

**HCWCID NO. 1**  
**BOARD MEETING PACKET**  
**5-13-21**

# 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. on Thursday, May 13, 2021 at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, for the purposes stated herein.

**Members of the public may join this meeting in person or toll-free by calling 877/853-5257 and entering Meeting ID: 865 5386 3355 and Passcode 734988. Those who wish to address the Board at the meeting should send an email to [commentsignup@hayswcid.org](mailto: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. Members of the public who wish to appear in-person will be permitted to do so, subject to applicable physical distancing and other governmental requirements. Face coverings will be required.** An electronic copy of the agenda packet will be provided on the District's website before the meetings are conducted. Please visit [www.hayswcid.org](http://www.hayswcid.org) and click on "Meeting Reports" under the "About Us" tab.

## **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. Committee Reports, Recommendations and Assignments.

## **Regular Board Meeting Agenda**

(5:00 PM)

4. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment).
5. 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 Minutes of the April 8, 2021 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.
6. Reports. If necessary, review and discussion of reports not completed during Board Workshop Session.
7. Engineering and Development Items: Hear presentation of General District Engineering Report, and Joint Facilities Engineering Report, and consideration and possible action with respect to the approval of the following actions:
  - (a) Solicit bids for the Belterra EQ Tank Blower Replacement Project.
8. 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.
  - (c) Tier 4 Reimbursement Rights of ERG Belterra, Ltd. and issues related to disbursement of sales and use tax proceeds received pursuant to Strategic Partnership Agreement with City of Dripping Springs.
  - (d) Review of preliminary certified values, existing tax exemptions and possible changes that may be formally considered by the Board in June.
9. Management and Operations Items. Consideration and possible action with respect to the following items:
  - (a) Update with respect to preparation of an Emergency Response Plan and After Action Plan.
  - (b) Reopening of Belterra Centre for customer service operations and regular Board meetings.
  - (c) Administration of Water Conservation and Drought Contingency Plan.

Standing Items:

- (d) Customer requests, billing matters and adjustments, and proposed write-offs.
  - (e) Requests for use of Belterra Centre and other District buildings or park facilities.
  - (f) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
  - (g) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
  - (h) Coordination of customer communications, including social media posts, customer newsletters and special notices.
  - (i) 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.
  - (j) Acceptance of general management and operations reports.
10. Rules, Policies, Agreements and Compliance Requirements. Consideration and possible action with respect to the following items:
- (a) Proposed one-year extension of existing lease agreement with Inframark, LLC for Belterra Centre customer service and administrative office;
  - (b) Proposed one-year extension of existing lease agreement with Inframark, LLC for wastewater treatment plant storage area;
  - (c) Amended Order Establishing Records Management Program and Appointing Records Management Officer
  - (d) Request for proposals for landscaping and irrigation services and related committee recommendations
  - (e) Potential alternatives for management of District operations and administration, including without limitation review of current management and operations contract with Inframark, LLC.
  - (f) Update with respect to 2021 legislative session, including legislation affecting or pertaining to the District or water districts generally.
  - (g) Joint 210 Irrigation System Plan modifications.
11. 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.
12. 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.
13. 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.
14. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session.
15. 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 May, 2021

HAYS COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 1

Douglas L. Botts, President

**ITEM NO. 5.(a)**

**DRAFT**

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

HAYS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Hays County Water Control and Improvement District No. 1 (sometimes referred to herein as the “District”) met in regular session, which included a monthly workshop session and regular meeting, all open to the public, at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, the District’s office within the District, on April 8, 2021, and the roll was called of the members of the Board of Directors, (herein referred to as the “Board”) to-wit:

Douglas L. Botts	President
Paul Kelly	Vice President
Daniel B. Robison	Secretary
Bill Dally	Treasurer/Asst. Secretary
Rick Lucas	Assistant Secretary

**WORKSHOP SESSION 4:00 P.M.:**

All members of the Board participated in the meeting and were present at the commencement of the workshop session. Also present at the workshop were Matt Kutac of the law offices of Matthew B. Kutac, PLLC, Kristi Hester and Todd Burrer of Inframark the District’s general management and operations contractor and Chris Lane of SAMCO Capital Markets, Inc. (“SAMCO”), the District’s financial advisor. Vicki Hahn, paralegal with Winstead PC joined after the Workshop Session was already in progress. In addition, Andy Barrett with Andy Barrett & Associates, PLLC and Judy McAngus, paralegal with Winstead PC joined via telephonic conference.

Matt Kutac explained a few guidelines for the in-person and telephonic conference meeting regarding a request that each Board member confirm their name prior to making any motion or voting on such matters to insure that the public record of the meeting would be heard and accurately recorded. Notification to the public was given that the meeting was being recorded. The meeting was then called to order, and evidence was presented that public notice of such meeting had been given as required by law.

The purpose of the workshop session was to review details pertaining to the consent items and agenda items on the posted Agenda for said meeting, hear updates on committee reports, review of the monthly General Manager's Report, which report includes: (i) operations updates and a summary of activities since the last regular Board meeting and recommended action items for the regular meeting, and (ii) review of the current Accounting Report. During the workshop session, no formal action was taken, but the following matters were discussed in detail:

1. Management and Operations Reports:

Director Botts introduced Todd Burrer, Vice President at Inframark. Director Botts noted that Inframark had recently been acquired by a different private equity firm called New Mountain Capital, and invited Mr. Burrer to provide additional information about Inframark's operations since that time. Mr. Burrer began by providing background information regarding organizational structure and communications since he began working at Inframark in 2017, stating that New Mountain Capital has not made any personnel changes and is focused on growing Inframark's business. Director Robison asked whether any management changes had been made, and Mr. Burrer confirmed they had not. Director Botts inquired as to ownership structure and whether management teams could be affected by another change in ownership, and also whether there had been any changes in communications structure. Mr. Burrer explained that previously the organizational lines of communications were in "silos" based on geographic location, but now communications are based on divisions within the company.

Director Botts followed up by asking whether Ms. Hester still has input on operations, as the Board trusts Ms. Hester given her long history of service. He stated that Ms. Hester has authority of the Board when talking to Inframark. Although Mr. Kennis, who oversees some District operations, is supervised by Inframark managers in Houston, Ms. Hester can still instruct him with respect to certain District operations. However, Ms. Hester is not able to make technical operational decisions. Mr. Burrer also stated that Ms. Hester can authorize changes to maintenance procedures upon consultation with Mr. Kennis, without approaching management in Houston.

