

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 May 20, 2025, to consider and act upon any or all of the following:

**PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON AT THE ABOVE LOCATION AND AT LEAST THREE DIRECTORS WILL BE PHYSICALLY PRESENT AT THE ABOVE LOCATION. ANY PERSON IS WELCOME AT THE MEETING LOCATION. HOWEVER, AS AN OPTION, MEMBERS OF THE PUBLIC MAY ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING ONE OF THE FOLLOWING TOLL-FREE NUMBERS: (877) 853-5247 OR (888) 788-0099 AND ENTERING THE FOLLOWING INFORMATION: MEETING ID: 836 8794 3342 AND PASSWORD: 691221. 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](http://WWW.RRWCID.ORG) FOR THE MEETING PACKET.

AGENDA

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

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

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

4. Minutes of prior meetings (Dennis Daniel)
5. Updates regarding Reunion Ranch HOA matters (HOA Board Representative)
6. Financial Reports and request for authorization for payments of bills; including Quarterly Investment Reports (Allen Douthitt)
7. Items from the Board
  - a. Requests for common area modifications (Gary Grass)
  - b. Variances to Drought Contingency Plan requirements (Dennis Daniel)
  - c. Waiver of late fees during transition period (Dennis Daniel)
  - d. Assignment of Contract with Murfee Engineering Co., Inc. to Consor North America, Inc. (Dennis Daniel)
  - e. Annual review of Investment and Financial Management Policy (Eric Hart)
  - f. Committee Reports (Dennis Daniel)
    - i. Communications (Mark Olson)
    - ii. Operations (Dennis Daniel)
    - iii. Land Use & Water Quality (Gary Grass)
    - iv. Finance, Budget & Audit (Eric Hart)
    - v. Water Conservation & Drought Management (Dennis Daniel)
    - vi. Contractors' Review (John Genter)

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

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

(SEAL)

  
\_\_\_\_\_  
Attorney for the District

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

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

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held at 3:00 p.m. on April 15, 2025 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1.     CALL TO ORDER

The meeting was called to order.

2.     ROLL CALL OF DIRECTORS

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

Dennis B. Daniel – President  
John Genter – Vice President  
Gary Grass – Secretary  
Mark Olson - Assistant Secretary via Zoom  
Eric Hart – 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, Chris Rosales with Murfee Engineering Company (“MEC”) and Lonnie Wright with Municipal Operations & Consulting, LLC (“MOC”).

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt, PLLC, Beth Wright with MOC, ElizaBeth Reeves and Katie May with Inframark and HOA representatives and residents consisting of Debbie Hanley, Eric Knustrom, Sandy Lake, Blake Gentry, Jay Patel, Leslie Daniel, Beth, Aman Dhingra, Ernestine “Ernie” Lopez, Tyler Walbridge, Christine H., Elizabeth Joiner-Milam, Chance Justice, Olivia Barnard, Brenda Rivera and Ron Meyer.

3.     PUBLIC COMMENTS

President Dennis Daniel thanked everyone in attendance and is happy to have a large crowd and welcomed everyone to attend at any time in person or via Zoom. President Dennis Daniel reviewed the procedures for making comments on items on and off the agenda, including time limits. There are several items on the agenda that he believes the HOA and participants will

be interested in, including common area modifications, status of ongoing trail construction and HOA updates on current matters. President Dennis Daniel asked who would like to speak on items not on the agenda and the following advised they would like to speak: Sandy Lake, Ernie Lopez and Olivia Banard.

President Dennis Daniel then asked who would like to speak on items on the agenda and the following advised they would like to speak: Blake Gentry, Elizabeth Joiner-Milam, Sandy Lake and Aman Dhingra, all of those residents wanted to speak on Item 7a.

Resident Sandy Lake addressed the Board and indicated that she heard about a Facebook post whereby the HOA is blaming the WCID for not allowing a sports court at the pavilion and that the WCID has not provided any cost related information. Resident Sandy Lake asked why the WCID does not respond to posts on Facebook regarding District matters and how residents should communicate with the Board. Resident Ernie Lopez had the same question. Resident Olivia Barnard inquired about the District's bond payments and amortization schedule. She has called the HOA and Inframark several times and has not received the information.

President Dennis Daniel advised that he does not respond to Facebook because he cannot communicate with more than two directors so as to not create a rolling quorum. Also, if a director comments on Facebook, it will appear that they are taking a position for the whole Board, which may not be the case. The Board has been advised by its counsel that it is best to not participate on social media. The best way to communicate with the Board is to attend the monthly board meetings so that contact can be made with the whole Board or contact a single Board member at any time. Vice President John Genter stated that on the District's website, there is a list of the committees and a resident can reach out to the appropriate person. Attorney Bill Flickinger stated that the residents can contact a committee member and meet with them at any time. Vice President John Genter also noted that the Board is open to suggestions on getting more traffic directed to the District's website. Resident Olivia Barnard asked about additional bond information and when would they be paid off so that residents can see a tax savings. President Dennis Daniel advised that the bonds are not callable for a while. There was discussion of making additional bond payments due to the property values being so high. President Dennis Daniel discussed the District's tax rate and the split between M&O and debt service. The tax rate has been lowered in recent years. The District has two reserve goals being 1) a year reserve for operations and 2) a reserve for large expenditures so that the District does not run into financial difficulty.

#### 4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained motions for the regular Board meeting minutes and the special Board meeting minutes.

**Motion: Approve the board meeting minutes of March 18, 2025 as presented.**

**Motion by: Secretary Gary Grass**

**Second by: Vice President John Genter**

**The motion carried unanimously.**

**Motion: Approve the special board meeting minutes of April 1, 2025 as presented.**

**Motion by: Secretary Gary Grass**

**Second by: Assistant Secretary Eric Hart**

**The motion carried unanimously.**

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

HOA Board member Blake Gentry reported on the status of the ongoing trail construction between Adam Court and Jacksdaw. The first phase has been completed. The second phase will include resurfacing the upper area with asphalt and does not require a full rebuild with concrete as the other section did. They are waiting on completion of a nearby pool construction to proceed because that homeowner was allowed to use the trail during the pool construction. The HOA is also awaiting cost estimates to see if it changed due to the use of that trail during the pool construction. President Dennis Daniel advised him to contact Secretary Gary Grass on the scheduling and scope of the work so that the District and HOA can be in communication.

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

Bookkeeper Allen Douthitt reported on the District's financials through February. The District is \$14,000 to the good for the month, however he does not believe the Inframark invoice was received. The District's service revenues were on point this month. Assistant Secretary Eric Hart asked about the issues at lift station #1. Manager Katie May stated that previously the pump and transducer were replaced and that there have been call outs due to the buildup of grease and sludge. MOC will need to investigate this issue. Assistant Secretary Eric Hart also inquired about the generator data. Manager Katie May will pull the last two years' worth of data by next week or so and provide that information. Bookkeeper Allen Douthitt stated that the District's tax collection through March is 96%, leaving about \$100,000 to collect.

Secretary Gary Grass stated that the Murfee Engineering invoice was not received this month.

After discussion, President Dennis Daniel entertained the following motion:

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

**Motion by: President Dennis Daniel**

**Second by: Secretary Gary Grass**

**The motion carried unanimously.**

Vice President John Genter entertained the following motion:

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

**Motion by: Vice President John Genter**

**Second by: Assistant Secretary Eric Hart**

**President Dennis Daniel abstained. The motion carried.**

Bookkeeper Allen Douthitt stated that he can talk with Resident Olivia Barnard in connection with the District's bonds and that the information she is looking for is included in the District's audits, which are available on the District's website.

7. ITEMS FROM THE BOARD

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

President Dennis Daniel addressed the participants who wished to speak on the common area modifications. HOA Board member Blake Gentry discussed the potential sports court sites. As of last year, 70% of the residents wanted a sports court around the existing amenity center. More recently, the HOA asked the District for an analysis on potential sports court sites, particularly the drip field adjacent to the bridge. He understands the drip field is a complicated area but the residents do not understand all the aspects and just see a nice big open field. The residents deserve a detailed explanation on whether or not the drip field area could be used. If the existing drip field can be used, what are the costs to relocate the drip field and timeframe. The HOA did not get clear answers previously. The HOA looked at all open areas so that noise, light, parking, distance from homes, etc. would not be impactful to residents. There are only three spots available, which are: front of subdivision, very back between Adam Court and end of Reunion Ranch Boulevard and the drip field area by the amenity center. A clear answer from the District would be very helpful. The application process on the plan cannot be done unless the HOA has an answer if the drip field can be used or the associated costs of being able to use it. Blake Gentry thanked the District's committee for their work so far but there is still work to be done.

Resident Elizabeth Joiner-Milam stated that the WCID has been somewhat vilified on this project and asked what the WCID has communicated to the HOA on the use of the drip fields for

the sports court. She would also like to a simple “one-click” link on the District’s website to join the board meetings, as it was a bit hard to join today.

Resident Sandy Lake does not understand the cost that the HOA is looking for from the WCID. She would like to understand what the WCID considers a full application for the sports court and can the HOA members see the HOA submission. What is the timeframe for the WCID to review the application and provide an answer to the HOA.

HOA Board member Aman Dhingra would like clarity on the communications from the WCID to the HOA on what can and cannot be done on the potential sports court options. He would like to better understand the details so the HOA can make a decision.

Resident Olivia Barnard suggested that a WCID liaison post a general comment each month on social media and then link them back to the District’s website for more information.

President Dennis Daniel stated that this Board and prior Board members discussed the amenities topic numerous times over the years at board meetings and with individuals, including with the current and past three HOA Board Presidents. This has been an ongoing conversation. After this discussion, if there are still questions that need to be answered, the District will take notes and try to get them answered. The District established a Land Use and Water Quality committee several years ago who can work with the HOA as requested at any time. The District and HOA Boards all live in the subdivision and are all for working in an efficient manner. This WCID Board is not taking positions at all if additional amenities should or should not be pursued. That is the HOA’s role and responsibility. The District’s role is to take care of the District’s assets, which are the water, wastewater and storm management systems. There are three locations that the HOA is interested in which are: at the front of the subdivision, back of the subdivision and the current amenity center drip field. The obstacles in using the drip fields are permitted by the TCEQ and the District has to maintain a certain area and condition so that the effluent from the wastewater treatment plant can be disposed of on the drip fields. The existing drip fields are not optional. The surface use works well so long the subsurface is not damaged. Using those fields for recreation has been encouraged. However, staking volleyball nets, etc. is frowned upon because it could cause leaks in the system. The District has placed signage in that area to show what and what not to do. These rules help to ensure that the permit is not violated. There is an earth berm between the amenity center and the drip fields place to stop the runoff from coming through the drip fields and keeping them saturated. The District was cited in the past due to standing water on the drip field and that is why the berm was built. If something is built on the drip field, then the drip field will need to be replaced with a new area. If that is the case, then the District will need to figure out a new location for the drip field, if and how to get new piping to it for effluent irrigation with the existing system, then go to the TCEQ for a permit amendment, which the renewal took about a year or so. Once it gets permitted, then get bids, go into construction and be sure all works appropriately and have the required monitoring in place. The District has an environmentally sensitive creek that runs through the neighborhood that is partly within the recharge zone of Edwards Aquifer. Vice President John Genter stated he is excited to see the today’s involvement and discussed all the acronyms used today because several years ago when he became a Board member, he did not know what all the acronyms meant. HOA Board member Blake Gentry thanked President Dennis Daniel and said in theory it appears possible to use the drip field area if

permitted, etc. However, how does the HOA get a clearer answer and what is the process. President Dennis Daniel stated that it may have been lightly dismissed before because of the length of time and the costs associated with the move of a drip field. To start the process of determining if the drip field is feasible, then the HOA's civil engineer will need to call the District's engineer for information. HOA Board member Blake Gentry asked if they could have access to the District's as-builts of the drip fields. President Dennis Daniel advised he would need to defer that request to the District's legal counsel. Those detailed plans are confidential by law. Attorney Bill Flickinger advised that the general rule is any drawing or design showing exact locations of District facilities is confidential per state law. The District can release general information but not the as-builts. HOA Board member Blake Gentry thanked the Board. Resident Sandy Lake asked who would pay for relocation of the District's drip field and the engineering involved with it. President Dennis Daniel advised this is an amenity matter and funding would come from the HOA. Resident Elizabeth Joiner-Milam had the same question and asked if it would in turn result in higher costs to the residents. President Dennis Daniel advised that the District operates under zero profit. The District's sources of funding are tax rates and service rates. Resident Elizabeth Joiner-Milam stated her argument is and has been that she is not sure there has been enough surveying by the HOA to know if this is what the majority of the residents want before going into what appears to be significant increases and costs. President Dennis Daniel understands that and reiterated that it is not for the WCID Board to decide. The application for common area modifications is on the District's website. The District does not approve individual use of the greenbelt first because it belongs to the HOA and that is why the HOA must first approve the use before coming to the WCID to see if there are any facilities in the path. Resident Sandy Lake confirmed that the WCID application is on its website, but if the process is difficult, people will not do it. Vice President John Genter stated the District will continue to work to be sure residents are informed on various matters within the neighborhood and again stated he is excited to see all the people today. HOA Board member Aman Dhingra discussed the purpose of the drip field. It is his understanding that it is for the District's extra effluent disposal. If the need for the drip fields goes away, can the drip fields then be used. President Dennis Daniel stated that the need will only go away, if there is no wastewater or figure out a different way to treat the wastewater, which would be monumental.

The Board took a seven-minute break at this time.

President Dennis Daniel reported that two variances were approved last month.

President Dennis Daniel discussed the amendment to the Water Conservation Plan. The purpose is to make minor corrections to the plan. Engineer Chris Rosales reported that there was an update to the look back period from 2020 to the end of 2024 and changes to the calculations. President Dennis Daniel reported on what triggered the changes to the Water Conservation Plan. The population assumptions made when the District adopted the previous plan were different per house than what was listed. The information is based on census data being 2.5 per house. Previously 3.5 per house was used, which was the standard. The subdivision is less dense than others in the area.

President Dennis Daniel opened the public hearing on the amendment to the District's Water Conservation Plan and asked for any comments. Hearing no comments, President Dennis Daniel closed the public hearing.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Approve the Resolution Adopting Amended Water Conservation Plan as presented.**

**Motion by: Secretary Gary Grass  
Second by: Vice President John Genter  
The motion carried unanimously.**

Regarding the District's Rate Order, Assistant Secretary Eric Hart discussed the draft Rate Order and doing a true up on the cost of service with MOC. The changes included an increase in inspection fees and changing the NSF fee to \$30.00.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Adopt amended Rate Order as presented.**

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

Attorney Bill Flickinger stated that the District Rules and Regulations have a number of exhibits that needed to be updated from Inframark to MOC. These exhibits are still being drafted. In the body of the Rules and Regulations, there is a reference to Inframark that will need to be changed to MOC.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Authorize President Dennis Daniel or in his absence, Vice President John Genter to work with the District's attorney to make all revisions to the District's Rules and Regulations that are required due to the transition from Inframark to MOC and approve and execute the Rules and Regulations when finalized.**

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

President Dennis Daniel asked for an update on the transition from Manager Katie May and Lonnie Wright. Ultimately, the District wants this transition to be as smooth as possible for all residents and asked if there is anything the Board can do to help with this transition. Manager Katie May will need the bill message to include information on the actual water bill on the transition and Lonnie Wright provided the bill insert to be included. Vice President John Genter reported on the transition process. Lonnie Wright, Assistant Secretary Mark Olson and Vice President John Genter worked on this communication. President Dennis Daniel thanked them for the work between all parties and asked Manager Katie May to pass that message along. Beginning

April 21<sup>st</sup>, if any residents have any issues, they will now need to contact MOC and will need to reestablish how bill pay is set up.

At this time, the Committees discussed their respective reports.

Assistant Secretary Mark Olson reported that MOC will be going door to door to hang door tags on the transition. The District's website will be updated on April 21<sup>st</sup> with all MOC details. Assistant Secretary Mark Olson reported that some of the information and documents has already been updated and reorganized on the District's website to make it easier to find information. Over the next several months, more information will be included on the District's website regarding the erosion trail, Wipes in the Pipes, rules regarding dirt piles and the pool approval process. It appears that residents are not aware that they have to get various approvals from the HOA and the District and possibly the City of Dripping Springs. As requested earlier, a "one-click" link to join the Zoom board meetings will be added on the website.

President Dennis Daniel advised that the committee has been focused on the transition and thanked Inframark for their help.

Assistant Secretary Gary Grass reported that the committee met with MEC to survey the erosion trail damage at Katie and Adam Court. The remediation plan will be approximately \$5,000. The District already spent \$1,400 to remove the salt that was placed to kill the grass. It will be about \$2,500 to remove the debris, rocks and tree clippings. Assistant Secretary Mark Olson would like to have some signage placed in that area as well. After discussion, President Dennis noted that the trail is on the HOA's land and asked if the HOA provided their permission, blessing and/or request for the District to do this work for them. Secretary Gary Grass advised that HOA Board member Jay Patel gave permission to the committee to move forward with the assessment and estimates from the District engineer. Secretary Gary Grass would like to get this done before further damage occurs and who and how it is paid for can be discussed at a later time. The area in question is in the District's drainage easement. President Dennis Daniel advised that the roles need to be reversed. HOA Board member Eric Knustrom advised that he will take this up with the HOA board and get back to the District's committee on this matter. President Dennis Daniel asked the committee to put the remediation plan into writing and provide it to the HOA. Resident Ron Meyer asked for a plan on access and details on mitigating the erosion, which would be good for the HOA to review. Resident Elizabeth Joiner-Milam asked if there is a way to convey to all members that it is not ok to alter trails. This is a significant expenditure that will be made by the HOA or WCID and ultimately the residents will have to pay for it. This action has a financial impact for all residents. President Dennis Daniel said that a message/email can be put out there on this issue. HOA Board member Jay Patel stated that the District already sent a message on this matter. President Dennis Daniel wants to send another message outlining the cost for the trail remediation. Secretary Gary Grass discussed the common area modification process. There was discussion as to if the resident knew that they should not be constructing new trails. HOA Board member Eric Knustrom advised that there are other areas that have been modified as well, knowing it should not be done, but people did it anyway because there are no consequences. If anyone knows this individual, please let the HOA know so it can be discussed with the individual. HOA Board member Eric Knustrom asked that the remediation plan be sent to the HOA's Manager FSR to provide to the HOA Board. President Dennis Daniel proposed that the

District's Land Use & Water Quality committee work with the HOA on this matter and possibly signage that says, "Stay Out, area being restored." Engineer Chris Rosales discussed the remediation plan on removal of rocks to allow water to be disbursed and returning the path back to nature. President Dennis Daniel noted that the rocks could be spread out and make berms to disrupt the water flow and disperse it appropriately.

Assistant Secretary Eric Hart reported that the committee met with Manager Katie May on invoice review. There was discussion on tracking stormwater costs versus sewer repairs and other sewer expenditures to see real costs. There was discussion of creating separate line items on reoccurring items. Bookkeeper Allen Douthitt stated that this may have already been carved out, but the information needs to be evident on the invoices so that it can be tracked properly.

President Dennis Daniel discussed the LCRA projection charts in relation to the drought. The District will probably hit Stage 3 by summer. Assistant Secretary Eric Hart asked if the WTCPUA plans to do anything on its storage issues and President Dennis Daniel asked Engineer Chris Rosales to provide an update on that question at next month's board meeting.

Attorney Bill Flickinger reported that the recent Open Records Request has been completed and all information was provided.

8. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Operational – Water, Wastewater, Water Quality and Drainage Plant
- b. Utility Data Trends Analysis
- c. Emergency Management Plan(s)
- d. Long-term Improvements and Asset Management
  - i. 210 Conversion
- e. Approvals Related to Ongoing Construction Contracts
- f. Approvals to Upcoming Construction Contracts

Engineer Chris Rosales discussed the engineer's report as included in the agenda package.

The District's TLAP permit was received yesterday. However, the TCEQ only approved a 5-year renewal period instead of the requested 10-year renewal period. This was due to the District's violation history. President Dennis Daniel discussed the prior violations.

Engineer Chris Rosales reported on the water usage for March, which is trending upward as the spring/summer season approaches.

In regard to the WWTP effluent parameters, the BOD and turbidity continue to decline from previous months and are under the permit limits. E. coli and TSS levels remain low.

MEC is coordinating with MOC on the District's Emergency Management Plan.

Engineer Chris Rosales discussed the updated Long-Term Improvements and Asset Management Plan and noted that the dates in the report have been updated. Vice President John

Genter asked about the timeframe for providing effluent to the HOA. Engineer Chris Rosales stated by May 31<sup>st</sup>.

Engineer Chris Rosales reported that the Phase II irrigation line installation for the 210 conversion work has been completed. Austin Engineering submitted Pay Application #1 for \$56,730 for the irrigation line installation.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Approve Pay Application #1 submitted by Austin Engineering for the irrigation line installation for the 210 effluent project.**

**Motion by: Vice President John Genter**

**Second by: Assistant Secretary Eric Hart**

**The motion carried unanimously.**

Engineer Chris Rosales reported that MEC has been acquired by Consor North America and they are currently in the transition period. Starting on Monday, MEC will go by Consor and all the contact emails will be changing as well. Attorney Bill Flickinger advised that Consor acquired MEC's stock.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

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

Manager Katie May discussed the manager's report as included in the agenda package.

Inframark is continuing to work with the committee on invoice review. The next meeting will occur on May 5<sup>th</sup> and she will pull all the requested data.

As reported at the last board meeting, the cleaning estimate for Lift Stations 1 & 2 is \$4,425.60. MOC will review this request and provide a recommendation. Manager Katie May reported that Inframark investigated the turbidity meter and HACH found that the meter was unable to be repaired. The meter was pulled on February 26<sup>th</sup> and a quote came back on April 2<sup>nd</sup>. Inframark will send the information to MOC so that MOC can pick it up.

Manager Katie May reported that all District facilities are in compliance for the month of March. The plant is running at 69% capacity with flows at 1.713 MG and an average of 55,268 gpd. Manager Katie May stated that the spikes last month were likely due to the reading the meters at different times over the weekend.

Water accountability for March was 98.76%.

Manager Katie May reported that the outfall inspection reports were sent yesterday. No repairs have been completed due to the Inframark's contract ending. Going forward, MOC will handle matters as the District's Manager/Operator. Aquatic Features is now using a new system called Johnson Lake Management for their pond reporting.

President Dennis Daniel noted the uptick in the 60-day accounts receivables. Manager Katie May stated it is in line with more water usage for this time period.

President Dennis Daniel would like to add an agenda item for next month's meeting on waiver of late fees during transition between Inframark and MOC.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger had nothing to report.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 5:43 p.m.

---

Dennis B. Daniel, President  
Reunion Ranch WCID

ATTEST:

---

Gary Grass, Secretary  
Reunion Ranch WCID

[SEAL]

# **Reunion Ranch W.C.I.D.**

## **Accounting Report**

**May 20, 2025**

---

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

# 2025

## Reunion Ranch WCID

Notes

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

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

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

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

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

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

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

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

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

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

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

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

Notes	Jan 21	Board Meeting
	Feb 15	Bond Payments
	Feb 18	Board Meeting
	Mar 18	Board Meeting
	Apr 15	Board Meeting
	May 20	Board Meeting

## Cash Activity Report

**Reunion Ranch W.C.I.D.  
Cash Activity Report  
March 31, 2025 - May 20, 2025**

		First Citizens	
		Operating Account	Bookkeeper's Account
<b>Reconciled Cash Balance - March 31, 2025</b>		<b>\$ 68,520.46</b>	<b>\$ 21,000.84</b>
<b>Subsequent Activity through May 20, 2025</b>		<b>(9,739.47)</b>	<b>(10,996.31)</b>
Transfer Approved at April 15, 2025 Board Meeting	To TexPool Operating Account	(70,000.00)	
Deposit	Service Revenue	58,660.53	
Deposit	Pool Deposits and Inspections	1,600.00	
	Subtotal - Operating Account	(9,739.47)	
Transfer Approved at April 15, 2025 Board Meeting	From TexPool Operating Account	76,853.95	
Expenditures	Checks approved at April 15, 2025 meeting	(73,959.31)	
Pedemales Electric	Utilities - March 2025	(2,082.45)	
Pool Deposit Refunds	Pool Deposit Refunds	(3,000.00)	
Hays County Tax Assessor - Collector	Tax Collection Fee - 2024	(86.70)	
United States Treasury	Payroll Taxes - First Quarter 2025	(642.44)	
AT&T	Telephone - April 2025	(537.66)	
Verizon Wireless	Wireless Charges - April 2025	(53.94)	
Customer Refunds	Customer Refunds	(148.97)	
LCRA	Raw Water/Monthly Fee - April 2025	(4,124.98)	
Texas Disposal System	Trash Service - April 2025	(98.41)	
Pool Deposit Refunds	Pool Deposit Refunds	(3,000.00)	
Barton Publications	Public Notice - April 2025	(115.40)	
		(10,996.31)	
<b>Expenditures to be Approved at May 20, 2025 Board Meeting</b>		<b>-</b>	<b>(134,001.08)</b>
Vendor	Memo	Amount	
Aquatic Features Inc	Pond Maintenance - April 2025	(1,085.25)	
Bott & Douthitt, PLLC	Accounting Services - April 2025	(2,193.77)	
Malone Wheeler Inc	210 Irrigation Improvements - March 2025	(260.00)	
Murfee Engineering Company	Engineering - March 2025	(9,065.00)	
Sommers Marketing + Public Relations	Website - April 2025	(3,240.00)	
Inframark LLC	Operations and Maintenance - March 2025	(64,383.59)	
West Travis County PUA	Purchased Water - April 2025	(27,646.72)	
Willatt & Flickinger	Legal Fees - April 2025	(20,516.75)	
Zane Furr	Landscape Maintenance - April 2025	(5,610.00)	
	Total Operating Account Expenditures	(134,001.08)	
<b>Transfers to be Approved at May 20, 2025 Board Meeting</b>		<b>(50,000.00)</b>	<b>148,996.55</b>
Transfer	From First Citizens Operating to TexPool Operating	(50,000.00)	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	134,001.08	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	14,995.47	
		98,996.55	
<b>Expected Cash Balance - May 20, 2025</b>		<b>\$ 8,780.99</b>	<b>\$ 25,000.00</b>

Reunion Ranch W.C.I.D.  
Cash/Investment Activity Report  
March 31, 2025 - May 20, 2025

	Interest Rates	Balance 3/31/2025	Subsequent		Subtotal 5/20/2025	Transfers to be Approved 5/20/2025	Expected Balance 5/20/2025
			Receipts	Disbursements			
General Fund -							
First Citizens - Operating Account	0.0500%	68,520.46	60,260.53	(70,000.00)	58,780.99	(50,000.00)	(1) 8,780.99
First Citizens - Bookkeeper's Account	0.0500%	21,000.84	76,853.95	(221,851.34)	(123,996.55)	148,996.55	(2), (3) 25,000.00
Central Bank - Lockbox Account	1.9800%	16,731.37	13,878.69	(10,000.00)	20,610.06	-	20,610.06
TexPool - Operating Account	4.3107%	3,650,755.06	123,443.56	(133,583.95)	3,640,614.67	(87,102.08)	(1), (2), (3), (4) 3,553,512.59
Total - General Fund		3,757,007.73	274,436.73	(435,435.29)	3,596,009.17	11,894.47	3,607,903.64
Debt Service Fund -							
TexPool - Tax	4.3107%	157,724.39	-	(123,443.56)	34,280.83	(11,894.47)	(4) 22,386.36
TexPool - Debt Service	4.3107%	2,432,849.83	80,000.00	-	2,512,849.83	-	2,512,849.83
Total - Debt Service Fund		2,590,574.22	80,000.00	(123,443.56)	2,547,130.66	(11,894.47)	2,535,236.19
Total - All Funds		6,347,581.95	354,436.73	(558,878.85)	6,143,139.83	-	6,143,139.83

**Transfer Letter Information:**  
(1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$50,000.00  
(2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$134,001.08  
(3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$14,995.47  
(4) To transfer funds from TexPool Tax Account to TexPool Operating Account: \$11,894.47

**Reunion Ranch W.C.I.D.**  
**SCHEDULE OF TEMPORARY INVESTMENTS**  
January 1, 2025 - March 31, 2025

FUNDS	IDENTIFICATION	INTEREST RATE	INTEREST 1/25-3/25	BEG. BK VAL 1/1/2025	END. BK VAL 3/31/2025	BEG. MKT VAL 1/1/2025	END MKT VAL 3/31/2025	TRADE DATE	MATURITY DATE	DAYS	G/L ACCOUNT
GENERAL FUND:	First Citizens Bank										
	Operating Account	0.0500%	8.83	88,302.91	68,520.46	88,302.91	68,520.46				1000
	First Citizens Bank										
	Bookkeeper's Account	0.0500%	7.95	18,228.82	21,000.84	18,228.82	21,000.84				1105
	Central Bank										
	Lockbox Account	1.9800%	237.13	52,427.07	16,731.37	52,427.07	16,731.37				1110
TOTAL GENERAL OPERATING FUND	TexPool - Operating Account	4.3488%	31,686.51	2,877,144.05	3,650,755.06	2,877,144.05	3,650,755.06				1007
	Texas Local Government Investment Pool										
			<b>31,940.42</b>	<b>3,036,102.85</b>	<b>3,757,007.73</b>	<b>3,036,102.85</b>	<b>3,757,007.73</b>				
DEBT SERVICE FUND:	TexPool - Tax Account										
	Texas Local Government Investment Pool	4.3488%	12,204.70	640,534.82	157,724.39	640,534.82	157,724.39				1106
	TexPool - Debt Service										
	Texas Local Government Investment Pool	4.3488%	15,306.04	1,277,665.70	2,432,849.83	1,277,665.70	2,432,849.83				1115
TOTAL DEBT SERVICE FUND			<b>27,510.74</b>	<b>1,918,200.52</b>	<b>2,590,574.22</b>	<b>1,918,200.52</b>	<b>2,590,574.22</b>				
TOTAL ALL FUNDS			<b>59,451.16</b>	<b>4,954,303.37</b>	<b>6,347,581.95</b>	<b>4,954,303.37</b>	<b>6,347,581.95</b>				

This quarterly report is in full compliance with the investment strategy as established for the Public Funds Investment Act (Chapter 2459, amending Chapter 2256); and Investment Policy and Strategies set forth by the District.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Recap & Standings Report

HAYSTAX

Cycles: All      Taxing Units: Driftwood Ec...      Transaction Date Range: 03/01/2025 to 03/31/2025      Sorted By: By Year, Ascending      Options: Separate Rollbacks, Include

## Appraisal

WRR (Reunion Ranch WCID)

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

	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance
2006 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	194.30	0.00	194.30	0.00	0.00	0.00	0.00	0.00	194.30
2022	5,975.67	0.00	5,975.67	0.00	0.00	0.00	0.00	0.00	5,975.67
2023	5,973.20	0.00	5,973.20	0.00	0.00	0.00	0.00	0.00	5,973.20
2024	124,252.53	0.00	124,252.53	28,469.80	913.31	0.00	0.00	0.00	95,782.73
2025	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary									
Total Current	124,252.53	0.00	124,252.53	28,469.80	913.31	0.00	0.00	0.00	95,782.73
Total Delinquent	12,143.17	0.00	12,143.17	0.00	0.00	0.00	0.00	0.00	12,143.17
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	136,395.70	0.00	136,395.70	28,469.80	913.31	0.00	0.00	0.00	107,925.90
Percentages									
% of Roll Collected - 2024 - 96.62%			Adjusted Original Roll -- \$2,836,776.99			Current YTD Collected -- \$2,740,994.26			
Tax Collections Compared to Current Taxes Billed 22.91% Collected									
All Collections Compared to Current Taxes Billed 23.65% Collected									
Combined Collections (Collections + P&I Collected) -- 29,383.11									

