100,000)	(815,000)
Refunded	-	-	-	-	-	-	-
Bonds Outstanding at End of Current Fiscal Year	\$ 2,945,000	\$ 3,105,000	\$ 4,995,000	\$ 4,415,000	\$ 4,410,000	\$ 6,950,000	\$ 26,820,000
Interest Paid During the Current Fiscal Year	\$ 115,410	\$ 124,681	\$ 167,119	\$ 178,206	\$ 122,113	\$ 163,425	\$ 870,954
Paying Agent's Name & Address:	<u>Bank of Texas</u>	<u>Bank of Texas</u>	<u>Bank of Texas</u>	<u>Bank of Texas</u>	<u>Bank of Texas</u>	<u>Bank of Texas</u>	
	<u>Austin, TX</u>	<u>Austin, TX</u>	<u>Austin, TX</u>	<u>Austin, TX</u>	<u>Austin, TX</u>	<u>Austin, TX</u>	
Bond Authority:	<u>Unlimited</u>	<u>Refunding</u>					
	<u>Tax Bonds*</u>	<u>Bonds*</u>					
Amount Authorized by Voters	\$ 30,000,000	\$ 45,000,000					
Amount Issued	(30,000,000)	-					
Remaining To Be Issued	\$ -	\$ 45,000,000					
* Includes all bonds secured with tax revenues. Bonds in this category may also be secured with other revenues in combination with taxes.							
Debt Service Fund Cash and Temporary Investment balances as of September 30, 2023:							\$ 1,231,197
Average Annual Debt Service Payment (Principal & Interest) for the remaining term of all debt:							\$ 1,702,421

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-7. COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND AND DEBT SERVICE FUND - FIVE YEARS
SEPTEMBER 30, 2023**

	Amounts					Percent of Fund Total Revenues				
	2023	2022	2021	2020	2019	2023	2022	2021	2020	2019
GENERAL FUND REVENUES:										
Property taxes, including penalties	\$ 872,905	\$ 796,793	\$ 347,617	\$ 259,178	\$ 248,016	41.3%	38.9%	24.8%	20.3%	23.0%
Service account revenues, including penalties	1,141,943	1,090,409	990,386	884,310	647,013	54.1%	53.3%	70.7%	69.3%	60.0%
Tap connection/inspection fees	-	14,400	55,800	122,500	160,200	-	0.7%	4.0%	9.6%	14.9%
Interest and other	96,451	145,913	7,706	10,148	23,220	4.6%	7.1%	0.5%	0.8%	2.1%
TOTAL GENERAL FUND REVENUES	2,111,299	2,047,515	1,401,509	1,276,136	1,078,449	100.0%	100.0%	100.0%	100.0%	100.0%
GENERAL FUND EXPENDITURES:										
Water purchases	377,871	402,756	356,180	341,137	245,726	18.0%	19.8%	25.5%	26.8%	22.9%
Lab/chemicals	71,186	52,775	50,338	48,091	31,433	3.4%	2.6%	3.6%	3.8%	2.9%
Repairs and maintenance	336,008	328,575	389,875	299,884	177,919	15.9%	16.0%	27.8%	23.5%	16.5%
Sludge hauling	72,946	17,109	406,417	127,622	129,373	3.5%	0.8%	29.0%	10.0%	12.0%
Utilities	26,472	24,479	17,343	16,329	14,675	1.3%	1.2%	1.2%	1.3%	1.4%
Landscape maintenance	73,231	47,930	66,980	56,078	50,512	3.5%	2.3%	4.8%	4.4%	4.7%
Connection/inspection fees	5,881	17,631	30,863	51,598	52,564	0.3%	0.9%	2.2%	4.0%	4.9%
Permits	1,328	1,328	1,328	1,328	1,979	0.1%	0.1%	0.1%	0.1%	0.2%
Management fees	95,071	95,444	93,758	97,904	91,165	4.5%	4.7%	6.7%	7.7%	8.5%
Legal fees	107,342	114,777	93,758	75,890	71,854	5.1%	5.6%	6.7%	5.9%	6.7%
Engineering fees	97,797	91,233	63,014	54,296	99,015	4.6%	4.5%	4.5%	4.3%	9.2%
Audit fees	13,000	12,500	12,000	11,500	11,000	0.6%	0.6%	0.9%	0.9%	1.0%
Bookkeeping fees	25,500	25,000	24,750	24,750	21,750	1.2%	1.2%	1.8%	1.9%	2.0%
Tax appraisal/collection fees	5,638	5,347	2,346	1,828	1,654	0.3%	0.3%	0.2%	0.1%	0.2%
Director fees, including payroll taxes	10,691	9,850	12,111	10,819	8,558	0.5%	0.5%	0.9%	0.8%	0.8%
Insurance	20,739	18,661	14,903	14,673	12,796	1.0%	0.9%	1.1%	1.1%	1.2%
Public notice	526	852	1,798	323	1,026	-	-	0.1%	-	0.1%
Other	10,538	12,058	17,102	8,767	2,332	0.5%	0.6%	1.2%	0.7%	0.2%
Capital outlay	42,277	-	-	95,339	-	2.0%	-	-	7.5%	-
TOTAL GENERAL FUND EXPENDITURES	1,394,042	1,278,305	1,654,864	1,338,156	1,025,331	66.3%	62.5%	118.2%	105.0%	95.2%
EXCESS (DEFICIT) OF GENERAL FUND REVENUES OVER (UNDER) EXPENDITURES	\$ 717,257	\$ 769,210	\$ (253,355)	\$ (62,020)	\$ 53,118	33.7%	37.5%	-18.2%	-5.0%	4.8%
DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES:										
Interest	\$ 92,785	\$ 12,372	\$ 703	\$ 12,721	\$ 29,747	5.3%	0.8%	-	1.0%	2.7%
Property taxes, including penalties	1,671,038	1,593,619	1,679,680	1,248,010	954,208	94.7%	99.2%	100.0%	93.4%	87.7%
Issuance of bonds	-	-	-	74,388	104,084	-	-	-	5.6%	9.6%
TOTAL DEBT SERVICE FUND REVENUES AND OTHER FINANCING SOURCES	1,763,823	1,605,991	1,680,383	1,335,119	1,088,039	100.0%	100.0%	100.0%	100.0%	100.0%
DEBT SERVICE FUND EXPENDITURES:										
Bond interest	870,954	888,114	848,971	707,243	563,040	49.4%	55.3%	50.5%	53.0%	51.7%
Bond principal	815,000	690,000	670,000	515,000	320,000	46.2%	43.0%	39.9%	38.6%	29.4%
Other	16,167	15,593	14,403	11,496	7,878	0.8%	0.9%	0.8%	0.8%	0.7%
TOTAL DEBT SERVICE FUND EXPENDITURES	1,702,121	1,593,707	1,533,374	1,233,739	890,918	96.4%	99.2%	91.2%	92.4%	81.9%
EXCESS OF DEBT SERVICE REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	\$ 61,702	\$ 12,284	\$ 147,009	\$ 101,380	\$ 197,121	3.5%	0.8%	8.8%	7.6%	18.1%
TOTAL ACTIVE RETAIL WATER CONNECTIONS	535	535	524	481	407					
TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	533	533	521	464	398					

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TSI-7

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
TSI-8. BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
SEPTEMBER 30, 2023**

Complete District Mailing Address:	12912 Hill Country Blvd.
	Suite F-232
	Austin, TX 78738
District Business Telephone Number:	(512) 476-6604
Submission Date of the most recent District Registration Form TWC Sections 36.054 & 49.054):	May 23, 2022
Limits on Fees of Office that a Director may receive during a fiscal year: (Set by Board Resolution TWC Section 49.060)	\$7,200

Name and Address:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimbursements	9/30/2023	9/30/2023	Title at Year End
Board Members:						
DENNIS DANIEL	(Elected) 5/2022 - 5/2026	\$ 1,721	\$ 186			President
TERRI SOHN-PURDY	(Appointed) 12/2020 - 5/2024	\$ 2,013	\$ -			Vice-President
RON MEYER	(Appointed) 2/2021 - 5/2024	\$ 1,863	\$ 147			Secretary
GARY GRASS	(Elected) 5/2022 - 5/2026	\$ 2,242	\$ -			Assistant Secretary
JOHN GENTER	(Elected) 5/2022 - 5/2026	\$ 2,092	\$ -			Assistant Secretary
Consultants:						
Willatt & Flickinger PLLC	11/11/2005	\$ 109,705	\$ -			Attorney
McCall Parkhurst & Horton LLP	11/11/2005	\$ -	\$ -			Bond Counsel
Inframark LLC	12/2017	\$ 457,417	\$ -			Operator
Murfee Engineering Company	4/20/2012	\$ 123,994	\$ -			District Engineer
Bott & Douthitt PLLC	5/2012	\$ 25,500	\$ 218			District Accountant
Maxwell Locke & Ritter LLP	10/23/2013	\$ 13,000	\$ -			Auditor
Specialized Public Finance	8/20/2013	\$ 3,000	\$ -			Financial Advisor
Hays County Tax Office	2014	\$ -	\$ -			Tax Collector

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

**OTHER
SUPPLEMENTAL INFORMATION**

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
OSI-1. PRINCIPAL TAXPAYERS
SEPTEMBER 30, 2023**

Taxpayer	Type of Property	Tax Roll Year		
		2023	2022	2021
Homeowner	N/A	\$ 3,199,810	\$ 2,701,200	\$ 1,600,750
Homeowner	N/A	3,194,660	2,638,180	1,462,940
Homeowner	N/A	3,154,270	2,469,170	1,386,460
Homeowner	N/A	3,050,570	2,344,000	1,373,220
Roadrunner Trust	N/A	3,020,070	2,635,050	-
Homeowner	N/A	2,987,640	2,212,800	1,339,980
Homeowner	N/A	2,982,980	2,046,770	1,330,131
Homeowner	N/A	2,977,480	1,948,360	1,329,240
Homeowner	N/A	2,878,670	-	-
Homeowner	N/A	2,790,120	-	-
Kirby Kish 2015 Trust	N/A	-	2,307,180	-
Gamblin 2008 Trust	N/A	-	2,131,380	-
Hays Reunion Ranch LP	N/A	-	-	2,333,400
Kish Christina 2015 Trust	N/A	-	-	1,294,854
Heyl Homes Inc.	N/A	-	-	1,283,250
Total		\$ 30,236,270	\$ 23,434,090	\$ 14,734,225
Percent of Assessed Valuation		6.9%	6.3%	5.1%

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**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
OSI-2. ASSESSED VALUE BY CLASSIFICATION
SEPTEMBER 30, 2023**

Type of Property	Tax Roll Year					
	2023		2022		2021	
	Amount	%	Amount	%	Amount	%
Single Family Residential	\$ 563,134,376	127.9%	\$ 480,860,694	129.4%	\$ 275,745,055	95.4%
Vacant Platted Lots/Tracts	1,755,080	0.4%	3,806,400	1.0%	7,471,600	2.6%
Real Acreage	-	0.0%	-	0.0%	-	0.0%
Farm and Ranch Improvements	18,770	0.0%	16,110	0.0%	102,879	0.0%
Business Personal Property	420,322	0.1%	125,336	0.0%	295,241	0.1%
Residential Inventory	-	0.0%	823,670	0.2%	8,770,260	3.0%
Adjustments & Exemptions	<u>(125,008,076)</u>	<u>-28.4%</u>	<u>(114,083,214)</u>	<u>-30.7%</u>	<u>(3,417,372)</u>	<u>-2.9%</u>
Total	<u>\$ 440,320,472</u>	<u>100.0%</u>	<u>\$ 371,548,996</u>	<u>100.0%</u>	<u>\$ 288,967,663</u>	<u>100.0%</u>

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WATER CONSERVATION PLAN

for

Reunion Ranch WCID

Revised 1/16/24

Prepared for:

Reunion Ranch WCID
c/o Willatt & Flickinger, PLLC
12912 Hill Country Boulevard, Ste. F-232
Bee Cave, Texas 78738

Prepared by:

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

APPLICANT INFORMATION

Applicant Name: Reunion Ranch WCID

Address: c/o Willatt & Flickinger, PLLC
12912 Hill Country Blvd, Suite F-232
Bee Cave, Texas 78738

Telephone Number: (512) 476-6604

Fax Number: (512) 469-9148

Application Prepared by: Mark Kestner, PE

Title: District Engineer

Signature: _____

Date: 01/16/24

1. Introduction

The Reunion Ranch WCID (the “District”) water conservation plan has been developed to meet the LCRA Water Conservation Plan Rules for Water Sale Contracts in accordance with the LCRA Water Contract Rules. This plan recognizes that conservation is a valuable tool in managing water utility systems.

Benefits of water conservation include:

- extending available water supplies
- reducing the risk of shortage during periods of extreme drought
- reducing water utility operating cost
- improving the reliability and quality of water utility service
- reducing customer cost for water service
- enhancing water quality and the environment.

This plan applies to all of the District’s retail water customers located with its water service area, as defined in its Water Supply Contract with LCRA.

Appendices

Appendix A - Historical Water Use Data – Table 1

Appendix B - Landscape Conservation Standards

Appendix C - New Pool Construction Standards

Appendix D - Billing Structure

2 Utility Profile Information

The proposed service area is approximately 525-acre (0.820 square mile) single-family residential subdivision located south of Ranch-to-Market 1826 in northeastern Hays County. The subdivision is proposed to have 535 residential connections.

As of June 2023, the reunion ranch water system had been built out to full capacity. There are a total of 535 residential and HOA common building connections. The estimated residential population is 1,834 people and is comprised of single family units.

Reunion Ranch WCID (the District) will procure all water service via raw water contract with the LCRA and wholesale water service agreement with the West Travis County Public Utility Agency (WTCPUA). The current contract is 350 acre-feet/year (afy) based on historical water use trends and projected conservation measures.

The water distribution system consists of typical pipes, valves, fire hydrants, and connections designed and specified in accordance with TCEQ rules as well as standard engineering practice. The system will be designed for a daily capacity of 603,692 gallons, in keeping with the Water Services Agreement

DISTRICT SIZE

The District has grown from approximately 275 Living Unit Equivalent (LUE) in 2018 to the present Built-Out condition of 535 LUE. The estimated residential population is 1,834 people and is comprised of single family units or 3.43 people per LUE

DISTRICTR WATER USE AND LOSSES

Water use data from the past five years, since 2018, are attached to this report. The five-year average daily water use was 257,841 gpd. The five-year average water loss as measured by total unmetered use was 3.86% or 423,00 gal/month, 14.10 gpd, or 0.0077 GPCD. All metered use was residential and all unmetered use was classified as loss.

