

HCWCID NO. 1
BOARD MEETING PACKET
1-14-21

HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to Section 551 of the Texas Government Code, and the March 16, 2020 action of the Office of the Attorney General suspending certain requirements of Section 551, that the Board of Directors of Hays County Water Control and Improvement District No 1 will conduct a Workshop meeting at 4:00 p.m., followed by a Regular Board meeting at 5:00 p.m. by Zoom audio/video conference on Thursday, January 14, 2021 for the purposes stated herein.

In an effort to mitigate the spread of COVID-19 and pursuant to the Proclamation dated March 13, 2020 by Governor Greg Abbott (declaring Texas to be in a State of Disaster), as subsequently extended, and associated Press Release dated March 16, 2020 from the Texas Attorney General's office (suspending certain requirements of the Texas Open Meetings Act), the District will be conducting these meetings by Zoom video conference, and members of the public will be able to join by telephonic conference. **Members of the public may join this meeting toll-free by calling 1-888-475-4499 (Meeting ID: 839 9949 9236; Passcode: 094456), and those who wish to provide public comments should send an email to commentsignup@hayswcid.org at least one hour prior to the meeting indicating their name and the item(s) upon which they would like to address the Board.** An electronic copy of the agenda packet will be provided under the agenda tab on the District's website at: <https://www.hayswcid.org/hwcid-1/documents> before the meeting is conducted.

Board Workshop Session Agenda

(4:00 PM)

The Board will conduct a workshop session to review and discuss the following reports. No action will be taken during the Workshop Session, which shall be open to the public at all times and adjourned at or before 5:00 PM.

1. Management and Operations Report.
2. Financial Report.
3. Landscaping Report.
4. Joint Facilities Report.
5. General Engineering Report.
6. Committee Reports, Recommendations and Assignments.

Regular Board Meeting Agenda

(5:00 PM)

1. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment).
2. Consent Items. The following items are considered to be self-explanatory and may be approved by a single motion. There will be no separate discussion of these items unless a Board member requests that an item be removed and considered separately.
 - (a) Approval of the following sets of minutes:
 - Minutes of December 10, 2020 Regular meeting;
 - (b) Approval of Accounting Report and related disbursements, including without limitation:
 - Monthly Financials, Cash Activity Report, Cash/ Investment/Activity Report, Collateral Analysis Schedule, and if timely, Quarterly Investment Report;
 - Monthly Tax Collection Report;
 - Budget Comparison;
 - Check Register and wires;
 - Bond Reporting; and
 - Budgets and other financial reporting.
3. Reports. If necessary, review and discussion of reports not completed during Board Workshop Session.
4. Engineering and Development Items: Consideration and possible action with respect to the following items:
 - (a) Final acceptance of the Belterra Village Multifamily Project.
 - (b) Review and approval of Pay Application No. 4 - Drum Screen Project.
 - (c) Approval of CMA Task Order 65 – regarding Belterra Wastewater Treatment EQ Tank Blower Replacement.
 - (d) Acceptance of general engineering report and joint facilities engineering report and approval of recommended actions related to improvement, repair, maintenance, use and acceptance of District systems, facilities and property and easements, and such other engineering items as a recommended for action.
5. Financial Items. Consideration and possible action with respect to the following items:
 - (a) Administrative bookkeeping items, including opening and closing of accounts, approval of new signature cards and such other bookkeeping and financial items as are recommended for approval by the District's bookkeepers.
 - (b) Collection of delinquent commercial review and inspection deposits.
6. Management and Operations Items. Consideration and possible action with respect to the following items:
 - (a) Proposed expenditure of \$7,000 to Excel for air diffuser installation.

- (b) Update regarding ongoing WWTP upgrades and any necessary action items in connection therewith.
- (c) Request for proposals for landscaping and irrigation services and related committee recommendations.
- (d) Possible purchase of audio equipment to enhance board meeting participation and recordings.

Standing items:

- (a) Customer requests, billing matters and adjustments, and proposed write-offs.
 - (b) Requests for use of Belterra Centre and other District buildings or park facilities.
 - (c) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
 - (d) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
 - (e) Coordination of customer communications, including social media posts, customer newsletters and special notices.
 - (f) Authorization of recommended expenditures and actions related to improvement, repair, maintenance, operation and use of District facilities and property, and such routine management and operational matters as are recommended for action.
 - (g) Acceptance of general management and operations reports.
8. Rules, Policies, Agreements and Compliance Requirements. Consideration and possible action with respect to the following items:
- (a) Update regarding status of remaining proceeds of Series 2020 Utility Bond Issue, proposed partial release related to such proceeds and supplemental agreed upon procedures report, and take any action as may be necessary.
 - (b) Adjustment of Inframark base and maintenance account fees pursuant to existing operations and management agreements.
 - (c) Review of existing Board committee assignments, discuss and consider certain changes and approve updated list of such assignments.
 - (d) Discussion of compliance requirements regarding acceptance of gifts and related matters.
9. Water Supply Agreements. Consideration and possible action with respect to existing agreements for water supply with the Lower Colorado River Authority and water service through the West Travis County Public Utility Agency, water use under such agreements, water rates and fees charged to the District under such agreements, and other matters related to District water supply and conservation.
10. District Calendar and Schedule. Confirm dates for upcoming regular and special meetings, confirm dates for proposed committee meetings, discussion of upcoming events significant to District and/or Belterra community, and discussion of conferences, meetings and educational opportunities Directors desire to attend.
11. Executive Session. The Board may recess into Executive Session at any time to consult with its attorneys regarding any posted matter for which the Board may seek the advice of its attorneys under Government Code 551.071 (including without limitation contemplated or potential litigation matters, and other legal matters related to agenda items) or for any action on the agenda for which a closed session is permitted by law, and will reconvene in open session for any appropriate action on any matter considered in Executive Session.
12. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session.
13. Adjournment of Regular Board Meeting.

Note on Executive Session: The Board of Directors will go into Executive Session, if necessary and appropriate, pursuant to the applicable section of subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

Note on Public Comment: Any Person wishing to address the Board will be permitted to present comments at the time the presiding officer calls for public comments in accordance with the meeting notice.



EXECUTED this the 7th day of January, 2021.

HAYS COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1


Douglas L. Botts, President

ITEM NO. 4(d)1

GENERAL DISTRICT ENGINEERING
AGENDA ITEM

- I. Potential action items for the meeting:
 - A. Final Acceptance of Belterra Village Multifamily Treated Effluent Line (*Report Item III.C.*)
- II. Commercial Tract Development – No update from last month
 - A. The grease trap plans that have been approved to date are: Sky Cinema, Stiles Switch BBQ, Pieous Pizza, Torchy's Tacos, Jersey Mike's, Dunkin Donuts, The League/Fork & Spoon, Simply Pho, Backspin, and Hotel.
 - B. The site plans that have been approved to date are Hat Creek, Chase Bank, Chick-fil-A, Building Y, IHOP, Belterra Multifamily, Pad S, Hotel, Pad X
 - C. Plans currently under review –none
 - D. Grease Traps currently under review – none
 - E. Water LUE determination review – none
- III. Belterra Village Multifamily
 - A. The treated effluent line has been installed and has passed testing.
 - B. Final completion date for the entire project is set for June 2021.
 - C. Recommend Final Acceptance of Belterra Village Multifamily.
- IV. Hotel Site – No update from last month
 - A. The hotel has paused construction due to COVID-19 concerns.
- V. Pad X
 - A. Submittals for the storm sewer line are being reviewed and the pre-construction meeting is scheduled for January 11.



ITEM NO. 4.(d)2

**HAYS COUNTY WCID NOS. 1 AND 2 – WWTP AND 210 REUSE IRRIGATION
ENGINEERING REPORT
FOR THE JANUARY 2021 BOARD MEETINGS**

AGENDA ITEM

- I. Potential action items for the meeting:
 - A. Hays 1 - Approval of Pay Application No. 4 (\$358,620.0) – Drum Screen Replacement and Site Plan Revisions (*Report Item II.B*)
 - B. Approval of Task Order 65 – Belterra Wastewater Treatment Plant EQ Tank Blower Replacement \$60,000 (*Report Item III.A*)
- II. Drum Screen Replacement
 - A. Construction updates
 1. The concrete structure is complete and the walkways and handrails have been started
 2. The drum screens are in place, but the piping hasn't been started yet.
 3. The electricians have started the work on the control panel
 4. The insert-a-valves have been installed on the existing piping to the bar screens
 - B. Recommend approval of Pay Application No. 4 - \$358,620.30 which can be found on the google drive
 - C. Change Order
 1. We are waiting on pricing options for the bar screen removal as well as fencing prices, and the cost to install steps on the walkways between the two platforms.
- III. EQ Tank Blower Replacement
 - A. Recommend approval of Task Order 65 – Belterra Wastewater Treatment Plant EQ Tank Blower Replacement
 1. Work includes creating construction documents and specifications for the replacement of the blowers, piping changes, electrical work to upgrade the controls, structural work to remove a section of the existing sound proofing wall and to install a garage door to meet access requirements, and construction phase services.
 2. Inframark is going to purchase the blowers, and the contractor that is selected through the public bidding process will be responsible for installation.