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

TAX YEAR	2024			2023			Prior Years			TOTAL		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.2515	\$ 0.3725	\$ 0.6240	\$ 0.2440	\$ 0.3800	\$ 0.6240						
COLLECTIONS:												
OCT												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	2,463.60	3,836.75	6,300.35	0.00	0.00	0.00	2,463.60	3,836.75	6,300.35
PENALTY	0.00	0.00	0.00	462.91	720.93	1,183.84	0.00	0.00	0.00	462.91	720.93	1,183.84
NOV												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.01	0.01
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	20,743.68	30,723.75	51,467.43	3,099.80	4,827.55	7,927.35	0.00	0.00	0.00	23,843.48	35,551.30	59,394.78
PENALTY	0.00	0.00	0.00	630.04	981.22	1,611.26	0.00	0.00	0.00	630.04	981.22	1,611.26
DEC												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	230,480.04	341,367.06	571,847.10	0.00	0.00	0.00	0.00	0.00	0.00	230,480.04	341,367.06	571,847.10
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JAN												
TAX ADJUSTMENTS	142.62	211.24	353.86	(1,670.33)	(2,601.34)	(4,271.67)	(3,163.43)	(6,173.33)	(9,336.76)	(4,691.14)	(8,563.43)	(13,254.57)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	799,039.61	1,183,468.22	1,982,507.83	(1,670.33)	(2,601.33)	(4,271.66)	0.00	0.00	0.00	797,369.28	1,180,866.89	1,978,236.17
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FEB												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	43,005.73	63,696.36	106,702.09	0.00	0.00	0.00	0.00	0.00	0.00	43,005.73	63,696.36	106,702.09
PENALTY	437.83	648.48	1,086.31	0.00	0.00	0.00	0.00	0.00	0.00	437.83	648.48	1,086.31
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	11,474.61	16,995.19	28,469.80	0.00	0.00	0.00	0.00	0.00	0.00	11,474.61	16,995.19	28,469.80
PENALTY	368.10	545.21	913.31	0.00	0.00	0.00	0.00	0.00	0.00	368.10	545.21	913.31
APR												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAY												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUN												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUL												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL												
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	1,104,743.67	1,636,250.58	2,740,994.25	3,893.07	6,062.97	9,956.04	0.00	0.00	0.00	1,108,636.74	1,642,313.55	2,750,950.29
PENALTY	805.93	1,193.69	1,999.62	1,092.95	1,702.15	2,795.10	0.00	0.00	0.00	1,898.88	2,895.84	4,794.72
TOTAL DISTRIBUTION	1,105,549.60	1,637,444.27	2,742,993.87	4,986.02	7,765.12	12,751.14	0.00	0.00	0.00	1,110,535.62	1,645,209.39	2,755,745.01
BEGINNING												
TAXES RECEIVABLE	1,143,205.79	1,693,217.33	2,836,423.12	7,899.07	12,301.83	20,200.90	5,278.25	10,228.48	15,506.73	1,156,383.11	1,715,747.64	2,872,130.75
TAX ADJUSTMENTS	142.62	211.24	353.86	(1,670.33)	(2,601.33)	(4,271.66)	(3,163.43)	(6,173.33)	(4,078.35)	(4,691.14)	(8,563.42)	(13,254.56)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LESS: COLLECTIONS	(1,104,743.67)	(1,636,250.58)	(2,740,994.25)	(3,893.07)	(6,062.97)	(9,956.04)	0.00	0.00	0.00	(1,108,636.74)	(1,642,313.55)	(2,750,950.29)
TAX REC @ END OF PERIOD	38,604.74	57,177.99	95,782.73	2,335.67	3,637.53	5,973.20	2,114.82	4,055.15	11,428.38	43,055.23	64,870.67	107,925.90

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

	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
<b>First Citizens Bank</b>			
Operating Account	\$ 68,520.46		
Bookkeeper's Account	24,667.87		
<b>Total Funds First Citizens Bank</b>	<u>93,188.33</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral First Citizens Bank (Market Value)		<u>199,909.00</u>	
<b>Total Collateral</b>		<u>449,909.00</u>	
<b>Total Collateral/Funds</b>	<u>\$ 93,188.33</u>	<u>\$ 449,909.00</u>	<u>\$ 356,720.67</u>

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

3/31/2025



Cusip	Description	Maturity/Refunded Dt	Intent	Market Price Dt	Original Face	
	Location Code/Name		Coupon	Price	Par	Market Value
	Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas					
31368CZJ2	FNMA_20-80G JA WF - Wells Fargo	11/25/2050	HTM 1.25	3/31/2025 75.29	455,658.00 222,443.00	167,472.00
3137BPAF6	FHLMC_45688 CP WF - Wells Fargo	9/15/2043	HTM 3	3/31/2025 92.66	129,367.00 22,096.00	20,476.00
3137FFDA2	FHR 5089 BD BD WF - Wells Fargo	3/25/2051	HTM 1.5	3/31/2025 76.41	23,995.00 15,653.00	11,961.00
3	Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas				609,020.00 260,192.00	199,909.00

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**

**March 31, 2025**

The District is responsible for the accompanying financial statements of the governmental activities of Reunion Ranch W.C.I.D., as of and for the six months ended March 31, 2025, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

Supplementary Information

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

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



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

May 9, 2025  
Round Rock, TX

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

	<b>Governmental Funds</b>		<b>Governmental Funds Total</b>
	<b>General Fund</b>	<b>Debt Service Fund</b>	
<b>Assets</b>			
Cash and Cash Equivalents -			
Cash - Operating Account	\$ 68,520.46	\$ -	\$ 68,520.46
Cash - Bookkeeper's Account	21,000.84	-	21,000.84
Cash - Lockbox Account	16,731.37	-	16,731.37
Cash Equivalents	3,650,755.06	2,590,574.22	6,241,329.28
Receivables -			
Property Taxes	43,055.14	64,870.62	107,925.76
Service Accounts, net of allowance for doubtful accounts of \$ -	79,377.23	-	79,377.23
Prepaid Expense	3,495.83	-	3,495.83
Accounts Receivable - Other	603.77	-	603.77
Accrued Service Revenue	48,052.32	-	48,052.32
Interfund	55,338.03	-	55,338.03
<b>Total Assets</b>	<b>\$ 3,986,930.05</b>	<b>\$ 2,655,444.84</b>	<b>\$ 6,642,374.89</b>
<b>Liabilities</b>			
Accounts Payable	\$ 204,068.86	\$ -	\$ 204,068.86
Accrued Expenditures	3,493.94	-	3,493.94
Customer Deposits	75,880.00	-	75,880.00
Builder Deposit	32,000.00	-	32,000.00
Due to TCEQ	1,071.69	-	1,071.69
Interfund	-	55,338.03	55,338.03
Payroll Taxes Payable	642.44	-	642.44
<b>Total Liabilities</b>	<b>317,156.93</b>	<b>55,338.03</b>	<b>372,494.96</b>
<b>Deferred Inflows of Resources</b>			
Deferred Revenue - Property Taxes	43,055.14	64,870.62	107,925.76
<b>Total Deferred Inflows of Resources</b>	<b>43,055.14</b>	<b>64,870.62</b>	<b>107,925.76</b>
<b>Fund Balance</b>			
Fund Balances:			
Restricted for			
Debt Service	-	2,535,236.19	2,535,236.19
Unassigned	3,626,717.98	-	3,626,717.98
<b>Total Fund Balances</b>	<b>3,626,717.98</b>	<b>2,535,236.19</b>	<b>6,161,954.17</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 3,986,930.05</b>	<b>\$ 2,655,444.84</b>	<b>\$ 6,642,374.89</b>

See Accountants' Report.

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

	<b>Governmental Funds</b>		<b>Governmental Funds Total</b>
	<b>General Fund</b>	<b>Debt Service Fund</b>	
<b>Revenues:</b>			
Property Tax Revenue	\$ 1,110,535.62	\$ 1,645,209.39	\$ 2,755,745.01
Service Accounts			
Water Revenue	313,807.70	-	313,807.70
Wastewater Revenue	187,149.27	-	187,149.27
Service Revenue Penalties	4,445.75	-	4,445.75
Interest and Other Income	69,732.49	42,957.82	112,690.31
<b>Total Revenues</b>	<b>1,685,670.83</b>	<b>1,688,167.21</b>	<b>3,373,838.04</b>
<b>Expenditures:</b>			
Operating Expenses -			
Reservation Fee	14,000.01	-	14,000.01
Monthly Charges	90,162.36	-	90,162.36
Water Purchases	74,118.69	-	74,118.69
Operations & Management	49,410.25	-	49,410.25
Utilities	16,449.03	-	16,449.03
Lab Fees	15,551.18	-	15,551.18
Inspections	3,526.66	-	3,526.66
Chemicals	6,881.75	-	6,881.75
Sludge Hauling	15,720.95	-	15,720.95
Permit Fee	1,328.05	-	1,328.05
Repairs & Maintenance (Routine) -			
Water Repairs	20,655.47	-	20,655.47
Sewer Repairs	207,285.61	-	207,285.61
Irrigation Maintenance	3,124.40	-	3,124.40
Pond Maintenance	23,173.38	-	23,173.38
Landscape Maintenance	27,415.00	-	27,415.00
Repairs & Maintenance (Non-Routine or One Time) -			
Pond Maintenance (Non-Routine)	6,192.00	-	6,192.00
Administrative Services -			
Director Fees, including payroll tax	8,802.55	-	8,802.55
Director Reimbursements	348.59	-	348.59
Insurance	24,162.32	-	24,162.32
Tax Appraisal/Collection Fees	4,220.93	6,251.69	10,472.62
Public Notice	1,153.26	-	1,153.26
Website	3,810.00	-	3,810.00
Miscellaneous Expense	797.35	-	797.35
Professional Fees -			
Legal Fees	81,727.17	-	81,727.17
Financial Advisor	1,209.13	1,790.87	3,000.00
Bookkeeping Fees	15,017.03	-	15,017.03
Engineering Fees	39,970.53	-	39,970.53
Engineering Fees - Special	9,187.50	-	9,187.50
Audit Fees	14,500.00	-	14,500.00
Debt Service -			
Interest Expense	-	413,921.91	413,921.91
Fiscal Agent Fees	-	1,200.00	1,200.00
Capital Outlay	231,125.50	-	231,125.50
<b>Total Expenditures</b>	<b>1,011,026.65</b>	<b>423,164.47</b>	<b>1,434,191.12</b>
<b>Excess/(Deficiency) of Revenues Over (Under) Expenditures</b>	<b>674,644.18</b>	<b>1,265,002.74</b>	<b>1,939,646.92</b>
<b>Fund Balance, October 1, 2024</b>	<b>2,952,073.80</b>	<b>1,270,233.45</b>	<b>4,222,307.25</b>
<b>Fund Balance, March 31, 2025</b>	<b>\$ 3,626,717.98</b>	<b>\$ 2,535,236.19</b>	<b>\$ 6,161,954.17</b>

See Accountants' Report.

## **Supplementary Information**

### **Index**

#### **General Fund**

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

#### **Debt Service Fund**

- Debt Service Schedule

## General Fund

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

	CURRENT MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Revenues:</b>						
Property Tax Revenue, including penalties	\$ 11,842.71	\$ 14,000.00	\$ (2,157.29)	\$ 1,110,535.62	\$ 1,108,531.00	\$ 2,004.62
Service Accounts						
Water Revenue	44,626.42	41,881.00	2,745.42	313,807.70	282,517.00	31,290.70
Wastewater Revenue	32,037.89	28,486.00	3,551.89	187,149.27	170,916.00	16,233.27
Service Revenue Penalties	467.07	563.00	(95.93)	4,445.75	3,627.00	818.75
Interest and Other Income	12,612.36	6,500.00	6,112.36	69,732.49	39,000.00	30,732.49
<b>Total Revenues</b>	101,586.45	91,430.00	10,156.45	1,685,670.83	1,604,591.00	81,079.83
<b>Expenditures:</b>						
Operating Expenses -						
Reservation Fee	2,406.25	2,406.00	(0.25)	14,000.01	13,998.00	(20.1)
Monthly Charges	15,027.06	15,027.00	(0.06)	90,162.36	90,162.00	(0.36)
Water Purchases	11,628.71	10,499.00	(1,129.71)	74,118.69	78,086.00	3,967.31
Management and Operations	9,088.53	9,038.00	(50.53)	49,410.25	54,228.00	4,817.75
Utilities	2,703.72	2,750.00	46.28	16,449.03	16,500.00	50.97
Lab Fees	3,143.85	3,000.00	(143.85)	15,551.18	18,000.00	2,448.82
Inspection Fees	1,755.95	1,500.00	(255.95)	3,526.66	9,000.00	5,473.34
Chemicals	574.77	3,000.00	2,425.23	6,881.75	18,000.00	11,118.25
Sludge Hauling	1,628.75	10,000.00	8,371.25	15,720.95	60,000.00	44,279.05
Permit Fees	-	-	-	1,328.05	1,500.00	171.95
Repairs and Maintenance						
Water Repairs and Maintenance	1,786.54	5,750.00	3,963.46	20,655.47	34,500.00	13,844.53
Sewer Repairs and Maintenance	39,858.14	9,070.00	(30,788.14)	207,285.61	54,420.00	(152,865.61)
Irrigation Maintenance	584.00	2,500.00	1,916.00	3,124.40	15,000.00	11,875.60
Pond Maintenance	7,167.44	6,500.00	(667.44)	23,173.38	39,000.00	15,826.62
Landscape Maintenance	4,990.00	5,000.00	10.00	27,415.00	30,000.00	2,585.00
Repairs and Maintenance - Non-Routine						
Pond Maintenance	-	-	-	6,192.00	6,200.00	8.00
Capital Outlay - 210	56,990.00	57,000.00	10.00	231,125.50	242,000.00	10,874.50
Administrative Services -						
Director Fees, incl payroll taxes	1,427.44	1,427.00	(0.44)	8,802.55	8,562.00	(240.55)
Director Reimbursement	58.80	65.00	6.20	348.59	390.00	41.41
Insurance	-	-	-	24,162.32	25,000.00	837.68
Tax Appraisal/Collector Fees	2,127.94	2,000.00	(127.94)	4,220.93	4,000.00	(220.93)
Public Notice	400.00	900.00	500.00	1,153.26	750.00	(403.26)
Website	31.65	250.00	218.35	3,810.00	5,400.00	1,590.00
Miscellaneous	-	-	-	797.35	1,500.00	702.65
Professional Fees -						
Legal Fees	22,073.00	10,500.00	(11,573.00)	81,727.17	63,000.00	(18,727.17)
Financial Advisor Fees	-	-	-	1,209.13	1,500.00	290.87
Accounting Fees	2,000.00	2,700.00	700.00	15,017.03	18,700.00	3,682.97
Engineering Fees - General	4,292.50	11,200.00	6,907.50	39,970.53	67,200.00	27,229.47
Engineering Fees - Special	4,772.50	8,357.00	3,584.50	9,187.50	50,142.00	40,954.50
Audit Fees	-	-	-	14,500.00	14,000.00	(500.00)
<b>Total Expenditures</b>	196,517.54	180,439.00	(16,078.54)	1,011,026.65	1,040,738.00	29,711.35
<b>Excess/(Deficiency) of Revenues Over/(Under) Expenditures</b>	\$ (94,931.09)	\$ (89,009.00)	\$ (5,922.09)	\$ 674,644.18	\$ 563,853.00	\$ 110,791.18
<b>Reserve Analysis:</b>						
Beginning Fund Balance						<b>Budgeted</b>
Budgeted Surplus (Deficit)						2,952,073.80
Expected Ending Fund Balance						(191,194.00)
Operating Reserve (One Year)						2,760,879.80
Expected Surplus (Deficit) Operating Reserve						2,407,677.00
						353,202.80

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

FY 2025 Budget Approved 9/24/24	Actual Oct-24	Actual Nov-24	Actual Dec-24	Actual Jan-25	Actual Feb-25	Actual Mar-25	Budget Apr-25	Budget May-25	Budget Jun-25	Budget Jul-25	Budget Aug-25	Budget Sep-25	Projected Actual	Projected Variance
Revenues:														
Property Tax Revenues	\$ 1,121,531	\$ 2,927	\$ 24,474	\$ 230,480	\$ 797,369	\$ 43,444	\$ 11,843	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ 1,123,536	\$ 2,005
Service Accounts -														
Water Service Fees	667,054	74,659	69,066	47,291	38,774	39,391	44,626	46,045	62,702	62,702	71,030	71,028	698,345	31,291
Sewer Service Fees	341,827	32,639	32,552	30,871	29,632	29,418	32,038	28,486	28,486	28,486	28,486	28,481	358,060	16,233
Service Account Penalties	8,071	676	584	1,371	418	929	467	596	729	796	796	796	8,890	819
Interest Income	78,000	12,649	11,371	11,523	11,233	10,345	12,612	6,500	6,500	6,500	6,500	6,500	108,732	30,732
Total Revenues	2,216,483	123,550	138,046	321,536	877,426	123,527	101,586	94,627	98,417	106,812	106,812	106,807	2,297,563	81,080
Expenditures:														
Operating Expenses -														
LORA Firm Water Reservation Fee	28,434	2,260	2,260	2,260	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	28,436	(2)
WTPUA Monthly Charge	180,324	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	15,027	180,324	(0)
Water Purchases	207,340	20,804	16,278	10,123	7,848	7,437	11,629	20,852	20,852	24,994	24,994	24,992	203,373	3,967
Management & Operations	108,451	7,884	7,871	7,998	7,952	8,617	9,089	9,038	9,038	9,038	9,038	9,033	103,633	4,818
Utilities														
Bacteriological Testing	35,000	2,543	2,548	3,000	3,116	2,903	2,704	2,750	2,750	2,750	2,750	2,750	32,949	51
Inspections	18,000	741	3,199	3,184	2,262	1,706	3,144	3,000	3,000	3,000	3,000	3,000	33,551	2,449
Chemicals	36,000	-	2,192	2,095	538	753	1,756	1,500	1,500	1,500	1,500	1,500	12,527	5,473
Sludge Hauling	120,000	3,596	2,940	2,095	-	2,020	575	3,000	3,000	3,000	3,000	3,000	24,882	11,118
Permit Fee	1,500	620	708	4,636	2,920	-	1,629	10,000	10,000	10,000	10,000	10,000	75,721	44,279
Routine Repairs & Maintenance -														
Water System	69,000	5,904	6,826	2,083	2,213	1,843	1,787	5,750	5,750	5,750	5,750	5,750	55,155	13,845
Wastewater	148,840	24,148	34,212	60,318	17,828	30,921	39,858	9,070	9,070	9,070	9,070	49,070	181,706	(152,866)
Irrigation														
Pond Maintenance	78,000	3,354	1,477	234	496	350	584	2,500	2,500	2,500	2,500	2,500	18,124	11,876
Landscape Maintenance	60,000	5,610	4,990	4,355	2,922	3,983	7,167	6,500	6,500	6,500	6,500	6,500	62,173	15,827
One-Time Repairs & Maintenance -														
Ponds/Drainage	49,000	6,192	-	-	-	-	-	-	-	-	-	42,800	48,992	8
Odor Control	10,000	-	-	-	-	-	-	-	-	-	-	10,000	10,000	-
WWTP Improvements	86,000	-	-	-	-	-	-	-	-	-	-	86,000	86,000	-
Water System	36,000	-	-	-	-	-	-	-	-	-	-	36,000	36,000	-
Non-Routine Repairs & Maintenance -														
Pond Maintenance	14,000	-	-	-	-	-	-	-	-	-	-	14,000	14,000	-
Wastewater	88,000	-	-	-	-	-	-	-	-	-	-	88,000	88,000	-
Water System	4,000	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
Capital Outlay - 210	480,000	-	-	69,640	100,856	3,640	56,990	-	-	-	-	238,000	469,126	10,875
Subtotal-District Facilities	1,921,889	103,109	99,031	189,187	170,117	85,343	159,334	96,393	100,535	100,535	100,535	659,328	1,947,415	(25,626)
Administrative Services -														
Director Fees, incl payroll tax	17,128	1,190	1,903	1,190	1,190	1,903	1,427	1,427	1,427	1,427	1,427	1,431	17,369	(241)
Director Reimbursements	780	63	63	59	59	59	59	65	65	65	65	65	739	41
Tax Appraisal/Collector Fees	8,000	-	-	2,093	-	-	2,128	-	2,000	-	-	2,000	8,221	(221)
Insurance	25,000	24,162	-	-	-	-	-	-	-	-	-	-	24,162	838
Public Notice	5,000	654	-	499	-	-	-	-	-	-	-	4,250	5,403	(403)
Website	15,800	690	550	350	1,020	800	400	900	900	900	900	5,900	14,210	1,590
Miscellaneous	3,000	26	35	47	68	589	32	250	250	250	250	250	2,296	704
Subtotal-Admin. Services	74,708	26,785	2,551	4,225	2,236	3,351	4,046	2,642	4,642	2,642	2,642	13,896	72,400	2,308
Professional Fees -														
Legal Fees	126,000	9,925	9,632	10,186	14,518	15,395	22,073	10,500	10,500	10,500	10,500	10,500	144,727	(18,727)
Accounting Fees	34,900	2,000	2,000	5,017	2,000	2,000	2,000	2,700	2,700	2,700	2,700	2,700	31,217	3,683
Engineering Fees	134,400	28,208	30,780	(44,865)	13,250	8,305	4,293	11,200	11,200	11,200	11,200	11,200	107,171	27,229
Engineering Fees - Special														
Financial Advisor	1,500	1,209	-	-	1,040	1,268	4,773	8,357	8,357	8,357	8,357	8,353	59,326	40,955
Audit Fees	14,000	-	-	14,500	-	-	-	-	-	-	-	-	1,209	291
Subtotal-Professional Fees	411,080	41,611	42,509	(30,839)	48,325	26,967	33,138	32,757	32,757	32,757	32,757	32,753	358,149	52,931
Total Expenditures	2,407,677	171,506	144,091	162,473	220,778	115,660	196,518	131,792	133,792	135,934	135,934	705,977	2,377,965	29,712
Excess/(Deficiency) of Revenues over Expenditures	\$ (191,194)	\$ (47,957)	\$ (6,044)	\$ 159,062	\$ 656,648	\$ 7,867	\$ (94,931)	\$ (28,883)	\$ (35,375)	\$ (29,122)	\$ (29,122)	\$ (599,170)	\$ (80,402)	\$ 110,792

See Accountants' Report.

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

	<b>First Citizens Operating</b>	<b>First Citizens Bookkeeper's</b>	<b>Total</b>
<b>Beginning Bank Balance 3/1/2025</b>	\$ 50,065.40	\$ 24,227.60	\$ 74,293.00
<b>Cleared Transactions</b>			
Checks and Payments	(40,000.00)	(113,772.45)	(153,772.45)
Deposits and Credits	58,455.06	114,212.72	172,667.78
<b>Total Cleared Transactions</b>	18,455.06	440.27	18,895.33
<b>Ending Bank Balance 3/31/2025</b>	68,520.46	24,667.87	93,188.33
<b>Uncleared Transactions</b>			
Deposits in Transit	-	-	-
Outstanding Checks	-	(3,667.03)	(3,667.03)
<b>Total Uncleared Transactions</b>	-	(3,667.03)	(3,667.03)
<b>Register Balance as of 3/31/2025</b>	<u>\$ 68,520.46</u>	<u>\$ 21,000.84</u>	<u>\$ 89,521.30</u>

See Accountants' Report.

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

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
Aquatic Features Inc	1,105.75	0.00	0.00	0.00	0.00	1,105.75
AT&T Uverse	0.00	121.40	0.00	0.00	0.00	121.40
Austin Engineering Co, Inc	56,730.00	0.00	0.00	0.00	0.00	56,730.00
Bott & Douthitt, P.L.L.C.	2,000.00	0.00	0.00	0.00	0.00	2,000.00
██████████	150.00	0.00	0.00	0.00	0.00	150.00
Hays County Tax Assessor-Collector	86.70	0.00	0.00	0.00	0.00	86.70
LCRA	3,440.60	0.00	0.00	0.00	0.00	3,440.60
Malone Wheeler Inc	260.00	3,640.00	0.00	0.00	0.00	3,900.00
Murfee Engineering Company, Inc	9,065.00	0.00	0.00	0.00	0.00	9,065.00
Pedernales Electric Cooperative	2,082.45	0.00	0.00	0.00	0.00	2,082.45
Sommers Marketing + Public Relations	400.00	0.00	0.00	0.00	0.00	400.00
Texas Disposal Systems Inc	0.00	98.63	0.00	0.00	0.00	98.63
Water Holdings Acquisition LLC	64,383.59	7,820.32	0.00	0.00	0.00	72,203.91
West Travis County PUA	25,621.42	0.00	0.00	0.00	0.00	25,621.42
Willatt & Flickinger, P.L.L.C.	22,073.00	0.00	0.00	0.00	0.00	22,073.00
Zane Furr	4,990.00	0.00	0.00	0.00	0.00	4,990.00
<b>TOTAL</b>	<b><u>192,388.51</u></b>	<b><u>11,680.35</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>204,068.86</u></b>

See Accountants' Report.

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

	Dennis Daniel	Eric M Hart	Gary C Grass	John E Genter	Mark D Olson	TOTAL
Employee Wages, Taxes and Adjustments						
Gross Pay	221.00	221.00	221.00	221.00	442.00	1,326.00
Director Fees						
Total Gross Pay	221.00	221.00	221.00	221.00	442.00	1,326.00
Adjusted Gross Pay	221.00	221.00	221.00	221.00	442.00	1,326.00
Taxes Withheld						
Federal Withholding	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Employee	(3.20)	(3.20)	(3.21)	(3.20)	(6.41)	(19.22)
Social Security Employee	(13.71)	(13.70)	(13.70)	(13.71)	(27.40)	(82.22)
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes Withheld	(16.91)	(16.90)	(16.91)	(16.91)	(33.81)	(101.44)
Additions to Net Pay						
Mileage	22.40	10.50	0.00	15.40	10.50	58.80
Total Additions to Net Pay	22.40	10.50	0.00	15.40	10.50	58.80
Net Pay	226.49	214.60	204.09	219.49	418.69	1,283.36
Employer Taxes and Contributions						
Medicare Company	3.20	3.20	3.21	3.20	6.41	19.22
Social Security Company	13.71	13.70	13.70	13.71	27.40	82.22
Total Employer Taxes and Contributions	16.91	16.90	16.91	16.91	33.81	101.44

See Accountants' Report.

## **Debt Service Fund**

Reunion Ranch Water Control & Improvement District  
Debt Service Schedule

Due Date	Interest Rates 1.75% - 4.00%		Interest Rates 3.00% - 3.625%		Interest Rates 2.00% - 3.5%		Interest Rates 2.70% - 4.125%		Interest Rates 2.00% - 3.00%		Interest Rates 2.00% - 2.375%		Principal	Interest		
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest				
2/15/2024	-	56,130	-	60,691	-	81,909	-	86,178	-	59,656	-	80,713	-	425,277		
8/15/2024	110,000	56,130	115,000	60,691	170,000	81,909	195,000	86,178	145,000	59,656	100,000	80,713	835,000	425,277		
FY 2024	110,000	112,260	115,000	121,381	170,000	163,819	195,000	172,356	145,000	119,313	100,000	161,425	835,000	850,554		
2/15/2025	-	54,425	-	58,966	-	79,359	-	83,253	-	58,206	-	79,713	-	413,922		
8/15/2025	115,000	54,425	125,000	58,966	180,000	79,359	195,000	83,253	150,000	58,206	100,000	79,713	865,000	413,922		
FY 2025	115,000	108,850	125,000	117,931	180,000	158,719	195,000	166,506	150,000	116,413	100,000	159,425	865,000	827,844		
2/15/2026	-	52,628	-	57,013	-	76,659	-	80,328	-	56,706	-	78,713	-	402,047		
8/15/2026	120,000	52,628	130,000	57,013	190,000	76,659	195,000	80,328	155,000	56,706	105,000	78,713	895,000	402,047		
FY 2026	120,000	105,256	130,000	114,025	190,000	153,319	195,000	160,656	155,000	113,413	105,000	157,425	895,000	804,094		
2/15/2027	-	50,678	-	54,819	-	73,809	-	77,281	-	55,156	-	77,663	-	389,406		
8/15/2027	130,000	50,678	135,000	54,819	195,000	73,809	200,000	77,281	160,000	55,156	110,000	77,663	930,000	389,406		
FY 2027	130,000	101,356	135,000	109,638	195,000	147,619	200,000	154,563	160,000	110,313	110,000	155,325	930,000	778,813		
2/15/2028	-	48,403	-	52,456	-	70,884	-	73,281	-	53,556	-	76,563	-	375,144		
8/15/2028	135,000	48,403	140,000	52,456	205,000	70,884	200,000	73,281	165,000	53,556	115,000	76,563	960,000	375,144		
FY 2028	135,000	96,806	140,000	104,913	205,000	141,769	200,000	146,563	165,000	107,113	115,000	153,125	960,000	750,289		
2/15/2029	-	46,041	-	50,006	-	67,809	-	69,281	-	51,700	-	75,413	-	360,250		
8/15/2029	145,000	46,041	145,000	50,006	215,000	67,809	200,000	69,281	175,000	51,700	120,000	75,413	1,000,000	360,250		
FY 2029	145,000	92,081	145,000	100,013	215,000	135,619	200,000	138,563	175,000	103,400	120,000	150,825	1,000,000	720,500		
2/15/2030	-	43,413	-	47,378	-	64,584	-	65,281	-	49,731	-	74,213	-	344,600		
8/15/2030	150,000	43,413	155,000	47,378	225,000	64,584	200,000	65,281	180,000	49,731	175,000	74,213	1,085,000	344,600		
FY 2030	150,000	86,825	155,000	94,756	225,000	129,169	200,000	130,563	180,000	99,463	175,000	148,425	1,085,000	689,200		
2/15/2031	-	40,600	-	44,472	-	61,209	-	61,281	-	47,481	-	72,244	-	327,288		
8/15/2031	160,000	40,600	160,000	44,472	235,000	61,209	200,000	61,281	185,000	47,481	185,000	72,244	1,125,000	327,288		
FY 2031	160,000	81,200	160,000	88,944	235,000	122,419	200,000	122,563	185,000	94,963	185,000	144,488	1,125,000	654,575		
2/15/2032	-	37,600	-	41,472	-	57,684	-	57,281	-	45,169	-	70,163	-	309,369		
8/15/2032	165,000	37,600	170,000	41,472	245,000	57,684	200,000	57,281	190,000	45,169	200,000	70,163	1,170,000	309,369		
FY 2032	165,000	75,200	170,000	82,944	245,000	115,369	200,000	114,563	190,000	90,338	200,000	140,325	1,170,000	618,738		
2/15/2033	-	34,300	-	38,072	-	53,856	-	53,281	-	42,675	-	67,913	-	290,097		
8/15/2033	175,000	34,300	175,000	38,072	205,000	53,856	205,000	53,281	200,000	42,675	200,000	67,913	955,000	290,097		
FY 2033	175,000	68,600	175,000	76,144	205,000	107,713	205,000	106,563	200,000	85,350	200,000	135,825	955,000	590,194		
2/15/2034	-	30,800	-	34,572	-	49,713	-	49,181	-	40,050	-	65,663	-	269,978		
8/15/2034	185,000	30,800	185,000	34,572	205,000	49,713	205,000	49,181	205,000	40,050	200,000	65,663	1,500,000	269,978		
FY 2034	185,000	61,600	185,000	69,144	205,000	99,425	205,000	98,363	205,000	80,100	200,000	131,325	1,500,000	539,756		
2/15/2035	-	27,100	-	30,872	-	45,406	-	45,081	-	37,231	-	63,413	-	249,103		
8/15/2035	195,000	27,100	190,000	30,872	215,000	45,406	215,000	45,081	215,000	37,231	200,000	63,413	1,015,000	249,103		
FY 2035	195,000	54,200	190,000	61,744	215,000	90,813	215,000	90,163	215,000	74,463	200,000	126,825	1,015,000	498,206		
2/15/2036	-	23,200	-	26,953	-	40,681	-	40,781	-	34,275	-	61,038	-	226,928		
8/15/2036	210,000	23,200	210,000	26,953	220,000	40,681	220,000	40,781	220,000	34,275	200,000	61,038	1,615,000	226,928		
FY 2036	210,000	46,400	195,000	53,906	220,000	81,363	220,000	81,563	220,000	68,550	200,000	122,075	1,615,000	453,856		
2/15/2037	-	19,000	-	22,931	-	35,788	-	36,381	-	30,975	-	58,663	-	203,738		
8/15/2037	220,000	19,000	200,000	22,931	225,000	35,788	225,000	36,381	230,000	30,975	200,000	58,663	1,075,000	203,738		
FY 2037	220,000	38,000	200,000	45,863	225,000	71,575	225,000	72,763	230,000	61,950	200,000	117,325	1,075,000	407,475		
2/15/2038	-	14,600	-	18,806	-	30,450	-	31,881	-	27,525	-	56,288	-	179,550		
8/15/2038	230,000	14,600	205,000	18,806	230,000	30,450	230,000	31,881	235,000	27,525	200,000	56,288	1,100,000	179,550		
FY 2038	230,000	29,200	205,000	37,613	230,000	60,900	230,000	63,763	235,000	55,050	200,000	112,575	1,100,000	359,100		
2/15/2039	-	10,000	-	14,450	-	24,850	-	27,281	-	24,000	-	53,913	-	154,494		
8/15/2039	245,000	10,000	210,000	14,450	245,000	24,850	240,000	27,281	245,000	24,000	200,000	53,913	2,095,000	154,494		
FY 2039	245,000	20,000	210,000	28,900	245,000	49,700	240,000	54,563	245,000	48,000	200,000	107,825	2,095,000	308,988		
2/15/2040	-	5,100	-	9,988	-	19,075	-	22,481	-	20,325	-	51,538	-	128,506		
8/15/2040	255,000	5,100	215,000	9,988	250,000	19,075	250,000	22,481	255,000	20,325	200,000	51,538	1,175,000	128,506		
FY 2040	255,000	10,200	215,000	19,975	250,000	38,150	250,000	44,963	255,000	40,650	200,000	103,075	1,175,000	128,506		
2/15/2041	-	-	-	5,419	-	13,038	-	17,325	-	16,500	-	49,163	-	101,444		
8/15/2041	255,000	-	255,000	5,419	270,000	13,038	270,000	17,325	260,000	16,500	450,000	49,163	1,235,000	101,444		
FY 2041	255,000	-	255,000	10,838	270,000	26,075	270,000	34,650	260,000	33,000	450,000	98,325	1,235,000	202,886		
2/15/2042	-	-	-	6,650	-	6,650	-	11,756	-	12,600	-	43,819	-	74,825		
8/15/2042	255,000	-	255,000	-	1,090,000	6,650	280,000	11,756	270,000	12,600	700,000	43,819	2,340,000	74,825		
FY 2042	255,000	-	255,000	-	1,090,000	13,300	280,000	23,513	270,000	25,200	700,000	87,638	2,340,000	149,650		
2/15/2043	-	-	-	-	-	5,981	-	5,981	-	8,550	-	35,506	-	50,038		
8/15/2043	255,000	-	255,000	-	290,000	5,981	290,000	8,550	280,000	8,550	965,000	35,506	1,535,000	50,038		
FY 2043	255,000	-	255,000	-	290,000	11,963	290,000	17,100	280,000	17,100	965,000	71,013	1,535,000	100,075		
2/15/2044	-	-	-	-	-	-	-	-	-	4,350	-	24,047	-	28,397		
8/15/2044	255,000	-	255,000	-	290,000	-	290,000	-	290,000	4,350	995,000	24,047	1,285,000	28,397		
FY 2044	255,000	-	255,000	-	290,000	-	290,000	-	290,000	-	995,000	56,794	1,285,000	56,794		
2/15/2045	-	-	-	-	-	-	-	-	-	-	-	12,231	-	12,231		
8/15/2045	255,000	-	255,000	-	290,000	-	290,000	-	290,000	-	1,030,000	12,231	1,030,000	12,231		
FY 2045	255,000	-	255,000	-	290,000	-	290,000	-	290,000	-	1,030,000	24,463	1,030,000	24,463		
Total	\$	3,500,000	\$	2,123,355	\$	3,700,000	\$	2,221,570	\$	5,750,000	\$	2,906,117	\$	30,000,000	\$	15,209,013
Remaining		2,945,000		1,131,905		3,105,000		1,277,978		4,995,000		1,824,922		26,620,000		10,207,983

See Accountant's Report.