DISTRICT WATER USE DAILY PEAKING FACTOR

The five-year peak to average daily water use was 507,679 gpd/2557,841 gpd = 1.97 peaking ratio.

DISTRICT WATER USAGE PER CAPITA (GPCD) AND LIVING UNIT EQUIVALENT (LUE)

Current water use is 160 total gallons per capita per day (GPCD) as of June 2023. or 548 gpd/ Living Equivalent Unit (LUE)

3. Water Conservation Goals

The average water use per connection use has continued to decrease during development at a rate of approximately 4% per year. The current water conservation goal is to continue to reduce the per connection use at a rate of 1% per year or (99% X 548gpd) (99% X 160GPCD).

The conservation goals will be addressed by demand management and reusing treated wastewater effluent for irrigation.

The wastewater treatment plant is capable of producing effluent that meets the 210 Type I requirements with a daily average of approximately 56,000 gpd. This treated effluent will be suitable for irrigation of any areas within the service area and will reduce the use of potable water via direct offset. The targeted water reduction can be seen in the table below.

Targeted Water Reduction 10 Year Plan

Year	Base Flow (GPD/LUE)	Base Flow (GPCP)	Base Flow (GPD)	Targeted Percentatge Reduction	Targeted Flow (GPD/LUE)	Savings (GPD/LUE)	Savings (GPCD)	Savings (GPD)
1	548.0	160	293,180.00	1%	542.5	5.5	1.60	2,932
2	542.5	158	290,248.20	1%	537.1	5.4	1.58	2,902
3	537.1	157	287,345.72	1%	531.7	5.4	1.57	2,873
4	531.7	155	284,472.26	1%	526.4	5.3	1.55	2,845
5	526.4	153	281,627.54	1%	521.1	5.3	1.53	2,816
6	521.1	152	278,811.26	1%	515.9	5.2	1.52	2,788
7	515.9	150	276,023.15	1%	510.8	5.2	1.50	2,760
8	510.8	149	273,262.92	1%	505.7	5.1	1.49	2,733
9	505.7	147	270,530.29	1%	500.6	5.1	1.47	2,705
10	500.6	146	267,824.99	1%	495.6	5.0	1.46	2,678

4. Water Conservation Strategies

1. **Meter Calibration required.** Reunion Ranch WCID tests and calibrates master meters to within the accuracy of plus or minus 5%, as well as all meters over 1" in size at intervals not to exceed one year. Meters smaller than 1" are tested and replaced according to manufacturer recommendations.
2. **Metered Usage required.** All connections, including any temporary connections, to the water distribution system are metered. All meters are tested and replaced as necessary, in accordance with manufacturer recommendations.
3. **Loss Audits Required.** The contracted water system operator is required to conduct water loss audits in accordance with all applicable laws.
4. **Continuing Education Required.** Continuing education and information on water conservation will be provided by Reunion Ranch WCID to its customers primarily via informational material included in monthly retail billings. Customers will be informed of rebates for irrigation system equipment, evaluation of pools, and landscapes provided by LCRA to improve water use efficiency.
5. **Tiered Billing Structure.** The rate structure includes a base monthly cost and graduated volumetric rates that increase with usage in order to encourage limited water use. The billing system is capable of separating water-use per customer type into the following categories: residential, commercial, hydrant, tracking, and reclaimed. Further details about billing structure can be found in the appendix D.
6. **Contracts Required.** The primary means of implementation and enforcement shall be contractual, via the retail water service agreement each customer will be required to execute prior to service. Additionally, the Water Conservation Plan will be adopted by the Board of Directors and established as official policy along with the service rates and impact fees.
7. **Coordination with LCRA.** Reunion Ranch WCID will coordinate with the Lower Colorado Region (Region K) of the Lower Colorado Regional Water Planning Group to ensure

consistency with the letter and intent of the regional water plans. Once this Water Conservation Plan is approved by the LCRA and adopted by Reunion Ranch WCID, a copy will be made available to the Region K Planning Group.

8. **Irrigation Schedules.** Reunion Ranch watering schedules allow for two days per week of irrigation for homeowners in accordance with LCRA requirements. The exact schedule can be found in the Drought Contingency Plan Item 7 and herein Appendix B Item 6.a.
9. **Automatic Metering Infrastructure.** The Board anticipates reviewing the possibility to convert to automatic metering infrastructure as the current equipment reached its end of life anticipated in the next 10 years

WATER LOSS PREVENTION

Water loss audits are conducted in accordance with TAC 31 §358.6. This includes visually inspecting areas near water mains for evidence of leaks; reviewing water meter readings for excessive values indicative of leaks; checking for unauthorized connections; and any other activities required by the state-trained auditor.

The following table shows water loss per year in million gallons based on the difference between the volume of water delivered at the District master meter and the billing meters.

ADDITIONAL CONSERVATION STRATEGIES

The water conservation related deed restrictions that are a part of the existing contract between the LCRA and Hays Reunion Ranch L.P. will continue to be implemented.

CONSERVATION LANDSCAPE BEST MANAGEMENT PRACTICES

Irrigation water use accounts for a significant portion of the water use in the District. Landscaping, soil, irrigation systems, and management practices have been specified to conserve water used for irrigation. Details of the Conservation Landscaping Strategies can be found in Appendix B

Water Reuse

The wastewater treatment plant is capable of treating 80,000 gallons per day, producing effluent that meets the 210 Type I requirements with a daily average of approximately 56,000 gpd. This treated effluent will be suitable for irrigation of any areas within the service area and will reduce the use of potable water via direct offset.

Effluent Re-use facilities will be installed and upgrades to the WWTP will allow for a maximum amount of effluent to be used for irrigation. The district has entered into a Firm Water Conservation Cost-Share Program with LCRA to accomplish the irrigation of common areas in the development and reduce the use of purchased water for irrigation purposes.

The 11.48 acres of drip field are anticipated to require ½ inch of water per week or 24.87 Acre-feet per year or 8,105,000 gallons on average. All effluent not used to keep the fields in working order will be used for irrigation purposes. Irrigation requirements are estimated to be 65 acre/ft in a standard year or (65 acre X 325851) 21,180,315 gallons per year.

Total water reuse for irrigation is therefore the plant total effluent output less the effluent required to keep the drip fields in proper working order (20,440,000 – 8,105,000) 12,335,000 gallons (37.86 acre-feet) in a standard year.

The maximum amount of potable water to be offset by these facilities will vary by rainfall received as the need to keep the disposal fields turf viable must be maintained as a condition of it's permitting. On wetter years the drip fields will require less effluent to maintain the disposal fields turf allowing for more effluent to be re-directed to the common area irrigation.

5. Wholesale Water Conservation Plans

Wholesale treated water customers must develop a drought contingency and a water conservation plan in accordance with LCRA Water Contract Rules. The plans must include a governing board resolution, ordinance or other official document noting that the plan has been formally adopted by the utility. Wholesale treated water customers must include in their wholesale water supply contracts the requirement that each successive wholesale customer develop and implement a water conservation and drought contingency plan.

6. Coordination with Regional Water Planning Group

The service area of The District is located within the Lower Colorado River Water Planning Area (Region K) of the State of Texas and the district has provided or will provide a copy of this water conservation plan to the regional water planning group at LCRA, c/o Water Contracts and Conservation, P.O. Box 220, Austin, Texas, 78703.

7. Authorization and Implementation

The Reunion Ranch WCID Board President, or his/her designee, is hereby authorized and directed to implement the applicable provisions of the plan. He/she will oversee the execution and implementation of the program and will be responsible for keeping adequate records for program verification. A signed and dated copy of this plan by the general manager, or his/her designee, will be sufficient to meet this requirement.

7.1 Plan Implementation

The District has designated a Water Conservation & Drought Management Committee, who will be responsible for the implementation of this water conservation plan. The Board President or his/her appointed representative may re-appoint this position. At that time, the District will inform LCRA about this personnel change.

Approved by: Dennis Daniel, President - Reunion Ranch WCID

Signature: _____ Date: _____
(Customer representative with enforcement authority)

Appendix A – Historical Water Use Data – Table 1

Appendix B - Landscape Conservation Standards

Planting Specifications:

1. Landscape Option: Builders shall offer homeowners a conservation landscape package such as the LCRA Hill Country Landscape Option (HCLO) which includes only plants selected from Central Texas native and adapted plant list such as the Grow Green Native and Adapted Landscape Plants Guide (available at www.austintexas.gov/department/grow-green) or other native plant source.
2. Turf Selection: Turf that is used as part of the landscape package shall be the appropriate variety for the site location and intended use (see below).

Variety	Drought Tolerance	Shade Tolerance	Heat Tolerance	Wear Tolerance	Water Tolerance	Growing Height
Bermuda Hybrids of Bermuda grass Tifgreen, Tifdwarf, Tifway and Santa Ana	Good	Poor	Good	Excellent	Medium	½ - 2 inches
Zoysia (Japonica)	Fair	Fair (JaMur)	Good	Good	Medium	¾ - 2 inches
Buffalo (Prairie or 609)	Excellent	Poor	Excellent	Good	Low	3 – 8 inches

3. Invasive Plants: Plants considered to be invasive or environmentally detrimental shall not be used. For a list of invasive plants reference the Texas administrative Code Title 4 Part 1 Chapter 19 Subchapter T Rule 19.30 paragraph a, and City of Austin watershed protection document “Central Texas Invasive Plants”.
[https://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=4&pt=1&ch=19&rl=300](https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=4&pt=1&ch=19&rl=300)
<https://www.austintexas.gov/sites/default/files/files/Watershed/growgreen/plantguide.pdf>
4. Turf Limitation: In new homes, no more than 50 percent of the landscape may be planted in turf.

Soil Specifications:

1. Soil Depth: All irrigated and newly planted turf areas will have a minimum settled soil depth of at least 6 - 8 inches:
 - a. builders and owners will import soil if needed to achieve sufficient soil depth;
 - b. soil in these areas may be either native soil from the site or imported, improved soil;

- c. improved soil shall have a minimum organic content of 5 percent or will be an amended mix of no less than twenty percent compost blended with sand and loam (caliche shall not be considered as soil);
 - d. undisturbed, non-irrigated natural areas are exempt from these requirements.
2. Soil in new developments:
- a. native soil shall be stockpiled and reused on site;
 - b. topsoil that is added to the site shall be incorporated in a 2 to 3 inch scarified transition layer to improve drainage.

Irrigation System Installation, Design, and Maintenance Specifications:

1. Irrigation systems: Landscape irrigation systems shall not be mandatory.
2. Installation: Irrigation systems, if installed, shall be designed, installed, inspected, and maintained according to TCEQ Chapter 344 Landscape Irrigation rules, as well as the following additional criteria:
 - a. New irrigation systems utilizing an automatic controller must be capable of (at minimum) the following functions:
 - i. Multiple irrigation programs, with at least three (3) start times per program; and
 - ii. The ability to limit irrigation frequency to a weekly schedule as well as once every seven (7) days and once every fourteen (14) days.
3. Spray Irrigation: Spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.
4. Common areas: Irrigation systems for entryways and common areas shall incorporate design and conservation features applicable to lot types within the subdivision. Drip irrigation in common areas will be used where feasible. Color-bed changes and turfgrass overseeding in common areas is prohibited
5. Watering Schedule: The developer, builder and/or homeowner association shall promote a watering schedule for both residences and common areas which conserves water and reduces run-off, as follows:
 - June, July, August and September – ½ inch of water no more than twice per week
 - March, April, May and October – ½ inch of water once per week
 - November through February – turn off irrigation system
6. Additionally, as customers of the District, water users may irrigate outdoors using an inground irrigation system or hose-end sprinkler no more than twice per week and only during scheduled days and times or as directed by the Board from the schedules indicated below:
 - a. In accordance with the LCRA Recommended Schedule:
 - i. Residential addresses ending in odd numbers: Wednesdays and Saturdays
 - ii. Residential addresses ending with even numbers: Thursdays and Sundays

- iii. Commercial customers: Tuesdays and Fridays
 - b. In accordance with the August 16, 2022 Drought Contingency Plan schedule:
 - i. Residential Customers are allowed to use water for outside irrigation only on the following days, based upon their address:
 - 1. Addresses ending in 0,1,2,3: Monday and Thursday.
 - 2. Addresses ending in 4,5,6: Tuesday and Friday
 - 3. Addresses ending in 7,8,9: Wednesday and Saturday No outdoor watering allowed on Sundays.
 - ii. Commercial Customers (including large landscapes such as HOA common areas) are allowed to use water for outside irrigation only on the following days: Tuesday and Friday – all Commercial and HOAs may water landscapes No outdoor watering allowed on Sundays. Watering times are midnight to 10 a.m. and/or 7 p.m. to midnight
 - c. In accordance with the current Drought Contingency Plan.
 - d. In a schedule approved by the Board by majority vote in accordance with contractual obligations.
7. Monitoring: Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner.
8. Time of Day Irrigation: Watering of common areas and residential landscapes shall be limited to the recommended watering schedule days and times unless irrigation is with reclaimed water or is necessary to meet regulatory requirements.
9. Automated irrigation systems shall not be required in any new landscape. However, if irrigation is installed it shall meet the guidelines outlined in this section.
10. All irrigation systems shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34, and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by TCEQ. Irrigation contractors who install the irrigation systems must be TCEQ-licensed irrigators.
11. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf can be irrigated with drip, but drip irrigation is not required.
12. Areas planted with turf shall be on separate zones from areas planted with shrubs, trees or perennials.
13. Hydrozoning of all areas that are irrigated automatically will be scheduled with plants with similar watering needs.
14. All automatic irrigation systems are required to have a rain sensor, a soil moisture sensor and/or a weather sensor connected to an irrigation controller to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed. Rain sensors should be adjusted at the ¼-inch setting.
15. Sprinkler irrigation is prohibited in median strips, parking islands and all landscape areas less than 10 feet from curb to curb or 10 feet in width. Areas less than 10 feet curb-to-curb or 10 feet in width can be irrigated with low-volume irrigation. Low-volume

irrigation (subsurface drip irrigation or drip irrigation) shall be installed in long landscape strips less than 10 feet in width to avoid runoff and overspray onto the hardscape.