CMA Engineering, Inc.

TBPE Firm Registration No. F-3053

Page 1 of 1

235 Ledge Stone Drive
Phone: (512) 432-1000

Austin, Texas 78737
Fax: (512) 432-1015

ITEM NO. 5(a)

Hays County W.C.I.D. No. 1

Accounting Report

January 14, 2021

- Review Cash Activity Report, including Receipts and Expenditures
 - ☑ Action Items:
 - Approval of director and vendor payments.
 - Approval of fund transfers
 - From TexPool Operating Account to BancorpSouth Operating Account (New): \$400,000.00
 - From BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New): \$13,400.00
 - From TexPool Operating Account to TexPool SPA Account: \$8,792.07
 - From TexPool Tax Account to TexPool Operating Account: \$11,093.49
 - Approve letter to close BancorpSouth Manager's Account (Old)
 - Approve letter to close BancorpSouth Debt Service Account
- Financial Highlights:
 - The month of November came ahead of plan by \$71,000. Favorable revenues made up \$37,000 and favorable expenditures made up \$34,000 of the total favorable variance.
 - Year-to-date the District is ahead of plan by \$46,000.
 - Amended FY-2020 actual charges to the Joint Maintenance CAP are \$27,000 over the annual billing amount. November actual charges for FY-2021 are \$27,000 less than the monthly billings year-to-date.
 - Amended FY-2020 actual charges to the General Maintenance CAP are \$70,000 under the annual billing amount. November actual charges for FY-2021 \$78,000 less than the monthly billings year-to-date.
 - Year-to-date the District has collection rate of 0.31% on property taxes.
- **Note: The financials contained within are considered interim financials, for this reason you will not see the annual GASB 34 adjustments as well as notes to the financials that are typically presented in the annual audit.**

2021

Hays County W.C.I.D. No. 1

January						
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31						

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28						

March						
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August						
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September						
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October						
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November						
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December						
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Notes

Jan 14 Board Meeting

Hays County W.C.I.D. No. 1
Cash Activity Report
November 30, 2020 - January 14, 2021

		BancorpSouth Operating Account (Old)	BancorpSouth Operating Account (New)
Cash - Reconciled Balance as of November 30, 2020		\$ 96,765.95	\$ 537,168.22
Subsequent Activity Through January 14, 2021		(60,000.00)	(70,117.16)
Transfer Approved December 10, 2020	Transfer from BancorpSouth Operating (Old) to BancorpSouth Oper (New)	(60,000.00)	
	Subtotal - BancorpSouth Operating Account (Old)	(60,000.00)	
Transfer Approved December 10, 2020	Transfer from BancorpSouth Operating (Old) to BancorpSouth Oper (New)	60,000.00	
Expenditures Approved December 10, 2020	#10079 - #10101	(374,446.87)	
Deposit	Review Fee - Multifamily	43,922.50	
Deposit	Review Fee - Building S	21,923.91	
Deposit	Review Fee - Hotel	8,736.00	
Deposit	Pool Deposits	5,000.00	
Deposit	Commercial Sales Tax (SPA) - December 2020	8,792.07	
Service Collections		155,955.23	
	Subtotal - BancorpSouth Operating Account (New)	(70,117.16)	
Expenditures to be Approved at January 14, 2021 Board Meeting		-	(749,476.79)
Dan Robison	10102 Director Fees	138.52	
Douglas L. Botts	10103 Director Fees	277.05	
Paul J Kelly	10104 Director Fees	303.07	
William C Dally	10105 Director Fees	177.05	
William F Lucas	10106 Director Fees	472.50	
Andy Barrett & Associates	10107 Legal Retainer - December 2020 and January 2021	3,240.00	
Aquatic Features, Inc.	10108 Duck Pond Maintenance - December 2020	416.00	
Bott & Douthitt, P.L.L.C.	10109 Accounting Fees - December 2020	7,900.00	
CMA Engineering, Inc.	10110 Engineering Fees - October 2020	20,799.98	
EcoCare Professional Building Services	10111 Belterra Centre Cleaning Services - January 2021	185.00	
Excel Construction Services, LLC	10112 Drum Screen Replacements - Pay Application No. 4	358,620.30	
Inframark, LLC	10113 Monthly Operation Fees - November/Maintenance Services (Additional)	141,129.83	
Law Office of Matthew B. Kutac PLLC	10114 Legal Fees - December 2020	9,602.29	
LCRA	10115 Raw Water Purchases - December 2020	7,081.07	
Terrain, LLC	10116 Landscape Improvements	5,522.00	
Texas Disposal Systems, Inc.	10117 Garbage Service (Commercial) - December 2020	9,889.37	
Touchstone District Services, LLC	10118 Website Maintenance	380.00	
West Travis County Public Utility Agency	10119 Wholesale Water Charge - December 2020	36,949.39	
Winstead	10120 Legal Fees - December 2020	5,032.20	
WLE, LLC.	10121 Landscape Maintenance	24,014.17	
WTCPUA	10122 Impact Fees	25,876.00	
Hays County WCID No. 2	10123 Tap Fees due to Hays 2	32,742.00	
TCEQ	10124 Regulatory Assessment - 2020	11,372.59	
Texas Disposal Systems, Inc.	10125 Garbage Service (Residential) - December 2020	18,916.00	
CMA Engineering, Inc.	10127 Engineering Fees - November 2020	28,440.41	
	Subtotal - BancorpSouth Operating Account (New)	749,476.79	
Transfer Requests to be Approved January 14, 2021		-	386,600.00
Hays County WCID No. 1	10126 Replenish Manager's Account	(13,400.00)	
Transfer Letter Dated January 14, 2021	Transfer from TexPool Operating to BancorpSouth Operating (New)	400,000.00	
		386,600.00	
Projected Balance as of January 14, 2021		\$ 36,765.95	\$ 104,174.27

Hays County W.C.I.D. No. 1
Cash Activity Report
November 30, 2020 - January 14, 2021

			BancorpSouth	BancorpSouth
			Manager's Account (Old)	Manager's Account (New)
Cash - Reconciled Balance as of November 30, 2020			\$ 8,042.17	\$ 16,065.94
Subsequent Activity Through January 14, 2021			-	(4,483.87)
Transfer Approved December 10, 2020	Transfer from Bancorp Operating to Manager's Account	20,000.00		
Expenditures Approved December 10, 2020	#5031 - #5042	(10,412.71)		
Expenditures Approved December 10, 2020	Payroll Tax - November (EFTPS)	(642.54)		
U S Treasury	Payroll Tax - December	(741.42)		
TCEQ	Water System Fee Reg #1050137	(2,327.50)		
Pedernales Electric Co-op	Electricity - December 2020	(151.79)		
Pedernales Electric Co-op	Electricity - December 2020	(7,203.67)		
Bo Win	Customer Refund	(120.85)		
Jana McCool	Customer Refund	(53.52)		
Jody Hays	Customer Refund	(16.72)		
Jose Asensio	Customer Refund	(313.73)		
Lori McGuire	Customer Refund	(90.79)		
Michael Mikos	Customer Refund	(321.77)		
Michael Steffens	Customer Refund	(127.43)		
Regina Guggenheim	Customer Refund	(143.25)		
A T & T	WWTP Telephone - Sept - Dec 2020	(1,297.21)		
ADT Commercial	Fire Monitoring Services 1/14/21-2/13/21	(103.00)		
Texas Community Propane, LTD	Utilities - November 2020	(63.25)		
AT&T U-verse	Acct# 148520582 - December 2020	(59.14)		
Time Warner Cable	Internet Service @ Welcome Center	(293.58)		
	Subtotal-BancorpSouth Manager's Account (New)	(4,483.87)		
Transfer Requests to be Approved January 14, 2021			-	13,400.00
Hays County WCID No. 1	Transfer from Bancorp Operating to Manager's Account	13,400.00		
		13,400.00		
Projected Balance as of January 14, 2021			\$ 8,042.17	\$ 24,982.07

Hays County W.C.I.D. No. 1
Cash/Investment Activity Report
November 30, 2020 - January 14, 2021