## **Expenditures to be Approved**

Aquatic Features, Inc.

6611 Burnet Lane  
Austin, TX 78757

# Invoice

Date	Invoice #
5/1/2025	202505197

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
1	0.25 Surfactant	12.50	12.50
0.5	Clearcast	310.00	155.00
	Reunion Blvd: 30.148630, -97.939769		
	Jacksdew Dr.: 30.148403, -97.929453		
	Jacksdew Dr x Reunion Blvs.: 30.150200, -97.929717		
	Mary Elis Way: 30.150785, -97.934277		
	Travis sales tax	8.25%	0.00
		By/Date Received: <u>JB 4-30-25</u>	
		By/Date Posted: <u>JB 5-1-25</u>	
		Approved for Payment: _____	
		Hand Delivered to: _____	
		Mailed By/Date: _____	
		GL#: <u>6650</u>	
<b>Total</b>			\$1,085.25

Phone #
(512) 301-3199

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



# Invoice

Date	Invoice #
4/30/2025	17641

Bill To

Reunion Ranch WCID  
PO Box 2445  
Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	2,000.00
Reimbursable Expense - Deposit Slips	193.77
By/Date Received: VC 5.1.25 By/Date Posted: VC 5.1.25 Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: 6333 & 6700	
Thank you for your business!	<b>Total</b> \$2,193.77

PO Box 2445 • Round Rock, TX • 78680  
Phone (512) 733-0700 • Fax (512) 733-0704



CIVIL ENGINEERING \* DEVELOPMENT CONSULTING \* PROJECT MANAGEMENT

5113 Southwest Parkway, Suite 260, Austin, TX 78735 Ph: 512-899-0601

To: Reunion Ranch WCID  
Project: 24-007-AUS Reunion Ranch WCID 210 Irrigation Improvements

Invoice Number: 25606  
Date: 04/02/2025  
Project Manager: Dennis Lozano

Professional Services provided through March 31, 2025

#### Invoice Summary

Description	Current Billed
001 Engineering Design	260.00
Reimbursable Expenses	0.00
	<b>Total 260.00</b>

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25552	03/13/2025	3,640.00	3,640.00				
25606	04/02/2025	260.00	260.00				
	<b>Total</b>	<b>3,900.00</b>	<b>3,900.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

This may not include disbursements and other charges incurred during the period shown but not yet reflected on our accounting records.

Page 1 of 2

By/Date Received: JB 4-9-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 7365

Invoice Details: Time & Materials Items

001 Engineering Design

Professional Fees

	Hours	Rate	Billed Amount
EIT 2 / Graduate Engineer 2	2.00	130.00	260.00
Phase Subtotal			260.00
		Invoice total	260.00

Approved by: Dennis Lozano, Principal

Terms: Due on Receipt

Please send your payment to our office, and indicate the Project Number and Invoice Number on your remittance. Thank you!

This may not include disbursements and other charges incurred during the period shown but not yet reflected on our accounting records.

Page 2 of 2



Murfee Engineering Company

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

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

Invoice number 52764  
Date 04/11/2025  
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through March 30, 2025

Professional Fees

12002-122-0 District Engineering 2024-2025

	Hours	Rate	Billed Amount
Principal			
Bryce Canady	1.50	350.00	525.00
Project Engineer			
Christopher Rosales	17.25	190.00	3,277.50
Engineering Technician II			
Roberto Ferreira	0.25	150.00	37.50
Senior CAD Design Technician			
Mark L. Herrin	0.50	180.00	90.00
CAD Design Technician			
Matt Slacks	2.50	145.00	362.50
Professional Fees subtotal	22.00		4,292.50
Invoice total			4,292.50

Page 1 of 2

By/Date Received: JB 4-11-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6340



**Murfee Engineering Company**

Reunion Ranch WCID  
Project 12002 Reunion Ranch

Invoice number 52764  
Date 04/11/2025

**Billing Summary**

Description	Estimated Fee	Total Earned	Prior Billed	Current Billed
DISTRICT ENGINEERING 2024-2025	80,000.00	36,743.03	32,450.53	4,292.50
RESIDENT APPLICATIONS 2024-2025	4,500.00	0.00	0.00	0.00
ODOR COMPLAINT RESPONSE 2024-2025	2,000.00	0.00	0.00	0.00
NOISE COMPLAINT RESPONSE 2024-2025	2,000.00	0.00	0.00	0.00
BUDGETING EFFORTS 2024-2025	4,800.00	0.00	0.00	0.00
BOARD REQUESTS AND CONTINGENCIES 2024-2025	10,000.00	350.00	350.00	0.00
WATER SYSTEM OPERATION AND MAINTENANCE 2024-2025	5,750.00	110.00	110.00	0.00
SEWER SYSTEM OPERATION AND MAINTENANCE 2024-2025	5,750.00	0.00	0.00	0.00
STORMWATER SYSTEM OPERATION AND MAINTENANCE 2024-2025	5,750.00	0.00	0.00	0.00
WWTP OPERATION AND MAINTENANCE 2024-2025	8,000.00	1,735.00	1,735.00	0.00
Total	128,550.00	38,938.03	34,645.53	4,292.50



Murfee Engineering Company

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

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

Invoice number 52765  
Date 04/11/2025  
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through March 30, 2025

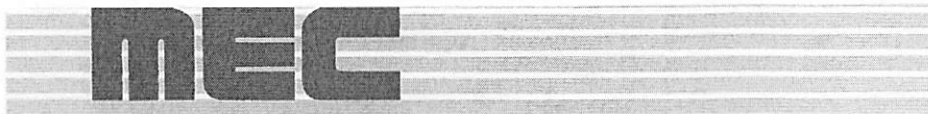
PROFESSIONAL FEES

12002-124 Reunion Ranch TLAP Permit Renewal

	Hours	Rate	Billed Amount
Project Engineer			
Christopher Rosales	0.50	190.00	95.00
Engineering Technician I			
Isabel Enriquez	1.25	130.00	162.50
PROFESSIONAL FEES subtotal	1.75		257.50
		Invoice total	257.50

Page 1

By/Date Received: JB 4-11-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6342



Murfee Engineering Company

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

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

Invoice number 52766  
Date 04/11/2025  
Project 12002 Reunion Ranch

Professional Engineering Services Rendered Through March 30, 2025

PROFESSIONAL FEES

12002-127 WWTP Efficiency Plan

	Hours	Rate	Billed Amount
Project Engineer			
Christopher Rosales	12.50	190.00	2,375.00
Construction Administration and Observation Technician			
Daniel C. Scales	16.75	120.00	2,010.00
Engineering Technician I			
Mohammad E. Ali	1.00	130.00	130.00
PROFESSIONAL FEES subtotal	30.25		4,515.00
		Invoice total	4,515.00

Page 1

By/Date Received: JB 4-11-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6342



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

**BILL TO**

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

**INVOICE 10494**

**DATE 04/27/2025**

**DUE DATE 05/27/2025**

**MONTHLY MARKETING SERVICES FOR**  
Reunion Ranch WCID

DESCRIPTION	AMOUNT
April Website Services	850.00
Edits to site to post video recording of February Board meeting	
Edits to site to post minutes from February Board meeting	
Edits to site to add Special April Board meeting agenda and agenda packet	
Edits to site to add Special April Board meeting to sidebar of Home page	
Edits to site to add Agenda Supplement for Special April Board meeting	
Edits to site to add recording link for Special April Board meeting	
Edits to site to add regular April Board meeting agenda and agenda packet	
Edits to site to add supplemental report for regular April Board meeting	
Edits to site to add minutes from March Board meeting	
Edits to site to add minutes from Special April Board meeting	
Edits to site to add video link from regular April Board meeting	
Edits to site to add Open Records link to menu at bottom of page	
Edits to site to add one-click option to join Board meetings	
Edits to site to re-add table for Board of Directors	
Edits to site to remove Water Conservation Plan and replace with new 2025 Water Conservation Plan	
Website Services - Special HOA and Site Structure Changes	2,000.00
Edits to site to update header formatting to make smaller vertically	
Edits to site to remove main sidebar from other pages than Home	

If paying by check, our remittance address is below:

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

Approved for Payment: \_\_\_\_\_

Delivered to: \_\_\_\_\_

Mailed By/Date: \_\_\_\_\_

GL#: 6696

By/Date Received: 134-28-25

By/Date Posted: 135-1-25

DESCRIPTION	AMOUNT
page	
Edits to site to change navigation from Welcome to Announcements	
Edits to site to change all mentions and documents of Operator	
to MOC including Header, Footer, Emergency Contact, sidebar and	
Resident Information Services, Financial Documentation, Contact	
Us, Privacy Policy, Lastest Notices, Miscellaneous Downloads	
Edits to site to move Board and Committee Assignments	
information to Board tab and to reorganize all information under	
Board tab	
Edits to site to update content locations for Resident Services	
including Applications, Water Restrictions, General Information	
Meeting with RRWCID team to discuss all web changes	
Edits to site to add Wipes in the Pipes and WaterSmart	
Residential Rebates information	
Edits to site to update BOD and Meetings tab information	
Edits to site to udate Open Records tab wording	
Edits to site to make all additional edits from Mark and RRWCID	
team	
Edits to site to add announcement regarding auto payment and	
changes with MOC	
E-Mail Marketing	300.00
Set up of email content, importing of new contacts from website	
and distribution of Constant Contact distribution regarding new	
operations manager, MOC	
Set up of email content, importing of new contacts from website	
and distribution of Constant Contact distribution regarding	
online bill paying with MOC	
Purchase of additional months subscription to Constant Contact	90.00
(June/July/August)	
SUBTOTAL	3,240.00
TAX	0.00
TOTAL	3,240.00
TOTAL DUE	\$3,240.00

If paying by check, our remittance address is below:

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



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

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

Invoice Number	1159794
Invoice Date	4/11/2025
Due Date	5/11/2025

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

Round Rock, Texas 78680

Service Description	Total
Maintenance Services	\$64,383.59

By/Date Received: JB 4-15-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_

GL#:	6120	9,088.53	6210	3,143.95
	6122	1,786.54	6217	1,628.75
	6130	574.77	6220	1,755.95
	6200	39,759.51	6223	584.19
Subtotal				\$64,383.59
Sales Tax				\$0.00
Total				\$64,383.59

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - SUMMARY

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:16PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
<b>Administrative</b>					
Basic Operations	\$0.00	\$0.00	\$7,975.58	\$0.00	\$7,975.58
Administrative Services	\$87.50	\$501.58	\$0.00	\$0.00	\$589.08
<b>AD Total</b>	<b>\$87.50</b>	<b>\$501.58</b>	<b>\$7,975.58</b>	<b>\$0.00</b>	<b>\$8,564.66</b>
<b>Detention Pond Maintenance</b>					
General Maintenance & Repairs	\$611.00	\$2,716.49	\$43.47	\$0.00	\$3,370.96
Mowing	\$490.00	\$1,629.60	\$20.18	\$0.00	\$2,139.78
<b>DP Total</b>	<b>\$1,101.00</b>	<b>\$4,346.09</b>	<b>\$63.65</b>	<b>\$0.00</b>	<b>\$5,510.74</b>
<b>Erosion Control</b>					
Inspections	\$140.00	\$381.45	\$29.50	\$0.00	\$550.95
<b>EC Total</b>	<b>\$140.00</b>	<b>\$381.45</b>	<b>\$29.50</b>	<b>\$0.00</b>	<b>\$550.95</b>
<b>Irrigation</b>					
General Maintenance & Repairs	\$175.00	\$409.00	\$0.00	\$0.00	\$584.00
<b>IR Total</b>	<b>\$175.00</b>	<b>\$409.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$584.00</b>
<b>Maintenance, Lift Station</b>					
<b>LS1</b>					
General Maintenance & Repairs	\$481.25	\$1,184.18	\$1.55	\$0.00	\$1,666.98
Subcontract Services	\$0.00	\$0.00	\$2,349.45	\$0.00	\$2,349.45
<b>LS1 Total</b>	<b>\$481.25</b>	<b>\$1,184.18</b>	<b>\$2,351.00</b>	<b>\$0.00</b>	<b>\$4,016.43</b>

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - SUMMARY

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:16PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
<b>LS2</b>					
General Maintenance & Repairs	\$55.00	\$372.33	\$0.00	\$0.00	\$427.33
LS2 Total	\$55.00	\$372.33	\$0.00	\$0.00	\$427.33
LS Total	\$536.25	\$1,556.51	\$2,351.00	\$0.00	\$4,443.76
<b>Maintenance, Park</b>					
General Maintenance & Repairs	\$35.00	\$90.82	\$13.97	\$0.00	\$139.79
MP Total	\$35.00	\$90.82	\$13.97	\$0.00	\$139.79
<b>Maintenance, Sewer</b>					
Subcontract Services	\$0.00	\$0.00	\$1,049.73	\$0.00	\$1,049.73
MS Total	\$0.00	\$0.00	\$1,049.73	\$0.00	\$1,049.73
<b>Maintenance, Sewer Plant</b>					
<b>SP1</b>					
Administrative Services	\$87.50	\$434.82	\$1.55	\$0.00	\$523.87
Chemicals	\$0.00	\$0.00	\$574.77	\$0.00	\$574.77
General Maintenance & Repairs	\$3,314.50	\$12,933.45	\$1,486.27	\$0.00	\$17,734.22
Lab Fees or Laboratory Sampling	\$0.00	\$0.00	\$2,940.30	\$0.00	\$2,940.30
Sludge & Waste Disposal	\$2,677.50	\$6,257.70	\$1,653.59	\$0.00	\$10,588.79
Subcontract Services	\$0.00	\$0.00	\$7,571.76	\$0.00	\$7,571.76
SP1 Total	\$6,079.50	\$19,625.97	\$14,228.24	\$0.00	\$39,933.71
SP Total	\$6,079.50	\$19,625.97	\$14,228.24	\$0.00	\$39,933.71

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - SUMMARY

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:16PM CST

Go Green! Think before you print.

Work Type / Sub Category	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs
<b>Maintenance, Water</b>					
General Maintenance & Repairs	\$373.13	\$1,006.18	\$407.24	\$0.00	\$1,786.54
Inspections	\$472.50	\$1,121.92	\$21.74	\$0.00	\$1,616.16
Lab Fees or Laboratory Sampling	\$0.00	\$0.00	\$203.55	\$0.00	\$203.55
<b>MW Total</b>	<b>\$845.63</b>	<b>\$2,128.10</b>	<b>\$632.52</b>	<b>\$0.00</b>	<b>\$3,606.24</b>
<b>Invoice Total</b>	<b>\$8,999.88</b>	<b>\$29,039.52</b>	<b>\$26,344.20</b>	<b>\$0.00</b>	<b>\$64,383.59</b>

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
<b>Administrative</b>										
Basic Operations										
	4/11/2025	4092599	RRWCID District Area	Base Operations Monthly Invoice; Sched#: 16187 DateSched: 03/31/25	\$0.00	\$0.00	\$7,975.58	\$0.00	\$7,975.58	N
				<b>Basic Operations Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,975.58</b>	<b>\$0.00</b>	<b>\$7,975.58</b>	
Administrative Services										
	3/16/2025	4056495	RRWCID District Area	Deliver or Post Notices in a District Area; POST AGENDA FOR MARCH MEETING AT AMENITY CENTER KIOSK	\$87.50	\$207.77	\$0.00	\$0.00	\$295.27	N
	4/11/2025	4081874	RRWCID District Area	Miscellaneous Administrative Duties for a District; Special Meeting 04/01/2025	\$0.00	\$293.81	\$0.00	\$0.00	\$293.81	N
				<b>Administrative Services Total</b>	<b>\$87.50</b>	<b>\$501.58</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$589.08</b>	
				<b>AD Total</b>	<b>\$87.50</b>	<b>\$501.58</b>	<b>\$7,975.58</b>	<b>\$0.00</b>	<b>\$8,564.66</b>	6120
<b>Detention Pond Maintenance</b>										
General Maintenance & Repairs										
	2/25/2025	4034494		General Repairs of an Asset at a Detention Pond; Remove vegetation in and around pond	\$121.00	\$768.24	\$9.32	\$0.00	\$898.56	N
	2/25/2025	4034495		General Repairs of an Asset at a Detention Pond; Clear Inlet of debris / vegetation both sides of street . ( any questions reach out to me please )	\$105.00	\$419.04	\$6.21	\$0.00	\$530.25	N
	3/5/2025	4034505		General Repairs of an Asset at a Detention Pond; Clear splitter box of debris and leaves	\$70.00	\$232.80	\$7.76	\$0.00	\$310.56	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
	3/5/2025	4034508	RRWCID District Area	General Repairs of an Asset at a Detention Pond; Denise cv Clear storm, drain of debris and trash	\$70.00	\$232.80	\$1.55	\$0.00	\$304.35	N
	3/5/2025	4034514	362 Mary Elise Way	General Repairs of an Asset at a Detention Pond; Clear inlet of debris, so water drains , remove trash	\$70.00	\$232.80	\$4.66	\$0.00	\$307.46	N
	2/27/2025	4034893	RRWCID District Area	General Repairs of an Asset at a Detention Pond; 04. WQP2-4. 568 KATIE CLEAR SEDIMENT AT SPLITTERBOX	\$105.00	\$498.48	\$7.76	\$0.00	\$611.25	N
	2/27/2025	4034895	RRWCID District Area	General Repairs of an Asset at a Detention Pond; 04. WQP2-4. 568 KATIE SHAVE GROUND TO ALLOW GATE TO OPEN FREELY	\$70.00	\$332.32	\$6.21	\$0.00	\$408.53	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$611.00</b>	<b>\$2,716.49</b>	<b>\$43.47</b>	<b>\$0.00</b>	<b>\$3,370.96</b>	
Mowing										
	3/17/2025	4059371	879 Jacksdaw Dr	Mowing at a Detention Pond; remove vegetation from around pond	\$210.00	\$698.40	\$3.11	\$0.00	\$911.51	N
	3/20/2025	4060715	1007 Jacksdaw Dr	Mowing at a Detention Pond; Remove all vegetation from around pond	\$175.00	\$582.00	\$10.87	\$0.00	\$767.87	N
	3/20/2025	4064484	2491 Reunion Blvd	Mowing at a Detention Pond; Remove vegetation from around pond	\$105.00	\$349.20	\$6.21	\$0.00	\$460.41	N
				<b>Mowing Total</b>	<b>\$490.00</b>	<b>\$1,629.60</b>	<b>\$20.18</b>	<b>\$0.00</b>	<b>\$2,139.78</b>	
				<b>DP Total</b>	<b>\$1,101.00</b>	<b>\$4,346.09</b>	<b>\$63.65</b>	<b>\$0.00</b>	<b>\$5,510.74</b>	
										6650

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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										
	1/15/2025	3981566		Erosion Control (Street, Pavement, and Curb Inspection); Please investigate and generate an estimate for erosion repair for the pool being built at this address.; N/A	\$52.50	\$173.68	\$29.50	\$0.00	\$255.68	N
	3/21/2025	4040284	RRWCID District Area	Erosion Control (Street, Pavement, and Curb Inspection); DISTRICT EROSION CONTROL INSPECTION; Pass	\$87.50	\$207.77	\$0.00	\$0.00	\$295.27	N
				Inspections Total	\$140.00	\$381.45	\$29.50	\$0.00	\$550.95	
				EC Total	\$140.00	\$381.45	\$29.50	\$0.00	\$550.95	6650
Irrigation										
General Maintenance & Repairs										
	3/8/2025	4040451	RRWCID District Area	Create a Survey for an Irrigation System; IRRIGATION FIELD INSPECTIONS	\$87.50	\$204.50	\$0.00	\$0.00	\$292.00	N
	3/18/2025	4061069	RRWCID District Area	Create a Survey for an Irrigation System; Drip Irrigation fields inspection	\$87.50	\$204.50	\$0.00	\$0.00	\$292.00	N
				General Maintenance & Repairs Total	\$175.00	\$409.00	\$0.00	\$0.00	\$584.00	
				IR Total	\$175.00	\$409.00	\$0.00	\$0.00	\$584.00	6223

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
Maintenance, Lift Station										
LS1										
General Maintenance & Repairs										
	1/31/2025	3994603	340 Adam Ct	Investigate a Problem at a Lift Station; Pump 1 tripped not running in auto or hand	\$323.75	\$799.93	\$0.00	\$0.00	\$1,123.68	N
	2/28/2025	4034268	340 Adam Ct	General Repair or Maintenance of an Asset at a Lift Station; Fault alarm on generator , generator calls out as running when it's just in fault , please fix. Should not be calling for running if it's not running.	\$122.50	\$302.45	\$1.55	\$0.00	\$426.50	N
	3/17/2025	4060045	340 Adam Ct	Investigate a Problem at a Lift Station; Phase failure alarm call from dispatch	\$35.00	\$81.80	\$0.00	\$0.00	\$116.80	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$481.25</b>	<b>\$1,184.18</b>	<b>\$1.55</b>	<b>\$0.00</b>	<b>\$1,666.98</b>	
Subcontract Services										
	3/31/2025	4053470	340 Adam Ct	Purchase Subcontracted Services for Lift Station; GFS troubleshoot Cummins switch gear.	\$0.00	\$0.00	\$2,349.45	\$0.00	\$2,349.45	N
				<b>Subcontract Services Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,349.45</b>	<b>\$0.00</b>	<b>\$2,349.45</b>	
				<b>LS1 Total</b>	<b>\$481.25</b>	<b>\$1,184.18</b>	<b>\$2,351.00</b>	<b>\$0.00</b>	<b>\$4,016.43</b>	

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/1/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
LS2										
General Maintenance & Repairs										
	3/3/2025	4041401	591 Katie Dr	Investigate a Problem at a Lift Station; HIGH WET WELL 903-920-7439	\$55.00	\$372.33	\$0.00	\$0.00	\$427.33	N
				General Maintenance & Repairs Total	\$55.00	\$372.33	\$0.00	\$0.00	\$427.33	
				LS2 Total	\$55.00	\$372.33	\$0.00	\$0.00	\$427.33	
				LS Total	\$536.25	\$1,556.51	\$2,351.00	\$0.00	\$4,443.76	6200
Maintenance, Park										
General Maintenance & Repairs										
	3/3/2025	4038650		Investigate a Problem at a Park; PLEASE TAKE PICTURES OF THE POOL IN BACKYARD AND CONFIRM IF CONSTRUCTION IS COMPLETE. ALSO GET PICS OF THE GREENBELT NEXT TO THE PROPERTY & ASSESS THE AREA FOR DAMAGES	\$35.00	\$90.82	\$13.97	\$0.00	\$139.79	N
				General Maintenance & Repairs Total	\$35.00	\$90.82	\$13.97	\$0.00	\$139.79	
				MP Total	\$35.00	\$90.82	\$13.97	\$0.00	\$139.79	6200

INFRAMARK, LLC

11 Apr 2025 12:16:17PM CST

DISTRICT : REUNION RANCH WCID

Go Green! Think before you print.

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>Maintenance, Sewer</b>										
Subcontract Services										
	3/5/2025	4049442	3119 Reunion Blvd	Purchase Subcontracted Services for Sewer System Asset; Hydro Source troubleshoot high level on grinder pump.	\$0.00	\$0.00	\$1,049.73	\$0.00	\$1,049.73	N
				Subcontract Services Total	\$0.00	\$0.00	\$1,049.73	\$0.00	\$1,049.73	
				MS Total	\$0.00	\$0.00	\$1,049.73	\$0.00	\$1,049.73	6200
<b>Maintenance, Sewer Plant</b>										
SP1										
Administrative Services										
	3/7/2025	4050148	100 Jayne Cove	Deliver or Post Notices in a District Area; Delivery package from Webberville office to Sewer Plant	\$87.50	\$434.82	\$1.55	\$0.00	\$523.87	N
				Administrative Services Total	\$87.50	\$434.82	\$1.55	\$0.00	\$523.87	6120
<b>Chemicals</b>										
	2/28/2025	3989616	100 Jayne Cove	Purchase Chemicals for Sewer Treatment Plant; Hawkins deliver chemicals for February.	\$0.00	\$0.00	\$574.77	\$0.00	\$574.77	N
				Chemicals Total	\$0.00	\$0.00	\$574.77	\$0.00	\$574.77	6130
<b>General Maintenance &amp; Repairs</b>										
	2/4/2025	3993776	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Pull Mixer in SBR2 and De-rag	\$596.25	\$1,146.40	\$623.45	\$0.00	\$2,366.10	N
	1/31/2025	4005559	100 Jayne Cove	Purchase Supplies for a Sewer Treatment Plant; Purchase supplies for plant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
	2/3/2025	4020841	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Investigate diaphragms and solenoids from 1-15 not working	\$122.50	\$1,329.29	\$0.00	\$0.00	\$1,451.79	N
	2/18/2025	4024888	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; Investigate debris on sidewalk near WWTP and Park	\$78.75	\$276.08	\$1.55	\$0.00	\$356.38	N
	2/28/2025	4027595	100 Jayne Cove	Purchase Supplies for a Sewer Treatment Plant; Purchase supplies for plant	\$52.50	\$122.70	\$171.68	\$0.00	\$346.88	N
	3/7/2025	4033778	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Please pull turbidity meter from filter and send it into Hach for repairs.	\$122.50	\$472.52	\$20.69	\$0.00	\$615.71	N
	3/23/2025	4034269	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip skid not showing flow, meter register or wiring issue for meter.	\$87.50	\$389.41	\$500.25	\$0.00	\$977.16	N
	3/4/2025	4036315	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Pull bar screen and replace brushes.	\$367.50	\$1,453.36	\$0.00	\$0.00	\$1,820.86	N
	3/7/2025	4039232	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Please repair water line to bar screen	\$26.25	\$130.45	\$115.07	\$0.00	\$271.77	N
	3/3/2025	4039557	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$88.00	\$595.74	\$0.00	\$0.00	\$683.74	N
	3/3/2025	4041566	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Dialer call SBR 2 alarm	\$71.50	\$484.03	\$0.00	\$0.00	\$555.53	N
	3/6/2025	4045626	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip skid not showing flow on the computer this morning.	\$52.50	\$173.86	\$0.00	\$0.00	\$226.36	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
	3/7/2025	4047476	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip skid pump 1 is making a lot of noise. Bad bearing?	\$96.25	\$478.31	\$4.66	\$0.00	\$579.22	N
	3/11/2025	4048301	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$35.00	\$122.70	\$0.00	\$0.00	\$157.70	N
	3/11/2025	4050213	100 Jayne Cove	Investigate a Problem at a Sewer Treatment Plant; Dialer call out for PLC power out	\$227.50	\$797.55	\$0.00	\$0.00	\$1,025.05	N
	3/14/2025	4052982	100 Jayne Cove	Create a Survey for an Irrigation System; Drip Irrigation fields inspection	\$87.50	\$204.50	\$0.00	\$0.00	\$292.00	N
	3/16/2025	4052984	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Replace backwash valve #2 on aqua disc filter	\$227.50	\$1,130.55	\$16.32	\$0.00	\$1,374.37	N
	3/13/2025	4053367	100 Jayne Cove	General Repair or Maintenance of an Asset at a Sewer Treatment Plant; Drip Irr pumps running but not putting any effluent out	\$87.50	\$434.82	\$0.00	\$0.00	\$522.32	N
	3/15/2025	4054596	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with contractor on site daily as they install the new water line for the new reuse pump skid	\$411.25	\$1,167.32	\$23.29	\$0.00	\$1,601.86	N
	3/16/2025	4058146	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; Weekend plant ops	\$227.50	\$968.63	\$0.00	\$0.00	\$1,196.13	N
	3/19/2025	4059411	100 Jayne Cove	Meet and/or Assist Consultants or Contractors at a Sewer Treatment Plant; Meet with contractor at plant.	\$166.25	\$496.74	\$9.32	\$0.00	\$672.30	N
	3/24/2025	4064847	100 Jayne Cove	Billable Operations at a Sewer Treatment Plant; WEEKEND OPERATIONS CHECK	\$82.50	\$558.50	\$0.00	\$0.00	\$641.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$3,314.50</b>	<b>\$12,933.45</b>	<b>\$1,486.27</b>	<b>\$0.00</b>	<b>\$17,734.22</b>	<b>6260</b>

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
Lab Fees or Laboratory Sampling										
	2/28/2025	3951414	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; Aqua-Tech perform lab analysis for February.	\$0.00	\$0.00	\$2,940.30	\$0.00	\$2,940.30	N
	1/23/2025	3985403	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	2/4/2025	4003870	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	2/11/2025	4011977	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	2/18/2025	4020189	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	2/25/2025	4027560	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	3/11/2025	4048232	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	3/8/2025	4050230	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; Collection and delivery of samples for lab analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
	3/18/2025	4054103	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
	3/26/2025	4064537	100 Jayne Cove	Purchase Laboratory Services for Sewer Treatment Plant; COLLECTION AND DELIVERY OF SAMPLES FOR LAB ANALYSIS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N
				Lab Fees or Laboratory Sampling Total	\$0.00	\$0.00	\$2,940.30	\$0.00	\$2,940.30	6210
Sludge & Waste Disposal										
	1/31/2025	3999758	100 Jayne Cove	General Sludge Management; Running of dewatering press	\$411.25	\$961.15	\$10.87	\$0.00	\$1,383.27	N
	2/7/2025	4005084	100 Jayne Cove	General Sludge Management; Sheridan perform sludge hauling for January.	\$0.00	\$0.00	\$794.19	\$0.00	\$794.19	6217
	2/28/2025	4005087	100 Jayne Cove	General Sludge Management; Sheridan perform sludge hauling for February.	\$0.00	\$0.00	\$834.56	\$0.00	\$834.56	N
	2/7/2025	4009495	100 Jayne Cove	General Sludge Management; Running of dewatering press	\$367.50	\$858.90	\$6.21	\$0.00	\$1,232.61	N
	2/14/2025	4020424	100 Jayne Cove	General Sludge Management; Running of the dewatering press	\$288.75	\$674.85	\$7.76	\$0.00	\$971.36	N
	2/28/2025	4033439	100 Jayne Cove	General Sludge Management; Running of dewatering press	\$350.00	\$818.00	\$0.00	\$0.00	\$1,168.00	N
	3/8/2025	4043599	100 Jayne Cove	General Sludge Management; Running of dewatering press	\$490.00	\$1,145.20	\$0.00	\$0.00	\$1,635.20	N
	3/14/2025	4052991	100 Jayne Cove	General Sludge Management; Running of dewatering press	\$385.00	\$899.80	\$0.00	\$0.00	\$1,284.80	N
	3/21/2025	4061074	100 Jayne Cove	General Sludge Management; Running of dewatering press	\$385.00	\$899.80	\$0.00	\$0.00	\$1,284.80	N
				Sludge & Waste Disposal Total	\$2,677.50	\$6,257.70	\$1,653.59	\$0.00	\$10,588.79	6200
Subcontract Services										
	3/31/2025	4063367	100 Jayne Cove	Purchase Subcontracted Services for Sewer Treatment Plant; Raga Industrial replace auger in lift station.	\$0.00	\$0.00	\$7,571.76	\$0.00	\$7,571.76	N
				Subcontract Services Total	\$0.00	\$0.00	\$7,571.76	\$0.00	\$7,571.76	6200