16. All new residential irrigation systems are required to have pressure regulation where static operating pressure exceeds the sprinkler manufacturer's recommended operating range to eliminate extensive misting. These may include in-line pressure regulators, flow control valves, or sprinkler devices equipped with pressure regulation stems or nozzles.
17. Irrigation systems are to have a controller that features multiple start times, rain sensor capability, a water budget feature, and a non-volatile memory in case of power outage.
18. Scheduling recommendations shall be posted inside or immediately near the controller enclosure box for easy reference.
19. Homeowners shall be provided with a complete irrigation plan (or as-built drawing) that describes the location of each irrigation zone, control valves, and sprinkler devices.
20. Sprinkler systems shall be designed with no overspray onto the hardscape.
21. Sprinkler zones located at the bottom of sloped terrain along curbs, sidewalks, driveways, and other hardscapes should be equipped with devices that prevent low-head drainage after the sprinkler zone is turned off. In-line check valves and sprinkler heads with check valves already installed will help prevent low-head drainage.
22. No more than 50% or up to 7,000 square feet of the landscape shall be planted in turf. Longer leafed native grasses and wildflowers that use low amounts of water are not considered turf grass when determining how much turf grass is allowed.
23. Automatic spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000-square-foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

These standards are similar to the Greater Austin Homebuilder "Sensible Landscaping for Central Texas" guidelines developed with significant input from the LCRA. The standards are meant to provide builders and homeowners with a well-designed, water-efficient landscape. The standards can be adopted through ordinance, deed restriction or covenant where economically feasible and allowed by federal, state and local law.

Soil

1. There shall be no less than 3 inches of high-quality topsoil in planted areas.
2. Topsoil shall be native soil from the site, or fertile, friable, blended soil/compost blend. Topsoil shall not be of any admixture of subsoil or slag and shall be free of stones over 1½ inches in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material that is detrimental to plant growth. If topsoil is delivered, it shall

be obtained from a well-drained site that is free of flooding. Topsoil shall not be delivered or spread while in a muddy condition.

3. Non-native topsoil shall contain not less than 25 percent organic matter (compost) that is blended through the soil.
4. Topsoil that is added to the site shall be incorporated into the existing surface in a two- to three-inch scarified transition layer to enable water to drain adequately through the different types of soil. Do not scarify within the drip line of existing trees that are to be retained.

Plant Choice

1. Plants used must be native and drought tolerant.
2. For a list of native plants reference University of Texas at Austin, Lady Bird Johnson Wildflower Collection – Plants for Central Texas, and the City of Austin watershed protection document “Native and Adapted Landscape Plants an Earthwise guide for Central Texas”.
 - a. <https://www.wildflower.org/collections/>
 - b. <https://www.austintexas.gov/sites/default/files/files/Watershed/growgreen/plantguide.pdf>
3. Turf grasses should be limited to low water use turfs. St. Augustine grasses should not be planted.
4. Invasive plants shall not be used.

Plant Prepping

1. A hole dug for the plant or tree should be two to three times wider than the container or root ball in which the plant is being stored, ensuring water is able to be absorbed by the plant’s roots.
2. The existing soil should be blended with compost before the sodding or seeding with the recommended turfgrass.

Plant Placement and Spacing

Proper plant placement and spacing is critical to plant health and long-term landscape quality. Placing plants too close to buildings can cause problems with plant disease, as well as insect and structural problems. Proper plant spacing helps ensure good air flow and room for plants to mature without crowding. Consider the mature height and width of plants before planting them.

Mulch

1. All areas planted with trees, perennials and shrubs shall be finished with a **2- to 4-inch-deep** layer of high-quality 50/50 blend of organic mulch and compost blend.
2. Wood chip mulch shall be clean wood chips free of man-made debris, shredded into coarse pieces ranging from 1 to 3 inches.
3. Rock mulch shall be used in planting beds only as temporary mulch until full plant coverage is achieved, or as permanent mulch in areas with native shrubs and perennials.

Maintenance

1. Replenish mulch/compost blend in non-turf areas every two years at a minimum. Doing so during the fall and spring is recommended.
2. Aerate turfgrass within the first year of construction and twice a year after that (about Oct. 1 and March 1).
3. Topdress turfgrass areas with quality compost twice a year (about Oct. 1 and March 1) at a depth of $\frac{1}{4}$ to $\frac{1}{2}$ inch following the aeration and drag or rake it into the canopy and aeration holes.
4. Set the automatic irrigation system back to a normal schedule after the establishment period.

Appendix C – New Pool Construction Standards

- A. Private residential swimming pools shall not be installed with sand media filters.
- B. Pool water features installed with public swimming pools or private residential swimming pools must be designed so the water feature can be turned off without affecting the filtering capabilities of the pool. Automatic pool fill features must be designed so they can be turned off in both public and private residential swimming pools.
- C. Pools with shared water between the pool and spa shall be designed so water can be shared without the necessity of an above-ground water feature that cannot be turned off. If a water feature between the spa and the pool exists, the default setting will be for it to be turned off.
- D. Automatic pool fill features must include an automatic pool shut-off feature.
- E. Vanishing or negative edge pools must be designed with catch basins large enough to prevent splashing that leads to increased water use.
- F. Backwash systems must be designed so they may be turned off.
- G. Pool skimmers should be managed in such a way as to minimize water consumption. The range of allowable water within the skimmer fill range should allow for several inches of evaporative loss prior to filling.
- H. All residential swimming pools shall have a hose end timer installed at the nearest hose bib location. In addition, a hose bib back-flow prevention device must be connected to the hose bib fixtures nearest to the pool.

Appendix D – Billing Structure

**Replace this Sheet
with 12-19-23
adopted rate
schedule**

**RESOLUTION ADOPTING
AMENDED WATER CONSERVATION PLAN**

STATE OF TEXAS §
 §
COUNTY OF HAYS §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, Reunion Ranch Water Control and Improvement District (the “District”) entered into a Firm Water Contract with the Lower Colorado River Authority, effective March 15, 2012 (the “Contract); and

WHEREAS, that Contract requires the District to adopt the Water Conservation Plan.

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

Section 1. The Amended Water Conservation Plan attached hereto is hereby adopted on behalf of the District.

ADOPTED this 16th day of January, 2024.

By: _____
Dennis B. Daniel, President

ATTEST:

By: _____
Ronald F. Meyer, Secretary

[SEAL]

An Agreement for the Provision of Limited Professional Services

Consultant:

Murfee Engineering Company, Inc.
1101 S. Capital of Texas Hwy., Bldg. D
Austin, TX 78746
512-327-9204
TBPE Firm No. F353

Client:

Reunion Ranch WCID
c/o Willatt & Flickinger, PLLC
12912 Hill Country Boulevard Suite F-232
Bee Cave, Texas, 78738

Date: January 9, 2024

MEC Project No.: 12002.122

Project Name/Location: Reunion Ranch WCID Surplus Fund Application 2024

Scope/Intent and Extent of Services: Assist the client in preparation of an application to the Texas Commission on Environmental Quality (TCEQ) for the approval of the use of surplus funds. Services shall include: compilation of information and documentation needed for the application, which shall include information from the developer as well as engineer, financial advisor, and District attorney. MEC shall prepare a surplus funds application following the process described in TAC Chapter 293, Subchapter E, submit a draft copy of the application to the District and its consultants for review and comment. Submit the application package to TCEQ for review, following approval by the Board of Directors, respond to engineering-related comments from TCEQ staff, and assist the auditor in preparation of their reimbursement audit. This agreement is contingent upon all required documentation for the subject projects being available.

Fee Arrangement/Schedule: Engineering service fees are proposed on a time and materials (T&M) basis, per the approved Rate Schedule. The contract amount for this project is an estimated amount not to exceed \$18,580. The estimated fee will not be exceeded without the prior approval of the Client. Reimbursable expenses such as travel, application fees, and reproduction/deliveries will be invoiced at cost + 15% and are not a part of the estimated engineering fees.

Terms and Conditions: The Terms and Conditions of the general engineering services agreement are a part of this Agreement.

Offered by:

Murfee Engineering Co., Inc.

Accepted by:

Reunion Ranch WCID

By: _____ 01/09/2024
Bryce Canady, PE Date
VP, Murfee Engineering Co. Inc.

By: _____
Dennis B. Daniel, President Date

ORDER CALLING DIRECTORS' ELECTION

STATE OF TEXAS §

§

COUNTY OF HAYS §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, on May 4, 2024, there will be elected two (2) Directors for Reunion Ranch Water Control and Improvement District (the “District”).

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

Section 1. A general election shall be held within the District on May 4, 2024 between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing two (2) Directors. The election day polling locations shall be as determined by Hays County, at the locations which will be attached hereto as Exhibit “A” to this Order and this exhibit is incorporated by reference for all purposes. Hays County is conducting the election pursuant to an Election Agreement to be entered into between the District and Hays County as authorized under Section 31.092 of the Election Code. The election shall be held as a joint election pursuant to Chapter 271 of the Election Code and a Joint Election Agreement to be entered into between the District and other entities that are holding an election May 4, 2024. Hays County’s election equipment shall be used in the election. The election judges and clerks shall be appointed in accordance with the Election Agreement and the Election Code, as amended.

Section 2. Voting in the election for the directors of the District shall be by the use of Hays County’s voting system which shall utilize English and Spanish and shall conform to the Election Code, as amended. The ballots used in the election shall have printed thereon the following:

OFFICIAL BALLOT

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

Vote for up to two (2) directors by voting for up to two (2) of the persons named below.

() _____

() _____

The persons named on the ballot shall be those persons who are qualified to serve as a director of the District who timely filed an application for a place on the ballot.

Section 3. Oral assistance in Spanish shall be made available to all person requiring such assistance. Any person requiring oral assistance in Spanish should contact the Presiding Judge or the Early Voting Clerk.

Section 4. The Early Voting Ballot Board Presiding Judge and Alternative Presiding Judge shall be appointed in accordance with the Election Agreement and the Election Code.

The Central Counting Station Presiding Judge and the Alternate Presiding Judge shall be appointed in accordance with the Election Agreement and the Election Code.

Early voting in the election by personal appearance shall be conducted at the times, dates and polling places determined pursuant to the Joint Election Agreement, which will be attached hereto as Exhibit "B" to this Order and this exhibit is incorporated by reference for all purposes. Jennifer Anderson is the Joint Early Voting Clerk. The Clerk for early voting shall be appointed in the manner required by law. The Early Voting Clerk's mailing address to which the ballot applications and ballots voted by mail may be sent is Attn: Records Building, Hays County Government Center, 712 S. Stagecoach Trail, San Marcos, Texas 78666.

Section 5. The election shall be held and conducted and returns shall be made to the Board of Directors in accordance with the Election Code as modified by Chapters 49 and 51.

Section 6. All qualified resident electors of the District shall be entitled to vote in the elections.

Section 7. In accordance with Section 4.003(a)(1) of the Texas Election Code, a substantial copy of this Order, appearing in English and Spanish shall serve as proper notice of said election, and the President of the Board of Directors or other representatives of the District shall cause the notice to be published one time, not earlier than the 30th day or later than the 20th day prior to the date set for the election, in a newspaper published in the District or, if none is published in the District, in a newspaper of general circulation in the District. In addition, in accordance with Section 4.003(a)(2) of the Texas Election Code, a substantial copy of this order, in English and Spanish, shall be posted at a public place within the District not later than the 21st day before the election. In addition, in accordance with Section 4.003(b) of the Texas Election Code, not later than the 21st day before election day, a substantial copy of this notice, appearing in English and Spanish, shall be placed on the bulletin board used for posting notices of the meetings of the Board of Directors of the District, such notice to remain posted through election day.

Section 8. The President and Secretary are authorized and directed to take any action necessary to carry out the provisions of this Order.

PASSED AND ADOPTED this 16th day of January, 2024.

Dennis B. Daniel, President

ATTEST:

Ronald F. Meyer, Secretary

[SEAL]

1\ReunionRanch\ocde-5-04-24
1/11/24

MURFEE ENGINEERING COMPANY, INC.

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

M E M O R A N D U M

DATE: January 10,2024
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: Mark Kestner, P.E.
RE: Engineer’s Report
CC: Bill Flickinger – Willatt & Flickinger

a. Wastewater Collection and Treatment Plant

i. Wastewater Flows and Trends

- Attached is an updated figure tracking wastewater flows to the existing WWTP vs. projections and permit milestones.
- This figure includes calculated wastewater flow values produced per household.

ii. Improvements

- The drop chute has completed installation and final payment is expected next month.

iii. Operational Issues

1. Effluent Quality has been in accordance with Plant Permits this year.
2. INFLOW AND INFILTRATION
 - MEC is coordinating with Inframark to evaluate to what extent I/I is present in the system.
3. **BAR SCREEN**
 - **The bar screen was reviewed on site and a field report transmitted to the Board.**
 - **The Engineer’s recommendation is to lift the equipment from the Lift Station, repair or replace the broken screen and reset the equipment in the wetwell utilizing an alternate contractor.**
4. **Texas Land Application Permit (TLAP)**
 - The RRWCID TLAP expires in 2024. MEC has begun work on the renewal application.
 - MEC is submitting an application with a 10-year renewal period rather than the current 5-year renewal period as the system has been completely built out.

- TLAP was completed and submitted. Comments were received and responded to on 11/15/23.

iv. Wastewater Plant Efficiency Plan

1. A plan for increased efficiencies at the Wastewater treatment Plant (WWTP) is being prepared. This plan includes proposed efficiency updates in the form of cost reduction in the areas of operation, power, and equipment replacement/decommissioning. It is anticipated that the draft plan will be reviewed by the appropriate committees prior to presentation to the board review.
2. **A 80% Set of plans is scheduled for review by the Board at the January Meeting for phase 1.**
3. The plan is envisioned to be comprised of smaller projects targeting specific areas of improved efficiencies and be coordinated with HOA activities.
4. Specific areas of interest include:
 - Automation efforts to reduce operational or maintenance costs including valving, sensors, and integration with the SCADA system and enhanced notification of trouble.
 - Utilizing effluent for Irrigation purposes under the 210 authorization.
 - Identification of replacement requirements for existing equipment allowing for increased efficiencies.
 - Identification of equipment that can be decommissioned or altered to serve multiple functions.
 - Increasing resilience of the WWTP in accordance with the District's Emergency Plans.