Director Botts stated his concern that he wants to avoid Ms. Hester being hamstrung in implementing the Board's requests. Mr. Burrer reiterated that Ms. Hester has authority to "run the show." However, he added that Inframark is currently understaffed, which was exacerbated by the recent winter storm. Inframark is working on adding additional personnel, and trying to improve organizational communications. They are also rotating operators from Houston to cover Austin operations. Director Dally inquired about who will assume Mr. Kennis' role in preparing a District-specific after-action-report related to the winter storm while Mr. Kennis is serving in the US National Guard over the next 6 months. Mr. Burrer stated that he will work within Inframark to pick up where Mr. Kennis left off before he deployed.

Director Botts asked if the rotating operators from Houston are familiar with the District's wastewater plant and related permit. Mr. Burrer responded affirmatively. Director Dally requested that Inframark prepare an operating procedure for the District's plant. Mr. Burrer stated that this was in process when Mr. Kennis had to depart, and that it will need to be resumed. Ms. Hester stated that Inframark already has an operating procedure, it just needs to be updated in light of the winter storm issues. A discussion ensued regarding the specific items to be addressed in the after-action report.

Director Botts concluded by reiterating that Ms. Hester was the Board's point of contact and that he does not want to see her authority limited by poor organizational communications or policies. Director Dally inquired about whether Inframark has an internal audit process. Mr. Burrer stated that Inframark has its own compliance department and that such department is independent of management. He also mentioned that Inframark also has an independent auditor who audits customer water bills, and if Inframark has made a mistake on any issues with respect to water then Inframark will pay for it. Mr. Burrer also reiterated that the District has his cell phone and should call him if they have any questions or issues.

After Mr. Burrer's report, Ms. Hester was asked to review Inframark's General Manager's Report ("GM Report"). Ms. Hester reviewed and updated the Board with respect to operational matters concerning the District's wastewater treatment plant ("WWTP") and 210 Re-Use Irrigation System. The following is a Summary of activities which Ms. Hester reviewed with the Board:

**I. Wastewater Treatment Plant**

- a) All facilities are in compliance for the Month of March;
- b) Daily average flows are 315,000 gallons a day, 63% capacity;
- c) Scheduling cleaning of MBR basin this Month;
- d) EQ Rehab handrails and catwalk are the last things needed and are scheduled for completion on April 16, 2021;
- e) EQ Tank blowers and piping have been delivered;
- f) Damages to facilities due to winter storm are below insurance deductible. The estimate of damages is \$4,200.00; and
- g) Repaired air header that was causing noise.

**II. Re-Use Water System - Drip System**

- a) Tank level is back down to 6 feet; and
- b) Full inspection of all fields and control system scheduled in May.

**III. Distribution System – Billing**

- a) 664 AMI meters installed, 74 users are on the portal. 192 AMI meters installed in March;
- b) We have 269 left to convert and need 150 more meters and endpoint to complete;
- c) Estimate for materials to complete the AMI project is \$45,000 and install \$10,000;
- d) Ordered endpoints for master meters so that we can retrieve reads remotely on "Eye on Water";
- e) Next month we will include in our report the reads for water flows daily; and
- f) Water accountability. This is the 3rd month in a row that we have a 20% or more water loss. Inframark is looking into leak detection companies.

**IV. Collection System**

- a) Repaired 6" cleanout at Victoria Court; and
- b) PM completed on pumps and motors at all lift stations.

**V. Drainage/Ponds**

- a) Commercial east pond is running but still has a few remaining issues. Inframark is working with CMA and the Contractor to resolve;
- b) Several repairs to the ponds including replacement of heads and repairs to lines;
- c) PM on all pond pumps and motors was completed in March;
- d) Repaired line on pond 9A at 1100 Belterra Drive;
- e) Replaced ball valve on Trinity and Crampton ponds; and
- f) Repaired strainer and gaskets on Abbey pond.

**VI. Parks – Trails**

- a) WLE working on downed trees and picking up in the greenbelt; and
- b) Power washed stones at 290 entrance.

**VII. Construction**

- a) CSI Inspections for Apartments for Building 2A. 44 units all passed. Unit
- b) 2215 and 2218 had issue with drain lines.

**VIII. Customer Care Committee**

- a) Hot topics include coyotes attacking ducks and deer;
- b) The Committee met jointly with the No. 2 Customer Care Committee to review water relief for customers from winter storm and determined that they would take no action; and
- c) Scheduling next meeting to review security and Touchstone.

**IX. Infrastructure Committee: Met on site to discuss the overflow options.**

**X. Facility Committee**

- a) GM is getting estimates on design coordinated for blinds and acoustics; and
- b) Removed Christmas lights from Belterra Centre.

During her report, Ms. Hester mentioned that with respect to III(b) above, once the meters are installed it should keep the District from incurring additional surcharges from the PUA and will help with water accountability.

2. Financial Report: Allen Douthitt of Bott & Douthitt was not present at the Board Meeting so Director Dally of the Finance Committee updated the Board on financial matters during the regular Board Meeting

3. Committee Reports, Recommendations and Assignments: No updates.

It was announced that the Workshop was adjourned and the Board moved to its regular Board meeting.

**REGULAR MEETING - 5:00 P.M.:**

Matt Kutac, general counsel for the District, confirmed that Directors Botts, Kelly, Robison, Dally and Lucas remained at the Belterra Centre for the regular Board Meeting. All of the directors were present when votes were taken and voted on all matters unless an abstention is set out in any such item. Mr. Kutac reminded the directors and consultants to state their name

prior to speaking and requested that motions/seconds be noted by name. In addition, Matt Kutac, Kristi Hester, Todd Burrer, Chris Lane and Vicki Hahn remained at the Belterra Centre joined by Lauren Barzilla with CMA ("CMA"), the District's Engineers, Johnny McDonnell and Josh Fort, with WLE, the District's landscape service provider. Andy Barrett, and Judy McAngus remained on the telephonic conference. After confirming attendance, Mr. Kutac advised those present that the meeting was being recorded.

1. Public Comment: Matt Kutac reviewed the following rules for public comment; (i) comments are limited to 3 minutes per person; and (ii) the Board cannot dialog or take any actions during public comment and is limited to statements of fact, recitation of current policy, clarifying questions and requesting that items be added to a future Agenda. Mr. Kutac called for public comment, however, no person spoke publicly so the Public Comment session was closed and the Board proceeded to the next item of business.