	Maturity Date	Interest Rates	Balance 11/30/2020	Subsequent		Subtotal 1/14/2021	Transfers to be Approved 1/14/2021		Projected Balance 1/14/2021
				Receipts	Disbursements				
General Fund -									
BancorpSouth Operating Account (Old)	n/a	0.0000%	\$ 96,765.95	\$ -	\$ (60,000.00)	\$ 36,765.95	\$ -		\$ 36,765.95
BancorpSouth Manager's Account (Old)	n/a	0.0000%	8,042.17	-	-	8,042.17	-		8,042.17
BancorpSouth Operating Account (New)	n/a	0.0000%	537,168.22	304,329.71	(1,123,923.66)	(282,425.73)	386,600.00	(1), (2)	104,174.27
BancorpSouth Manager's Account (New)	n/a	0.0000%	16,065.94	20,000.00	(24,483.87)	11,582.07	13,400.00	(2)	24,982.07
BancorpSouth Checking Account (Park Fees)	n/a	0.0000%	74,374.34	-	-	74,374.34	-		74,374.34
TexPool - Operating Account	n/a	0.0919%	4,151,971.15	78,619.58	(8,030.00)	4,222,560.73	(314,009.73)	(3), (4), (5)	3,908,551.00
TexPool - Stragetic Partnership Agreement	n/a	0.0919%	261,156.84	8,030.00	-	269,186.84	8,792.07	(3)	277,978.91
Total - General Fund			5,145,544.61	410,979.29	(1,216,437.53)	4,340,086.37	94,782.34		4,434,868.71
Debt Service Fund -									
BancorpSouth Debt Service Account	n/a	0.0096%	15,024.13	-	-	15,024.13	-		15,024.13
TexPool - Tax Account	n/a	0.0919%	38,570.08	-	-	38,570.08	(11,093.49)	(4)	27,476.59
TexPool - Debt Service Account	n/a	0.0919%	1,082,989.40	-	-	1,082,989.40	-		1,082,989.40
Total - Debt Service Fund			1,136,583.61	-	-	1,136,583.61	(11,093.49)		1,125,490.12
Capital Project Fund -									
TexPool SR 2020 Capital Projects	n/a	0.0919%	746,427.82	-	-	746,427.82	-		746,427.82
Total - Capital Project Fund			746,427.82	-	-	746,427.82	-		746,427.82
Total - All Funds			\$ 7,028,556.04	\$ 410,979.29	\$ (1,216,437.53)	\$ 6,223,097.80	\$ 83,688.85		\$ 6,306,786.65

Transfer Letter Information:

⁽¹⁾ Transfer funds from TexPool Operating Account to BancorpSouth Operating Account (New): \$400,000.00

⁽²⁾ Transfer funds from BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New) - Check #10126: \$13,400.00

⁽³⁾ Transfer funds from TexPool Operating Account to TexPool SPA Account : \$8,792.07

⁽⁴⁾ Transfer funds from TexPool Tax Account to TexPool Operating Account: \$11,093.49

⁽⁵⁾ Transfer funds from Hay County MUD No. 2 TexPool Account to TexPool Operating Account: \$83,688.85

Hays County W.C.I.D. No. 1
Accountant's Compilation Report
November 30, 2020

The District is responsible for the accompanying financial statements of the governmental activities of Hays County W.C.I.D. No. 1, as of and for the two month ended November 30, 2020, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

Supplementary Information

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

We are not independent with respect to Hays County W.C.I.D. No. 1.



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

January 7, 2021
Round Rock, TX

Hays County W.C.I.D. No. 1

Governmental Funds Balance Sheet

November 30, 2020

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Assets				
Cash and Cash Equivalents				
Cash	\$ 732,416.62	\$ 15,024.13	\$ -	\$ 747,440.75
Cash Equivalents	4,413,127.99	1,121,559.48	746,427.82	6,281,115.29
Receivables				
Service Accounts, net of allowance for doubtful accounts of \$ -	181,325.82	-	-	181,325.82
Accrued Service Revenue	138,432.67	-	-	138,432.67
A/R - Other	73,511.65	-	-	73,511.65
Property Taxes	1,250,214.24	2,519,753.62	-	3,769,967.86
Prepaid Expense	1,385.52	-	-	1,385.52
Interfund	6,688.80	-	-	6,688.80
Intergovernmental	162,308.43	-	-	162,308.43
Plan and Review Fees	131,795.87	-	-	131,795.87
Prepaid Maintenance CAP	146,121.59	-	-	146,121.59
Total Assets	\$ 7,237,329.20	\$ 3,656,337.23	\$ 746,427.82	\$ 11,640,094.25
Liabilities				
Accounts Payable	\$ 383,445.25	\$ -	\$ -	\$ 383,445.25
Accrued Expenses	81,570.81	-	-	81,570.81
Retainage Payable	9,673.48	-	-	9,673.48
Due to TCEQ	10,451.84	-	-	10,451.84
Payroll Taxes Payable	642.54	-	-	642.54
Customer Deposits	247,875.00	-	-	247,875.00
Unclaimed Property	2,768.99	-	-	2,768.99
Interfund Payable	-	6,688.80	-	6,688.80
Intergovernmental	32,742.00	-	-	32,742.00
Total Liabilities	769,169.91	6,688.80	-	775,858.71
Deferred Inflows of Resources				
Property Taxes	1,250,214.24	2,519,753.62	-	3,769,967.86
Total Deferred Inflows of Resources	1,250,214.24	2,519,753.62	-	3,769,967.86
Fund Balance				
Fund Balances:				
Restricted for -				
Debt Service	-	1,129,894.81	-	1,129,894.81
Capital Projects	-	-	746,427.82	746,427.82
Unassigned	5,217,945.05	-	-	5,217,945.05
Total Fund Balances	5,217,945.05	1,129,894.81	746,427.82	7,094,267.68
Total Liabilities and Fund Balances	\$ 7,237,329.20	\$ 3,656,337.23	\$ 746,427.82	\$ 11,640,094.25

See Accountants' Report.

Hays County W.C.I.D. No. 1
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2020 - November 30, 2020

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Revenues:				
Property taxes, including penalties	\$ 6,195.00	\$ 10,869.64	\$ -	\$ 17,064.64
Service revenues, including penalties	396,606.39	-	-	396,606.39
Inspection fees	1,500.00	-	-	1,500.00
Interest income	1,005.74	238.66	160.05	1,404.45
Rental Income	7,000.00	-	-	7,000.00
Sales Tax (SPA)	17,111.30	-	-	17,111.30
Miscellaneous Income	1,000.00	-	-	1,000.00
Total Revenues	430,418.43	11,108.30	160.05	441,686.78
Expenditures:				
Current -				
District Facilities -				
Water Purchases	113,971.16	-	-	113,971.16
Operations - Base Fee	60,314.00	-	-	60,314.00
Maintenance - CAP	7,101.39	-	-	7,101.39
Meter Expense	7,973.82	-	-	7,973.82
Pond Maintenance	1,285.58	-	-	1,285.58
Landscape Maintenance	45,493.34	-	-	45,493.34
Landscape Maintenance - Mowing	1,150.00	-	-	1,150.00
Security Expense	4,257.50	-	-	4,257.50
Utilities	62,347.67	-	-	62,347.67
Permit Expense	2,327.50	-	-	2,327.50
Belterra Centre Expenses	2,062.61	-	-	2,062.61
Joint Facilities -				
Operations - Base Fee	110,108.00	-	-	110,108.00
Maintenance - CAP	6,976.92	-	-	6,976.92
Repairs & Maintenance - Irrigation	4,705.83	-	-	4,705.83
Drum Screens	80,434.78	-	-	80,434.78
Landscape Maintenance - Mowing	6,000.00	-	-	6,000.00
Permit Fees	1,250.00	-	-	1,250.00
Utilities	12,258.80	-	-	12,258.80
Website	663.25	-	-	663.25
Telephone/Internet	840.02	-	-	840.02
Engineering Fees	10,461.51	-	-	10,461.51
Accounting Fees	4,000.00	-	-	4,000.00
Reclaimed Water	(8,251.05)	-	-	(8,251.05)
Hays WCID No. 2 Participation	(121,054.87)	-	-	(121,054.87)
Administrative Services -				
Director Fees, including payroll taxes	7,589.32	-	-	7,589.32
Director Reimbursement	151.81	-	-	151.81
Membership Dues	675.00	-	-	675.00
Website	444.45	-	-	444.45
Bank Fees	766.45	-	-	766.45
Miscellaneous Expense	323.56	-	-	323.56
Professional Fees -				
Legal Fees	48,914.50	-	-	48,914.50
Accounting Fees	7,000.00	-	-	7,000.00
Engineering Fees	7,117.70	-	-	7,117.70
Financial Advisor Fees	828.49	1,671.51	-	2,500.00
Debt Service				
Arbitrage Review Fees	-	650.00	-	650.00
Paying Agent Fees	-	400.00	-	400.00
Total Expenditures	490,489.04	2,721.51	-	493,210.55
Excess/(Deficiency) of Revenues over Expenditures	(60,070.61)	8,386.79	160.05	(51,523.77)
Fund Balance, October 1, 2020	5,278,015.66	1,121,508.02	746,267.77	7,145,791.45
Fund Balance, November 30, 2020	\$ 5,217,945.05	\$ 1,129,894.81	\$ 746,427.82	\$ 7,094,267.68

ITEM NO. 6



Hays County Water Control and Improvement District No.1
General Manager Reports for the month of
December 2020
Board Meeting: January 14th, 2021