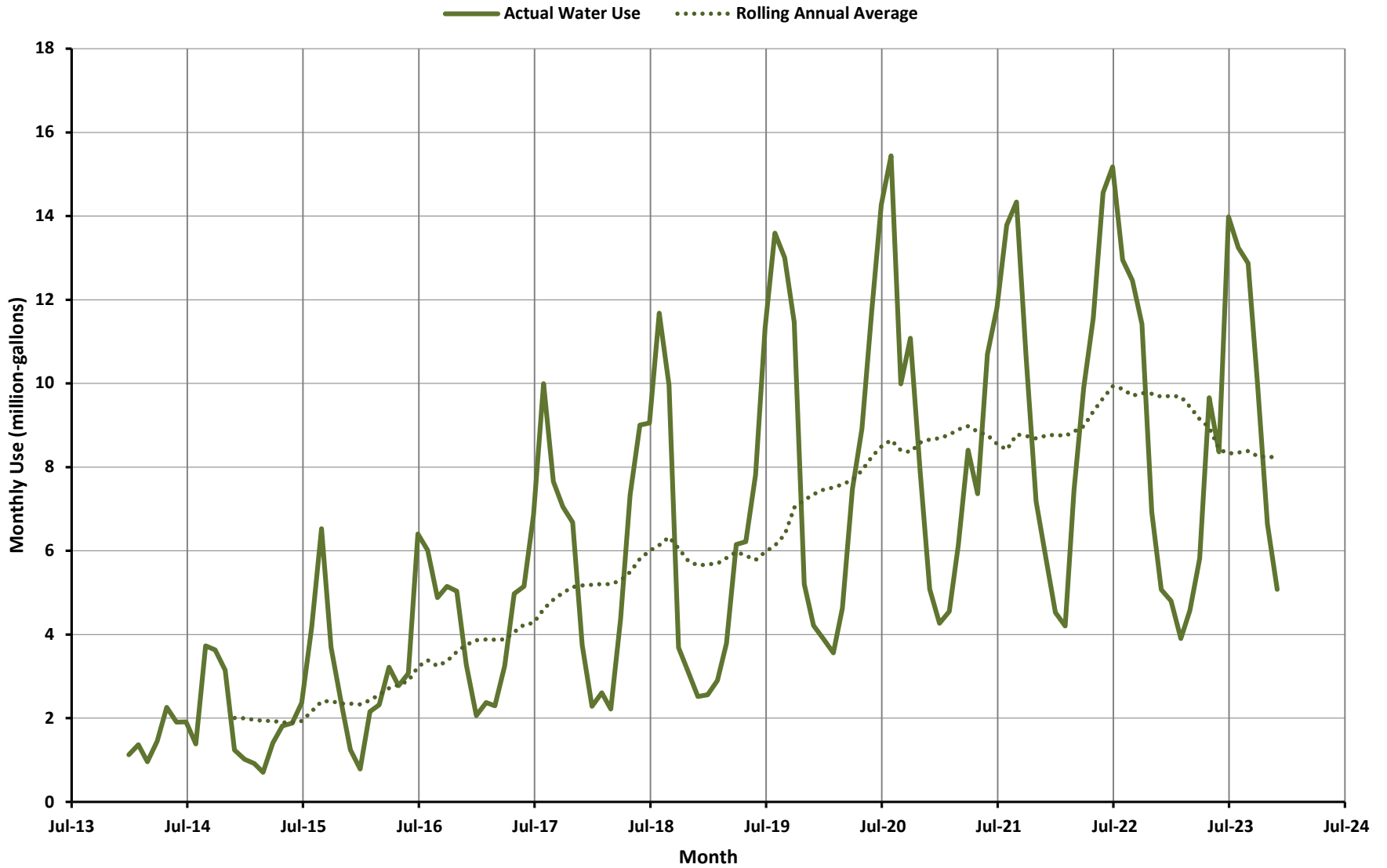
b. Water Supply and Distribution System

- i) Water Flows and Trends
 - Charts showing the historic and current water use, both total and per connection, by the community are attached.
- ii) LCRA Contract – Current Reservation

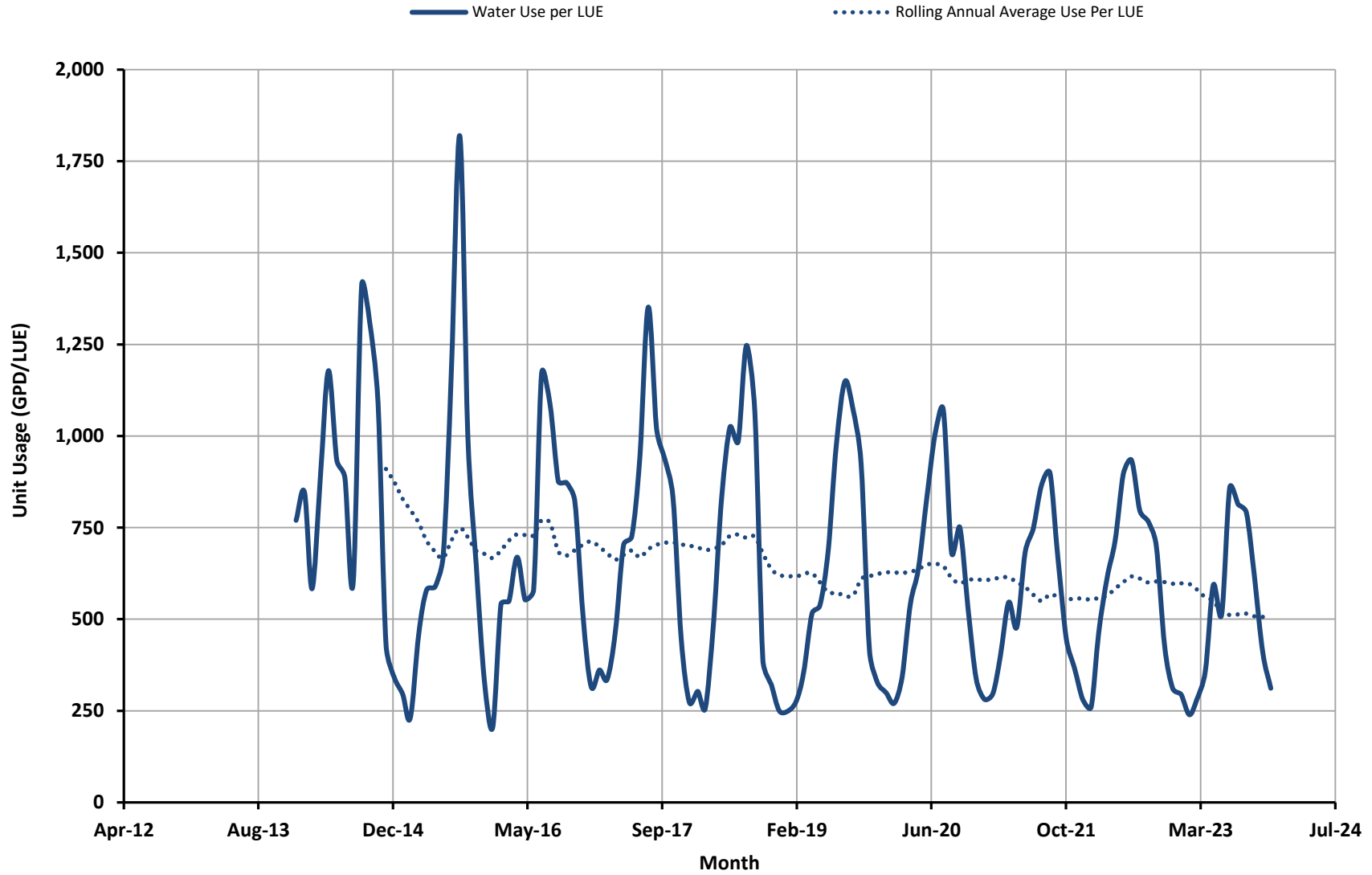
- iii) Lead and Copper Rule Revision (LCRR)
 - 1) The RRWCID lead and copper rule responsibilities including the system inventory has begun.
 - 2) Inventory is due Oct 16th, 2024.
 - 3) **The inventory is complete, and it is anticipated at the time of the report writing that the inventory will be submitted to TCEQ the deadline in Oct, 2024.**
 - iv) **Water Conservation Plan**
 - 1. **Revisions to the water conservation Plan and Drought Contingency Plan are being Coordinated through the Conservation Committee.**
- c. Long-Term Improvements and Asset Management Plan – 2024 Budget
- i) Several items were included in the budget for this year, a table of the projects is attached to this report.

Wastewater Treatment Plant Efficiency Upgrades are being added to the Operational and Capital Projects List.
 - ii) Budgets will be updated on a Quarterly Basis to account for inflation/prevaling cost adjustment.
 - iii) **A proposal has been drafted for the Boards review and approval for services in relation to a submittal to TCEQ for Surplus Funds.**
- d. Emergency Management Plan(s)
- Wastewater System Emergency Response Plan
- Detailed disaster responses are being developed incorporating input from the committee.**
- e. Stormwater and Water Quality System
- No ongoing projects or updates.
- f. Approvals Related to Ongoing Construction Contracts
- Currently there are no approvals for Board Consideration
- g. Approvals Related to Upcoming Construction Contracts
- Currently there are no approvals for Board Consideration

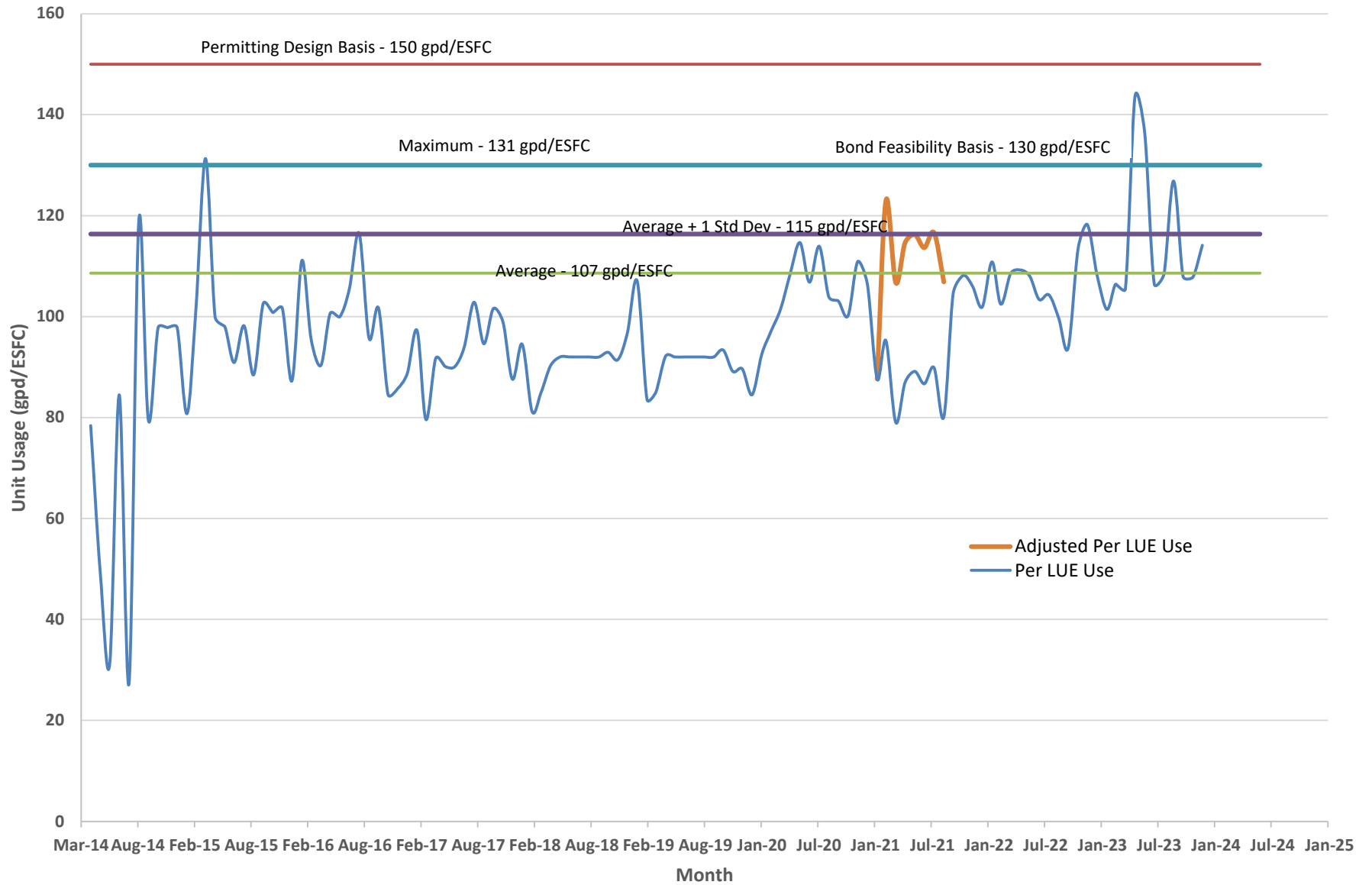
Reunion Ranch WCID Total Monthly Water Use



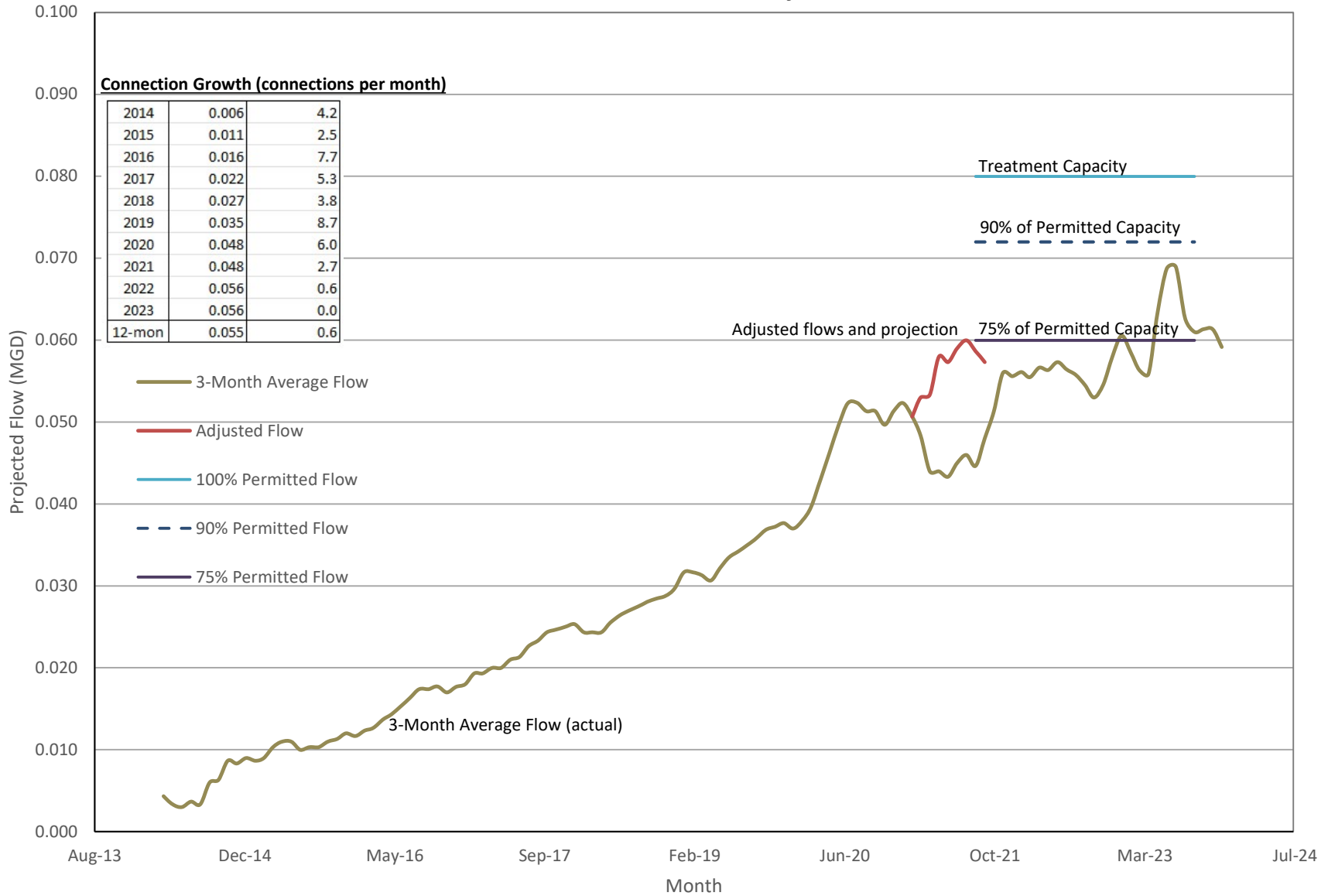
Reunion Ranch WCID Per LUE Water Use Trends