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
				SP1 Total	\$6,079.50	\$19,625.97	\$14,228.24	\$0.00	\$39,933.71	
				SP Total	\$6,079.50	\$19,625.97	\$14,228.24	\$0.00	\$39,933.71	
Maintenance, Water										
General Maintenance & Repairs										
	2/28/2025	4033527	RRWCID District Area	Purchase Supplies for a Water System; Purchase supplies	\$35.00	\$81.80	\$266.75	\$0.00	\$383.55	N
	3/3/2025	4033800	RRWCID District Area	Create a Survey for Water System Asset; WEEKLY WATER VIOLATION DRIVE-THRU. HANG NOTICES & LOG ADDRESSES ON LOG SHEET.	\$105.00	\$295.17	\$0.00	\$0.00	\$400.17	N
	3/3/2025	4035553	RRWCID District Area	Billing Re-read Multi-Address WO, Read Meter Only - See Bulk Accounts tab for list of Addresses	\$17.50	\$45.41	\$0.00	\$0.00	\$62.91	N
	3/3/2025	4038411		Check for Zero Usage; R-653	\$17.50	\$45.41	\$0.00	\$0.00	\$62.91	N
	3/3/2025	4038839		Investigate a Water System Problem; Please investigate grinder pump making a disturbing noise.	\$35.00	\$90.82	\$0.00	\$0.00	\$125.82	N
	3/7/2025	4044146		Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	3/18/2025	4048166	RRWCID District Area	Create a Survey for Water System Asset; WEEKLY WATER VIOLATION DRIVE-THRU. HANG NOTICES & LOG ADDRESSES ON LOG SHEET.	\$87.50	\$227.05	\$0.00	\$0.00	\$314.55	N
	3/16/2025	4050639		Customer Move Out - Read Meter, Disconnect or Turn Off Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	3/11/2025	4052414		Hang Tags in District Area (Delinquent, NSF, customer service notice, boil water notices (active & rescind), VWU); HANG VACANT W/USAGE NOTICE	\$27.50	\$106.23	\$0.00	\$0.00	\$133.73	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
	3/16/2025	4055272		Customer Move In - Read Meter, Reconnect or Turn On Service	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
	3/26/2025	4062560		Remove Water Meter (Vacant with Usage / Illegal Usage); BREMOVE	\$0.00	\$0.00	\$40.00	\$0.00	\$40.00	N
	3/21/2025	4065272	RRWCID District Area	Hang Tags in District Area (Delinquent, NSF, customer service notice, boil water notices (active & rescind), VWU); Please hung 2 delinquent tags.	\$48.13	\$114.29	\$0.48	\$0.00	\$162.90	N
	3/26/2025	4067191		Customer Move Out - Read Meter, Disconnect or Turn Off Service; READ ONLY PLEASE	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$373.13</b>	<b>\$1,006.18</b>	<b>\$407.24</b>	<b>\$0.00</b>	<b>\$1,786.54</b>	6122
Inspections										
	3/6/2025	4010443		Pool / Spa Inspection - Residential; 2/6 BETWEEN noon & 4pm / FINAL POOL INSPECTION / PLANS ATTACHED; Pass	\$52.50	\$124.66	\$0.00	\$0.00	\$177.16	N
	3/6/2025	4010785		Pool / Spa Inspection - Residential; 2/6: FINAL POOL INSPECTION / NO DOGS, PERMISSION GRANTED, KEY WILL BE IN LOCK AT GATE / PLANS ATTACHED; Pass	\$52.50	\$124.66	\$4.66	\$0.00	\$181.82	N
	3/10/2025	4013095		Pool / Spa Inspection - Residential; 2/10: BETWEEN noon-4pm / FINAL POOL INSPECTION / homeowner will be home for inspection; Pass	\$17.50	\$41.55	\$4.66	\$0.00	\$63.71	N
	3/3/2025	4025773		Pool / Spa Inspection - Residential; SCHED DATE 2/27: FINAL POOL INSPECTION. HOMEOWNER WILL BE PRESENT, PLEASE MAKE CONTACT.; Fail	\$26.25	\$62.33	\$0.00	\$0.00	\$88.58	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
	2/28/2025	4033788	[REDACTED ADDRESS]	Pool / Spa Inspection - Residential; SCHED DATE 2/27: FINAL POOL INSPECTION / PERMISSION GRANTED TO ACCESS YARD, BUT PLEASE MAKE CONTACT TO SEE IF RES. IS HOME. BACKFLOW REPORT ATTACHED; Pass	\$26.25	\$62.33	\$0.00	\$0.00	\$88.58	N
	3/13/2025	4034959		[REDACTED] H	\$17.50	\$41.55	\$4.66	\$0.00	\$63.71	N
	3/3/2025	4036051		Pool / Spa Inspection - Residential; FINAL POOL INSPECTION. PERMISSION GRANTED TO ACCESS BACKYARD / NO DOGS; Pass	\$26.25	\$62.33	\$1.55	\$0.00	\$90.13	N
	2/28/2025	4039977		[REDACTED]	\$26.25	\$62.33	\$0.00	\$0.00	\$88.58	N
	3/10/2025	4051437		[REDACTED]	\$17.50	\$41.55	\$0.00	\$0.00	\$59.05	N
	3/13/2025	4052282		[REDACTED]	\$52.50	\$124.66	\$1.55	\$0.00	\$178.71	N
	3/27/2025	4070391		Pool / Spa Inspection - Residential; To be completed by 3/26 FINAL POOL INSPECTION. HOMEOWNER GIVES PERMISSION TO ACCESS BACKYARD, BUT WIFE MAY BE HOME SO ATTEMPT CONTACT FIRST.; Pass	\$105.00	\$249.32	\$4.66	\$0.00	\$358.98	N

INFRAMARK, LLC

DISTRICT : REUNION RANCH WCID

INVOICE NO. 1159794 - DETAIL

INVOICE DATE: 4/11/2025

11 Apr 2025 12:16:17PM CST

Go Green! Think before you print.

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
	3/27/2025	4070637		Pool / Spa Inspection - Residential; POOL PLAN REVIEW ; Pass	\$17.50	\$41.55	\$0.00	\$0.00	\$59.05	N
	3/27/2025	4070786		Pool / Spa Inspection - Residential; TO BE COMPLETED BY 3/26; FINAL POOL INSPECTION. ; Fail	\$35.00	\$83.10	\$0.00	\$0.00	\$118.10	N
				Inspections Total	\$472.50	\$1,121.92	\$21.74	\$0.00	\$1,616.16	6220
Lab Fees or Laboratory Sampling										
	2/28/2025	4020771	RRWCID District Area	Purchase Laboratory Services for Water System Asset; Water Utility Services perform bacteriological and nitrate/nitrite sampling for February.	\$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
				MW Total	\$845.63	\$2,128.10	\$632.52	\$0.00	\$3,606.24	
				Invoice Total	\$8,999.88	\$29,039.52	\$26,344.20	\$0.00	\$64,383.59	



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

Account Number	AMOUNT DUE
290523-00061-00	\$27,646.72
Due Date	After Due Date Pay
5/30/2025	\$29,305.52
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

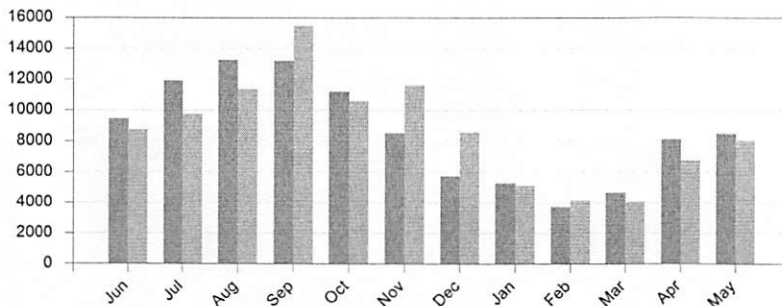
There will be a charge on all returned checks.  
Please return this portion with your payment.  
When paying in person, please bring both portions of this bill.

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	4/1/2025	5/1/2025	30	5/2/2025	5/30/2025	5/31/2025

PREVIOUS BALANCE	\$25,621.42
PAYMENTS	(\$25,621.42)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

METER #	CURRENT READING	PREVIOUS READING	USAGE (In 1000 Gallons)	
21117896	223,539	215,501	8,038	
				Wholesale Water \$12,619.66
				Monthly Charge \$15,027.06
				CURRENT BILL \$27,646.72
				AMOUNT DUE \$27,646.72
				AMOUNT DUE AFTER 05/30/2025 \$29,305.52



Jun 2023 to May 2024 Jun 2024 to May 2025

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

By/Date Received: JB 5-2-25  
By/Date Posted: JB 5-9-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6155 15,027.06  
6205 12,619.66

**WILLATT & FLICKINGER, PLLC**  
**ATTORNEYS AT LAW**

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

April 30, 2025

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

---

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

BILL FLICKINGER

04/01/25 Complete preparation for and attend special board meeting. (0.7 Hours).  
Continue review of impervious cover requirements in connection with questions from Gary Grass. (0.5 Hours).

04/02/25 Continue compiling and reviewing records responsive to pending ORR. (1.4 Hours). Continue revising draft agenda for next board meeting. (0.2 Hours). Continue preparation for next board meeting. (0.3 Hours).

04/03/25 Continue compiling and review of documents responsive to pending ORR. (0.3 Hours).

04/04/25 Continue compiling and review of records responsive to pending ORR. (1.9 Hours).

04/05/25 Continue compiling, review, and redaction of records responsive to pending ORR. (1.3 Hours).

04/07/25 Email Eric Knustrom with copy of communication from PMP to Inframark per prior request. (0.2 Hours). Draft letter to Tyler Walbridge providing all records responsive to ORR and notice of redactions. (0.3 Hours). Continue revising draft minutes from previous regular board meeting and special board meeting. (0.4 Hours).

04/09/25 Continue preparation for next board meeting. (0.7 Hours). Complete preparation for and attend conference with Dennis Daniel and John Genter to review agenda and prepare for upcoming board meeting. (0.5 Hours).

By/Date Received: JB 5-1-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6320

April 30, 2025

Page 2

---

04/10/25 Continue revising agenda for next board meeting. (0.2 Hours). Continue review of agenda packet items. (0.3 Hours). Continue review of District Rules and regulations to determine changes needed due to changeover from Inframark to MOC. (0.5 Hours).

04/11/25 Continue preparation for next board meeting. (0.7 Hours).

04/12/25 Continue preparation for next board meeting. (0.5 Hours).

04/14/25 Continue preparation for next board meeting. (0.7 Hours). Complete preparation for and attend conference with Dennis Daniel to continue preparation for upcoming board meeting. (0.4 Hours).

04/15/25 Continue preparation for upcoming board meeting. (1.2 Hours). Telephone conference with Mark Olson on upcoming board meeting. (0.2 Hours). Complete preparation for and attend board meeting. (2.9 Hours).

04/16/25 Exchange emails with Eric Knustrom on citations for confidentiality of details of District facilities. (0.3 Hours).

04/19/25 Email MOC on revisions needed to District Rules, exhibits to change references to Inframark, and increased inspection fee. (0.7 Hours). Continue review of action items from previous board meeting. (0.3 Hours).

04/21/25 Continue review of action items from previous board meeting. (0.3 Hours).

04/22/25 Review proposed notice for publication in connection with Amended Water Conservation Plan. (0.2 Hours). Continue review of email from Tyler Walbridge and email same to ad hoc Open Records Committee. (0.3 Hours).

04/24/25 Review draft assignment of engineering contract due to merger. (0.2 Hours). Review draft proposal for repair of area of unauthorized erosion trail. (0.2 Hours).

04/26/25 Draft response to Tyler Walbridge's email in connection with responsive documents provided in connection with prior ORR. (0.8 Hours). Continue review of proposed changes to exhibits to Rules and Regulations due to transition to MOC from Inframark. (0.5 Hours). Review email from Gary Grass on status of pool inspections and problems with owner denying access and provide preliminary response to same. (0.4 Hours).

04/28/25 Continue revising exhibits to District Rules due to transition to MOC from Inframark. (0.7 Hours).

April 30, 2025

Page 3

---

- 04/29/25 Continue review of changes to Rules and Regulations required by change to MOC from Inframark. (1.3 Hours). Continue revising draft letter to Tyler Walbridge and send same to committee for review and comment. (0.4 Hours). Receive and begin review of new ORR from Tyler Walbridge and email same to committee. (0.5 Hours). Continue review of action items from previous board meeting. (0.3 Hours).
- 04/30/25 Continue review of new ORR from Tyler Walbridge and possible responsive documents. (0.7 Hours). Receive committee comments on draft letter to Tyler Walbridge and revise same. (0.3 Hours).

Attorney BF: 24.7 Hours

HUNTER HUDSON

- 04/01/25 Prepare for upcoming meeting. (0.4 Hours).
- 04/03/25 Continue working on pending ORR. (0.7 Hours).
- 04/04/25 Continue reviewing responsive documents to ORR and redacting same. (3.1 Hours).
- 04/07/25 Research government code sections for amendments to requirements for verifications on 1295s. (0.5 Hours).
- 04/09/25 Attend pre-meeting conference with Dennis Daniel and John Genter. (0.3 Hours). Review estimated certified values from Hays County. (0.5 Hours).
- 04/10/25 Review agenda packet and begin preparing for upcoming board meeting. (0.2 Hours).
- 04/14/25 Begin reviewing Development Agreement in preparation for upcoming meeting. (1.2 Hours). Attend pre-meeting conference with Dennis Daniel. (0.3 Hours).
- 04/15/25 Continue preparation for upcoming meeting and review website and District rules. (1.2 Hours).
- 04/16/25 Review government code for action items from meeting. (0.3 Hours).
- 04/21/25 Review rules and regulations for updating to MOC. (0.2 Hours).
- 04/29/25 Review new open records request. (0.2 Hours).

April 30, 2025

Page 4

---

Attorney HH: 9.1 Hours

JENIFFER CONCIENNE

- 04/01/25      Receive and review emails from committee and Sommers Marketing on District website changes. Review proposed changes and respond to same with edits. (0.5 Hours). Receive and review email from Chris Rosales on recorded easements. (0.2 Hours). Receive and review insurance policies from AJ Gallagher. (0.5 Hours). Receive and review email from Katie May on today's special board meeting. (0.2 Hours). Receive and review emails from committee and Beth Wright on District website changes. (0.2 Hours). Receive and review additional documentation for today's special board meeting as sent by Beth Wright. Send email to her on same. Review reply. Arrange to send to all parties and post on District website. Continue preparing for today's special board meeting. Add item to April 15<sup>th</sup> agenda. (0.8 Hours). Receive and review email from Ronee Gilbert at MEC on ORR. (0.2 Hours). Receive and review email from Chris Rosales on Change Order from Austin Engineering. Respond to Chris Rosales with TEC tracking number and verifications. Update database on same. Receive, review and respond to email from Dennis Daniel on same. (0.5 Hours). Receive and review Hays CAD memorandum on 2025 tax roll. (0.2 Hours). Complete preparation for and attend special board meeting. (0.9 Hours).
- 04/02/25      Begin drafting minutes of yesterday's special board meeting. Arrange to post video of same on District website. Review action items and send per diem request forms to Jessica Benson. (1.0 Hours). Receive, review and respond to Mark Olson on Zoom call for website changes. Send email to Al Sommers on same. (0.2 Hours). Continue drafting proposed agenda and send to all parties. (0.4 Hours). Send email to Inframark on ORR. Receive and review information from Inframark on ORR. (0.8 Hours). Send email to Wendy Tristan on 2025 appraisal roll. (0.2 Hours).
- 04/03/25      Receive and review emails from Dennis Daniel and Beth Wright on execution of documentation. (0.2 Hours). Receive and review various emails from committee and HOA on HOA quick connect location at entryway and landscape and irrigation maintenance areas. (0.5 Hours). Receive and review emails from Gary Grass and the HOA on potential sports court sites. (0.2 Hours). Send email to committee for committee meeting to review agenda. (0.2 Hours). Send email to committee on review of Rate Order and MOC fees. (0.2 Hours). Continue drafting regular and special board meeting minutes. (1.3 Hours). Receive and review email from John Genter on committee meeting. (0.2 Hours). Participate in committee meeting on website changes. (0.7 Hours).

April 30, 2025

Page 5

---

- 04/07/25      Review website changes from Mark Olson and Lisa Albrecht and contact Sommers Marketing on changes. Send email to Inframark on same. (0.8 Hours). Receive and review emails from committee and HOA on landscape and irrigation maintenance areas. (0.2 Hours). Receive and review email from committee and HOA on potential sports court locations and outfalls and pool inspections. (0.3 Hours). Receive and review email from Katie May on 2<sup>nd</sup> quarter MS4 outfall inspections. (0.2 Hours). Receive, review and respond to Katie May on communications to the District. (0.2 Hours). Receive and review emails from Gary Grass and Chris Rosales on assessment of erosion trail. (0.2 Hours). Continue preparing documentation for next week's board meeting. (1.5 Hours). Receive, review and respond to Kara Wagner on website updates. (0.3 Hours).
- 04/08/25      Receive, review and respond to emails from Kara Wagner on website updates. Send email to committee on same. (0.4 Hours). Receive, review and respond to Jessica Benson on per diems. (0.2 Hours). Receive, review and respond to Beth Wright on Chase Bank account information. Send email to Jessica Benson on same. Review replies. Receive, review and respond to Dennis Daniel on Chase bank forms. Review replies from all parties. (0.6 Hours).
- 04/09/25      Receive and review lake projections from Dennis Daniel for agenda package. Prepare for and participate in committee meeting to review draft agenda for next week's board meeting. Begin preparing agenda package. Send email to committee on review of Rate Order. Review reply. Send email to Chris Rosales on amendment to WCP. Finalize agenda. Send email to Board on legal budget. (1.2 Hours). Receive and review 2025 Preliminary Values from Hays County. Send to Allen Douthitt and Garry Kimball. (0.4 Hours). Receive and review email from BLX on post-issuance compliance. (0.2 Hours). Receive and review email from Katie May on status of outfall maintenance. (0.2 Hours). Receive, review and respond to committee on website changes. Send changes to Sommers Marketing for posting. (0.4 Hours). Review emails on temporary closure of trail. (0.2 Hours).
- 04/10/25      Receive and review various emails on trail restoration. (0.4 Hours). Receive and review email from Kara Wagner on website updates; send same to Mark Olson. Review reply. (0.2 Hours). Receive and review HCAD correspondence. (0.2 Hours). Receive, review and respond to Dennis Daniel on bank documentation. (0.2 Hours). Receive and review emails from committee on changes to Rate Order/Rules in connection with pool inspection fees. Respond to same and begin redline of Rate Order. Send redline to committee. (0.6 Hours). Receive and review Amended Water Conservation Plan from Chris Rosales; prepare Resolution for same. Finalize agenda. Continue preparing agenda package. Arrange to post agenda with Hays County Clerk. Send agenda to Inframark for posting within the District. Receive and review bookkeeper's report, engineer's report and

April 30, 2025

Page 6

---

manager's report. Receive, review and respond to Missy Roberts on outfall reports. Redact manager's report. Finalize agenda package and send to all parties. Arrange for agenda package to be posted on District website. (3.8 Hours).

04/14/25 Receive and review various emails on status of District projects. (0.2 Hours). Receive and review pool tracker from Missy Roberts. Receive and review email from committee on same. (0.4 Hours). Receive and review various emails from committee, HOA and Chris Rosales regarding the erosion trail. (0.2 Hours). Continue preparation for tomorrow's board meeting. Review District agreements. (0.7 Hours). Receive, review and respond to email from Eric Hart on tomorrow's board meeting. (0.2 Hours). Send email to Missy Roberts on supplement for agenda package. Review response from Katie May on same. (0.3 Hours). Attend Zoom with Dennis Daniel on tomorrow's board meeting. (0.4 Hours). Send email to committee attaching recorded easements. (0.2 Hours). Receive and review emails from various committees on tomorrow's board meeting. (0.4 Hours). Receive and review Supplement #1 to agenda package; arrange to send to all parties. (0.3 Hours).

04/15/25 Receive and review email from Gary Grass on connection count. (0.2 Hours). Review WCP revisions as sent by Chris Rosales. (0.2 Hours). Receive and review emails on message to customers on transition. (0.2 Hours). Receive and review emails from committee on outfall report. (0.2 Hours). Receive, review and respond to Mark Olson on draft minutes. (0.2 Hours). Receive and review various emails on today's board meeting. Send email to Board on same. Receive and review TLAP permit from Chris Rosales. Complete preparation for today's board meeting. (3.6 Hours). Attend board meeting. (3.0 Hours).

04/16/25 Review action items from yesterday's board meeting. Receive and review copy of executed Pay Application from Chris Rosales. Send emails to Dennis Daniel on yesterday's board meeting. Send email to Bryce Canady on acquisition details. Send email to Board providing email contact for the HOA's manager. Receive and review email from Gary Grass on possible sports court locations. Review District website on recent changes. (1.6 Hours).

04/21/25 Continue finalizing paperwork from last week's board meeting and arrange to post documentation on District website. Receive and review emails from committee on changes to District website due to MOC taking over today. (0.9 Hours). Receive and review email on status of 210 irrigation project. (0.2 Hours). Receive and review email from Bryce Canady on details related to Murfee acquisition. (0.2 Hours). Send per diem request forms to Jessica Benson. (0.2 Hours). Send email to John Genter on execution of Amended WCP. Receive executed signature page. (0.2 Hours). Send email to Chris Rosales on execution

April 30, 2025

Page 7

---

- documents for Board meetings. (0.2 Hours). Begin drafting May agenda. Begin drafting Resolution on waiver of late fees during transition period. Revise District Registration Form. Send email to Chris Rosales on execution documents for board meetings. Begin drafting summary of Amended Water Conservation Plan for publication. (1.6 Hours).
- 04/22/25 Receive and review email from Matthew Cass from Consor on merger. (0.2 Hours). Draft and send letter to the TCEQ enclosing revised District Registration Form for filing. Send to consultants. Draft and send letters to LCRA, WTCPUA and TCEQ enclosing Amended WCP for filing; send same via email to LCRA and Chris Rosales. Arrange to post on District website. Send email to Hays Free Press on publication of WCP summary. Review documents on website and references in Rate Order/Rules & Regulations in connection with transition. (2.8 Hours). Receive and review additional ORR request and review documents in connection with same. (0.4 Hours).
- 04/23/25 Receive and review email from John Genter on status of 210 irrigation connection. Receive and review emails from Mark Olson and Beth Wright on billing links. Receive variance form in connection with Stage 3. (0.6 Hours). Receive and review proof of Notice of Adopting of Amended WCP for publication. Send email to *Hays Free Press* on same. (0.3 Hours). Send email to Chris Rosales on erosion trail plan. (0.2 Hours). Begin drafting minutes of last week's board meeting. (0.6 Hours).
- 04/24/25 Receive and review Assignment of Contracts from Bryce Canady. Review exhibit for same. Create Form 1295 tracking number for Consor Assignment, update database and send to Bryce Canady and Jason Baze. (0.8 Hours). Receive and review email from Beth Wright on customer notifications. (0.2 Hours). Receive and review emails from Chris Rosales on GIS and erosion trail plan. Forward erosion trail plan to Board of Directors. Receive and review email from Dennis Daniel on same. (0.5 Hours). Send email to Contractors Review committee attaching Consor notification and Assignment. (0.2 Hours). Send email to Sommers Marketing on contact information. (0.2 Hours). Receive and review email from Beth Wright attaching updated exhibits to the Rules & Regulations. Reply to Beth Wright on same. Begin review of same. (0.8 Hours).
- 04/25/25 Receive and review email from Dennis Daniel on erosion trail. (0.2 Hours). Receive and review emails from Inframark and MOC on alarm and pump at LS #1. (0.2 Hours).
- 04/28/25 Receive and review emails between MOC and committee. (0.2 Hours). Receive and review email from Chris Rosales on erosion trail plan. Receive and review email from committee on same; forward to Board for their review. (0.3 Hours).

April 30, 2025

Page 8

---

Receive and review email from Lonnie Wright on auto-dialer accounts. (0.2 Hours). Receive and review emails on status of pool deposits. (0.2 Hours). Receive and review Sommers Marketing invoice; forward to Jessica Benson for payment. (0.2 Hours). Review information in connection with prior ORR. (0.3 Hours). Continue working on Rules and Regulations in connection with transition and change in pool inspection fees. (0.6 Hours).

04/29/25 Continue drafting Exhibits for Rules and Regulations in connection with transition. Telephone conference with Beth Wright on same. (2.7 Hours). Send email to Beth Wright on manager's report for next board meeting. (0.2 Hours). Receive and review second ORR. Begin review of documents in connection with same. (0.7 Hours). Receive and review emails from John Genter and MOC on cut lock. (0.2 Hours). Receive and review emails from Chris Rosales and Gary Grass on potential sports court locations. (0.2 Hours). Complete draft of Rules and Regulations and send same to Beth Wright for her review. (0.8 Hours). Receive and review email from Conchetta at Consor attaching verifications and Form 1295 for Master Assignment Agreement. (0.2 Hours).

04/30/25 Continue review of documents in connection with second ORR. Receive and review emails from committee on prior ORR. (2.6 Hours). Receive and review email from Dennis Daniel on asset management. (0.2 Hours). Acknowledge Form 1295 with Texas Ethics Commission and update database on same. (0.3 Hours). Continue drafting Request for Variance form. (0.3 Hours).

Legal Assistant JC: 57.8 Hours

ALLISON NIX

04/06/25 Apply redactions to documents responsive to open records request. (1.0 Hours).

04/15/25 Continue preparation for today's board meeting. (0.3 Hours).

Legal Assistant AN: 1.3 Hours

Attorney BF: 24.7 Hours @ \$325.00 per hour	\$8,027.50
Attorney HH: 9.1 Hours @ \$325.00 per hour	\$2,957.50
Attorney GS: 0 Hours @ \$325.00 per hour	
Legal Assistant JC: 57.8 Hours @ \$155.00 per hour	\$8,959.00
Legal Assistant AN: 1.3 Hours @ \$155.00 per hour	\$201.50

April 30, 2025  
Page 9

---

CLIENT EXPENSES

297 Photocopies @ \$0.25 each	\$74.25
588 Color Photocopies @ \$0.50 each	\$294.00
Hays County Clerk	\$3.00

Total Client Expenses                \$371.25

**TOTAL AMOUNT DUE    \$20,516.75**

PLEASE REMIT TO:  
Zane Furr  
906 Madrone Drive  
Georgetown, Tx 78628  
(512) 825-7162

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

Invoice Date  
4/30/2025

Invoice #  
ZF2025-RR-Apr

Customer ID #

RR

Service Date	Description	
4/2/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
4/4/2025	Reunion Ranch Mow WWTP	\$85.00
4/4/2025	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
4/4/2025	Reunion Ranch Mow LS #1	\$25.00
4/4/2025	Reunion Ranch Mow LS #2	\$25.00
4/4/2025	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
4/4/2025	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
4/4/2025	Reunion Ranch Mow Jacksaw Water Detention Pond	\$250.00
4/4/2025	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
4/4/2025	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
4/4/2025	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
4/9/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
4/14/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
4/17/2025	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
4/17/2025	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
4/17/2025	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
4/17/2025	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
4/17/2025	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
4/17/2025	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
4/17/2025	Reunion Ranch Mow Jacksaw Water Detention Pond	\$250.00
4/17/2025	Reunion Ranch Mow LS #1	\$25.00
4/17/2025	Reunion Ranch Mow LS #2	\$25.00
4/17/2025	Reunion Ranch Mow WWTP	\$85.00
4/23/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
4/29/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00

TOTAL DUE UPON RECEIPT \$5,610.00

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

5/30/2025

By/Date Received: JB 4-30-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6216

## **Bookkeeper's Account Expenditures**



Questions? Call 888-554-4732

Se habla Español

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

Report an outage: 888-883-3379

myPEC.com

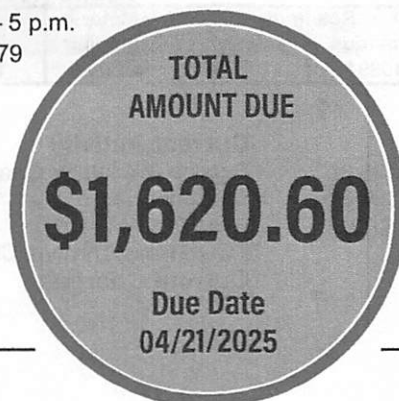
Member-owned since 1938  
nonprofit

Account #: 3001313424

Member Name: Reunion Ranch Wcid

Director District: 4

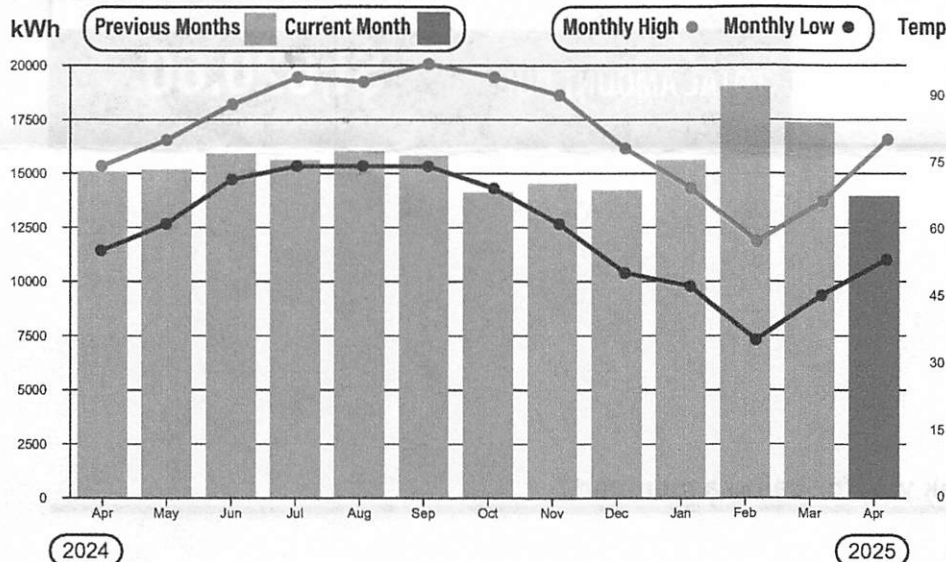
Bill Date: 04/03/2025



Service Address: REUNION RCH BLVD & FM  
1826

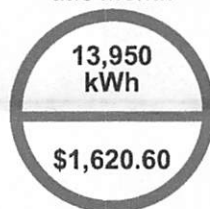
This bill does not reflect payments after 04/03/2025.  
Charge detail found on the back of this page.

## Monthly energy use

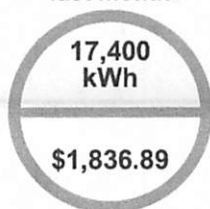


## Energy comparison

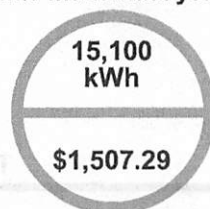
Total energy use  
this month



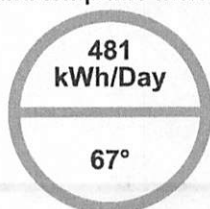
Total energy use  
last month



Total energy use  
this month last year



Average daily use  
and temp this month



By/Date Received: Dr 4-11-25

By/Date Posted: JB 4-17-25

Hand Delivered to: [Signature]

Mailed By/Date: [Signature]

GL#: 6230

## IMPORTANT MEMBER INFORMATION

A little change goes a long way! Round up your electric bill through the Power of Change, and every penny will go back to the community, funding grants for local nonprofits, helping members in need pay their electric bills, and more. Enroll today at myPEC.com/change.

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



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

Bill Date 04/03/2025

Account # 3001313424

Current charges due 04/21/2025 \$1,620.60

Late amount after 04/21/2025 \$1,782.66

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

460763001313424000162060000178266040320250

Account number: 3001313424

Service address: REUNION RCH BLVD &amp; FM 1826

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type
From	To		Previous	Present				
778407	03/03/25	04/01/25	29	10391	10670	50	13,950	Small Power 3 Phase

**Previous Account Activity**

Previous Balance \$1,836.89  
 Payment Received - \*Thank You\* -\$1,836.89  
**Balance Forward \$0.00**

**Current Activity**

Service Availability Charge \$57.50  
 Delivery Charge 13,950 kWh @ \$0.026506 \$369.76  
 Base Power Charge 13,950 kWh @ \$0.061900 \$863.51  
 TCOS Pass-Through Charge 13,950 kWh @ \$0.023644 \$329.83  
**Current Charges \$1,620.60**

**TOTAL AMOUNT DUE****\$1,620.60**

DUE DATE 04/21/2025

**Thank you for being a member!****Important terms & definitions:**

**Service Availability Charge** recovers the cost of billing, metering, collections, customer service, and enterprise costs. This fixed monthly charge does not vary based on kilowatt-hour (kWh) use.

**Delivery Charge** (\$ per kWh use) recovers the cost of the distribution infrastructure that delivers electricity to your home.

**Base Power Charge** (\$ per kWh use) recovers the cost of electricity from our power suppliers and associated charges from ERCOT. These costs are passed through to members with no added charges.

**TCOS Pass-Through Charge** recovers the cost incurred by PEC for the use of the ERCOT transmission system. These costs are set by the Public Utility Commission and passed-through to our members without additional charges.

**Franchise Fee** is mandated by city ordinance for use of streets or public ways. PEC is required by the city to collect the fee from members within city limits and then remit all fees to the city.

