

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 April 15, 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: 817 8452 4371 AND PASSWORD: 198397. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.

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

AGENDA

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

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


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

4. Minutes of prior meetings (Dennis Daniel)
5. Updates regarding Reunion Ranch HOA matters (HOA Board Representative)
6. Financial Reports and request for authorization for payments of bills; including Quarterly Investment Reports (Allen Douthitt)
7. Items from the Board
 - a. Requests for common area modifications (Gary Grass)
 - b. Variances to Drought Contingency Plan requirements (Dennis Daniel)
 - c. Public hearing on Water Conservation Plan (Dennis Daniel)
 - d. Amendment to Water Conservation Plan (Dennis Daniel)
 - e. Rate Order (Eric Hart)
 - f. District Rules & Regulations (Eric Hart)
 - g. Any and all agreements and matters related to the transition from Inframark to Municipal Operations & Consulting, LLC (Dennis Daniel)
 - h. Status of transition from Inframark to Municipal Operations & Consulting, LLC (Dennis Daniel)
 - i. Committee Reports (Dennis Daniel)
 - i. Communications (Mark Olson)
 - ii. Operations (Dennis Daniel)

- iii. Land Use & Water Quality (Gary Grass)
 - iv. Finance, Budget & Audit (Eric Hart)
 - v. Water Conservation & Drought Management (Dennis Daniel)
 - vi. Contractors' Review (John Genter)
- 8. Engineer's Report and requested approvals (Chris Rosales)
 - a. Operational – Water, Wastewater, Water Quality and Drainage
 - b. Utility Data Trends Analysis
 - c. Emergency Management Plan(s)
 - d. Long-term Improvements and Asset Management Plan
 - i. 210 Conversion
 - e. Approvals Related to Ongoing Construction Contracts
 - f. Approvals to Upcoming Construction Contracts
- 9. Operations & Maintenance Report and requested approvals (Katie May)
 - 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)
- 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 March 18, 2025 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

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

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

thus, constituting a quorum. All Directors were present.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, ElizaBeth Reeves and Katie May with Inframark, Chris Rosales with Murfee Engineering Company and Lonnie Wright with Municipal Operations & Consulting, LLC.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt, PLLC, Beth Wright with Municipal Operations & Consulting, LLC, and HOA representatives/residents Debbie Hansley, Eric Knustrom, Sandy Lake, Jay Patel and Tyler Walbridge.

3. PUBLIC COMMENTS

Manager ElizaBeth Reeves would like to make a public comment now as she will need to leave soon. President Dennis Daniel advised he will take it up under Item 7e.

Sandy Lake inquired about the sports court study and engineering report that the HOA President referred to after talking with President Dennis Daniel. President Dennis Daniel believes he made a reference to the HOA President about any improvements that add impervious cover

would need an engineer's report on mitigation of the impervious cover and if it violates any District or Edwards Aquifer recharge zone restrictions. Sandy Lake asked if the study was to measure the land in the District or the impervious cover and President Dennis Daniel advised it was to measure the impervious cover where the improvements will be added and in relation to the District's Development Agreement.

HOA Liaison Eric Knustrom inquired about the letters sent to residents by Inframark in connection with the pool audit. At the last meeting, there was an agenda item relating to pool inspections and in the minutes it was reported that information was received by the HOA to identify residents with pools. The HOA has received many questions on those letters and some advised that they do not even have pools. The current HOA manager, FSR stated that they did not provide any resident information to the District. Eric Knustrom asked how the information was obtained because it was not approved by the HOA board to release any resident information. Assistant Secretary Mark Olson advised that information was received from the HOA's prior manager PMP. Last year, the HOA undertook an effort to close out a number of projects so that deposits could be returned to residents. There was a large number of pool projects that had issues by the HOA and District. Eric Knustrom asked that the communication between PMP and Inframark be provided to him. HOA Representative Jay Patel asked why was the same information asked for with the new HOA manager if Inframark already had the information. President Dennis Daniel asked Inframark to provide the information to Eric Knustrom as requested.

4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel provided some corrections to the minutes on the ad hoc committee with trails being the focus. President Dennis Daniel's recollection was in regard to a one-time communication only on the trails as an educational tool. President Dennis Daniel then entertained a motion.

Motion: Approve the board meeting minutes of February 18, 2025 as corrected.

Motion by: Vice President John Genter

Second by: Assistant Secretary Mark Olson

The motion carried unanimously.

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

HOA Representative Jay Patel reported that he walked the erosion trail with Secretary Gary Grass and the HOA will be sending out correspondence to residents on not eroding that trail and possibly coming back with a solution to barricade the trail. HOA Liaison Eric Knustrom asked if the identity of those individuals involved in those unauthorized activities, is known, the HOA would like to cooperate and channel the efforts into a productive direction. President Dennis Daniel agrees with that statement. HOA Representative Jay Patel advised that the HOA would like to talk with the resident on this matter.

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

Bookkeeper Allen Douthitt reported on the District's financials through January. The District is above budget to the good. The expenses for sludge management are looking better, however the sewer maintenance took a hit. There was also an overage on legal fees. The engineer's fees on the 210 conversion are normalizing. Year-to-date the District is in the good. Secretary Gary Grass noted that the trail repair of \$1,500 was included in the sewer repairs. Assistant Secretary Eric Hart noted that there were SCADA items and fence repair included as well. Bookkeeper Allen Douthitt stated the maintenance bill this month was \$30,000. Secretary Gary Grass reported that Inframark's operations invoice was not included in the agenda package this month. Secretary Gary Grass inquired about the credit of \$3,400 from Murfee Engineering. Engineer Chris Rosales advised that a new employee was working on some of the District's items and their billed time was credited back to the District.

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 the fund transfers as discussed, except for payment to the LCRA.

Motion by: Assistant Secretary Eric Hart

Second by: Vice President John Genter

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 Mark Olson

President Dennis Daniel abstained. The motion carried.

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

Secretary Gary Grass discussed the trail situation in the District. The trail being referred to as the "erosion trail" is located at the intersection of Katie and Adam Court and erodes all the way down to the pond. The HOA agrees that a plan needs to be implemented. Secretary Gary Grass discussed the need for a remediation plan for a temporary and permanent basis. Attorney Bill Flickinger reported that the committee had a meeting to discuss two areas of concern. The Board can authorize the committee to work with the District's engineer on a site visit.

After discussion, President Dennis Daniel entertained a motion.

Motion: Authorize the District's engineer to work with the Land Use & Water Quality committee and conduct a site visit on what is being referred to as the "erosion trail."

Motion by: Secretary Gary Grass

Second by: Assistant Secretary Mark Olson

The motion carried unanimously.

Secretary Gary Grass then discussed the sports court location and referred to the map showing the District's recorded easement and restrictive covenants. Secretary Gary Grass provided this map to the HOA so that all parties are knowledgeable of the District's recorded easements and restrictive covenants so that the District's facilities are not impacted. There has been discussion between the District and HOA on this matter. Secretary Gary Grass will be meeting with the HOA President next week on this same topic. Attorney Bill Flickinger noted that the map is from 2018 and was prepared to show the District's ponds and some of the trails in existence. The brown areas show the recorded easements and the blue areas show per the plat the PUEs and DEs which is the blanket easement over all the area. There are restrictive covenants placed in the deeds to the HOA except for a couple of exceptions. The restrictive covenants provide for approval by the District for any modifications and improvements in those areas. HOA Liaison Eric Knustrom asked Attorney Bill Flickinger to explain what an easement is to all in attendance. Attorney Bill Flickinger provided a general explanation. A conveyance of an easement is not a conveyance of actual fee simple property. As an example, a homeowner owns the house and land, but a utility company has an easement and has certain rights to be there. The homeowner cannot interfere with the utility easement, such as building the house over a water line. The easement is an allocation of rights not a conveyance of the whole property. The HOA has the right to use the surface of the property so long as it does not interfere with District facilities.

President Dennis Daniel discussed Item 7b. The Water Conservation committee approved two watering variances in connection with newly installed sod. There was discussion of the latest LCRA projections. It is likely the drought stage will enter Stage 3 by the end of summer.

President Dennis Daniel will take up Item 7e at this time.

Manager ElizaBeth Reeves thanked the Board for allowing them to entertain a proposal for continued management/operations for the District. However, she would like to submit Inframark's Letter of Resignation. Inframark has been the District's operator since 2018. If the

Board has any questions, they can contact her. Inframark has extended the 30-day clause to be able to close out the billing period to allow for a smooth transition. Inframark will provide information to residents on autopay changes. President Dennis Daniel stated the relationship has been tumultuous and sometimes a great experience to work with Inframark. There have been a lot of staff changes within Inframark over the past several years. President Dennis Daniel appreciates the professionalism and especially the last several months with Inframark and looks for a smooth transition. Vice President John Genter thanked Manager ElizaBeth Reeves for the last several months and was sorry the last several years were not the same.

In regard to Item 7d, Vice President John Genter advised that the Contracts Review committee has been working on contracts with Inframark and Municipal Operations & Consulting, LLC (“MOC”) for several months and the terms are favorable for the District with MOC. There will be an initial operating period with MOC through the end of the fiscal year. This will provide a period of time for MOC to learn about the District’s infrastructure. After that initial period, the District and MOC will enter into another agreement.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve the Professional Services Agreement with Municipal Operations & Consulting, LLC and authorize the Contract Review Committee to insert the effective date as April 21, 2025 and make any other changes that might be needed.

Motion by: Vice President John Genter

Second by: President Dennis Daniel

The motion carried unanimously.

Assistant Secretary Mark Olson inquired about the length of the initial time period. The initial period will run through September 30, 2025. President Dennis Daniel discussed the need to work on the Emergency Management Plan and Long-Term Improvements and Asset Management Plan. This short time period will push the consultants to get these projects done including an agreement with MOC after the initial time period on base fees and fees for time and material. Secretary Gary Grass discussed routine and non-routine charges and enforcement charges. President Dennis Daniel thanked MOC for working with the committee on their contract. Lonnie Wright appreciated the consideration and this has been a new approach and looks forward to working with the District.

President Dennis Daniel moved back to Item 7c for discussion.

Engineer Chris Rosales discussed the District’s Water Conservation Plan. Stacy Pandey with the LCRA contacted him to advise him that the District’s records may need to be updated. The information contained in the Water Conservation Plan differs from what the Texas Water Development Board has on record. Engineer Chris Rosales reported on the different methods of determining population in the District. Per Stacy Pandey, the District’s information should be updated using census data. There was discussion of the gallons per day used in the District and what the Water Conservation Plan shows. President Dennis Daniel asked about the irrigation data

and is concerned with reducing the firm water reservation amount. This item will be brought back to the April board meeting for consideration.

At this time, the Committees discussed their respective reports.

Assistant Secretary Mark Olson reported on notices to residents about piling dirt in the street. There was also discussion on the unauthorized trails within the District and the cost associated with them. The Board discussed communication on pool applications and notification that Inframark resigned and MOC will be the District's new operator/manager.

President Dennis Daniel reiterated that the committee approved two watering variances due to installing new sod during Stage 2 watering restrictions.

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 TCEQ should be sending the District's TLAP permit out soon. In the meantime, the District will continue to operate under the current permit conditions until the new permit is issued.

Engineer Chris Rosales reported on the water usage for February. The usage is consistent with previous years and falls at the low end of the seasonal range. President Dennis Daniel advised that the District's gpd average is about 60,000.

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 are both non-detectable.

MEC will now coordinate with MOC on the District's Emergency Management Plan.

Engineer Chris Rosales discussed the updated Long-Term Improvements and Asset Management Plan with the Board.

Today, Austin Engineering completed installing the irrigation line for the 210 conversion work and the District should be receiving a pay application soon. Malone/Wheeler is still working on their part of the project from the take-off point to the HOA's meter. Vice President John Genter stated that he is happy to see that the line has been installed with no damage to the District's facilities. Engineer Chris Rosales stated that the pump skid was delivered and now needs to be installed. A change order was requested from Austin Engineering for the work. There were a couple other bids received for this work as well and MOC will be asked to bid on the project.

President Dennis Daniel went over the process to be done by May 31st for the irrigation to be operated by hand at that time.

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 budgetary needs. Manager Katie May can set a time to review Inframark's current invoice with the committee.

Manager Katie May advised that Inframark will continue to work on the annual regulatory submittals, such as the TWBD Water Use Survey and Homeland Security Update and have those filed before the May 1st deadline. The transition date from Inframark to MOC will be April 21, 2025.

Manager Katie May reported that all District facilities are in compliance for the month of February. The plant is running at 76% capacity with flows at 1.696 MG and an average of 60,585 gpd.

During an inspection, an air leak was identified on the blower line to SBR 1. This was likely due to an expansion of an aging pipe and the leak was able to be repaired on-site.

Water accountability for February was 96.99%. Vice President John Genter asked if wintering averaging is done. Manager Katie May will pull the historical data on wintering averaging.

Secretary Gary Grass inquired about the outfall reports. It was previously noted that there were 30 outfalls needing work and he would like to see a report on the status. During the transition, he does not want to lose this information.

There was discussion of the pool inspection report. There are only five residents that need final pool inspections. Inframark reached out to the new manager for the HOA to discuss how the District and HOA can work together to keep each other informed of new pool applications going forward. The HOA's manager advised that they will not disclose any resident information regarding the applications.

In regard to customer billing, there were three delinquent letters sent out.

One of the District's lift stations needs cleaning due to grease build up. MOC will review what is needed and handle this matter.

Attorney Bill Flickinger reported on Inframark's Annual Report on Identity Theft Prevention and Protection as included in the agenda package. The District does not have Red Flag Rules and the District does not provide credit reporting. Therefore, the District is exempt from the Rules. The District addresses delinquencies by raising customer deposits and/or attempting to collect the debt through a demand letter from Willatt & Flickinger, PLLC. Therefore, this correspondence was in error.

President Dennis Daniel discussed the flow chart and the dips and peaks pattern at the end of February. It appears that the dips and peaks occur on Wednesday and Monday & Tuesday. Manager Katie May suggested it could be caused by usage or weather patterns by dripping the faucets. Lonnie Wright stated it could be caused by lift station maintenance as well. Manager Katie May will pull the data to check on it.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

- a. Open Records Requests and Procedures
- b. Resolution Adopting Rules Regarding Public's Right to Address the Board of Directors of Reunion Ranch WCID

Attorney Bill Flickinger discussed open records requests and the procedures. The District has received very few open records requests in the past. Currently there is a pending request and it is being processed in accordance with State law and the Attorney General's office. The deadline for responding to open records requests is ten business days. The Board will see charges to the District on this matter. The request is being handled through the District's attorney and Communications committee. President Dennis Daniel asked for the Board's thoughts on handling the request this way or creating an Open Records Request committee. Vice President John Genter suggested creating an ad hoc committee for this request and then revisit if a new committee should be formed. After discussion, the ad hoc committee for this request will be President Dennis Daniel and Vice President John Genter.

Attorney Bill Flickinger discussed the District's Resolution on addressing the Board of Directors at a meeting. Going forward, if there are a lot of participants who want to address the Board, a time limit can be implemented. President Dennis Daniel asked the Board if any changes were needed to the current Resolution. Secretary Gary Grass asked about the sign-in sheet attached to the Resolution. Attorney Bill Flickinger advised that the Resolution was adopted pre-COVID times and that it could be revised to reflect the current situation for Zoom participation.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 4:50 p.m.

Dennis B. Daniel, President
Reunion Ranch WCID

ATTEST:

Gary Grass, Secretary
Reunion Ranch WCID
[SEAL]

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

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A special 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 1, 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
Eric Hart – Assistant Secretary

thus, constituting a quorum. Assistant Secretary Mark Olson was absent.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC and Lonnie and Beth Wright with Municipal Operations & Consulting, LLC.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC and ElizaBeth Reeves and Katie May with Inframark.

3. PUBLIC COMMENTS

No public comments were made.

4. JPMORGAN CHASE BANK AGREEMENTS FOR ACH/CREDIT CARD PAYMENTS

Attorney Bill Flickinger discussed the JPMorgan Chase Bank Agreements for payments to the District. Beth Wright requested this documentation get set in place so that the process can be as seamless as possible. Lonnie Wright reported that these agreements are standard and what they have in place for their other districts. The process usually takes about two weeks to push through and he appreciates the Board taking the time to get this done. Once the letter is received

from Inframark, they will call JPMorgan Chase Bank and get the payment processing in place by the April 21, 2025 transition date. The difficult part of this change will be to get all the customers signed up. There was discussion of the costs associated with processing the payments. The credit card fee will be 3% and the ACH fee will be \$1.00. President Dennis Daniel noted that these fees are what the District is currently being charged and Manager ElizaBeth Reeves confirmed that was correct. Assistant Secretary Eric Hart inquired about the customer deposits on file. Lonnie Wright advised that those deposits will come over from Inframark to MOC during the records submission. Secretary Gary Grass asked if the JPMorgan Chase Bank account will be a District account and Lonnie and Beth Wright advised it would and discussed the process for accepting payments for the District.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve the JPMorgan Chase Bank Agreements as presented.

Motion by: Secretary Gary Grass

Second by: Assistant Secretary Eric Hart

The motion carried unanimously.

5. ANY AND ALL AGREEMENTS AND MATTERS RELATED TO THE TRANSITION FROM INFRAMARK TO MUNICIPAL OPERATIONS & CONSULTING, LLC

President Dennis Daniel advised that there may be additional transition items that come up before the April 15th board meeting. In that event, President Dennis Daniel discussed authorizing the Operations committee to approve and execute any transition documents as needed. Beth Wright discussed the Merchant Processing Service Agreement that allows MOC to scan customer's checks to the District's bank account. The fees for this service are minimal. The term is for three years and provides a convenience for processing District payments.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve the Merchant Processing Services Agreement as discussed.

Motion by: Vice President John Genter

Second by: Secretary Gary Grass

The motion carried unanimously.

Beth Wright stated that the Merchant Processing Services Agreement is a DocuSign agreement and will only be sent directly to President Dennis Daniels' email. After the document has been executed, she will provide a copy to Jeniffer Concienne for the District's file.

Attorney Bill Flickinger discussed the possibility of additional items between now and the April 15th board meeting.

After discussion, President Dennis Daniel entertained a motion.

Motion: Authorize the Operations committee to review any and all documents and authorize the approval and execution of documents by President Dennis Daniel to facilitate the transition between Inframark and MOC, not to exceed a \$2,500 value.

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

Again, Lonnie Wright appreciates the Board's time today. President Dennis Daniel stated that if anything comes up and can be deferred until the April 15th board meeting, he will do so. Vice President John Genter provided discussion on being prepared for the transition.

6. STATUS OF TRANSITION FROM INFRAMARK TO MUNICIPAL OPERATIONS & CONSULTING, LLC

Lonnie Wright provided an update on the transition from Inframark. A schedule was provided on the transition process and is being tracked. As always, Inframark is very cooperative in this process. A letter to the customers will go out with the next water bill to provide information on the transition. There have been no issues with the transition and believes it will be a smooth process. Lonnie Wright also mentioned that he is looking into hands on training at the WWTP with Inframark. Manager ElizaBeth Reeves stated she can help facilitate that if needed.

Manager ElizaBeth Reeves stated that they are gathering all the District's records to provide to MOC. When Inframark sends the last water bill, it will include a notice to customers that have auto billing that they will need to change their account number. Assistant Secretary Eric Hart inquired about the timeframe of the customer's history in regard to their information. Lonnie and Beth Wright advised that they will get two years of electronic records and a longer timeframe on paper records. President Dennis Daniel would like for them to get three years' worth of history as it is important for the water use data. Beth Wright stated that she will be meeting with the District's Communications committee on updating the District's website. There was discussion of having MOC's emergency phone number listed at the lift stations and by the ponds the day of the transition. Lonnie Wright stated that MOC only has one phone number, which is always answered by a live person. Secretary Gary Grass stated that the District's DCP signage will need to be sent over to MOC. Manager ElizaBeth Reeves confirmed that is correct and the signs are stored on-site at the District's WWTP. Assistant Secretary Eric Hart asked if door tags will be hung regarding the transition. Beth Wright stated that on Monday, April 21st, MOC will be out in the District hanging those door tags.

7. ADJOURN

President Dennis Daniel adjourned the meeting at 4:25 p.m.

Dennis B. Daniel, President
Reunion Ranch WCID

ATTEST:

Gary Grass, Secretary
Reunion Ranch WCID
[SEAL]

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

Reunion Ranch W.C.I.D.

Accounting Report

April 15, 2025

- Review Cash Activity Report, including Receipts and Expenditures.
 - ☑ Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
- Review February 28, 2025 Financial Statements

2025

Reunion Ranch WCID

Notes

January						
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April						
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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

Cash Activity Report

**Reunion Ranch W.C.I.D.
Cash Activity Report
February 28, 2025 - April 15, 2025**

		First Citizens	
		Operating Account	Bookkeeper's Account
Reconciled Cash Balance - February 28, 2025		\$ 50,065.40	\$ 13,564.44
Subsequent Activity through April 15, 2025		21,574.44	2,640.28
Transfer Approved at March 18, 2025 Board Meeting	To TexPool Operating Account	(40,000.00)	
Deposit	Service Revenue	61,574.44	
	Subtotal - Operating Account	21,574.44	
Transfer Approved at March 18, 2025 Board Meeting	From TexPool Operating Account	114,211.14	
Expenditures	Checks approved at March 18, 2025 meeting	(103,877.87)	
Director Payroll	Special Meeting - April 1, 2025	(885.99)	
Pedernales Electric	Utilities - February 2025	(2,260.58)	
DSHS Central Lab	Lab Fees - January 2025	(138.00)	
AT&T	Telephone - March 2025	(445.87)	
Verizon Wireless	Wireless Charges - March 2025	(54.00)	
AT&T Uverse	Internet - March 2025	(121.40)	
Customer Refund	Customer Refund	(150.00)	
LCRA	Raw Water/Monthly Fee - March 2025	(3,440.60)	
Texas Disposal System	Trash Service - March 2025	(196.55)	
		2,640.28	
Expenditures to be Approved at April 15, 2025 Board Meeting		-	(68,058.67)
<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>	
Mark Olson	Director Fees - Trails Meeting	(204.09)	
Gary Grass	Director Fees - Trails Meeting	(204.09)	
Aquatic Features Inc	Pond Maintenance - March 2025	(1,105.75)	
Bott & Douthitt, PLLC	Accounting Services - March 2025	(2,000.00)	
Malone Wheeler Inc	210 Irrigation Improvements - February 2025	(3,640.00)	
Sommers Marketing + Public Relations	Website - March 2025	(400.00)	
Inframark LLC	Operations - March 2025	(7,820.32)	
West Travis County PUA	Purchased Water - March 2025	(25,621.42)	
Willatt & Flickinger	Legal Fees - March 2025	(22,073.00)	
Zane Furr	Landscape Maintenance - March 2025	(4,990.00)	
	Total Operating Account Expenditures	(68,058.67)	
Transfers to be Approved at April 15, 2025 Board Meeting		(70,000.00)	76,853.95
Transfer	From First Citizens Operating to TexPool Operating	(70,000.00)	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	68,058.67	
Transfer	From TexPool Operating to First Citizens Bookkeeper's	8,795.28	
		6,853.95	
Expected Cash Balance - April 15, 2025		\$ 1,639.84	\$ 25,000.00

Reunion Ranch W.C.I.D.

Interest Rates	Balance 2/28/2025	Subsequent		Subtotal 4/15/2025	Transfers to be Approved 4/15/2025	Expected Balance 4/15/2025
		Receipts	Disbursements			
General Fund -						
0.0500%	50,065.40	61,574.44	(40,000.00)	71,639.84	(70,000.00)	1,639.84
0.0500%	13,564.44	114,211.14	(179,629.53)	(51,853.95)	76,853.95	25,000.00
1.9800%	42,987.56	12,186.29	(40,000.00)	15,173.85	(10,000.00)	5,173.85
4.3293%	2,872,748.66	880,469.25	(114,211.14)	3,639,006.77	46,589.61	3,685,596.38
Total - General Fund		1,068,441.12	(373,840.67)	3,673,966.51	43,443.56	3,717,410.07
Debt Service Fund -						
4.3293%	2,099,245.58	-	(1,975,469.25)	123,776.33	(123,443.56)	332.77
4.3293%	1,251,430.16	1,175,000.00	-	2,426,430.16	80,000.00	2,506,430.16
Total - Debt Service Fund		1,175,000.00	(1,975,469.25)	2,550,206.49	(43,443.56)	2,506,762.93
Total - All Funds		6,330,041.80	2,243,441.12	(2,349,309.92)	-	6,224,173.00

Transfer Letter Information:

- (1) To transfer funds from First Citizens Operating Account to TexPool Operating Account: \$70,000.00
- (2) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$68,058.67
- (3) To transfer funds from TexPool Operating Account to First Citizens Bookkeeper's Account: \$8,795.28
- (4) To transfer funds from Central Bank Lockbox Account to TexPool Operating Account: \$10,000.00
- (5) To transfer funds from TexPool Tax Account to TexPool Operating Account: \$43,443.56
- (6) To transfer funds from TexPool Tax Account to TexPool Debt Service Account: \$80,000.00

Recap & Standings Report

HAYSTAX

Cycles: All Taxing Units: Driftwood Ec... Transaction Date Range: 02/01/2025 to 02/28/2025 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	230,954.62	0.00	230,954.62	106,702.09	1,086.31	0.00	0.00	0.00	124,252.53
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	230,954.62	0.00	230,954.62	106,702.09	1,086.31	0.00	0.00	0.00	124,252.53
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	243,097.79	0.00	243,097.79	106,702.09	1,086.31	0.00	0.00	0.00	136,395.70
Percentages									
% of Roll Collected - 2024 - 95.62%			Adjusted Original Roll -- \$2,836,776.99			Current YTD Collected -- \$2,712,524.46			
Tax Collections Compared to Current Taxes Billed 46.20% Collected									
All Collections Compared to Current Taxes Billed 46.67% Collected									
Combined Collections (Collections + P&I Collected) -- 107,788.40									

Reunion Ranch W.C.I.D.
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION
February 28, 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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APR												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAY												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUN												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUL												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL												
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	1,093,269.06	1,619,255.39	2,712,524.45	3,893.07	6,062.97	9,956.04	0.00	0.00	0.00	1,097,162.13	1,625,318.36	2,722,480.49
PENALTY	437.83	648.48	1,086.31	1,092.95	1,702.15	2,795.10	0.00	0.00	0.00	1,530.78	2,350.63	3,881.41
TOTAL DISTRIBUTION	1,093,706.89	1,619,903.87	2,713,610.76	4,986.02	7,765.12	12,751.14	0.00	0.00	0.00	1,098,692.91	1,627,668.99	2,726,361.90
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	(1,093,269.06)	(1,619,255.39)	(2,712,524.45)	(3,893.07)	(6,062.97)	(9,956.04)	0.00	0.00	0.00	(1,097,162.13)	(1,625,318.36)	(2,722,480.49)
TAX REC @ END OF PERIOD	50,079.35	74,173.18	124,252.53	2,335.67	3,637.53	5,973.20	2,114.82	4,055.15	11,428.38	54,529.84	81,865.86	136,395.70

<p align="center">Reunion Ranch W.C.I.D. Collateral Analysis Schedule February 28, 2025</p>
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	<u>Funds</u>	<u>Collateral</u>	<u>Over/(Under)</u> <u>Collateralized</u>
First Citizens Bank			
Operating Account	\$ 50,065.40		
Bookkeeper's Account	24,227.60		
Total Funds First Citizens Bank	<u>74,293.00</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral First Citizens Bank (Market Value)		<u>200,521.00</u>	
Total Collateral		<u>450,521.00</u>	
Total Collateral/Funds	<u>\$ 74,293.00</u>	<u>\$ 450,521.00</u>	<u>\$ 376,228.00</u>

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

2/28/2025



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	2/28/2025 75.33	455,658.00 222,908.00	167,912.00
3137BPAF6	FHLMC_45688 CP WF - Wells Fargo	9/15/2043	HTM 3	2/28/2025 92.48	129,367.00 22,208.00	20,539.00
3137FFDA2	FHR 5089 BD BD WF - Wells Fargo	3/25/2051	HTM 1.5	2/28/2025 76.28	23,995.00 15,825.00	12,070.00
3	Total Pledged: REUN - TX - Reunion Ranch WCID Round Rock Texas				609,020.00 260,941.00	200,521.00

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

February 28, 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 five months ended February 28, 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.

April 9, 2025
Round Rock, TX

Reunion Ranch W.C.I.D. Governmental Funds Balance Sheet February 28, 2025

	Governmental Funds		Governmental Funds Total
	General Fund	Debt Service Fund	
Assets			
Cash and Cash Equivalents -			
Cash - Operating Account	\$ 50,065.40	\$ -	\$ 50,065.40
Cash - Bookkeeper's Account	13,564.44	-	13,564.44
Cash - Lockbox Account	42,987.56	-	42,987.56
Cash Equivalents	2,872,748.66	3,350,675.74	6,223,424.40
Receivables -			
Property Taxes	54,529.75	81,865.81	136,395.56
Service Accounts, net of allowance for doubtful accounts of \$ -	73,054.64	-	73,054.64
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	840,812.84	-	840,812.84
Total Assets	\$ 3,999,915.21	\$ 3,432,541.55	\$ 7,432,456.76
Liabilities			
Accounts Payable	\$ 109,733.79	\$ -	\$ 109,733.79
Accrued Expenditures	3,493.94	-	3,493.94
Customer Deposits	75,880.00	-	75,880.00
Builder Deposit	33,500.00	-	33,500.00
Due to TCEQ	689.10	-	689.10
Interfund	-	840,812.84	840,812.84
Payroll Taxes Payable	439.56	-	439.56
Total Liabilities	223,736.39	840,812.84	1,064,549.23
Deferred Inflows of Resources			
Deferred Revenue - Property Taxes	54,529.75	81,865.81	136,395.56
Total Deferred Inflows of Resources	54,529.75	81,865.81	136,395.56
Fund Balance			
Fund Balances:			
Restricted for			
Debt Service	-	2,509,862.90	2,509,862.90
Unassigned	3,721,649.07	-	3,721,649.07
Total Fund Balances	3,721,649.07	2,509,862.90	6,231,511.97
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 3,999,915.21	\$ 3,432,541.55	\$ 7,432,456.76

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2024 - February 28, 2025**

	Governmental Funds		Governmental Funds Total
	General Fund	Debt Service Fund	
Revenues:			
Property Tax Revenue	\$ 1,098,692.91	\$ 1,627,668.99	\$ 2,726,361.90
Service Accounts			
Water Revenue	269,181.28	-	269,181.28
Wastewater Revenue	155,111.38	-	155,111.38
Service Revenue Penalties	3,978.68	-	3,978.68
Interest and Other Income	57,120.13	31,973.20	89,093.33
Total Revenues	1,584,084.38	1,659,642.19	3,243,726.57
Expenditures:			
Operating Expenses -			
Reservation Fee	11,593.76	-	11,593.76
Monthly Charges	75,135.30	-	75,135.30
Water Purchases	62,489.98	-	62,489.98
Operations & Management	40,321.72	-	40,321.72
Utilities	13,745.31	-	13,745.31
Lab Fees	12,407.33	-	12,407.33
Inspections	1,770.71	-	1,770.71
Chemicals	6,306.98	-	6,306.98
Sludge Hauling	14,092.20	-	14,092.20
Permit Fee	1,328.05	-	1,328.05
Repairs & Maintenance (Routine) -			
Water Repairs	18,868.93	-	18,868.93
Sewer Repairs	167,427.47	-	167,427.47
Irrigation Maintenance	2,540.40	-	2,540.40
Pond Maintenance	16,005.94	-	16,005.94
Landscape Maintenance	22,425.00	-	22,425.00
Repairs & Maintenance (Non-Routine or One Time) -			
Pond Maintenance (Non-Routine)	6,192.00	-	6,192.00
Administrative Services -			
Director Fees, including payroll tax	7,375.11	-	7,375.11
Director Reimbursements	289.79	-	289.79
Insurance	24,162.32	-	24,162.32
Tax Appraisal/Collection Fees	2,092.99	3,099.96	5,192.95
Public Notice	1,153.26	-	1,153.26
Website	3,410.00	-	3,410.00
Miscellaneous Expense	765.70	-	765.70
Professional Fees -			
Legal Fees	59,654.17	-	59,654.17
Financial Advisor	1,209.13	1,790.87	3,000.00
Bookkeeping Fees	13,017.03	-	13,017.03
Engineering Fees	35,678.03	-	35,678.03
Engineering Fees - Special	4,415.00	-	4,415.00
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	174,135.50	-	174,135.50
Total Expenditures	814,509.11	420,012.74	1,234,521.85
Excess/(Deficiency) of Revenues Over (Under) Expenditures	769,575.27	1,239,629.45	2,009,204.72
Fund Balance, October 1, 2024	2,952,073.80	1,270,233.45	4,222,307.25
Fund Balance, February 28, 2025	\$ 3,721,649.07	\$ 2,509,862.90	\$ 6,231,511.97

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
February 28, 2025

	CURRENT MONTH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Revenues:						
Property Tax Revenue, including penalties	\$ 43,443.56	\$ 43,153.00	\$ 290.56	\$ 1,098,692.91	\$ 1,094,531.00	\$ 4,161.91
Service Accounts						
Water Revenue	39,391.26	39,799.00	(407.74)	269,181.28	240,636.00	28,545.28
Wastewater Revenue	29,418.05	28,486.00	932.05	155,111.38	142,430.00	12,681.38
Service Revenue Penalties	929.35	546.00	383.35	3,978.68	3,064.00	914.68
Interest and Other Income	10,345.14	6,500.00	3,845.14	57,120.13	32,500.00	24,620.13
Total Revenues	123,527.36	118,484.00	5,043.36	1,584,084.38	1,513,161.00	70,923.38
Expenditures:						
Operating Expenses -						
Reservation Fee	2,406.25	2,406.00	(0.25)	11,593.76	11,592.00	(1.76)
Monthly Charges	15,027.06	15,027.00	(0.06)	75,135.30	75,135.00	(0.30)
Water Purchases	7,436.61	9,464.00	2,027.39	62,489.98	67,587.00	5,097.02
Management and Operations	8,617.04	9,038.00	420.96	40,321.72	45,190.00	4,868.28
Utilities	2,903.16	2,750.00	(153.16)	13,745.31	13,750.00	4.69
Lab Fees	1,706.31	3,000.00	1,293.69	56,888	15,000.00	2,592.67
Inspection Fees	753.30	1,500.00	746.70	1,770.71	7,500.00	5,729.29
Chemicals	2,019.91	3,000.00	980.09	6,306.98	15,000.00	8,693.02
Sledge Hauling	-	10,000.00	10,000.00	14,092.20	50,000.00	35,907.80
Permit Fees	-	-	-	1,328.05	1,500.00	171.95
Repairs and Maintenance						
Water Repairs and Maintenance	1,842.63	5,750.00	3,907.37	18,868.93	28,750.00	9,881.07
Sewer Repairs and Maintenance	30,921.45	9,070.00	(21,851.45)	167,427.47	45,350.00	(122,077.47)
Irrigation Maintenance	350.40	2,500.00	2,149.60	2,540.00	12,500.00	9,960.00
Pond Maintenance	3,983.45	6,500.00	2,516.55	16,005.94	32,500.00	16,494.06
Landscape Maintenance	3,735.00	5,000.00	1,265.00	22,425.00	25,000.00	2,575.00
Repairs and Maintenance - Non-Routine						
Pond Maintenance	-	-	-	6,192.00	6,200.00	8.00
Capital Outlay - 210	3,640.00	5,000.00	1,360.00	174,135.50	185,000.00	10,864.50
Administrative Services -						
Director Fees incl payroll taxes	1,903.28	1,427.00	(476.28)	7,375.11	7,135.00	(240.11)
Director Reimbursement	58.80	65.00	6.20	289.79	325.00	35.21
Insurance	-	-	-	24,162.32	25,000.00	837.68
Tax Appraisal/Collector Fees	-	-	-	2,092.99	2,000.00	(92.99)
Public Notice	-	-	-	1,153.26	750.00	(403.26)
Website	800.00	900.00	100.00	3,410.00	4,500.00	1,090.00
Miscellaneous	588.56	250.00	(338.56)	765.70	1,250.00	484.30
Professional Fees -						
Legal Fees	15,394.50	10,500.00	(4,894.50)	59,654.17	52,500.00	(7,154.17)
Financial Advisor Fees	-	-	-	1,209.13	1,500.00	290.87
Accounting Fees	2,000.00	2,700.00	700.00	13,017.03	16,000.00	2,982.97
Engineering Fees - General	8,305.00	11,200.00	2,895.00	35,678.03	56,000.00	20,321.97
Engineering Fees - Special	1,267.50	8,357.00	7,089.50	4,415.00	41,785.00	37,370.00
Audit Fees	-	-	-	14,500.00	14,000.00	(500.00)
Total Expenditures	115,660.21	125,404.00	9,743.79	814,508.71	860,299.00	45,790.29
Excess/(Deficiency) of Revenues Over/(Under) Expenditures	\$ 7,867.15	\$ (6,920.00)	\$ 14,787.15	\$ 769,575.67	\$ 652,862.00	\$ 116,713.67
Reserve Analysis:						
Beginning Fund Balance						Budgeted
Budgeted Surplus (Deficit)						2,952,073.80
Expected Ending Fund Balance						(191,194.00)
Operating Reserve (One Year)						2,760,879.80
Expected Surplus (Deficit) Operating Reserve						2,407,677.00
						353,202.80