Reunion Ranch WCID WWTP Unit Usage Analysis

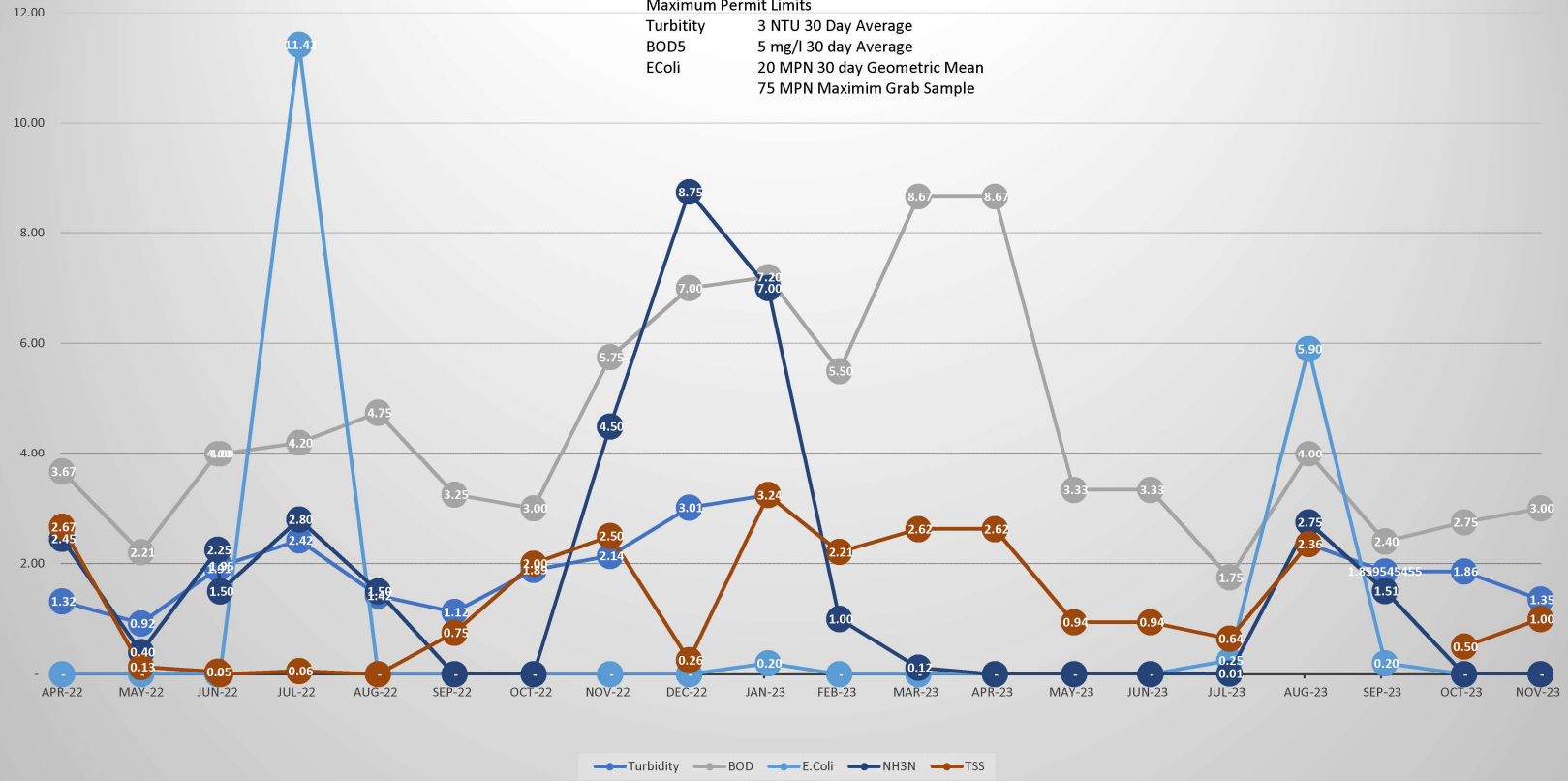


Reunion Ranch WCID Wastewater Flow Projections

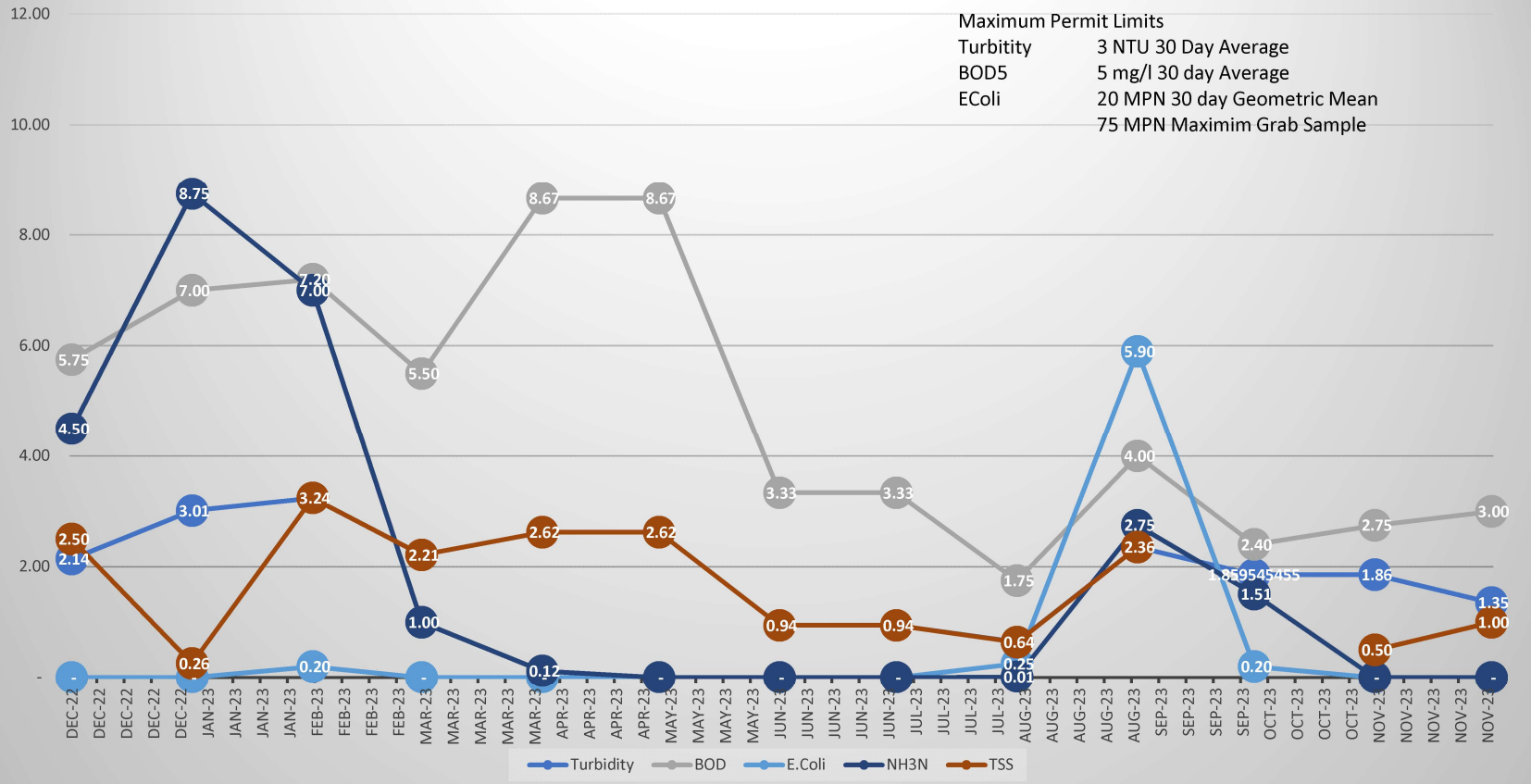


EFFLUENT COMPOSITE CHART

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



EFFLUENT COMPOSITE CHART 12 MONTHS



Project	Tracking Number	Description	Original Budget	Revised Budget	Contract Cost	Cost to Date	Final Cost	Estimated Start	Estimated Completion	Final Completion Date	Additional Notes
210 Irrigation Skid Installation	12002-117	Install a pump skid capable of providing effluent to the various irrigation areas in the District, including associated engineering efforts.	\$230,000.00		\$ 556,000.00			May-22	Nov-23		Re bid was high, currently evaluating alternative options.
SADDS Skid Cover	WO2865315/PO139130	Inframark's contractor to install a cover over the SADDS Skid to protect the equipment from weather.	\$5,000.00		\$ 8,435.00		\$8,435.00	Feb-22	Sep-22	Sep-22	Final Completion - Late September 2022
Main Line Valve Maintenance		Locate and clean/exercise valves	\$2,000.00					Jan-23	Jul-23		Needs to be done FY23
Service Line verification		Verify Service Lines via record or field verification	\$10,000.00		\$ -			Jan-23	Dec-23	11/21/2023	This may lead to higher costs in FY24 to pothole for verification
Service Line Survey/Database		Create a database of service lines and materials to comply with the RLCR (Revised Lead and Copper Rule)	\$10,000.00		\$ 10,000.00	\$ 14,503.00	\$ 14,503.00	Jan-23	Dec-23	11/21/2023	
WWTP Entrance Maintenance		Install roadbase and cleanup brush/rock/debris	\$12,000.00		\$ 4,900.00			Jan-23	Jul-23		Requested by board
Drip Skid Pump Maintenance	WO3022145/PO147855	JNM to confirm, est. close \$8000 in parts	\$8,000.00		\$ 14,312.45			Nov-22	Jul-23	9/12/2023	PO approved at October meeting
Sludge Storage Basin Mixer Replacement		Sludge storage basin mixer motor was damaged while the basin was covered due to corrosive gases in the headspace. The unit needs replaced in order to continue operation of the mixer	\$15,000.00		\$ 11,537.08			Jan-23	Jul-23	11/21/2023	The proposal from AAS was approved at the March Board Meeting
Effluent Lift Station (Filter Feed Pumps) Pump Replacement		Replace the submersible pumps that are not operating according to their design point	\$50,000.00					Jan-23	Jul-23		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	\$5,000.00					Jan-24	Jul-24		Request from Inframark - delayed until FY24
Replace Hypchlorite Tank at WWTP		Replace the existing hypochlorite tank at the WWTP with a 500 gallon tank	\$5,000.00					Jan-24	Jul-24		Request from Inframark - DELAY - BUDGET USED FOR DRIP SKID REPAIRS
Wastewater Treatment Plant Efficiency Upgrades Phase 1		Install one Irrigation Pump in Effluent Clearwell and Connect to the existing effluent irrigation line	\$150,000.00					Dec-23	Jul-23		This Phase will allow for the irrigation of common areas within the HOA.
Wastewater Treatment Plant Efficiency Upgrades Phase 2		Install piping and valving to allow use of irrigation pump for drip field use	\$150,000.00								This phase of the plan will allow for redundancy in the effluent disposal portion of the system by providing the second means of transferring the effluent to the drip fields.
Wastewater Treatment Plant Efficiency Upgrades Phase 3		Install piping and valving to allow use of Irrigation Pump for Tank Filling	\$145,000.00								This Phase of the plan will allow for redundancy in the filling of the effluent tank by providing a second means transferring the effluent to the existing tank.
Wastewater Treatment Plant Efficiency Upgrades Phase 4		Install 2nd Irrigation Pump/Drip Field Pump	\$135,000.00								This stage of the plan will allow for redundancy in the effluent disposal system and the effluent tank filling processes within the plant.
Wastewater Treatment Plant Efficiency Upgrades Phase 5		Decommission Drip Field Pump Skid	\$10,000.00								This Phase of the plan allows for the removal of the maintenance and power costs associated with this equipment
Wastewater Treatment Plant Efficiency Upgrades Phase 6		Decommission Tank Filling Pumps	\$10,000.00								This Phase of the plan allows for the removal of the maintenance and power costs associated with this equipment



Reunion Ranch WCID
General Manager Reports for the month of
December 2023
Board Meeting: January 16th, 2024

Memorandum for: Board of Directors Reunion Ranch WCID

From: Makenzi Scales/Dragan Sonnier

Date: January 16th, 2024

Subject: Operations and Maintenance Report

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

- A. **Administrative** – Nothing significant to report
- B. **Improvement of Wastewater Treatment Plant Operations**
 - a. **WWTP Drive Rock Pour**
 - Rock Pour has been dropped off and skidded as of 01/06/24.
 - b. **Signage**
 - The drip field sign has been received and install scheduled.
- C. **Wastewater treatment plant & effluent subsurface irrigation**
 - a. All facilities are in compliance for the month; (**BOD & TSS are both below 5 this month**)
 - Plant's capacity is at 77%; total flows are 1.907 MG; average flows are 61,519 GPD
 - b. **Belt Press**
 - On 1/3 we experienced an issue with press. 1/4 the issue was mitigated, team discovered rags and plastic on it, which we believe was causing it to not operate correctly. Due to the press being down for a day, the digester got full and that resulted in us having to call WWTS to pull some liquid loads to not get further behind on wasting.
 - c. **Bar Screen Repair**
 - Bar screen has been repaired as of 12/20/2023
 - d. **Winterization**
 - Winterization is complete. All pipes 4" and smaller have been insulated. Including any sensor lines. All generators have been serviced and fuel levels have been topped off.
 - e. **WWTP Tree Trimming**
 - Zane has completed the needed tree trimming around the WWTP.
 - f. Conducted monthly inspection of irrigation fields on 12/29/2023; repair work orders have been generated.
- D. **Wastewater collection system**
 - **LS 1 – Generator Repair**
 - LS 1 Generator has been sending out various alarms over the month of October – now. Upon multiple call outs and various technical fixes, we decided to have Generator Field Services look at it for more extensive repair needs. They provided the attached proposal for repair – note labor is estimated to be \$2,244 but will be billed as an actual. The generator is currently on and working, however, is still sending out alarm calls regularly due to the bad control board. We will keep responding to the alarm call outs as they arise.