**Peak Demand Charge** (\$ per kW use) recovers the cost of the distribution infrastructure that delivers electricity to your location. Only applicable to the large power rate class.

**Convenient ways to pay:**

**Online/Mobile App**  
 Pay your bill at  
[myPEC.com](http://myPEC.com).  
 Download the SmartHub  
 App on your mobile  
 phone.



**Phone**  
 Call Secure Pay  
 24/7 at  
 855-938-3589.



**PEC Secure Pay Station**  
 The nearest one is Oak Hill  
 & available 24/7.



**Additional ways to pay**  
 Visit [myPEC.com](http://myPEC.com) to learn  
 about other convenient  
 ways to pay.

**Powering your account:****How to report a power outage:**

SmartHub Mobile App  
 888-883-3379  
[myPEC.com](http://myPEC.com)

**Update your contact information:**

888-554-4732  
 Monday-Friday 8 a.m. – 5 p.m.  
 myPEC.com "Contact Us"

**Automatic savings to you!**

Sign up for these convenient monthly ways to save!

- Go paperless and save \$1 with the eBill credit.
- Sign up for bank draft and save \$1.50 with eDraft credit.
- eSaver credit saves \$2.50 when signing up for both eBill and eDraft credits.
- Residential Farm/Ranch Rate Only



Questions? Call 888-554-4732

Se habla Español

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

Report an outage: 888-883-3379

myPEC.com

Member-owned since 1938  
nonprofit

Account #: 3001313436

Member Name: Reunion Ranch Wcid

Director District: 4

Bill Date: 04/03/2025

TOTAL  
AMOUNT DUE

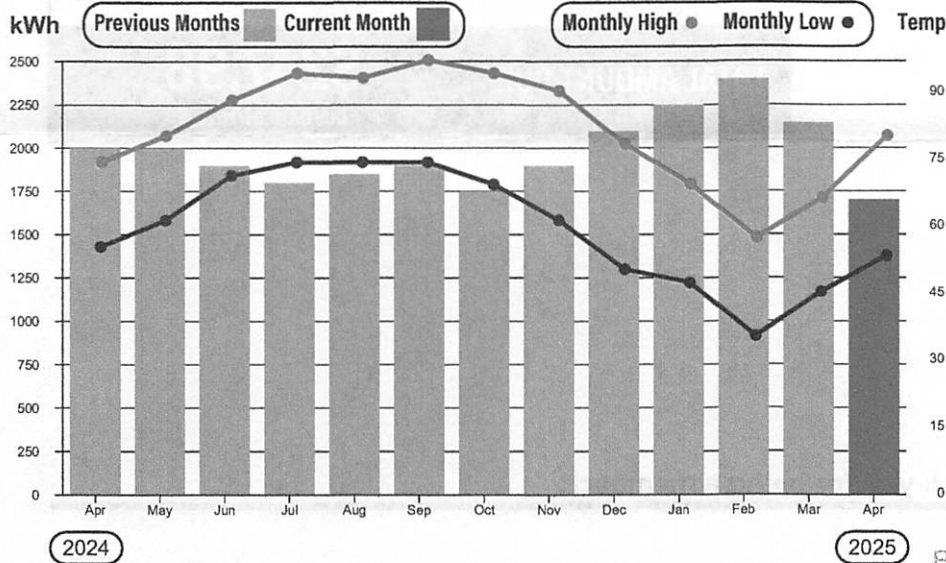
**\$247.98**

Due Date  
04/21/2025

Service Address: 374 KATIE DRIVE-LIFT  
STATION

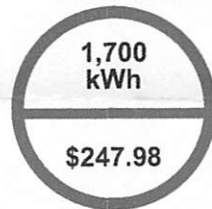
This bill does not reflect payments after 04/03/2025.  
Charge detail found on the back of this page.

## Monthly energy use

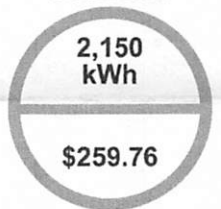


## Energy comparison

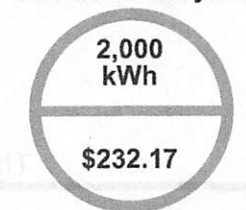
Total energy use  
this month



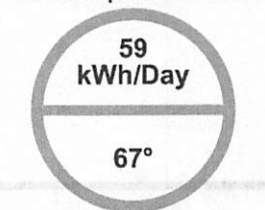
Total energy use  
last month



Total energy use  
this month last year



Average daily use  
and temp this month



## IMPORTANT MEMBER INFORMATION

A little change goes a long way! Round up your electric bill through the Power of Change, and every penny will go back to the community, funding grants for local nonprofits, helping members in need pay their electric bills, and more. Enroll today at myPEC.com/change.

By/Date Received: 04-11-25

By/Date Posted: 04-17-25

Hand Delivered to: ACH

Mailed By/Date:

GL#: 4230

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



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

Bill Date

04/03/2025

Account #

3001313436

Current charges due 04/21/2025

\$247.98

Late amount after 04/21/2025

\$272.78

PEC Secure Pay Station barcode



Mail payment to:

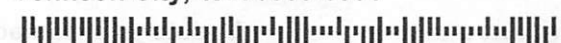
Pedernales Electric Cooperative, Inc.

PO Box 1

21

Johnson City, TX 78636-0001

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



460763001313436000024798000027278040320259

Account number: 3001313436

Service address: 374 KATIE DRIVE-LIFT STATION

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type
	From	To		Previous	Present			
777916	03/03/25	04/01/25	29	1329	1363	50	1,700	Small Power 3 Phase
<b>Previous Account Activity</b>								
Previous Balance				\$259.76				
Payment Received - *Thank You*				-\$259.76				
<b>Balance Forward</b>				<b>\$0.00</b>				
<b>Current Activity</b>								
Service Availability Charge								\$57.50
Delivery Charge						1,700 kWh @ \$0.026506		\$45.06
Base Power Charge						1,700 kWh @ \$0.061900		\$105.23
TCOS Pass-Through Charge						1,700 kWh @ \$0.023644		\$40.19
<b>Current Charges</b>								<b>\$247.98</b>
<b>TOTAL AMOUNT DUE</b>								
<b>\$247.98</b>								
DUE DATE 04/21/2025								

Thank you for being a member!

**Important terms & definitions:**

**Service Availability Charge** recovers the cost of billing, metering, collections, customer service, and enterprise costs. This fixed monthly charge does not vary based on kilowatt-hour (kWh) use.

**Delivery Charge** (\$ per kWh use) recovers the cost of the distribution infrastructure that delivers electricity to your home.

**Base Power Charge** (\$ per kWh use) recovers the cost of electricity from our power suppliers and associated charges from ERCOT. These costs are passed through to members with no added charges.

**TCOS Pass-Through Charge** recovers the cost incurred by PEC for the use of the ERCOT transmission system. These costs are set by the Public Utility Commission and passed-through to our members without additional charges.

**Franchise Fee** is mandated by city ordinance for use of streets or public ways. PEC is required by the city to collect the fee from members within city limits and then remit all fees to the city.

**Peak Demand Charge** (\$ per kW use) recovers the cost of the distribution infrastructure that delivers electricity to your location. Only applicable to the large power rate class.

**Convenient ways to pay:**

**Online/Mobile App**  
Pay your bill at  
[myPEC.com](http://myPEC.com).  
Download the SmartHub  
App on your mobile  
phone.



**Phone**  
Call Secure Pay  
24/7 at  
855-938-3589.



**PEC Secure Pay Station**  
The nearest one is Oak Hill  
& available 24/7.



**Additional ways to pay**  
Visit [myPEC.com](http://myPEC.com) to learn  
about other convenient  
ways to pay.

**Powering your account:****How to report a power outage:**

SmartHub Mobile App  
888-883-3379  
[myPEC.com](http://myPEC.com)

**Update your contact information:**

888-554-4732  
Monday-Friday 8 a.m. – 5 p.m.  
[myPEC.com](http://myPEC.com) "Contact Us"

**Automatic savings to you!**

Sign up for these convenient monthly ways to save!

- Go paperless and save \$1 with the eBill credit.
- Sign up for bank draft and save \$1.50 with eDraft credit.
- eSaver credit saves \$2.50 when signing up for both eBill and eDraft credits.
- Residential Farm/Ranch Rate Only



Questions? Call 888-554-4732

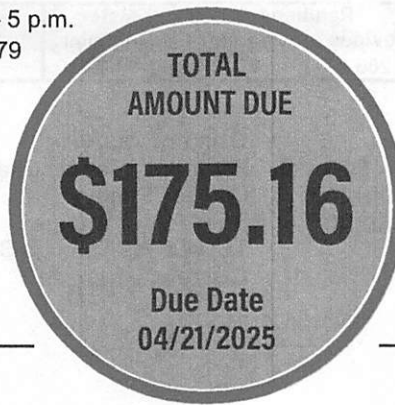
Se habla Español

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

Report an outage: 888-883-3379  
myPEC.com

Member-owned since 1938  
nonprofit

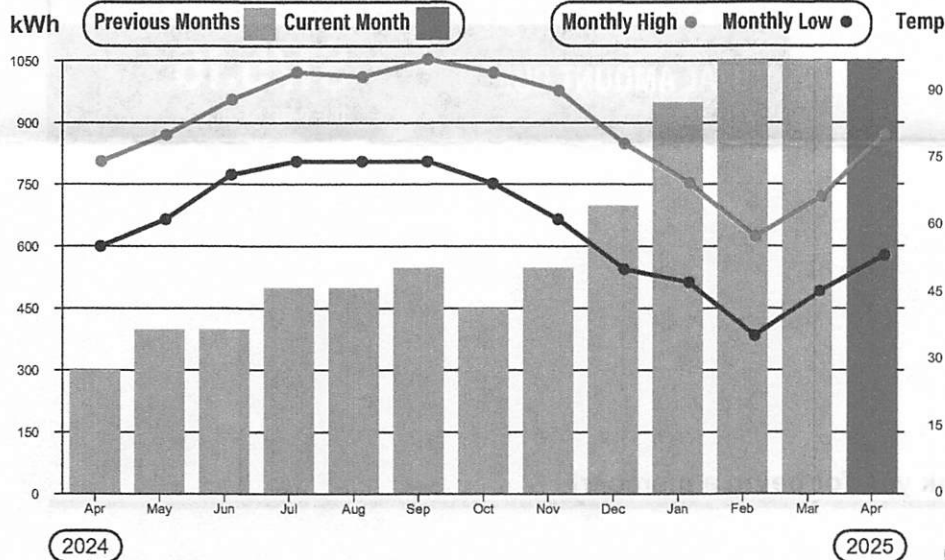
Account #: 3001313435  
Member Name: Reunion Ranch Wcid  
Director District: 4  
Bill Date: 04/03/2025



Service Address: 591 KATIE DRIVE

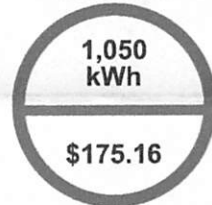
This bill does not reflect payments after 04/03/2025.  
Charge detail found on the back of this page.

## Monthly energy use



## Energy comparison

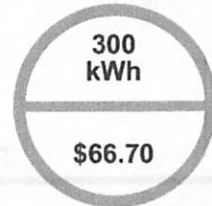
Total energy use  
this month



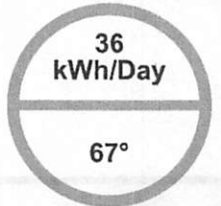
Total energy use  
last month



Total energy use  
this month last year



Average daily use  
and temp this month



## IMPORTANT MEMBER INFORMATION

A little change goes a long way! Round up your electric bill through the Power of Change, and every penny will go back to the community, funding grants for local nonprofits, helping members in need pay their electric bills, and more. Enroll today at myPEC.com/change.

By/Date Received: 4-11-25

By/Date Posted: 4-17-25

Mailed By/Date:

GL#: 6230

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.



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

Bill Date 04/03/2025  
Account # 3001313435  
Current charges due 04/21/2025 \$175.16  
Late amount after 04/21/2025 \$192.68

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



460763001313435000017516000019268040320259

Account number: 3001313435

Service address: 591 KATIE DRIVE

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type
	From	To		Previous	Present			
777917	03/03/25	04/01/25	29	286	307	50	1,050	Small Power 3 Phase

**Previous Account Activity**

Previous Balance \$146.29  
 Payment Received - \*Thank You\* -\$146.29  
**Balance Forward \$0.00**

**Current Activity**

Service Availability Charge \$57.50  
 Delivery Charge 1,050 kWh @ \$0.026506 \$27.83  
 Base Power Charge 1,050 kWh @ \$0.061900 \$65.00  
 TCOS Pass-Through Charge 1,050 kWh @ \$0.023644 \$24.83  
**Current Charges \$175.16**

**TOTAL AMOUNT DUE****\$175.16**

DUE DATE 04/21/2025

**Thank you for being a member!****Important terms & definitions:**

**Service Availability Charge** recovers the cost of billing, metering, collections, customer service, and enterprise costs. This fixed monthly charge does not vary based on kilowatt-hour (kWh) use.

**Delivery Charge** (\$ per kWh use) recovers the cost of the distribution infrastructure that delivers electricity to your home.

**Base Power Charge** (\$ per kWh use) recovers the cost of electricity from our power suppliers and associated charges from ERCOT. These costs are passed through to members with no added charges.

**TCOS Pass-Through Charge** recovers the cost incurred by PEC for the use of the ERCOT transmission system. These costs are set by the Public Utility Commission and passed-through to our members without additional charges.

**Franchise Fee** is mandated by city ordinance for use of streets or public ways. PEC is required by the city to collect the fee from members within city limits and then remit all fees to the city.

**Peak Demand Charge** (\$ per kW use) recovers the cost of the distribution infrastructure that delivers electricity to your location. Only applicable to the large power rate class.

**Convenient ways to pay:**

**Online/Mobile App**  
 Pay your bill at  
[myPEC.com](http://myPEC.com).  
 Download the SmartHub  
 App on your mobile  
 phone.



**Phone**  
 Call Secure Pay  
 24/7 at  
 855-938-3589.



**PEC Secure Pay Station**  
 The nearest one is Oak Hill  
 & available 24/7.



**Additional ways to pay**  
 Visit [myPEC.com](http://myPEC.com) to learn  
 about other convenient  
 ways to pay.

**Powering your account:****How to report a power outage:**

SmartHub Mobile App  
 888-883-3379  
[myPEC.com](http://myPEC.com)

**Update your contact information:**

888-554-4732  
 Monday-Friday 8 a.m. – 5 p.m.  
[myPEC.com](http://myPEC.com) "Contact Us"

**Automatic savings to you!**

Sign up for these convenient monthly ways to save!

- Go paperless and save \$1 with the eBill credit.
- Sign up for bank draft and save \$1.50 with eDraft credit.
- eSaver credit saves \$2.50 when signing up for both eBill and eDraft credits.
- Residential Farm/Ranch Rate Only



Questions? Call 888-554-4732

Se habla Español

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

Report an outage: 888-883-3379

myPEC.com

Member-owned since 1938  
nonprofit

Account #: 3001313420  
Member Name: Reunion Ranch Wcid  
Director District: 4  
Bill Date: 04/03/2025

TOTAL  
AMOUNT DUE

**\$38.71**

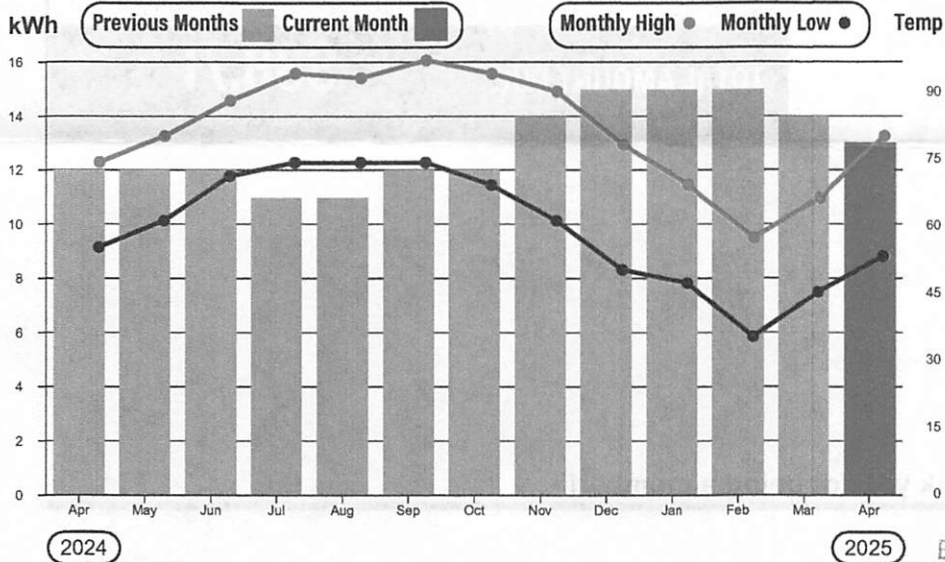
Due Date  
04/21/2025

Service Address: 111 MARGARET CIRCLE

This bill does not reflect payments after 04/03/2025.

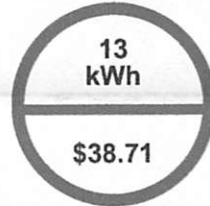
Charge detail found on the back of this page.

## Monthly energy use



## Energy comparison

Total energy use  
this month



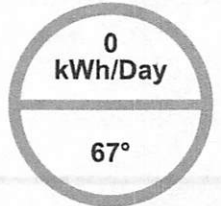
Total energy use  
last month



Total energy use  
this month last year



Average daily use  
and temp this month



By/Date Received: 12/11/25

By/Date Posted: 1/17/25

## IMPORTANT MEMBER INFORMATION

A little change goes a long way! Round up your electric bill through the Power of Change, and every penny will go back to the community, funding grants for local nonprofits, helping members in need pay their electric bills, and more. Enroll today at myPEC.com/change.

Mailed By/Date:

GL#: 6230

PLEASE DETACH AND RETURN THE ORIGINAL BOTTOM PORTION OF YOUR BILL WITH YOUR PAYMENT. DO NOT SEND A COPY OF THE BILL STUB.

KEEP THIS STATEMENT FOR YOUR RECORDS

Bill Date

04/03/2025

Account #

3001313420

Current charges due 04/21/2025

\$38.71

Late amount after 04/21/2025

\$42.58



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

PEC Secure Pay Station barcode



Mail payment to:

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

7012 0 AB 0.593  
REUNION RANCH WCID  
C/O BOTT & DOUTHITT  
PO BOX 2445  
ROUND ROCK TX 78680-2445

5 7012  
C-29



460763001313420000003871000004258040320256

Account number: 3001313420

Service address: 111 MARGARET CIRCLE

Meter	Billing Period		Days	Readings		Meter Multiplier	kWh Usage	Rate Type
	From	To		Previous	Present			
975201	03/03/25	04/01/25	29	178	191	1	13	Small Power

**Previous Account Activity**

Previous Balance \$17.64  
 Payment Received - \*Thank You\* -\$17.64  
**Balance Forward \$0.00**

**Current Activity**

Service Availability Charge \$37.50  
 Delivery Charge 13 kWh @ \$0.007849 \$0.10  
 Base Power Charge 13 kWh @ \$0.061900 \$0.80  
 TCOS Pass-Through Charge 13 kWh @ \$0.023644 \$0.31  
**Current Charges \$38.71**

**TOTAL AMOUNT DUE****\$38.71**

DUE DATE 04/21/2025

Thank you for being a member!

**Important terms & definitions:**

**Service Availability Charge** recovers the cost of billing, metering, collections, customer service, and enterprise costs. This fixed monthly charge does not vary based on kilowatt-hour (kWh) use.

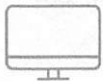
**Delivery Charge** (\$ per kWh use) recovers the cost of the distribution infrastructure that delivers electricity to your home.

**Base Power Charge** (\$ per kWh use) recovers the cost of electricity from our power suppliers and associated charges from ERCOT. These costs are passed through to members with no added charges.

**TCOS Pass-Through Charge** recovers the cost incurred by PEC for the use of the ERCOT transmission system. These costs are set by the Public Utility Commission and passed-through to our members without additional charges.

**Franchise Fee** is mandated by city ordinance for use of streets or public ways. PEC is required by the city to collect the fee from members within city limits and then remit all fees to the city.

**Peak Demand Charge** (\$ per kW use) recovers the cost of the distribution infrastructure that delivers electricity to your location. Only applicable to the large power rate class.

**Convenient ways to pay:**

**Online/Mobile App**  
 Pay your bill at  
[myPEC.com](http://myPEC.com).  
 Download the SmartHub  
 App on your mobile  
 phone.



**Phone**  
 Call Secure Pay  
 24/7 at  
 855-938-3589.



**PEC Secure Pay Station**  
 The nearest one is Oak Hill  
 & available 24/7.



**Additional ways to pay**  
 Visit [myPEC.com](http://myPEC.com) to learn  
 about other convenient  
 ways to pay.

**Powering your account:****How to report a power outage:**

SmartHub Mobile App  
 888-883-3379  
[myPEC.com](http://myPEC.com)

**Update your contact information:**

888-554-4732  
 Monday-Friday 8 a.m. – 5 p.m.  
[myPEC.com](http://myPEC.com) "Contact Us"

**Automatic savings to you!**

Sign up for these convenient monthly ways to save!

- Go paperless and save \$1 with the eBill credit.
- Sign up for bank draft and save \$1.50 with eDraft credit.
- eSaver credit saves \$2.50 when signing up for both eBill and eDraft credits.
- Residential Farm/Ranch Rate Only

Hays County Tax Assessor-Collector  
Jennifer Escobar



712 S. Stagecoach Trail Suite 1120  
San Marcos, TX 78666  
(512) 393-5545  
April 4, 2025

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

## INVOICE

### RE: ASSESSING AND COLLECTING FEES

Greetings,

The assessing-collection parcel fees for 2024 are as follows:

578	@ \$0.15/parcel	86.70
0	@ \$0.85/parcel	0
		<hr/>
		86.70

**TOTAL DUE**

**\$86.70**

By/Date Received: 10/10/25  
By/Date Posted: WB 4-8-25  
Approved for Payment: [Signature]  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: JB 4-16-25  
GL#: 34.99 51.76  
6400 1173

**Please make all checks payable to Hays County Tax Assessor  
Due upon receipt**



REUNION RANCH  
PO BOX 2445  
ROUND ROCK TX 78680 - 2445

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

# Monthly Statement

## Bill-At-A-Glance

Previous Bill	445.87
Payment Received 3-27 Thank you!	445.87CR
Adjustments	.00
Balance	.00
Current Charges	537.66

**Amount to be Debited \$537.66**

Debiting Bank Account on Apr 28, 2025

## Billing Summary

Online: att.com/myatt

Page

<b>Plans and Services</b>	1	537.66
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 288-2020		
<b>Total Current Charges</b>		<b>537.66</b>

## Connect to value

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

## Plans and Services

### Monthly Service - Apr 3 thru May 2

1. Bus Local Calling Unlimited B	425.00
Business Line (Measured Rate)	
Caller ID Name Delivery	
Caller ID Number Delivery	
Expanded Local Calling Service	
Touchtone	
Unlimited Local Usage	

### Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Item	Quantity	Monthly Rate	Amount Billed
<b>Activity on Apr 1, 2025</b>			
(Monthly Charges are Prorated from Apr 1, 2025 through Apr 2, 2025)			
2. Federal Universal Service Fee	1		.00

### Company Fees and Surcharges

3. Federal Subscriber Line Charge	6.50
4. 911 Fee	.50
5. State Cost Recovery Charge	1.07
6. Federal Universal Service Fee	2.37
7. Texas Universal Service	51.73
8. Cost Assessment Charge	6.12
<b>Total Company Fees and Surcharges</b>	<b>68.29</b>

### Government Fees and Taxes

9. Federal	11.11
10. State and Local	33.26
<b>Total Government Fees and Taxes</b>	<b>44.37</b>

### Total Plans and Services

537.66

Amount Subject to Sales Tax: 492.79

## News You Can Use Summary

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

See "News You Can Use" for additional information

By/Date Received: VC 4.16.25  
By/Date Posted: JB4-25-25  
Approved for Payment: [Signature]  
Hand Delivered to: ACTH  
Mailed By/Date: 6230  
GL#: 6230

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

Manage your account at att.com



PO BOX 489  
NEWARK, NJ 07101-0489

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	642433740-00001	04/30/25
Change your address at http://sso.verizonenterprise.com	Invoice Number	6110507402

## Quick Bill Summary

Mar 09 – Apr 08



REUNION RANCH WCID  
PO BOX 2445  
ROUND ROCK, TX 78680-2445

00116302  
DC02

Previous Balance <i>(see back for details)</i>	\$54.00
Payment – Thank You	-\$54.00
<b>Balance Forward</b>	<b>\$0.00</b>
Monthly Charges	\$40.00
Surcharges and Other Charges & Credits	\$8.80
Taxes, Governmental Surcharges & Fees	\$5.14
<b>Total Current Charges</b>	<b>\$53.94</b>

**Total Charges Due by April 30, 2025**

**\$53.94**

By/Date Received: VC 4-21-25  
By/Date Posted: JB 4-26-25  
Approved for Payment: [Signature]  
Hand Delivered to: ACH  
Mailed By/Date: [Signature]  
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  
PO BOX 2445  
ROUND ROCK, TX 78680-2445

Bill Date April 08, 2025  
Account Number 642433740-00001  
Invoice Number 6110507402

## Total Amount Due

Deducted from bank account on 04/28/25  
DO NOT MAIL PAYMENT

**\$53.94**

PO BOX 660108  
DALLAS, TX 75266-0108



61105074020106424337400000100000005394000000053949



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

Previous Balance	\$3,440.60
Payments	\$(3,440.60)
Credits / Adjustments	\$0.00
Balance Forward	\$0.00
Current Charges	\$4,124.98
Account Balance	\$4,124.98

REUNION RANCH WCID  
C/O MUNICIPAL OPERATIONS & CONSULTING INC  
ATTN: ACCOUNTS PAYABLE  
20141 SCHIEL ROAD  
CYPRESS TX 77433

Page 1 of 2

Service Address:  
Account Type: Raw Firm (PUA)  
Contract: 800-018-8425-B

Account	Customer	Statement Date	Due Date
00548605	00602793	04/30/25	05/30/25

Service From	Service To	Meter	Days	Previous Read	Current Read	Use (Gal)
03/04/25	04/04/25	21117896	31	208753.00	215501.00	6,748,000.00
03/04/25	04/04/25	LOSS-RR	31	208753.00	215501.00	40,488.00

#### BILLING DETAILS

Transaction Description	Consumption	Rate	Amount
Previous Balance			\$3,440.60
Payment - Thank You			\$(3,440.60)
Balance Forward			\$0.00
Raw Water			
Monthly Reservation Fee	29.17	\$82.50	\$2,406.25
Raw Water - Firm	20.83	\$82.50	\$1,718.73
Current Charges			\$4,124.98
Account Balance			\$4,124.98

MAQ = 350.00 AF

Month	Consumption History	Use (AF)
Jan 2025		15.86
Feb 2025		12.86
Mar 2025		12.54
Apr 2025		20.83
TOTAL		62.09

1 AF = 325,851 gallons

Spring is a great time to evaluate irrigation systems and add compost/mulch to landscapes. WaterSmart rebates can help cover the cost.  
Learn more at [www.WaterSmart.org/rebates](http://www.WaterSmart.org/rebates).

#### PAYMENT OPTIONS

To pay via Phone: 877-360-3483

Mail:  
PO Box 301589  
Dallas, TX 75303-1589



Online: Scan QR  
code or visit

[www.lcra.org/paywaterbill](http://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	04/30/25	05/30/25	\$4,124.98

By/Date Received: JB 5-1-25  
By/Date Posted: JB 5-1-25  
Approved for Payment: [Signature]  
Hand Delivered to: [Signature]  
Mailed By/Date: JB 5-6-25  
GL#: 6205 1718.73  
6150 2406.25

Remit To:  
LCRA  
PO Box 301589  
Dallas, TX 75303-1589

REUNION RANCH WCID  
C/O MUNICIPAL OPERATIONS & CONSULTING INC  
ATTN: ACCOUNTS PAYABLE  
20141 SCHIEL ROAD  
CYPRESS TX 77433

**TEXAS DISPOSAL SYSTEMS**

PO BOX 674090  
DALLAS, TX 75267  
800-375-8375

**Invoice**

Date	Invoice #
05/01/2025	8491847
Customer Number	Invoice Total
1-318470	98.41
Payment Amount	

0103184709849184700000098410

**Bill To:**

REUNION WCID  
PO BOX 2445  
ROUND ROCK TX 78680

**Service Address:**

REUNION WCID  
109 JAYNE CV  
AUSTIN TX 78737

For proper credit please return this portion.

**Service Period** MAY SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL	
05/01/25	96G COM TRASH SRVC # P/U: 1	4.00		84.00	
05/01/25	FUEL SURCHARGE			14.41	
			By/Date Received: JB 4-29-25		
			By/Date Posted: JB 5-1-25		
			Approved for Payment: [Signature]		
			Hand Delivered to: [Signature]		
			Mailed By/Date: JB 5-6-25		
			GL#: 6200		
PAYMENT DUE UPON RECEIPT PAY BILL ONLINE AT WWW.TEXASDISPOSAL.COM YOUR ONLINE ACCESS CODE IS 0719352			Sub Total:	84.00	
			Total Fees:	14.41	
			Total Invoice:	98.41	
AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT	99.89	0.00	0.00	0.00	99.89
<b>TEXAS DISPOSAL SYSTEMS</b>					
Account No.: 1-318470 9		Service Period: MAY SERVICE			
Billing Name: REUNION WCID				Invoice #: 8491847	

**avg**

**ress**

Barton Publications Inc.  
113 W. Center St.  
Kyle, TX 78640-9450  
512-268-7862

Bill to:

ID: 13908

Sold to

Jennifer Concienne  
Willatt & Flickinger  
12912 Hill Country Blvd, Suite F-232  
Austin, TX 78738

Jennifer Concienne  
Willatt & Flickinger  
12912 Hill Country Blvd, Suite F-232  
Austin, TX 78738

Invoice # 68036

Invoice Date: 4/30/2025

Terms: Prepay

Rep: SR

**Ad Insertions included in this Invoice**

Date		Desc		Disc	ied	Total
4/30/25	Sale	Ad	PO: LNS NO. 304132 Public	\$107.40		\$107.40
4/30/25	Sale	Tearshe	PO: LNS NO. 304132	\$8.00		\$8.00

Water Conservation Plan

terms: 2

Please make check payable to  
Barton Publications, Inc.  
All invoices are due  
upon receipt.

billina@HavsFreePress.com

Total Charges	\$115.40
Discount	
Payments Applied	
Total Balance Due on Receipt	\$115.40

Please return this portion with your payment

**Advertising Invoice**

Invoice Date: 4/30/2025

Invoice # 68036

Account # 13908

**Amount Enclosed**

Remit Payment to:  
Barton Publications, Inc  
113 W. Center St.  
Kyle, TX 78640-9450

By/Date Received: JB 5-6-25

By/Date Posted: JB 5-7-25

Approved for Payment: \_\_\_\_\_

Hand Delivered to: \_\_\_\_\_

Mailed By/Date: JB 5-9-25

GL#: 6415

Advertising

Total Balance Due on Receipt \$115.40

To: Reunion Ranch Water Control and Improvement District

The Reunion Ranch Homeowners Association requests a variance under stages 2 and 3 of the Amended Drought Contingency Plan. Our community's builder, Taylor Morrison, did not design the neighborhood's irrigation system with the expectation of time-restricted watering schedules; instead, the system is optimized for lower upfront and maintenance cost through the use of fewer, larger irrigation controllers. Although the eventual implementation of the effluent irrigation water system will help, the current environmental conditions require an immediate variance to the defined restrictions.

Unlike a typical home which may have 10-16 zones, three of our 15 controllers have as many as 56 zones apiece. It is important to note that only one zone on a given controller can run during any given time, dramatically limiting the total irrigation coverage possible within a defined time window. For a typical home, a 6 hour 1x/week watering restriction offers enough time to keep turf and vegetation alive (22 minutes each for 16 zones). With 56 zones, this works out to only **6.4 minutes per zone**—not nearly enough time to keep things alive let alone healthy.

Currently, the reality we face is that a restriction based on total runtime rather than usage is not compatible with large scale commercial irrigation systems such as ours. If we do not adjust the HOA's irrigation timing to fit in an equivalent way to last year's approved variance, we face the inevitability of a significant percentage of our turf and vegetation dying off. This may result in many tens or even hundreds of thousands of dollars in damage to bring it back to a suitable state, not to mention the extra water it would take to start over with new sod.

We also want to highlight the important steps the HOA has taken to reduce overall water usage. We have upgraded many of our planter beds to drip irrigation and continue to do so, significantly lowering usage at the cost of increased run time. Most importantly, in conjunction with the WCID we are investing to make use of the district's effluent for watering the HOA's common areas. Once this project is completed, our overall water needs will drop significantly. However, until such time, the variance request is still necessary.