2. Consent Item:

a) Minutes: The Board of Directors reviewed the Minutes from the March 11, 2021 Regular Meeting. Upon a motion by Director Lucas, seconded by Director Kelly and unanimously carried, the Minutes from the March 11, 2021 were approved contingent on a minor change requested by the Board.

b) Accounting Report: Mr. Allen Douthitt was absent from the meeting so the Director Dally discussed the Finance Committee's review of the Accountant Report later in the meeting.

Prior to moving on to the next topic, the Board had some questions regarding Ms. Hester's report. Director Kelly requested a timeframe for completion of the EQ Blowers. Ms. Hester responded that Lauren Barzilla would answer that question in her Engineering Report. Director Kelly also wanted to confirm that WLE mows the drip fields but Inframark operates and maintains the drip fields. Ms. Hester confirmed.

Director Lucas asked if the WWTP was back to normal. Ms. Hester responded that the catwalk and rails need to be completed. After the catwalk and rails are completed, the EQ tank would be completed by next Friday. Director Dally expressed his disappointment that it is not finished. He noted that he saw the contractor's trailer on site but when he was there, it was empty and no one was working. Ms. Hester acknowledged that she had noticed that as well and that she has called several times to see why no one is working.

Director Dally also noted his disappointment in the housekeeping at the plant. He stated that even though the spillover occurred six weeks ago, dried cake from the spillover remains underneath where the pumps are located and needs to be cleaned. Mr. Burrer stated that he is working on getting the right people to the District who will resolve the problems.

Director Kelly stated that he would still like for the Board to go to the WWTP to see it and would like to schedule a meeting there. It was confirmed that the WWTP is designated as a meeting place so there is nothing prohibiting the Board from meeting there. Ms. Hester stated that it would be better if the Board goes out to the WWTP after the Drum Screen is replaced.

Director Botts stated that the EQ Basin has cost a lot of money and that it has taken too long to identify issues and to bring it online. He also noted that it appears that if you put pressure on one area of the WWTP, another area fails. He expressed his concern that washing the membranes two times a day is putting pressure on and/or diminishing the lifespan of the membranes.

3. Reports: If necessary, review and discuss reports not completed during the Board Workshop Session.

Financial Report: In the absence of Allen Douthitt, Director Dally recapped the Finance Committee's recent meeting with Allen Douthitt to review Bott & Douthitt's Accounting Report dated April 8, 2021. The following is a summary based on such report.

- a) There are five action items for the Board: (i) Approval of the director and vendor payments; (ii) approval of \$23,900 from BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New); (iii) approval of \$7,191.46 from TexPool Operating Account to TexPool SPA Account; (iv) approval of \$171,201.43 from the TexPool Tax Account to the TexPool Operating Account; and (v) approval of \$500,000.00 from the TexPool Tax Account to the TexPool Debt Service Account.
- b) The month of February was ahead of plan by \$48,000 (\$71,000 favorable revenues and \$23,000 unfavorable expenditures). Unfavorable expenditures are related to the purchase of electronic meters; Year-to-date the District is behind plan by \$94,000.
- c) February charges to the Joint Maintenance CAP were \$2,000. Actual charges are \$49,000 more than the monthly billings to date.
- d) February charges to the General Maintenance CAP were \$57,000. Actual charges are \$30,000 less than the monthly billings to date.
- e) Year-to-date the District has a collection rate of 96.13% on property taxes.

Director Dally noted: (i) that the District and Inframark have "settled up" on the FYE 2020 Joint CAP. With Inframark paying the District \$69,711.06 and the District paying Inframark \$27,206.08; (ii) Inframark has paid the settlement fee with respect to the misappropriation of funds by the previous bookkeeper; and (iii) For February, the District is ahead of budget by \$48,000. He also noted that the District is over in expenditures due to the amount of money put into the Badger meters.

Director Lucas pointed out the payroll summary setting forth the payroll and per diems for each Director.

Upon motion by Director Lucas seconded by Director Botts and unanimously carried, the Board approved the Accounting Report for March together with all payments and disbursements recommended therein.

4. Engineering and Development Items: Lauren Barzilla of CMA presented the **WWTP and 210 Reuse Irrigation Engineering Report** as follows:

- I. **Potential action item for the meeting:** Approval of Pay Application No. 7 for \$10,899.00 for 12" ductile iron piping and installation, miscellaneous metals and walkways and the electrical work for the Drum Screen Replacement and Site Plan Revisions.
- II. Drum Screen Replacement:
  - a) Construction updates: We are waiting on the fabrication and delivery of the stairs.
  - b) Recommend approval of Pay Application No. 7 - \$10,899.00 set forth in more detail above; and
  - c) Construction Updates can be found on the google drive in the PDF called Ongoing Projects at the WWTP.
- III. EQ Tank Blower Replacement:
  - a) Project design for the replacement is ongoing; and
  - b) Construction Updates can be found on the google drive in the PDF called Ongoing Projects at the WWTP.
- IV. Belterra Wastewater Treatment Plant Weir Overflow:
  - a) Discuss scope of services; and
  - b) Construction Updates can be found on the google drive in the PDF called Ongoing Projects at the WWTP.
- V. Wastewater Summary: Average Daily Wastewater Usage for February 2021 was 512,360 gpd - 90% of Permitted Capacity is 450,000 gpd.

With respect to Section II (Drum Screen Replacement) above, Director Kelly asked when the Drum Screen Replacement project will be completed. Ms. Barzilla stated that it would be completed before the end of the year. Director Kelly questioned the strain being put on the system by not having the blowers installed for 8 months. Ms. Hester responded that this shouldn't cause any issues. Ms. Barzilla noted that the reason the project won't be completed until the end of the year is because there is still an electrical component missing, but due to the cost, CMA will have to solicit bids. Due to the timing of the Board meetings and required approvals, it will take us to the end of the year. She will have a timeline to present to the Board at next month's Board Meeting.

With respect to the Weir System, Director Robison requested a clarification of the scope of work that the Board authorized CMA to do with respect to the Weir System during last month's Board Meeting. A discussion ensued reiterating the discussion from last month's Board Meeting regarding the solutions for foam-overs versus overflows. A question arose regarding a miscommunication with one of the WWTP operator's regarding reporting overflows to the TCEQ. Ms. Hester confirmed that if an overflow hits the ground that it must be reported to the TCEQ. It was finally confirmed and clarified that Ms. Barzilla will create a set of drawings for the Weir System that will go to construction if the Board approves the plans. She also confirmed that she will get a cost estimate for the Weir System and present it to the Board for a vote.