E. Water distribution system

- a. Water accountability is at 98.8% for the month.
- b. Billing cycle from November 17th to December 15th, 2023

F. Stormwater Conveyance & Pond maintenance

- a. Inframark conducted Pond inspections on December 15th. Work Orders have been issued and repairs are in progress.

G. *Customer matters, complaints, reports & updates*

- a. Easement Encroachment Request – Deposit has been received; we have approved them to proceed.
- b. Leak Adjustment for review and approval in the amount of \$764.50.

H. Customer billing & delinquencies

- a. Mailed 6 Delinquent Letters; 3 tags hung, no disconnects.

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

Current Items for Board consideration:

Vendor	Amount	Description	Work Order #
Generator Field Services	\$10,500.00	LS 1 – Generator Repair – Control board, mag pick up, and program	3453149





Generator Field Services LLC.
 300 Bent Way Marble Falls TX. 78654
 830-265-1203



Inframark
 2600 Via Fortuna Suite 400, Austin, TX 78746

LS #1 Reunion Ranch
 340 Adam Court Austin Tx 78737

ESTIMATE

Estimate # 0000272
 Estimate Date 12/08/2023

Item	Description	Unit Price	Quantity	Amount
	Field Labor (estimated \$2,244 actual will be billed)	0.00	1.00	0.00
	Control Board	6867.55	1.00	6,867.55
	Magnetic Pick Up	433.87	1.00	433.87
	PCC Programming	850.00	1.00	850.00
	Freight (TBD)			
	Mileage (TBD)			
<p>NOTES: Travel to site & troubleshoot no start. Attempted to start unit, generator locked out on overspeed within 3 seconds. Confirmed customer complaint & began to troubleshoot RPM sense circuit. Verified MPU resistance & output voltage. Pulled MPU & reset adjustment to lower output voltage from 6VAC-1VAC. Verified voltage was available at P1/J1 plug on PCC. Hard reset was done on PCC without change. Recommend replacing PCC due to failed speed sensing circuit.</p> <p>Repair to include replacement & programming of new PCC generator controller & installation/calibration of new magnetic pick up.</p> <p>Transfer test to be done via utility main after repairs are carried out. This is done to verify proper operation of complete back up power system as a whole, including the ATS.</p>				
Subtotal				8,151.42
+ sales tx (8.25%)				672.49
Total				8,823.91
Amount Paid				0.00
Estimate				\$8,823.91

REUNION RANCH
LEAK ADJUSTMENT REQUEST

RRWCID WATER USAGE CALCULATOR			
ADDRESS: [REDACTED]			
LEAK MONTH:		Oct-23	
LEAK USAGE:	35K		
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	5	\$22.00
20,001-25,000	\$5.65	5	\$28.25
25,001-30,000	\$7.00	5	\$35.00
30,001-40,000	\$12.00	5	\$60.00
40,001 & above	\$15.00		\$0.00
Total water			
charges:			\$199.50

RRWCID WATER USAGE CALCULATOR			
ADDRESS: [REDACTED]			
LEAK MONTH:		Sep-23	
LEAK USAGE:	55K		
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	5	\$22.00
20,001-25,000	\$5.65	5	\$28.25
25,001-30,000	\$7.00	5	\$35.00
30,001-40,000	\$12.00	10	\$120.00
40,001 & above	\$15.00	15	\$225.00
Total water			
charges:			\$484.50

RRWCID WATER USAGE CALCULATOR			
ADDRESS: [REDACTED]			
LEAK MONTH:		Aug-23	
LEAK USAGE:	64K		
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	5	\$22.00
20,001-25,000	\$5.65	5	\$28.25
25,001-30,000	\$7.00	5	\$35.00
30,001-40,000	\$12.00	10	\$120.00
40,001 & above	\$15.00	24	\$360.00
Total water			
charges:			\$619.50

TOTAL WATER USAGE TO LOWEST TIER			
LEAK USAGE	\$3.50	35	\$122.50
Total water			
charges:			\$122.50

TOTAL WATER USAGE TO LOWEST TIER			
LEAK USAGE	\$3.50	55	\$192.50
Total water			
charges:			\$192.50

TOTAL WATER USAGE TO LOWEST TIER			
LEAK USAGE	\$3.50	64	\$224.00
Total water			
charges:			\$224.00

\$77.00

\$292.00

395.50

TOTAL ADJUSTED CREDIT: \$764.50

REUNION RANCH
LEAK ADJUSTMENT REQUEST



4230 Hwy 290 West, Dripping Springs, TX 78620
text / call: 512-915-0205
landscapes@solsticeoutdoors.com

Scope of Work/ Project INVOICE

Confidential proposal prepared by: Jordan N Smith

Estimated Start: TBD
Actual Start: Fall 2023
Estimated Working Days to Complete: 1.0

CLIENT & ADDRESS:



CONTACT:

Cell:
Email:



CATEGORY	ITEM	DESCRIPTION	LINE TOTAL
BACK HARDSCAPE	Assess & Isolate	Scrape grass in all head areas and look for signs of water flow	\$1,395.00
	Replace / Fix Leaking Valves	Pull apart irrigation valves and replace bladders and cinoids as needed	\$1,297.00
SOD	Resod as needed	resod with *1 Pallet of grass	\$325.00
OTHER	Delivery / Haul Away	Delivery Fees/time & haul off by Solstice trailer	\$75.00
	Rentals/ Usage	Fees for solstice equipment usage/ external rentals	\$0.00
	Irrigation/ Drip*	Adapt current irrigation to new landscape configuration	\$0.00
ADDONS			

*COST TO BE DISCUSSED FURTHER WHEN WE BREAK GROUND - HARD TO PREDICT B/C OF THE NATURE OF IRRIGATION WORK

BILUNG: Our working protocol is to have 50% paid down to lock-in the project, make a work order & set dates. We request half of the remaining balance to be paid at mid-project. The final outstanding balance plus any ad-ons to be paid on completion. Visa & MasterCard accepted (3% fee). All checks written to SOLSTICE.

SIGNATURES:

Client: _____ 

Solstice: _____ Chris Smartt

GUARANTEE: Solstice Outdoors Ltd. co. guarantees our work will meet or exceed your expectations at the time of installation. In addition, if there is an issue within six months of installation, we will take the appropriate corrective action(s) as quickly as possible. In addition, we sincerely and at our own discretion promise:

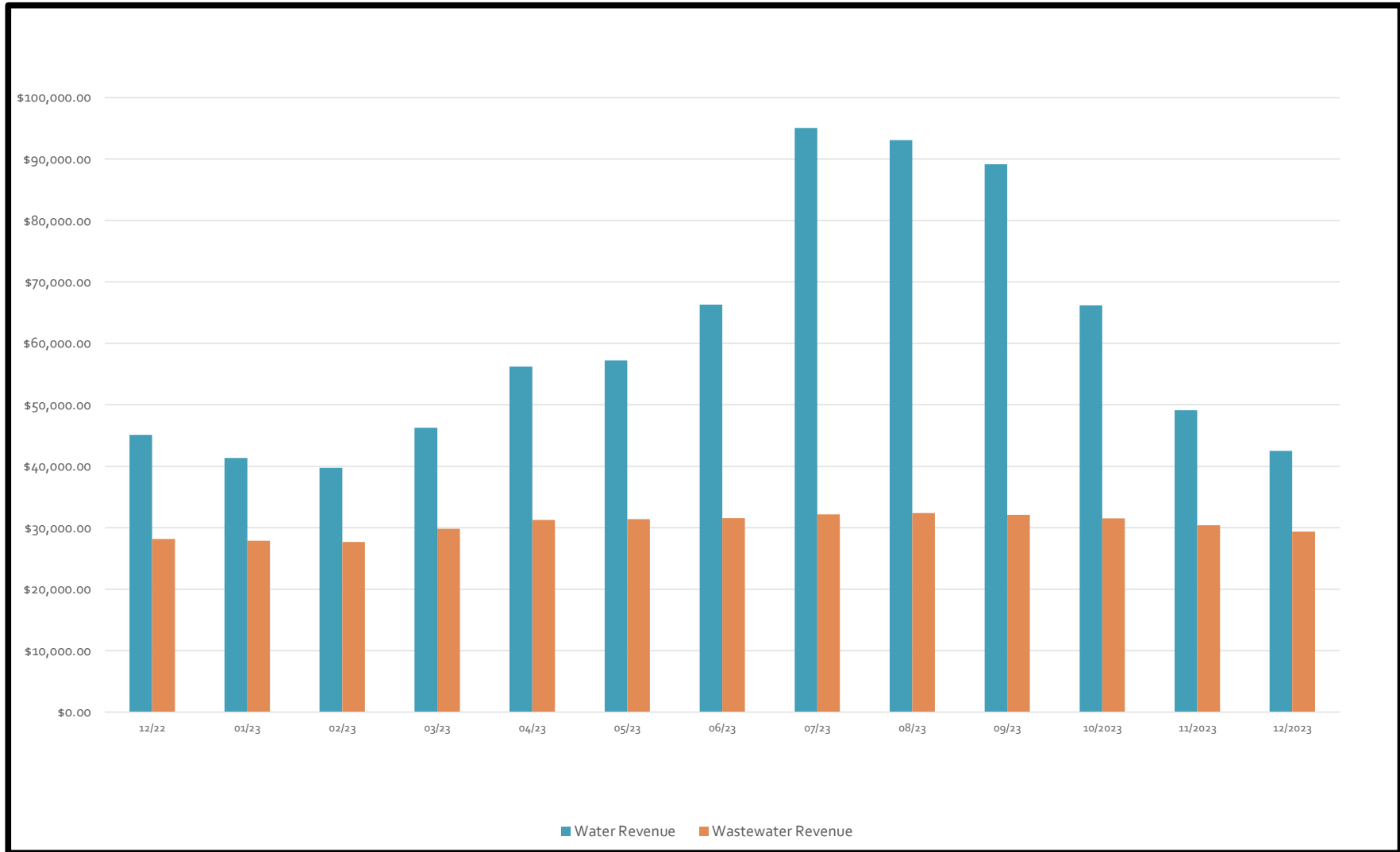
Subtotal	\$3,092.00
8.25% Sales Tax	\$255.09
SALE TOTAL	\$3,347.09
CC Fee	\$0.00
TTL. COST	\$3,347.09
Down	\$0.00
Mid	\$0.00
DUE UPON COMPLETION	\$3,347.09



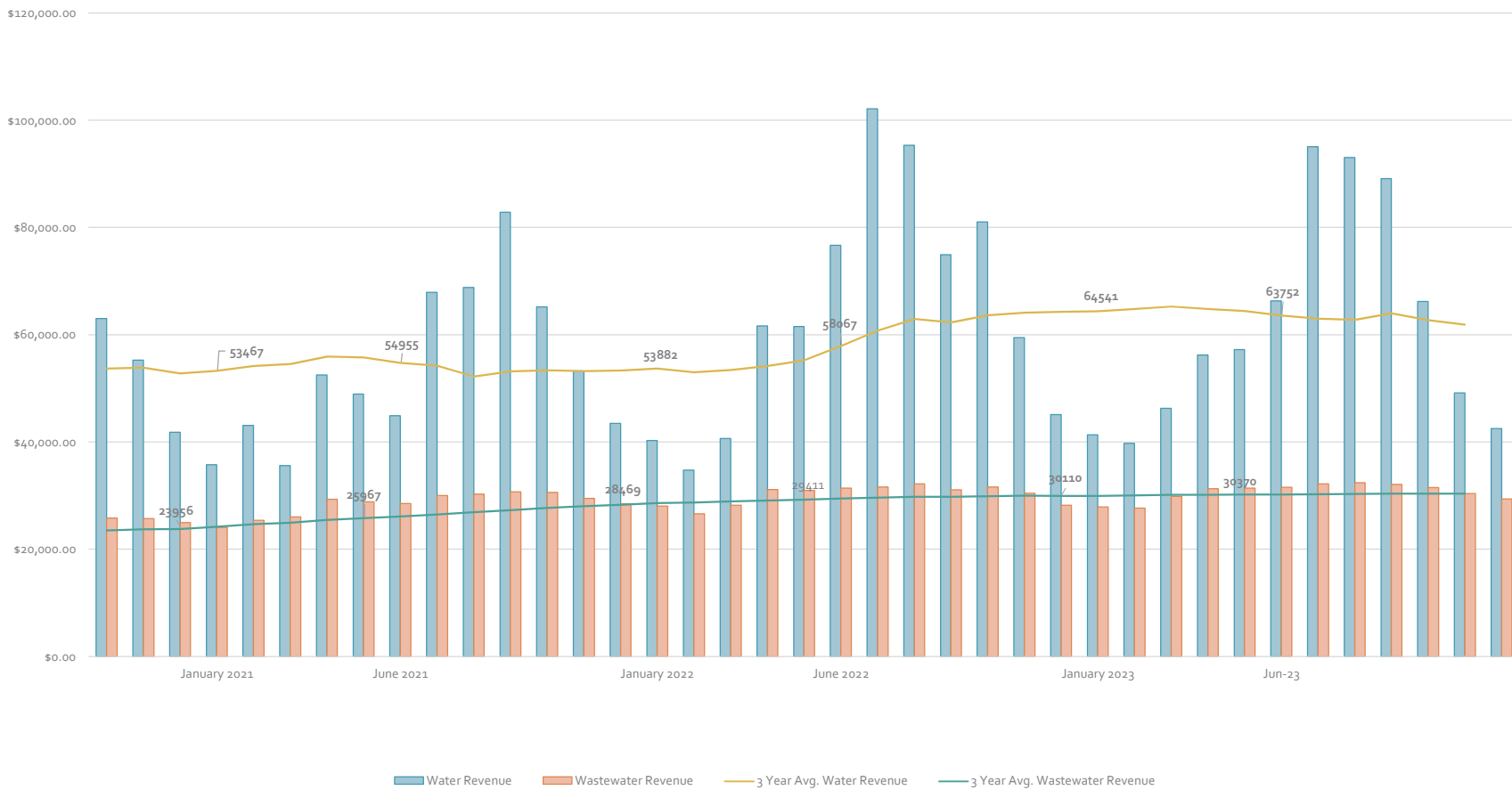
Billing Summary

Description	Connections		Variance
	Dec-22	Dec-23	
Residential	518	518	-
Commercial - HOA	16	16	-
Hydrant	-	-	-
Tracking	1	1	-
Reclaimed	-	-	-
Total Number of Accounts Billed	535	535	-
	Consumption		
Residential	4,980,000	4,936,000	(44,000)
Commercial - HOA	535,000	47,000	(488,000)
Hydrant	-	-	-
Tracking	8,000	93,000	85,000
Reclaimed	-	-	-
Total Gallons Consumed	5,523,000	5,076,000	(447,000)
	Average Consumption		
Residential	9,614	9,529	(85)
Commercial - HOA	33,438	2,938	-
Hydrant	-	-	500
Tracking	8,000	93,000	85,000
Reclaimed	-	-	-
Avg Water Use for Accounts Billed	10,323.36	9,487.85	(836)
Total Billed	91,047	80,266	(10,781)
Total Aged Receivables	4,465	10,824	6,359
Total Receivables	95,512	91,090	(4,422)