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

FY 2025 Budget Approved 9/24/24	Actual Oct-24	Actual Nov-24	Actual Dec-24	Actual Jan-25	Actual Feb-25	Budget Mar-25	Budget Apr-25	Budget May-25	Budget Jun-25	Budget Jul-25	Budget Aug-25	Budget Sep-25	Projected Actual	Projected Variance
Revenues:														
Property Tax Revenues	\$ 1,121,531	\$ 2,927	\$ 24,474	\$ 230,480	\$ 797,369	\$ 43,444	\$ 27,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125,693	\$ 4,162
Service Accounts -														
Water Service Fees	667,054	74,659	69,066	47,291	38,774	39,391	41,881	62,702	62,702	71,030	71,030	71,028	695,599	28,545
Sewer Service Fees	341,827	32,639	32,552	30,871	29,632	29,418	28,486	28,486	28,486	28,486	28,486	28,481	354,508	12,681
Service Account Penalties	8,071	676	584	1,371	418	929	563	729	729	796	796	796	8,986	915
Interest Income	78,000	12,649	11,371	11,523	11,233	10,345	6,500	6,500	6,500	6,500	6,500	6,500	102,620	24,620
Total Revenues	2,216,483	123,550	138,046	321,536	877,426	123,527	104,430	98,417	98,417	106,812	106,812	106,807	2,287,406	70,923
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	10,499	20,852	20,852	24,994	24,994	24,992	202,243	5,097
Management & Operations	108,451	7,884	7,871	7,998	7,952	8,617	9,038	9,038	9,038	9,038	9,038	9,033	103,583	4,868
Utilities	33,000	2,543	2,548	2,636	3,116	2,903	2,750	2,750	2,750	2,750	2,750	2,750	32,995	5
Bacteriological Testing	36,000	3,199	2,056	3,184	2,262	1,706	3,000	3,000	3,000	3,000	3,000	3,000	33,407	2,593
Inspections	18,000	741	(589)	328	538	753	1,500	1,500	1,500	1,500	1,500	1,500	12,271	5,729
Chemicals	36,000	-	2,192	2,095	-	2,020	3,000	3,000	3,000	3,000	3,000	3,000	27,307	8,693
Sludge Hauling	120,000	3,596	2,940	4,636	2,920	-	10,000	10,000	10,000	10,000	10,000	10,000	84,092	35,908
Permit Fee	1,500	620	708	-	-	-	-	-	-	-	-	-	1,328	172
Routine Repairs & Maintenance -														
Water System	69,000	5,904	6,826	2,083	2,213	1,843	5,750	5,750	5,750	5,750	5,750	5,750	59,119	9,881
Wastewater	148,840	24,148	34,212	60,318	17,828	30,921	9,070	9,070	9,070	9,070	9,070	49,070	270,917	(122,077)
Irrigation	-	-	-	234	496	350	2,500	2,500	2,500	2,500	2,500	2,500	20,040	9,960
Pond Maintenance	78,000	3,354	1,477	4,270	2,922	3,983	6,500	6,500	6,500	6,500	6,500	6,500	61,506	16,494
Landscape Maintenance	60,000	5,610	4,990	4,355	3,735	3,735	5,000	5,000	5,000	5,000	5,000	5,000	57,425	2,575
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	-	-	-	-	-	295,000	469,136	10,865
Subtotal-District Facilities	1,921,889	103,109	99,031	189,187	170,117	85,343	86,040	96,393	96,393	100,535	100,535	716,328	1,931,122	(9,233)
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	17,368	(240)
Director Reimbursements	780	63	63	59	59	59	65	65	65	65	65	65	745	35
Tax Appraisal/Collector Fees	8,000	-	-	2,093	-	-	2,000	-	2,000	-	-	2,000	8,093	(93)
Insurance	25,000	24,162	-	-	-	-	-	-	-	-	-	-	24,162	838
Public Notice	5,000	654	-	499	-	-	-	-	-	-	-	4,250	5,403	(403)
Website	15,800	690	550	350	1,020	800	900	900	900	900	900	5,900	14,710	1,090
Miscellaneous	3,000	26	35	47	68	589	250	250	250	250	250	250	2,515	485
Subtotal-Admin. Services	78,708	26,785	2,551	4,225	2,236	3,351	4,642	2,642	4,642	2,642	2,642	13,896	72,996	1,712
Professional Fees -														
Legal Fees	126,000	9,925	9,632	10,186	14,518	15,395	10,500	10,500	10,500	10,500	10,500	10,500	133,154	(7,154)
Accounting Fees	34,900	2,000	2,000	2,000	5,017	2,000	2,700	2,700	2,700	2,700	2,700	2,700	31,917	2,983
Engineering Fees	134,400	28,208	30,780	(44,865)	13,250	8,305	11,200	11,200	11,200	11,200	11,200	11,200	114,078	20,322
Engineering Fees - Special	100,280	270	98	1,740	1,040	1,268	8,357	8,357	8,357	8,357	8,357	8,353	62,910	37,370
Financial Advisor	1,500	1,209	-	-	-	-	-	-	-	-	-	-	1,209	291
Audit Fees	14,000	-	-	14,500	-	-	-	-	-	-	-	-	14,500	(500)
Subtotal-Professional Fees	411,080	41,611	42,509	(30,839)	48,325	26,967	32,757	32,757	32,757	32,757	32,757	32,753	357,768	53,312
Total Expenditures	2,407,677	171,506	144,091	162,473	220,778	115,660	123,439	133,792	133,792	135,934	135,934	762,977	2,361,886	45,791
Excess/(Deficiency) of Revenues over Expenditures	\$ (191,194)	\$ (47,957)	\$ (6,044)	\$ 159,062	\$ 656,648	\$ 7,867	\$ (19,009)	\$ (33,375)	\$ (35,375)	\$ (29,122)	\$ (29,122)	\$ (656,170)	\$ (74,480)	\$ 116,714

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Cash Account Reconciliations
February 28, 2025**

	First Citizens Operating	First Citizens Bookkeeper's	Total
Beginning Bank Balance 2/1/2025	\$ 61,186.72	\$ 105,428.67	\$ 166,615.39
Cleared Transactions			
Checks and Payments	(70,320.00)	(204,961.74)	(275,281.74)
Deposits and Credits	59,198.68	123,760.67	182,959.35
Total Cleared Transactions	(11,121.32)	(81,201.07)	(92,322.39)
Ending Bank Balance 2/28/2025	50,065.40	24,227.60	74,293.00
Uncleared Transactions			
Deposits in Transit	-	-	-
Outstanding Checks	-	(10,663.16)	(10,663.16)
Total Uncleared Transactions	-	(10,663.16)	(10,663.16)
Register Balance as of 2/28/2025	\$ 50,065.40	\$ 13,564.44	\$ 63,629.84

See Accountants' Report.

Reunion Ranch W.C.I.D.**A/P Aging****As of February 28, 2025**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Aquatic Features Inc	1,079.75	0.00	0.00	0.00	0.00	1,079.75
AT&T Uverse	121.40	0.00	0.00	0.00	0.00	121.40
Bott & Douthitt, P.L.L.C.	2,226.25	0.00	0.00	0.00	0.00	2,226.25
DSHS Central Lab	0.00	138.00	0.00	0.00	0.00	138.00
LCRA	3,467.09	0.00	0.00	0.00	0.00	3,467.09
Malone Wheeler Inc	3,640.00	0.00	0.00	0.00	0.00	3,640.00
Murfee Engineering Company, Inc	6,452.50	0.00	0.00	0.00	0.00	6,452.50
Pedernales Electric Cooperative	2,260.58	0.00	0.00	0.00	0.00	2,260.58
Sommers Marketing + Public Relations	800.00	0.00	0.00	0.00	0.00	800.00
Water Holdings Acquisition LLC	49,015.89	0.00	0.00	0.00	0.00	49,015.89
West Travis County PUA	21,402.83	0.00	0.00	0.00	0.00	21,402.83
Willatt & Flickinger, P.L.L.C.	15,394.50	0.00	0.00	0.00	0.00	15,394.50
Zane Furr	3,735.00	0.00	0.00	0.00	0.00	3,735.00
TOTAL	109,595.79	138.00	0.00	0.00	0.00	109,733.79

See Accountants' Report.

**Reunion Ranch W.C.I.D.
Payroll Summary
February 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	663.00	442.00	221.00	221.00	1,768.00
Director Fees						
Total Gross Pay	221.00	663.00	442.00	221.00	221.00	1,768.00
Adjusted Gross Pay	221.00	663.00	442.00	221.00	221.00	1,768.00
Taxes Withheld						
Federal Withholding	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Employee	(3.21)	(9.62)	(6.41)	(3.21)	(3.21)	(25.66)
Social Security Employee	(13.70)	(41.11)	(27.41)	(13.70)	(13.70)	(109.62)
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes Withheld	(16.91)	(50.73)	(33.82)	(16.91)	(16.91)	(135.28)
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	622.77	408.18	219.49	214.59	1,691.52
Employer Taxes and Contributions						
Medicare Company	3.21	9.62	6.41	3.21	3.21	25.66
Social Security Company	13.70	41.11	27.41	13.70	13.70	109.62
Total Employer Taxes and Contributions	16.91	50.73	33.82	16.91	16.91	135.28

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	-	195,000	86,178	-	145,000	59,656	-	80,713	-	425,277	-
8/15/2024	-	110,000	60,691	-	170,000	81,909	-	170,000	86,178	-	195,000	86,178	-	145,000	59,656	-	80,713	835,000	425,277	
FY 2024	-	110,000	112,260	-	170,000	163,819	-	170,000	163,819	-	195,000	163,819	-	145,000	119,313	-	161,425	835,000	850,554	
2/15/2025	-	54,425	-	-	58,966	-	79,359	-	83,253	-	195,000	83,253	-	150,000	58,206	-	79,713	-	413,922	-
8/15/2025	-	115,000	54,425	-	125,000	58,966	-	180,000	83,253	-	195,000	83,253	-	150,000	58,206	-	79,713	865,000	413,922	
FY 2025	-	115,000	108,850	-	125,000	117,931	-	180,000	158,719	-	195,000	164,506	-	150,000	116,413	-	159,425	865,000	827,844	
2/15/2026	-	52,628	-	-	57,013	-	76,659	-	80,328	-	195,000	80,328	-	155,000	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	-	78,713	895,000	402,047	
FY 2026	-	120,000	105,236	-	130,000	114,025	-	190,000	153,319	-	195,000	160,656	-	155,000	113,413	-	157,425	895,000	804,094	
2/15/2027	-	50,678	-	-	54,819	-	73,809	-	77,281	-	200,000	77,281	-	160,000	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	-	77,663	930,000	389,406	
FY 2027	-	130,000	101,336	-	135,000	109,638	-	195,000	154,563	-	200,000	154,563	-	160,000	110,313	-	155,325	930,000	778,813	
2/15/2028	-	48,403	-	-	52,456	-	70,884	-	73,281	-	200,000	73,281	-	165,000	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	-	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	-	153,125	960,000	750,287	
2/15/2029	-	46,041	-	-	50,006	-	67,809	-	69,261	-	200,000	69,261	-	175,000	51,700	-	75,413	-	360,250	-
8/15/2029	-	145,000	46,041	-	145,000	50,006	-	215,000	67,809	-	200,000	69,261	-	175,000	51,700	-	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	-	150,825	1,000,000	720,500	
2/15/2030	-	43,413	-	-	47,378	-	64,584	-	65,281	-	200,000	65,281	-	180,000	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	-	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	-	148,425	1,085,000	689,200	
2/15/2031	-	40,600	-	-	44,472	-	61,209	-	61,281	-	200,000	61,281	-	185,000	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	-	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	-	144,488	1,125,000	654,575	
2/15/2032	-	37,600	-	-	41,472	-	57,684	-	57,261	-	200,000	57,261	-	190,000	45,169	-	70,163	-	309,369	-
8/15/2032	-	165,000	37,600	-	170,000	41,472	-	245,000	57,684	-	200,000	57,261	-	190,000	45,169	-	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	-	140,325	1,170,000	618,738	
2/15/2033	-	34,300	-	-	38,072	-	53,856	-	53,281	-	205,000	53,281	-	200,000	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	-	67,913	955,000	290,097	
FY 2033	-	175,000	68,600	-	175,000	76,144	-	205,000	106,563	-	205,000	106,563	-	200,000	85,350	-	135,825	955,000	580,194	
2/15/2034	-	30,800	-	-	34,572	-	49,713	-	49,181	-	205,000	49,181	-	205,000	40,050	-	65,663	-	269,978	-
8/15/2034	-	185,000	30,800	-	185,000	34,572	-	225,000	49,713	-	205,000	49,181	-	205,000	40,050	-	65,663	1,500,000	269,978	
FY 2034	-	185,000	61,600	-	185,000	69,144	-	225,000	99,425	-	205,000	98,363	-	205,000	80,100	-	131,325	1,500,000	539,956	
2/15/2035	-	27,100	-	-	30,872	-	45,406	-	45,081	-	215,000	45,081	-	215,000	37,231	-	63,413	-	249,103	-
8/15/2035	-	195,000	27,100	-	205,000	30,872	-	230,000	45,406	-	215,000	45,081	-	215,000	37,231	-	63,413	1,015,000	249,103	
FY 2035	-	195,000	54,200	-	205,000	37,613	-	230,000	63,763	-	215,000	63,763	-	215,000	55,050	-	112,525	1,015,000	498,206	
2/15/2036	-	23,200	-	-	26,953	-	40,681	-	40,781	-	220,000	40,781	-	220,000	34,275	-	61,038	-	226,928	-
8/15/2036	-	210,000	23,200	-	195,000	26,953	-	270,000	40,681	-	220,000	40,781	-	220,000	34,275	-	61,038	1,615,000	226,928	
FY 2036	-	210,000	46,400	-	195,000	53,906	-	270,000	81,363	-	220,000	81,563	-	220,000	68,550	-	122,075	1,615,000	453,856	
2/15/2037	-	19,000	-	-	22,931	-	35,788	-	36,381	-	225,000	36,381	-	230,000	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	-	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	-	117,325	1,075,000	407,475	
2/15/2038	-	14,600	-	-	18,806	-	30,450	-	31,881	-	230,000	31,881	-	235,000	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	-	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	-	112,525	1,100,000	359,100	
2/15/2039	-	10,000	-	-	14,450	-	24,850	-	27,261	-	240,000	27,261	-	245,000	24,000	-	53,913	-	154,494	-
8/15/2039	-	245,000	10,000	-	210,000	14,450	-	270,000	24,850	-	240,000	27,261	-	245,000	24,000	-	53,913	2,095,000	154,494	
FY 2039	-	245,000	20,000	-	210,000	28,900	-	270,000	49,700	-	240,000	54,563	-	245,000	48,000	-	107,825	2,095,000	308,988	
2/15/2040	-	5,100	-	-	9,988	-	19,075	-	22,481	-	250,000	22,481	-	255,000	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	-	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	-	103,075	1,175,000	257,013	
2/15/2041	-	-	-	-	5,419	-	-	-	-	-	250,000	17,325	-	260,000	16,500	-	49,163	-	101,444	-
8/15/2041	-	-	-	-	255,000	5,419	-	-	13,038	-	270,000	17,325	-	260,000	16,500	-	49,163	1,235,000	101,444	
FY 2041	-	-	-	-	255,000	10,838	-	-	26,075	-	270,000	34,650	-	260,000	33,000	-	98,325	1,235,000	202,888	
2/15/2042	-	-	-	-	-	6,650	-	-	6,650	-	280,000	11,756	-	270,000	12,600	-	43,819	-	74,825	-
8/15/2042	-	-	-	-	-	6,650	-	1,090,000												

Expenditures to be Approved

Reunion Ranch W.C.I.D.
Director Fees
April 15, 2025

Date	Source Name	Payroll Item	Amount
04/15/2025	Mark D Olson	Director Fees	221.00
	Mark D Olson	Social Security Employee	(13.71)
	Mark D Olson	Medicare Employee	(3.20)
			<hr/> 204.09
04/15/2025	Gary C Grass	Director Fees	221.00
	Gary C Grass	Social Security Employee	(13.70)
	Gary C Grass	Medicare Employee	(3.21)
			<hr/> 204.09
TOTAL			<hr/> <hr/> 408.18

Aquatic Features, Inc.

6611 Burnet Lane
Austin, TX 78757

Invoice

Date	Invoice #
4/1/2025	202504191

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
4	Pond dye	17.00	68.00
4	Beneficial-engineered microbes to help digest sulfur smell, digestion of leaf/ plant material reduce sludge.	30.00	120.00
	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 3-31-25</u>	
		By/Date Posted: <u>JB 4-7-25</u>	
		Approved for Payment: _____	
		Hand Delivered to: _____	
		Mailed By/Date: _____	
		GL# <u>4650</u>	
Total			\$1,105.75

Phone #
(512) 301-3199

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



Invoice

Date	Invoice #
3/31/2025	17470

Bill To

Reunion Ranch WCID
PO Box 2445
Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	2,000.00
<div>By/Date Received <u>VC 4.1.25</u></div> <div>By/Date Posted: <u>VC 4.1.25</u></div> <div>Approved for Payment: _____</div> <div>Hand Delivered to: _____</div> <div>Mailed By/Date: _____</div> <div>GL#: <u>6333</u></div>	
Thank you for your business!	Total \$2,000.00

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: 25552
Date: 03/13/2025
Project Manager: Dennis Lozano

Professional Services provided through February 28, 2025

Invoice Summary

Description	Current Billed
001 Engineering Design	3,640.00
Reimbursable Expenses	0.00
Total	3,640.00

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				
	Total	3,640.00	3,640.00	0.00	0.00	0.00	0.00

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 3-14-25
By/Date Posted: JB 4-7-25
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	28.00	130.00	3,640.00
Phase Subtotal			3,640.00
		Invoice total	3,640.00

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



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 10436

DATE 03/21/2025

DUE DATE 04/20/2025

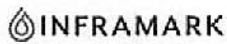
MONTHLY MARKETING SERVICES FOR
Reunion Ranch WCID

DESCRIPTION	AMOUNT
March Website Services	250.00
Edits to site to add Agenda and Agenda Packet for March Board meeting	
Edits to site to add new tab called Public Information Acts Request with PIA document	
Quarterly website maintenance to back up all files and run updates of theme, WordPress and all plug ins while ensuring compatibility of all pages	150.00T
SUBTOTAL	400.00
TAX	0.00
TOTAL	400.00
TOTAL DUE	\$400.00

By/Date Received: JB 3-25-25
By/Date Posted: JB 4-7-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 4690

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, TX 77449

Invoice: 145431
Invoice Date: 3/5/2025
Due Date: 4/4/2025
Terms: Net 30
Project ID:
PO #:

Bill To:
Reunion Ranch WCID
Bott & Douthitt
PO Box 2445
Round Rock TX 78680
United States

Services provided for the Month of: February 2025

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Operations Charges				
Wastewater Treatment Plant(s) and Sub-Surface Drip Irrigation Facilities.	1	Ea	\$3,000.00	\$3,000.00
Lift Stations	1	Ea	\$500.00	\$500.00
Stormwater System	1	Ea	\$500.00	\$500.00
Management	1	Ea	\$500.00	\$500.00
Connections - Residential	519	Ea	\$5.00	\$2,595.00
Connections - Commercial Units	17	Ea	\$5.00	\$85.00
Total Operations Charges				\$7,180.00
Administration Charges				
AVR Billing	1	Ea	\$364.82	\$364.82
Delinquent Letters	3	Ea	\$7.50	\$22.50
Service Transfers	2	Ea	\$9.50	\$19.00
Returned Check/Payment	16	Ea	\$10.00	\$160.00
Monthly ELB/PLB Processing Fees & Sub Account Fee (\$50) for January 2025	1	Ea	\$74.00	\$74.00
Total Administration Charges				\$640.32

Subtotal \$7,820.32

Tax Total (0%) \$0.00

Total Due \$7,820.32

By/Date Received: JB 3-20-25
By/Date Posted: JB 4-7-25
Approved for Payment: _____
Delivered to: _____
By/Date: 6120



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

Account Number	AMOUNT DUE
290523-00061-00	\$25,621.42
Due Date	After Due Date Pay
4/30/2025	\$27,158.70
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

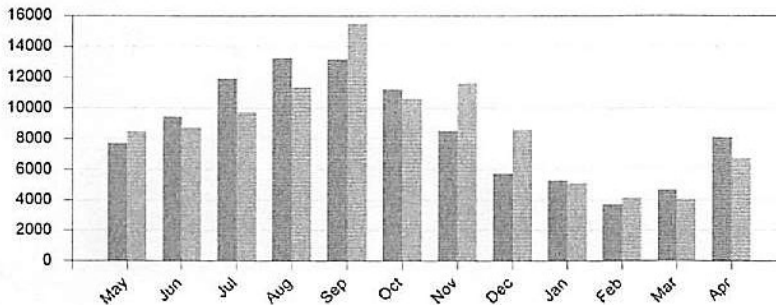
There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address		Account Number	
REUNION RANCH WCID			136 JACKSAW Dr		290523-00061-00	
Status	Service Dates		# Days	Bill Date	Due Date	Penalty Date
	From	To				
Active	3/3/2025	4/1/2025	29	4/3/2025	4/30/2025	5/1/2025

PREVIOUS BALANCE	\$21,402.83
PAYMENTS	(\$21,402.83)
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

METER #	CURRENT READING	PREVIOUS READING	USAGE (In 1000 Gallons)	
21117896	215,501	208,753	6,748	
				Wholesale Water \$10,594.36
				Monthly Charge \$15,027.06
				CURRENT BILL \$25,621.42
				AMOUNT DUE \$25,621.42
				AMOUNT DUE AFTER 04/30/2025 \$27,158.70



May 2023 to Apr 2024 May 2024 to Apr 2025

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

By/Date Received: JB 4-3-25
By/Date Posted: JB 4-7-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6155 15,027.06
6205 10,594.36

WILLATT & FLICKINGER, PLLC
ATTORNEYS AT LAW

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

March 31, 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

03/01/25 Continue revising draft agreement with MOC. (1.1 Hours).

03/03/25 Email with Bryce Canady on information needed for draft MOC agreement. (0.3 Hours). Continue revising draft agreement with MOC and email current draft to Dennis Daniel and John Genter for review and comment. (3.6 Hours).

03/04/25 Begin review of recent open records request. (0.3 Hours). Begin draft of letter requesting clarification in connection with recent open records request. (0.5 Hours).

03/05/25 Receive and review additional revisions to MOC Agreement sent by Dennis Daniel and John Genter, incorporate same, and email current working draft of MOC Agreement to Lonnie and Beth Wright for review and comment. (0.9 Hours). Continue preparation for next board meeting. (0.3 Hours). Email with Communications Committee on recent open records request. (0.2 Hours).

03/06/25 Continue review of recent open records request, draft letter to requestor requesting clarification, email same to Communication Committee, and send letter to requestor. (0.8 Hours). Receive responsive email from requestor and send follow-up email on whether new requests substitute for prior requests and receive responsive email from requestor confirming new email request is in substitution for prior request. (0.2 Hours).

03/07/25 Continue review of new open records request, draft letter to requestor requesting clarification of new request, and email same to requestor. (0.9 Hours). Prepare for and meet with Communications Committee on pending open records request. (0.6 Hours).

By/Date Received: JB 4-1-25
By/Date Posted: JB 4-7-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6320

March 31, 2025

Page 2

- 03/08/25 Receive and begin review of response by MOC to most recent draft agreement. (0.3 Hours).
- 03/10/25 Continue review of most recent draft of MOC agreement and comments and changes made by Committee. (0.5 Hours).
- 03/11/25 Continue revising draft agenda for next board meeting. (0.2 Hours). Continue revising draft MOC Agreement and email current redline of same to Committee for review. (2.1 Hours). Review comments and responses from Dennis Daniel on redline of MOC Agreement, revise same to incorporate comments, and send updated redline to Committee. (0.6 Hours). Create clean version of MOC Agreement and email same to Committee. (0.5 Hours).
- 03/12/25 Continue preparation for next board meeting. (0.5 Hours). Complete preparation for and attend conference with Dennis Daniel and John Genter to review agenda and prepare for next board meeting. (0.8 Hours). Continue revising agenda for next board meeting and continue revising draft minutes from previous board meeting. (0.7 Hours). Review response to request for clarification and draft and send additional request for clarification to requestor in connection with recent open records request. (0.5 Hours).
- 03/13/25 Continue preparation for next board meeting. (0.9 Hours). Begin compiling records responsive to pending ORR. (0.7 Hours). Continue review of agenda packet items for next board meeting. (0.3 Hours).
- 03/14/25 Continue preparation for next board meeting. (0.5 Hours). Complete preparation for and attend meeting with Gary Grass and Mark Olson on unauthorized trails and related issues. (1.4 Hours).
- 03/17/25 Continue preparation for next board meeting. (0.5 Hours). Draft email to Board on legal obligation to inspect for possible cross-connections on customer side of meter and review TCEQ rules in connection with same. (0.7 Hours).
- 03/18/25 Continue preparation for upcoming board meeting. (1.3 Hours). Continue compiling records responsive to pending ORR. (0.5 Hours). Complete preparation for and attend board meeting. (2.1 Hours).
- 03/19/25 Make final corrections to MOC agreement. (0.2 Hours). Review action items from previous board meeting. (0.3 Hours).
- 03/21/25 Continue compiling and reviewing records responsive to pending ORR. (0.5 Hours).

March 31, 2025

Page 3

03/22/25 Continue compiling and reviewing records responsive to ORR. (0.7 Hours).
Review email from Gary Grass on pool inspections. (0.2 Hours).

03/24/25 Continue compiling and reviewing records responsive to recent ORR. (1.0
Hours).

03/25/25 Continue compiling and review of records responsive to recent ORR. (0.9 Hours).

03/26/25 Continue compiling and reviewing records responsive to pending ORR. (0.7
Hours). Draft letter to requestor advising that additional time is required and
providing a date for providing the responsive records. (0.3 Hours). Continue
review of Chase agreement. (0.5 Hours).

03/27/25 Continue review of Chase agreement. (0.5 Hours). Continue compiling and
reviewing documents responsive to pending ORR. (1.1 Hours).

03/28/25 Complete preparation for and attend meeting with Dennis Daniel and John Genter
on Chase agreement, MOC transition, and pending ORR. (0.7 Hours). Continue
revising draft agenda for special board meeting. (0.2 Hours).

03/29/25 Continue compiling and reviewing records responsive to pending ORR. (0.9
Hours).

03/30/25 Continue compiling and reviewing records responsive to pending ORR. (0.8
Hours).

03/31/25 Continue compiling and review of records responding to pending ORR. (1.2
Hours). Continue preparation for upcoming special board meeting. (0.5 Hours).

Attorney BF: 36.5 Hours

HUNTER HUDSON

03/05/25 Review open records request. (0.2 Hours).

03/06/25 Review revised open records request. (0.4 Hours).

03/07/25 Review letters on open records request and prepare for committee meeting on same.
(0.5 Hours). Attend committee meeting on open records request. (0.5 Hours).

03/11/25 Review draft agenda for upcoming meeting. (0.2 Hours). Prepare and send email
with clarification on open records request. (0.2 Hours).

March 31, 2025

Page 4

03/12/25 Prepare for and attend pre-meeting conference with Dennis Daniel and John Genter. (0.8 Hours).

03/18/25 Prepare for upcoming board meeting. (0.5 Hours).

03/21/25 Telephone conference with Directors on ORR and begin reviewing responsive documents. (1.2 Hours).

03/24/25 Continue reviewing ORR documents. (0.8 Hours).

03/25/25 Continue reviewing documents responsive to ORR. (0.4 Hours).

03/26/25 Continue reviewing responsive documents to ORR. (0.6 Hours).

03/27/25 Telephone conference with Mark Olson and continue reviewing ORR documents. (0.8 Hours).

03/31/25 Continue reviewing responsive documents to ORR. (0.9 Hours).

Attorney HH: 8.0 Hours

GREG SZUMAN

03/12/25 Begin drafting PIA notice for District website. (0.5 Hours).

03/14/25 Prepare and file Special Purpose District Filing. (0.4 Hours).

Attorney GS: 0.9 Hours

JENIFFER CONCIENNE

03/04/25 Review open records request. (0.2 Hours). Review LCRA notification of Stage 2 Waterings Restrictions. (0.2 Hours). Receive and review email from committee on watering variance. (0.2 Hours). Send email to committee on meeting to review March agenda. (0.2 Hours). Review files on WWTP issues. (0.8 Hours). Continue work on MOC Agreement. Continue preparation for committee meeting and next board meeting. (1.1 Hours).

03/11/25 Continue review of new ORR and letter to requestor requesting clarification of new request. (0.4 Hours). Review response by MOC to most recent draft agreement and continue working on agreement. (0.6 Hours). Receive and review emails from Gerald Connell and Chris Rosales on bids. (0.2 Hours). Receive and review emails from committee on variance for sod/watering. (0.2 Hours). Add

March 31, 2025

Page 5

additional items to agenda and send to all parties for review and comment. (0.3 Hours). Receive and review email from bond counsel requesting director contact information; send same. (0.2 Hours). Receive and review email from committee on dirt pile in street. (0.2 Hours). Receive and review email from Mark Olson on per diem; forward same to Jessican Benson. (0.2 Hours). Send email to Chris Rosales on Amendment to Water Conservation Plan; review reply. (0.2 Hours). Send draft agenda to all parties. (0.2 Hours). Receive and review meeting attendance confirmations and continue preparing for same. (0.3 Hours). Receive and review email from committee on erosion issues; review response from HOA. (0.2 Hours). Receive, review and respond to ElizaBeth Reeves on next week's meeting. (0.2 Hours). Receive and review clarification from requestor on ORR. (0.2 Hours).

03/12/25 Draft termination letter to Inframark. Continue preparation of documentation for agenda package. (1.5 Hours). Attend committee meeting to discuss next week's agenda. Finalize agenda for posting. (1.0 Hour). Review Open Record Request contact information for District website. Continue review of Open Records Request. (0.8 Hours). Review emails from committees on various District items. (0.3 Hours).

03/13/25 Receive and review additional clarification from requestor in connection with ORR. Review files on same. (1.2 Hours). Receive and review pool tracker information from Inframark. (0.2 Hours). Receive and review email from committee on scheduling meeting to discuss unauthorized trail building. Retrieve and review HOA deeds. (0.7 Hours). Receive and review email from Dennis Daniel on inspections. (0.2 Hours). Send email to Inframark and Murfee Engineering regarding request for documents related to ORR. Review Public Information language for inclusion on District website. (0.6 Hours). Continue preparing agenda package. Receive and review engineer's report. Receive and review bookkeeper's report; reply regarding redaction. Send email to Inframark on manager's report. Arrange to post agenda with Hays County Clerk. Send agenda to Inframark for posting within the District. Receive and review manager's report. Finalize agenda package and send to all parties. Arrange to post agenda and package on District website. (2.4 Hours).

03/14/25 Arrange to post ORR information on District website. (0.5 Hours). Receive and review email from Dennis Daniel on items for next board meeting. Receive and review email Chris Rosales on contract costs. Continue preparing for next week's board meeting. Send email to John Genter on same. (1.4 Hours). Complete preparation for and attend committee meeting on unauthorized trails. Send email to Jessica Benson on per diems. Send recorded deeds to committee. Receive and review trail map. (1.8 Hours). Receive and review emails on LCRA needing contact information for manager and engineer. (0.2 Hours). Receive and review

March 31, 2025

Page 6

documentation relating to ORR from Inframark and Murfee Engineering. Send emails to them on same. (0.7 Hours). Receive, review and respond to various emails from Sommers Marketing on postings. (0.3 Hours).

- 03/18/25 Receive and review Region K notification; send to Inframark. (0.2 Hours). Receive and review emails from committee and HOA on unauthorized trails and sports court matters. (0.3 Hours). Receive and review email from Chris Rosales on status of 210 irrigation improvements. (0.2 Hours). Send email to Chris Rosales on Form 1295 for Austin Engineering in connection with change order. (0.2 Hours). Receive and review email from WTCPUA on patrols for water violations. (0.2 Hours). Create tracking number for Form 1295 and send email to MOC on same. Receive Form 1295 back from MOC and acknowledge with Texas Ethics Commission. (0.5 Hours). Receive and review email from Mark Olson on dirt pile notifications. (0.2 Hours). Continue work on ORR and send email to Murfee Engineering on same. (0.3 Hours). Receive and review email from Chris Rosales on amending WCP; review files and send current version to him. (0.5 Hours). Complete preparation for and attend board meeting. (2.5 Hours). Begin processing paperwork from today's board meeting. Receive and review Chase Bank Agreement from Beth Wright. (1.2 Hours).
- 03/19/25 Review action items from yesterday's board meeting. Continue processing paperwork. Draft and send letter to MOC on transition. Send emails to Beth Wright on MOC agreement. Review reply and respond to same. (1.4 Hours). Begin drafting April agenda. (0.3 Hours).
- 03/20/25 Receive and review emails from committee on erosion control and watering restrictions. (0.2 Hours). Receive and review email from Beth Wright on MOC agreement. Finalize MOC agreement and send to all parties. (0.5 Hours). Send per diem request forms to Jessica Benson. (0.2 Hours). Begin compiling District easements. Send email to Chris Rosales and Bryce Canady on same. (0.6 Hours).
- 03/21/25 Receive and review survey from Texas Comptroller; complete same. (0.2 Hours). Receive and review emails from committee and Inframark on watering restrictions. (0.2 Hours). Receive and review email from committee on MOC operations and coordination with MEC. (0.2 Hours). Receive and review emails regarding pool inspections. (0.2 Hours). Receive, review and respond to ElizaBeth Reeves on resident communication notice. (0.2 Hours). Continue review of ORR information. (1.7 Hours).
- 03/25/25 Respond to Inframark and committee on notice to residents on change of management and operations. (0.2 Hours). Receive and review Sommers Marketing invoice; forward to Jessica Benson. (0.2 Hours). Receive and review email from Chris Rosales on District easements. (0.2 Hours). Receive and

March 31, 2025

Page 7

review emails from Inframark and committee on resident notices. (0.2 Hours). Receive and review email from Dennis Daniel to resident on possible location of amenities. Receive and review email from Gary Grass on same. (0.3 Hours). Receive, review and respond to Conchetta at Murfee on ORR. Receive and review ORR documentation from Inframark and Board. (1.1 Hours). Receive and review email from Gary Grass on impervious cover. (0.2 Hours). Arrange to post documentation on District website. (0.3 Hours). Send email to committee on review of Rate Order and MOC initial operating contract. (0.3 Hours).