Director Kelly questioned the two year warranty on the commercial pond. He is concerned that they are going to pass the warranty and the pond will still have issues. Ms. Barzilla confirmed that she is following up with CC Carlton to prevent this from happening. She also stated that the

controllers and programming are the issues and that CC Carlson is responsible. Mr. Burrer mentioned that Inframark has people who have experience in this area and three engineers who can give the District their opinion.

Ms. Barzilla then moved on to the **General District Engineering Report** the as follows:

- I. Potential action items:
  - a) Approval of Task Order 62 Amendment No. 2 — Pad X Plan Review \$11,000; and
  - b) Approval of Replat of Lot 3G-1, Amended Plat of Lot 3G North Belterra Commercial Subdivision and Lot 3H, Block "B" Final Plat of the Resubdivision No. 3 of North Belterra Commercial Subdivision
- II. Commercial Tract Development
  - 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 and Pad X;
  - c) Plans currently under review: CMA is waiting on submittal of Lot 3G-l;
  - d) Grease Traps currently under review: None; and
  - e) Water LUE determination review: Pad X.
- III. Belterra Village Multifamily: Final completion date for the entire project is set for June 2021.
- IV. Pad X
  - a) The storm sewer manholes are set to be delivered between April 15th and 18th. It will take a week to install. By mid-May, the storm sewer should be complete and accepted; and
  - b) Approval of Task Order 62 Amendment 2 for an additional \$11,000 due to the pad site being separated into two pad sites. This is a non-reimbursable developer expense.
- V. Lot 3G-1
  - a) Approval of Replat of Lot 3G-1, Amended Plat of Lot 3G North Belterra Commercial Subdivision and Lot 3H, Block "B" Final Plat of the Re-subdivision No. 3 of North Belterra Commercial Subdivision; and
  - b) Waiting on submittal of the site plan.

With respect to Section II above, Ms. Barzilla noted that we are at the two year mark with a major restabilization of the disturbed Pad site. She mentioned that they are looking at mulching (not the smaller residential mulch but the larger industrial mulch) to help with the erosion in the disturbed Pad areas.

With respect to Section V above, Ms. Barzilla explained that, east of the medical office, they are combining the previous hotel lot and another commercial lot into one lot. She has reviewed the final plat and the developer has addressed all of her concerns.

Lauren Barzilla recommended approval of the following items, such items being unanimously approved following the noted motions and additional discussions below:

(a). **Task Order No. 62, Amendment No. 2:** Upon a motion by Director Dally, seconded by Director Kelly and unanimously carried, the Board approved Task Order No. 62, Amendment No. 2.

(b). **Approval of Replat of Lot 3G-1:** Ms. Barzilla showed a map on the screen of the two lots being discussed. Upon a motion by Director Botts, seconded by Director Dally and unanimously carried, the Board approved the Replat of Lot 3-G-1.

(c). **Pay Application No. 7:** Upon motion by Director Dally, seconded by Director Kelly, and unanimously carried, the Board approved Pay Application No. 7.

With respect to the Engineering Reports, upon motion by Director Robison, seconded by Director Dally and unanimously carried, the Engineering Reports for March were approved.

5. **Financial Items:**

(a) No action items at this time; and

(b) No action items at this time.

(c) Director Botts asked Mr. Burrer about the status of the Emergency Response Plan and After Action Plan. He wants the Plans presented to the Board to discuss.

6. **Management and Operations Items:** The Board noted that trash is blowing through the District. Director Botts believes it is coming from a contractor's employees who are not throwing their lunch trash away. However, it was noted that it is hard to prove whose trash it is in order to get the contractor to pick it up or fine them. Ms. Hester offered to have the trash cleaned up. Director Robison and Director Botts volunteered to go pick up the trash.

- (a) Matt Kutac met with the committee regarding the landscaping and irrigation Requests for Proposals ("RFPs"). The Board reviewed the proposed RFP drafted by Mr. Kutac and discussed the outlined services. Mr. Kutac noted the possibility that Inframark may bid on the irrigation services so the Board should not discuss details during the Meeting. Any details should be discussed in Executive Session or Inframark needed to temporarily leave the Meeting. The Board discussed how the RFPs should be rated. They also discussed separating the RFP into a landscaping RFP and an irrigation RFP. Mr. Kutac again mentioned that any further discussion needs to be in Executive Session or without Inframark present;
- (b) There was no further update with respect to the winter storm after-action-plan discussed during a portion of the workshop meeting;
- (c) Upon a question by the Board, Ms. Hester confirmed that the Pre-Covid Disconnect policy will be re-instated on the March 18<sup>th</sup> billing cycle.
- (d) No updates;

- (e) The Board asked to see a map of the greenbelt and discussed that the owner of the property adjacent to the District on 290 might be removing trees that are on the District's property. Ms. Hester responded that she could not tell but she would ask the owner of that property for their survey.;
- (f) No updates;
- (g) No updates;
- (h) 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:

(i) With respect to III(f) of the General Manager's Report, Ms Hester confirmed that it would cost \$5,000 for leak detection and confirmed that this amount is in the budget.

Upon motion by Director Robison, seconded by Director Dally and unanimously carried, the Board approved the hiring a company for \$5,000 to perform leak detection services.

(ii) Ms. Hester requested approval of III(c) of the General Manager's Report, the Board discussed the District's financial situation, taking into consideration the costs of the winter storm and the need to have this project completed.

Upon motion by Director Lucas, seconded by Director Dally and unanimously carried, the Board approved moving forward with the \$45,000 charge to buy the remaining meters and \$10,000 for the installation of the remaining meters.

Upon motion by Director Lucas, seconded by Director Botts and unanimously carried, the Board approved the monthly Management and Operations Report.

Director Botts realized he had forgotten to call on WLE during the Reports so he called for WLE to give their report at this time.

Landscape Report: Josh Fort reported that WLE had completed work on the tree trimming from the freeze. A map of the District was shown and Josh pointed out that WLE trimmed the trees along 290 to the school, around the Welcome Center and 20 resident's homes where tree limbs damaged in the storm were in a resident's yard. The Directors noted that there were a lot of areas that still had broken tree limbs, including trail areas. Mr. Fort acknowledged that he was asking for three more days to complete the work and that they prioritized the cleanup by what was viewable from a car. The Board expressed its disapproval and mentioned that they felt that WLE underbid. Director Lucas wants WLE to pay special attention to the creeks so that water is not blocked by broken limbs. The Board wants a new scope and estimate for the remaining clean-up and then they will decide whether to proceed.