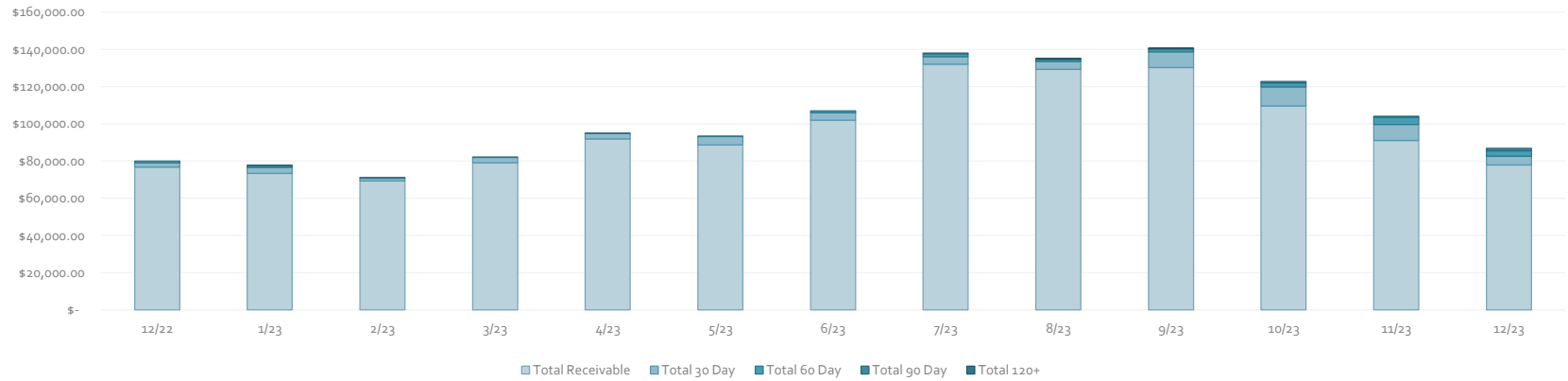
12 Billing Month History Revenue by Category



3 Year Average Monthly Water and Wastewater Revenue



12 Month Accounts Receivable and Collections Report



Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
12/22	\$ 76,714.06	\$ 2,340.77	\$ 939.09	\$ -	\$ -
1/23	\$ 73,377.65	\$ 3,228.23	\$ 683.49	\$ 366.50	\$ -
2/23	\$ 69,290.41	\$ 1,443.99	\$ 460.65	\$ -	\$ -
3/23	\$ 78,933.20	\$ 3,020.96	\$ 169.35	\$ -	\$ -
4/23	\$ 91,903.25	\$ 2,806.60	\$ 161.92	\$ -	\$ -
5/23	\$ 88,598.46	\$ 4,567.29	\$ 114.54	\$ -	\$ -
6/23	\$ 101,920.00	\$ 3,981.83	\$ 1,024.89	\$ -	\$ -
7/23	\$ 131,954.85	\$ 4,049.22	\$ 1,598.45	\$ 381.27	\$ -
8/23	\$ 129,137.40	\$ 4,322.34	\$ 1,185.35	\$ 183.70	\$ 108.56
9/23	\$ 130,249.05	\$ 8,392.04	\$ 1,508.14	\$ 222.37	\$ 51.74
10/23	\$ 109,539.82	\$ 10,237.77	\$ 2,081.91	\$ 849.67	\$ -
11/23	\$ 91,090.03	\$ 8,469.03	\$ 3,894.42	\$ 580.51	\$ -
12/23	\$ 77,925.27	\$ 4,690.76	\$ 2,953.44	\$ 1,186.15	\$ -

Board Consideration to Write Off
Board Consideration Collections

\$0.00
\$0.00

Account pending Lk. Adj. for \$764.50

Delinquent Letter Mailed
Delinquent Tags Hung
Disconnects for Non Payment

6
3
0



Water Production and Quality

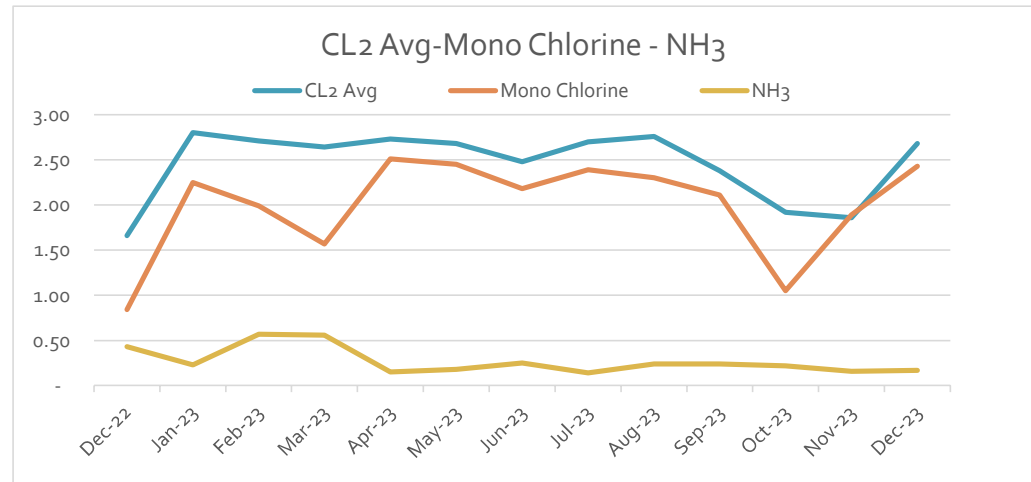
Water Quality Monitoring

Current Annual Avg

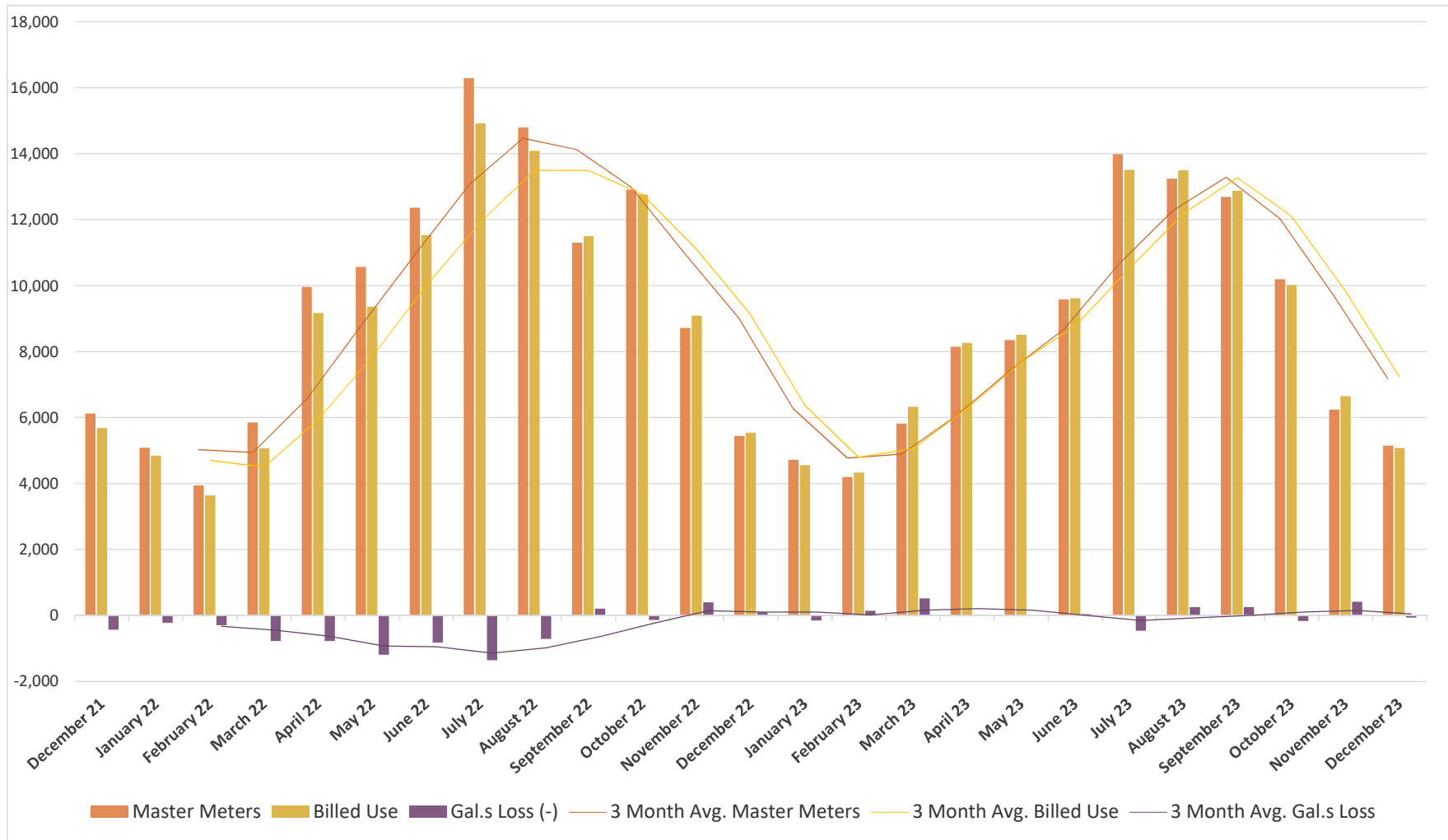
State Requirements Must Be Above .50

2.46

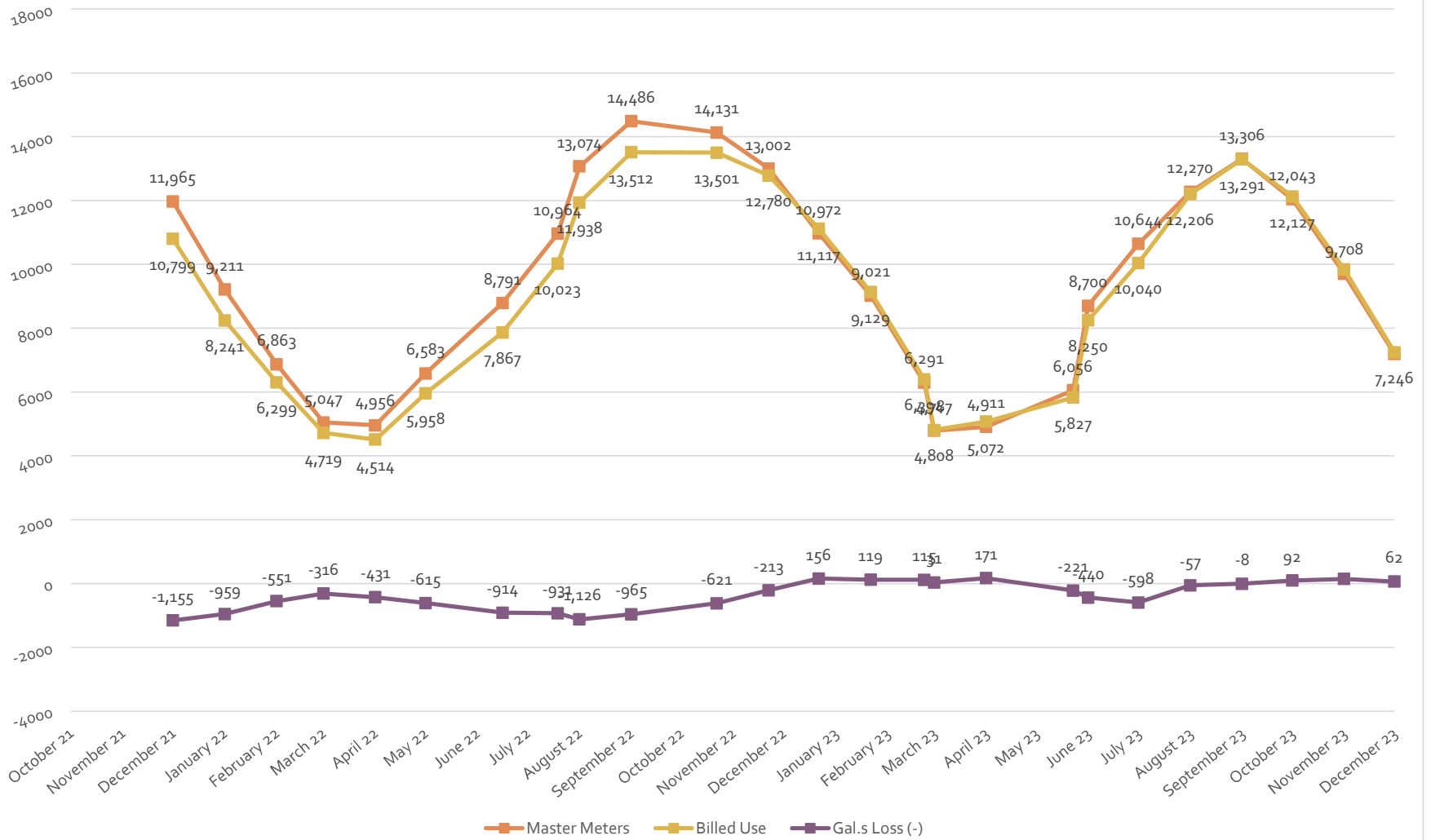
Date	CL2 Avg	Mono Chlorine	NH3
Dec-22	1.66	0.84	0.43
Jan-23	2.80	2.25	0.23
Feb-23	2.71	1.99	0.57
Mar-23	2.64	1.57	0.56
Apr-23	2.73	2.51	0.15
May-23	2.68	2.45	0.18
Jun-23	2.48	2.18	0.25
Jul-23	2.70	2.39	0.14
Aug-23	2.76	2.30	0.24
Sep-23	2.38	2.11	0.24
Oct-23	1.92	1.05	0.22
Nov-23	1.86	1.89	0.16
Dec-23	2.68	2.43	0.17