03/26/25 Receive and review emails from Chris Rosales regarding District easements and deeds. Respond to him on same. Review information provided by Chris Rosales. (1.0 Hour). Receive, review and respond to emails from Beth Wright on Chase Bank Agreement. Receive, review and respond to Whitney Weaver at MOC on additional Chase Bank agreements. (0.6 Hours). Receive and review email from Adam Kish on 210 irrigation project status. (0.2 Hours). Receive and review email from Lonnie Wright on today's committee meeting. (0.2 Hours).

03/27/25 Receive, review and respond to Sommers Marketing on recent postings. (0.2 Hours). Send email to Dennis Daniel and John Genter on committee meeting. Continue review of Chase Bank agreements. (0.5 Hours). Begin drafting minutes of last board meeting. (1.6 Hours).

03/28/25 Receive and review emails from committee on website changes and updates. Send email to Sommers Marketing on same. Review replies. Receive and review emails from MOC on District website. (0.5 Hours). Receive and review email from BLX on post-issuance compliance in regard to District bonds. (0.2 Hours). Prepare for and attend committee meeting on transition documents and ORR. Prepare agenda for special board meeting. Telephone conference with directors on same. Send draft agenda to committee. Finalize agenda and arrange for posting with Hays County. Send agenda to Inframark for posting. Arrange for post same on District website. Send agenda package to all parties. (2.8 Hours).

Legal Assistant JC: 43.1 Hours

ALLISON NIX

03/31/25 Continue compiling and reviewing records responsive to pending open records request. (0.5 Hours).

Legal Assistant AN: 0.5 Hours

March 31, 2025

Page 8

CHANCE MURDOCK

03/10/25 Continue drafting MOC agreement. (0.2 Hours).

Legal Assistant CM: 0.2 Hours

Attorney BF: 36.5 Hours @ \$325.00 per hour	\$11,862.50
Attorney HH: 8.0 Hours @ \$325.00 per hour	\$2,600.00
Attorney GS: 0.9 Hours @ \$325.00 per hour	\$292.50
Legal Assistant JC: 43.1 Hours @ \$155.00 per hour	\$6,680.50
Legal Assistant AN: 0.5 Hours @ \$155.00 per hour	\$77.50
Legal Assistant CM: 0.2 Hours @ \$155.00 per hour	\$31.00

CLIENT EXPENSES

610 Photocopies @ \$0.25 each \$152.50

747 Color Photocopies @ \$0.50 each \$373.50

Hays County Clerk \$3.00

Total Client Expenses \$529.00

TOTAL AMOUNT DUE \$22,073.00

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

Reunion Ranch MUD
P.O. Box 2445
Round Rock, Texas 75681
ATTN: Mary Bott

Invoice Date
3/28/2025

Invoice #
ZF2025-RR-Mar

Customer ID #

RR

Service Date	Description	
3/5/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
3/5/2025	Reunion Ranch Mow WWTP	\$85.00
3/5/2025	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
3/5/2025	Reunion Ranch Mow LS #1	\$25.00
3/5/2025	Reunion Ranch Mow LS #2	\$25.00
3/5/2025	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
3/5/2025	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
3/5/2025	Reunion Ranch Mow Jackdaw Water Detention Pond	\$250.00
3/5/2025	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
3/5/2025	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
3/5/2025	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
3/10/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
3/17/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00
3/18/2025	Reunion Ranch Mow Drainage Easement 341 Adam Court	\$85.00
3/18/2025	Reunion Ranch Mow Drainage Easement 158 Denise Cove	\$85.00
3/18/2025	Reunion Ranch Mow Tiffanie Water Detention Pond	\$150.00
3/18/2025	Reunion Ranch Mow Mary Elise Water Detention Pond	\$150.00
3/18/2025	Reunion Ranch Mow Reunion Blvd Water Detention Pond	\$250.00
3/18/2025	Reunion Ranch Mow Katie Drive Water Detention Pond	\$150.00
3/18/2025	Reunion Ranch Mow Jackdaw Water Detention Pond	\$250.00
3/18/2025	Reunion Ranch Mow LS #1	\$25.00
3/18/2025	Reunion Ranch Mow LS #2	\$25.00
3/18/2025	Reunion Ranch Mow WWTP	\$85.00
3/24/2025	Reunion Ranch Mow Drip Irrigation Fields	\$620.00

TOTAL DUE UPON RECEIPT \$4,990.00

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

4/27/2025

By/Date Received: JB 3-28-25
By/Date Posted: JB 4-7-25
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

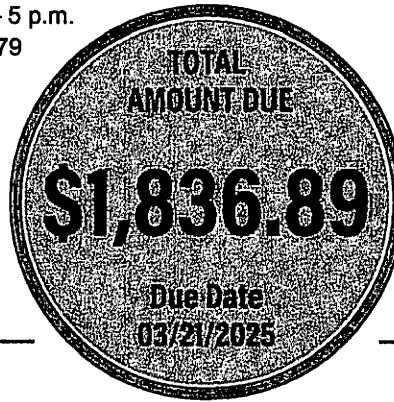
Member-owned since 1938
nonprofit

Account #: 3001313424

Member Name: Reunion Ranch Wcid

Director District: 4

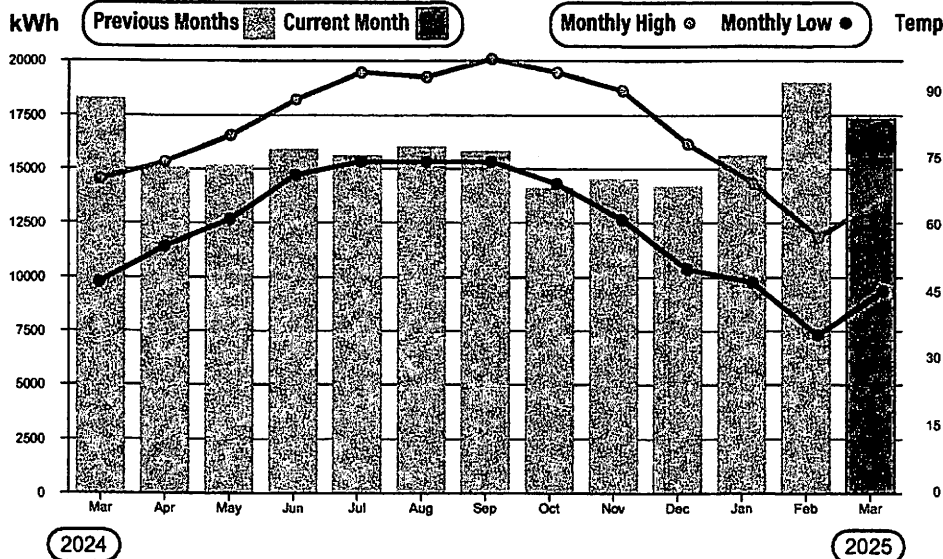
Bill Date: 03/05/2025



Service Address: REUNION RCH BLVD & FM
1826

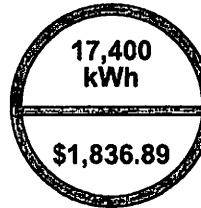
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Charge detail found on the back of this page.

Monthly energy use

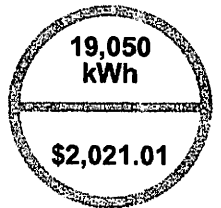


Energy comparison

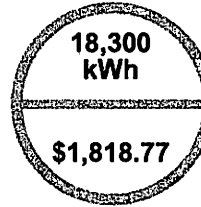
Total energy use this month



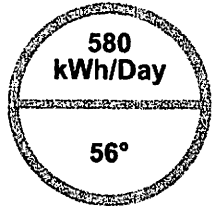
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



IMPORTANT MEMBER INFORMATION

Are you making plans to plant this spring? It is easy to overlook the impact plants could have on your electric service. Follow our planting guidelines to help ensure safe, reliable power. Get the guide at myPEC.com/plants.

By/Date Received: VC 3/11/25

By/Date Posted: 1/5 3/12/25

Approved for Payment: [Signature]

Hand Delivered to: ACH

Mailed By/Date:

GL#: 6230

KEEP THIS STATEMENT FOR YOUR RECORDS

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



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

Bill Date

03/05/2025

Account #

3001313424

Current charges due 03/21/2025

\$1,836.89

Late amount after 03/21/2025

\$2,020.58

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



4607630013134240001836890002020580305202558



Questions? Call 888-554-4732

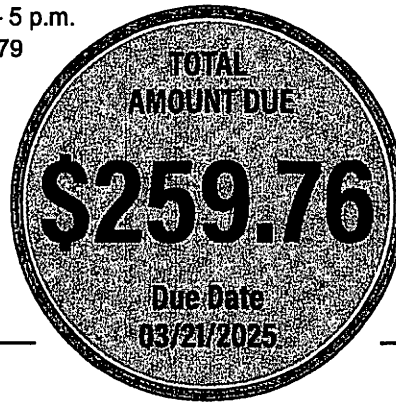
Se habla Español

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

Member-owned since 1938
nonprofit

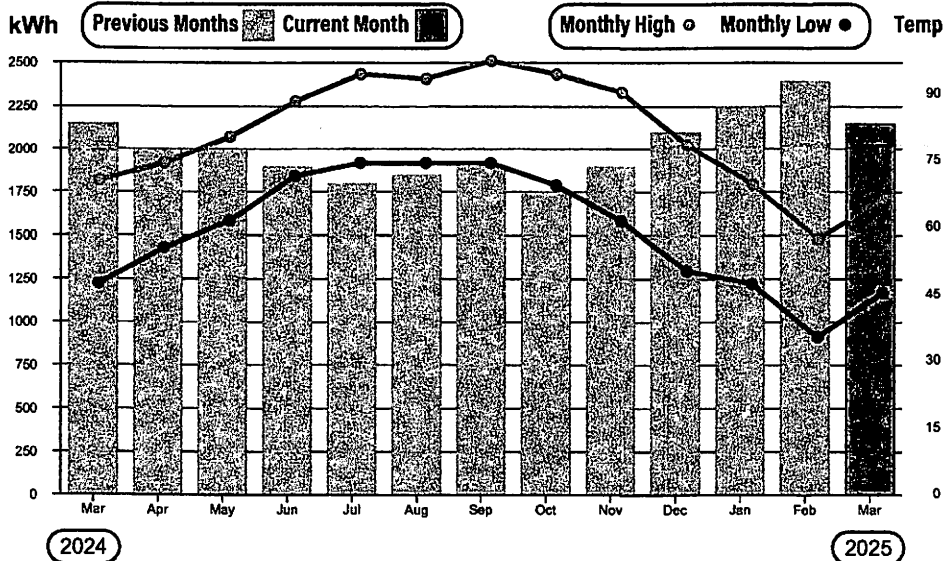
Account #: 3001313436
Member Name: Reunion Ranch Wcid
Director District: 4
Bill Date: 03/05/2025



Service Address: 374 KATIE DRIVE-LIFT
STATION

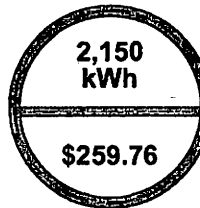
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Charge detail found on the back of this page.

Monthly energy use

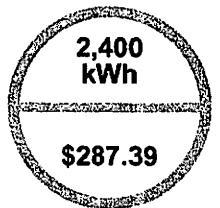


Energy comparison

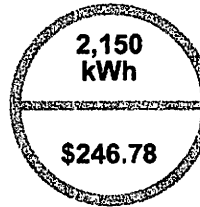
Total energy use this month



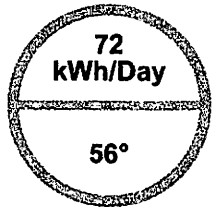
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



By/Date Received: VC 3-11-25

By/Date Posted: JB 3-12-25

Approved for Payment:

Hard Delivered to: RCH

Mailed By/Date:

GL#: 6230

IMPORTANT MEMBER INFORMATION

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KEEP THIS STATEMENT FOR YOUR RECORDS

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



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

Bill Date: 03/05/2025
Account #: 3001313436
Current charges due 03/21/2025: \$259.76
Late amount after 03/21/2025: \$285.74

PEC Secure Pay Station barcode



Mail payment to:

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

21

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



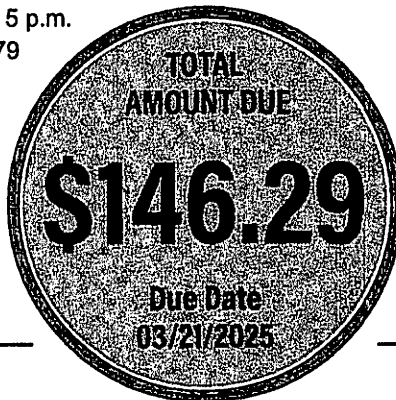
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 Report an outage: 888-883-3379
 myPEC.com

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 nonprofit

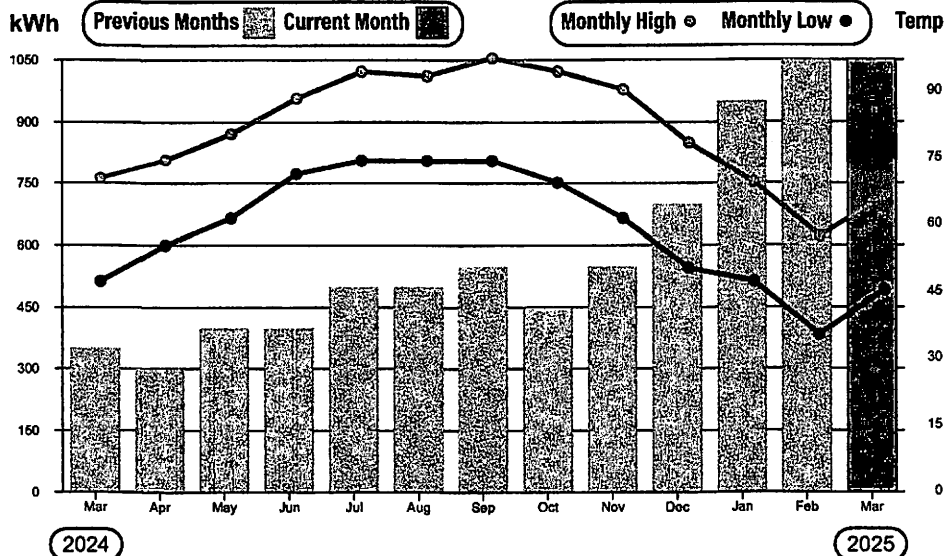
Account #: 3001313435
 Member Name: Reunion Ranch Wcid
 Director District: 4
 Bill Date: 03/05/2025



Service Address: 591 KATIE DRIVE

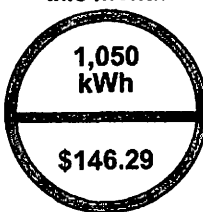
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 Charge detail found on the back of this page.

Monthly energy use

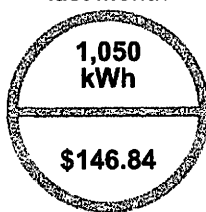


Energy comparison

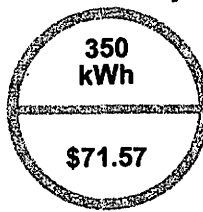
Total energy use this month



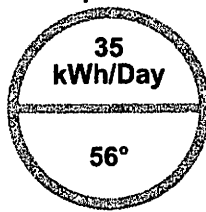
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



By/Date Received: VC 3-11-25

By/Date Posted: 3-12-25

Approved for Payment: [Signature]

Hard Delivered to: [Signature]

Mailed By/Date: [Signature]

GL#: 6230

IMPORTANT MEMBER INFORMATION

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KEEP THIS STATEMENT FOR YOUR RECORDS

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



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

Bill Date: 03/05/2025
 Account #: 3001313435
 Current charges due 03/21/2025: \$146.29
 Late amount after 03/21/2025: \$160.92

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



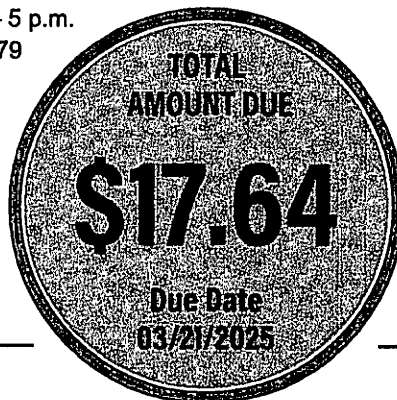
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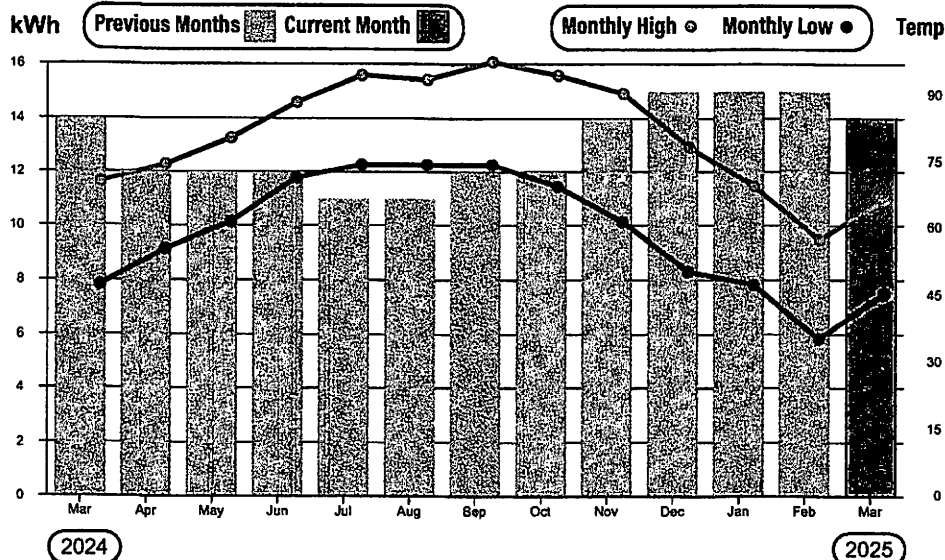
Account #: 3001313420
 Member Name: Reunion Ranch Wcid
 Director District: 4
 Bill Date: 03/05/2025



Service Address: 111 MARGARET CIRCLE

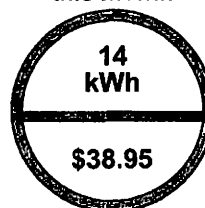
This bill does not reflect payments after 03/05/2025.
 Charge detail found on the back of this page.

Monthly energy use

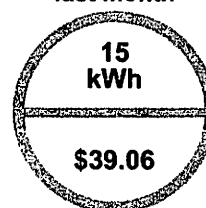


Energy comparison

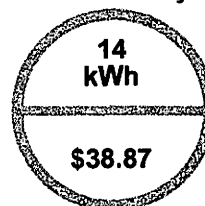
Total energy use this month



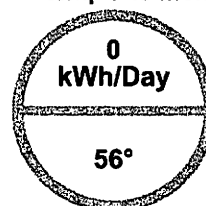
Total energy use last month



Total energy use this month last year



Average daily use and temp this month



By/Date Received: VC 3.11.25

By/Date Posted: 3.13.25

IMPORTANT MEMBER INFORMATION

Are you making plans to plant this spring? It is easy to overlook the impact plants could have on your electric service. Follow our planting guidelines to help ensure safe, reliable power. Get the guide at myPEC.com/plants.

Mailed By/Date:

GL#: 6230

KEEP THIS STATEMENT FOR YOUR RECORDS

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



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

Bill Date: 03/05/2025
 Account #: 3001313420
 Current charges due 03/21/2025: \$17.64
 Late amount after 03/21/2025: \$17.64

PEC Secure Pay Station barcode



Mail payment to:

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



6920 0 AB 0.593
 REUNION RANCH WCID
 C/O BOTT & DOUTHITT
 PO BOX 2445
 ROUND ROCK TX 78680-2445

5 6920
 C-26



460763001313420000001764000001764030520255

DSHS CENTRAL LAB MC2004
P O BOX 149347

AUSTIN, TX 78714-9347

REUNION RANCH WCID (022025)
C/O BOTT & DOUOTHITT PLLC
PO BOX 2445
ROUND ROCK, TX 78680

Account # CEN.CD6447_022025 PWS ID#1050175 Date: 03/03/2025

Page:

This is your statement for 2025

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

Charges this period -----> 138.00

Total Balance Due -----> 138.00

By/Date Received: VC 3.11.25
By/Date Posted: JB 3.18.25
Approved for Payment: [Signature]
Hand Delivered to: [Signature]
Mailed By/Date: JB 3-19-25
GL#: 4210

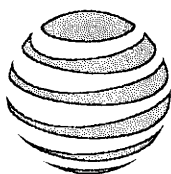
Account# CEN.CD6447_022025

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

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

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

DATE	CPT#	TICKET	UNIT	LIST	OPEN	DESCRIPTION OF TEST
TCEQ ID:2533353/ID#						
01/29/25	EZZ00	DOB AH12430	1	25.00	25.00	NITRATE, N (NO3-N)
TCEQ ID:2547174/ID#						
01/29/25	EZZ00	DOB AH12508	1	113.00	113.00	HALOACETIC ACIDS, DW, EPA 552.2
TOTAL				-----	138.00	



AT&T

REUNION RANCH
PO BOX 2445
ROUND ROCK TX 78680 - 2445

Page 1 of 2
Account Number 512 288-5641 322 9
Billing Date Mar 3, 2025

Web Site att.com

Monthly Statement

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.

Bill-At-A-Glance

Previous Bill	445.87
Payment Received 2-27 Thank you!	445.87CR
Adjustments	.00
Balance	.00
Current Charges	445.87

Amount to be Debited \$445.87

Debiting Bank Account on Mar 27, 2025

Billing Summary

Online: att.com/myatt

Page

Plans and Services	1	445.87
1 800 321-2000		
Service Changes:		
1 800 321-2000		
Repair Services:		
1 800 288-2020		
Total Current Charges		445.87

Plans and Services

Monthly Service - Mar 3 thru Apr 2

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

Company Fees and Surcharges

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

Government Fees and Taxes

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

Total Plans and Services

445.87

Amount Subject to Sales Tax: 408.59

News You Can Use

PREVENT DISCONNECT

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

LONG DIST. PROVIDERS

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

By/Date Received: VC 3.17.25
By/Date Posted: 3-19-25
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: [Signature]
GL#: 6230

News You Can Use Summary

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

See "News You Can Use" for additional information

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

Manage your account at att.com



PO BOX 489
NEWARK, NJ 07101-0489

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

00015771

F111

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	642433740-00001	03/31/25
Change your address at http://sso.verizonenterprise.com	Invoice Number	6108009855

Quick Bill Summary

Feb 09 – Mar 08

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

Total Charges Due by March 31, 2025 \$54.00

By/Date Received: 410 3/18/25
By/Date Posted: 158 28-25
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: _____
GL#: 6235

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



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

Bill Date March 08, 2025
Account Number 642433740-00001
Invoice Number 6108009855

Total Amount Due

Deducted from bank account on 03/28/25
DO NOT MAIL PAYMENT

\$54.00

PO BOX 660108
DALLAS, TX 75266-0108



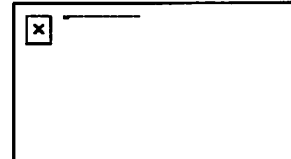
61080098550106424337400000100000005400000000540009

Jessica Benson

From: AT&T Small Business Services <att-services.bus.1917748333@emaildl.att-mail.com>
Sent: Tuesday, March 18, 2025 3:11 PM
To: Jessica Benson
Subject: Your AT&T online bill is ready to be viewed

reunion kanch

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



Your AT&T bill is ready

Dear Valued Customer,

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

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

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

Service	Account ending in	Bill Amount	Date
U-verse	8477	\$121.40	04/02/2025

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



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

Thank you,
AT&T Business Services

Paperless Billing

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

☐ Sign up now

Automatic Payments

Save time and pay your monthly bill automatically!

☐ Sign up now

By/Date Received: 15 3-18-25
By/Date Posted: 15 4-1-25
Approved for Payment: [Signature]
Hand-Delivered to: ACH
Mailed By/Date: _____
GL#: 6230



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

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

Previous Balance	\$3,467.09
Payments	\$(3,467.09)
Credits / Adjustments	\$0.00
Balance Forward	\$0.00
Current Charges	\$3,440.60
Account Balance	\$3,440.60

Page 1 of 2

Service Address:

Account Type: Raw Firm (PUA)

Contract: 800-018-8425-B

Account	Customer	Statement Date	Due Date
00548605	00602793	03/31/25	04/30/25

Service From	Service To	Meter	Days	Previous Read	Current Read	Use (Gal)
02/04/25	03/04/25	21117896	28	204692.00	208753.00	4,061,000.00
02/04/25	03/04/25	LOSS-RR	28	204692.00	208753.00	24,366.00

BILLING DETAILS

Transaction Description	Consumption	Rate	Amount
Previous Balance			\$3,467.09
Payment - Thank You			\$(3,467.09)
		
	Balance Forward		\$0.00
Raw Water			
Monthly Reservation Fee	29.17	\$82.50	\$2,406.25
Raw Water - Firm	12.54	\$82.50	\$1,034.35
		
	Current Charges		\$3,440.60
		
	Account Balance		\$3,440.60

MAQ = 350.00 AF

Consumption History

Month	Use (AF)
Jan 2025	15.86
Feb 2025	12.86
Mar 2025	12.54
TOTAL	41.26

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.

PAYMENT OPTIONS

To pay via Phone: 877-360-3483

Mail:
PO Box 301589
Dallas, TX 75303-1589



Online: Scan QR
code or visit

www.lcra.org/paywaterbill

In Person:
Local HEB
(HEB charges a fee)

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

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

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

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



Account	Customer	Statement Date	Due Date	Account Balance
00548605	00602793	03/31/25	04/30/25	\$3,440.60

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

By/Date Received: JB 4-1-25
By/Date Posted: JB 4-1-25
Approved for Payment: [Signature]
Hand Delivered to: [Signature]
Mailed By/Date: JB 4-4-25
GL#: 6205 1034.35
Remit To: 6150 2406.25
LCRA
PO Box 301589
Dallas, TX 75303-1589

**TEXAS DISPOSAL SYSTEMS**

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

Invoice

Date	Invoice #
03/01/2025	8391352
Customer Number	Invoice Total
1-318470	98.63
Payment Amount	

0103184709839135200000098632

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 MARCH SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL	
03/01/25	96G COM TRASH SRVC # P/U: 1	4.00		84.00	
03/01/25	FUEL SURCHARGE			14.63	
			By/Date Received: JB4-2-25		
			By/Date Posted: JB4-2-25		
			Approved for Payment: [Signature]		
			Hand Delivered to: [Signature]		
			Mailed By/Date: JB4-4-25		
			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:	14.63	
			Total Invoice:	98.63	
AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Please Pay
AMOUNT	98.63	0.00	0.00	0.00	98.63
TEXAS DISPOSAL SYSTEMS					
Account No.: 1-318470 9		Service Period: MARCH SERVICE			
Billing Name: REUNION WCID				Invoice #: 8391352	

**TEXAS DISPOSAL SYSTEMS**

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

Invoice

Date	Invoice #
04/01/2025	8439210
Customer Number	Invoice Total
1-318470	99.40
Payment Amount	

0103184709843921000000099408

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 APRIL SERVICE

DATE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL	
04/01/25	96G COM TRASH SRVC # P/U: 1	4.00		84.00	
04/01/25	FUEL SURCHARGE			13.92	
04/01/25	LATE CHARGE			1.48	
By/Date Received: JB 3-28-25					
By/Date Posted: JB 4-2-25					
Approved for Payment: J					
Hand Delivered to:					
Mailed By/Date: JB 4-4-25					
GL#: 6200					
PAYMENT DUE UPON RECEIPT					
PAY BILL ONLINE AT WWW.TEXASDISPOSAL.COM					
YOUR ONLINE ACCESS CODE IS 0719352					
Sub Total:				85.48	
Total Fees:				13.92	
Total Invoice:				99.40	
AGE	CURRENT	31-60 DAYS	61-90 DAYS	91+ DAYS	Account Balance
AMOUNT	198.03	0.00	0.00	0.00	198.03
TEXAS DISPOSAL SYSTEMS					
Account No.: 1-318470 9		Service Period:	APRIL SERVICE		
Billing Name: REUNION WCID		Invoice #: 8439210			

**RESOLUTION ADOPTING
AMENDED WATER CONSERVATION PLAN**

STATE OF TEXAS §
 §
COUNTY OF HAYS §

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

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

WHEREAS, that Contract requires the District to adopt a Water Conservation Plan; and

WHEREAS, the District wishes to amend its prior Water Conservation Plan.

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

Section 1. The Amended Water Conservation Plan attached hereto is hereby adopted and approved.

ADOPTED this 15th day of April, 2025.

By: _____
Dennis B. Daniel, President

ATTEST:

By: _____
Gary Grass, Secretary

[SEAL]

AMENDED WATER CONSERVATION PLAN

for

Reunion Ranch WCID

Adopted 4/15/25

Prepared for:

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

Prepared by:

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

APPLICANT INFORMATION

Applicant Name: Reunion Ranch WCID

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

Telephone Number: (512) 476-6604

Fax Number: (512) 469-9148

Application Prepared by: Chris Rosales, PE

Title: District Engineer

Signature: _____

Date: 4/15/25

1. Introduction

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

Benefits of water conservation include:

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

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

Appendices

Appendix A - Historical Water Use Data

Appendix B - Landscape Conservation Standards

Appendix C - New Pool Construction Standards

2. Utility Profile Information

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

As of June 2023, the reunion ranch water system had been built out to full capacity, with the exception of a handful of vacant lots. There are a total of 535 residential and HOA common building connections. The estimated residential population is 1,326 people and is comprised of single-family units.

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

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

DISTRICT SIZE

The District has grown from 414 residential connections in 2020 to 519 residential connections in 2025. The estimated residential population is 1,326 people and is comprised of single-family units or 2.55 people per household.

DISTRICT WATER USE AND LOSSES

Water use data from the past five years, since 2020, are attached to this report. The five-year average daily water use was 289,795 gpd. The five-year average water loss as measured by total unmetered use was 2.27% or 200,091.4 gal/month, 6,578.3 gpd, or 4.96 GPCD. All metered use was residential and all unmetered use was classified as loss.

DISTRICT WATER USE DAILY PEAKING FACTOR

The five-year peak to average daily water use was $498,126 \text{ gpd} / 289,795 \text{ gpd} = 1.72$ peaking ratio.

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

Current water use is 219.28 total gallons per capita per day (GPCD) as of December 2024. This equates to 290,770 gpd or 543.5 gpd/Living Equivalent Unit (GPD/LUE).

3. Water Conservation Goals

The average water use per connection use has continued to decrease during development at a rate of approximately 4% per year. The current water conservation goal is to continue to reduce the per connection use at a rate of 1% per year or $(99\% \times 543.5 \text{ gpd})$ $(99\% \times 219.28 \text{ GPCD})$.

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

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

Target Water Reduction - 10 Year Plan

Year	Base Flow (GPD/LUE)	Base Flow (GPCD)	Base Flow (GPD)	Target Percent Reduction	Target Flow (GPD/LUE)	Savings (GPD/LUE)	Savings (GPCD)	Savings (GPD)
1	543.5	219.28	290,770.0	1%	538.1	5.4	2.19	2,908
2	538.1	217.09	287,862.3	1%	532.7	5.4	2.17	2,879
3	532.7	214.92	284,983.7	1%	527.4	5.3	2.15	2,850
4	527.4	212.77	282,133.8	1%	522.1	5.3	2.13	2,821
5	522.1	210.64	279,312.5	1%	516.9	5.2	2.11	2,793
6	516.9	208.53	276,519.4	1%	511.7	5.2	2.09	2,765
7	511.7	206.45	273,754.2	1%	506.6	5.1	2.06	2,738
8	506.6	204.38	271,016.6	1%	501.5	5.1	2.04	2,710
9	501.5	202.34	268,306.5	1%	496.5	5.0	2.02	2,683
10	496.5	200.32	265,623.4	1%	491.5	5.0	2.00	2,656

4. Water Conservation Strategies

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

Board of Directors and established as official policy along with the service rates and impact fees.

7. **Coordination with LCRA.** The District will coordinate with the Lower Colorado Region (Region K) of the Lower Colorado Regional Water Planning Group to ensure consistency with the letter and intent of the regional water plans. Once this Water Conservation Plan is approved by the LCRA and adopted by the District, a copy will be made available to the Region K Planning Group.
8. **Irrigation Schedules.** The District's watering schedules allow irrigation for homeowners in accordance with LCRA requirements. The exact schedule can be found in the Drought Contingency Plan.
9. **Automatic Metering Infrastructure.** The Board anticipates reviewing the possibility to convert to automatic metering infrastructure as the current equipment reached its end of life anticipated in the next 10 years.

WATER LOSS PREVENTION

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

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

5-Year Annual Water Loss History

Year	Master Meter [MG]	Billing Meters [MG]	Flushing [MG]	Losses [MG]	Losses [%]
2020	103.6	103.3	0.08	-0.29	-0.28%
2021	104.7	97.1	0.09	-7.51	-7.17%
2022	117.2	111.5	0.12	-5.59	-4.77%
2023	102.3	103.2	0.10	1.00	0.97%
2024	107.0	106.6	0.23	-0.09	-0.09%

ADDITIONAL CONSERVATION STRATEGIES

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

CONSERVATION LANDSCAPE BEST MANAGEMENT PRACTICES

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

WATER REUSE

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

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

The 11.48 acres of drip field are anticipated to require ½ inch of water per week or 24.87 Acre-feet per year or 8,105,000 gallons on average. All effluent not used to keep the fields in working order will be used for irrigation purposes. Irrigation requirements are estimated to be 65 ac-ft in a standard year or (65 ac-ft x 325,851) 21,180,315 gallons per year.