**In order to preserve the existing landscaping, promote the environmental and aesthetic appeal of our greenbelt inspired community, and ultimately protect the value of our property investments, the HOA requests permission to run each of our zones long enough to keep each zone healthy when watered once per week.** We have no preference on what days and times we are allowed and can accommodate whatever schedule the WCID sees fit, though we do want to make optimal use of our water usage by watering deeply and infrequently in order to promote deep roots and drought resistance. We also request that this variance extend until October 2025 or the completion of our effluent reuse project, whichever comes first.

To inform this request, our irrigation contractor Urban Dirt has prepared a table of recommended runtimes when irrigated once per week. The tables are broken down by each zone and controller, adjusted for the specific equipment and flow rate in each zone (see gpm in table). As another data point, we can reference our July 2021 usage totals of 2,875k gallons and target a 30% reduction of that reference amount, 2,012k gallons. If the variance is not granted, we expect our usage to be similar to July 2023, approximately 1,100k gallons. Importantly, the turf die off experienced from last year's restriction schedule demonstrates that 1,100k gallons in July is not enough to maintain turf on over 21 acres.

Finally, I want to compare the limits on watering for a Reunion Ranch homeowner to those facing the HOA. The vast majority of lots in Reunion Ranch range from  $\frac{1}{4}$  acre to  $\frac{2}{3}$  acre, except for the 30 Reserve lots which range up to 0.85 acres. Impervious cover on most of these lots is in the range of 30-60% (depending on post construction landscaping).

On the high end, a lot of  $\frac{2}{3}$  acre and 5000 sqft impervious cover will have 0.55 acres of area to water during their 6 hour window. When applied to the HOA's 21 acres of irrigated area, it would take just over 229 hours of watering time (with one zone at a time) to be equivalent to a homeowner's usage. On the other extreme, a smaller  $\frac{1}{4}$  acre lot with 5890 sqft landscaped area (0.135 acre) having 6 hours of watering time is equivalent to the HOA having 933 hours of watering time for 21 acres. The requested sum of all irrigation times proposed by North by Northwest is 144.5 hours, illustrating that this request is for considerably less time than the equivalent usage by a typical homeowner maintaining their own yard.

Thank you for your consideration.

Blake Gentry  
Director, Reunion Ranch HOA

## **Master Assignment Agreement**

This Master Assignment Agreement is made and entered into effective April 19, 2025, by and between Reunion Ranch WCID (“Client”), Murfee Engineering Co. Inc., (“Assignor”), and Consor North America, Inc. (“Assignee”).

### **Recitals**

**WHEREAS**, Client has entered into certain contracts and agreements for professional services with Assignor including, but not limited to, those active contracts and agreements listed on “Appendix 1” which is incorporated into this Agreement by reference. The term “Contracts,” as used in this Agreement, means the above referenced Contracts and all other contracts, price agreements, work order contracts and purchase orders, including all amendments and modifications, made between Client and the Assignor before the effective date of this Agreement (whether or not performance and payment have been completed);

**WHEREAS**, Assignor was acquired by Assignee in February 2025;

**WHEREAS**, Assignor and Assignee have now effectuated a merger with Assignee as the surviving entity;

**WHEREAS**, as of the effective date of this Master Assignment Agreement, Assignee seeks to and does agree to accept all rights and obligations in connection with the Contracts and does seek Client’s consent to the Assignment;

**WHEREAS**, Client does agree to approve the Assignment.

### **Agreement**

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, Client, Assignor, and Assignee hereby covenant and agree as follows:

- (1) Assignor hereby assigns to Assignee all of its rights, duties, liabilities, and obligations as set forth in the Contracts, incorporated herein by reference.
- (2) Assignee hereby agrees to assume, perform, and discharge all duties, liabilities, and obligations of Assignor as set forth in the Contracts.
- (3) The Contracts, as amended, are unaffected by the assignment and remain in full force and effect.
- (4) Assignee has provided or shall provide to Client new insurance certificates (and bonds and other required documentation as applicable and specified by Clients) issued in Assignee’s name or its parent company’s name.


(5) Without executing separate amendments for all the Contracts, the Contracts are hereby amended by replacing the name of Assignor with the name of Assignee wherever it appears in the Contracts.

(6) Client hereby approves the assignment of the Contracts from Assignor to Assignee.

(7) All notices to Assignor or Assignee may be made to the address shown above, with cc to legal@consoreng.com.

**IN WITNESS WHEREOF**, the Client, Assignor, and Assignee have each caused this Master Assignment Agreement to be executed by their duly elected and authorized officers as of the effective date written above.

**ASSIGNOR**

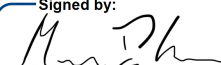
Signed by:  
  
774B42A8CD884E6...

Murfee Engineering Co., Inc.

By: Matthew Cass

Its: Senior Vice President, Secretary

**ASSIGNEE**

Signed by:  
  
774B42A8CD884E6...

Conzor North America, Inc.

By: Matthew Cass

Its: Senior Vice President, Secretary

**CONSENT BY:**

\_\_\_\_\_  
Client

By: Authorized Signatory

\_\_\_\_\_  
Name, Title

## Appendix 1

Contract Name	Client Number	Conсор Project Number
District Engineering	n/a	W002122TX.00
Phase 1 of ERP for Wastewater Treatment	n/a	W002121TX.00
Reunion Ranch TLAP Permit Renewal	n/a	W002124TX.00
WWTP Efficiency Plan	n/a	W002127TX.00

**RESOLUTION REGARDING ANNUAL REVIEW OF  
INVESTMENT AND FINANCIAL MANAGEMENT POLICY  
AND INVESTMENT STRATEGIES**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF HAYS                   §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

WHEREAS, Section 2256.005, Government Code requires the Board of Directors (the “Board”) of Reunion Ranch Water Control and Improvement District (the “District”) to, not less than annually, adopt a written instrument by rule, order, ordinance or resolution stating that it has reviewed the District’s investment policy and investment strategies and the written instrument so adopted must record any changes made either to the investment policy or investment strategies; and

WHEREAS, the Board has reviewed its Investment and Financial Management Policy and Investment Strategies and has determined that changes are needed to Exhibit “C,” which will list the District’s investment pool and depositories.

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

Section 1. The District states that it has reviewed its Investment and Financial Management Policy and Investment Strategies that was previously adopted on May 21, 2024 and has determined that changes to Exhibit “C” as noted above, are hereby approved.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of May, 2025.

\_\_\_\_\_  
Dennis B. Daniel,  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Gary Grass  
Secretary, Board of Directors

[DISTRICT SEAL]

**INVESTMENT AND FINANCIAL MANAGEMENT POLICY  
FOR  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT**

May 20, 2025

ARTICLE I

DEFINITIONS

- 1.01. Board. “Board” means the Board of Directors of the District.
- 1.02. Business Organization. “Business Organization” means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted. For the purposes of Section 2.06 below, “Business Organization” shall have the meaning set forth in that Section.
- 1.03. Commission. “Commission” means the Texas Commission on Environmental Quality.
- 1.04. Director. “Director” means a person elected or appointed to serve on the Board of Directors of the District.
- 1.05. District. “District” means Reunion Ranch Water Control and Improvement District.
- 1.06. Employee. “Employee” means a person or Business Organization employed by the District.
- 1.07. Investment Officer. “Investment Officer” means a person appointed by the Board to handle District investment.
- 1.08. Officer. “Officer” means an elected or appointed officer of the District, including an Investment Officer.
- 1.09. Public Funds Investment Act. “Public Funds Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.
- 1.10. Public Funds Collateral Act. “Public Funds Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.
- 1.11. Qualified Representative. “Qualified Representative” means a person who holds a position with a Business Organization, who is authorized to act on behalf of the Business Organization, and who is one of the following:
- (A) for a Business Organization doing business that is regulated by or registered

with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;

(B) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;

(C) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool; or

(D) for an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or, if not subject to registration under that Act, registered with the State Securities Board, a person who is an officer or principal of the investment management firm.

1.12. Water Code. “Water Code” means the Texas Water Code, as amended from time to time.

## ARTICLE II

### INVESTMENT POLICY

2.01. Scope. This Policy applies to all transactions involving the investment assets of the District.

2.02. Policy. District funds will be invested in compliance with applicable legal requirements, the guidelines stated in this Policy, each District Investment Strategy, and the restrictions contained in the District’s bond resolutions. Effective cash management is recognized as a foundation of this Policy. Notwithstanding the foregoing, investment of District funds is limited to types of investments set forth on the attached **Exhibit “A.”**

2.03. Allowable Maturities. Unless otherwise stated in **Exhibit “A,”** the maximum allowable stated maturity of any individual investment may not exceed 180 days and the maximum dollar-weighted average maturity for pooled fund groups based on the stated maturity date for the portfolio may not exceed 60 days. Settlement of all transactions, other than investments in investment pool funds and mutual funds, must be consummated on a delivery versus payment basis.

2.04. Investment Objectives. The District’s investment portfolio will be planned and managed to take advantage of investment interest as a source of income from all operating and capital funds. In addition, the portfolio will be managed in accordance with the covenants of the District’s bond resolutions, including covenants with respect to arbitrage regulations under the U.S. Internal Revenue Code. Consideration will be given to the following objectives:

A. Safety of Capital. The primary objective of the District is to ensure the preservation and safety of principal.

B. Liquidity. The District will maintain sufficient liquidity to ensure the availability of funds necessary to pay obligations as they become due.

C. Return on Investment. The District will seek to optimize return on investments within the constraints of safety and liquidity.

D. Standard of Care. The District will seek to ensure that all persons involved in the investment process act responsibly in the preservation of District capital. District investments will be made with the exercise of judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

E. Investment Strategies. The District's Investment Strategies are set forth in **Exhibit "B"** attached hereto.

2.05. Investment Officer; Quarterly Report; Monitoring Investments. Purchases and sales of District investments may only be initiated by an Investment Officer appointed by resolution of the Board. The District's Investment Officer will be required to attend training, in compliance with the Public Funds Investment Act and the Texas Water Code, from an independent source approved by the Board that includes education in investment controls, security rights, strategy rights, market rights, and compliance with the Public Funds Investment Act. The Board may authorize an Investment Officer to invest and reinvest funds of the District in accordance with this Policy. The Investment Officer must submit a written report to the Board on at least a quarterly basis, which sets forth all investment transactions during the previous quarter and which complies with the requirements of the Public Funds Investment Act. The Investment Officer shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by this Policy, the Investment Officer shall notify the Board of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available, within two weeks after the loss of the required rating. Upon receipt of such notice, the Board will consider the liquidation options in accordance with Section 2256.021, Government Code.

2.06. Acknowledgment Required. A written copy of this Policy shall be presented to any Business Organization offering to engage in an investment transaction with the District. For purposes of this Section 2.06, "Business Organization" means an investment pool or investment management firm under contract with the District to invest or manage the District's investment portfolio that has accepted authority granted by the District under the contract to exercise investment discretion in regard to the District's funds. Nothing in this Section relieves the District of the responsibility for monitoring the investments made by the District to determine that they are in compliance with this Policy. The Qualified Representative of the Business Organization offering to engage in an investment transaction with the District entity shall execute a written

instrument in a form acceptable to the District and the Business Organization substantially to the effect that the Business Organization has:

- (1) received and reviewed this Policy; and
- (2) acknowledged that the Business Organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the District and the Business Organization that are not authorized by this Policy, except to the extent that this authorization:
  - (A) is dependent on an analysis of the makeup of the District's entire portfolio;
  - (B) requires an interpretation of subjective investment standards; or
  - (C) relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the Business Organization has accepted discretionary investment authority.

The District's Investment Officer may not acquire or otherwise obtain any authorized investment described in this Policy from a Business Organization that has not delivered to the District the instrument required by this Section.

A list of brokers selling investments to the District is attached hereto as **Exhibit "C."**

2.07. Collateralization. Funds held at a bank or trust company that are not invested must be collateralized by collateral securities set forth in the Public Funds Collateral Act, to the extent not covered by the Federal Deposit Insurance Corporation (FDIC), the Federal Savings and Loan Insurance Corporation (FSLIC), or their successors.

2.08. Review. This Policy and investment performance and security will be reviewed and evaluated at least annually by the Board, or more frequently upon the request of any Director. Following its annual review, and if a review is performed more frequently upon request of a Director, the Board will adopt a written resolution confirming its review of this Policy and the separate investment strategies adopted by the Board. A compliance audit of management controls on investments and adherence to this Policy shall be conducted in conjunction with the District's annual financial audit.

### ARTICLE III

#### FINANCIAL MANAGEMENT

3.01. Accounting Records. The District's financial records will be prepared on a timely basis and maintained in an orderly manner, in conformity with generally accepted accounting principles. These records will be available for public inspection during regular business hours at

the District's office.

3.02. Audit Requirements.

A. Until such time as the District is required to file an audit under Section 49.191, Texas Water Code, the District will prepare and file either (i) an annual financial dormancy affidavit under Section 49.197, Water Code, or (ii) an annual financial report and affidavit under Section 49.198, Water Code.

B. At such time as the District is required to comply with Section 49.191, Texas Water Code, the District's fiscal accounts and records will be audited annually, at the expense of the District, by a certified public accountant. District audits will be performed according to generally accepted auditing standards adopted by the American Institute of Certified Public Accountants and any accounting and auditing manuals adopted by the Executive Director of the Commission. The District will comply with uniform reporting requirements that use "Audits of State and Local Governmental Units" as a guide on audit working papers and "Governmental Accounting and Financial Reporting Standards." In addition, the District's auditor will review management controls on District investments and the District's compliance with the Policy contained in Article III.

C. Within 135 days after the close of the District's fiscal year, the District will file a copy of its annual audit report and the annual filing affidavit prescribed by Section 49.194 of the Water Code with the Executive Director of the Commission. If the Board refuses to approve the annual audit report, the Board will file a statement with the audit that explains the reasons for disapproval.

3.03. Audit Committee. Upon the District's becoming financially active, the Board will establish an audit committee comprised of one or more Directors and any Employees the Board deems appropriate, and this committee will conduct, at a minimum, an annual review of the District's financial status. The audit committee will monitor variances from the District's budget and make budget recommendations to the Board. The audit committee will also review the annual District audit and make recommendations on it to the Board.

3.04. Budget. Upon the District's becoming financially active, the Board will adopt an annual budget for use in planning and controlling District costs. This budget will take into consideration all District revenues, including utility fees, taxes, and surcharges, if any, and all projected District obligations and expenditures. The District bookkeeper or manager will provide a comparison of budgeted expenditures and revenues to actual expenditures and revenues for review on a monthly basis. The approved budget will be reviewed by the Board at least quarterly and all necessary revisions to the budget will require approval of a majority vote of the Board.

ADOPTED this 20<sup>th</sup> day of May, 2025.

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

By: \_\_\_\_\_  
Dennis Daniel, President  
Board of Directors

ATTEST:

By: \_\_\_\_\_  
Gary Grass, Secretary  
Board of Directors

[SEAL]

## **EXHIBIT “A”**

### **AUTHORIZED INVESTMENTS**

1. The following obligations of governmental entities and obligations guaranteed by governmental entities are allowed:
  - a. Obligations of the United States or its agencies and instrumentalities;
  - b. Direct obligations of the State of Texas or its agencies and instrumentalities;
  - c. With prior approval of the Board, collateralized mortgage obligations directly issued by the federal government, the underlying security for which is guaranteed by the United States with certain exceptions set forth in the Public Funds Investment Act;
  - d. Other obligations the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of the United States or its agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the full faith and credit of the United States; and
  - e. With prior approval of the Board, obligations of states, agencies, counties, cities and other political subdivisions having not less than an “A” rating from a nationally recognized investment rating firm.
2. Certificates of deposit issued by a bank or savings and loan association doing business in Texas guaranteed by the FDIC or the obligations set forth above in 1.
3. With prior approval of the Board, repurchase agreements with a defined termination date, that are secured by a combination of cash and the obligations set forth in 1, require the securities being purchased or cash held to be pledged to the District either directly or through a joint account approved by the District, held in the District’s name either directly or through a joint account approved by the District, and deposited at the time the investment is made with the District, or with a third party selected and approved by the District and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas.
4. With prior approval of the Board, bankers’ acceptance with a stated maturity of 270 days or less that will be liquidated in full at maturity, is eligible for collateral for borrowing from a Federal Reserve Bank, is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency and meets other credit requirements established by the Board.

5. With prior approval of the Board, commercial paper with a stated maturity of 270 days or less, rated not less than A-1 or P-1 or an equivalent rating by at least two nationally recognized credit rating agencies; or one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state and meeting other credit requirements established by the Board.
6. With prior approval of the Board, money market mutual funds that are no-load and: (a) are registered with and regulated by the Securities and Exchange Commission (“SEC”); (b) have provided the District with a prospectus and other information required by the Securities Exchange Act of 1934 and the Investment Company Act of 1940; (c) have a dollar-weighted average stated maturity of 90 days or fewer; and (d) have an investment objective of maintaining a stable net asset value of \$1 per share.
7. Other types of mutual funds which are no-load and: (a) are registered with the SEC; (b) have an average weighted maturity of less than 2 years; (c) are invested exclusively in obligations approved by the Public Funds Investment Act; (d) have a “AAA” rating; and (e) meet certain requirements of investment pools, as set forth in the Public Funds Investment Act.
8. Public funds investment pool which meets the criteria as set forth in the Public Funds Investment Act, maintains a “AAA” rating, and have an investment objective of maintaining a stable net asset value of \$1 per share.

## EXHIBIT “B”

### INVESTMENT STRATEGIES

Investment Strategies in order of priority:

**A. Investment Requirements by Fund.**

1. Operating Funds. The District will maintain funds in the operating checking account at its depository bank, TexPool or any qualified money market fund to cover approximately two (2) months of operating needs. The remaining operating funds will be invested in acceptable investments to meet the operating requirements of the District as determined by the annual operating budget adopted by the Board, not to exceed a maximum maturity of one year.
2. Tax Collections. Tax collections will be deposited into the District’s tax account at its depository bank. The balance will be checked monthly, except during December and January, when the balance will be checked on a weekly basis. Tax receipts will be allocated according to the Order Levying Taxes, then transferred to the operating and debt service accounts.
3. Debt Service Funds. The District will maintain an approximate \$1,000 balance in the debt service account if needed. This balance will cover any minimal debt service expenses that may arise. The remaining funds will be invested to mature three (3) to seven (7) days prior to the next bond payment dates.
4. Construction Funds. The District will maintain an approximate \$3,000 balance in the construction account if needed. The remaining construction funds will be invested in acceptable investments not to exceed a maximum maturity of one (1) year. Escrowed construction moneys will be maintained in a separate interest-bearing account(s).

**B. Suitability.** The District’s Investment Officer must understand the District’s financial requirements. Appropriate investments will be made to meet the needs of the District. TexPool or a qualified money market fund will be considered acceptable investments if approved by the District’s Investment Officers in accordance with the strategies.

**C. Preservation of Capital.** A safe investment will allow the District to recover every dollar invested.

**D. Liquidity.** The District’s Investment Officer must invest in securities that are easily and rapidly converted into cash without a substantial loss of value.

**E. Investment Marketability Requirements.** All investments must be “marketable” in case the need arises to liquidate an investment before maturity.

**F. Maximum Maturities.** To the extent possible, the District will match its investments with anticipated cash flow requirements. As required by the Public Funds Investment Act and the District's Financial Investment Policy, certain investments will have maturity limitations.

**G. Diversification.** There will be no defined level of investment diversification as long as all funds of the District are invested in accordance with these strategies.

**H. Yield.** District funds must be invested to obtain the maximum yield for each time frame taking into consideration the priority of preservation and safety of the principal and the liquidity of the investment.

**I. Annual Review of Investment Strategies.** The Board will review these strategies at least annually. Any changes deemed necessary by the Board at the time of each review will be reflected in an amendment to these strategies.

**EXHIBIT “C”**

**LIST OF BROKERS**

None

**LIST OF INVESTMENT POOLS**

TexPool

Phone: 866-839-7665

Email: [texpoolhouston@federatedhermes.com](mailto:texpoolhouston@federatedhermes.com)

**LIST OF DEPOSITORIES**

JPMorgan Chase Bank, N.A.

Phone: 866-722-0288

Central Bank

Phone: 832-485-2300

# Engineer's Report

## MEMORANDUM

---

DATE: May 15th, 2025

TO: Reunion Ranch WCID Board of Directors

FROM: Christopher Rosales, P.E.

RE: May 20th, 2025, Board of Directors Meeting

**Project No. W002122TX.00**

---

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

- i. Texas Land Application Permit (TLAP) – The TLAP permit has been drafted, approved by Consor, and translated to Spanish. We are awaiting an approved Notice of Application & Preliminary Decision (NAPD) in order to advertise publicly and proceed with the 30-day public notice period. RRWCID will continue to operate under the existing permit conditions until the new permit is issued.
- ii. Dewatering Process – PWTech is available to host onsite training and provide guidance on automation strategies.
- iii. LCRA Firm Water Conservation Cost-Share Program – The Project Status Report for the 210 Reuse Project has been submitted and will serve as the final completion report. The report is provided, for your reference, as *Attachment A*.
- iv. Outlaw Trail – A technical memorandum outlining the recommended remediation method, including contractor's proposal is attached to this report, for your reference, as *Attachment B*.

### b.) Utility Data Trend Analysis

- i. Charts of the monthly water and wastewater parameters are provided, for your reference, as *Attachment C*.
  - A. Water Usage – water usage is 511 GPD/LUE for April 2025, trending upward, higher than the previous month and very close to the average, as temperatures increase. The seasonal demand pattern continues to take shape.
  - B. Wastewater Flow – The Wastewater Treatment Plant (WWTP) recorded a flow of 101 GPD/LUE (0.054 MGD), which is very similar to the previous month, remaining at below "Average." The three-month moving average is also slightly lower, at 0.057 MGD, which is below 75% of the Permitted Capacity.
  - C. WWTP Effluent Parameters – BOD and Turbidity remain low, below permit limits, at 2.5 mg/L and 1.1 NTU, respectively. E. Coli and TSS also remain low, below permit limits, at 1 MPN/100mL and 2.8 mg/L, respectively.

### c.) Emergency Management Plan(s)

- i. Wastewater System Emergency Response Plan
  - A. Consor is coordinating with MOC to complete the Wastewater System Emergency Response Plan (ERP).

d.) Long-Term Improvements and Asset Management Plan

- i. The Capital Improvement Program Log (CIP Log) is provided, for your reference, as *Attachment D*.
- ii. Wastewater Treatment Plant Efficiency Plan (WWTP-EP) – An updated Gantt Chart for the WWTP-EP Projects is included in this report, for your reference, as *Attachment E*.
  - A. Phase I(a): Irrigation Pump Skid Installation – MOC submitted a proposal for this scope of work, and it was approved by the Operations Committee. Notice of Award and Notice to Proceed have been issued. Completion is anticipated for June 30, 2025.
  - B. Phase I(b): Makeup Waterline Installation – Based on the Engineer’s Opinion of Probable Construction Costs (OPCC), the competitive bidding requirements outlined in the Texas Water Code may not apply to this project. This project must be completed by November 2025, as stipulated by the LCRA Cost-Share Program; however, it is advisable to promptly begin construction this summer.
  - C. Phase II: Irrigation Line Installation – This project is complete, and the Maintenance Bond has been requested.
  - D. Phase III: Drip Field Connection – Project includes valves and piping to allow use of the irrigation skid as an alternative to the current SADDs pump skid. This project is scheduled for fiscal year 2024-2025.
  - E. Phase IV: SCADA integration for Irrigation Pump Skid, including automated valving. Dedicated Controls has been engaged to perform this scope of work. This project is scheduled for fiscal year 2024-2025.
  - F. Phase V: Decommissioning of the SADDs field pumps. This project is scheduled for fiscal year 2024-2025.

e.) Approvals Related to Ongoing Construction Contracts

- i. *Nothing outstanding*

f.) Approvals to Upcoming Construction Contracts

- i. *Nothing outstanding*

Attachment A  
Project Status Report  
LCRA Firm Water Conservation Cost-Share Program



## Firm Water Conservation Cost-share Program Project Status Report

**2025**

Please complete the following information for the completed cost-share project and return to LCRA by June 2025, or upon completion of the project if the timeframe for completion is less than one year. For equipment purchases, please attach associated purchasing receipts, as appropriate, or other documentation outlining the costs incurred. Please mail or email your completed status report and associated attachments to:

**Stacy Pandey**  
Lower Colorado River Authority  
P.O. Box 220  
Austin, Texas 78767-0220  
[stacy.pandey@lcra.org](mailto:stacy.pandey@lcra.org)

### GENERAL INFORMATION

Participating Organization: Reunion Ranch Water Control and Improvements District  
Project Description: Upgrading the existing treatment plant with an irrigation pump skid to enable use of all current wastewater effluent flows to irrigate common areas instead of disposing the effluent using drip fields.  
Contact Person/Title: Christopher Rosales, P.E.  
Contact Phone Number: 512-327-9204 Contact Email Address: christopher.rosales@consoreng.com

### REPORTING REQUIREMENTS

Is the project complete? ☐ Yes ☒ No If yes, enter completion date: \_\_\_\_\_  
If no, are you requesting an extension? ☐ Yes ☒ No Enter requested extension date: \_\_\_\_\_  
*Note: All extension dates need to be approved by LCRA.*

Please describe the progress of the funded project as of May 15, 2025. *Attach additional pages as needed.*

Engineering design is complete for this project (for the entire effluent irrigation system). Pump Skid Equipment has been purchased and delivered to the site. Pump Skid Installation is under contract and in progress, with an estimated completion date of June 30, 2025. The installation of the Effluent Irrigation Line (from the Pump Skid to HOA Take Point) is complete and has been formally closed out. The Makeup Water Line will be constructed this summer. We anticipate completing all remaining components by the new deadline established by the latest extension. SCADA Automation will be a future addition.

### PROJECT GOALS

Please indicate the number of equipment items installed, incentives distributed, etc.  
*Attach additional pages as needed.*

Item Description	Total Number of Items for Project
Effluent Irrigation Line Installation	1
Pump Skid Installation (Under Contract; Projected by June 30, 2025)	1

## PROJECT EXPENDITURES

What is the total estimated cost for the project as described in your cost-share application? \$ 230,000.00

Please list the actual project cost upon completion? \$ 212,818.00

Please list your total project expenditures to date.

*Attach additional pages as needed.*

Major Budget Components (including in-kind contributions such as salaries, wages, equipment, etc.)	Cost
Pump Skid Equipment	\$105,890.00
Pump Skid Installation (Under Contract; Projected by June 30, 2025)	\$29,028.00
Irrigation Line Installation	\$56,730.00
Makeup Waterline Installation (Projected by the deadline)	\$16,182.00
Construction Phase Consulting Services	\$2,727.50
Construction Phase Consulting Services (Projected by the deadline)	\$2,260.50
<b>Total</b>	<b>\$212,818.00</b>

## WATER SAVINGS

What is the total estimated annual water savings from the project (include assumptions/calculations if relevant)?

Estimated 65 acre-feet at current WW flows, 85 acre-feet at full build-out.

For water loss reduction projects, do historical water plant production records and monthly water loss reports support the estimated annual water savings (explain)? Project not in service long enough to determine actual water savings.

How will the water savings continue to be monitored? Review of updated district water usage data compared to historical water usage data, effluent usage tracking

## CERTIFICATION

I hereby certify that the information given herewith is true and accurate to the best of my knowledge and belief.

Signature of Contact Representative: Chris Rodas Date: May 15, 2025

Attachment B  
Outlaw Trail  
Technical Memorandum

## Outlaw Trail Remediation

May 13, 2025

### Reunion Ranch WCID Board of Directors

c/o Willatt & Flickinger, PLLC  
12912 Hill Country Blvd STE F-232  
Austin, Texas 78738-6328

### RE: Outlaw Trail Remediation Proposal

Dear Reunion Ranch WCID Board of Directors,

As part of efforts to mitigate sources of erosion and prevent sedimentation buildup in the nearby water quality pond, an illegally constructed trail known as the Outlaw Trail, located in the common area of Reunion Ranch Phase 2 Section 4, was inspected by Jason Baze and Christopher Rosales of **Consor North America, Inc. (Conсор)**. A schematic of the approximate location of the trail is illustrated on *Attachment A – Approximate Trail Location*. During trail construction, existing vegetation was removed along the pathway and continuous rock edgings were added to delineate the trail.

Several remediation methods were evaluated, including site re-grading and the installation of rock berms. To maximize the energy dissipation and prevent channelized runoff flow, the addition of rock berms is recommended. However, re-grading the site was deemed potentially problematic, as introducing new soil could exacerbate the existing erosion issues.

The trail is shaded by a canopy of surrounding trees which may inhibit revegetation; however, the natural abscission of leaves will contribute organic material to the soil surface, providing a protective layer that helps reduce erosion. Seeding, with a non-winter native mix, is recommended to establish revegetation to the extent possible. It is also recommended to remove the continuous rock edgings to promote natural drainage and disperse the rock within the trail area to disrupt concentrated flow paths, thus mitigating the potential for runoff channelization. This rock material consists of a standard gradation commonly used in riprap applications and provides a benefit in preventing erosion along with the ground cover of foliage and native vegetation; therefore, it is recommended to allow the rock to remain onsite. Periodic monitoring of the site following remediation is recommended to ensure its effectiveness.

We have received a proposal, from DigDug Construction, LLC, to perform the recommended remediation method described above, in the amount of \$3,625.00, included as *Attachment B - Bid Proposal*. The proposal includes maintenance of the stormwater outfall near the trail entrance, specifically to remove accumulated silt and debris that is promoting channelization and directing flow toward the trail.

Should you have any questions or comments please do not hesitate to contact me by telephone at (512) 327-9204 or via email at [Christopher.Rosales@consoreng.com](mailto:Christopher.Rosales@consoreng.com).

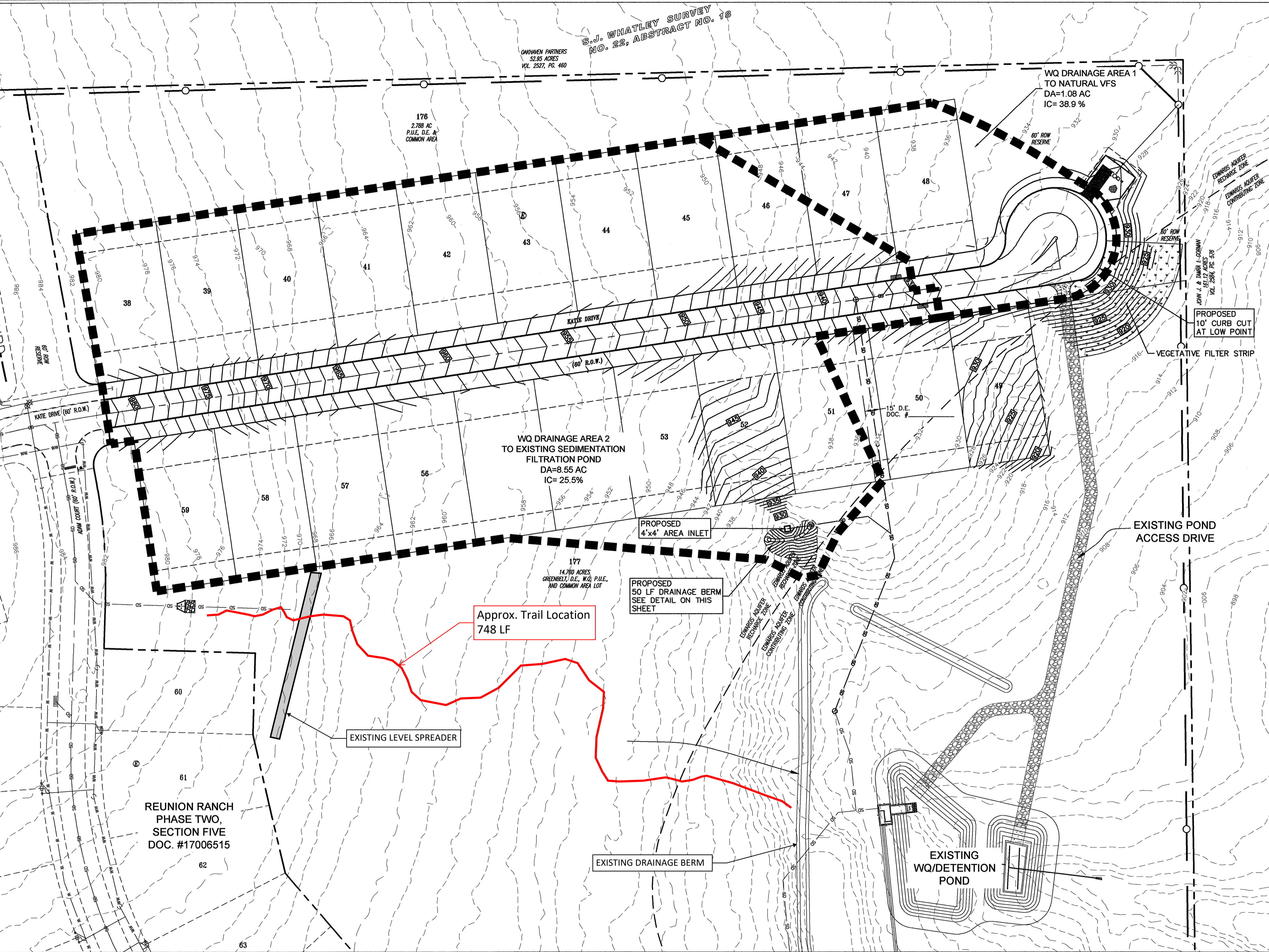
Sincerely,



Christopher Rosales, P.E., *Senior Engineer*

Enclosed: Attachment A – Approximate Trail Location  
Attachment B – Bid Proposal

CC: Dennis Daniel – President, Reunion Ranch WCID  
Bill Flickinger – Willatt & Flickinger  
Allen Douthitt – Bott & Douthitt  
Bryce Canady – Consor

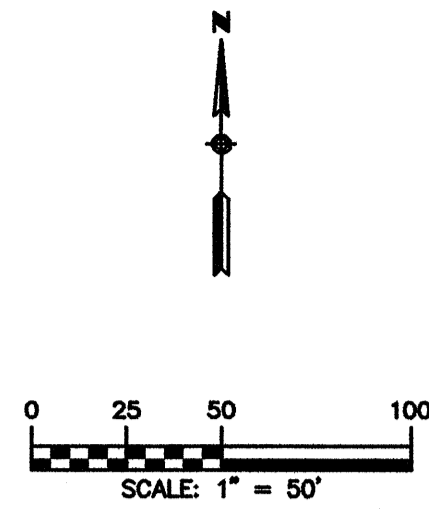


BMP AND TSS REMOVAL SUMMARY					
BMP SELECTED	DRAINAGE AREA	DRAINAGE AREA (AC)	IMP COVER (AC)	IMP COVER (%)	TSS REMOVED (LBS.)
NATURAL VEG FILTER STRIP	1	1.08	0.42	38.9	393
EXISTING SAND FILTER	2	8.55	2.18	25.5	2316

TOTAL TSS REMOVED = 2709 LBS.  
TSS REMOVAL REQUIRED = 2504 LBS.