Mr. Fort mentioned the areas that have been and will be mowed. He also noted that Round Up was sprayed. When asked about the wildflowers, Johnny McDonnell responded that it takes three years after first planting the seeds before you see a broad area of wildflowers.

7. Rules, Policies, Agreements and Compliance Requirements:

(a) The Board asked Ms. Hester how many applicants she had for the Administrative Assistant position. Ms. Hester responded that she had 88 applications and that she would be hiring someone to work directly for her who would be in the office on Monday, Wednesday and Fridays since Ms. Hester is in the office on Tuesday and Thursdays. She also confirmed that there is no additional cost to the District for the Administrative Assistant position;

(b) Mr. Barrett gave an update on the legislative session. He mentioned that the City of Dripping Springs opposed a bill to try to stop discharges into the Edwards Aquifer. He noted that any bills that do not make it out of committee soon have less chance of passing due to the short time remaining in the session.

(c) It was stated that the Infrastructure Committee will be working on the Joint 210 Irrigation System Plan. The Committee needs to determine what is and isn't working with regard to operation and maintenance of the system.

(d) The review of the Amended Order Establishing a Records Management Program and Appointing a Records Management Officer was tabled until the next Board Meeting.

8. Water Supply Agreements: No updates were needed.

9. District Calendar and Schedule: Ms. Lane mentioned that she is keeping an eye on the petition for advance refunding and hoping that the District could look at refunding higher rate bonds. Ms. Hester confirmed that she will schedule the upcoming Committee Meetings.

10. Executive Session: With regard to 9(a) and 10(a) on the posted agenda for the meeting, with Director Kelly abstaining from discussions regarding 10(a), the Board retired, along with Matt Kutac to Executive Session at 7:06 p.m.

Following such Executive Session and upon motion by Director Lucas, seconded by Director Robison and unanimously carried, the Board reconvened in public session at 7:33 p.m. and stated that the Board took no action during the Executive Session.

11. Adjournment: There being no further business to conduct, the meeting adjourned until further call.

APPROVED AND ADOPTED the 13<sup>th</sup> day of May, 2021.

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Daniel B. Robison, Secretary

(DISTRICT SEAL)

**ITEM NO. 5(b)**

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

## Accounting Report

### May 13, 2021

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- Review Cash Activity Report, including Receipts and Expenditures
  - ☑ Action Items:
    - Approval of director and vendor payments.
    - Approval of fund transfers
      - From BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New): \$18,800.00
      - From TexPool Operating Account to TexPool SPA Account: \$6,974.50
      - From TexPool Tax Account to TexPool Operating Account: \$31,736.31
      - From TexPool Tax Account to TexPool Debt Service Account: \$50,000.00
- Financial Highlights:
  - The month of March came in behind plan by \$76,000. Favorable revenues made up \$45,000 and unfavorable expenditures made up \$121,000 of the total favorable variance. The unfavorable expenditures are related to the wwtp rehab work.
  - Year-to-date the District is behind plan by \$169,000.
  - March charges to the Joint Maintenance CAP came in at \$271,000. Year-to-date actual charges are \$295,000 more than the monthly billings to date.
  - March charges to the General Maintenance CAP came in at \$11,000. Year-to-date actual charges are \$42,000 less than the monthly billings to date.
  - Year-to-date the District has a collection rate of 96.76% on property taxes.
  - Summary of year-to-date director fees paid on page 27.
- **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						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

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

May						
Su	M	Tu	W	Th	F	Sa
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	M	Tu	W	Th	F	Sa
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20	21	22	23	24	25	26
27	28	29	30			

July						
Su	M	Tu	W	Th	F	Sa
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
Su	M	Tu	W	Th	F	Sa
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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
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19	20	21	22	23	24	25
26	27	28	29	30		

October						
Su	M	Tu	W	Th	F	Sa
					1	2
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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	

[illegible]

**Hays County W.C.I.D. No. 1**  
**Cash Activity Report**  
**March 31, 2021 - May 13, 2021**

			BancorpSouth	BancorpSouth
			Operating Account (Old)	Operating Account (New)
<b>Cash - Reconciled Balance as of March 31, 2021</b>			<b>\$ 43,568.13</b>	<b>\$ 687,921.26</b>
<b>Subsequent Activity Through May 13, 2021</b>			<b>-</b>	<b>(198,817.94)</b>
Expenditures Approved April 8, 2021	#10185 - #10208	(408,107.74)		
Deposit	Building Rent - March 2021	3,500.00		
Deposit	Inframark	60,312.00		
Deposit	Pool Deposits	5,000.00		
Deposit	Commercial Sales Tax (SPA) - April 2021	6,974.50		
Service Collections		133,503.30		
Subtotal - BancorpSouth Operating Account (New)		(198,817.94)		
<b>Expenditures to be Approved at May 13, 2021 Board Meeting</b>			<b>-</b>	<b>(337,066.31)</b>
Dan Robison	10209 Director Fees	774.15		
Douglas L. Botts	10210 Director Fees	897.68		
Paul J. Kelly	10211 Director Fees	505.13		
William C. Dally	10212 Director Fees	586.62		
William F. Lucas	10213 Director Fees	427.54		
Spencer Menard	10214 Pool Deposit Refund	450.00		
Andy Barrett & Associates	10215 Legal Retainer - May 2021	1,620.00		
Aquatic Features, Inc.	10216 Duck Pond Maintenance-April 2021/Fountain Repairs	708.28		
AWBD	10217 Membership Fee	50.00		
Bott & Douthitt, P.L.L.C.	10218 Accounting Fees - April 2021	5,500.00		
CMA Engineering, Inc.	10219 Engineering Fees - March 2021	18,831.72		
EcoCare Professional Building Services	10220 Belterra Centre Cleaning Services - April 2021	185.00		
Excel Construction Services, LLC	10221 Drum Screen Replacements - Pay Application No. 7	10,899.00		
Inframark, LLC	10222 Monthly Operations - April 2021/Additional Maintenance - March 2021	167,352.03		
Johnson Petrov, LLP	10223 EMMA Audit Filing	75.00		
Law Office of Matthew B. Kutac PLLC	10224 Legal Fees - April 2021	22,652.00		
Texas Disposal Systems, Inc.	10225 Garbage Service - April 2021	29,803.78		
Touchstone District Services, LLC	10226 Website Maintenance	941.45		
West Travis County Public Utility Agency	10227 Wholesale Water Charge - April 2021	39,256.31		
Winstead	10228 Legal Fees - April 2021	7,663.45		
WLE, LLC.	10229 Winter Storm Clean-up	4,068.00		
WLE, LLC.	10230 Landscape Maintenance	23,819.17		
Subtotal - BancorpSouth Operating Account (New)		337,066.31		
<b>Transfer Requests to be Approved May 13, 2021</b>			<b>-</b>	<b>(18,800.00)</b>
Hays County WCID No. 1	10231 Replenish Manager's Account	(18,800.00)		
		(18,800.00)		
<b>Projected Balance as of May 13, 2021</b>			<b>\$ 43,568.13</b>	<b>\$ 133,237.01</b>