Reviewed By: Kristi Hester
Date: 1.11.21



Inframark LLC
14050 Summit Drive, #103 Austin,
TX 78728
United States
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www.inframark.com

Current Items Requiring Board Approval

Vendor	Amount	WO#	Budget Amount	Description
Excel	\$7,000.00		Yes \$150,000 Cap	Install Air Diffusers in EQ Tank for Blower Upgrade

Memorandum for: Board of Director's Hays WCID

From: Kristi Hester

Subject: General Manager's Executive Summary Report

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

1) Wastewater Treatment Plant

- a) All facilities are in compliance for the Month of December
- b) A separate report is provided for activity during January regarding the EQ rehab and operational issues
- c) EQ Tank Rehab Status - Coupling adaptors have been installed, primer and paint scheduled for this once cured air diffusers will be installed and the tank can come back on line. We anticipate 1.20.21
- d) Preventive Maintenance on generators, chlorination system and mechanical completed
- e) MBR Diffuser cleaning valve had to be repaired for basin 1
- f) Replaced old GFI's
- g) Pre-anoxic basin blower motors replaced \$4,893

2) Re-Use Water System - Drip System

- a) 210 main line break occurred 1.8.2021 repairs scheduled for this week

3) Distribution System – Billing

- a) 316 AMI meters installed 58 users on portal
- b) Installed 2 AMI meters in December - understaffed during the Holidays - we are scheduling a crew from Houston to assist with getting back on schedule
- c) Replaced 9 endpoints that were not communicating - working with Badger to diagnose what the issue is

4) Collection System

- a) Cleaned all lift station wet wells

5) Drainage/Ponds

- a) Cleaned graffiti and removed silt fencing from commercial east pond
- b) Cleaned inlets and gabion at pond 13 761 Holton
- c) Cleaned trickle channel 131 Holly Court Pond
- e) Cleaned graffiti and removed silt fencing from pond 7 Trinity

6) Parks – Trails

- a) Report on 1.6.2021 trespassing potential damage at Trinity Hills Park - Full report will be provided at Board Meeting
- b) Installed new trail benches

7) Construction

- a) Attend pre-con meeting for Pad Z
- b) Set meters for building Apartments
- c) Worked with the apartments to get trash service moved over to TDS

8) Customer Care

- a) Scheduled meeting to review landscaping RFP and Touchstone

9) Infrastructure Committee

- a) Need to schedule quarterly meeting

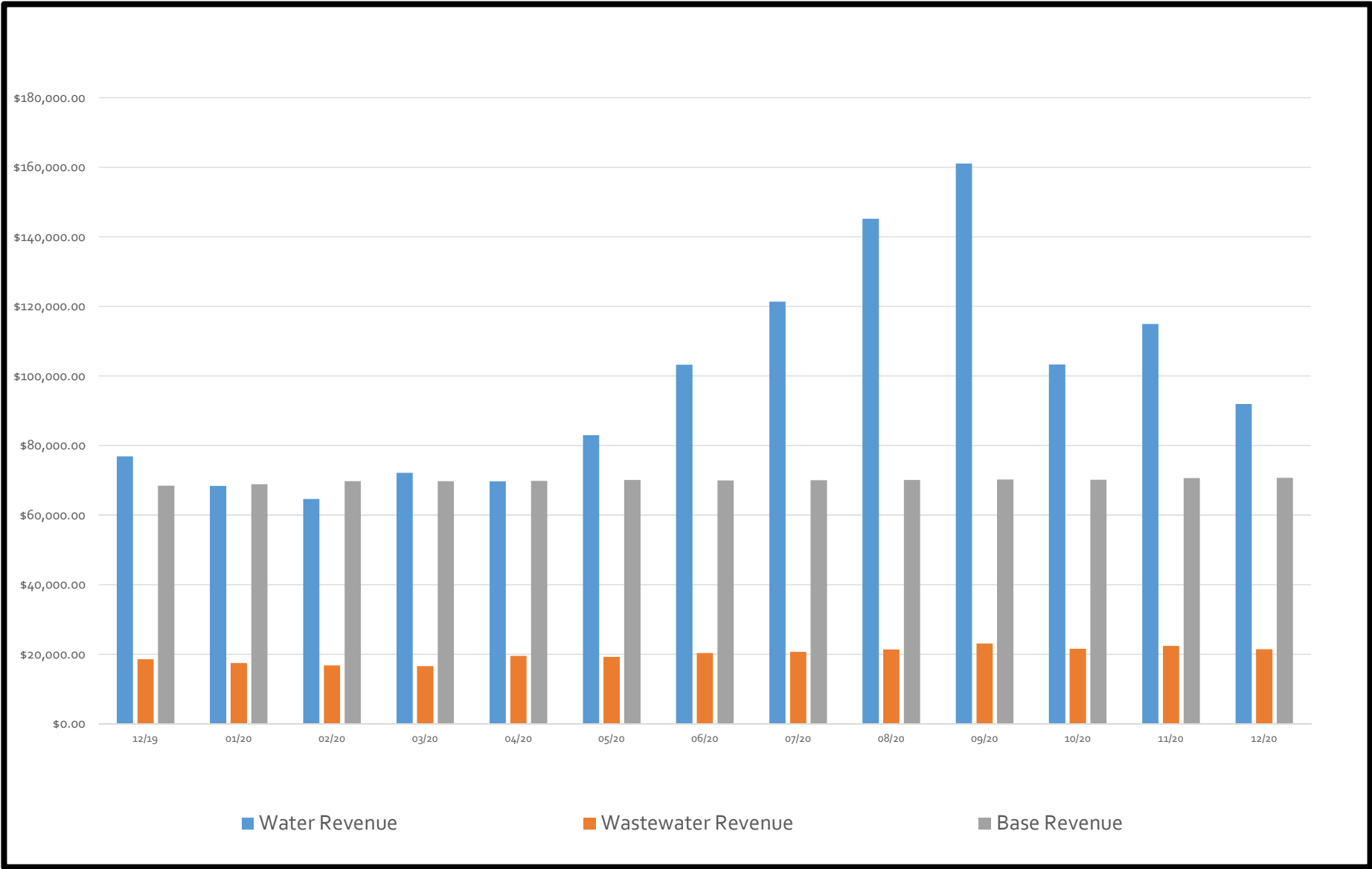
9) Facility Committee

- a) All documents for the Belterra Centre sign have been sent to the City

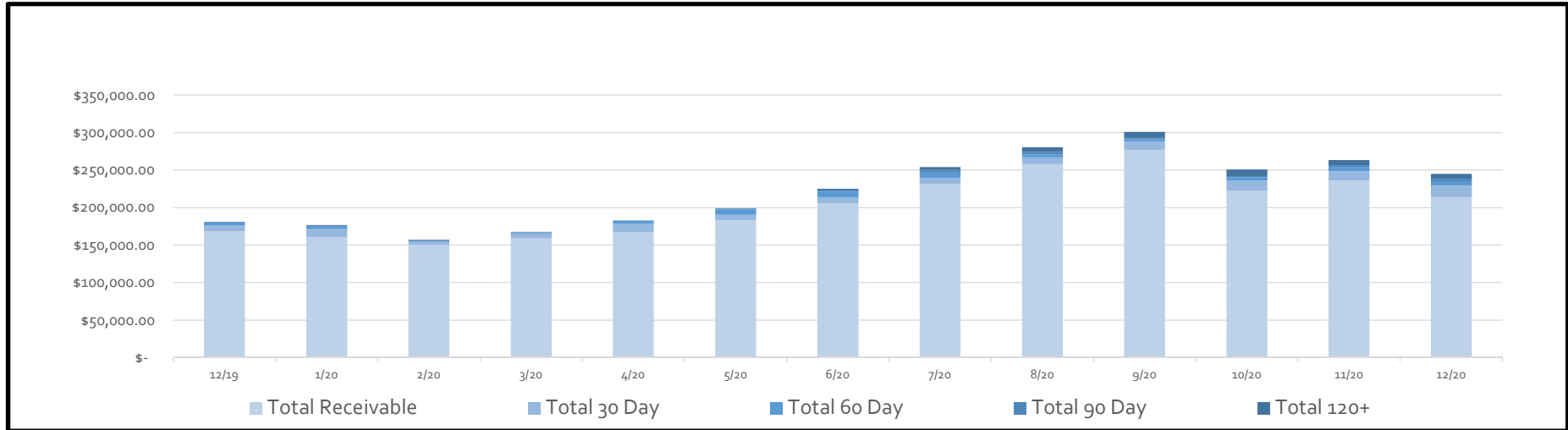


Description	Connections	
	Dec-19	Dec-20
Residential	899	931
Commercial	26	27
Hydrant	4	3
Tracking	11	11
Reclaimed	8	0
Total Number of Accounts Billed	948	972
Consumption		
Residential	6,688,500	8,939,600
Commercial	1,187,000	1,138,000
Hydrant	14,000	4,000
Tracking	182,000	261,000
Reclaimed	230,000	-
Total Gallons Consumed	8,301,500	10,342,600
Average Consumption		
Residential	7,440	9,602
Commercial	45,654	42,148
Hydrant	3,500	1,333
Tracking	16,545	23,727
Reclaimed	28,750	-
Avg Water Use for Accounts Billed	8,757	10,641
Total Billed	\$ 168,565	\$ 190,354
Total Aged Receivables	\$ (281)	\$ 23,556
Total Receivables	\$ 168,284	\$ 213,910