EXISTING WATER QUALITY POND SIZING	
EXISTING WATER QUALITY POND SIZING	VOLUME CF
TOTAL CAPTURE VOLUME REQUIRED	19,629
TOTAL CAPTURE VOLUME PROVIDED	54,471

AREA INLET CALCULATIONS:  
INLET B-1: 4' X 4' AREA INLET  
Q 100 = 16.5 CFS  
ORIFICE CALCULATION:  $h = (Q/(Co \cdot A))^2 / 2g$   
 $(16.4 / (0.6 \cdot 16))^2 / 2 \cdot 64.4 = 0.05'$   
 $H_w = 0.05' + 1.5' / 2 = 0.80' (ok)$



**LEGEND**

- PROPERTY BOUNDARY
- DRAINAGE BOUNDARY LINE
- DRAINAGE AREA LABEL
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOURS
- FLOW ARROW
- HIGH POINT/LOW POINT
- INLET FLOWS
- ENVIRONMENTAL FEATURE SETBACK REQUIREMENT
- DRAINAGE EASEMENT

NOTE:  
1. SEE SHEET 25 FOR INLET DETAILS  
2. THE AMOUNT OF FLOW FROM LOT SWALES IS SMALL ENOUGH THAT IT MAKES A NEGLIGIBLE IMPACT ON DRAINAGE.



Carlson, Brigrance & Doering, Inc.  
Civil Engineering  
Austin, Texas 78749  
Phone No. (512) 280-5160  
Fax No. (512) 280-5165  
FIRM ID #B791

REUNION RANCH 2-4  
STREET, DRAINAGE, WATER & WASTEWATER IMPROVEMENTS

WATER QUALITY MAP

DESIGNED BY: BRP  
DRAFTED BY: JDS  
DATE: SEPTEMBER 2017

JOB NAME: REUNION RANCH 2-4  
JOB NUMBER: 4897  
SHEET: 24 OF 32



PO Box 92583 | Austin, TX 78709 | 512-382-0008

## BID PROPOSAL

5/13/2025

CH310

**PREPARED FOR:**  
**Chris Rosales**  
**Consor Engineering**

### **PROJECT: Reunion Ranch Trail Remediation**

**Scope: Clean out built up silt and debris at outfall to allow water to flow freely. Haul off spoils. Remove rock edging from trail and disperse rocks into trail. Build rock berms to promote sheet flow of water in green belt. Spread native seed mix on disturbed areas in greenbelt.**

<b>Outfall Clean up and Haul Off</b>	<b>\$1750.00</b>
--------------------------------------	------------------

<b>Rock Edging Dispersement and Rock Berms</b>	<b>\$1750.00</b>
--	------------------

<b>Native Seeding</b>	<b>\$125.00</b>
-----------------------	-----------------

<b>Total Costs:</b>	<b>\$3625.00</b>
---------------------	------------------

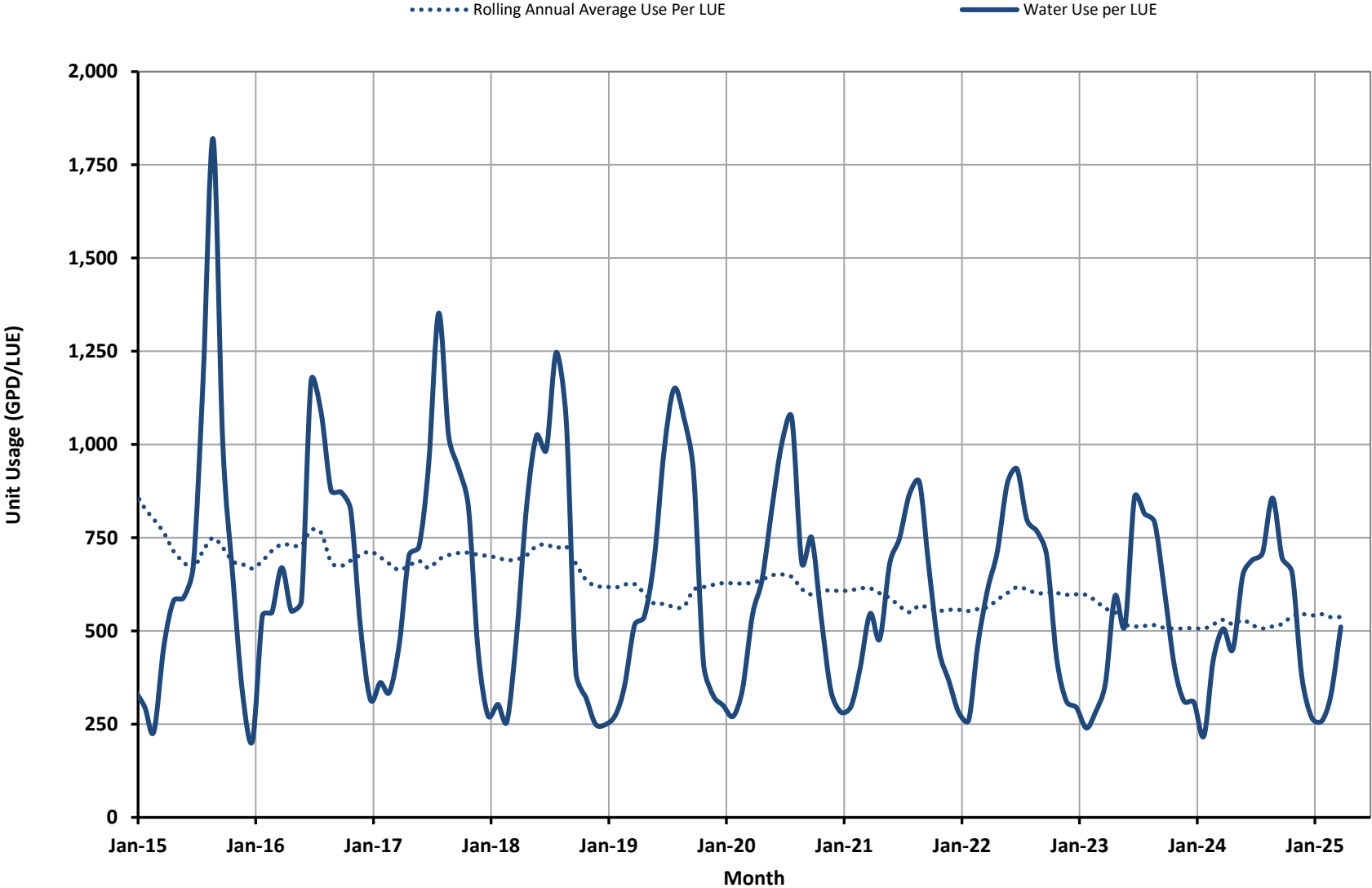
Signing below constitutes acceptance of the terms and conditions of this proposal and authorizes DigDug Construction, LLC to commence work:

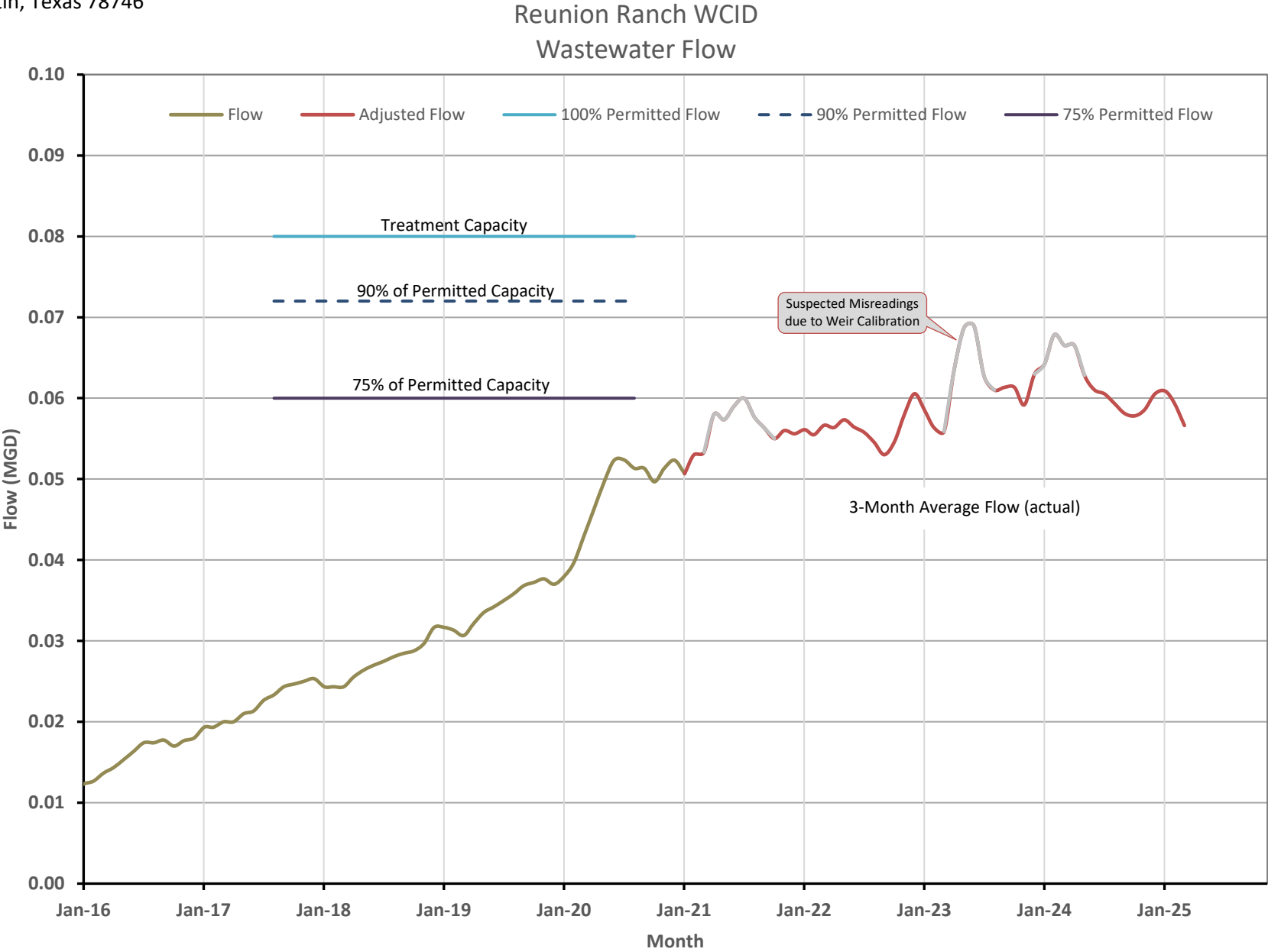
Signed By: \_\_\_\_\_

Date: \_\_\_\_\_

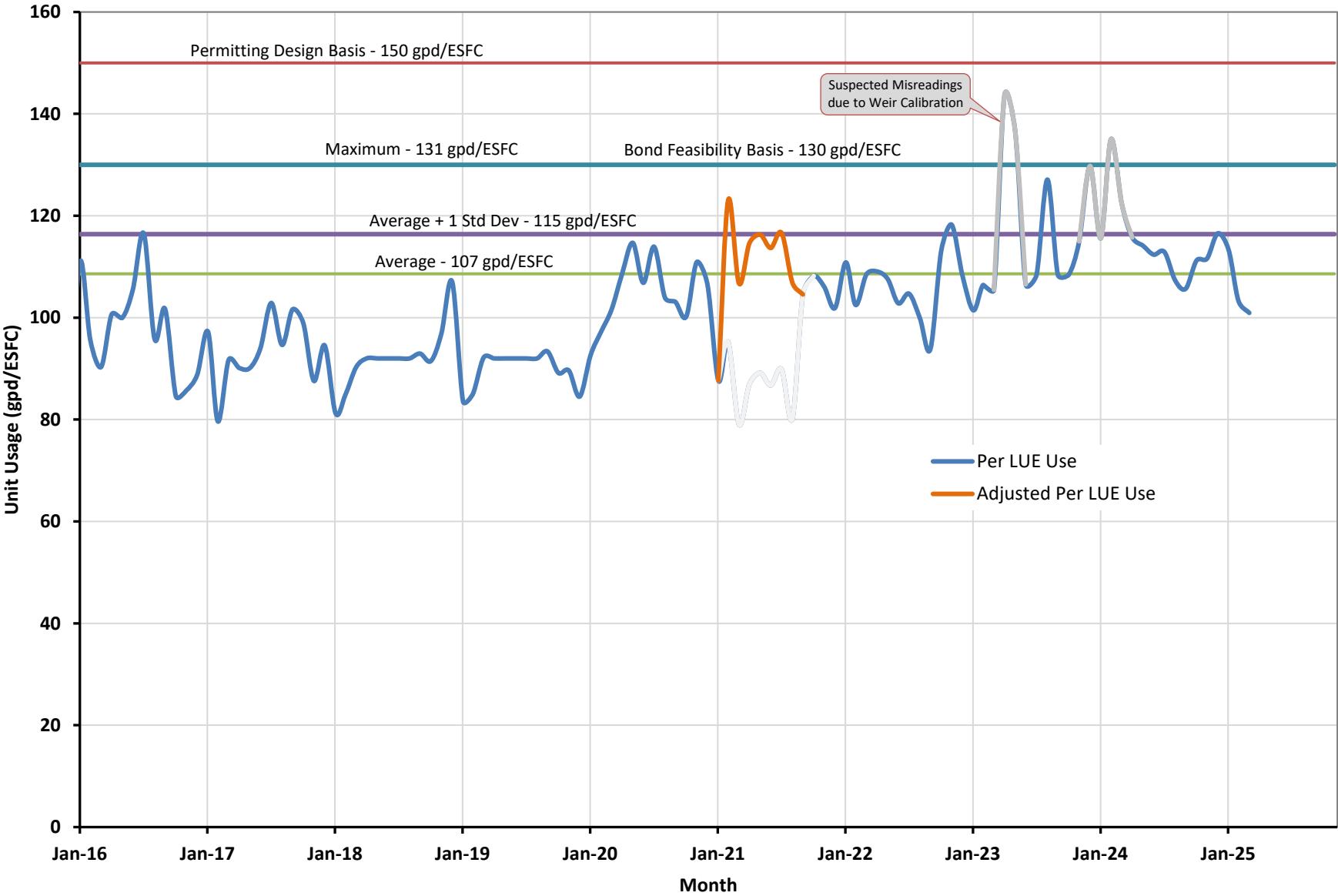
Attachment C  
Data Trends

Reunion Ranch WCID  
Per LUE Water Use Trends

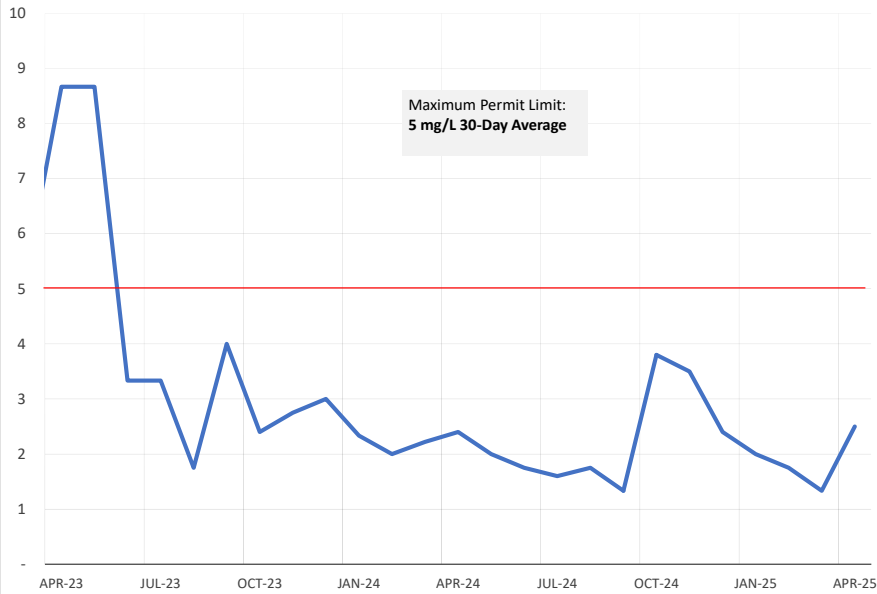




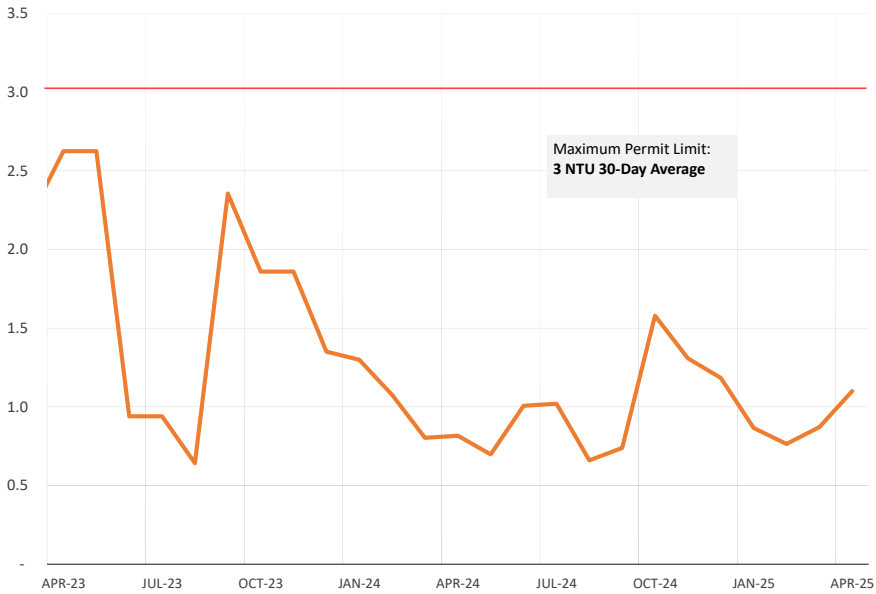
Reunion Ranch WCID  
WWTP Unit Usage Analysis



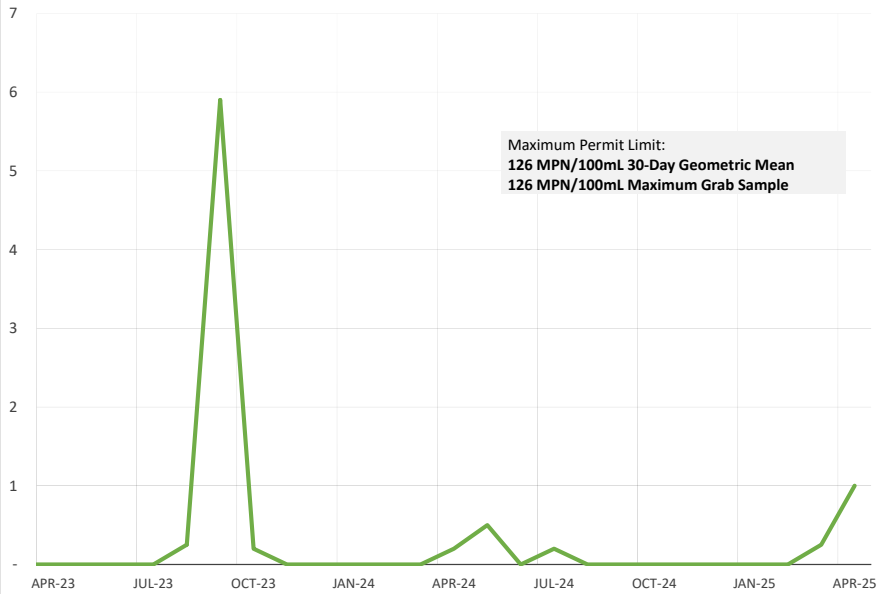
Biological Oxygen Demand



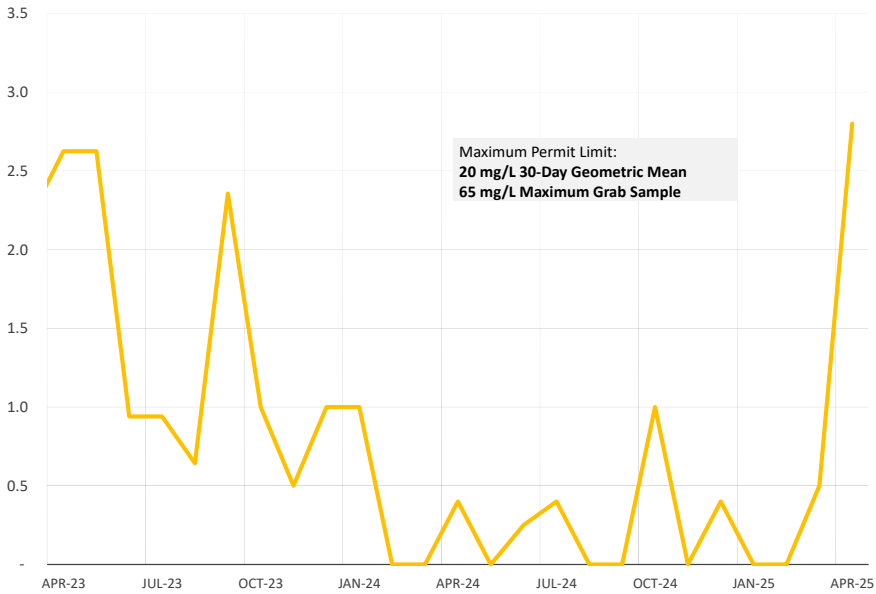
Turbidity



E. Coli



Total Suspended Solids



Attachment D  
Capital Improvement Program Log

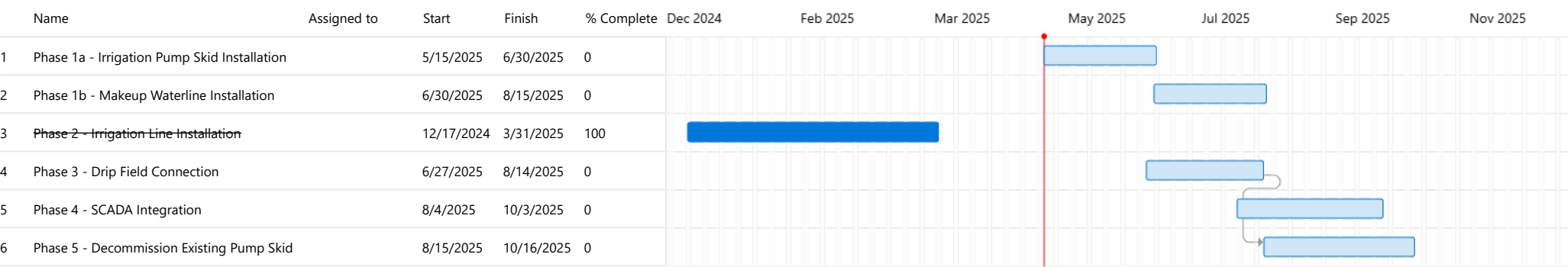
Consor North America, Inc.  
Texas Registered Firm No. F-353  
1101 Capital of Texas Hwy., S., Bldg. D  
Austin, Texas 78746

Reunion Ranch WCID  
Operational and Capital Projects

Project	Description	Original Budget	Revised Budget	Contract Cost	Cost to Date	Final Cost	Estimated Start	Estimated Completion	Final Completion Date	Additional Notes
Main Line Valve Maintenance	Locate and clean/exercise valves	\$2,000								20% of valve annually
Effluent Lift Station (Filter Feed Pumps) Pump Replacement	Replace the submersible pumps that are not operating according to their design point	\$50,000					Jan-26	Jul-26		Note, potential additional upgrades in the future, \$50K;
Storage shed at WWTP	Install a shed to store spare parts at the WWTP, storage on site was significantly reduced because of the WWTP Exp	\$5,000					Mar-25	Jul-25		Request from Inframark - delayed until FY24
Wastewater Treatment Plant Efficiency Upgrades Phase 0	Purchase of Irrigation Pump Skid	\$105,000	\$125,000	\$105,890			Jan-25	Apr-25		This Phase will allow the Board to Shorten the equipment lead time for the irrigation of common areas within the HOA.
Wastewater Treatment Plant Efficiency Upgrades Phase 1a	Irrigation Pump Skid Installation (Electrical, Piping, Appurtenances)	\$0	\$75,000	\$29,028			May-25	Jul-25		Irrigation Pump Skid Installation (Electrical, Piping, Appurtenances)
Wastewater Treatment Plant Efficiency Upgrades Phase 1b	Makeup Waterline Installation	\$0	\$25,000				Jul-25	Aug-25		Waterline to supplement effluent during peak irrigation demand season
Wastewater Treatment Plant Efficiency Upgrades Phase 2	Install piping and valving to allow use of irrigation pump for HOA irrigation uses	\$105,000	\$150,000	\$56,730			Dec-24	Apr-25		This Phase will allow for the irrigation of common areas within the HOA.
Wastewater Treatment Plant Efficiency Upgrades Phase 3	Install piping and valving to allow use of irrigation pump for drip field use	\$0	\$35,000				Apr-25	Jun-25		This stage of the plan will allow for redundancy in the effluent disposal system and the effluent tank filling processes within the plant.
Wastewater Treatment Plant Efficiency Upgrades Phase 4	SCADA integration of pump skid and appertenances	\$20,000	\$35,000				Apr-25	May-25		This stage of the plan will allow automated use of the irrigation and drip fields and remote sensing of conditions and errors.
Wastewater Treatment Plant Efficiency Upgrades Phase 5	Decommision Drip Field Pump Skid	\$0	\$10,000				May-25	Jun-25		This Phase of the plan allows for the removal of the maintainance and power costs assciated with this equipment
Smart Meters	District-wide Meter Conversion	\$500,000					Jun-29	Feb-30		Based on the Cellular Option from the Jan 2025 HydroPro quote

Attachment E  
Schedule Gantt Chart  
Wastewater Treatment Plant Efficiency Plan

Efficiency Upgrades



**WATER UTILITY OPERATIONS**



**MUNICIPAL OPERATIONS & CONSULTING, LLC**



**Reunion Ranch WCID  
Manager's Report for Month of  
April 2025  
Board Meeting: May 20, 2025**

Memorandum for: Board of Directors Reunion Ranch WCID

From: Beth Wright/Lonnie Wright

Date: May 20, 2025

Subject: Operations and Maintenance Report

Agenda Items:

9. Operations & Maintenance Report and requested approvals

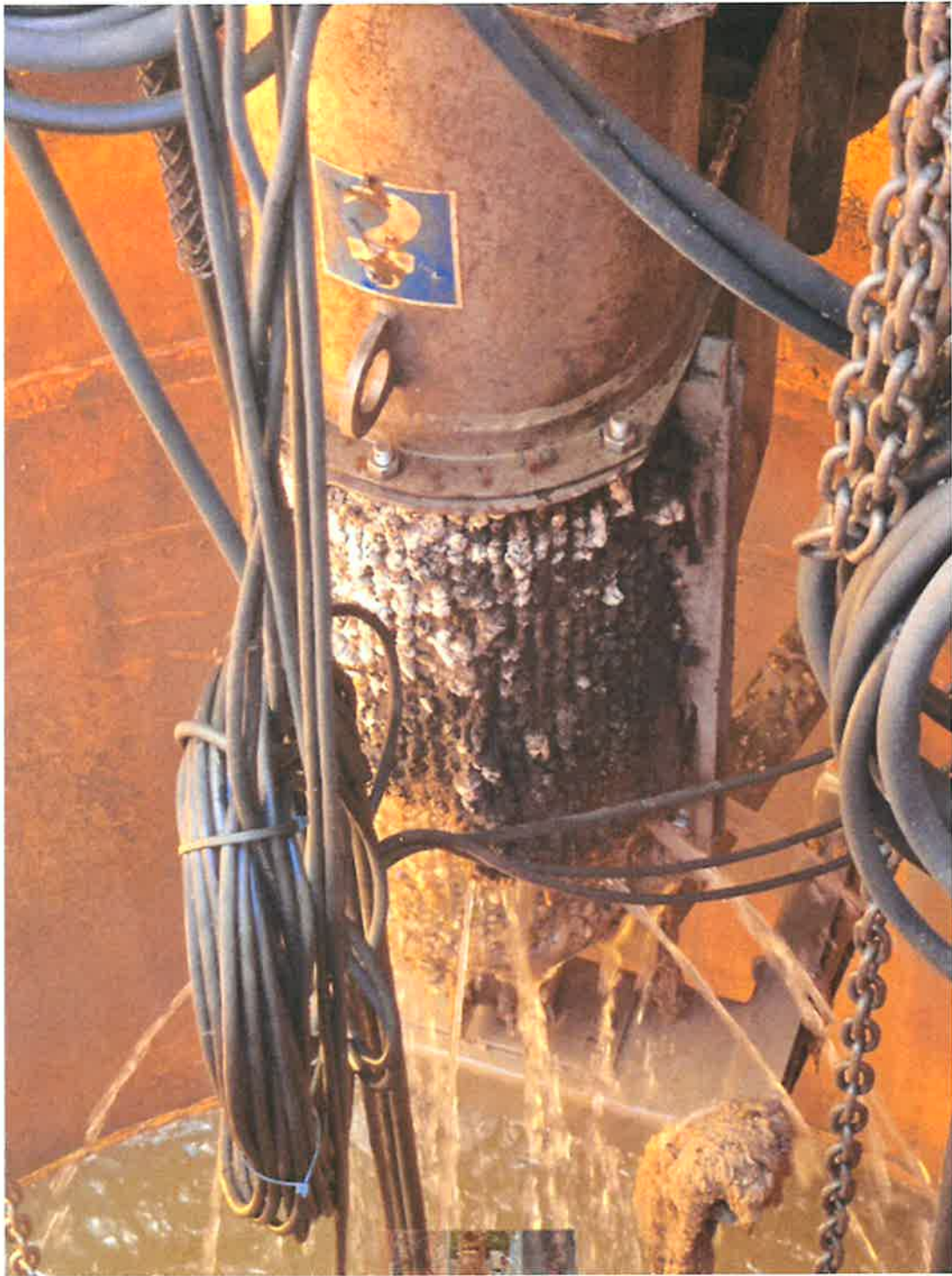
A. **Administrative**

B. **Improvement of Wastewater Treatment Plant Operations**

- Bar Screen was not working when we took over on April 21<sup>st</sup>. We deragged the auger and collection chute. We will have a quote for repairs at the Board Meeting.







- We received a quote from HUBER Technology to pull the fine screen, replace basket and brushes in the amount of \$4,510.36.

QUOTATION		
DATE	NUMBER	PAGE
5/12/2025	0001215	1 of 1

B MOC001  
I MUNICIPAL OPERATION & CONSULTI  
L 312 SPRING HILL DR  
L STE 100  
T SPRING, TX 77386  
O US

S MUNICIPAL OPERATION & CONSULTI  
H 312 SPRING HILL DR  
I STE 100  
P SPRING, TX 77386  
T US  
O

S P GREG SCOTT  
A E  
L R GSCOTT@EI2WATER.COM  
E S (512) 295-3733  
S O  
N

ATTENTION:

CHRIS SANCHEZ CSANCHEZ@MUNICIPALOPS.COM

PROJECT NO.