**Hays County W.C.I.D. No. 1**  
**Cash Activity Report**  
**March 31, 2021 - May 13, 2021**

		<b>BancorpSouth</b>
		<b>Manager's</b>
		<b>Account (New)</b>
<b>Cash - Reconciled Balance as of March 31, 2021</b>		<b>\$ 9,798.69</b>
<b>Subsequent Activity Through May 13, 2021</b>		<b>(3,692.57)</b>
Transfer Approved April 8, 2021	Transfer from Bancorp Operating to Manager's Account	(23,900.00)
Expenditures Approved April 8, 2021	#5106 - #5109	7,255.17
Expenditures Approved April 8, 2021	Payroll Tax - February and March 2021 (EFTPS)	1,459.26
ADT Security Services 5110	Belterra Centre Security Services	183.94
Verizon Wireless 5111	WWTP Telephone	71.99
A T & T 5112	WWTP Telephone - April 2021	334.67
Pedernales Electric Co-op 5113	Utilities - March 2021	8,870.98
Texas Community Propane, LTD 5114	Utilities - March 2021	60.49
ADT Commercial 5115	Fire Monitoring Services	103.00
Brent Cantrell 5116	Customer Refund	193.40
Erickson and Associates 5117	Customer Refund	390.09
James Wright 5118	Customer Refund	376.86
Leah Wilkinson 5119	Customer Refund	55.11
M/I Homes of Austin, LLC. 5120	Customer Refund	682.74
Pat / John Goodwin 5121	Customer Refund	37.80
Rhonda Kramer 5122	Customer Refund	127.31
Steven Lee 5123	Customer Refund	146.70
AT&T U-verse 5124	WWTP Internet	59.14
LCRA 5125	Raw Water Purchases - April 2021	6,525.31
Time Warner Cable 5126	Internet Service @ Welcome Center	294.13
A T & T 5127	WWTP Telephone - May 2021	364.48
Subtotal-BancorpSouth Manager's Account (New)		3,692.57
<b>Transfer Requests to be Approved May 13, 2021</b>		<b>18,800.00</b>
Hays County WCID No. 1	Transfer from Bancorp Operating to Manager's Account	18,800.00
		18,800.00
<b>Projected Balance as of May 13, 2021</b>		<b>\$ 24,906.12</b>

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

## Cash/Investment Activity Report

### March 31, 2021 - May 13, 2021

	Maturity Date	Interest Rates	Balance 3/31/2021	Subsequent		Subtotal 5/13/2021	Transfers to be Approved 5/13/2021		Projected Balance 5/13/2021
				Receipts	Disbursements				
<b>General Fund -</b>									
BancorpSouth Operating Account (Old)	n/a	0.0000%	\$ 43,568.13	\$ -	\$ -	\$ 43,568.13	\$ -		\$ 43,568.13
BancorpSouth Operating Account (New)	n/a	0.0000%	687,921.26	209,289.80	(745,174.05)	152,037.01	(18,800.00)	(1)	133,237.01
BancorpSouth Manager's Account (New)	n/a	0.0000%	9,798.69	23,900.00	(27,592.57)	6,106.12	18,800.00	(1)	24,906.12
BancorpSouth Checking Account (Park Fees)	n/a	0.0001%	74,449.00	-	-	74,449.00	-		74,449.00
TexPool - Operating Account	n/a	0.0101%	4,298,773.33	776,821.30	(312,235.76)	4,763,358.87	24,761.81	(2), (3)	4,788,120.68
TexPool - Strategic Partnership Agreement	n/a	0.0101%	286,539.99	12,235.76	-	298,775.75	6,974.50	(2)	305,750.25
<b>Total - General Fund</b>			<b>5,401,050.40</b>	<b>1,022,246.86</b>	<b>(1,085,002.38)</b>	<b>5,338,294.88</b>	<b>31,736.31</b>		<b>5,370,031.19</b>
<b>Debt Service Fund -</b>									
TexPool - Tax Account	n/a	0.0101%	762,247.22	18,935.19	(671,204.43)	109,977.98	(81,736.31)	(3), (4)	28,241.67
TexPool - Debt Service Account	n/a	0.0101%	2,830,048.57	500,000.00	-	3,330,048.57	50,000.00	(4)	3,380,048.57
<b>Total - Debt Service Fund</b>			<b>3,592,295.79</b>	<b>518,935.19</b>	<b>(671,204.43)</b>	<b>3,440,026.55</b>	<b>(31,736.31)</b>		<b>3,408,290.24</b>
<b>Capital Project Fund -</b>									
TexPool SR 2020 Capital Projects	n/a	0.0101%	349,703.69	-	-	349,703.69	-		349,703.69
<b>Total - Capital Project Fund</b>			<b>349,703.69</b>	<b>-</b>	<b>-</b>	<b>349,703.69</b>	<b>-</b>		<b>349,703.69</b>
<b>Total - All Funds</b>			<b>\$ 9,343,049.88</b>	<b>\$ 1,541,182.05</b>	<b>\$ (1,756,206.81)</b>	<b>\$ 9,128,025.12</b>	<b>\$ 0.00</b>		<b>\$ 9,128,025.12</b>

**Transfer Letter Information:**

<sup>(1)</sup> Transfer funds from BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New)-Check #10231: \$18,800.00

<sup>(2)</sup> Transfer funds from TexPool Operating Account to TexPool SPA Account : \$6,974.50

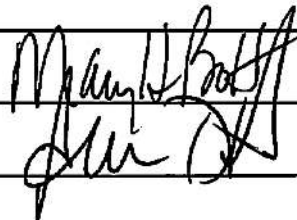
<sup>(3)</sup> Transfer funds from TexPool Tax Account to TexPool Operating Account: \$31,736.31