12 Billing Month History Revenue by Category



12 Month Accounts Receivable and Collections Report



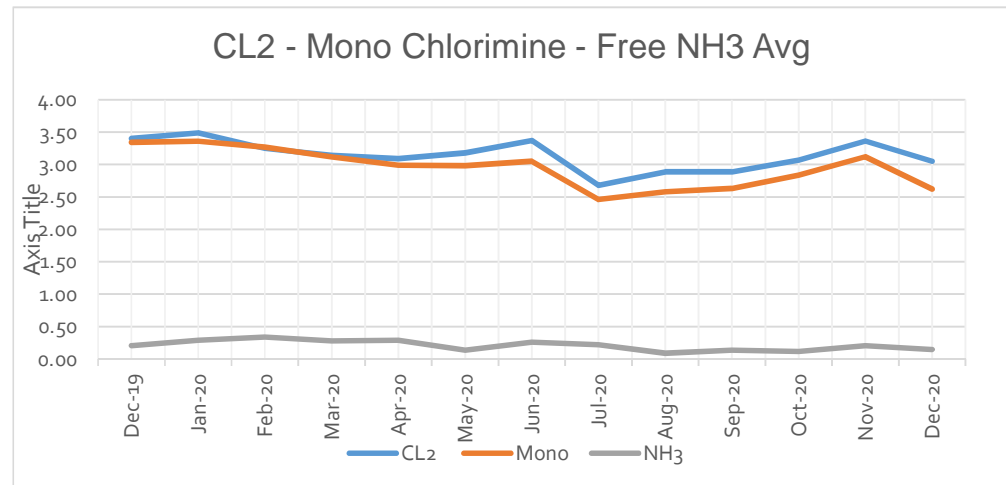
Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
12/19	\$ 168,283.80	\$ 7,917.01	\$ 3,668.13	\$ 870.46	\$ 374.59
1/20	\$ 160,967.65	\$ 10,336.22	\$ 3,853.98	\$ 540.02	\$ 957.43
2/20	\$ 150,894.52	\$ 3,359.92	\$ 1,965.38	\$ 242.17	\$ 858.28
3/20	\$ 159,114.28	\$ 6,575.82	\$ 1,400.76	\$ 178.48	\$ 232.45
4/20	\$ 167,385.62	\$ 11,083.31	\$ 3,843.03	\$ 227.74	\$ 232.45
5/20	\$ 183,243.68	\$ 7,277.39	\$ 7,298.55	\$ 815.40	\$ 372.16
6/20	\$ 205,941.32	\$ 7,957.79	\$ 7,145.93	\$ 3,160.20	\$ 831.34
7/20	\$ 231,110.42	\$ 8,584.16	\$ 6,999.98	\$ 3,891.37	\$ 3,331.70
8/20	\$ 258,033.99	\$ 9,182.61	\$ 3,810.38	\$ 3,135.24	\$ 6,064.06
9/20	\$ 277,323.60	\$ 10,844.48	\$ 3,133.55	\$ 1,894.06	\$ 7,833.33
10/20	\$ 222,178.27	\$ 14,030.20	\$ 4,465.40	\$ 1,504.94	\$ 8,779.30
11/20	\$ 236,159.98	\$ 12,489.75	\$ 5,836.22	\$ 2,115.07	\$ 6,733.77
12/20	\$ 213,909.59	\$ 15,742.60	\$ 5,489.33	\$ 3,187.06	\$ 6,643.60

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	26
Delinquent Tags Hung	N/A
Disconnects for Non Payment	N/A

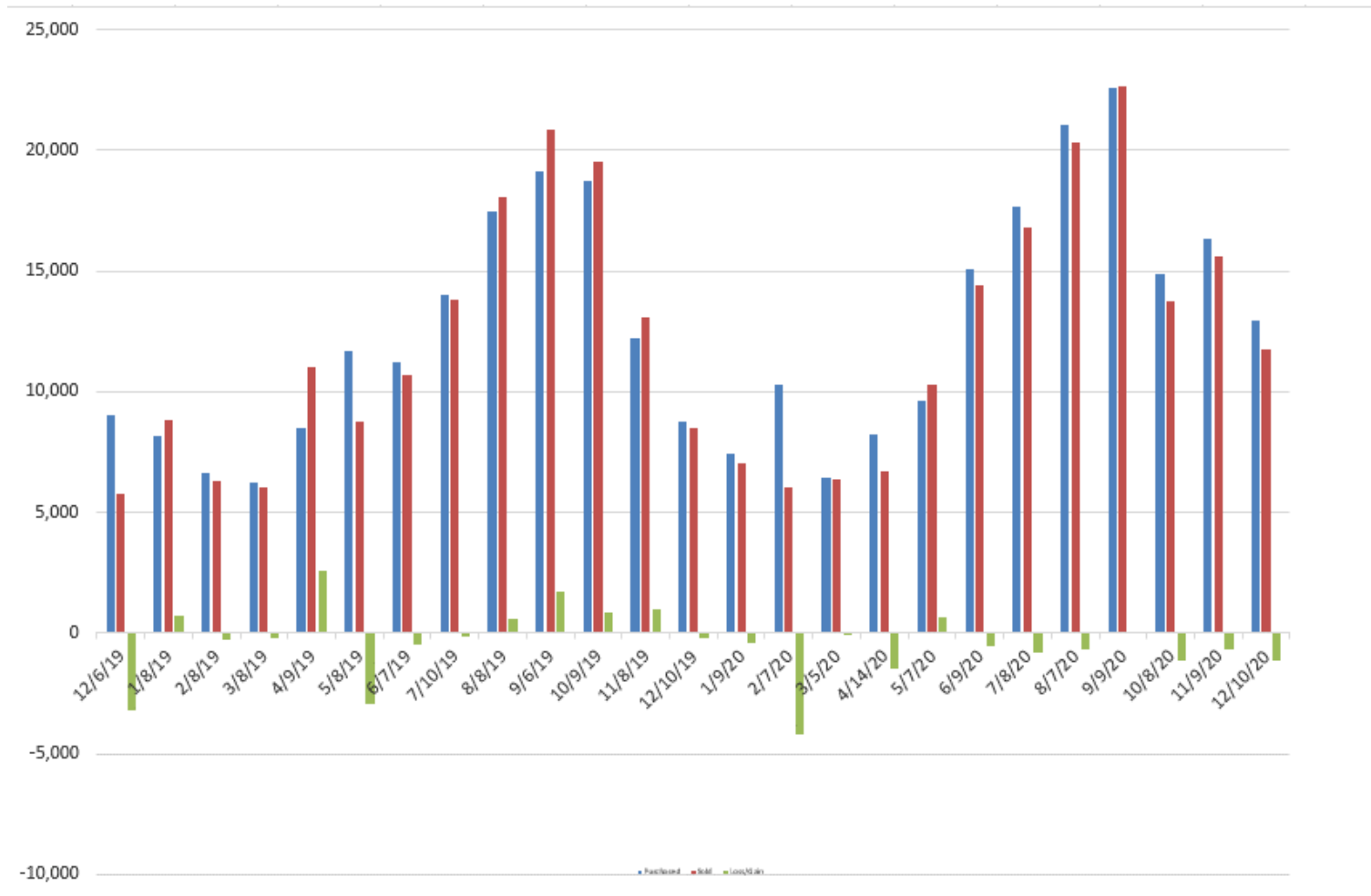
Water Quality Monitoring

Current Annual CL2 Avg 3.14

Requirements	Min .50		
Date	CL2	Mono	NH3
Dec-19	3.40	3.34	0.21
Jan-20	3.49	3.36	0.29
Feb-20	3.25	3.27	0.34
Mar-20	3.14	3.12	0.28
Apr-20	3.09	2.99	0.29
May-20	3.18	2.98	0.14
Jun-20	3.37	3.05	0.26
Jul-20	2.68	2.46	0.22
Aug-20	2.89	2.58	0.09
Sep-20	2.89	2.63	0.14
Oct-20	3.07	2.84	0.12
Nov-20	3.36	3.12	0.21
Dec-20	3.05	2.62	0.15