Water Accountability Report

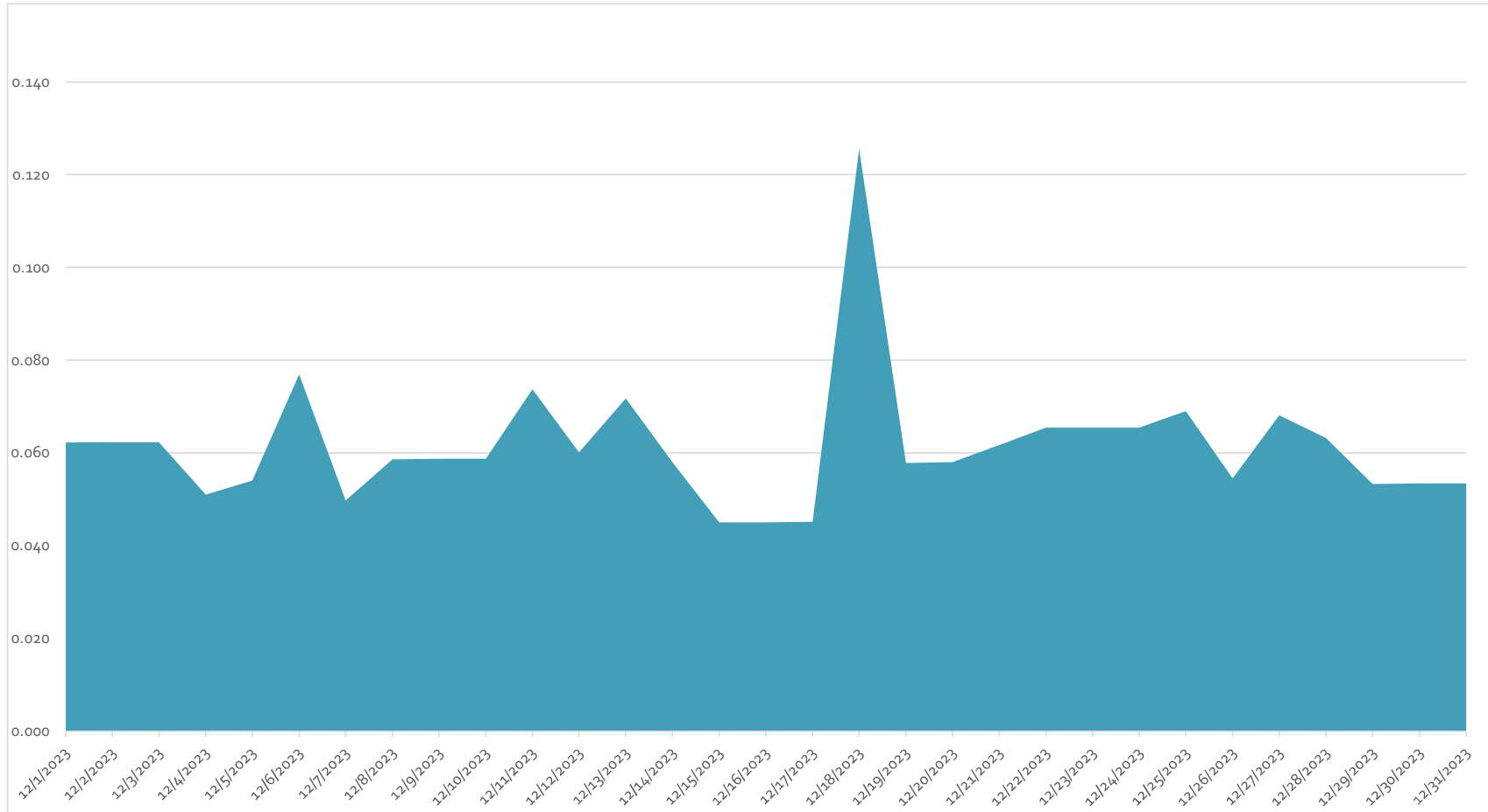


3 Month Billed vs Water Loss Average



Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
November 21	11/18/21	527	9,390	8,376	14	(1,000)	-10.65%	89.35%
December 21	12/17/21	528	6,118	5,680	9	(429)	-7.01%	92.99%
January 22	1/18/22	527	5,080	4,842	13	(225)	-4.43%	95.57%
February 22	2/17/22	527	3,942	3,636	11	(295)	-7.48%	92.52%
March 22	3/17/22	528	5,847	5,064	9	(774)	-13.23%	86.77%
April 22	4/18/22	528	9,960	9,174	9	(777)	-7.80%	92.20%
May 22	5/18/22	527	10,566	9,364	11	(1,191)	-11.27%	88.73%
June 22	6/16/22	527	12,365	11,530	9	(826)	-6.68%	93.32%
July 22	7/19/22	527	16,291	14,920	11	(1,360)	-8.35%	91.65%
August 22	8/19/22	534	14,801	14,085	6	(710)	-4.80%	95.20%
September 22	9/19/22	533	11,301	11,498	11	208	1.84%	101.84%
October 22	10/19/22	535	12,905	12,758	10	(137)	-1.06%	98.94%
November 22	11/18/22	534	8,711	9,094	14	397	4.56%	104.56%
December 22	12/19/22	535	5,446	5,535	7	96	1.76%	101.76%
January 23	1/18/23	535	4,716	4,553	14	(149)	-3.16%	96.84%
February 23	2/20/23	534	4,199	4,336	8	145	3.45%	103.45%
March 23	3/20/23	535	5,819	6,328	8	517	8.88%	108.88%
April 23	4/18/23	535	8,149	8,257	8	7	0.09%	100.09%
May 23	5/18/23	535	8,348	8,506	8	7	0.08%	100.08%
June 23	6/16/23	535	9,585	9,617	7	39	0.41%	100.41%
July 23	7/17/23	535	13,982	13,509	7	(466)	-3.33%	96.67%
August 23	8/16/23	535	13,244	13,493	8	257	1.94%	101.94%
September 23	9/18/23	535	12,693	12,871	8	257	2.02%	102.02%
October 23	10/18/23	535	10,192	10,017	8	(167)	-1.64%	98.36%
November 23	11/16/23	535	6,239	6,646	8	415	6.65%	106.65%
December 23	12/15/23	535	5,146	5,076	8	(62)	-1.20%	98.80%

Wastewater Flows for the Month of December



For the Month of December

	PERMIT	ACTUAL	COMPLIANT?	PERCENT
Flow WWTP (Avg.)	0.08 MGD	0.062 MGD	Yes	76.9%
BOD (Avg)	20 mg/L	3.0 mg/L	Yes	
TSS (Avg)	20 mg/L	1.3 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	1.1 mg/L	Yes	
PH (Min)	6.0 Std Units	8.06 Std Units	Yes	
PH (Max)	9.0 Std Units	8.06 Std Units	Yes	
NTU (Avg.)		1.35		

Reunion Ranch WCID Wastewater Flow Historical

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
Dec-23	535	1,907,100	61,519	115	77%
Nov-23	535	1,758,200	58,607	110	73%
Oct-23	535	1,848,100	59,616	111	75%
Sep-23	535	2,048,100	68,270	128	85%
Aug-23	535	1,802,900	58,160	109	73%
Jul-23	534	1,781,900	57,480	108	72%
Jun-23	535	2,163,600	72,120	135	90% *
May-23	535	2,378,000	76,739	143	96% *
Apr-23	535	1,692,800	56,430	105	71%
Mar-23	535	1,765,000	56,935	106	71%
Feb-23	534	1,519,500	54,270	102	68%
Jan-23	535	1,795,000	57,900	108	72%
TOTALS		22,460,200	67,095.09	125	84%
Dec-22	535	1,961,200	63,260	118	79%
Nov-22	534	1,814,800	60,500	113	76%
Oct-22	535	1,553,200	50,100	94	63%
Sep-22	533	1,597,300	53,240	100	67%
Aug-22	534	1,728,000	55,700	104	70%
Jul-22	527	1,691,700	54,600	104	68%
Jun-22	527	1,710,300	57,010	108	71%
May-22	527	1,788,600	57,697	109	72%
Apr-22	528	1,718,600	57,290	109	72%
Mar-22	528	1,679,500	54,177	103	68%
Feb-22	527	1,638,800	58,530	111	73%
Jan-22	527	1,668,500	53,800	102	67%
TOTALS		20,550,500	56,325.33	106	70%
Dec-21	528	1,736,000	56,000	106	70%
Nov-21	527	1,718,400	57,000	108	71%
Oct-21	526	1,689,800	55,000	105	69%
Sep-21	524	1,274,000	42,000	80	84%
Aug-21	523	1,457,000	47,000	90	94%
Jul-21	519	1,391,000	45,000	87	90%
Jun-21	516	1,387,000	46,000	89	92%
May-21	506	1,370,000	44,000	87	88%
Apr-21	506	1,189,000	40,000	79	80%
Mar-21	504	1,472,000	48,000	95	96%
Feb-21	502	1,234,000	44,000	88	88%
Jan-21	498	1,640,000	53,000	106	106%
TOTALS		17,558,200	48,083.33	93	86%

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

Pond Maintenance Report		RR RR Blvd												
Aquatic Features, Inc.														
6611 Burnet Lane														
Austin, TX 78757														
	Service Dates	10 th ,24th	13th,27th	13 th ,27th	14 th ,28th	12 th ,16th	8 th ,22nd	6th, 21st	9th, 23rd	6th, 21st	5th, 25th	8th, 30th	14th, 20th	
		<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	
1) Debris and litter removal		20 Gallons	20 Gallons	10 Gallons	10 Gallons	15 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Algae		None	None	None	None	Yes	None	None	None	None	None	None	None	
Marginal/Shore Plants		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Submerged Plants		None	None	None	None	None	None	None	None	None	None	None	None	
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None	None	None	None	
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
7) Aerator		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
9) Unusal occurences and Notes														

Pond Maintenance Report		RR Jacksdaw												
Aquatic Features, Inc.														
6611 Burnet Lane														
Austin, TX 78757														
Service Dates		10 th ,24th	13th,27th	13 th ,27th	14 th ,28th	12 th ,16th	8 th ,22nd	6th, 21st	9th, 23rd	6th, 21st	5th, 25th	8th, 30th	14th, 20th	
		<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	
1) Debris and litter removal		20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Algae		None	None	None	None	Yes	None	None	None	None	None	None	None	
Marginal/Shore Plants		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Submerged Plants		None	None	None	None	None	None	None	None	None	None	None	None	
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None	None	None	None	
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
7) Aerator														
8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
9) Unusal occurences and Notes														

Pond Maintenance Report	RR Jacksdaw													
Aquatic Features, Inc.														
6611 Burnet Lane														
Austin, TX 78757														
	Service Dates	10 th ,24th	13th,27th	13 th ,27th	14 th ,28th	12 th ,16th	8 th ,22nd	6th, 21st	9th, 23rd	6th, 21st	5th, 25th	8th, 30th	14th, 20th	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1) Debris and litter removal		20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Algae		None	None	None	None	Yes	None	None	None	None	None	None	None	
Marginal/Shore Plants		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Submerged Plants		None	None	None	None	None	None	None	None	None	None	None	None	
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None	None	None	None	
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
7) Aerator														
8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
9) Unusal occurences and Notes														

Pond Maintenance Report		RR Windmill												
Aquatic Features, Inc.														
6611 Burnet Lane														
Austin, TX 78757														
	Service Dates	10 th ,24th	13th,27th	13 th ,27th	14 th ,28th	12 th ,16th	8 th ,22nd	6th, 21st	9th, 23rd	6th, 21st	6th, 20th	8th, 30th	14th, 20th	
		<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	
1) Debris and litter removal		20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
3) Control of Nuisance Vegetation- Chemical Applications		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Algae		None	None	None	None	Yes	None	None	None	None	None	None	None	
Marginal/Shore Plants		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Submerged Plants		None	None	None	None	None	None	None	None	None	None	None	None	
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None	None	None	None	
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
7) Aerator		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
9) Unusal occurences and Notes														



**STORMWATER POND INSPECTION
DRAIN OUTLET**

DISTRICT:	REUNION RANCH
DATE:	12.15.23
WO #:	
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:





STORMWATER POND INSPECTION

DISTRICT:	REUNION RANCH
DATE:	12.15.23
WO #:	3443018
TECH.:	TAMMY YBARRA

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

COMMENTS



**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT:	Reunion Ranch
DATE:	12.15.23
WO #:	3443018
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-2 (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?	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		
Aerator	OK		
COMMENTS:	POND LOOKS GOOD		



**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT:	REUNION RANCH
DATE:	12.15.23
WO #:	3443018
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-3 (ACROSS 2491 REUNION RANCH)		
Pond water level?	80%		
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?	NO		
Erosion present at shoreline?	NO		
Erosion occuing around the inlets or outlet structures?	NO		
Discharge valve open operational?	N/A		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	NO		
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:	12.15.23
WO #:	3443018
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 2-4 (568 KATIE)		
Pond water level	WET		
Does the pond drain within 48 hours?	YES		
Sediment depth in the forbay?	2" - 3"		
Sediment depth in the sand filter area?	2" - 3"		
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	Some sediment		
Emergency bypass valve closed and operational	N/A		
Are all inlets in area clear of debris and sediment?	YES		
COMMENTS:	POND LOOKS GOOD		





**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT:	REUNION RANCH
DATE:	12.15.23
WO #:	3443018
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?	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?	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:	12.15.23
WO #:	3443018
TECH.:	TAMMY YBARRA

		WO Initiated	WO Completed
Pond Location	WQP 3-3 (1007 JACKSDAW)		
Pond water level?	70%		
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?	YES		
Erosion present at shoreline?	YES		
Erosion occuing around the inlets or outlet structures?	N/A		
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 erosion @ rt side of pond		