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

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

5. Wholesale Water Conservation Plans

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

6. Coordination with Regional Water Planning Group

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

7. Authorization and Implementation

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

PLAN IMPLEMENTATION

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

Approved by: Dennis B. Daniel, President - Reunion Ranch WCID

Signature: _____

Date: 4/15/25

(Customer representative with enforcement authority)

Appendix A – Historical Water Use Data

WATER										
Month	Days	Monthly Water Usage (AF)	Monthly Water Usage (gallons)	Rolling 12-Month Avg. Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
Jan-14	31	3.45	1,124,186		36,264	-	48	-	756	
Feb-14	28	4.19	1,364,136		48,719	-	53	5	919	
Mar-14	31	2.94	958,002		30,903	38,629	54	1	572	
Apr-14	30	4.45	1,450,037		48,335	42,652	54	0	895	
May-14	31	6.93	2,258,147		72,843	50,694	63	9	1,156	
Jun-14	30	5.85	1,906,228		63,541	61,573	67	4	948	
Jul-14	31	5.87	1,912,745		61,701	66,029	71	4	869	
Aug-14	31	4.25	1,384,867		44,673	56,639	76	5	588	
Sep-14	30	11.45	3,730,994		124,366	76,914	87	11	1,429	
Oct-14	31	11.15	3,633,239		117,201	95,414	91	4	1,288	
Nov-14	30	9.66	3,147,721		104,924	115,497	95	4	1,104	
Dec-14	31	3.81	1,241,492	2,009,316	40,048	87,391	95	0	422	912
Jan-15	31	3.12	1,016,655	2,000,355	32,795	59,256	98	3	335	877
Feb-15	28	2.81	915,641	1,962,981	32,701	35,182	102	4	321	827
Mar-15	31	2.17	707,097	1,942,072	22,810	29,435	101	-1	226	798
Apr-15	30	4.32	1,407,676	1,938,542	46,923	34,145	101	0	465	763
May-15	31	5.58	1,818,249	1,901,884	58,653	42,795	103	2	569	714
Jun-15	30	5.77	1,880,160	1,899,711	62,672	56,083	105	2	597	684
Jul-15	31	7.27	2,368,937	1,937,727	76,417	65,914	116	11	659	667
Aug-15	31	12.85	4,187,185	2,171,254	135,070	91,387	117	1	1,154	714
Sep-15	30	20.04	6,530,054	2,404,509	217,668	143,052	118	1	1,845	749
Oct-15	31	11.33	3,691,892	2,409,397	119,093	157,277	121	3	984	723
Nov-15	30	7.43	2,421,073	2,348,843	80,702	139,155	123	2	656	686
Dec-15	31	3.82	1,244,751	2,349,114	40,153	79,983	122	-1	329	678
Jan-16	31	2.41	785,301	2,329,835	25,332	48,729	126	4	201	667
Feb-16	29	6.62	2,157,134	2,433,292	74,384	46,623	131	5	568	688
Mar-16	31	7.12	2,320,059	2,567,706	74,841	58,186	139	8	538	714
Apr-16	30	9.88	3,219,408	2,718,684	107,314	85,513	158	19	679	732
May-16	31	8.52	2,776,251	2,798,517	89,556	90,570	165	7	543	729
Jun-16	30	9.42	3,069,516	2,897,630	102,317	99,729	174	9	588	729
Jul-16	31	19.66	6,406,231	3,234,071	206,653	132,842	180	6	1,148	769
Aug-16	31	18.46	6,015,209	3,386,407	194,039	167,670	182	2	1,066	762
Sep-16	30	14.98	4,881,248	3,249,006	162,708	187,800	183	1	889	683
Oct-16	31	15.81	5,151,704	3,370,657	166,184	174,310	194	11	857	672
Nov-16	30	15.46	5,037,656	3,588,706	167,922	165,605	201	7	835	687
Dec-16	31	10.06	3,278,061	3,758,148	105,744	146,617	210	9	504	701
Jan-17	31	6.32	2,059,378	3,864,321	66,432	113,366	214	4	310	710
Feb-17	28	7.29	2,375,454	3,882,515	84,838	85,671	216	2	393	696
Mar-17	31	7.05	2,297,250	3,880,614	74,105	75,125	225	9	329	678
Apr-17	30	9.97	3,248,734	3,883,058	108,291	89,078	229	4	473	661
May-17	31	15.28	4,979,003	4,066,620	160,613	114,336	233	4	689	673
Jun-17	30	15.81	5,151,704	4,240,136	171,723	146,876	233	0	737	686
Jul-17	31	21.05	6,859,164	4,277,881	221,263	184,533	238	5	930	668
Aug-17	31	30.67	9,993,850	4,609,434	322,382	238,456	243	5	1,327	689
Sep-17	30	23.49	7,654,240	4,840,517	255,141	266,262	246	3	1,037	702
Oct-17	31	21.63	7,048,157	4,998,554	227,360	268,295	247	1	920	707
Nov-17	30	20.49	6,676,687	5,135,140	222,556	235,019	263	16	846	708
Dec-17	31	11.50	3,747,287	5,174,242	120,880	190,265	274	11	441	703
Jan-18	31	7.01	2,284,216	5,192,979	73,684	139,040	275	1	268	699
Feb-18	28	8.01	2,610,067	5,212,530	93,217	95,927	283	8	329	694
Mar-18	31	6.80	2,215,787	5,205,741	71,477	79,459	283	0	253	688
Apr-18	30	13.41	4,369,662	5,299,152	145,655	103,450	288	5	506	690

WATER										
Month	Days	Monthly Water Usage (AF)	Monthly Water Usage (gallons)	Rolling 12-Month Avg. Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
May-18	31	22.53	7,341,423	5,496,020	236,820	151,317	289	1	819	701
Jun-18	30	27.64	9,006,522	5,817,255	300,217	227,564	289	0	1,039	726
Jul-18	31	27.78	9,052,141	6,000,003	292,005	276,347	302	13	967	729
Aug-18	31	35.85	11,681,758	6,140,662	376,831	323,018	308	6	1,223	721
Sep-18	30	30.56	9,958,007	6,332,643	331,934	333,590	308	0	1,078	724
Oct-18	31	11.32	3,688,633	6,052,682	118,988	275,918	312	4	381	679
Nov-18	30	9.52	3,102,102	5,754,800	103,403	184,775	317	5	326	636
Dec-18	31	7.72	2,515,570	5,652,157	81,147	101,180	331	14	245	620
Jan-19	31	7.86	2,561,189	5,675,238	82,619	89,057	338	7	244	618
Feb-19	28	8.91	2,903,332	5,699,677	103,690	89,152	347	9	299	615
Mar-19	31	11.63	3,789,647	5,830,832	122,247	102,852	353	6	346	623
Apr-19	30	17.23	6,153,400	5,979,477	187,147	137,695	358	5	523	624
May-19	31	18.24	6,215,100	5,885,617	191,727	167,040	363	5	528	600
Jun-19	30	23.99	7,816,100	5,786,415	260,537	213,137	371	8	702	572
Jul-19	31	34.77	11,330,100	5,976,245	365,487	272,583	381	10	959	571
Aug-19	31	41.71	13,592,100	6,135,440	438,455	354,826	389	8	1,127	563
Sep-19	30	39.92	13,007,500	6,389,564	433,583	412,508	399	10	1,087	564
Oct-19	31	35.18	11,463,300	7,037,453	369,784	413,941	407	8	909	608
Nov-19	30	15.97	5,204,500	7,212,653	173,483	325,617	415	8	418	616
Dec-19	31	12.93	4,212,800	7,354,089	135,897	226,388	424	9	321	622
Jan-20	31	11.93	3,888,400	7,464,690	125,432	144,937	426	2	294	626
Feb-20	29	10.93	3,560,500	7,519,454	122,776	128,035	432	6	284	625
Mar-20	31	14.20	4,628,400	7,589,350	149,303	132,504	443	11	337	624
Apr-20	30	22.95	7,478,100	7,699,742	249,270	173,783	453	10	550	626
May-20	31	27.38	8,921,400	7,925,267	287,787	228,787	459	6	627	635
Jun-20	30	36.00	11,730,000	8,251,425	391,000	309,352	463	4	844	646
Jul-20	31	43.79	14,267,500	8,496,208	460,242	379,676	468	5	983	648
Aug-20	31	47.39	15,441,900	8,650,358	498,126	449,789	474	6	1,051	642
Sep-20	30	30.65	9,987,100	8,398,658	332,903	430,424	481	7	692	609
Oct-20	31	34.00	11,079,800	8,366,700	357,413	396,147	485	4	737	595
Nov-20	30	24.21	7,888,300	8,590,350	262,943	317,753	489	4	538	605
Dec-20	31	15.60	5,084,300	8,662,975	164,010	261,455	496	7	331	606
Jan-21	31	13.10	4,267,100	8,694,533	137,648	188,200	498	2	276	604
Feb-21	28	13.96	4,548,900	8,776,900	162,461	154,706	502	4	324	608
Mar-21	31	18.82	6,133,000	8,902,283	197,839	165,983	504	2	393	612
Apr-21	30	25.80	8,406,200	8,979,625	280,207	213,502	506	2	554	612
May-21	31	22.60	7,365,000	8,849,925	237,581	238,542	506	0	470	599
Jun-21	30	32.82	10,693,700	8,763,567	356,457	291,415	516	10	691	587
Jul-21	31	36.22	11,803,300	8,558,217	380,752	324,930	519	3	734	566
Aug-21	31	42.30	13,784,000	8,420,058	444,645	393,951	523	4	850	549
Sep-21	30	43.99	14,334,500	8,782,342	477,817	434,404	524	1	912	567
Oct-21	31	32.68	10,647,200	8,746,292	343,458	421,973	526	2	653	560
Nov-21	30	22.04	7,182,900	8,687,508	239,430	353,568	527	1	454	553
Dec-21	31	18.11	5,902,200	8,755,667	190,394	257,761	528	1	361	556
Jan-22	31	13.90	4,528,000	8,777,408	146,065	191,963	529	1	276	556
Feb-22	28	12.90	4,202,800	8,748,567	150,100	162,186	530	1	283	552
Mar-22	31	22.82	7,434,900	8,857,058	239,835	178,667	531	1	452	557
Apr-22	30	30.41	9,908,000	8,982,208	330,267	240,067	532	1	621	563
May-22	31	35.50	11,568,400	9,332,492	373,174	314,425	533	1	700	582
Jun-22	30	44.68	14,557,400	9,654,467	485,247	396,229	534	1	909	600
Jul-22	31	46.57	15,175,700	9,935,500	489,539	449,320	534	0	917	616
Aug-22	31	39.75	12,953,200	9,866,267	417,845	464,210	534	0	782	610

WATER										
Month	Days	Monthly Water Usage (AF)	Monthly Water Usage (gallons)	Rolling 12-Month Avg. Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
Sep-22	30	38.24	12,460,500	9,710,100	415,350	440,911	534	0	778	599
Oct-22	31	35.03	11,415,800	9,774,150	368,252	400,482	534	0	690	602
Nov-22	30	21.27	6,930,100	9,753,083	231,003	338,202	534	0	433	600
Dec-22	31	15.57	5,074,700	9,684,125	163,700	254,318	535	1	306	595
Jan-23	31	14.73	4,800,100	9,706,800	154,842	183,182	535	0	289	597
Feb-23	28	11.98	3,903,000	9,681,817	139,393	152,645	535	0	261	595
Mar-23	31	14.04	4,574,200	9,443,425	147,555	147,263	535	0	276	580
Apr-23	30	17.85	5,818,000	9,145,238	193,933	160,294	535	0	362	559
May-23	31	29.64	9,657,000	8,943,308	311,516	217,668	535	0	582	549
Jun-23	30	25.67	8,366,000	8,427,358	278,867	261,439	535	0	521	516
Jul-23	31	42.91	13,982,000	8,327,883	451,032	347,138	535	0	843	510
Aug-23	31	40.64	13,244,000	8,352,117	427,226	385,708	535	0	799	512
Sep-23	30	39.50	12,871,000	8,386,325	429,033	435,764	535	0	802	514
Oct-23	31	30.56	9,957,000	8,264,758	321,194	392,484	535	0	600	506
Nov-23	30	20.40	6,646,000	8,241,083	221,533	323,920	535	0	414	505
Dec-23	31	15.58	5,076,000	8,241,192	163,742	235,490	535	0	306	505
Jan-24	31	15.42	5,023,000	8,259,767	162,032	182,436	535	0	303	506
Feb-24	29	10.89	3,548,000	8,230,183	122,345	149,373	535	0	229	503
Mar-24	31	21.05	6,859,000	8,420,583	221,258	168,545	535	0	414	515
Apr-24	30	25.26	8,230,000	8,621,583	274,333	205,979	535	0	513	527
May-24	31	22.53	7,340,000	8,428,500	236,774	244,122	535	0	443	515
Jun-24	30	32.48	10,585,000	8,613,417	352,833	287,980	535	0	660	527
Jul-24	31	34.49	11,239,000	8,384,833	362,548	317,385	535	0	678	513
Aug-24	31	35.41	11,540,000	8,242,833	372,258	362,547	535	0	696	505
Sep-24	30	42.78	13,939,000	8,331,833	464,633	399,813	535	0	868	510
Oct-24	31	34.72	11,315,000	8,445,000	365,000	400,631	535	0	682	517
Nov-24	30	32.73	10,664,000	8,779,833	355,467	395,033	535	0	664	538
Dec-24	31	18.84	6,140,000	8,868,500	198,065	306,177	535	0	370	543

Appendix B - Landscape Conservation Standards

Planting Specifications:

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

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

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

Soil Specifications:

1. Soil Depth: All irrigated and newly planted turf areas will have a minimum settled soil depth of at least 6 - 8 inches:
 - a. builders and owners will import soil if needed to achieve sufficient soil depth;
 - b. soil in these areas may be either native soil from the site or imported, improved soil;
 - c. improved soil shall have a minimum organic content of 5 percent or will be an amended mix of no less than twenty percent compost blended with sand and loam (caliche shall not be considered as soil);

- d. undisturbed, non-irrigated natural areas are exempt from these requirements.
2. Soil in new developments:
 - a. native soil shall be stockpiled and reused on site;
 - b. topsoil that is added to the site shall be incorporated in a 2 to 3 inch scarified transition layer to improve drainage.

Irrigation System Installation, Design, and Maintenance Specifications:

1. Irrigation systems: Landscape irrigation systems shall not be mandatory.
2. Installation: Irrigation systems, if installed, shall be designed, installed, inspected, and maintained according to TCEQ Chapter 344 Landscape Irrigation rules, as well as the following additional criteria:
 - a. New irrigation systems utilizing an automatic controller must be capable of (at minimum) the following functions:
 - i. Multiple irrigation programs, with at least three (3) start times per program; and
 - ii. The ability to limit irrigation frequency to a weekly schedule as well as once every seven (7) days and once every fourteen (14) days.
3. Spray Irrigation: Spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.
4. Common areas: Irrigation systems for entryways and common areas shall incorporate design and conservation features applicable to lot types within the subdivision. Drip irrigation in common areas will be used where feasible. Color-bed changes and turfgrass overseeding in common areas is prohibited
5. Watering Schedule: The developer, builder and/or homeowner association shall promote a watering schedule for both residences and common areas which conserves water and reduces run-off, as follows:
 - March through October - 1/2 inch of water in accordance with the watering schedule
 - November through February – turn off irrigation system
6. Additionally, as customers of the District, water users may irrigate outdoors using an inground irrigation system or hose-end sprinkler no more than the scheduled days and times as directed by the Board from the schedules indicated below:
 - a. In accordance with the current Drought Contingency Plan.
 - b. In a schedule approved by the Board by majority vote in accordance with contractual obligations.
7. Monitoring: Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner.
8. Time of Day Irrigation: Watering of common areas and residential landscapes shall be limited to the recommended watering schedule days and times unless irrigation is with reclaimed water or is necessary to meet regulatory requirements.

9. Automated irrigation systems shall not be required in any new landscape. However, if irrigation is installed it shall meet the guidelines outlined in this section.
10. All irrigation systems shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34, and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by TCEQ. Irrigation contractors who install the irrigation systems must be TCEQ-licensed irrigators.
11. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf can be irrigated with drip, but drip irrigation is not required.
12. Areas planted with turf shall be on separate zones from areas planted with shrubs, trees or perennials.
13. Hydro zoning of all areas that are irrigated automatically will be scheduled with plants with similar watering needs.
14. All automatic irrigation systems are required to have a rain sensor, a soil moisture sensor and/or a weather sensor connected to an irrigation controller to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed. Rain sensors should be adjusted at the ¼-inch setting.
15. Sprinkler irrigation is prohibited in median strips, parking islands and all landscape areas less than 10 feet from curb to curb or 10 feet in width. Areas less than 10 feet curb-to-curb or 10 feet in width can be irrigated with low-volume irrigation. Low-volume irrigation (subsurface drip irrigation or drip irrigation) shall be installed in long landscape strips less than 10 feet in width to avoid runoff and overspray onto the hardscape.
16. All new residential irrigation systems are required to have pressure regulation where static operating pressure exceeds the sprinkler manufacturer's recommended operating range to eliminate extensive misting. These may include in-line pressure regulators, flow control valves, or sprinkler devices equipped with pressure regulation stems or nozzles.
17. Irrigation systems are to have a controller that features multiple start times, rain sensor capability, a water budget feature, and a non-volatile memory in case of power outage.
18. Scheduling recommendations shall be posted inside or immediately near the controller enclosure box for easy reference.
19. Homeowners shall be provided with a complete irrigation plan (or as-built drawing) that describes the location of each irrigation zone, control valves, and sprinkler devices.
20. Sprinkler systems shall be designed with no overspray onto the hardscape.
21. Sprinkler zones located at the bottom of sloped terrain along curbs, sidewalks, driveways, and other hardscapes should be equipped with devices that prevent low-head drainage after the sprinkler zone is turned off. In-line check valves and sprinkler heads with check valves already installed will help prevent low-head drainage.

22. No more than 50% or up to 7,000 square feet of the landscape shall be planted in turf. Longer leafed native grasses and wildflowers that use low amounts of water are not considered turf grass when determining how much turf grass is allowed.
23. Automatic spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000-square-foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

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

Soil

1. There shall be no less than 3 inches of high-quality topsoil in planted areas.
2. Topsoil shall be native soil from the site, or fertile, friable, blended soil/compost blend. Topsoil shall not be of any admixture of subsoil or slag and shall be free of stones over 1½ inches in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material that is detrimental to plant growth. If topsoil is delivered, it shall be obtained from a well-drained site that is free of flooding. Topsoil shall not be delivered or spread while in a muddy condition.
3. Non-native topsoil shall contain not less than 25 percent organic matter (compost) that is blended through the soil.
4. Topsoil that is added to the site shall be incorporated into the existing surface in a two- to three-inch scarified transition layer to enable water to drain adequately through the different types of soil. Do not scarify within the drip line of existing trees that are to be retained.

Plant Choice

1. Plants used must be native and drought tolerant.
2. For a list of native plants reference University of Texas at Austin, Lady Bird Johnson Wildflower Collection – Plants for Central Texas, and the City of Austin watershed protection document “Native and Adapted Landscape Plants an Earthwise guide for Central Texas”.
 - a. <https://www.wildflower.org/collections/>

- b. <https://www.austintexas.gov/sites/default/files/files/Watershed/growgreen/plantguide.pdf>
3. Turf grasses should be limited to low water use turfs. St. Augustine grasses should not be planted.
4. Invasive plants shall not be used.

Plant Prepping

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

Plant Placement and Spacing

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

Mulch

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

Maintenance

1. Replenish mulch/compost blend in non-turf areas every two years at a minimum. Doing so during the fall and spring is recommended.
2. Aerate turfgrass within the first year of construction and twice a year after that (about Oct. 1 and March 1).

3. Top dress turfgrass areas with quality compost twice a year (about Oct. 1 and March 1) at a depth of $\frac{1}{4}$ to $\frac{1}{2}$ inch following the aeration and drag or rake it into the canopy and aeration holes.
4. Set the automatic irrigation system back to a normal schedule after the establishment period.

Appendix C – New Pool Construction Standards

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

ORDER ESTABLISHING WATER AND WASTEWATER SERVICE
RATES, CHARGES, TAP FEES AND ADOPTING GENERAL POLICIES WITH RESPECT
TO THE DISTRICT’S WATER, WASTEWATER AND DRAINAGE SYSTEMS

~~January 23~~ April 15, 2025

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

WHEREAS, pursuant to Chapters 49 and 51, Texas Water Code, the Board of Directors (the “Board”) of Reunion Ranch WCID (the “District”) is authorized to adopt and enforce all necessary rates, charges, fees, and deposits for providing District facilities or services.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF REUNION RANCH WCID AS FOLLOWS:

I. General Policies.

A. Definitions. For purposes of this Order, the following terms shall have the meanings indicated:

1. “Connection” shall mean and refer to each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.
2. “District’s representative” shall mean and refer to the general manager of the District or another representative or employee of the District acting pursuant to the direction of the general manager or the Board of Directors of the District.
3. “LUE” shall mean a single unit of service, defined as the typical flow (in gallons per day) that would be produced by a single-family resident. The number of LUE’s needed for a connection shall be determined in accordance with the methodology, calculations and procedures used by the West Travis County Public Agency (WTCPUA) for determining LUE conversions by land use that are in effect at the time a connection is needed.
4. The “Rules” shall mean and refer to such rules and regulations as the District may adopt pursuant to Chapter 49 and 51, Texas Water Code.
5. “Systems” shall mean and refer to the District’s water, wastewater, and drainage systems.

6. "Erosion Control Inspection" shall mean verification of proper silt fencing, inlet protection, and trash contamination.
7. "Site Inspection" shall mean review, inspection, and general overview of lot before construction begins.
8. "Slab Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; including service line.
9. "Wall Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; before wall enclosure.
10. "Fixture Inspection" shall mean verification of non-connection between potable and non-potable water connections; includes correct connections of faucet, hose bib, washing machine, dishwasher connections, etc.
11. "Final Inspection" shall mean complete inspection of entire lot before builder/owner closure of property.

B. All Services Required. Except as otherwise expressly authorized in the Rules, no service shall be provided by and through the District's System unless the applicant agrees to receive both water and wastewater service from the District.

C. Other Utilities. Prior to installing underground cables, pipelines, or other facilities in the area of the District water supply and sanitary sewer collection lines, representatives of utility companies shall meet with the District's representative to file such companies' construction plans and schedules and to review the engineering plans illustrating the location of the District's lines.

II. Connections to the District's Systems.

A. Applications for Connections.

1. Forms and Requirements. Any party desiring to make a connection to the District's Systems shall first make an application to the District's representative in the form approved by the Board of Directors of the District. The applicant shall, upon request, furnish the District's representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000.00 bodily injury and \$50,000.00 property damage, with an underground rider and a completed operations rider.
2. Review and Approval Process. The District's representative shall review all applications for connections to the District's Systems. In the event that the District's representative finds that the materials to be used and the

procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as the District's representative deems necessary or convenient to accomplish the purpose and objectives of the Rules.

- B. Payment of Fees. Any party desiring to make a connection to the District's water and wastewater system shall pay the appropriate water tap fee and/or sewer tap fee and impact fee to the District's representative at the time the application for such connection is made. No connection shall be made until such fees are paid.

C. Water Impact Fees per LUE and Tap Fees.

1. Water Impact Fee. An impact fee equal to the then current West Travis County Public Utility Agency impact fee, for each LUE for each water tap shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property.

2. Tap Fees.

The District's water tap fees shall be as follows:

Meter Size	Water Tap Fee
5/8" x 3/4"	\$500.00
3/4" x 3/4"	\$500.00
1"	\$1,000.00
Over 1"	To be provided at time of application

The District's wastewater tap fees shall be as follows:

Residential	\$750.00
Commercial	\$2,000.00

Sewer tap installation involving excavation of the sewer main shall be performed by the District at cost plus 25% in addition to the above tap fee.

The owner of a water or sewer tap may transfer a purchased tap from one lot within the District to another lot within the District upon application to the District and shall pay a fee of \$30.00

Expiration of Taps. Reservation of capacity through the pre-purchase of water and wastewater taps will expire eighteen (18) months after date of purchase of said tap.

D. District Required Inspection Fees.

1. Residential. The District's fee for each inspection of a water tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$85.00 per meter.

The District's fee for each inspection of a wastewater tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$85.00 per meter.

The District's fee for the final sewer inspection is \$300.00. This inspection includes televising of the lines. A sewer service camera inspection shall be required when gravity flow sewer lines exist between the house and main sewer line.

2. Commercial. The District's fee for each inspection of a water tap for a commercial structure (including apartment complexes) is \$100.00 per hour. An estimated cost will be determined during the tap application process. The fee for the first inspection must be paid at the time the tap is purchased. The fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

The District's fee for the first inspection of a wastewater tap for a commercial structure (including apartment complexes) is \$100.00 per hour. An estimated fee will be determined during the tap application process. Fees are due at the time the tap is purchased. The Fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

3. Pools. The District's fee for the two inspections of installation of a pool after the initial construction shall be ~~\$200~~250.00. Any required reinspection shall incur an additional fee of ~~\$100~~125.00.

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4. Grinder Pump Station. Grinder Station Inspection Fee will be assessed at \$200.00 per inspection.

5. Backflow Prevention. Backflow Inspections Fee will be assessed at \$85.00 per device.

- E. Customer Service Inspections (New Construction). The District will conduct inspections of new residential and commercial construction as required by the TCEQ. Inspections will include erosion, cross-connections, site slab line, wall line, fixture and final site survey a fee of \$350.00 is required for these inspections. In addition, an inspection will be performed on all new irrigation systems, pools, spas, water purification systems, etc. fees will be ~~\$100~~125.00. The applicable inspection

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fees will be paid at the time of purchase of the water and wastewater tap for the new construction. If an inspection is failed, a re-inspection fee of ~~\$100~~125.00 will be assessed for any re-inspection required. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have failed, and the re-inspection fee will be assessed.

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F. Transfer Fee. A customer who desires to transfer service from one address within the District to another address shall pay a transfer fee of \$30.00 which shall be collected at the time of the transfer of service. Customers who have a twenty-four (24) month or more prompt payment record shall not be required to pay said Transfer Fee.

G. Security Deposit Residential.

1. Residential. A security deposit of \$150.00 per connection shall be paid to the District's representative by each residential customer either prior to the initiation of service or billed on the first month's water bill. Security deposits shall not be transferable to another party and shall be held by the District to assure the prompt payment of all bills for water and wastewater services to the customer.

At its option, the District may apply all or any part of a customer's security deposit against any delinquent bill of the customer. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the customer's delinquency or upon the customer's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the customer. In no event shall the security deposit bear interest for the benefit of the customer.

2. Homeowner Association Security Deposit. No security deposit shall be charged to any Homeowner Association for water and wastewater services.
3. Commercial Security Deposit. An amount equal to \$100.00 times the number of fee units or \$10,000.00 whichever is less. In the event a commercial account falls delinquent, at any time, the District may recalculate the security deposit to equal two times the estimated average monthly bill, based on actual usage.
4. Pool Deposit. A customer who installs a pool shall provide a deposit of \$1,500.00 which shall be applied as provided in the District's Rules. A customer that also needs access through District property or easement during construction shall pay an additional access security deposit in an amount determined by the District's engineer and manager to be sufficient for complete restoration of the District property or easement following construction. The customer shall be responsible for restoration of District

property or easement and if the customer fails to fully restore District property or easement the District shall use the deposit to make the necessary repairs and rehabilitation. During pool construction, a customer must ensure no material, vehicles, trailers, or other machinery are stored or kept on District property or easement. If such deposits are insufficient to cover the costs of repair, the additional costs shall be added to the customer's next water bill. In addition to the provisions of this paragraph, customers are subject to all enforcement provisions in the District's Rules.

5. Homebuilder Deposit. Each homebuilder within the District must maintain a builder deposit of (i) \$1,000.00, if one house is being constructed by the homebuilder; or (ii) \$2,000.00, if more than one house is being constructed by the homebuilder. No taps will be sold to a homebuilder until this deposit is paid. Homebuilder deposits are non-transferable, and any inspection fees coming due to the District may be charged against this deposit.

At its option, the District may apply all or any part of a Homebuilder's deposit against any delinquent bill of the builder. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the builder's delinquency or upon the builder's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the builder. In no event shall the Homebuilder's deposit bear interest for the benefit of the builder.

- H. Additional Charges. Any non-routine charges incurred by the District in connection with any water tap, sewer tap, and/or inspection shall be the responsibility of the applicant for such connection and shall be payable to the District upon demand.

III. Water and Wastewater Service.

- A. Applications for Service. On or before two (2) business days prior to activation of service, any party desiring to receive service from the District's water or wastewater systems shall make an application for such service to the District's representative in the form approved by the Board of Directors of the District. All applications shall be made by the record owner or renter of the property for which service is being requested. Proof of residency shall be furnished to the District's representative upon request. Renters shall provide proof of a lease on the property to the District's representative along with the name and contact information of the owner. Application fee is set at \$55.00. All application requests received after 2:00 PM, on a standard business day, will be subject to a charge equal to the District's actual cost of performing an after-hours turn on, if same day service is requested by the customer.

- B. Grinder Pump Systems. The customer shall install a pressure sewer system component, hereinafter referred to as a grinder pump system ("Grinder Pump System") in those circumstances where the elevation and/or slope of the property in relation to the location of the District's System requires the installation of a pressure sewer system in order to transport customer's sewage to the District's System.
1. Design and Installation. The District shall have the right to prior approval of the design of the Grinder Pump System, including materials, equipment, and location of the Grinder Pump System, prior to installation of the Grinder Pump System by the customer. The customer shall obtain from the District's engineer the design requirements for the Grinder Pump System for the property. The design requirements shall be determined by the District's engineer and shall be in accordance with the rules of the TCEQ for alternative sewage collection systems, as those rules are amended by the TCEQ.
 2. Inspection Prior to Service. The District shall have the right to inspect and approve the installed Grinder Pump prior to initiation of service to the property. The customer shall give the District at least five (5) business days' notice requesting an inspection.
 3. Maintenance and Repair. The customer shall immediately notify the District upon discovery of any alarm or possible malfunction of the Grinder Pump.
 4. Right of Access. The customer will provide the District with a right of access to the customer's property at any time in case of an emergency and at all other reasonable times in a non-emergency case for the purposes of making any improvements, maintenance, repairs, and replacement of any components of the Grinder Pump System, including any Service Lines from the pump to the wastewater collection system and the service isolation valve in order to protect the integrity of the System.
 5. Supply of Power. The customer shall be responsible for supplying power to the Grinder Pump System and for all costs associated with supplying power associated with the operation of the Grinder Pump System.
 6. Ownership. The District and the customer agree that the Grinder Pump System is the property of the customer; however, once the Grinder Pump System is installed, it becomes an integral component of the District's System and not as a part of the home plumbing for the property as required by the rules of the TCEQ.

- C. Water and Sewer Service Rates. The following rates and charges for the sale of water and the collection and disposal of sewage shall be in effect for residential customers, including multi-family and apartment, and commercial customers within the District from the effective date of this Order.

1. General Provisions.

a. Bills for Sewer Service.

Bills for sewer service shall be computed (i) on the basis of the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January, and February; or (ii) on the basis of the customer's current monthly water bill, whichever is less.

If a residential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall be calculated based upon (i) the customer's current monthly water usage; or (ii) on the basis of 4,000 gallons water usage per month, whichever is less.

If a nonresidential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall (i) be calculated based upon the customer's current monthly water usage; or (ii) be calculated by measuring actual sewage volume, on a basis acceptable to the District, at the expense of the customer, and correlating such volume to the schedule set forth below.

For purposes of calculating monthly water rates for irrigation meters, the winter average shall be deemed to be 5,000 gallons per month per Living Unit Equivalent.

Anything herein to the contrary notwithstanding, no charge for wastewater service shall be made based on water used as a result of a Special Connection authorized pursuant to the Rules.

- b. Form of Payment. Payments, other than delinquent accounts, may be made in the form of personal check, credit card, cashier's check or money order. Customers of the District may also pay monthly bills via alternative payment options provided through the District, the District's representative, or third-party service providers, including but not limited to, online check and credit card payments, check and credit card payments processed by telephone, automatic monthly debt programs, and other payment option as they become available. All alternative payment options offered by the District are provided merely as a

convenience to customers and such alternative payment options may be discontinued by the District at any time in its sole discretion. Certain payment options are made available through third party service providers who may charge fees in connection with such payment options. Such fees are the sole responsibility of the customer and are separate and apart from any amount owed by the customer to the District. Non-payment of any such fees shall subject the customer to termination of service in accordance with this Order. Acceptable payment options for delinquent accounts are restricted as specified elsewhere in this Order.

c. Meter Re-reads and Tests.

Any party desiring to have a meter reading confirmed is subject to a \$100.00 fee if it is found that the meter read is reading correctly. Such fee will be assessed to the customer's next water bill.

An accuracy test may be performed at the written request of the customer. If the results from the accuracy test prove to be 95% or above accurate, a charge in the amount of \$175.00 will be assessed to the customer's next water bill.

2. Monthly Rates for In-District Water, Effluent, and Sewer.

Residential customers shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

Gallon Charge for Water (per 1,000 gallons)	\$3.64	0 – 10,000 gallons
	\$4.00	10,001 – 15,000 gallons
	\$4.58	15,001 – 20,000 gallons
	\$5.88	20,001 – 25,000 gallons
	\$7.28	25,001 – 30,000 gallons
	\$12.48	30,001 – 40,000 gallons
	\$15.60	40,001 and over

Homeowner Associations shall be charged for water as follows:

Basic Service Charge Water Per LUE \$41.60

Gallon Charge for Water (per 1,000 gallons)	\$2.60	Per 1,000 gallons
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EFFLUENT RATES (Effective on May 17, 2022).

Homeowner Associations shall be charged a monthly base fee of \$0.00 and a volume charge of \$0.00 per 1,000 gallons for use of effluent for irrigation.

All other customers wishing to use effluent must enter into a separate agreement with the District.

All customers shall be charged for wastewater as follows:

Basic Service Charge Wastewater Per LUE \$36.40

Gallon Charge for Wastewater (per 1,000 gallons)	\$3.38	Per 1,000 gallons
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3. Fire Hydrant Meter Fees. Sale of water on a temporary basis from fire hydrants within the District shall be requested from the District's representative. There shall be charged and collected for each fire hydrant meter application fee of \$30.00, an installation fee of \$125.00 and a security deposit of \$2,500.00. It is understood that such installation fee shall include a required back flow prevention test. The security deposit shall be refunded to the applicant at the time the meter is returned in good working order less any amounts due for damage to the meter, other equipment, or water bills due.

4. Leak Billing Adjustments.

Customers may contact the District if they believe their water bill is unusually high, possibly due to a leak in the water system, and the following procedures will be followed to determine if a billing adjustment is appropriate:

- a. The District's representative reviews the water usage to confirm the monthly usage is higher than the average time of year and will ask the customer if there was a leak in the home or irrigation.
- b. If the customer had a leak and has a repair invoice for an underground leak or irrigation repair made in the time associated with the high water use, the District's representative will calculate the total water use down to the first tier's rate in accordance with the following: if any adjustment is made, the current/leak usage will be compared to the prior years' usage for the same time period, which shall not exceed three months, and then the amount of water loss due to the leak will be billed to the customer at the lowest tiered rate for the period of the leak not to exceed three-months in any 12-month period. Any late fees will not be waived.

The Water Conservation and Drought Management Committee has the authority to approve leak adjustments not exceeding \$2,000.00. Any leak adjustment in excess of \$2,000.00 requires approval by the Board of Directors.

- c. If the customer had a leak and has not repaired it, the District's representative will request that the customer hire a plumber to investigate. No leak adjustment will be considered without a repair for an underground leak or irrigation repair.
- d. If the customer believes there is no leak causing high water usage, the District's representative will offer to test the meter to determine if the District meter is recording water flow incorrectly.
 - i. If the meter results show there is an issue with the meter adverse to the customer, the District's manager will adjust the billing to an average of water use over the last year's average during the same season.
 - ii. If the meter is tested and there are no issues adverse to the customer, the customer will pay for the testing. The charge is \$175.00.