<sup>(4)</sup> Transfer funds from TexPool Tax Account to TexPool Debt Service Account: \$50,000.00

HAYS COUNTY W.C.I.D. NO. 1  
SCHEDULE OF TEMPORARY INVESTMENTS  
JAN 1, 2021 to MAR 31, 2021

FUNDS	IDENTIFICATION	INTEREST RATE	INTEREST 1/1-3/31	BEG. BK VAL 1/1/2021	END. BK VAL 3/31/2021	BEG. MKT VAL 1/1/2021	END. MKT VAL 3/31/2021	TRADE DATE	MATURITY DATE	DAYS	G/L ACCOUNT
GENERAL FUND:	<u>BancorpSouth - Park Fees Account</u>	0.0050%	43.79	74,405.84	74,449.63	74,405.84	74,449.63				1025
	<u>TexPool - Operating Account</u>										
	Texas Local Government Investment Pool	0.0157%	480.85	4,222,881.39	4,763,431.36	4,222,881.39	4,763,431.36				1101
	<u>TexPool - SPA Account</u>										
	Texas Local Government Investment Pool	0.0157%	32.11	269,207.32	298,780.35	269,207.32	298,780.35				1103
<b>TOTAL GENERAL OPERATING FUND</b>			<b>556.75</b>	<b>4,566,494.55</b>	<b>5,136,661.34</b>	<b>4,566,494.55</b>	<b>5,136,661.34</b>				
DEBT SERVICE FUND:	<u>BancorpSouth - Debt Investments</u>	0.0001%	0.11	15,024.26	-	15,024.26	-				1165
	<u>TexPool - Tax Account</u>										
	Texas Local Government Investment Pool	0.0157%	234.51	2,143,957.64	762,247.22	2,143,957.64	762,247.22				1169
	<u>TexPool - Debt Service Account</u>										
	Texas Local Government Investment Pool	0.0157%	129.63	1,083,073.05	2,830,048.57	1,083,073.05	2,830,048.57				1172
<b>TOTAL DEBT SERVICE FUND</b>			<b>364.25</b>	<b>3,242,054.95</b>	<b>3,592,295.79</b>	<b>3,242,054.95</b>	<b>3,592,295.79</b>				
CAPITAL PROJECTS FUND:	<u>TexPool - SR2020 Capital Account</u>										
	Texas Local Government Investment Pool	0.0157%	54.25	746,485.44	349,703.69	746,485.44	349,703.69				1146
<b>TOTAL CAPITAL PROJECTS FUND</b>			<b>54.25</b>	<b>746,485.44</b>	<b>349,703.69</b>	<b>746,485.44</b>	<b>349,703.69</b>				
<b>TOTAL ALL FUNDS</b>			<b>975.25</b>	<b>8,555,034.94</b>	<b>9,078,660.82</b>	<b>8,555,034.94</b>	<b>9,078,660.82</b>				

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



<p align="center"><b>Hays County W.C.I.D. No. 1</b>  <b>Collateral Analysis Schedule</b>  <b>March 31, 2021</b></p>
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**General Fund**

	<b><u>Funds</u></b>	<b><u>Collateral</u></b>	<b><u>Over/(Under) Collateralized</u></b>
<b>BancorpSouth -</b>			
Operating Account (General Fund)	\$ 42,400.77		
Operating Account (General Fund-New)	725,983.69		
Manager's Account (General Fund-New)	15,134.76		
Park Fees Account ( General Fund)	<u>74,449.63</u>		
<b>Total Funds BancorpSouth Bank</b>	<u>857,968.85</u>		
FDIC Coverage		<u>250,000.00</u>	
Pledged Collateral BancorpSouth Bank (Market Value)		<u>1,019,511.00</u>	
<b>Total Collateral - BancorpSouth Bank</b>			
<b>Total Collateral/Funds BancorpSouth Bank</b>	<u>\$ 857,968.85</u>	<u>\$ 1,269,511.00</u>	<u>\$ 411,542.15</u>



April 7, 2021

Hays County WCID #1  
Tricia Melton  
P.O. Box 2445  
Round Rock, TX 78680

As of March 31, 2021, the following securities were pledged to Hays County WCID #1:

CUSIP	DESCRIPTION	MATURITY	PLEDGED AMT	MARKET VALUE
3130A0EN6	FHLB Bullet	12/10/2021	1,000,000.00	1,019,511.00

Please check to make sure you have adequate coverage and if you have any questions, please don't hesitate to contact me.

Paula Russell  
Public Funds Pledged Collateral Manager  
Funds Management Dept.

662-680-2431  
[paula.russell@bxs.com](mailto:paula.russell@bxs.com)

P.O. Box 789 – Tupelo, Mississippi 38802-0789 (662) 680-2431 – FAX (662) 680-2381

## Tax Collection Report

## Recap &amp; Standings Report

Cycles: All      Taxing Units: Dripping Spr...      Transaction Date Range: 03/01/2021 to 03/31/2021      Sorted By: By Year, Ascending      Options: Separate Rollbacks, Include

## Appraisal

HU1 (Hays County WCID #1)

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

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
2001 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	365.98
2011	365.98	0.00	365.98	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	2,639.88	0.00	2,639.88	76.05	28.14	0.00	15.63	0.00	2,563.83
2019	7,362.36	-89.85	7,272.51	857.15	149.14	0.00	162.41	0.00	6,415.36
2020	149,629.22	9,551.06	159,180.28	72,247.97	3,121.98	0.00	0.00	-0.09	86,932.22
2021	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary									
Total Current	149,629.22	9,551.06	159,180.28	72,247.97	3,121.98	0.00	0.00	-0.09	86,932.22
Total Delinquent	10,368.22	-89.85	10,278.37	933.20	177.28	0.00	180.04	0.00	9,345.17
Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	159,997.44	9,461.21	169,458.65	73,181.17	3,299.26	0.00	180.04	-0.09	96,277.39
Percentages									
% of Roll Collected - 2020 - 97.76%			Adjusted Original Roll - \$3,878,457.16			Current YTD Collected - \$3,791,524.94			
Tax Collections Compared to Current Taxes Billed 48.28% Collected									
All Collections Compared to Current Taxes Billed 50.37% Collected									
Combined Collections (Collections + P&I Collected) - 76,480.43									
Page 145 of 311									