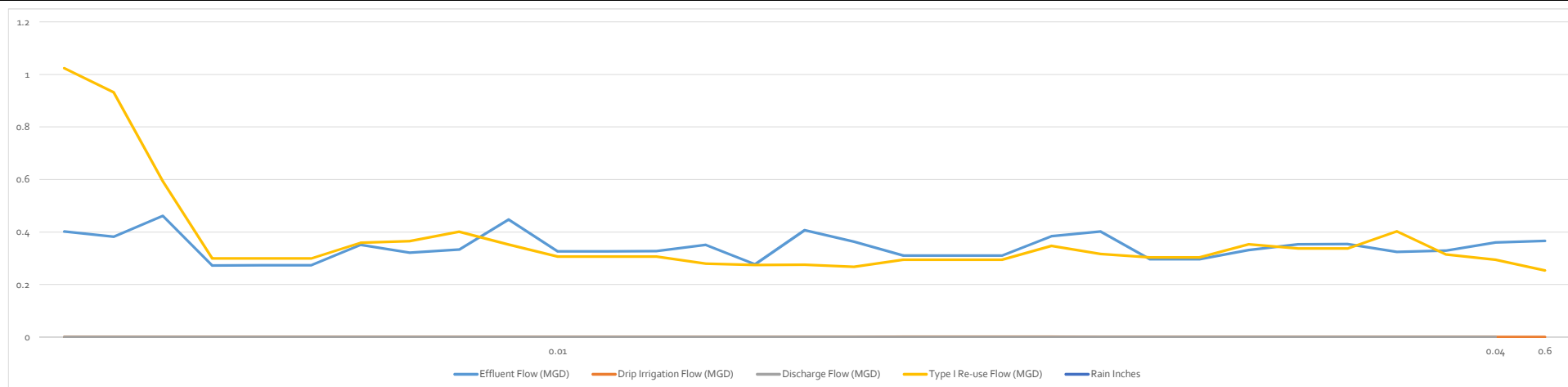


Water Accountability Report



Month	Read Date	Connection Total	Purchased (1000)	Sold (1000)	Flushing	Gal.s Loss (-)	Accounted For %	Running
								Accounted For %
December 18	12/6/2018	912	9,040	5,782	62	(3,196)	64.7%	100.11%
January 19	1/8/2019	919	8,165	8,845	19	669	108.6%	100.69%
February 19	2/8/2019	921	6,622	6,318	6	(298)	95.5%	99.85%
March 19	3/8/2019	921	6,245	6,045	11	(189)	97.0%	100.26%
April 19	4/9/2019	921	9,913	11,050	20	1,157	111.7%	102.86%
May 19	5/8/2019	921	10,096	8,778	8	(1,310)	87.0%	102.65%
June 19	6/7/2019	925	11,189	10,658	33	(498)	95.5%	99.92%
July 19	7/10/2019	932	13,990	13,833	10	(148)	98.9%	99.30%
August 19	8/8/2019	932	17,501	18,067	16	581	103.3%	99.92%
September 19	9/6/2019	933	19,105	20,849	8	1,751	109.2%	100.37%
October 19	10/9/2019	945	18,710	19,551	14	855	104.6%	101.38%
November 19	11/8/2019	947	12,232	13,092	112	972	107.9%	102.31%
December 19	12/10/2019	948	8,733	8,488	14	(232)	97.4%	104.43%
January 20	1/9/2020	954	7,430	7,043	5	(382)	94.9%	103.68%
February 20	2/7/2020	955	10,275	6,061	22	(4,192)	59.2%	100.85%
March 20	3/5/2020	957	6,419	6,370	7	(42)	99.5%	100.96%
April 20	4/14/2020	966	8,235	6,698	42	(1,496)	81.8%	96.05%
May 20	5/7/2020	972	9,657	10,320	-	663	106.9%	98.49%
June 20	6/9/2020	979	15,049	14,429	49	(570)	96.2%	98.48%
July 20	7/8/2020	978	17,654	16,816	-	(838)	95.3%	98.06%
August 20	8/7/2020	978	21,065	20,324	35	(706)	96.7%	97.27%
September 20	9/9/2020	982	22,607	22,669	21	83	100.4%	96.28%
October 20	10/8/2020	981	14,887	13,750	31	(1,106)	92.6%	94.91%
November 20	11/9/2020	981	16,315	15,607	29	(678)	95.8%	94.00%
December 20	12/10/2020	981	12,917	11,729	31	(1,157)	91.0%	93.59%

Wastewater Flows for the Month of December



Wastewater Treatment Permit Summary - Month of December

		DISCHARGE	RE-USE	DRIP FIELD	ACTUAL	COMPLIANT	PERCENT
Avg. Treated Flow	MGD	0.5			0.342	Yes	68.4%
Avg. Discharge Flow	MGD	0.35			0.000	Yes	0.0%
Avg. Drip Field Flow	MGD	0.15			0.000	Yes	0.0%
Avg. Re-Use Flow	MGD	0.35			0.367	N/A	104.9%
Avg. Other Flow					-0.025	N/A	
Avg. cBOD	mg/L	5	5	20	1.0	Yes	
Avg. TSS	mg/L	5		20	1.0	Yes	
Avg. Ammonia Nitrogen NH ₃	mg/L	2			34.10	No	only applies if discharge
Avg. Total Nitrogen T-Nit	mg/L	6			36.00	No	only applies if discharge
E. coli Bacteria	CFU	126	20	126	1.4	Yes	
Avg. Turbidity	NTU		3		0.29	Yes	
MIN. PH	STD UNITS	6.0			7.26	Yes	
MAX. PH	STD UNITS	9.0			7.31	Yes	

Hays County WCID Wastewater Flow Historical

Date	Connections			Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %	Drip Irrigation Flow	Type I Re-use Flow
	Hays 1	Hays 2	TOTAL						
Dec-20	981	1110	2091	10,617,000	342,000	164	68%	4,000	11,375,000
Nov-20	981	1105	2086	10,010,000	334,000	160	67%	44,000	7,610,000
Oct-20	981	1099	2080	10,271,000	331,000	159	66%	48,000	8,136,000
Sep-20	982	1089	2071	10,058,000	335,000	162	67%	28,000	11,066,000
Aug-20	978	1085	2063	10,091,000	326,000	158	65%	5,000	9,562,000
Jul-20	978	1082	2060	9,901,000	319,000	155	64%	11,000	10,569,000
Jun-20	979	1075	2054	9,605,000	320,000	156	64%	8,000	7,760,000
May-20	972	1071	2043	9,988,000	322,000	158	64%	20,000	10,087,000
Apr-20	966	1061	2027	9,817,000	327,000	161	65%	22,000	8,738,000
Mar-20	957	1045	2002	9,703,000	313,000	156	63%	78,000	9,128,000
Feb-20	955	1043	1998	8,823,000	304,000	152	61%	51,000	8,265,000
Jan-20	954	1034	1988	9,365,000	302,000	152	60%	10,000	9,273,000
TOTALS				118,249,000	322,916.67	158	65%	329,000	111,569,000
Dec-19	948	1028	1976	9,439,000	304,000	154	61%	24,000	8,890,000
Nov-19	947	1018	1965	8,684,000	289,000	147	58%	3,000	9,070,000
Oct-19	945	1017	1962	9,277,000	299,000	152	60%	20,000	9,445,000
Sep-19	933	1010	1943	8,923,000	297,000	153	59%	29,000	6,559,000
Aug-19	932	988	1920	8,986,000	290,000	151	58%	15,000	10,549,000
Jul-19	932	987	1919	8,626,000	278,000	145	56%	34,000	7,416,000
Jun-19	925	979	1904	8,511,000	284,000	149	57%	102,000	8,398,000
May-19	921	966	1887	10,701,000	345,000	183	69%	4,439,000	5,459,000
Apr-19	921	956	1877	9,181,000	306,000	163	61%	2,865,000	5,862,000
Mar-19	921	949	1870	8,817,000	284,000	152	57%	3,263,000	4,006,000
Feb-19	921	932	1853	8,254,000	295,000	159	59%	4,050,000	3,473,000
Jan-19	919	924	1843	9,880,000	319,000	173	64%	4,546,000	6,038,000
TOTALS				109,279,000	299,166.67	157	60%	19,390,000	85,165,000
Dec-18	912	913	1825	9,747,000	314,000	172	63%	3,670,000	3,797,000
Nov-18	911	905	1816	8,781,000	293,000	161	59%	2,254,000	5,501,000
Oct-18	906	899	1805	9,892,000	319,000	177	64%	225,000	7,596,000
Sep-18	905	892	1797	9,120,000	372,000	207	74%	24,000	8,032,000
Aug-18	904	887	1791	8,031,000	259,000	145	52%	9,000	7,442,000
Jul-18	900	879	1779	8,090,000	261,000	147	52%	4,000	7,546,000
Jun-18	898	869	1767	8,059,000	269,000	152	54%	29,000	8,928,000
May-18	898	862	1760	8,511,000	275,000	156	55%	1,710,000	6,429,000
Apr-18	887	842	1729	7,902,000	263,000	152	53%	1,136,000	4,447,000
Mar-18	885	832	1717	8,172,000	264,000	154	53%	3,975,000	3,437,000
Feb-18	884	826	1710	7,151,000	255,000	149	51%	2,027,000	4,439,000
Jan-18	870	821	1691	7,855,000	253,000	150	51%	2,597,000	3,936,000
TOTALS				101,311,000	283,083	175	62%	17,660,000	71,530,000