The District's representative may offer a payment plan up to (three) 3 months. The Board must approve a longer payment plan.

For residential customers, the District's representative shall, in cases where the approved water billing adjustment is for usage in December, January or February, also adjust the monthly usage for purposes of calculating the winter average, to the amount of usage in that month in the preceding year. For Homeowner Associations, the District's representative shall, in cases where a water billing adjustment is approved for a non-irrigation meter, also adjust the wastewater billing to amount billed in the same month of the prior year, if the nature of the leak is such that the leaking water likely did not enter the District's wastewater system.

6. Delinquent Accounts and Discontinuation of Service.

- a. Due Date. The District shall bill each customer monthly for all services rendered in the preceding month. All bills shall be due on the due date as specified on the bills and shall become delinquent if not paid as set forth on the bills. For accounting purposes only, and with District board approval, the District's representative shall write off accounts receivable over ninety (90) days past due. This shall in no way relieve the past due customer of any liability for payment. The District's

representative shall turn all overdue accounts over to a collection agency for appropriate action.

- b. Late Charge. A late charge of ten percent (10%) of the amount of the bill shall be added for each monthly billing date the delinquent amount, including a delinquent stand-by fee, remains unpaid. If a bill remains delinquent for fifteen (15) days, water service shall be discontinued in accordance with this paragraph. Prior to termination, the customer shall be notified of the amount due by letter sent by United States Mail, First Class. A delinquent bill renders the entire account delinquent and the entire account must be paid in full in order to avoid interruption of service. The notice shall state the date upon which water service shall be terminated, which date shall be not less than seven (7) days from the date such notice is sent. Such notice shall state the time and place at which the account may be paid and that any errors in the bill may be corrected by contacting the District's representative, whose telephone number shall also be given in such notice. Provided, however, that in the event the customer contacts the District's representative within such seven (7) day period, the District's representative may, at its option, allow the customer to make arrangements to pay the delinquent amount in installments to be approved by the District's representative. Prior to termination, the customer shall receive three (3) days' notice of such termination by the District's representative placing the notice at the customer's service address. After termination of service, payment by the customer of delinquent amounts due and reconnection charges shall be payable only by credit card, money order, or cashier's check. No personal checks will be accepted.
- c. Dishonored Checks. Water service shall be discontinued in accordance with this Section for any account for which a check for payment has been dishonored by the financial institution. Prior to termination, the customer shall receive a three (3) day notice of such termination by the District's representative placing the notice at the customer's service address. Payment by the customer who has presented a dishonored check shall be made by credit card, money order, or cashier's check. Personal checks will not be accepted. The District shall charge a customer paying a bill with a check that is dishonored \$30.00. If service is disconnected pursuant to this subsection, payment in full will be required as provided in Section 6d below.
- d. Reconnection of Service after Discontinuation. If service to a customer is discontinued for nonpayment of a delinquent bill or for any cause legally authorized (including discontinuation upon a customer's request), the charges set forth below shall apply, and such charges must be paid prior to reconnection. In addition to the charges set forth below, and in addition to any required replenishment of a customer's security

deposit previously established under Section II(G) herein, an additional reconnection security deposit of \$150.00, payable in accordance with this Order, shall be paid prior to service being restored. Upon payment of the reconnection security deposit by a customer, such deposit shall be retained and administered in accordance with this Order. Payment of all deposits, fees and charges under this Section must be in the form of cash, cashier's check, or money order.

When meter has been removed	\$150.00
When meter has not been removed	\$ 75.00
Additional after-hours charge (requested after 4 p.m.)	
	At cost, not to exceed \$350.00

Wastewater System. Two times the cost to the District.

The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys' fees.

7. Unauthorized Use of Water.

Any person, corporation, or other entity which takes or uses water without prior authorization of the District violates this Order and shall be subject to a penalty of \$200.00 for each breach of this provision and shall be charged for water taken or used at the applicable rates as established in the foregoing. Each day that a breach of this section continues shall be considered a separate breach. All water use, other than by grants of the District, will be through a meter provided to the user by the District. The District shall not allow use of District water or connection to the District's water system until all outstanding penalties assessed have been paid. This penalty shall be in addition to the other penalties provided by the laws of the State and to any other legal rights and remedies of the District as may be allowed by law. Board determination of a violation is required in order to levy a penalty and upon such determination, notice in writing shall be delivered to the person, corporation, or entity held in violation providing said person the opportunity to appear before the Board and address the imposition of said penalty.

8. Amounts Owed to The District Resulting from Enforcement of District Rules. Fines, penalties, costs, expenses, reimbursements and any other charges imposed by the District pursuant to enforcement of the Rules shall be added to and included on the bills sent monthly to customers, and in accordance with Texas Water Code Section 49.212, shall be subject to the treatment of delinquent accounts as hereinafter provided. The District shall charge each customer any regulatory assessment required by the Texas Commission on Environmental Quality.

IV. Water Conservation Plan and Drought Contingency Plan.

The District's Water Conservation Plan and Drought Contingency Plan are incorporated by reference into this Order, specifically including, but not limited to, the enforcement provisions in Section 10.1 of the Drought Contingency Plan. The Water Conservation Plan and Drought Contingency Plan may be amended from time to time. Such amendments shall also be incorporated in their entirety when adopted by the Board.

V. Filing of Order.

The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

VI. Effective Date.

The effective date of this Order shall be ~~January 23~~ April 15, 2025.

Dennis B. Daniel, President
Board of Directors

ATTEST:

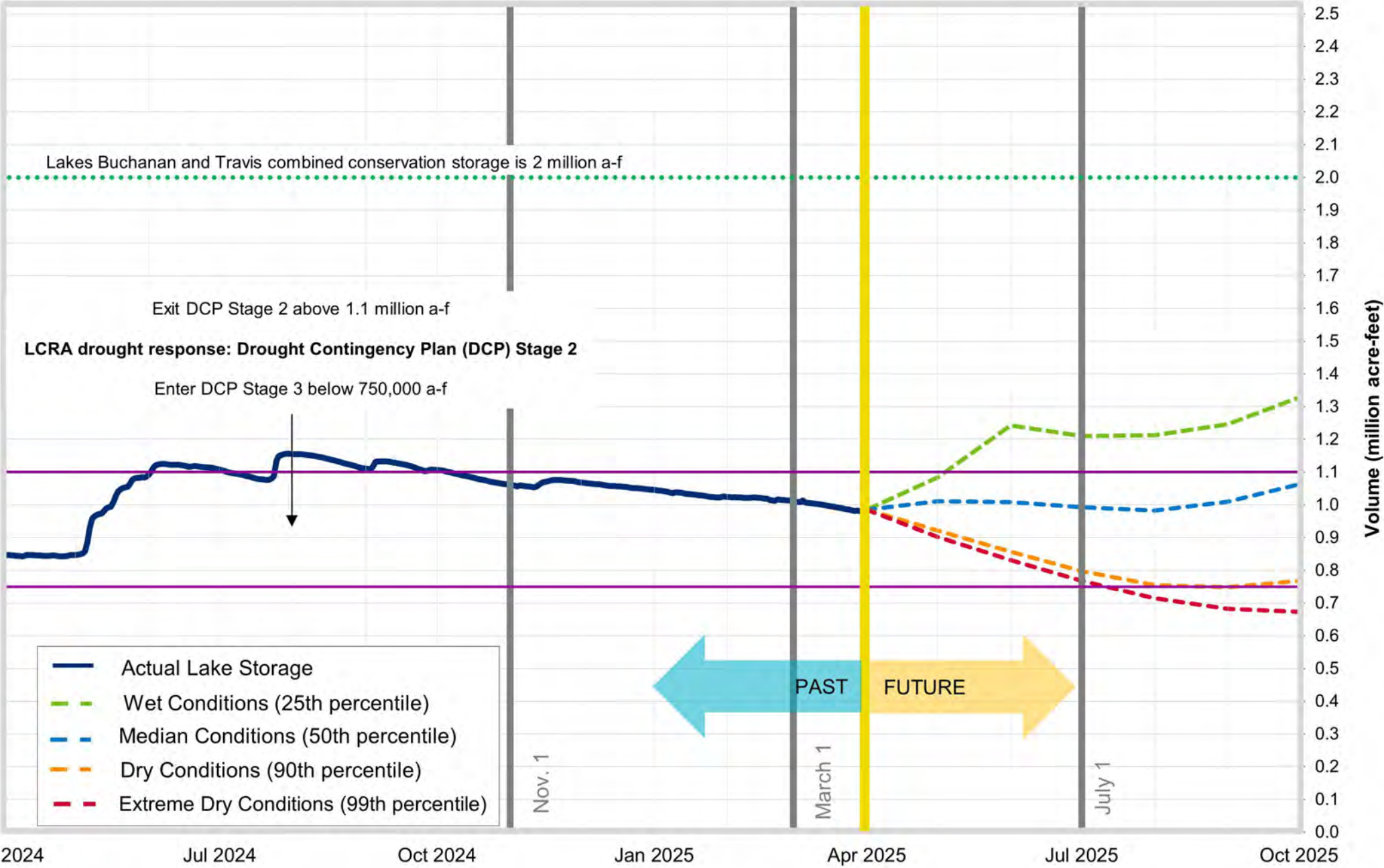
Gary Grass, Secretary
Board of Directors

(DISTRICT SEAL)

14\ReunionRanch\Rate Order-2025a
4/23/10/25

- Motion to authorize President Dennis Daniel to work with the District's attorneys to make all revisions to the District's Rules & Regulations that are required due to the change from Inframark to Municipal Operations & Consulting, LLC and approve and execute the Rules & Regulations when finalized.

Lakes Buchanan and Travis Total Combined Storage Projections



Murfee Engineering

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

M E M O R A N D U M

DATE: APRIL 10, 2025
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: CHRIS ROSALES, P.E.
RE: ENGINEER’S REPORT
CC: BILL FLICKINGER – WILLATT & FLICKINGER

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

- i. Texas Land Application Permit (TLAP) – The TLAP permit has been drafted and is in peer review at the TCEQ. RRWCID will continue to operate under the old permit conditions until the new permit is issued.
- ii. Dewatering Issue – *No update*. PWTech Technical Support is expected to host onsite training and advise on the system’s capabilities and its ability to achieve the desired automation.
- iii. The Lower Colorado River Authority (LCRA) recently identified a discrepancy in the population and per-capita water usage figures reported by the Texas Water Development Board (TWDB) and those in the District’s Water Conservation Plan (WCP). An Amended Water Conservation Plan is attached to this report for review and approval.

b.) Utility Data Trend Analysis

- i. Charts depicting monthly water and wastewater data received from operations are attached to this report for your reference.
 - A. Water Usage – water usage is 327 GPD/LUE for March 2025, trending upward, higher than the previous month, as we get into the spring season. The seasonal demand pattern continues to form similar to previous years.
 - B. Wastewater Flow – The Wastewater Treatment Plant (WWTP) recorded a flow of 103 GPD/LUE (0.055 MGD), reflecting a decrease from the previous month and dropping below the “Average.” The three-month moving average is also now below the marker of 75% of the Permitted Capacity (0.06 MGD), where we expect it to normalize at this range.

- C. WWTP Effluent Parameters – BOD and Turbidity remain low, below permit limits. Turbidity is below 1 NTU (0.87 NTU) and BOD is below 2 mg/L (1.33 mg/L). E. Coli and TSS remain very low, both read at less than 1 (0.25 and 0.5, respectively).

c.) Emergency Management Plan(s)

i. Wastewater System Emergency Response Plan

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

d.) Long-Term Improvements and Asset Management Plan

- i. *No update.* The updated Capital Improvement Program (CIP) Log is attached to this report for your reference.

ii. Wastewater Treatment Plant Efficiency Plan (WWTP-EP)

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

- A. Phase I: Irrigation Pump Skid & Makeup Waterline Installation – Bids from the February solicitation were rejected. Plans and specifications for this project have been provided to MOC for pricing.
- B. Phase II: Irrigation Line Installation – This project have been completed. The contractor's pay application is attached to this report for review and approval.
- C. Phase III: Drip Field Connection – Project includes valves and piping to allow use of the irrigation skid as an alternative to the current SADDs pump skid.
- D. 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.
- E. Phase V – Decommissioning of the SADDs field pumps. This project is scheduled for fiscal year 2024-2025.

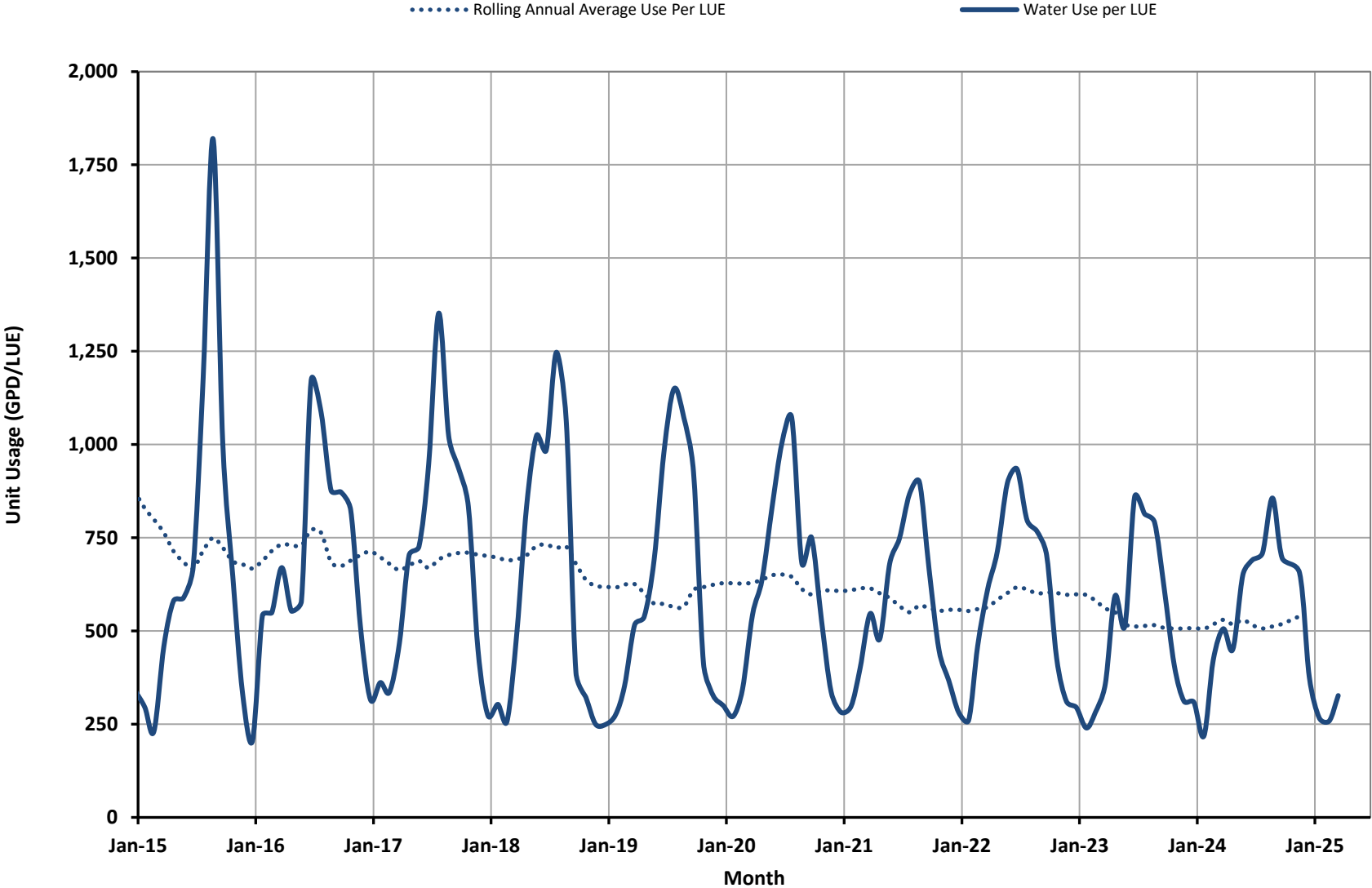
e.) Approvals Related to Ongoing Construction Contracts

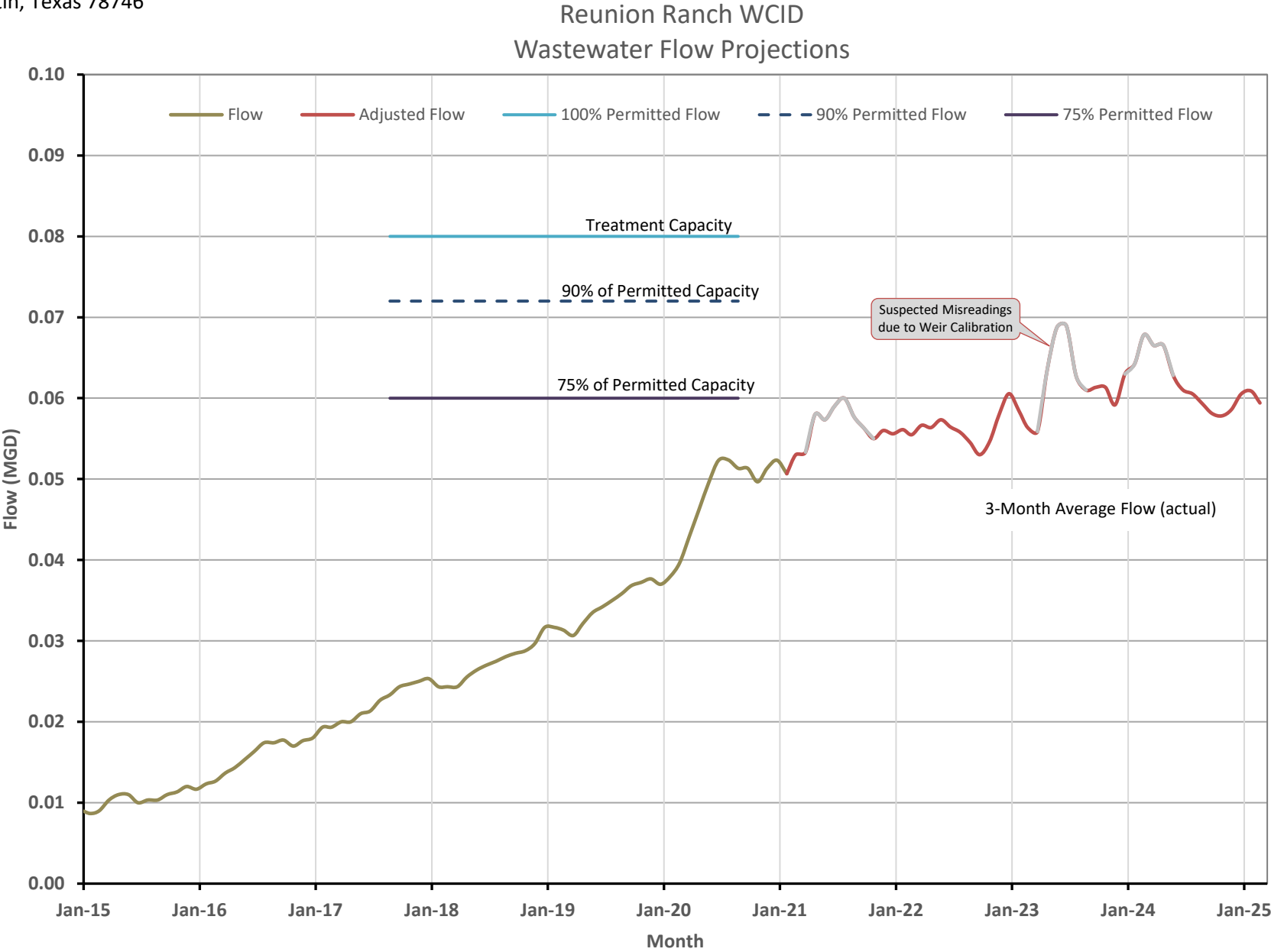
- i. Board Action: Pay Application No. 1 – \$56,730.00

f.) Approvals to Upcoming Construction Contracts

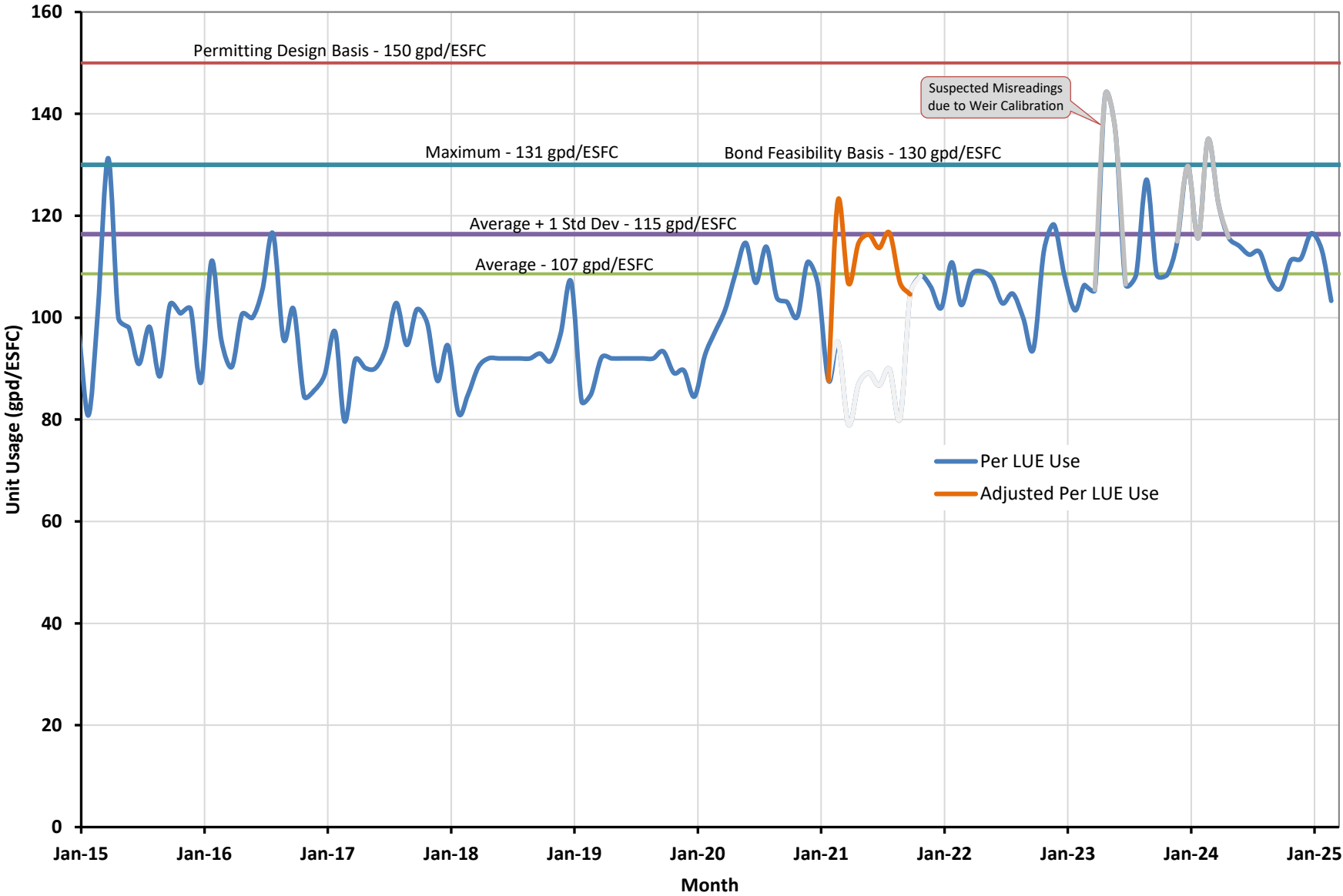
- i. *Nothing outstanding*

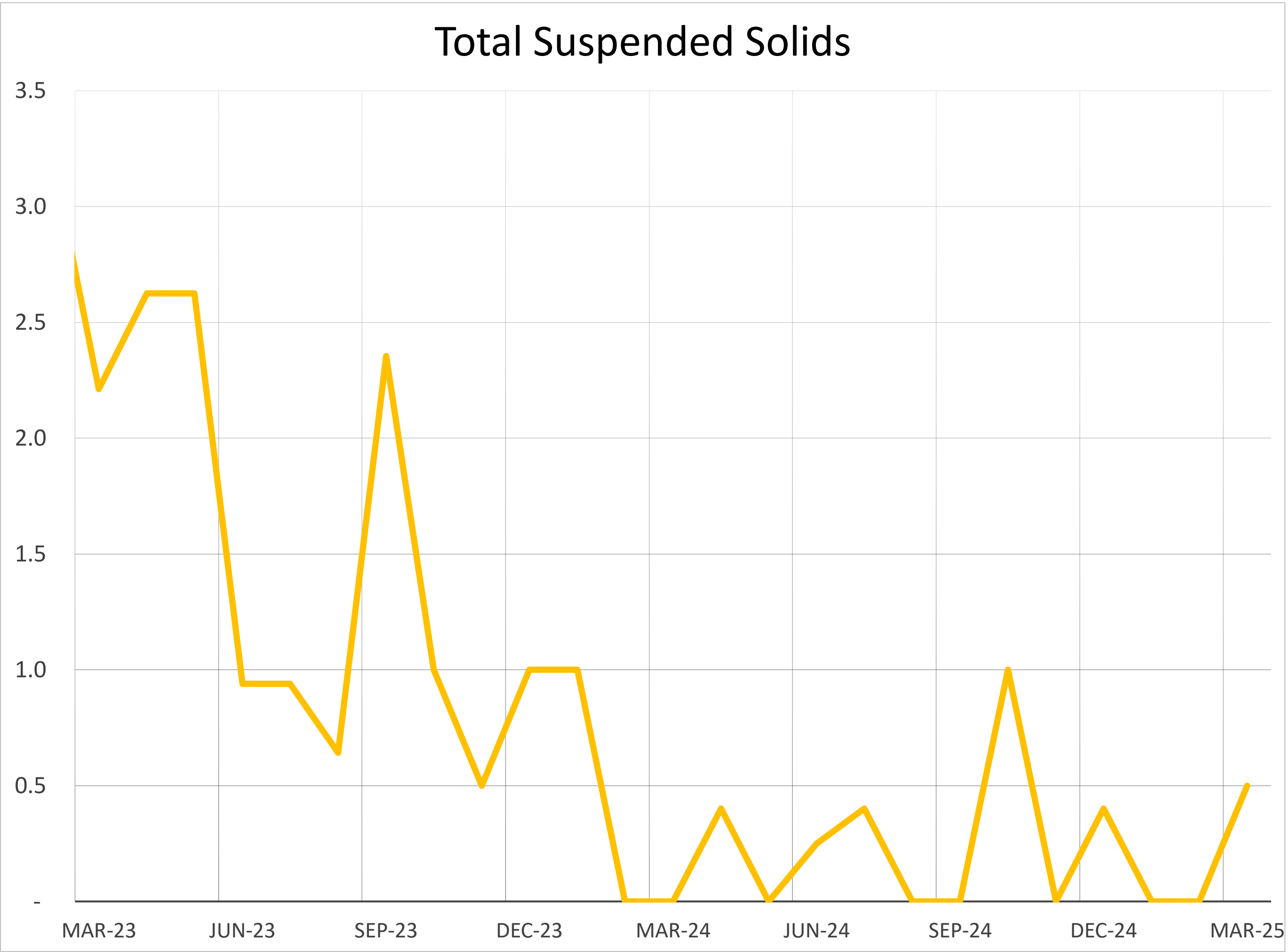
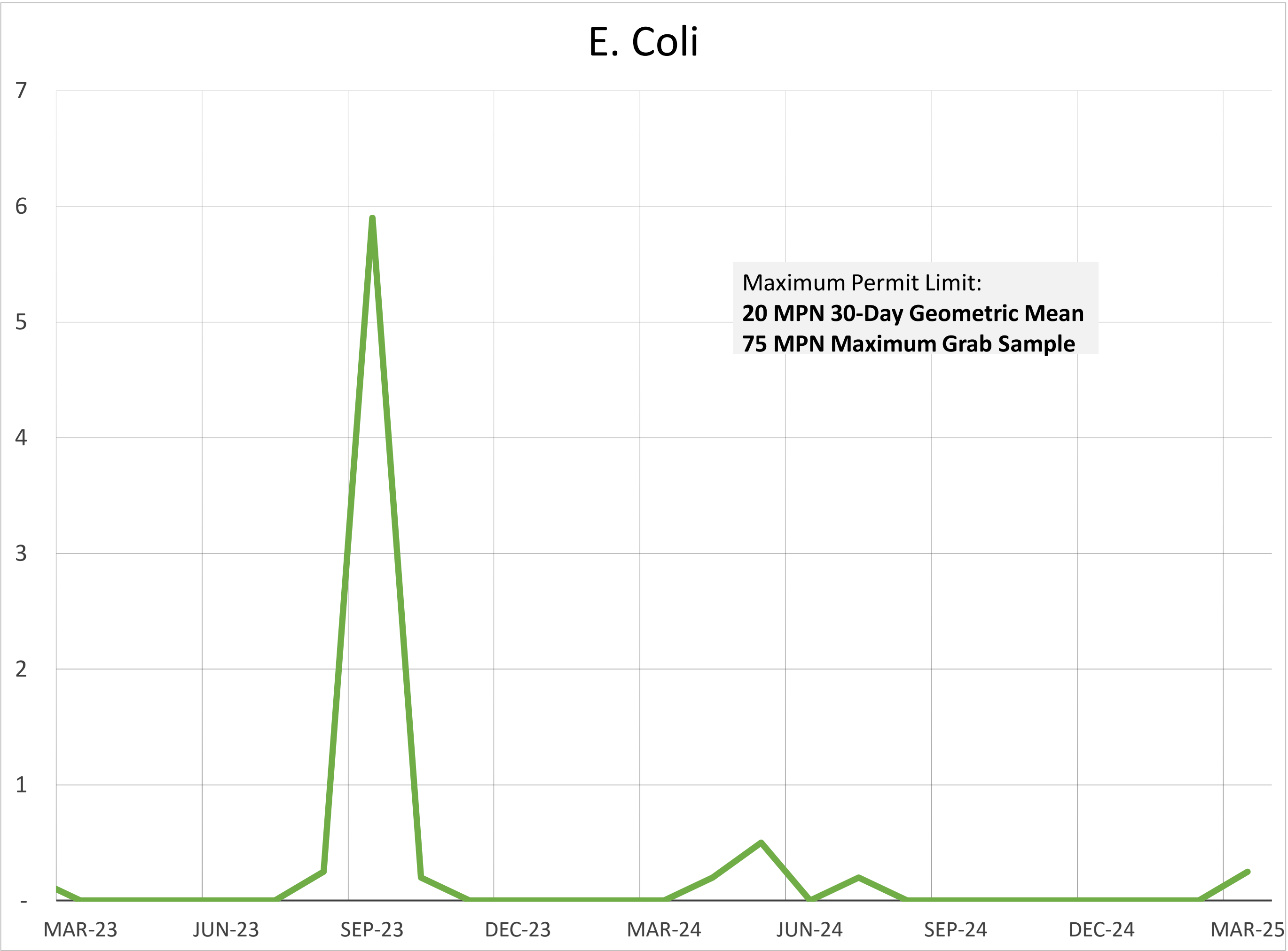
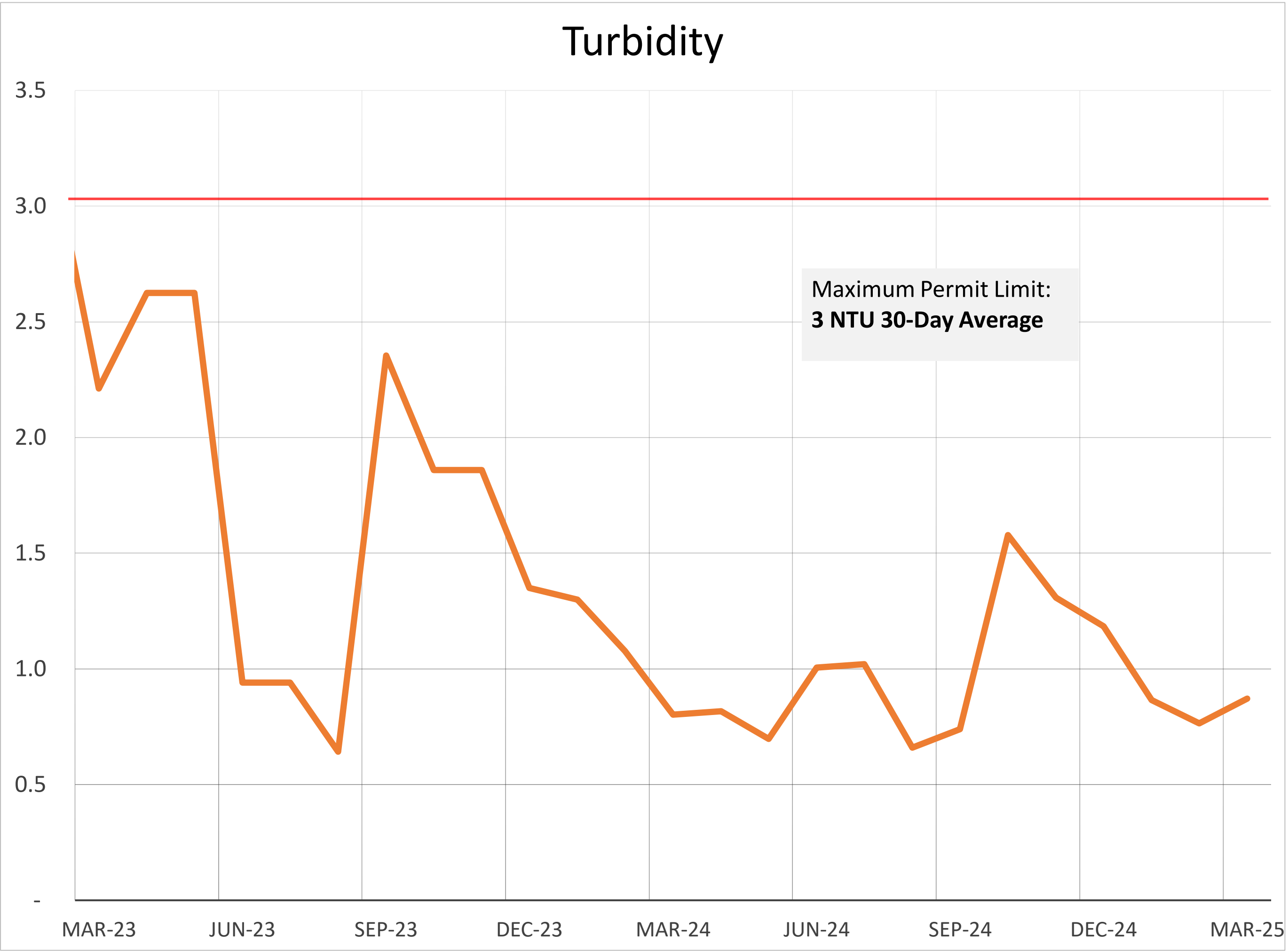
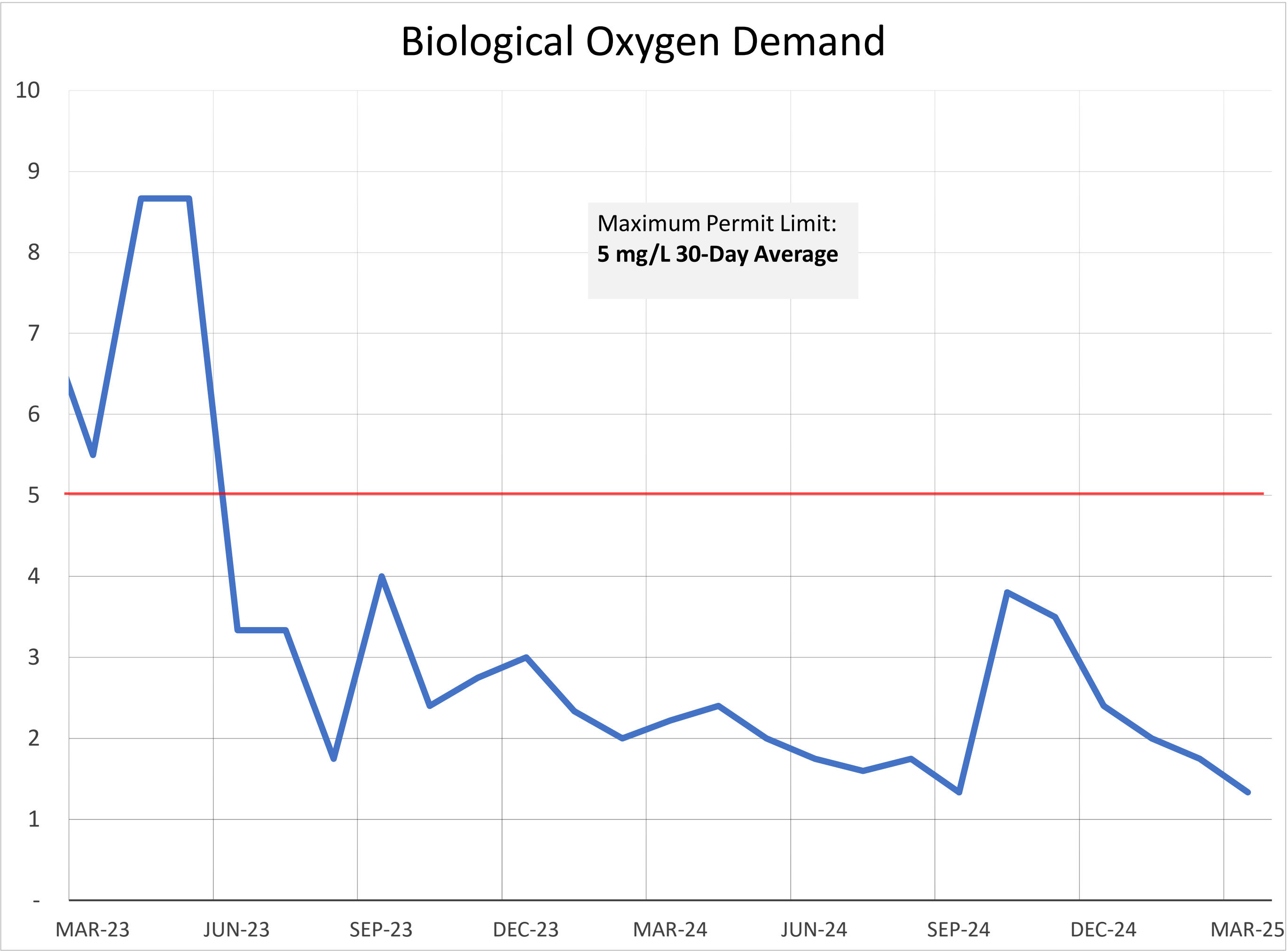
Reunion Ranch WCID
Per LUE Water Use Trends





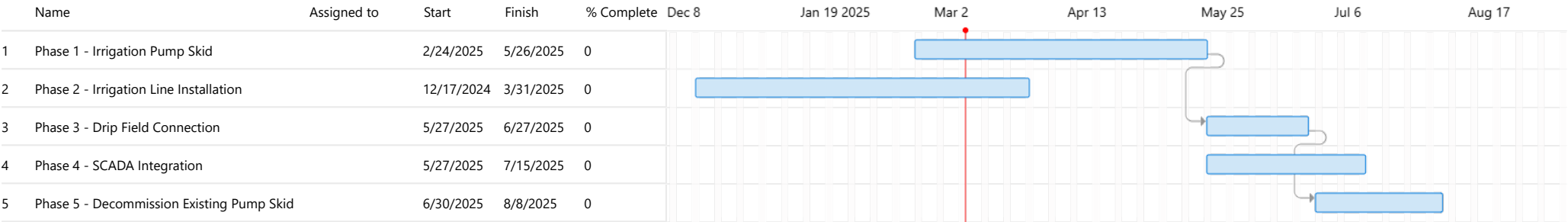
Reunion Ranch WCID
WWTP Unit Usage Analysis





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

Efficiency Upgrades





Murfee Engineering Company

April 10, 2025

Mr. Dennis Daniel, President
and Board of Directors
Reunion Ranch WCID
c/o Willatt & Flickinger
12912 Hill Country Blvd., Suite F-232
Austin, Texas 78738

Re: Reunion Ranch WCID – Efficiency Improvements – Irrigation Waterline Installation
Recommendation for Pay Application No. 1 from Austin Engineering Company, Inc.