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

TERMS: NET 30

CUSTOMER REF/PO#		JOB TITLE	SLP	SHIPPING TYPE	
ROK4		REUNION RANCH, HUBER ROK4	GJS/GJS	BEST WAY	
QTY	PART	DESCRIPTION	UNIT PRICE	EXTENDED	
1	51553741	screen basket RoK4 e= RV6/8	\$14,732.79	\$14,732.79	
1	SERVICE	LABOR/DRIVE	\$3,600.00	\$3,600.00	
1	CRANE	BOOM TRUCK	\$2,650.00	\$2,650.00	

<ul style="list-style-type: none"> <li>• PLEASE VERIFY THAT THE "BILL TO" AND "SHIP TO" ADDRESSES LISTED ABOVE ARE CORRECT.</li> <li>• SHIPPING IS NOT INCLUDED UNLESS STATED ABOVE.</li> <li>• BEFORE THE ORDER CAN BE PROCESSED, ENVIRONMENTAL IMPROVEMENTS, INC. MUST HAVE A NAME AND PHONE NUMBER OF A JOB SITE CONTACT WHO WILL ACCEPT THE SHIPMENT, IN ADDITION TO 1 OF 3 OPTIONS LISTED BELOW: <ul style="list-style-type: none"> <li>1. CREDIT CARD ORDER - Credit card payments will incur an additional 3.5% processing fee. Customer must sign, date, and return quote.</li> <li>2. VERBAL PURCHASE ORDER - Customer must sign, date, and return quote.</li> <li>3. PURCHASE ORDER NUMBER - Customer must supply signed and dated hard copy of purchase order or sign, date, and return quote with the purchase order number.</li> </ul> </li> </ul> <p><b>QUOTE VALID FOR 30 DAYS, UNLESS OTHERWISE NOTED. NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL.</b></p> <p>This quote is subject to and incorporates by reference Environmental Improvements, Inc's (EI2) Terms &amp; Conditions which will be provided by email upon written request at <a href="http://www.ei2water.com">www.ei2water.com</a>. Buyer expressly agrees to the provisions set forth in the Terms &amp; Conditions.</p>	<p><b>TOTAL: \$20,982.79</b></p>
---	----------------------------------

Houston \* Austin \* Dallas \* Oklahoma City

[www.ei2water.com](http://www.ei2water.com)

### **C. Wastewater Treatment Plant and Effluent Subsurface Irrigation**

- MOC has fixed a total of 9 leaks in the drip fields.

Effluent Characteristic	Permit	Result
BOD Average	20	2.5
TSS Average	20	2.8
E. Coli Average	126	1.0
PH	6.0-9.0	7.0
Cl2 Minimum	1.0	1.12
Turbidity Average	3	1.6
Daily Average Flow	0.08 MGD	0.054

- The plant is operating at 68% capacity.
- Total Rain Inches: 0.40
- Plant is operating well within both permit limits.

### **D. Wastewater Collection System**

- Pump #1 at LS #1 is currently out for repairs. Inframark has confirmed the pump's location. We have received the attached repair quote from Zone Industries in the amount of \$4,876.99 for your review.

ZONE INDUSTRIES, LLC  
PO Box 73149  
Houston, TX 77273  
713-783-8530



## QUOTATION

Order Number	
10028184	
Order Date	Page
05/07/2025 10:29:55	1 of 7
Quote Number	
Inside Sales	Paul Gustafson
Email	pgustafson@zoneindustries.com
Account Mgr	Christopher Leadbetter
Email	

Quote Expires On: 06/06/2025

See below

**Bill To:**

Municipal Operations & Consulting Inc  
20141 Schiel Rd  
Cypress, TX 77433  
US

281-367-5511

**Ship To:**

Municipal Operations & Consulting Inc  
20141 Schiel Rd  
Cypress, TX 77433  
US

Customer ID:21334

Job Name:

PO Number					Ship Route	Inside Sales		
REUNION RANCH XFP-PE3-100G						PAUL.GUSTAFSON		
Quantities					Item ID	Pricing	Unit	Extended
Ordered	Allocated	Remaining	UOM	Unit Size	Item Description	UOM	Price	Price
						Unit Size		
<b>Order Note:</b> CUSTOMER REPORT PUMP NOT OPERATING ARRIVED SITE AND VERIFIED PUMP OPERATIONAL PUMP NOT ABLE TO OPEN CHECK VAVLE CUSTOMER REPORTED PUMP IMPELLER CHANGED PREVIOUS REPIAR RETURN PUMP TO SHOP. DISASSEMBLE. VERIFIED WRONG IMPELLER IS INSTALLED ORDER CORRECT HYDRAULIC KIT AND NECESSARY PARTS TO EXCHANGE RETURN PUMP CUSOTMER LOCATION AND INSTALL.								
<b>Delivery Instructions:</b> SALESMAN								
1.00	0.00	1.00	EA		CTX FIELD SERVICE	EA	4,876.99	4,876.99
				1.0	Central TX Field Service		1.0	

ZONE INDUSTRIES, LLC  
PO Box 73149  
Houston, TX 77273  
713-783-8530



# QUOTATION

Order Number	
10028184	
Order Date	Page
05/07/2025 10:29:55	2 of 7
Quote Number	
Inside Sales	Paul Gustafson
Email	pgustafson@zoneindustries.com
Account Mgr	Christopher Leadbetter
Email	

Quote Expires On: 06/06/2025

See below

Quantities					Item ID	Pricing		
Ordered	Allocated	Remaining	LOM	Unit Size	Item Description	Unit Size	Unit Price	Extended Price

Total Lines 1

**SUB-TOTAL:** 4,876.99

**TAX:** 0.00

**AMOUNT DUE:** 4,876.99

U.S. Dollars


As the situation remains highly volatile, Zone Industries reserves the right to adjust the surcharge amount with notice on both new and expired quotes. Zone Industries may increase or decrease the surcharge percentage in response to any future changes to U.S. tariffs. Additional major risks include potential tariff hikes on China, as well as the reinstatement of tariffs on Mexico, Canada, and/or Europe, should they be enforced.

**E. Water Distribution System –**

- We received a request for a new residential tap

**F. Stormwater Conveyance and Pond Maintenance**

- Pond Maintenance-** MOC conducted pond inspections on May 8, 2025.

 <b>MOC</b>   Municipal Operations & Consulting  <b>STORMWATER POND INSPECTION WET PONDS</b>	<b>DISTRICT:</b> REUNION RANCH		
	<b>DATE:</b> 5/8/25		
	<b>WO #:</b>		
	<b>TECH.:</b> GRADY CALDWELL		
		<b>WO Initiated</b>	<b>WO Completed</b>
<b>Pond Location</b>	WQP 2-3 (ACROSS 2491 REUNION RANCH)		
<b>Pond water level?</b>	70%		
<b>Inlets in good structural condition?</b>	YES		
<b>Inlets clear of accumulated sediment or debris?</b>	YES		
<b>Trash found at site?</b>	NO		
<b>Sinkhole, cracks or seeps visible in the embankment?</b>	NO		
<b>Erosion present at shoreline?</b>	NO		
<b>Erosion occurring around the inlets or outlet structures?</b>	NO		
<b>Discharge valve open operational?</b>	N/A		
<b>Condition of vegetation around the out-fall pipe?</b>	Cat tails near inlet		
<b>Excessive algae blooms present?</b>	NO		
<b>Invasive plants present?</b>	NO		
<b>Trees or woody vegetation present on the dam or</b>	NO		
<b>Sediment has accumulated and reduced the volume of the pond?</b>	NO		
<b>COMMENTS:</b>			
Vegetation around the pond and near inlet needs to be removed.			

WQP 2-3 (ACROSS 2491 REUNION RANCH)






DISTRICT:	REUNION RANCH
DATE:	5/8/25
WO #:	
TECH.:	GRADY CALDWELL

Pond Location	WQP 3-3 (1007 JACKSDAW)	WO Initiated	WO Completed
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 occurring around the inlets or outlet structures?	NO		
Discharge valve open operational?	YES		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	NO		
Invasive plants present?	NO		
Trees or woody vegetation present on the dam or embankment?	NO		
Sediment has accumulated and reduced the volume of the pond?	NO		
COMMENTS:			
Vegetation around the pond needs to be removed.			

WQP 3-3 (1007 JACKSDAW)



 <b>MOC</b>   Municipal Operations & Consulting  <b>STORMWATER POND INSPECTION</b> <b>WET PONDS</b>	<b>DISTRICT:</b> REUNION RANCH			WO Initiated WO Completed
	<b>DATE:</b> 5/8/25			
	<b>WO #:</b>			
	<b>TECH.:</b> GRADY CALDWELL			
<b>Pond Location</b>	WQP 3-1 (879 JACKSDAW)			
<b>Pond water level?</b>	80%			
<b>Inlets in good structural condition?</b>	YES			
<b>Inlets clear of accumulated sediment or debris?</b>	NO			
<b>Trash found at site?</b>	NO			
<b>Sinkhole, cracks or seeps visible in the embankment?</b>	NO			
<b>Erosion present at shoreline?</b>	NO			
<b>Erosion occurring around the inlets or outlet structures?</b>	NO			
<b>Discharge valve open operational?</b>	N/A			
<b>Condition of vegetation around the out-fall pipe?</b>	OK			
<b>Excessive algae blooms present?</b>	NO			
<b>Invasive plants present?</b>	NO			
<b>Trees or woody vegetation present on the dam or embankment?</b>	NO			
<b>Sediment has accumulated and reduced the volume of the pond?</b>	NO			
<b>COMMENTS:</b>				
Vegetation adjacent to inlet needs to be removed.				




WQP 3-1 (879 JACKSDAW)





## STORM WATER POND INSPECTION SAND FILTER SYSTEM

 Municipal Operations & Consulting		DISTRICT: REUNION RANCH	
DATE: 5/8/25			
WO #:			
TECH.: GRADY CALDWELL			
		WO Initialed	WO Completed
<b>STORM WATER POND INSPECTION</b>		WQP 2-4 (568 KATIE)	
<b>SAND FILTER SYSTEM</b>			
Pond Location			
Pond water level?		DRY	
Does the pond drain within 48 hours?		YES	
Sediment depth in the forbay?		2"-3"	
Sediment depth in the sand filter area?		2"-3"	
Trash found at site?		YES	
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	
Trickler Channel or Splitter Box		OK	
Emergency bypass valve closed and operational		N/A	
Are all Inlets in area clear of debris and sediment?		N/A	
COMMENTS:			
Vegetation in outlet channel needs to be removed.			


WQP 2-4 (568 KATIE)









 <b>MOC</b>   Municipal Operations & Consulting	<b>DISTRICT:</b> REUNION RANCH		WO Initiated WO Completed
	<b>DATE:</b> 5/8/25		
	<b>WO #:</b>		
	<b>TECH.:</b> GRADY CALDWELL		
<b>STORMWATER POND INSPECTION</b> <b>WET PONDS</b>			
<b>Pond Location</b>	WQP 2-2 (362 MARY ELIZE)		
<b>Pond water level?</b>	90%		
<b>Inlets in good structural condition?</b>	YES		
<b>Inlets clear of accumulated sediment or debris?</b>	NO		
<b>Trash found at site?</b>	NO		
<b>Sinkhole, cracks or seeps visible in the embankment?</b>	NO		
<b>Erosion present at shoreline?</b>	NO		
<b>Erosion occurring around the inlets or outlet structures?</b>	NO		
<b>Discharge valve open operational?</b>	N/A		
<b>Condition of vegetation around the out-fall pipe?</b>	OK		
<b>Excessive algae blooms present?</b>	NO		
<b>Invasive plants present?</b>	NO		
<b>Trees or woody vegetation present on the dam or embankment?</b>	NO		
<b>Sediment has accumulated and reduced the volume of the pond?</b>	NO		
<b>Aerator</b>	OK		
<b>COMMENTS:</b>			
Vegetation around inlet needs to be removed.			



WQP 2-2 (362 MARY ELIZE)



STORM WATER POND INSPECTION

DISTRICT:	REUNION RANCH
DATE:	5/8/25
WO #:	
TECH.:	GRADY CALDWELL

Pond Location	JAYNE COVE – STORM DRAIN
Pond water level?	N/A
Does the pond drain within 48 hours?	YES
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	NO
Is vegetation below 18" in height?	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:	

JAYNE COVE - STORM DRAIN



**STORM WATER POND INSPECTION**

DISTRICT: REUNION RANCH	
DATE:	
WO #:	
TECH.:	
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:	

DENISE COVE - STORM DRAIN



## b. Johnson Lake Management Pond Maintenance Report- April Report attached



Reunion Ranch  
Address: Reunion Blvd and Clement dr.  
Pond Coordinates: 30.44874N, 97.93960W

Reunion Ranch - Reunion Blvd Pond  
Acreage: 0.35  
Avg. Depth: 3ft  
Pond Type: HOA pond, Amenity, Storm Water  
Uses: Aesthetics, Fishing, Recreation, Wildlife, Storm Water  
Irrigation Restrictions: No

Gate Code:

Contact Name: Beth White  
Municipal Operations & Consulting, LLC

Office: (512) 686-1040  
Mobile: (281) 935-4356  
Email: bwhite@munimc.com

Johnson Lake Management  
106 Posey Rd  
San Marcos, TX 78666  
512-396-4231

Frequency: Bi-Monthly  
Year: 2025  
Service Dates:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vegetation condition for water quality	Yes	Yes	Yes	Yes								
Edge/shore	Yes	Yes	Yes	Yes								
Marginal/ submerged	Yes	Yes	Yes	Yes								
Deep water	No	No	No	No								
Control of Nuisance Vegetation- Chemical Applications												
Algae	No	No	Yes	Yes								
Marginal/Shore Plants	No	No	Yes	Yes								
Submerged Plants	No	No	Yes	Yes								
Willow Trees	No	No	No	No								
Monitor slopes inside, top and outside pond banks	Good	Good	Good	Good								
Erosion, leaks, other												
Monitor Inlet and Outlet and Concrete Ramps Structures	Good	Good	Good	Good								
Sedimentation build up	Yes	Yes	Yes	Yes								
Beneficial Microbes applied?	Yes	Yes	Yes	Yes								
Monitor searator	N/A	N/A	N/A	N/A								
Monitor Fountain	N/A	N/A	N/A	N/A								
Timer?												
Fish Observed	Yes	Yes	Yes	Yes								
Mosquito fish												
Water level	Full	Full	Full	Full								
Visibility	3ft	3ft	3ft	3ft								
Phytoplankton Bloom	Yes	Yes	Yes	Yes								
Dye used?	Yes	Yes	Yes	Yes								
NOTES:												

Note Details:

3/11/25 Annual spring application to control submerged vegetation and nuisance marginal/shore plants  
4/17/25 sprayed all cattails, bulrush, and treated pond for season long control of naiad

Vegetation of concern when present:

Algae: chara and floating  
Submerged: naiad/bushy pond weed  
cattails  
willow trees

Electrofishing Survey Results:

Date:  
Bass PSD:  
Bass Relative Weight (Wt):  
Sunfish PSD

Water Quality Analysis:

Date:  
pH:  
Alkalinity:  
Hardness:  
Temp (1ft deep)

Fish Stocked:

Burgill Sunfish:  
Fathead Minnow:  
Largemouth Bass:  
Channel Catfish:  
Grass Carp

Date

Amount

Size

Recommendations:

TDA records for Treatment

Dates:	Time	Target Pest:	Product Used:	Rate per unit:	Method:	Total Area/Vol. Treated:	Total Vol./lbs. Mixed:	Wind direction/Velocity/Air Temp
1.)	1.)	1.)	1.)	1.)	1.)	1.)	1.)	1.)
2.)	2.)	2.)	2.)	2.)	2.)	2.)	2.)	2.)
3.)	3.)	3.)	3.)	3.)	3.)	3.)	3.)	3.)
4.)	4.)	4.)	4.)	4.)	4.)	4.)	4.)	4.)
5.)	5.)	5.)	5.)	5.)	5.)	5.)	5.)	5.)

EPA registration Numbers upon request  
Regulated county: No

Licensed Applicator Name and License Number:

Edwin Scott Smith - 0311516  
Gilbert Salazar - 0772638  
Robert McCartney - 0927545

Non licensed applicator working under Licensee:

Fountain Make/Model:

Serial Number:  
Model Number:  
HP:  
Phase:  
Voltage:  
Date:  
Light: Y/N

Aerator:

Model/# Diffusers:  
serial#  
Date Code:  
Compressor:  
Model:  
Serial- DS/TR:

Contact info:

Robert McCartney  
Managing Biologist  
Johnson Lake Management  
512-618-7817 - Cell  
512-396-1231 - Office  
106 Posey Rd. San Marcos, TX 78666  
Robert.JMMBiologist@gmail.com  
https://www.johnsonlakemgmt.com/  
https://www.aquaticfeaturesinc.com/



Reunion BLVD

8/8/24, 12:42 PM

☐ Hide on map

Total Area: 0.34 acres

161 yd

Edit

Add to Folder

Share

Export



Reunion Ranch  
Address: Jackdrow  
Pond Coordinates: 30.15089N, 97.93416W

Reunion Ranch - Mary Elise Way  
Acreage: 0.9  
Avg. Depth: 4ft  
Pond Type: HOA pond, Amenity, Storm Water  
Uses: Aesthetics, Fishing, Recreation, Wildlife, Storm Water  
Irrigation Restrictions: No

Gate Code:

Contact Name: Beth Wright  
Number: Office: (512) 686-1660  
Mobile: (281) 935-4359  
Email: bwright@municipalslopes.com

Municipal Operations & Consulting, LLC

Johnson Lake Management  
106 Posey Rd  
San Marcos, TX 78666  
512-396-4231

Frequency: Bi-Monthly  
Year: 2025  
Service Dates:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vegetation condition for water quality	Yes	Yes	Yes	Yes								
Edge/shore	Yes	Yes	Yes	Yes								
Marginal/submerged	Yes	Yes	Yes	Yes								
Deep water	No	No	No	No								
Control of Nuisance Vegetation- Chemical Applications												
Algae	No	No	Yes	Yes								
Marginal/Shore Plants	No	No	No	No								
Submerged Plants	No	No	Yes	Yes								
Willow Trees	No	No	Yes	Yes								
Monitor slopes inside, top and outside pond banks	Good	Good	Good	Good								
Erosion, leaks, other												
Monitor Inlet and Outlet and Concrete Ramps Structures	Good	Good	Good	Good								
Sedimentation build up	Yes	Yes	Yes	Yes								
Beneficial Microbes applied?	Yes	Yes	Yes	Yes								
Monitor aerator	Good	Good	Good	Good								
Monitor Fountain	N/A	N/A	N/A	N/A								
Timer?												
Fish Observed	Yes	Yes	Yes	Yes								
Mosquito fish												
Water level	Full	Full	Full	Full								
Visibility	3ft	3ft	3ft	3ft								
Phytoplankton Bloom	Yes	Yes	Yes	Yes								
Dye used?	Yes	Yes	Yes	Yes								

NOTES:

Note Details:  
3/11/25 Annual spring application to control submerged vegetation and nuisance marginal/shore plants  
4/17/25 sprayed all cattails, bulrush, and treated pond for season long control of naiad

Vegetation of concern when present:  
Algae: chara and floating  
Submersed: naiad/bushy pond weed  
cattails  
willow trees

Electrofishing Survey Results :  
Date:  
Bass PSD:  
Bass Relative Weight (WR):  
Sunfish PSD:

Water Quality Analysis:  
Date:  
pH:  
Alkalinity:  
Hardness:  
Temp (1ft deep):

Fish Stocked:  
Bluegill Sunfish:  
Fathead Minnow:  
Largemouth Bass:  
Channel Catfish:  
Grass Carp:

Size  
Amount  
Date

Recommendations:

TDA records for Treatment

Dates:	Time:	Target Pest:	Product Used:	Rate per unit	Method:	Total Area/Vol. Treated:	Total Vol./Lbs. Mixed:	Wind direction/Velocity/Air Temp:
1.)	1.)	1.)	1.)	1.)	1.)	1.)	1.)	1.)
2.)	2.)	2.)	2.)	2.)	2.)	2.)	2.)	2.)
3.)	3.)	3.)	3.)	3.)	3.)	3.)	3.)	3.)
4.)	4.)	4.)	4.)	4.)	4.)	4.)	4.)	4.)
5.)	5.)	5.)	5.)	5.)	5.)	5.)	5.)	5.)

EPA registration Numbers upon request  
Regulated county: NO

Licensed Applicator Name and License Number:

Edwin Scott Smith - 0311516  
Gilbert Salazar - 0772638  
Robert McCartney - 0927545

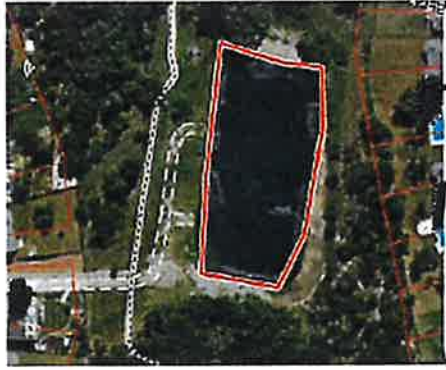
Non licensed applicator working under license:

Fountain Make/Model:  
Serial Number:  
Model Number:  
HP:  
Phase:  
Voltage:  
Date:

Lights: Y/N

Aerator: Outdoor water Solutions  
Model/n Diffusers:  
Serial #  
Date Code:  
Compressor:  
Model:  
Serial- DS/TR:

Contact info:  
Robert McCartney  
Managing Biologist  
Johnson Lake Management  
512-618-7817 - Cell  
512-396-1231 - Office  
106 Posey Rd. San Marcos, TX 78666  
Robert.J.McBiologist@gmail.com  
https://www.johnsonlakemgt.com/  
https://www.aquaticfeaturesinc.com/



Reunion Ranch - solar

08/24, 12:42 PM

☐ Hide on map

Total Area: 10.00 acres  
Area treated: 270 yd



**Reunion Ranch**

Address: Jackdraw and reunion Blvd.  
Pond Coordinates 30.15028N, 97.92965W

Gate Code:

Reunion Ranch - Jackdraw North

Acres: 0.6  
Avg. Depth: 4ft  
Pond Type: HOA pond, Amenity, Storm Water  
Uses: Aesthetics, Fishing, Recreation, Wildlife, Storm Water  
Irrigation Restrictions: No

Contact Name: Beth Wright Municipal Operations & Consulting, LLC

Number: (512) 636-1160

Mobile: (281) 935-4358

Email: Bwright@munk-ipalops.com

Johnson Lake Management

106 Posey Rd

San Marcos, TX 78666

512-396-1231

Frequency: Bi-Monthly

Year: 2025 Service Dates:

6th, 20th Jan Feb 11th, 26th Apr 4th, 17th

**Vegetation condition for water quality**

Edge/shore

Marginal/submerged

Deep water

**Control of nuisance vegetation- Chemical Applications**

Algae

Marginal/Shore Plants

Submerged Plants

Willow Trees

**Monitor slopes inside, top and outside pond banks**

Erosion, leaks, other

**Monitor Inlet and Outlet and Concrete Ramps Structures**

Sedimentation build up

Beneficial microbes applied?

**Monitor aerator**

**Monitor Fountain**

Timer?

**Fish Observed**

Mosquito fish

**Water level**

**Visibility**

Phytoplankton Bloom

Dye used?

**NOTES:**

**Note Details:**

3/11/25 Annual spring application to control submerged vegetation and nuisance marginal/shore plants

4/17/25 sprayed all cattails, bulrush, and treated pond for season long control of naiad

**Vegetation of concern when present:**

Algae: chara and floating

Submersed: naiad/bushy pond weed

cattails

willow trees

**Electrofishing Survey Results :**

Date:

Bass PSD:

Bass Relative Weight (WR):

Sunfish PSD:

**Water Quality Analysis:**

Date:

pH:

Alkalinity:

Hardness:

Temp (1ft deep):

**Fish Stocked:**

Bluegill: Sunfish:

Fathead Minnow:

Largemouth Bass:

Channel Catfish:

Grass Carp:

**Date**

**Amount**

**Size**

[illegible]

**Contact info:**  
Robert McCartney  
Managing Biologist  
Johnson Lake Management  
512-618-7817 - Cell  
512-396-1231 - Office  
106 Posey Rd. San Marcos, TX 78666  
Robert.J.McCartney@gmail.com  
<https://www.johnsonlakemgmt.com/>  
<https://www.aquaticfeature.com/>



0.56 **244** **Add to Folder**

**Product - D**



Reunion Ranch  
Address: Jackdraw and Reunion Blvd.  
Pond Coordinates: 30.14838N, 97.92942W

Reunion Ranch - Jackdraw South  
Acreage: 0.35  
Avg Depth: 3ft  
Pond Type: HOA pond, Amenity, Storm Water  
Uses: Aesthetics, Fishing, Recreation, Wildlife, Storm Water  
Irrigation Restrictions: No

Gate Code:

Contact Name: Beth Wright  
Municipal Operations & Consulting, LLC

Number: Office: (512) 686 1660

Mobile: (281) 835-4356

Email: [bwright@municipalops.com](mailto:bwright@municipalops.com)

Johnson Lake Management

106 Posey Rd

San Marcos, TX 78666

512-356-1231

Frequency: Bi-Monthly

Year: 2025 Service Dates:

Vegetation condition for water quality

Edge/shore

Marginal/submerged

Deep water

Control of Nuisance Vegetation- Chemical Applications

Algae

Marginal/Shore Plants

Submerged Plants

Willow Trees

Monitor slopes inside, top and outside pond banks

Erosion, leaks, other

Monitor Inlet and Outlet and Concrete Ramps Structures

Sedimentation build up

Beneficial Microbes applied?

Monitor aerator

Monitor Fountain

Timer?

Fish Observed

Mosquito fish

Water level

Visibility

Phytoplankton Bloom

Dye used?

NOTES:

Note Details:

3/11/25 Annual spring application to control submerged vegetation and nuisance marginal/shore plants

4/17/25 sprayed all cattails, bulrush, and treated pond for season long control of naiad

Vegetation of concern when present:

Algae: chara and floating

Submerged: naiad/bushy pond weed

cattails

willow trees

Electrofishing Survey Results:

Date:

Bass PSD

Bass Relative Weight (Wt):

Sunfish PSD:

Water Quality Analysis:

Date:

pH

Alkalinity:

Hardness

Temp (1ft deep):

Fish Stocked:

Bluegill Sunfish:

Fathead Minnows:

Largemouth Bass:

Channel Catfish:

Grass Carp:

Date

Amount

Size

### TDA records for Treatment

[illegible]

## EPA registration Numbers upon request

Regulated country: No

**Licensed Applicator Name and License Number**

Edwin Scott Smith - 0311516

**Gilbert Salazar - 0772638**

**Robert McCartney - 0927545**

Non licensed applicator working under licensee

## Fountain Make/Model:

**Serial Number:**

Model Number

HP:

phase

**voltage**

Date \_\_\_\_\_

lights: Y/N

## Aerator.

Model/® Diffusers:

separates

Date Code:

**Compressor:**

**Model:**

Serial-DS/TR:

**Contact info:**

Robert I. Cartney

### Managing Biologist

Johnson Lake Management

512-618-7817 - Cell

512-396-1231 - Office

106 Posey Rd. San Marcos, TX 78666

Robert.J.M.Biologist@gmail.com

<http://www.johnsonlake.net>

<https://www.aquaticfeaturesinc.com/>



## Reunion Ranch 2

1944 MS. 21. 22. 51A



二、**三**  
三、**四**  
四、**五**

210

4. Address Editor



1

**G. Custom Matters, Complaints, Reports and Update - Nothing to report**

**H. Customer Billing and Delinquencies**

- 4/21/25 - Inframark began providing compliance records and began the closeout process on their end.
- 4/23/25 @ 3:35PM - AVR provided customer data records to begin the transition process.
- 4/25/25 @ 3:25PM - Starnik was live for CSR and payment portal was completed.
- 4/28/25 - Welcome emails were sent to customers with their account information.
- 4/28/25 - Welcome letters were sent via postal mail to customers with account information and online set up.
- 313 out of 541 accounts are signed up for autopay
- 113 out of 541 accounts customers have signed up for e-bill
- First meter reading scheduled date by MOC: 05/16/25
- Next due date: 05/18/25
- First closeout scheduled by MOC: 05/21/25

**I. Authorization for Expenditures Related to Contracts, Repairs, Replacements, Operations Improvements and Maintenance**

**Current Items for Board Consideration:**

Vendor	Amount	Description
Zone Industries	\$4,876.99	Lift Pump Repairs
EI2	\$20,982.79	Bar Screen Repairs
Hach	\$ 2,908.00	Turbidmeter



Be Right™

## Quotation

**Quote Number: 101178139v1**

Use quote number at time of order to ensure that you receive prices quoted

Hach

PO Box 608

Loveland, CO 80539-0608

Phone: (800) 227-4224

Email: [quotes@hach.com](mailto:quotes@hach.com)

Website: [www.hach.com](http://www.hach.com)

Quote Date: 05/09/2025

Quote Expiration: 06/08/2025

**MUNICIPAL OPERATIONS & CONSULTING**

20141 SCHIEL RD

CYPRESS, TX 77433

Name: Lonnie Wright

Phone: 281-367-5511

Email: [lwright@municipalops.com](mailto:lwright@municipalops.com)

Customer Account Number : 295644

Customer Quote Reference: RFQ Reunion Ranch

### PRICING QUOTATION

Line	Part Number	Description	Qty	Net Unit Price	Extended Price
1	LXV445.99.10112	TU5 Series® TU5300sc Low Range Laser Turbidimeter, EPA Version, Standard lead time 10 days.	1	2,908.00	2,908.00
Grand Total				\$	2,908.00

### TERMS OF SALE

Freight: Ground Prepay and Add

FCA: Hach's facility

**ALL LEAD TIMES ARE ESTIMATED AND NOT GUARANTEED.**

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at [www.hach.com/terms](http://www.hach.com/terms). Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract

from the provisions of the Hach TCS are not part of the Contract.

Due to international regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable

for ocean shipment are extra. Specify final destination to ensure proper documentation and packing suitable for international transport. In addition, Hach may require : 1). A statement of intended end-use; 2). Certification that the intended end-use does not relate to proliferation of weapons of mass destruction (prohibited nuclear end use, chemical / biological weapons, missile technology); and 3). Certification that the goods will not be diverted contrary to U.S. and/or applicable laws in force in Buyer's jurisdiction.

#### ORDER TERMS

Terms are Subject to Credit Review

In order for Hach to process the order as quickly as possible please provide the following information:

- Complete Billing address
- Complete Shipping address
- Part numbers and quantities of items being ordered
- Please reference the quotation number on your purchase order

If the order is over \$25,000 Hach will also require the following additional information:

- Pricing
- Purchase Order Number
- Freight terms and (NICO term FOB Origin or FCA Shipping Point)
- Required delivery date
- Vendor name should specify "Hach Company" with the Loveland address
  - o Hach, PO Box 380, Loveland, CO 80530
- Credit terms of payment. Default payment terms are Net 30.
- Indicate if order needs to ship complete or if it can ship partial.
- Tax status
- Special invoicing instructions

Sales tax is not included on quote. Applicable sales tax will be added to the invoice based on the U.S. destination. If applicable provide a resale/exemption certificate.

Shipments will be prepaid and added to invoices unless otherwise specified.

Equipment quoted operates with standard U.S. supply voltage.

Hach standard terms and conditions apply to all sales.

Additional terms and conditions apply to orders for service partnerships.

Prices do not include delivery of product. Reference attached Freight Charge Schedule and Collect Handling Fees.

This Quote is good for a one time purchase.

Virtual and/or on-site training must be scheduled/completed within 30 days of order, or the price will be subject to change.

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

THE STATE OF TEXAS           §  
   §  
COUNTY OF HAYS             §

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

WHEREAS, the Board of Directors previously approved a prior Resolution Adopting Rules Regarding Public's Right to Address the Board of Directors of Reunion Ranch WCID on August 20, 2019 ("Prior Resolution"); and

WHEREAS, the Board of Directors wishes to amend the Prior Resolution to eliminate the requirement of a Sign-In Sheet.

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

1. At the beginning of each Board meeting, all members of the public wishing to address the Board of Directors must identify themselves to the Chairman of the meeting and indicate the item(s) on the agenda they wish to address with the Board. Any member of the public who wishes to address the Board of Directors regarding any matter not on the agenda must also indicate they wish to speak during the Public Comments section of the agenda. Providing other contact information, such as address, email address and phone number shall be optional.
2. Members of the public who wish to address the Board of Directors on a matter not on the agenda will be required to speak at the beginning of the Board meeting under the item for Public Comments.
3. Members of the public wishing to address the Board of Directors on a specific agenda item will be required to speak when the item is called and prior to consideration by the Board.
4. All members of the public will be limited to three (3) minutes for each agenda item for which they have signed up to speak. If speaking under the Public Comments section, the limit shall be three (3) minutes per speaker.
5. No assignment of unused speaking time is permitted. For example, no speaker can give their unused time to another speaker or reserve it for another item on the agenda.

6. At a Board meeting where more than ten (10) members of the public have signed up to speak, all speakers shall be limited to one (1) minute each per item per person, including speakers under the Public Comments section of the agenda.

7. A member of the public who addresses the Board of Directors through a translator will be given at least twice the amount of time as a member of the public who does not require the assistance of a translator.

8. This Amended Resolution Adopting Rules Regarding Public's Right to Address the Board of Directors of Reunion Ranch WCID shall amend and replace in its entirety the Prior Resolution.

PASSED AND ADOPTED the 20<sup>th</sup> day of May, 2025.

---

Dennis Daniel  
President, Board of Directors

ATTEST:

---

Gary Grass  
Secretary, Board of Directors

[DISTRICT SEAL]