ITEM NO. 8.(a)

**HAYS COUNTY WATER
CONTROL AND IMPROVEMENT
DISTRICT NO. 1**

**Agreed Upon Procedures Report
of Reimbursable Costs
\$6,380,000 Unlimited Tax Bonds,
Series 2020 Use of Proceeds**



MAXWELL LOCKE & RITTER LLP

Accountants and Consultants

An Affiliate of CPAmerica International

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www.mlrpc.com

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Austin, TX 78701

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

INDEPENDENT ACCOUNTANTS' REPORT ON APPLYING AGREED-UPON PROCEDURES

To the Board of Directors of
Hays County Water Control and Improvement District No. 1

Dear Board Members:

We have performed the procedures enumerated below, which were agreed to by you, solely to assist you with respect to reimbursable costs to be paid from the proceeds of the \$6,380,000 Hays County Water Control and Improvement District No. 1 (the "District") Unlimited Tax Bonds, Series 2020, as set forth in the accompanying Schedules A-1, A-2, B and C. The District's management is responsible for the District's accounting records. The sufficiency of these procedures is solely the responsibility of the Board of Directors and the Texas Commission on Environmental Quality (the "TCEQ"), the specified users of the report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures we performed are as follows:

1. Information for the use of the proceeds was obtained from the TCEQ order dated June 17, 2020 approving the \$6,380,000 Hays County Water Control and Improvement District No. 1 Unlimited Tax Bonds, Series 2020, which included the interoffice staff memorandum.
2. Information for the costs to be reimbursed to the developers was obtained from inspection of reimbursable costs and related supporting documentation as of the date of this report. Information for the actual costs paid directly by the District was obtained from inspection of supporting documentation as of the date of this report.
3. Non-construction and projected additional costs to be funded from the Series 2020 bond proceeds were obtained from invoices and discussions with various parties who are to be reimbursed.

Affiliated Company

ML&R WEALTH MANAGEMENT LLC

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

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not, conduct an audit or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the accounting records. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. This report relates only to the accompanying Schedules A-1, A-2, B and C and does not extend to any financial statements of the District taken as a whole.

This report is intended solely for the information and use of the specified users listed above and is not intended to be and should not be used by anyone other than those specified parties.

Maxwell Locke & Ritter LLP

Austin, Texas
August 6, 2020

SCHEDULE A-1
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
CALCULATION OF AMOUNTS TO BE PAID TO
LH BELTERRA LLC FROM SERIES 2020 BOND ISSUE PROCEEDS
IN ACCORDANCE WITH THE DEVELOPER REIMBURSEMENT AGREEMENT WITH
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
DATED FEBRUARY 17, 2017
AS OF AUGUST 6, 2020

DESCRIPTION	% COMPLETE (DATE COMPLETED)	REIMBURSABLE COSTS	INTEREST (1)
CONSTRUCTION COSTS:			
Developer Contribution Items:			
C.C. Carlton Industries, Ltd.	100%		
Belterra Phase 1, Section 15 - Treated Effluent	January 2017	\$ 1,372,543	
Less ineligible items		(213,634) (2)	
Less amounts reimbursable by Hays County Water Control and Improvement District No. 2		<u>(1,127,488) (2)</u>	\$ 31,421
Interest accrued at 1.68%			\$ 2,217
Central Road & Utility, Ltd.	100%		
Belterra Phase 1, Section 21-1 - Treated Effluent	December 2017	1,348,823	
Less ineligible items		(261,332) (3)	
Less amounts reimbursable by Hays County Water Control and Improvement District No. 2		<u>(1,076,895) (3)</u>	10,596
Interest accrued at 1.68%			584
C.C. Carlton Industries, Ltd.	100%		
Belterra Phase 1, Sections 20-1, 20-2, & 21-2 - Treated Effluent	April 2019	5,653,300	
Less ineligible items		(3,443,071) (4)	
Less amounts reimbursable by Hays County Water Control and Improvement District No. 2		<u>(2,201,007) (4)</u>	9,222
Interest accrued at 1.68%			342
Various Vendors			
Engineering - Belterra Phase 1, Section 15		<u>5,827</u>	5,827
Interest accrued at 1.68%			458
Various Vendors			
Engineering - Belterra Phase 1, Section 21-1		<u>1,180</u>	1,180
Interest accrued at 1.68%			78
Various Vendors			
Engineering - Belterra Phase 1, Sections 20-1, 20-2, & 21-2		<u>517</u>	517
Interest accrued at 1.68%			22

(continued)

- (1) Interest based on expected reimbursement date of August 11, 2020. The District has requested to reimburse more than two years of interest in accordance with 30 TAC Section 293.50(b).
- (2) The TCEQ recommended reimbursement of only the District's proportionate share of the costs associated with the construction of Belterra Phase 1, Section 15 treated effluent, which excludes \$1,127,488 for Hays County Water Control and Improvement District No. 2's utilities and its proportionate share of the treated effluent line expenses. In addition, the TCEQ has excluded for reimbursement \$213,634 for ineligible developer items.
- (3) The TCEQ recommended reimbursement of only the District's proportionate share of the costs associated with the construction of Belterra Phase 1, Section 21-1 treated effluent, which excludes \$1,076,895 for Hays County Water Control and Improvement District No. 2's utilities and its proportionate share of the treated effluent line expenses. In addition, the TCEQ has excluded for reimbursement \$261,332 for ineligible developer items.
- (4) The TCEQ recommended reimbursement of only the District's proportionate share of the costs associated with the construction of Belterra Phase 1, Sections 20-1, 20-2, and 21-2 treated effluent, which excludes \$3,443,071 for Hays County Water Control and Improvement District No. 2's utilities and its proportionate share of the treated effluent line expenses. In addition, the TCEQ has excluded for reimbursement \$2,201,007 for ineligible developer items.

SCHEDULE A-1 (CONTINUED)
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
CALCULATION OF AMOUNTS TO BE PAID TO
LH BELTERRA LLC FROM SERIES 2020 BOND ISSUE PROCEEDS
IN ACCORDANCE WITH THE DEVELOPER REIMBURSEMENT AGREEMENT WITH
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
DATED FEBRUARY 17, 2017
AS OF AUGUST 6, 2020

DESCRIPTION	% COMPLETE (DATE COMPLETED)	REIMBURSABLE COSTS	INTEREST (1)
CONSTRUCTION COSTS:			
District Items:			
Knox Sullivan, LLC dba Kleensite	100%		
Belterra Treated Effluent Irrigation Facilities Clearing	January 2019	\$ 253,534	
Less amounts reimbursable by Hays County Water Control and Improvement District No. 2		(123,801) (5)	\$ 129,733
Interest accrued at 1.68%			\$ 3,981
WLE, LLC			
Belterra Subdivision - Remainder Treated Effluent Irrigation Facilities	100%		
Less amounts reimbursable by Hays County Water Control and Improvement District No. 2	February 2020	2,431,977	
Less amounts not subject to reimbursement from Series 2020 bond issue proceeds		(1,187,534) (6)	
Interest accrued at 1.68%		(1,043,785) (7)	200,658
Subtotal - Reimbursable Costs and Interest Due to LH Belterra LLC		\$ 389,154	7,682
Total Reimbursable Costs Due to LH Belterra LLC			389,154
TOTAL TO BE PAID TO LH BELTERRA LLC FROM SERIES 2020 BOND PROCEEDS			\$ 396,836

- (5) The TCEQ recommended reimbursement of only the District's proportionate share of the costs associated with the Belterra Treated Effluent Irrigation Facilities Clearing, which excludes \$123,801 for Hays County Water Control and Improvement District No. 2's proportionate share of the treated effluent line expenses.
- (6) The TCEQ recommended reimbursement of only the District's proportionate share of the costs associated with the Belterra Subdivision Treated Effluent Irrigation Facilities, which excludes \$1,187,534 for Hays County Water Control and Improvement District No. 2's proportionate share of the treated effluent line expenses.
- (7) Due to funding limitations, only \$200,658 is being requested for reimbursement from Series 2020 bond proceeds. The District and LH Belterra LLC have made arrangements for reimbursement of eligible costs not reimbursed from Series 2020 bond proceeds, which have been reimbursed by the District.