Mr. Daniel & Reunion Ranch WCID Board:

Attached please find Pay Application No. 1 in the amount of \$56,730.00 from Austin Engineering Company, Inc. for work performed through March 31th, 2025, on the above-referenced project. I have reviewed the attached documentation for compliance with the Contract Documents, concur with the items and quantities, and therefore recommend approval and payment of Pay Application No. 1 in the amount of \$56,730.00. If you have any questions or if you would like any additional information, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Rosales'. The signature is fluid and cursive, with the first name 'Chris' and last name 'Rosales' clearly visible.

Chris Rosales, P.E.

Attachments: Pay Application No. 1

CC: Bill Flickinger – Willatt & Flickinger
Bryce Canady, P.E. – Murfee Engineering (a Consor company)

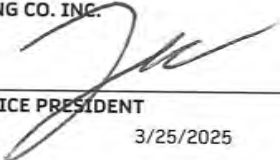
Contractor: AUSTIN ENGINEERING CO. INC.
P.O. BOX 342349
AUSTIN TEXAS 78734
PHONE: (512) 327-1464 FAX: (512) 327-1765

INVOICE

Estimate Number: ONE (1) Invoice No: 25051
Estimate Date: 3/25/2025
Original Contract Amount: \$56,730.00
Change Orders
Contract Amount \$56,730.00

Owner: REUNION RANCH WCID
c/o WILLATT & FLICKINGER, PLLC
12912 HILL COUNTY BLVD., STE. F-232
AUSTIN, TEXAS 78738

Project: REUNION RANCH IRRIGATION LINE PROJECT						AECO Client No. 186		AECO Job No. 24020				
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS		CURRENT		TOTAL		% COMPL
						QTY	AMOUNT	QTY	AMOUNT	QTY	AMOUNT	
1	MOBILIZATION, CLEAN-UP, AND DEMOBILIZATION	1	LS	\$ 11,000.00	\$ 11,000.00	0	\$ -	1	\$ 11,000.00	1	\$ 11,000.00	100%
2	EROSION CONTROLS, INCLUDING PREPARING AND FILING NOTICES, COMPLIANCE WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP), SILT FENCE	1	LS	\$ 3,900.00	\$ 3,900.00	0	\$ -	1	\$ 3,900.00	1	\$ 3,900.00	100%
3	INSTALLATION OF 4" IRRIGATION LINE	170	LF	\$ 160.00	\$ 27,200.00	0	\$ -	170	\$ 27,200.00	170	\$ 27,200.00	100%
4	INSTALLATION OF 2" DRAIN LINE	85	LF	\$ 58.00	\$ 4,930.00	0	\$ -	85	\$ 4,930.00	85	\$ 4,930.00	100%
5	INSTALLATION OF IRRIGATION LINE APPURTENANCES, INCLUDING , METER BOX, VALVES, FITTINGS, UTILITY MARKER	1	LS	\$ 9,700.00	\$ 9,700.00	0	\$ -	1	\$ 9,700.00	1	\$ 9,700.00	100%
SUBTOTAL EROSION CONTROL IMPROVEMENTS					\$ 56,730.00	\$ -		\$ 56,730.00		\$ 56,730.00		

Submitted by:
AUSTIN ENGINEERING CO. INC.


TRAVIS W. KELLER, VICE PRESIDENT
Date: 3/25/2025

Accepted by:
REUNION RANCH WCID

Signature & Title
Date:

Total Work Complete to Date \$ 56,730.00
Subtotal \$ 56,730.00
Less Previous Pay Request
Amount Due This Estimate \$ 56,730.00

Approved by Engineer:
MURFEE ENGINEERING CO., INC.

MARK KESTNER, P.E.
Date:

WAIVER OF LIEN

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

The undersigned contracted with REUNION RANCH W.C.I.D. to furnish labor and materials in connection with certain improvements to real property located in Travis County, Texas, which improvements are described as follows:

REUNION RANCH IRRIGATION LINE PROJECT

In consideration of Pay Estimate No. ONE (1) in the amount of Fifty-Six Thousand, Seven Hundred Thirty Dollars and Zero Cents (\$56,730.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanics' lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above-mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

Austin Engineering Co., Inc.
Contractor

Signature

Travis W. Keller
Name

Vice President
Title

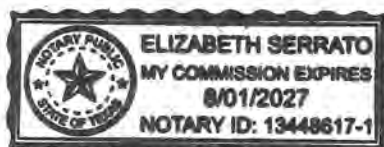
SWORN TO AND SUBSCRIBED BEFORE ME, on this the 25th day of March, 2025, to certify which witness my hand and seal of office.

(Seal)

Elizabeth Serrato
Notary Public in and for the State of Texas

Elizabeth Serrato
Printed Name

August 1, 2027
My Commission Expires



AMENDED WATER CONSERVATION PLAN

for

Reunion Ranch WCID

Adopted 4/15/25

Prepared for:

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

Prepared by:

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

APPLICANT INFORMATION

Applicant Name: Reunion Ranch WCID

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

Telephone Number: (512) 476-6604

Fax Number: (512) 469-9148

Application Prepared by: Chris Rosales, PE

Title: District Engineer

Signature: _____

Date: 4/15/25

1. Introduction

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

Benefits of water conservation include:

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

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

Appendices

Appendix A - Historical Water Use Data

Appendix B - Landscape Conservation Standards

Appendix C - New Pool Construction Standards

2. Utility Profile Information

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

As of June 2023, the reunion ranch water system had been built out to full capacity, with the exception of a handful of vacant lots. There are a total of 535 residential and HOA common building connections. The estimated residential population is 1,326 people and is comprised of single-family units.

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

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

DISTRICT SIZE

The District has grown from 414 residential connections in 2020 to 519 residential connections in 2025. The estimated residential population is 1,326 people and is comprised of single-family units or 2.55 people per household.

DISTRICT WATER USE AND LOSSES

Water use data from the past five years, since 2020, are attached to this report. The five-year average daily water use was 289,795 gpd. The five-year average water loss as measured by total unmetered use was 2.27% or 200,091.4 gal/month, 6,578.3 gpd, or 4.96 GPCD. All metered use was residential and all unmetered use was classified as loss.

DISTRICT WATER USE DAILY PEAKING FACTOR

The five-year peak to average daily water use was $498,126 \text{ gpd} / 289,795 \text{ gpd} = 1.72$ peaking ratio.

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

Current water use is 219.28 total gallons per capita per day (GPCD) as of December 2024. This equates to 290,770 gpd or 543.5 gpd/Living Equivalent Unit (GPD/LUE).

3. Water Conservation Goals

The average water use per connection use has continued to decrease during development at a rate of approximately 4% per year. The current water conservation goal is to continue to reduce the per connection use at a rate of 1% per year or $(99\% \times 543.5 \text{ gpd})$ $(99\% \times 219.28 \text{ GPCD})$.

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

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

Target Water Reduction - 10 Year Plan

Year	Base Flow (GPD/LUE)	Base Flow (GPCD)	Base Flow (GPD)	Target Percent Reduction	Target Flow (GPD/LUE)	Savings (GPD/LUE)	Savings (GPCD)	Savings (GPD)
1	543.5	219.28	290,770.0	1%	538.1	5.4	2.19	2,908
2	538.1	217.09	287,862.3	1%	532.7	5.4	2.17	2,879
3	532.7	214.92	284,983.7	1%	527.4	5.3	2.15	2,850
4	527.4	212.77	282,133.8	1%	522.1	5.3	2.13	2,821
5	522.1	210.64	279,312.5	1%	516.9	5.2	2.11	2,793
6	516.9	208.53	276,519.4	1%	511.7	5.2	2.09	2,765
7	511.7	206.45	273,754.2	1%	506.6	5.1	2.06	2,738
8	506.6	204.38	271,016.6	1%	501.5	5.1	2.04	2,710
9	501.5	202.34	268,306.5	1%	496.5	5.0	2.02	2,683
10	496.5	200.32	265,623.4	1%	491.5	5.0	2.00	2,656

4. Water Conservation Strategies

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

Board of Directors and established as official policy along with the service rates and impact fees.

7. **Coordination with LCRA.** The District will coordinate with the Lower Colorado Region (Region K) of the Lower Colorado Regional Water Planning Group to ensure consistency with the letter and intent of the regional water plans. Once this Water Conservation Plan is approved by the LCRA and adopted by the District, a copy will be made available to the Region K Planning Group.
8. **Irrigation Schedules.** The District's watering schedules allow irrigation for homeowners in accordance with LCRA requirements. The exact schedule can be found in the Drought Contingency Plan.
9. **Automatic Metering Infrastructure.** The Board anticipates reviewing the possibility to convert to automatic metering infrastructure as the current equipment reached its end of life anticipated in the next 10 years.

WATER LOSS PREVENTION

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

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

5-Year Annual Water Loss History

Year	Master Meter [MG]	Billing Meters [MG]	Flushing [MG]	Losses [MG]	Losses [%]
2020	103.6	103.3	0.08	-0.29	-0.28%
2021	104.7	97.1	0.09	-7.51	-7.17%
2022	117.2	111.5	0.12	-5.59	-4.77%
2023	102.3	103.2	0.10	1.00	0.97%
2024	107.0	106.6	0.23	-0.09	-0.09%

ADDITIONAL CONSERVATION STRATEGIES

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

CONSERVATION LANDSCAPE BEST MANAGEMENT PRACTICES

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

WATER REUSE

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

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

The 11.48 acres of drip field are anticipated to require ½ inch of water per week or 24.87 Acre-feet per year or 8,105,000 gallons on average. All effluent not used to keep the fields in working order will be used for irrigation purposes. Irrigation requirements are estimated to be 65 ac-ft in a standard year or (65 ac-ft x 325,851) 21,180,315 gallons per year.

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

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

5. Wholesale Water Conservation Plans

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

6. Coordination with Regional Water Planning Group

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

7. Authorization and Implementation

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

PLAN IMPLEMENTATION

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

Approved by: Dennis B. Daniel, President - Reunion Ranch WCID

Signature: _____

Date: 4/15/25

(Customer representative with enforcement authority)

Appendix A – Historical Water Use Data

WATER										
Month	Days	Monthly Water Usage (AF)	Monthly Water Usage (gallons)	Rolling 12-Month Avg. Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
Jan-14	31	3.45	1,124,186		36,264	-	48	-	756	
Feb-14	28	4.19	1,364,136		48,719	-	53	5	919	
Mar-14	31	2.94	958,002		30,903	38,629	54	1	572	
Apr-14	30	4.45	1,450,037		48,335	42,652	54	0	895	
May-14	31	6.93	2,258,147		72,843	50,694	63	9	1,156	
Jun-14	30	5.85	1,906,228		63,541	61,573	67	4	948	
Jul-14	31	5.87	1,912,745		61,701	66,029	71	4	869	
Aug-14	31	4.25	1,384,867		44,673	56,639	76	5	588	
Sep-14	30	11.45	3,730,994		124,366	76,914	87	11	1,429	
Oct-14	31	11.15	3,633,239		117,201	95,414	91	4	1,288	
Nov-14	30	9.66	3,147,721		104,924	115,497	95	4	1,104	
Dec-14	31	3.81	1,241,492	2,009,316	40,048	87,391	95	0	422	912
Jan-15	31	3.12	1,016,655	2,000,355	32,795	59,256	98	3	335	877
Feb-15	28	2.81	915,641	1,962,981	32,701	35,182	102	4	321	827
Mar-15	31	2.17	707,097	1,942,072	22,810	29,435	101	-1	226	798
Apr-15	30	4.32	1,407,676	1,938,542	46,923	34,145	101	0	465	763
May-15	31	5.58	1,818,249	1,901,884	58,653	42,795	103	2	569	714
Jun-15	30	5.77	1,880,160	1,899,711	62,672	56,083	105	2	597	684
Jul-15	31	7.27	2,368,937	1,937,727	76,417	65,914	116	11	659	667
Aug-15	31	12.85	4,187,185	2,171,254	135,070	91,387	117	1	1,154	714
Sep-15	30	20.04	6,530,054	2,404,509	217,668	143,052	118	1	1,845	749
Oct-15	31	11.33	3,691,892	2,409,397	119,093	157,277	121	3	984	723
Nov-15	30	7.43	2,421,073	2,348,843	80,702	139,155	123	2	656	686
Dec-15	31	3.82	1,244,751	2,349,114	40,153	79,983	122	-1	329	678
Jan-16	31	2.41	785,301	2,329,835	25,332	48,729	126	4	201	667
Feb-16	29	6.62	2,157,134	2,433,292	74,384	46,623	131	5	568	688
Mar-16	31	7.12	2,320,059	2,567,706	74,841	58,186	139	8	538	714
Apr-16	30	9.88	3,219,408	2,718,684	107,314	85,513	158	19	679	732
May-16	31	8.52	2,776,251	2,798,517	89,556	90,570	165	7	543	729
Jun-16	30	9.42	3,069,516	2,897,630	102,317	99,729	174	9	588	729
Jul-16	31	19.66	6,406,231	3,234,071	206,653	132,842	180	6	1,148	769
Aug-16	31	18.46	6,015,209	3,386,407	194,039	167,670	182	2	1,066	762
Sep-16	30	14.98	4,881,248	3,249,006	162,708	187,800	183	1	889	683
Oct-16	31	15.81	5,151,704	3,370,657	166,184	174,310	194	11	857	672
Nov-16	30	15.46	5,037,656	3,588,706	167,922	165,605	201	7	835	687
Dec-16	31	10.06	3,278,061	3,758,148	105,744	146,617	210	9	504	701
Jan-17	31	6.32	2,059,378	3,864,321	66,432	113,366	214	4	310	710
Feb-17	28	7.29	2,375,454	3,882,515	84,838	85,671	216	2	393	696
Mar-17	31	7.05	2,297,250	3,880,614	74,105	75,125	225	9	329	678
Apr-17	30	9.97	3,248,734	3,883,058	108,291	89,078	229	4	473	661
May-17	31	15.28	4,979,003	4,066,620	160,613	114,336	233	4	689	673
Jun-17	30	15.81	5,151,704	4,240,136	171,723	146,876	233	0	737	686
Jul-17	31	21.05	6,859,164	4,277,881	221,263	184,533	238	5	930	668
Aug-17	31	30.67	9,993,850	4,609,434	322,382	238,456	243	5	1,327	689
Sep-17	30	23.49	7,654,240	4,840,517	255,141	266,262	246	3	1,037	702
Oct-17	31	21.63	7,048,157	4,998,554	227,360	268,295	247	1	920	707
Nov-17	30	20.49	6,676,687	5,135,140	222,556	235,019	263	16	846	708
Dec-17	31	11.50	3,747,287	5,174,242	120,880	190,265	274	11	441	703
Jan-18	31	7.01	2,284,216	5,192,979	73,684	139,040	275	1	268	699
Feb-18	28	8.01	2,610,067	5,212,530	93,217	95,927	283	8	329	694
Mar-18	31	6.80	2,215,787	5,205,741	71,477	79,459	283	0	253	688
Apr-18	30	13.41	4,369,662	5,299,152	145,655	103,450	288	5	506	690

WATER										
Month	Days	Monthly Water Usage (AF)	Monthly Water Usage (gallons)	Rolling 12-Month Avg. Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
May-18	31	22.53	7,341,423	5,496,020	236,820	151,317	289	1	819	701
Jun-18	30	27.64	9,006,522	5,817,255	300,217	227,564	289	0	1,039	726
Jul-18	31	27.78	9,052,141	6,000,003	292,005	276,347	302	13	967	729
Aug-18	31	35.85	11,681,758	6,140,662	376,831	323,018	308	6	1,223	721
Sep-18	30	30.56	9,958,007	6,332,643	331,934	333,590	308	0	1,078	724
Oct-18	31	11.32	3,688,633	6,052,682	118,988	275,918	312	4	381	679
Nov-18	30	9.52	3,102,102	5,754,800	103,403	184,775	317	5	326	636
Dec-18	31	7.72	2,515,570	5,652,157	81,147	101,180	331	14	245	620
Jan-19	31	7.86	2,561,189	5,675,238	82,619	89,057	338	7	244	618
Feb-19	28	8.91	2,903,332	5,699,677	103,690	89,152	347	9	299	615
Mar-19	31	11.63	3,789,647	5,830,832	122,247	102,852	353	6	346	623
Apr-19	30	17.23	6,153,400	5,979,477	187,147	137,695	358	5	523	624
May-19	31	18.24	6,215,100	5,885,617	191,727	167,040	363	5	528	600
Jun-19	30	23.99	7,816,100	5,786,415	260,537	213,137	371	8	702	572
Jul-19	31	34.77	11,330,100	5,976,245	365,487	272,583	381	10	959	571
Aug-19	31	41.71	13,592,100	6,135,440	438,455	354,826	389	8	1,127	563
Sep-19	30	39.92	13,007,500	6,389,564	433,583	412,508	399	10	1,087	564
Oct-19	31	35.18	11,463,300	7,037,453	369,784	413,941	407	8	909	608
Nov-19	30	15.97	5,204,500	7,212,653	173,483	325,617	415	8	418	616
Dec-19	31	12.93	4,212,800	7,354,089	135,897	226,388	424	9	321	622
Jan-20	31	11.93	3,888,400	7,464,690	125,432	144,937	426	2	294	626
Feb-20	29	10.93	3,560,500	7,519,454	122,776	128,035	432	6	284	625
Mar-20	31	14.20	4,628,400	7,589,350	149,303	132,504	443	11	337	624
Apr-20	30	22.95	7,478,100	7,699,742	249,270	173,783	453	10	550	626
May-20	31	27.38	8,921,400	7,925,267	287,787	228,787	459	6	627	635
Jun-20	30	36.00	11,730,000	8,251,425	391,000	309,352	463	4	844	646
Jul-20	31	43.79	14,267,500	8,496,208	460,242	379,676	468	5	983	648
Aug-20	31	47.39	15,441,900	8,650,358	498,126	449,789	474	6	1,051	642
Sep-20	30	30.65	9,987,100	8,398,658	332,903	430,424	481	7	692	609
Oct-20	31	34.00	11,079,800	8,366,700	357,413	396,147	485	4	737	595
Nov-20	30	24.21	7,888,300	8,590,350	262,943	317,753	489	4	538	605
Dec-20	31	15.60	5,084,300	8,662,975	164,010	261,455	496	7	331	606
Jan-21	31	13.10	4,267,100	8,694,533	137,648	188,200	498	2	276	604
Feb-21	28	13.96	4,548,900	8,776,900	162,461	154,706	502	4	324	608
Mar-21	31	18.82	6,133,000	8,902,283	197,839	165,983	504	2	393	612
Apr-21	30	25.80	8,406,200	8,979,625	280,207	213,502	506	2	554	612
May-21	31	22.60	7,365,000	8,849,925	237,581	238,542	506	0	470	599
Jun-21	30	32.82	10,693,700	8,763,567	356,457	291,415	516	10	691	587
Jul-21	31	36.22	11,803,300	8,558,217	380,752	324,930	519	3	734	566
Aug-21	31	42.30	13,784,000	8,420,058	444,645	393,951	523	4	850	549
Sep-21	30	43.99	14,334,500	8,782,342	477,817	434,404	524	1	912	567
Oct-21	31	32.68	10,647,200	8,746,292	343,458	421,973	526	2	653	560
Nov-21	30	22.04	7,182,900	8,687,508	239,430	353,568	527	1	454	553
Dec-21	31	18.11	5,902,200	8,755,667	190,394	257,761	528	1	361	556
Jan-22	31	13.90	4,528,000	8,777,408	146,065	191,963	529	1	276	556
Feb-22	28	12.90	4,202,800	8,748,567	150,100	162,186	530	1	283	552
Mar-22	31	22.82	7,434,900	8,857,058	239,835	178,667	531	1	452	557
Apr-22	30	30.41	9,908,000	8,982,208	330,267	240,067	532	1	621	563
May-22	31	35.50	11,568,400	9,332,492	373,174	314,425	533	1	700	582
Jun-22	30	44.68	14,557,400	9,654,467	485,247	396,229	534	1	909	600
Jul-22	31	46.57	15,175,700	9,935,500	489,539	449,320	534	0	917	616
Aug-22	31	39.75	12,953,200	9,866,267	417,845	464,210	534	0	782	610

WATER										
Month	Days	Monthly Water Usage (AF)	Monthly Water Usage (gallons)	Rolling 12-Month Avg. Water Usage (gallons)	Flow (GPD)	3-Month Avg (GPD)	Connections (LUE)	Growth (LUE)	Total Use per LUE (gpd)	Rolling Annual (GPD/LUE)
Sep-22	30	38.24	12,460,500	9,710,100	415,350	440,911	534	0	778	599
Oct-22	31	35.03	11,415,800	9,774,150	368,252	400,482	534	0	690	602
Nov-22	30	21.27	6,930,100	9,753,083	231,003	338,202	534	0	433	600
Dec-22	31	15.57	5,074,700	9,684,125	163,700	254,318	535	1	306	595
Jan-23	31	14.73	4,800,100	9,706,800	154,842	183,182	535	0	289	597
Feb-23	28	11.98	3,903,000	9,681,817	139,393	152,645	535	0	261	595
Mar-23	31	14.04	4,574,200	9,443,425	147,555	147,263	535	0	276	580
Apr-23	30	17.85	5,818,000	9,145,238	193,933	160,294	535	0	362	559
May-23	31	29.64	9,657,000	8,943,308	311,516	217,668	535	0	582	549
Jun-23	30	25.67	8,366,000	8,427,358	278,867	261,439	535	0	521	516
Jul-23	31	42.91	13,982,000	8,327,883	451,032	347,138	535	0	843	510
Aug-23	31	40.64	13,244,000	8,352,117	427,226	385,708	535	0	799	512
Sep-23	30	39.50	12,871,000	8,386,325	429,033	435,764	535	0	802	514
Oct-23	31	30.56	9,957,000	8,264,758	321,194	392,484	535	0	600	506
Nov-23	30	20.40	6,646,000	8,241,083	221,533	323,920	535	0	414	505
Dec-23	31	15.58	5,076,000	8,241,192	163,742	235,490	535	0	306	505
Jan-24	31	15.42	5,023,000	8,259,767	162,032	182,436	535	0	303	506
Feb-24	29	10.89	3,548,000	8,230,183	122,345	149,373	535	0	229	503
Mar-24	31	21.05	6,859,000	8,420,583	221,258	168,545	535	0	414	515
Apr-24	30	25.26	8,230,000	8,621,583	274,333	205,979	535	0	513	527
May-24	31	22.53	7,340,000	8,428,500	236,774	244,122	535	0	443	515
Jun-24	30	32.48	10,585,000	8,613,417	352,833	287,980	535	0	660	527
Jul-24	31	34.49	11,239,000	8,384,833	362,548	317,385	535	0	678	513
Aug-24	31	35.41	11,540,000	8,242,833	372,258	362,547	535	0	696	505
Sep-24	30	42.78	13,939,000	8,331,833	464,633	399,813	535	0	868	510
Oct-24	31	34.72	11,315,000	8,445,000	365,000	400,631	535	0	682	517
Nov-24	30	32.73	10,664,000	8,779,833	355,467	395,033	535	0	664	538
Dec-24	31	18.84	6,140,000	8,868,500	198,065	306,177	535	0	370	543

Appendix B - Landscape Conservation Standards

Planting Specifications:

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

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

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

Soil Specifications:

1. Soil Depth: All irrigated and newly planted turf areas will have a minimum settled soil depth of at least 6 - 8 inches:
 - a. builders and owners will import soil if needed to achieve sufficient soil depth;
 - b. soil in these areas may be either native soil from the site or imported, improved soil;
 - c. improved soil shall have a minimum organic content of 5 percent or will be an amended mix of no less than twenty percent compost blended with sand and loam (caliche shall not be considered as soil);

- d. undisturbed, non-irrigated natural areas are exempt from these requirements.
2. Soil in new developments:
 - a. native soil shall be stockpiled and reused on site;
 - b. topsoil that is added to the site shall be incorporated in a 2 to 3 inch scarified transition layer to improve drainage.

Irrigation System Installation, Design, and Maintenance Specifications:

1. Irrigation systems: Landscape irrigation systems shall not be mandatory.
2. Installation: Irrigation systems, if installed, shall be designed, installed, inspected, and maintained according to TCEQ Chapter 344 Landscape Irrigation rules, as well as the following additional criteria:
 - a. New irrigation systems utilizing an automatic controller must be capable of (at minimum) the following functions:
 - i. Multiple irrigation programs, with at least three (3) start times per program; and
 - ii. The ability to limit irrigation frequency to a weekly schedule as well as once every seven (7) days and once every fourteen (14) days.
3. Spray Irrigation: Spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.
4. Common areas: Irrigation systems for entryways and common areas shall incorporate design and conservation features applicable to lot types within the subdivision. Drip irrigation in common areas will be used where feasible. Color-bed changes and turfgrass overseeding in common areas is prohibited
5. Watering Schedule: The developer, builder and/or homeowner association shall promote a watering schedule for both residences and common areas which conserves water and reduces run-off, as follows:
 - March through October - 1/2 inch of water in accordance with the watering schedule
 - November through February – turn off irrigation system
6. Additionally, as customers of the District, water users may irrigate outdoors using an inground irrigation system or hose-end sprinkler no more than the scheduled days and times as directed by the Board from the schedules indicated below:
 - a. In accordance with the current Drought Contingency Plan.
 - b. In a schedule approved by the Board by majority vote in accordance with contractual obligations.
7. Monitoring: Irrigation systems in common areas shall be monitored once per month, and any repairs will be made in a timely manner.
8. Time of Day Irrigation: Watering of common areas and residential landscapes shall be limited to the recommended watering schedule days and times unless irrigation is with reclaimed water or is necessary to meet regulatory requirements.

9. Automated irrigation systems shall not be required in any new landscape. However, if irrigation is installed it shall meet the guidelines outlined in this section.
10. All irrigation systems shall be installed in accordance with state law, Title 2 Texas Water Code, Chapter 34, and Title 30 Texas Administrative Code, Chapter 344 rules, as regulated and enforced by TCEQ. Irrigation contractors who install the irrigation systems must be TCEQ-licensed irrigators.
11. Drip irrigation shall be used for all irrigated landscaped areas, excluding turf. Turf can be irrigated with drip, but drip irrigation is not required.
12. Areas planted with turf shall be on separate zones from areas planted with shrubs, trees or perennials.
13. Hydro zoning of all areas that are irrigated automatically will be scheduled with plants with similar watering needs.
14. All automatic irrigation systems are required to have a rain sensor, a soil moisture sensor and/or a weather sensor connected to an irrigation controller to stop the irrigation cycle during and after a rainfall event. Rain sensors are to be installed in a location where rainfall is unobstructed. Rain sensors should be adjusted at the ¼-inch setting.
15. Sprinkler irrigation is prohibited in median strips, parking islands and all landscape areas less than 10 feet from curb to curb or 10 feet in width. Areas less than 10 feet curb-to-curb or 10 feet in width can be irrigated with low-volume irrigation. Low-volume irrigation (subsurface drip irrigation or drip irrigation) shall be installed in long landscape strips less than 10 feet in width to avoid runoff and overspray onto the hardscape.
16. All new residential irrigation systems are required to have pressure regulation where static operating pressure exceeds the sprinkler manufacturer's recommended operating range to eliminate extensive misting. These may include in-line pressure regulators, flow control valves, or sprinkler devices equipped with pressure regulation stems or nozzles.
17. Irrigation systems are to have a controller that features multiple start times, rain sensor capability, a water budget feature, and a non-volatile memory in case of power outage.
18. Scheduling recommendations shall be posted inside or immediately near the controller enclosure box for easy reference.
19. Homeowners shall be provided with a complete irrigation plan (or as-built drawing) that describes the location of each irrigation zone, control valves, and sprinkler devices.
20. Sprinkler systems shall be designed with no overspray onto the hardscape.
21. Sprinkler zones located at the bottom of sloped terrain along curbs, sidewalks, driveways, and other hardscapes should be equipped with devices that prevent low-head drainage after the sprinkler zone is turned off. In-line check valves and sprinkler heads with check valves already installed will help prevent low-head drainage.

22. No more than 50% or up to 7,000 square feet of the landscape shall be planted in turf. Longer leafed native grasses and wildflowers that use low amounts of water are not considered turf grass when determining how much turf grass is allowed.
23. Automatic spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000-square-foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

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

Soil

1. There shall be no less than 3 inches of high-quality topsoil in planted areas.
2. Topsoil shall be native soil from the site, or fertile, friable, blended soil/compost blend. Topsoil shall not be of any admixture of subsoil or slag and shall be free of stones over 1½ inches in diameter, lumps, refuse, plants or their roots, sticks, noxious weeds, salts, soil sterilants or other material that is detrimental to plant growth. If topsoil is delivered, it shall be obtained from a well-drained site that is free of flooding. Topsoil shall not be delivered or spread while in a muddy condition.
3. Non-native topsoil shall contain not less than 25 percent organic matter (compost) that is blended through the soil.
4. Topsoil that is added to the site shall be incorporated into the existing surface in a two- to three-inch scarified transition layer to enable water to drain adequately through the different types of soil. Do not scarify within the drip line of existing trees that are to be retained.

Plant Choice

1. Plants used must be native and drought tolerant.
2. For a list of native plants reference University of Texas at Austin, Lady Bird Johnson Wildflower Collection – Plants for Central Texas, and the City of Austin watershed protection document “Native and Adapted Landscape Plants an Earthwise guide for Central Texas”.
 - a. <https://www.wildflower.org/collections/>

- b. <https://www.austintexas.gov/sites/default/files/files/Watershed/growgreen/plantguide.pdf>
3. Turf grasses should be limited to low water use turfs. St. Augustine grasses should not be planted.
4. Invasive plants shall not be used.

Plant Prepping

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

Plant Placement and Spacing

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

Mulch

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

Maintenance

1. Replenish mulch/compost blend in non-turf areas every two years at a minimum. Doing so during the fall and spring is recommended.
2. Aerate turfgrass within the first year of construction and twice a year after that (about Oct. 1 and March 1).

3. Top dress turfgrass areas with quality compost twice a year (about Oct. 1 and March 1) at a depth of $\frac{1}{4}$ to $\frac{1}{2}$ inch following the aeration and drag or rake it into the canopy and aeration holes.
4. Set the automatic irrigation system back to a normal schedule after the establishment period.

Appendix C – New Pool Construction Standards

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



**Reunion Ranch WCID
Manager's Report for Month of
March 2025
Board Meeting: April 15th, 2025**

Memorandum for: Board of Directors Reunion Ranch WCID**From: Katie May / ElizaBeth Reeves****Date: April 15th, 2025****Subject: Operations and Maintenance Report****Agenda Items:****9. Operations & Maintenance Report and requested approvals****A. Administrative****a. Budget Amendment Discussion**

- Continue to work with Invoice/Budget Committee reviewing invoices.

B. Improvement of Wastewater Treatment Plant Operations

- a. Presented at 03/18/2025 Board meeting, Lift Station 1 and Lift Station 2 cleaning estimate for \$4425.60
 - Board gave directive to have MOC review and provide recommendations
- b. WO 4033778 Investigated Turbidity Meter, Hach TU5300sc, Hach troubleshoot unit and was unable to repair
 - Estimate to replace \$2,484.24, PG 37-42

C. Wastewater treatment plant & effluent subsurface irrigation

- a. All facilities comply for the month; (**BOD & TSS are both below 5 this month**)
- b. The plant's capacity is at 69%; total flows are 1.713 MG; average flows are 55,268 GPD.

D. Wastewater collection system

- a. Nothing significant to report

E. Water distribution system

- a. Water accountability is at 98.76% for the month.
- b. Billing cycle from February 20th – March 18th, 2025.

F. Stormwater Conveyance & Pond maintenance

- a. Q-4 2024 Outfall Inspection Report: Pending – will follow as a supplemental document
- b. Q-1 2025 Outfall Inspection Report: Pending – will follow as a supplemental document
 - Status of Repairs: Pending - will follow as a supplemental

- c. **Pond Maintenance** - Inframark conducted Pond inspections on March 20th. Please refer to pond reports on PGs 14-20 for details.
 - d. **Quarterly Outfall Survey** – Q-2 (Apr-Jun) outfall survey not conducted due to contract ending on 4/21.
 - e. **Johnson Lake Management Pond Maintenance Report** – March Report attached. PG 21-36
- G. **Customer matters, complaints, reports & updates**
- a. **Pool Application/Request for District Property Access** – Pool tracker (4/10) has been provided to committee with most recent status updates. Per the direction of the committee, all attempts to schedule CSI inspections have been halted. Only current pool inspections have been conducted as they are requested.
- H. **Customer billing & delinquencies** March: Mailed 5 delinquent Letters, tags hung 2, disconnects 0.
- I. **Authorizations for expenditures related to contracts, repairs, replacements, operations improvements, and maintenance.**

Current Items for Board consideration:

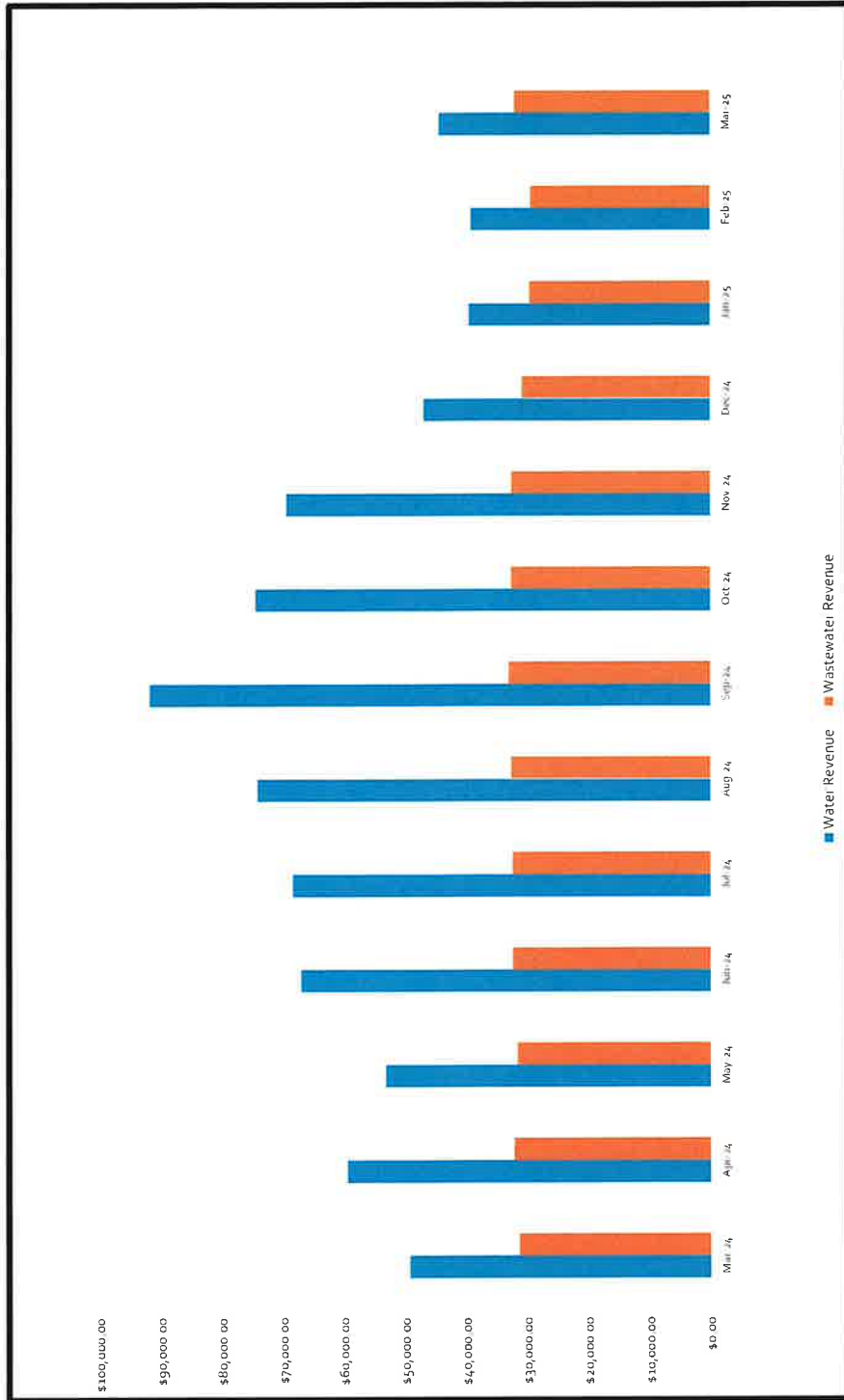
Vendor	Amount	Description	Work Order #
None to report			



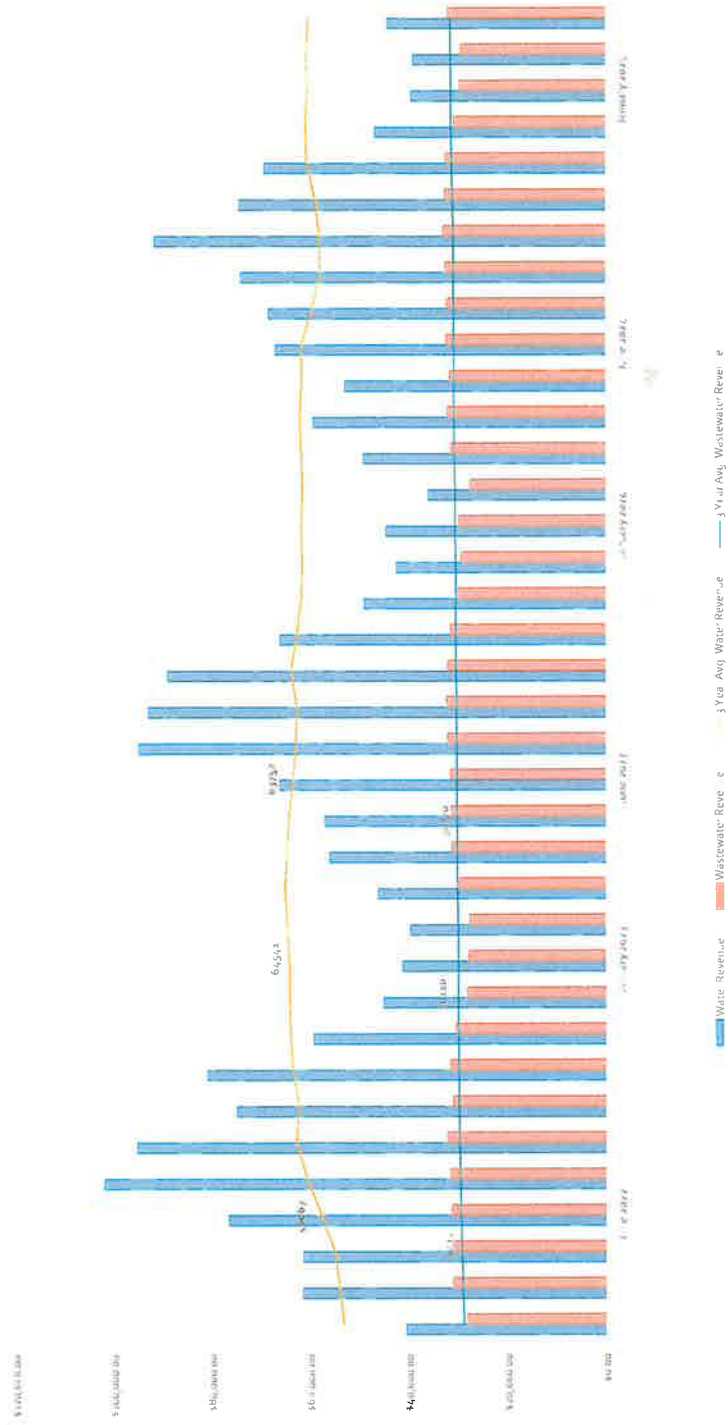
Billing Summary

Description	Connections		Variance
	Mar-24	Mar-25	
Residential	518	519	1
Commercial - HOA	16	16	
Hydrant	-	-	-
Tracking	1	1	-
Reclaimed	-	-	-
Total Number of Accounts Billed	535	536	1
Consumption			
Residential	5,628,000	5,251,000	(377,000)
Commercial - HOA	1,032,000	64,000	(968,000)
Hydrant	-	-	-
Tracking *Meters corrected in billing	199,000	6,000	(193,000)
Reclaimed	-	-	-
Total Gallons Consumed	6,859,000	5,321,000	(1,538,000)
Average Consumption			
Residential	10,865	10,118	(747)
Commercial - HOA	64,500	4,000	(60,500)
Hydrant	-	-	-
Tracking	199,000	6,000	(193,000)
Reclaimed	-	-	-
Avg Water Use for Accounts Billed	12,820.56	9,927.24	(2,893)
Total Billed	\$81,371	\$77,482	-\$3,889
Total Aged Receivables	\$127	\$6,310	\$6,183
Total Receivables	\$81,498	\$83,792	\$2,294

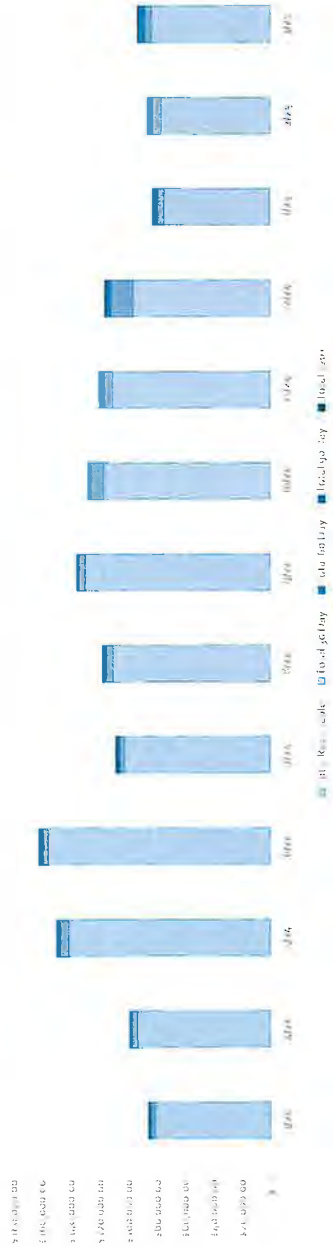
12 Billing Month History Revenue by Category



3 Year Average Monthly Water and Wastewater Revenue



12 Month Accounts Receivable and Collections Report



Board Consideration to Write Off
Board Consideration Collections

Delinquent Letter Mailed
Delinquent Tags Hung
Disconnects for Non Payment

12 Month Accounts Arrears Report

Date	Current	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
3/24	508	23	7	1	1
4/24	498	33	8	0	1
5/24	505	27	9	5	1
6/24	516	21	10	3	1
7/24	518	24	5	4	2
8/24	502	38	5	1	3
9/24	520	24	5	1	1
10/24	505	34	8	1	1
11/24	513	19	8	5	1
12/24	467	61	11	4	1
1/25	508	21	31	2	1
2/25	497	35	11	1	2
3/25	492	27	23	1	1

Water Production and Quality

Water Quality Monitoring

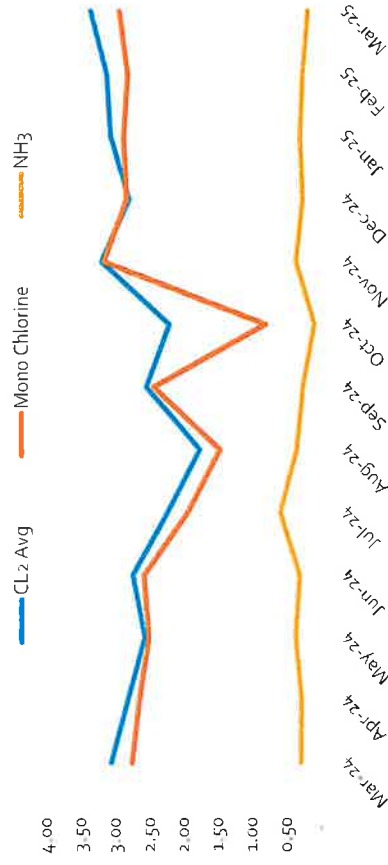
Current Annual Avg

State Requirements Must Be Above .50

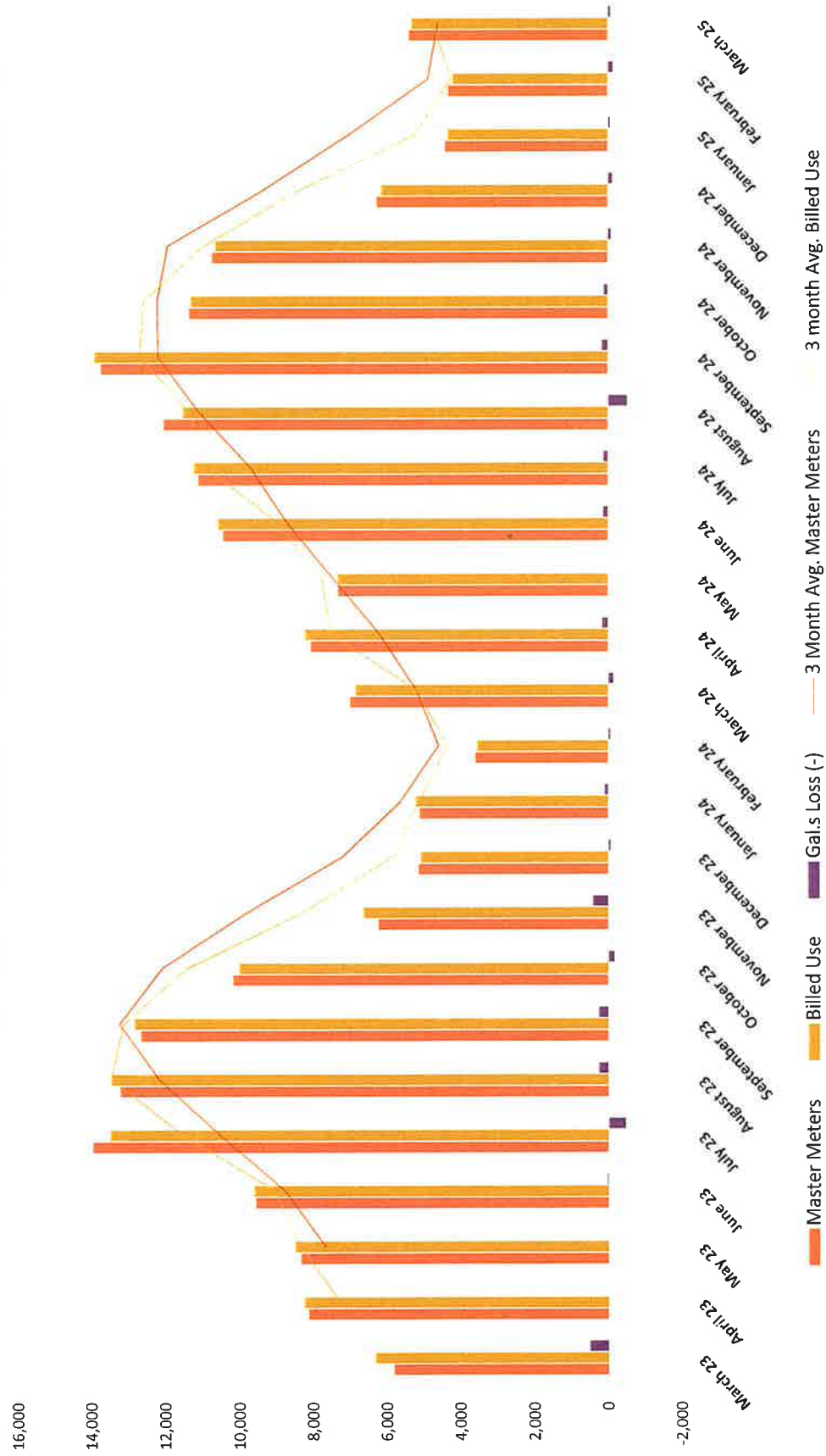
2.72

Date	CL2 Avg	Mono Chlorine	NH3
Mar-24	3.05	2.75	0.29
Apr-24	2.81	2.64	0.28
May-24	2.56	2.50	0.36
Jun-24	2.73	2.57	0.30
Jul-24	2.23	1.93	0.58
Aug-24	1.75	1.45	0.34
Sep-24	2.54	2.43	0.25
Oct-24	2.20	0.78	0.08
Nov-24	3.19	3.15	0.35
Dec-24	2.78	2.82	0.25
Jan-25	3.05	2.86	0.29
Feb-25	3.11	2.80	0.25
Mar-25	3.34	2.92	0.17

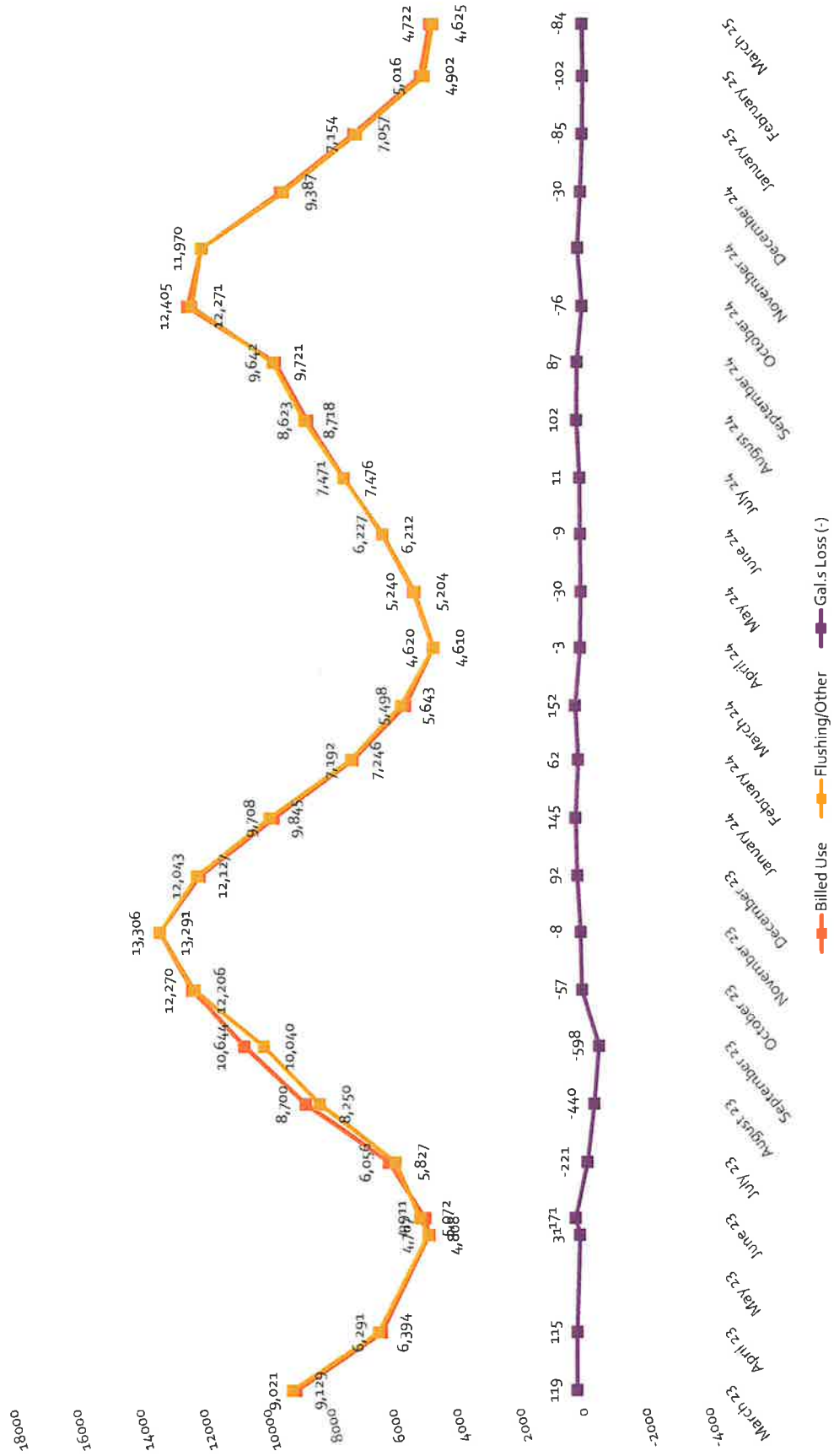
CL2 Avg-Mono Chlorine - NH3



Water Accountability Report



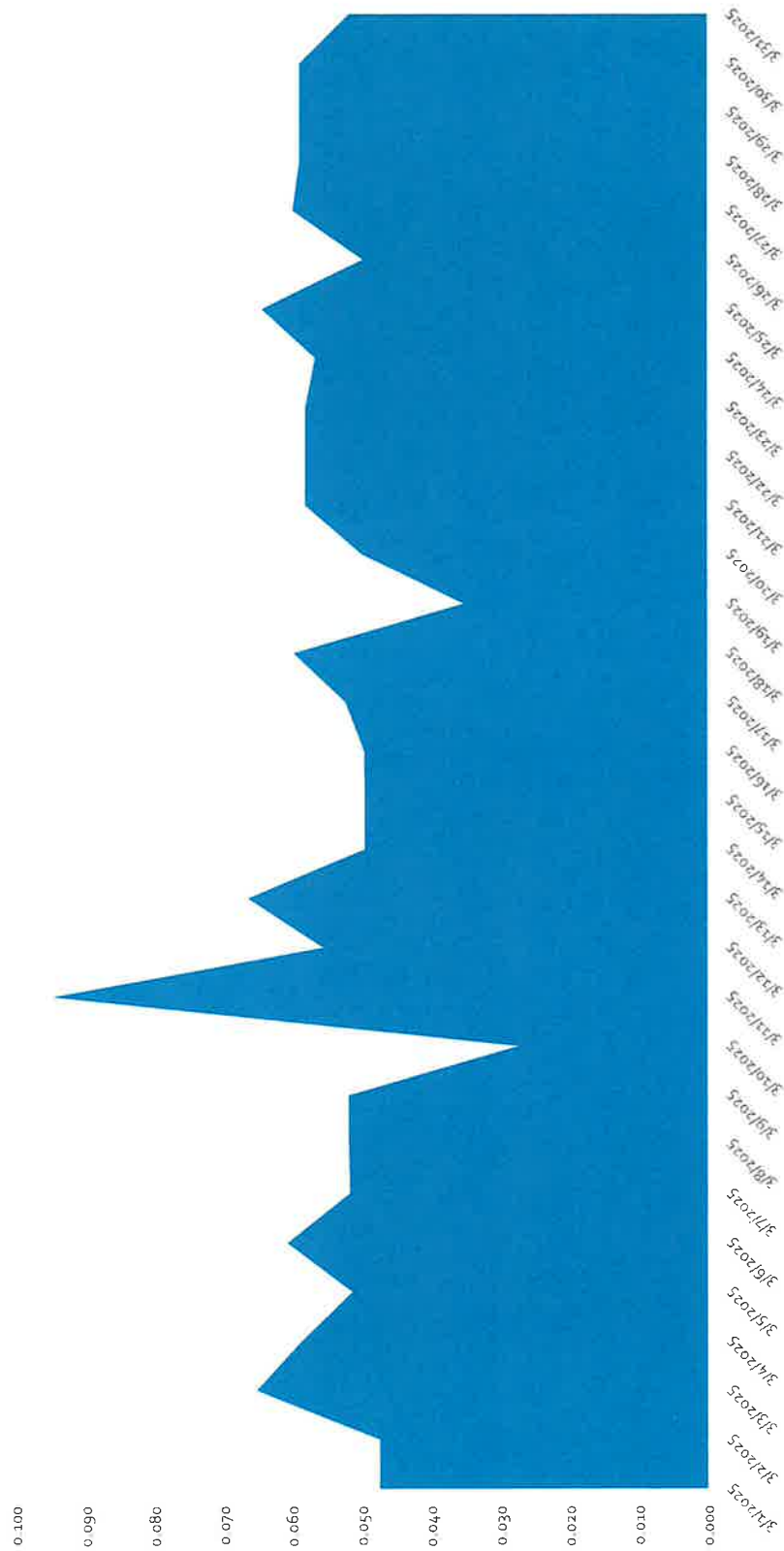
3 Month Billed vs Water Loss Average



Running

Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing/ Other	Gal.s Loss (-)	% Loss	Accounted For	Loss %	Accounted For %
March 23	3/20/23	535	5,819	6,328	8	517	8.88%	108.88%	0.92%	100.92%
April 23	4/18/23	535	8,149	8,257	8	7	0.09%	100.09%	0.35%	100.35%
May 23	5/18/23	535	8,348	8,506	8	7	0.08%	100.08%	0.20%	100.20%
June 23	6/16/23	535	9,585	9,617	7	39	0.41%	100.41%	0.37%	100.37%
July 23	7/17/23	535	13,982	13,509	7	(466)	-3.33%	96.67%	0.35%	100.35%
August 23	8/16/23	535	13,244	13,493	8	257	1.94%	101.94%	1.03%	101.03%
September 23	9/18/23	535	12,693	12,871	8	257	2.02%	102.02%	0.90%	100.90%
October 23	10/18/23	535	10,192	10,017	8	(167)	-1.64%	98.36%	0.01%	100.01%
November 23	11/16/23	535	6,239	6,646	8	415	6.65%	106.65%	0.39%	100.39%
December 23	12/15/23	535	5,146	5,076	8	(62)	-1.20%	98.80%	0.05%	100.05%
January 24	1/18/24	535	5,110	5,206	8	104	2.04%	102.04%	0.03%	100.03%
February 24	2/19/24	535	3,603	3,548	5	(50)	-1.39%	98.61%	-0.19%	99.81%
March 24	3/18/24	535	7,006	6,859	3	(144)	-2.06%	97.94%	-0.19%	99.81%
April 24	4/16/24	535	8,071	8,230	7	166	2.06%	102.06%	-0.19%	99.81%
May 24	5/16/24	535	7,337	7,340	7	10	0.14%	100.14%	-0.43%	99.57%
June 24	6/18/24	535	10,462	10,585	7	130	1.24%	101.24%	-0.48%	99.52%
July 24	7/16/24	536	11,127	11,239	9	121	1.09%	101.09%	-0.70%	99.30%
August 24	8/15/24	536	12,065	11,540	12	(513)	-4.25%	95.75%	-1.00%	99.00%
September 24	9/17/24	536	13,773	13,939	9	175	1.27%	101.27%	-0.30%	99.70%
October 24	10/16/24	536	11,377	11,335	151	109	0.96%	100.96%	-0.81%	99.19%
November 24	11/18/24	536	10,760	10,672	8	(80)	-0.74%	99.26%	-1.45%	98.55%
December 24	12/17/24	536	6,280	6,153	8	(119)	-1.89%	98.11%	-1.82%	98.18%
January 25	1/16/25	536	4,421	4,345	21	(55)	-1.24%	98.76%	-1.79%	98.21%
February 25	2/19/25	536	4,348	4,209	8	(131)	-3.01%	96.99%	-2.03%	97.97%
March 25	3/18/25	536	5,397	5,321	9	(67)	-1.24%	98.76%	-1.24%	98.76%

Wastewater Flows for the Month of March

















































































































































































































































































































For the Month of March

















TCEQ PERMIT	PERMIT	ACTUAL	COMPLIANT?	PERCENT
Flow WWTP (Avg.)	0.08 MGD	0.055 MGD	Yes	69.1%
Chlorine Residual (Min)	1.0 mg/L	1.1 mg/L	Yes	
PH (Min)	6.0 Std Units	7.30 Std Units	Yes	
PH (Max)	9.0 Std Units	7.53 Std Units	Yes	
210 Permit (Inactive)	PERMIT	ACTUAL	COMPLIANT?	
Turbidity (Avg)	3.0 NTUs	0.87 NTUs	Yes	
BOD (Avg)	5 mg/L	1.7 mg/L	Yes	
TSS (Avg)	20 mg/L	1.0 mg/L	Yes	












Reunion Ranch WCID Wastewater Flow Historical


	Total Connections	Total WWTP Flows	Daily Average Flows	WWTP Capacity %
Dec-25				0%
Nov-25				0%
Oct-25				0%
Sep-25				0%
Aug-25				0%
Jul-25				0%
Jun-25				0%
May-25				0%
Apr-25				0%
Mar-25	536	1,713,300	55,268	69%
Feb-25	536	1,696,400	60,585	76%
Jan-25	536	1,933,200	62,361	78%
2025 TOTALS		5,342,900	69,405	74%
Dec-24	536	1,850,500	59,694	75%
Nov-24	536	1,783,700	59,457	74%
Oct-24	536	1,752,800	56,542	71%
Sep-24	536	1,721,000	57,367	72%
Aug-24	536	1,871,800	60,381	75%
Jul-24	536	1,863,600	60,116	75%
Jun-24	535	1,831,400	61,047	76%
May-24	535	1,857,800	61,930	77%
Apr-24	535	1,963,800	65,460	82%
Mar-24	535	2,239,400	72,200	90%
Feb-24	535	1,793,400	61,840	77%
Jan-24	535	2,152,300	69,430	87%
2024 TOTALS		22,681,500	62,122	78%
Dec-23	535	1,907,100	61,519	77%
Nov-23	535	1,758,200	58,607	73%
Oct-23	535	1,848,100	59,616	75%
Sep-23	535	2,048,100	68,270	85%
Aug-23	535	1,802,900	58,160	73%
Jul-23	534	1,781,900	57,480	72%
Jun-23	535	2,163,600	72,120	90%
May-23	535	2,378,000	76,739	96%
Apr-23	535	1,692,800	56,430	71%
Mar-23	535	1,765,000	56,935	71%
Feb-23	534	1,519,500	54,270	68%
Jan-23	535	1,795,000	57,900	72%
2023 TOTALS		22,460,200	738,046.00	77%

**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH			
DATE:	3/19/2025		
WO #:	4040272		
TECH:	TAMMY YBARRA		
		WO Initiated	WO Completed
Pond Location	WQP 2-3 (ACROSS 2491 REUNION RANCH)		
Pond water level?	90%		
Inlets in good structural condition?	YES		
Inlets clear of accumulated sediment or debris?	YES		
Trash found at site?	NO		
Sinkhole, cracks or seeps visible in the embankment?	YES		
Erosion present at shoreline?	NO		
Erosion occuing around the inlets or outlet structures?	NO		
Discharge valve open operational?	N/A		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	NO		
Invasive plants present?	NO		
Trees or woody vegetation present on the dam or embankment?	YES		
Sediment has accumulated and reduced the volume of the pond?	NO DATA		
COMMENTS:	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		
	   		

 STORMWATER POND INSPECTION WET PONDS		DISTRICT: REUNION RANCH DATE: 3/19/2025 WO #: 4040272 TECH.: TAMMY YBARRA		WO Initiated	WO Completed
Pond Location	WQP 3-3 (1007 JACKSDAW)				
Pond water level?	80%				
Inlets in good structural condition?	N/A				
Inlets clear of accumulated sediment or debris?	N/A				
Trash found at site?	NO				
Sinkhole, cracks or seeps visible in the embankment?	YES				
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 DATA				
COMMENTS:	POND LOOKS GOOD. Remove vegetation from around pond WO# 4060715               				

 STORMWATER POND INSPECTION WET PONDS		DISTRICT: REUNION RANCH	
DATE: 3/19/2025			
WO #: 4040272			
TECH.: TAMMY YBARRA			
Pond Location	WQP 3-1 (879 JACKSDAW)	WO Initiated	WO Completed
Pond water level?	80%		
Inlets in good structural condition?	YES		
Inlets clear of accumulated sediment or debris?	NO		
Trash found at site?	NO		
Sinkhole, cracks or seeps visible in the embankment?	NO		
Erosion present at shoreline?	NO		
Erosion occurring around the inlets or outlet structures?	NO		
Discharge valve open operational?	N/A		
Condition of vegetation around the out fall pipe?	OK		
Excessive algae blooms present?	NO		
Invasive plants present?	NO		
Trees or woody vegetation present on the dam or embankment?	NO		
Sediment has accumulated and reduced the volume of the pond?	NO DATA		
COMMENTS	POND LOOKS GOOD Remove vegetation from around pond WO# 4059371		3/17/25
    		    	

 <p>STORMWATER POND INSPECTION SAND FILTER SYSTEM</p>		DISTRICT: REUNION RANCH	
		DATE: 3/19/2025	
		WO #: 4040272	
		TECH.: TAMMY YBARRA	
		WO Initiated	WO Completed
Pond Location		WQP 2-4 (568 KATIE)	
Pond water level		DRY	
Does the pond drain within 48 hours?		YES	
Sediment depth in the forbay?		2"-3"	
Sediment depth in the sand filter area?		2"-3" UNEVEN	
Trash found at site?		NO	
Is vegetation below 18" in height?		YES	
Trees or brush found in basin area?		NO	
Condition of the media?		OK	
Condition of vegetation around the out fall pipe		OK	
Was sediment found in the under drain piping? Remove open clean out tops and check		NO	
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?		NO	
Trickle Channel or Splitter Box		OK	
Emergency bypass valve closed and operational		N/A	
Are all inlets in area clear of debris and sediment?		N/A	
COMMENTS: POND LOOKS GOOD			





STORMWATER POND INSPECTION WET PONDS

DISTRICT: Reunion Ranch	
DATE: 3/20/2025	
WO #: 4040272	
TECH.: TAMMY YBARRA	
Pond Location	WQP 2-2 (362 MARY ELISE)
Pond water level?	90%
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	NO
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	NO
Erosion present at shoreline?	NO
Erosion occurring around the inlets or outlet structures?	NO
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	OK
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA
Aerator	OK
COMMENTS:	POND LOOKS GOOD





STORMWATER POND INSPECTION

DISTRICT:	REUNION RANCH
DATE:	3/20/2025
WO #:	4040272
TECH.:	TAMMY YBARRA
Pond Location	JANE COVE - STORM DRAIN
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A
COMMENTS	



 <p>STORMWATER POND INSPECTION DRAIN OUTLET</p>		DISTRICT: REUNION RANCH DATE: 3/20/2025 WO #: 4040272 TECH.: TAMMY YBARRA
Pond Location		DENISE COVE - STORM DRAIN
Pond water level		N/A
Does the pond drain within 48 hours?		N/A
Sediment depth in the forbay?		N/A
Sediment depth in the sand filter area?		N/A
Trash found at site?		N/A
Is vegetation below 18" in height?		N/A
Trees or brush found in basin area?		N/A
Condition of the media?		N/A
Condition of vegetation around the out fall pipe		N/A
Was sediment found in the under drain piping? Remove open clean out tops and check		N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?		N/A
Discharge valve open operational		N/A
Emergency bypass valve closed and operational		N/A
Are all inlets in area clear of debris and sediment?		N/A
COMMENTS:		 



Reunion Ranch
Address: Reunion Blvd and Clement dr.
Pond Coordinates: 30.14874N, 97.93960W

SAN MARCOS TX

Contact Name: Kathy Martire
Number: 800.579.4500
Email: Kathy.Martire@inframark.com

Johnson Lake Management
106 Posey Rd
San Marcos, TX 78666
512-396-1231

Frequency: Bi-Monthly
Year: 2025 Service Dates:

Reunion Ranch - Reunion Blvd Pond

Acreage: 0.35
Avg. Depth: 3ft
Gate Code: HOA pond, Amenity, Storm Water
Uses: Aesthetics, Fishing, Recreation, Wildlife, Storm Water
Irrigation Restrictions: No

	6th, 20th	6th, 24th	11th, 26th	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vegetation condition for water quality	Yes	Yes	Yes	Yes	Yes	Yes									
Edge/shore	Yes	Yes	Yes	Yes	Yes	Yes									
Marginal/ submerged	Yes	Yes	Yes	Yes	Yes	Yes									
Deep water	No	No	No	No	No	No									
Control of Nuisance Vegetation- Chemical Applications															
Algae	No	No	No	No	No	No									
Marginal/Shore Plants	No	No	No	No	No	No									
Submerged Plants	No	No	No	No	No	No									
Willow Trees	No	No	No	No	No	No									
Monitor slopes inside, top and outside pond banks															
Erosion, leaks, other	Good	Good	Good	Good	Good	Good									
Monitor Inlet and Outlet and Concrete Ramps Structures															
Sedimentation build up	Good	Good	Good	Good	Good	Good									
Beneficial Microbes applied?	Yes	Yes	Yes	Yes	Yes	Yes									

Recommendations:

TDA records for Treatment

Dates:	Time:	Target Pest:	Product Used:	Rate per unit:	Method:	Area/Vol. Treated:	total Vol./Lbs. Mixed:	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:

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.JLM@biologist@gmail.com

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

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

Fountain Make/Model:

Serial Number:

Model Number:

HP:

Phase:

Voltage:

Date:

Lights: Y/N

Aerator:

Model/# Diffusers:

serial#

Date Code:

Compressor:

Model:

Serial- DS/TR:

Aerial pic of pond attached:

12:56



Reunion BLVD

8/8/24, 12:42 PM

☐ Hide on map

Total Area

0.34

acres

Total Perimeter

↔ 161

yd

Edit

Add to Folder

Share

Export



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

SAN MARCOS TX

Johnson Lake Management
106 Posey Rd
San Marcos, TX 78666
512-396-1231

Contact Name: Kathy Martire
Number: 800.579.4500

Email: Kathy.Martire@inframark.com

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?