SCHEDULE A-2
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
CALCULATION OF AMOUNTS TO BE PAID TO
ERG BELTERRA, LTD. FROM SERIES 2020 BOND ISSUE PROCEEDS
IN ACCORDANCE WITH THE DEVELOPER REIMBURSEMENT AGREEMENT WITH
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
DATED DECEMBER 22, 2016
AS OF AUGUST 6, 2020

DESCRIPTION	% COMPLETE (DATE COMPLETED)	REIMBURSABLE COSTS	INTEREST (1)
CONSTRUCTION COSTS-			
Developer Contribution Items:			
C.C. Carlton Industries, Ltd.	100%		
Cottages at Belterra Phase 1 - Water, Wastewater, Drainage and Treated Effluent	June 2018	\$ 707,143	
Less ineligible items		(65,653) (2)	
Less amount reimbursable by Hays County Water Control and Improvement District No. 2		(20,332) (2)	\$ 621,158
Interest accrued at 1.68%			\$ 28,327
C.C. Carlton Industries, Ltd.	100%		
Belterra Village Commercial Tracts - Water, Wastewater, Drainage, and Treated Effluent	April 2019	4,504,988	
Less ineligible items		(165,863) (3)	
Less amount reimbursable by Hays County Water Control and Improvement District No. 2		(73,996) (3)	
Less amounts subject to reimbursement in the future		(648,765) (4)	3,616,364
Interest accrued at 1.68%			168,739
C.C. Carlton Industries, Ltd.	100%		
Cottages at Belterra Phase 2 - Water, Wastewater, Drainage and Treated Effluent	October 2019	512,092	
Less ineligible items		(53,036) (5)	
Less amounts subject to reimbursement in the future		(253,375) (6)	205,681
Interest accrued at 1.68%			6,670
Various Vendors			
Engineering - Cottages at Belterra Phase 1		72,492	72,492
Interest accrued at 1.68%			3,932
Various Vendors			
Engineering - Belterra Village Commercial Tracts		457,820	457,820
Interest accrued at 1.68%			22,688
Various Vendors			
Engineering - Cottages at Belterra Phase 2		34,768	34,768
Interest accrued at 1.68%			1,474
Subtotal - Reimbursable Costs and Interest Due to ERG Belterra, Ltd.		\$ 5,008,283	231,830
Total Reimbursable Costs Due to ERG Belterra, Ltd.			5,008,283
TOTAL TO BE PAID TO ERG BELTERRA, LTD. FROM SERIES 2020 BOND PROCEEDS			\$ 5,240,113

- (1) Interest based on expected reimbursement date of August 11, 2020. The District has requested to reimburse more than two years of interest in accordance with 30 TAC Section 293.50(b).
- (2) The TCEQ recommended reimbursement of only the District's proportionate share of the costs associated with the construction of Cottages at Belterra Phase 1 utilities and treated effluent, which excludes \$20,332 for Hays County Water Control and Improvement District No. 2's proportionate share of the treated effluent line expenses. In addition, the TCEQ has excluded for reimbursement \$65,653 for ineligible developer items.
- (3) The TCEQ recommended reimbursement of only the District's proportionate share of the costs associated with the construction of Belterra Village Commercial Tracts utilities and treated effluent, which excludes \$73,996 for Hays County Water Control and Improvement District No. 2's proportionate share of the treated effluent line expenses. In addition, the TCEQ has excluded for reimbursement \$165,863 for ineligible developer items.
- (4) Due to funding limitations, only \$3,616,364 is being requested for reimbursement from Series 2020 bond proceeds. The remaining \$648,765 will be reimbursed from funds other than Series 2020 bond proceeds in accordance with agreements between the District and ERG Belterra, Ltd., and subject to the limitations set forth therein.
- (5) The TCEQ has excluded for reimbursement \$53,036 for ineligible developer items.
- (6) Due to funding limitations, only \$205,681 is being requested for reimbursement from Series 2020 bond proceeds. The remaining \$253,375 will be reimbursed from funds other than Series 2020 bond proceeds in accordance with agreements between the District and ERG Belterra, Ltd., and subject to the limitations set forth therein.

SCHEDULE B
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
COMPARISON OF ACTUAL COSTS WITH COST SUMMARY
AS APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

COST ITEM	COSTS REIMBURSED TO DEVELOPERS	COSTS PAID DIRECTLY BY DISTRICT	TOTAL PAID COSTS	PROJECTED COSTS	TOTAL PAID AND PROJECTED	INTEROFFICE MEMORANDUM TOTAL	VARIANCE OVER OR (UNDER)	% VARIANCE OVER OR (UNDER)
CONSTRUCTION COSTS:								
Developer Contribution Items:								
Belterra Phase 1, Section 15 - Treated Effluent	\$ 31,421	\$ -	\$ 31,421	\$ -	\$ 31,421	\$ 31,421	\$ -	0.0%
Belterra Phase 1, Section 21-1 - Treated Effluent	10,596	-	10,596	-	10,596	10,596	-	0.0%
Cottages at Belterra Phase 1 - Water, Wastewater, Drainage and Treated Effluent	621,158	-	621,158	-	621,158	621,158	-	0.0%
Belterra Phase 1, Sections 20-1, 20-2, & 21-2 - Treated Effluent	9,222	-	9,222	-	9,222	9,222	-	0.0%
Belterra Village Commercial Tracts - Water, Wastewater, Drainage and Treated Effluent	3,616,364	-	3,616,364	-	3,616,364	3,616,364	-	0.0%
Cottages at Belterra Phase 2 - Water, Wastewater, Drainage and Treated Effluent	205,681	-	205,681	-	205,681	205,681	-	0.0%
Engineering	572,604	-	572,604	-	572,604	572,604	-	0.0%
District Items:								
Belterra Treated Effluent Irrigation Facilities Clearing	129,733	-	129,733	-	129,733	129,733	-	0.0%
Belterra Subdivision Remainder Treated Effluent Facilities	200,658	-	200,658	-	200,658	200,658	-	0.0%
TOTAL CONSTRUCTION COSTS	5,397,437	-	5,397,437	-	5,397,437	5,397,437	-	
NON-CONSTRUCTION COSTS:								
Legal Fees	-	-	-	127,600	127,600	127,600	-	0.0%
Fiscal Agent Fees	-	-	-	127,600	127,600	127,600	-	0.0%
Developer Interest	239,512	-	239,512	-	239,512	427,413	(187,901)	-44.0% (1)
Bond Discount	-	-	-	31,456	31,456	191,400	(159,944)	-83.6% (2)
Bond Issuance Expenses	-	-	-	23,808	23,808	36,220	(12,412)	-34.3% (3)
Bond Application Report Costs	-	61,000	61,000	-	61,000	50,000	11,000	22.0% (4)
Attorney General Fee	-	-	-	6,380	6,380	6,380	-	0.0%
TCEQ Bond Issuance Fee	-	-	-	15,950	15,950	15,950	-	0.0%
Funds available for bond related expenditures/surplus funds	-	-	-	349,257	349,257	-	349,257	100.0% (5)
TOTAL NON-CONSTRUCTION COSTS	239,512	61,000	300,512	682,051	982,563	982,563	-	
TOTAL BOND ISSUE REQUIREMENT	\$ 5,636,949	\$ 61,000	\$ 5,697,949	\$ 682,051	\$ 6,380,000	\$ 6,380,000	\$ -	

- (1) Variance due to bonds being sold at a lower interest rate than estimated.
- (2) Variance due to only a bond insurance premium being incurred on the bond sale instead of the full bond discount.
- (3) Variance due to actual costs being lower than estimated.
- (4) Variance due to actual costs being higher than estimated.
- (5) Surplus funds are a result of the variances discussed above.

SCHEDULE C
HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

SERIES 2020 BOND ISSUE
CASH RECONCILIATION

AUGUST 6, 2020

CASH RECEIPTS-

Principal amount		\$ 6,380,000.00
Total receipts		<u>6,380,000.00</u>

CASH DISBURSEMENTS:

District's Capital Projects Fund-		
Bond application report		\$ 61,000.00
LH Belterra LLC:		
Construction and other costs	\$ 389,154.00	
Developer interest	<u>7,682.00</u>	396,836.00
ERG Belterra, Ltd.:		
Construction and other costs	5,008,283.00	
Developer interest	<u>231,830.00</u>	5,240,113.00
Winstead PC:		
Bond counsel fees	76,560.00	
Attorney General fee	6,380.00	
Other reimbursable costs	<u>1,000.00</u>	83,940.00
Andy Barrett & Associates, PLLC-		
Legal fees		51,040.00
Norton Rose Fulbright-		
Bank counsel fees		3,500.00
SAMCO Capital Markets-		
Fiscal agent fees		127,600.00
Maxwell Locke & Ritter LLP-		
Developer reimbursement report		12,000.00
The Bank of New York:		
Bond insurance premium	31,455.75	
Bond rating fees	<u>6,270.00</u>	37,725.75
Municipal Advisory Council-		
Underwriting fee		1,038.00
Texas Commission on Environmental Quality-		
Bond issuance fee		<u>15,950.00</u>
Total cash disbursements		<u>6,030,742.75</u>

SURPLUS FUNDS AVAILABLE FOR SUBSEQUENT BOND

RELATED DISBURSEMENTS AND/OR SURPLUS BOND APPLICATION	<u><u>\$ 349,257.25</u></u>
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