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

6th, 20th 6th, 20th 11th, 26th

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Yes	Yes	Yes									
Yes	Yes	Yes									
Yes	Yes	Yes									
No	No	No									
No	No	Yes									
No	No	No									
No	No	Yes									
No	No	Yes									
No	No	No									
Good	Good	Good									
Good	Good	Good									
Yes	Yes	Yes									
Yes	Yes	Yes									

Recommendations:

TDA records for Treatment

Dates:	Time:	Target Pest:	Product Used:	Rate per unit:	Method: rea/Vol. Treated: l Vol./Lbs. Mixed: rection/Velocity/Air Temp:
1.)	1.)	1.)	1.)	1.)	1.) 1.) 1.)
2.)	2.)	2.)	2.)	2.)	2.) 2.) 2.)
3.)	3.)	3.)	3.)	3.)	3.) 3.) 3.)
4.)	4.)	4.)	4.)	4.)	4.) 4.) 4.)
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:

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.JLMBiologist@gmail.com

Fountain Make/Model:

Serial Number:

Model Number:

HP:

Phase:

Voltage:

Date:

Lights: Y/N

Aerator:

Model/# Diffusers:

serial#

Date Code:

Compressor:

Model:

Serial- DS/TR:

Outdoor water Solutions

Solar

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

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

Aerial pic of pond attached:





Johnson Lake Management
106 Posey Rd
San Marcos, TX 78666
512-396-1231

Reunion Ranch
Address: Jackdraw and reunion blvd
Pond Coordinates: 30.15028N, 97.92958W

Contact Name: Kathy Martire
Number: 800.579.4500
Email: Kathy.Martire@inframark.com

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?

Reunion Ranch - Jackdraw North

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

Gate Code:

6th, 20th 6th, 24th 11th, 26th

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Yes	Yes	Yes	Yes									
Yes	Yes	Yes	Yes									
Yes	Yes	Yes	Yes									
No	No	No	No									
No	No	No	Yes									
No	No	No	No									
No	No	No	Yes									
No	No	No	Yes									
No	No	No	No									
Good	Good	Good	Good									
Good	Good	Good	Good									
Yes	Yes	Yes	Yes									
Yes	Yes	Yes	Yes									

[illegible][illegible][illegible][illegible][illegible][illegible]

Note 1: 3/11/25 Annual spring application to control submerged vegetation and nuisance marginal/shore plants

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

30

Recommendations:

TDA records for Treatment

Dates:	Time:	Target Pest:	Product Used:	Rate per unit:	Method:	ea/Vol. Treated:	Vol./Lbs. Mixed:	ction/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:

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.JLMBiologist@gmail.com

Fountain Make/Model:

Serial Number:

Model Number:

HP:

Phase:

Voltage:

Date:

Lights: Y/N

Aerator: Outdoor water Solutions

Model/# Diffusers: Solar

serial#

Date Code:

Compressor:

Model:

Serial- DS/TR:

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

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

Aerial pic of pond attached:





Reunion Ranch
 Address: Jackdraw and reunion blvd
 Pond Coordinates: 30.14838N, 97.92942W
 Contact Name: Kathy Martire
 Number: 800.579.4500
 Email: Kathy.Martire@inframark.com

Johnson Lake Management
 106 Posey Rd
 San Marcos, TX 78666
 512-396-1231
 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?

Reunion Ranch - Jackdraw North

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

6th, 20th 6th, 24th 11th, 26th

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Yes	Yes	Yes									
Yes	Yes	Yes									
Yes	Yes	Yes									
No	No	No									
No	No	Yes									
No	No	No									
No	No	Yes									
No	No	Yes									
No	No	No									
Good	Good	Good									
Good	Good	Good									
Yes	Yes	Yes									
Yes	Yes	Yes									

Monitor aerator	N/A	N/a	N/a																	
Monitor Fountain Timer?	N/A	N/a	N/a																	
Fish Observed	Yes	Yes	Yes																	
Mosquito fish																				
Water level	Full	Full	Full																	
Visibility	3ft	3ft	3ft																	
Phytoplankton Bloom	Yes	Yes	Yes																	
Dye used?	Yes	Yes	Yes																	
NOTES:																				

Note Details:

Note 1: 3/11/25 Annual spring application to control submerged vegetation and nuisance marginal/shore plants

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 Minnows:
Largemouth Bass:
Channel Catfish:
Grass Carp:

Recommendations:

TDA records for Treatment

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

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Robert McCartney

Managing Biologist

Johnson Lake Management

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Fountain Make/Model:

Serial Number:

Model Number:

HP:

Phase:

Voltage:

Date:

Lights: Y/N

Aerator: Outdoor water Solutions

Model/# Diffusers: Solar

serial#

Date Code:

Compressor:

Model:

Serial- DS/TR:

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

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

Aerial pic of pond attached:

12:39



×

Reunion Ranch 2

1/15/25 12:38 PM

☐ Hide on map

Total Area

 0.38 acres

Total Perimeter

↔ 210 yd

Edit

Add to Folder

Share

Export



Quotation

Quote Number: 101164314v1

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
Website: www.hach.com

Quote Date: 02-Apr-2025

Quote Expiration: 02-May-2025

INFRAMARK
14050 SUMMIT DR STE 113A
AUSTIN, TX 78728-7134

Name: Carlos Miranda
Phone: 0
Email: Carlos.miranda@inframark.com

Customer Account Number : 271535

Sales Contact: Richard Carlucci Email: rcarlucc@hach.com Phone: 970-214-6642

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	2,484.24	2,484.24
				Grand Total	\$ 2,484.24

TERMS OF SALE

Freight: Prepaid By Shipper - Agreement

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. 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 INCO term FOB Origin or FCA Shipping Point
- Required delivery date
- Vendor name should specify "Hach Company" with the Loveland address:
 - Hach, PO Box 389, Loveland, CO 80539
- 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.

Sales Contact:

Name: Richard Carlucci
Title: Regional Sales Manager
Phone: 970-214-6642
Email: rcarlucc@hach.com



Be Right™

Quotation Addendum

HACH COMPANY

Headquarters

P.O. Box 389
5600 Lindbergh Drive
Loveland, CO 80539-0389

Purchase Orders

PO Box 608
Loveland, CO 80539-0608

WebSite: www.hach.com

U.S.A.

Phone: 800-227-4224
Fax: 970-669-2932
E-Mail: orders@hach.com
quotes@hach.com
techhelp@hach.com

Export

Phone: 970-669-3050
Fax: 970-461-3939
Email: intl@hach.com


Remittance

2207 Collections Center Drive
Chicago, IL 60693

Wire Transfers

Bank of America
231 S. LaSalle St.
Chicago, IL 60604
Account: 8765602385
Routing (ABA): 071000039

ADVANTAGES OF WORKING WITH HACH

 <u>Hach Service</u>	<u>Pick&Ship™</u>	<u>Technical Support</u>
<p><i>Protect your investment & peace of mind</i></p> <ul style="list-style-type: none"> ✓ A global partner who understands your needs ✓ Delivers timely, high-quality service you can trust ✓ Provides team of unique experts to help you maximize instrument uptime ✓ Ensure data integrity ✓ Maintain operational stability ✓ Reduce compliance risk <p>www.hach.com/service-contracts</p>	<p><i>Pick&Ship™ Program offers a better way to keep your supplies in stock</i></p> <ul style="list-style-type: none"> ✓ Convenience of one purchase order for the entire year ✓ Flexibility to change, cancel or create new orders ✓ Savings from locking in prices & thus avoiding price surges and rush charges ✓ Peace of mind with automatic, reliable shipments just as you need them <p>www.Hach.com/pickandship</p>	<p><i>Provides post-sale instrumentation and application support</i></p> <ul style="list-style-type: none"> ✓ Hach's highly skilled Technical Support staff is dedicated to helping you resolve technical issues before, during and after the sale. ✓ Available via phone, e-mail, or live online chat at Hach.com! ✓ Fast access to answers at https://support.hach.com ✓ Toll-free phone: 800-227-4224 ✓ E-mail: techhelp@hach.com <p>www.Hach.com</p>

ADVANTAGES OF SIMPLIFIED SHIPPING AND HANDLING

<u>Safe & Fast Delivery</u>	<u>Save Time – Less Hassle</u>	<u>Save Money</u>
<ul style="list-style-type: none"> ✓ Receive tracking numbers on your order acknowledgement ✓ Hach will assist with claims if an order is lost or damaged in shipment 	<ul style="list-style-type: none"> ✓ No need to set up deliveries for orders or to schedule pickup ✓ Hach ships order as product is available, at no additional charge, when simplified shipping and handling is used. 	<ul style="list-style-type: none"> ✓ No additional invoice to process – save on time and administrative costs ✓ Only pay shipping once, even if multiple shipments are required

STANDARD SIMPLIFIED SHIPPING AND HANDLING CHARGES ^{1, 2, 3, 4} Pricing Effective 7/13/2024						Collect ⁴
Total Price of Merchandise Ordered	Standard Surface (Mainland USA)	Second Day Delivery (Mainland USA)	Next Day Delivery (Mainland USA)	Second Day Delivery (Alaska & Hawaii)	Next Day Delivery (Alaska & Hawaii)	Handling Fee Effective 7/13/2024
\$0.00 - \$49.99	\$10.75	\$26.89	\$50.14	\$43.15	\$82.02	\$8.00
\$50.00 - \$149.99	\$12.90	\$38.02	\$71.75	\$54.52	\$103.65	\$8.00
\$150.00 - \$349.99	\$15.05	\$40.15	\$81.79	\$55.37	\$106.26	\$8.00
\$350.00 - \$649.99	\$17.20	\$44.98	\$89.44	\$56.22	\$108.87	\$8.00
\$650.00 - \$949.99	\$17.20	\$54.49	\$112.39	\$66.20	\$128.13	\$8.00
\$950.00 - \$1,999.99	\$30.10	\$64.01	\$135.34	\$76.17	\$147.38	\$8.00
\$2,000.00 - \$3,999.99	\$30.10	\$79.14	\$165.12	\$91.12	\$176.99	\$8.00
\$4,000.00 - \$5,999.99	\$53.75	\$94.27	\$194.90	\$106.06	\$206.59	\$8.00
\$6,000.00 - \$7,999.99	\$64.50	\$108.99	\$225.36	\$118.80	\$229.04	\$8.00
\$8,000.00 - \$9,999.99	\$96.75	\$162.82	\$318.16	\$174.21	\$330.40	\$8.00
Over \$10,000	1.0% of Net Order Value	1.8% of Net Order Value	2.8% of Net Order Value	1.8% of Net Order Value	2.8% of Net Order Value	\$8.00

- Shipping & Handling charges shown are only applicable to orders billing and shipping to U.S. destinations. Shipping & Handling charges will be prepaid and added to invoice. Shipping & Handling for the Pick&Ship Program is charged on each shipment release and is based on the total price of each shipment release. Shipping & Handling charges are subject to change without notice.
 - Additional Shipping & Handling charges will be applied to orders containing bulky and/or especially heavy orders. Refrigerated and all weather Samplers do not qualify for simplified Shipping & Handling charges, and are considered heavy products. Dissolved Oxygen Sensors can be damaged if exposed to temps below freezing, causing sensor failure. Must be shipped over night or 2nd day air during the cold weather months.
 - Orders shipping to Alaska or Hawaii: Additional Shipping & Handling charges may be applied at time of order processing. Second Day and Next Day delivery is not available to all destinations.
 - Hach Company will assess a collect handling fee on orders with collect shipping terms. This handling fee covers the additional costs that Hach Company incurs from processing and managing collect shipments.
- Due to variations in component characteristics, regulatory transportation requirements and/or associated shipping and handling costs, individual kit components may or may not be packaged together in a single carton at time of final packaging and shipping.

SALES TAX

Sales Tax is not included in the attached quotation. Applicable sales and use taxes will be added to your invoice, at the time of order, based on U.S. destination of goods, unless a valid resale/exemption certificate for destination state is provided to the above address or fax number, attention of the Tax Dept.

TERMS & CONDITIONS OF SALE FOR HACH COMPANY PRODUCTS AND SERVICES

This document sets forth the Terms & Conditions of Sale for goods manufactured and/or supplied, and services provided, by Hach Company of Loveland, Colorado ("Hach") and sold to the original purchaser thereof ("Buyer"). Unless otherwise specifically stated herein, the term "Hach" includes only Hach Company and none of its affiliates. Unless otherwise specifically stated in a previously-executed written purchase agreement signed by authorized representatives of Hach and Buyer, these Terms & Conditions of Sale establish the rights, obligations and remedies of Hach and Buyer which apply to this offer and any resulting order or contract for the sale of Hach's goods and/or services ("Products").

1. **APPLICABLE TERMS & CONDITIONS:** These Terms & Conditions of Sale 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 these Terms & Conditions: (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 these Terms & Conditions of Sale are not a part of the Contract.

2. **CANCELLATION:** Buyer may cancel goods orders subject to fair charges for Hach's expenses including handling, inspection, restocking, freight and invoicing charges as applicable, provided that Buyer returns such goods to Hach at Buyer's expense within thirty (30) days of delivery and in the same condition as received. Buyer may cancel service orders on ninety (90) day's prior written notice and refunds will be prorated based on the duration of the service plan. Inspections and re-instatement fees may apply upon cancellation or expiration of service programs. Seller may cancel all or part of any order prior to delivery without liability if the order includes any Products that Seller determines may not comply with export, safety, local certification, or other applicable compliance requirements.

3. **DELIVERY:** Delivery will be accomplished FCA Hach's facility located in Ames, Iowa or Loveland, Colorado, or Romeoville, Illinois United States (Incoterms 2020). Legal title and risk of loss or damage pass to Buyer upon transfer to the first carrier. Hach will use commercially reasonable efforts to deliver the Products ordered herein within the time specified on the face of this Contract or, if no time is specified, within Hach's normal lead-time necessary for Hach to deliver the Products sold hereunder. Upon prior agreement with Buyer and for an additional charge, Hach will deliver the Products on an expedited basis. Standard service delivery hours are 8 am – 5 pm Monday through Friday, excluding holidays.

4. **INSPECTION:** Buyer will promptly inspect and accept any Products delivered pursuant to this Contract after receipt of such Products. In the event the Products do not conform to any applicable specifications, Buyer will promptly notify Hach of such nonconformance in writing. Hach will have a reasonable opportunity to repair or replace the nonconforming product at its option. Buyer will be deemed to have accepted any Products delivered hereunder and to have waived any such nonconformance in the event such a written notification is not received by Hach within thirty (30) days of delivery.

5. **PRICES & ORDER SIZES:** All prices are in U.S. dollars and are based on delivery as stated above. Prices do not include any charges for services such as insurance; brokerage fees; sales, use, inventory or excise taxes; import or export duties; special financing fees; VAT, income or royalty taxes imposed outside the U.S.; consular fees; special permits or licenses; or other charges imposed upon the production, sale, distribution, or delivery of Products. Buyer will either pay any and all such charges or provide Hach with acceptable exemption certificates, which obligation survives performance under this Contract. Hach reserves the right to establish minimum order sizes and will advise Buyer accordingly.

6. **PAYMENTS:** All payments must be made in U.S. dollars. For Internet orders, the purchase price is due at the time and manner set forth at www.hach.com. Invoices for all other orders are due and payable NET 30 DAYS from date of the invoice without regard to delays for inspection or transportation, with payments to be made by check to Hach at the above address or by wire transfer to the account stated on the front of Hach's invoice, or for customers with no established credit, Hach may require cash or credit

card payment in advance of delivery. In the event payments are not made or not made in a timely manner, Hach may, in addition to all other remedies provided at law, either: (a) declare Buyer's performance in breach and terminate this Contract for default; (b) withhold future shipments until delinquent payments are made; (c) deliver future shipments on a cash-with-order or cash-in-advance basis even after the delinquency is cured; (d) charge interest on the delinquency at a rate of 1-1/2% (one and one half percent) per month or the maximum rate permitted by law, if lower, for each month or part thereof of delinquency in payment plus applicable storage charges and/or inventory carrying charges; (e) repossess the Products for which payment has not been made; (f) recover all costs of collection including reasonable attorney's fees; or (g) combine any of the above rights and remedies as is practicable and permitted by law. Buyer is prohibited from setting off any and all monies owed under this from any other sums, whether liquidated or not, that are or may be due Buyer, which arise out of a different transaction with Hach or any of its affiliates. Should Buyer's financial responsibility become unsatisfactory to Hach in its reasonable discretion, Hach may require cash payment or other security. If Buyer fails to meet these requirements, Hach may treat such failure as reasonable grounds for repudiation of this Contract, in which case reasonable cancellation charges shall be due Hach. Buyer grants Hach a security interest in the Products to secure payment in full, which payment releases the security interest but only if such payments could not be considered an avoidable transfer under the U.S. Bankruptcy Code or other applicable laws. Buyer's insolvency, bankruptcy, assignment for the benefit of creditors, or dissolution or termination of the existence of Buyer, constitutes a default under this Contract and affords Hach all the remedies of a secured party under the U.C.C., as well as the remedies stated above for late payment or non-payment. See [120](#) for further wire transfer requirements.

7. **LIMITED WARRANTY:** Hach warrants that Products sold hereunder will be free from defects in material and workmanship and will, when used in accordance with the manufacturer's operating and maintenance instructions, conform to any express written warranty pertaining to the specific goods purchased, which for most Hach instruments is for a period of twelve (12) months from delivery. Hach warrants that services furnished hereunder will be free from defects in workmanship for a period of ninety (90) days from the completion of the services. Parts provided by Hach in the performance of services may be new or refurbished parts functioning equivalent to new parts. Any non-functioning parts that are repaired by Hach shall become the property of Hach. No warranties are extended to consumable items such as, without limitation, reagents, batteries, mercury cells, and light bulbs. **All other guarantees, warranties, conditions and representations, either express or implied, whether arising under any statute, law, commercial usage or otherwise, including implied warranties of merchantability and fitness for a particular purpose, are hereby excluded.** The sole remedy for Products not meeting this Limited Warranty is replacement, credit or refund of the purchase price. This remedy will not be deemed to have failed of its essential purpose so long as Hach is willing to provide such replacement, credit or refund.

8. **INDEMNIFICATION:** Indemnification applies to a party and to such party's successors-in-interest, assignees, affiliates, directors, officers, and employees ("Indemnified Parties"). Hach is responsible for and will defend, indemnify and hold harmless the Buyer Indemnified Parties against all losses, claims, expenses or damages which may result from accident, injury, damage, or death due to Hach's breach of the Limited Warranty. Buyer is responsible for and will defend, indemnify and hold harmless the Hach Indemnified Parties against all losses, claims, expenses or damages which may result from accident, injury, damage, or death due to negligence, misuse or misapplication of any goods or services, violations of law, or the breach of any provision of this Contract by the Buyer, its affiliates, or those employed by, controlled by or in privity with them. Buyer's workers' compensation immunity, if any, does not preclude or limit its indemnification obligations.

9. **PATENT PROTECTION:** Subject to all limitations of liability provided herein, Hach will, with respect to any Products of Hach's design or manufacture, indemnify Buyer from any and all damages and costs as finally determined by a court of competent jurisdiction in any suit for infringement of any U.S. patent (or European patent for Products that Hach sells to Buyer for end use in a member state of the E.U.) that has issued as of the delivery date, solely by reason of the sale or normal use of any Products sold to Buyer hereunder and from reasonable expenses incurred by Buyer in defense of such suit if Hach does not undertake the defense thereof, provided that Buyer promptly notifies



TERMS AND CONDITIONS OF SALE FOR HACH® PRODUCTS

Hach of such suit and offers Hach either (i) full and exclusive control of the defense of such suit when Products of Hach only are involved, or (ii) the right to participate in the defense of such suit when products other than those of Hach are also involved. Hach's warranty as to use patents only applies to infringement arising solely out of the inherent operation of the Products according to their applications as envisioned by Hach's specifications. In case the Products are in such suit held to constitute infringement and the use of the Products is enjoined, Hach will, at its own expense and at its option, either procure for Buyer the right to continue using such Products or replace them with non-infringing products, or modify them so they become non-infringing, or remove the Products and refund the purchase price (prorated for depreciation) and the transportation costs thereof. The foregoing states the entire liability of Hach for patent infringement by the Products. Further, to the same extent as set forth in Hach's above obligation to Buyer, Buyer agrees to defend, indemnify and hold harmless Hach for patent infringement related to (x) any goods manufactured to the Buyer's design, (y) services provided in accordance with the Buyer's instructions, or (z) Hach's Products when used in combination with any other devices, parts or software not provided by Hach hereunder.

10. TRADEMARKS AND OTHER LABELS: Buyer agrees not to remove or alter any indicia of manufacturing origin or patent numbers contained on or within the Products, including without limitation the serial numbers or trademarks on nameplates or cast, molded or machined components.

11. SOFTWARE AND DATA. All licenses to Hach's separately-provided software products are subject to the separate software license agreement(s) accompanying the software media and/or included as an Appendix to these Terms & Conditions of Sale. Except to the extent such express licenses conflict with the remainder of this paragraph, the following also applies relative to Hach's software: Hach grants Buyer only a personal, non-exclusive license to access and use the software provided by Hach with Products purchased hereunder solely as necessary for Buyer to enjoy the benefit of the Products. A portion of the software may contain or consist of open source software, which Buyer may use under the terms and conditions of the specific license under which the open source software is distributed. Buyer agrees that it will be bound by all such license agreements. Title to software remains with the applicable licensor(s). In connection with Buyer's use of Products, Hach may obtain, receive, or collect data or information, including data produced by the Products. In such cases, Buyer grants Hach a non-exclusive, worldwide, royalty-free, perpetual, non-revocable license to use, compile, distribute, display, store, process, reproduce, or create derivative works of such data, or to aggregate such data for use in an anonymous manner, solely to facilitate marketing, sales and R&D activities of Hach and its affiliates.

12. PROPRIETARY INFORMATION; PRIVACY: "Proprietary Information" means any information, technical data or know-how in whatever form, whether documented, contained in machine readable or physical components, mask works or artwork, or otherwise, which Hach considers proprietary, including but not limited to service and maintenance manuals. Buyer and its customers, employees and agents will keep confidential all such Proprietary Information obtained directly or indirectly from Hach and will not transfer or disclose it without Hach's prior written consent, or use it for the manufacture, procurement, servicing or calibration of Products or any similar products, or cause such products to be manufactured, serviced or calibrated by or procured from any other source, or reproduce or otherwise appropriate it. All such Proprietary Information remains Hach's property. No right or license is granted to Buyer or its customers, employees or agents, expressly or by implication, with respect to the Proprietary Information or any patent right or other proprietary right of Hach, except for the limited use licenses implied by law. Hach will manage Customer's information and personal data in accordance with its Privacy Policy, located at <http://www.hach.com/privacypolicy>.

13. CHANGES AND ADDITIONAL CHARGES: Hach reserves the right to make design changes or improvements to any products of the same general class as Products being delivered hereunder without liability or obligation to incorporate such changes or improvements to Products ordered by Buyer unless agreed upon in writing before the Products' delivery date. Services which must be performed as a result of any of the following conditions are subject to additional charges for labor, travel and parts: (a) equipment alterations not authorized in writing by Hach; (b) damage resulting from improper use or handling, accident, neglect, power surge, or operation in an environment or manner in which the instrument is not designed to operate or is not in accordance with Hach's operating manuals; (c) the use of parts or accessories not provided by Hach; (d) damage resulting from acts of war, terrorism or nature; (e) services outside standard business hours; (f) site

prework not complete per proposal; or (g) any repairs required to ensure equipment meets manufacturer's specifications upon activation of a service agreement.

14. SITE ACCESS / PREPARATION / WORKER SAFETY / ENVIRONMENTAL COMPLIANCE: In connection with services provided by Hach, Buyer agrees to permit prompt access to equipment. Buyer assumes full responsibility to back-up or otherwise protect its data against loss, damage or destruction before services are performed. Buyer is the operator and in full control of its premises, including those areas where Hach employees or contractors are performing service, repair and maintenance activities. Buyer will ensure that all necessary measures are taken for safety and security of working conditions, sites and installations during the performance of services. Buyer is the generator of any resulting wastes, including without limitation hazardous wastes. Buyer is solely responsible to arrange for the disposal of any wastes at its own expense. Buyer will, at its own expense, provide Hach employees and contractors working on Buyer's premises with all information and training required under applicable safety compliance regulations and Buyer's policies. If the instrument to be serviced is in a Confined Space, as that term is defined under OSHA regulations, Buyer is solely responsible to make it available to be serviced in an unconfined space. Hach service technicians will not work in Confined Spaces. In the event that a Buyer requires Hach employees or contractors to attend safety or compliance training programs provided by Buyer, Buyer will pay Hach the standard hourly rate and expense reimbursement for such training attended. The attendance at or completion of such training does not create or expand any warranty or obligation of Hach and does not serve to alter, amend, limit or supersede any part of this Contract.

15. LIMITATIONS ON USE: Buyer will not use any Products for any purpose other than those identified in Hach's catalogs and literature as intended uses. Unless Hach has advised the Buyer in writing, in no event will Buyer use any Products in drugs, food additives, food or cosmetics, or medical applications for humans or animals. In no event will Buyer use in any application any Product that requires FDA 510(k) clearance unless and only to the extent the Product has such clearance. Buyer will not sell, transfer, export or re-export any Hach Products or technology for use in activities which involve the design, development, production, use or stockpiling of nuclear, chemical or biological weapons or missiles, nor use Hach Products or technology in any facility which engages in activities relating to such weapons. Unless the "ship-to" address is in California, U.S.A., the Products are not intended for sale in California and may lack markings required by California Proposition 65; accordingly, unless Buyer has ordered Products specifying a California ship-to address, Buyer will not sell or deliver any Hach Products for use in California. Any warranty granted by Hach is void if any goods covered by such warranty are used for any purpose not permitted hereunder.

16. EXPORT AND IMPORT LICENSES AND COMPLIANCE WITH LAWS: Unless otherwise specified in this Contract, Buyer is responsible for obtaining any required export or import licenses. Buyer will comply with all laws and regulations applicable to the installation or use of all Products, including applicable import and export control laws and regulations of the U.S., E.U. and any other country having proper jurisdiction, and will obtain all necessary export licenses in connection with any subsequent export, re-export, transfer and use of all Products and technology delivered hereunder. Buyer will comply with all local, national, and other laws of all jurisdictions globally relating to anti-corruption, bribery, extortion, kickbacks, or similar matters which are applicable to Buyer's business activities in connection with this Contract, including but not limited to the U.S. Foreign Corrupt Practices Act of 1977, as amended (the "FCPA"). Buyer agrees that no payment of money or provision of anything of value will be offered, promised, paid or transferred, directly or indirectly, by any person or entity, to any government official, government employee, or employee of any company owned in part by a government, political party, political party official, or candidate for any government office or political party office to induce such organizations or persons to use their authority or influence to obtain or retain an improper business advantage for Buyer or for Hach, or which otherwise constitute or have the purpose or effect of public or commercial bribery, acceptance of or acquiescence in extortion, kickbacks or other unlawful or improper means of obtaining business or any improper advantage, with respect to any of Buyer's activities related to this Contract. Hach asks Buyer to "Speak Up!" if aware of any violation of law, regulation or our Standards of Conduct ("SOC") in relation to this Contract. See www.ethicspoint.veralto.com and [Integrity and compliance - Veralto](#) for a copy of the SOC and for access to our Helpline portal.

17. RELATIONSHIP OF PARTIES: Buyer is not an agent or representative of Hach and will not present itself as such under any circumstances unless and to

TERMS AND CONDITIONS OF SALE FOR HACH® PRODUCTS

the extent it has been formally screened by Hach's compliance department and received a separate duly-authorized letter from Hach setting forth the scope and limitations of such authorization.

18. **FORCE MAJEURE:** Hach is excused from performance of its obligations under this Contract to the extent caused by acts or omissions that are beyond its control of, including but not limited to Government embargoes, blockages, seizures or freeze of assets, delays or refusals to grant an export or import license or the suspension or revocation thereof, or any other acts of any Government; fires, floods, severe weather conditions, or any other acts of God; quarantines; labor strikes or lockouts; riots; strife; insurrections; civil disobedience or acts of criminals or terrorists; war; material shortages or delays in deliveries to Hach by third parties. In the event of the existence of any force majeure circumstances, the period of time for delivery, payment terms and payments under any letters of credit will be extended for a period of time equal to the period of delay. If the force majeure circumstances extend for six months, Hach may, at its option, terminate this Contract without penalty and without being deemed in default or in breach thereof.

19. **NON ASSIGNMENT AND WAIVER:** Buyer will not transfer or assign this Contract or any rights or interests hereunder without Hach's prior written consent. Failure of either party to insist upon strict performance of any provision of this Contract, or to exercise any right or privilege contained herein, or the waiver of any breach of the terms or conditions of this Contract will not be construed as thereafter waiving any such terms, conditions, rights, or privileges, and the same will continue and remain in force and effect as if no waiver had occurred.

20. **FUNDS TRANSFERS (PAYMENTS):** Buyer and Hach both recognize that there is a risk of banking fraud when individuals impersonating a business demand payment under new banking or mailing instructions. To avoid this risk, Buyer must verbally confirm any new or changed bank transfer or mailing instructions by calling Hach at +1-970-663-1377 and speaking with Hach's Credit Manager before mailing or transferring any monies using the new instructions. Both parties agree that they will not institute mailing or bank transfer instruction changes and require immediate payment under the new instructions but will instead provide a ten (10) day grace period to verify any payment instruction changes before any new or outstanding payments are due using the new instructions.

21. **LIMITATION OF LIABILITY:** None of the Hach Indemnified Parties will be liable to any Buyer Indemnified Parties under any circumstances for any special, treble, incidental or consequential damages, including without limitation, damage to or loss of property other than for the Products purchased hereunder; damages incurred in installation, repair or replacement; lost profits, revenue or opportunity; loss of use; losses resulting from or related to downtime of the products or inaccurate measurements or reporting; the cost of substitute products; or claims of any Buyer Indemnified Parties' customers for such damages, howsoever caused, and whether based on warranty, contract, and/or tort (including negligence, strict liability or otherwise). The total liability of the Hach Indemnified Parties arising out of the performance or nonperformance hereunder or Hach's obligations in connection with the design, manufacture, sale, delivery, and/or use of Products will in no circumstance exceed in the aggregate a sum equal to twice the amount actually paid to Hach for Products delivered hereunder.

22. **APPLICABLE LAW AND DISPUTE RESOLUTION:** The construction, interpretation and performance hereof and all transactions hereunder shall be governed by the laws of the State of Colorado, without regard to its principles or laws regarding conflicts of laws. If any provision of this Contract violates any Federal, State or local statutes or regulations of any countries having jurisdiction of this transaction, or is illegal for any reason, said provision shall be self-deleting without affecting the validity of the remaining provisions. Unless otherwise specifically agreed upon in writing between Hach and Buyer, any dispute relating to this Contract which is not resolved by the parties shall be adjudicated in order of preference by a court of competent jurisdiction (i) in the State of Colorado, U.S.A. if Buyer has minimum contacts with Colorado and the U.S., (ii) elsewhere in the U.S. if Buyer has minimum contacts with the U.S. but not Colorado, or (iii) in a neutral location if Buyer does not have minimum contacts with the United States.

23. **ENTIRE AGREEMENT, TERM & MODIFICATION:** These Terms & Conditions of Sale constitute the entire agreement between the parties and supersede any prior agreements or representations, whether oral or written. Upon thirty (30) days prior written notice, Hach may, in its sole discretion, elect to terminate any order for the sale of Products and provide a pro-rated refund for any pre-payment of undelivered Products. No change to or modification of these Terms & Conditions shall be binding upon Hach unless in a written instrument specifically referencing that it is amending these Terms & Conditions of Sale and signed by an authorized representative of Hach. Hach

rejects any additional or inconsistent Terms & Conditions of Sale offered by Buyer at any time, whether or not such terms or conditions materially alter the Terms & Conditions herein and irrespective of Hach's acceptance of Buyer's order for the described goods and services.

24. **APPENDICES:** If checked, the following Appendices are attached hereto and incorporated by reference into these Terms & Conditions of Sale:

☐ CLAROS SOFTWARE AS A SERVICE SUBSCRIPTION AGREEMENT

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