HAYS COUNTY WCID NO. 1  
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION  
FY 2020-2021

TAX YEAR	2020			2019			2018			2010			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	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.2850	\$ 0.5750	\$ 0.8600	\$ 0.3733	\$ 0.4867	\$ 0.8600	\$ 0.3328	\$ 0.5272	\$ 0.8600	\$ -	\$ 0.0010	\$ 0.0010			
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	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	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	1,655.12	2,157.91	3,813.03	56.84	90.04	146.88	0.00	0.00	0.00	1,711.96	2,247.95	3,959.91
PENALTY	0.00	0.00	0.00	347.30	452.80	800.10	18.19	28.82	47.01	0.00	0.00	0.00	365.49	481.62	847.11
NOV															
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00
TAXES	3,853.76	7,775.12	11,628.88	154.72	201.71	356.43	56.41	89.37	145.78	0.00	0.00	0.00	4,064.89	8,066.20	12,131.09
PENALTY	0.00	0.00	0.00	34.04	44.38	78.42	18.62	29.49	48.11	0.00	0.00	0.00	52.66	73.87	126.53
DEC															
TAX ADJUSTMENTS	28,288.75	57,073.78	85,362.53	(104.76)	(136.58)	(241.34)	0.00	0.00	0.00	0.00	0.00	0.00	28,183.99	56,937.20	85,121.19
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	0.00	0.00	0.00
TAXES	697,721.71	1,407,684.16	2,105,405.87	(77.27)	(100.74)	(178.01)	37.69	59.70	97.39	0.00	0.00	0.00	697,682.13	1,407,643.12	2,105,325.25
PENALTY	0.00	0.00	0.00	11.08	14.45	25.53	13.19	20.90	34.09	0.00	0.00	0.00	24.27	35.35	59.62
JAN															
TAX ADJUSTMENTS	4,196.98	8,467.59	12,664.57	(113.95)	(148.57)	(262.52)	(116.31)	(184.26)	(300.57)	0.00	0.00	0.00	3,966.71	8,134.77	12,101.48
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	0.00	0.00	0.00
TAXES	360,667.02	727,661.52	1,088,328.54	(113.95)	(148.57)	(262.52)	(116.31)	(184.26)	(300.57)	0.00	0.00	0.00	360,436.75	727,328.70	1,087,765.45
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	0.00	0.00	0.00
FEB															
TAX ADJUSTMENTS	0.09	0.17	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.17	0.26
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	0.00	0.00	0.00
TAXES	170,308.66	343,605.19	513,913.85	0.00	0.00	0.00	73.06	115.74	188.80	0.00	0.00	0.00	170,381.72	343,720.93	514,102.65
PENALTY	143.59	289.69	433.28	0.00	0.00	0.00	26.12	41.38	67.50	0.00	0.00	0.00	169.71	331.07	500.78
MAR															
TAX ADJUSTMENTS	3,165.18	6,385.88	9,551.06	(39.00)	(50.85)	(89.85)	0.00	0.00	0.00	0.00	0.00	0.00	3,126.18	6,335.03	9,461.21
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	0.00	0.00	0.00
TAXES	23,942.64	48,305.33	72,247.97	372.06	485.09	857.15	29.43	46.62	76.05	0.00	0.00	0.00	24,344.13	48,837.04	73,181.17
PENALTY	1,034.61	2,087.37	3,121.98	64.74	84.40	149.14	10.89	17.25	28.14	0.00	0.00	0.00	1,110.24	2,189.02	3,299.26
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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	0.00	0.00	0.00
TAXES	1,256,493.79	2,535,031.32	3,791,525.11	1,990.68	2,595.40	4,586.08	137.12	217.21	354.33	0.00	0.00	0.00	1,258,621.58	2,537,843.94	3,796,465.52
PENALTY	1,178.20	2,377.06	3,555.26	457.16	596.03	1,053.19	87.01	137.84	224.85	0.00	0.00	0.00	1,722.37	3,110.93	4,833.30
TOTAL DISTRIBUTION	1,257,671.98	2,537,408.39	3,795,080.37	2,447.84	3,191.43	5,639.27	224.13	355.05	579.18	0.00	0.00	0.00	1,260,343.95	2,540,954.87	3,801,298.82
BEGINNING															
TAXES RECEIVABLE	1,249,651.76	2,521,227.24	3,770,879.00	5,033.10	6,562.05	11,595.15	1,245.57	1,973.16	3,218.73	60.65	305.33	365.98	1,255,991.09	2,530,067.77	3,786,058.86
TAX ADJUSTMENTS	35,650.99	71,927.43	107,578.42	(257.71)	(336.00)	(593.71)	(116.31)	(184.26)	(300.57)	0.00	0.00	0.00	35,276.96	71,407.18	106,684.14
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	0.00	0.00	0.00
LESS: COLLECTIONS	(1,256,493.79)	(2,535,031.32)	(3,791,525.11)	(1,990.68)	(2,595.40)	(4,586.08)	(137.12)	(217.21)	(354.33)	0.00	0.00	0.00	(1,258,621.58)	(2,537,843.94)	(3,796,465.52)
TAX REC @ END OF PERIOD	28,808.96	58,123.35	86,932.31	2,784.71	3,630.65	6,415.36	992.14	1,571.69	2,563.83	60.65	305.33	365.98	32,646.47	63,631.01	96,277.48

## Financial Statements

**Hays County W.C.I.D. No. 1**  
**Accountant's Compilation Report**

**March 31, 2021**

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 six months ended March 31, 2021, 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.

May 7, 2021  
Round Rock, TX

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

## Governmental Funds Balance Sheet

### March 31, 2021

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
<b>Assets</b>				
Cash and Cash Equivalents				
Cash	\$ 815,737.71	\$ -	\$ -	\$ 815,737.71
Cash Equivalents	5,062,211.71	3,592,295.79	349,703.69	9,004,211.19
Receivables				
Service Accounts, net of allowance for doubtful accounts of \$ -	162,974.01	-	-	162,974.01
Accrued Service Revenue	138,432.67	-	-	138,432.67
A/R - Other	96,081.63	-	-	96,081.63
Property Taxes	32,646.47	63,631.01	-	96,277.48
Prepaid Expense	1,385.52	-	-	1,385.52
Interfund	196,655.80	-	-	196,655.80
Intergovernmental	273,039.95	-	-	273,039.95
Plan and Review Fees	69,386.22	-	-	69,386.22
<b>Total Assets</b>	<b>\$ 6,848,551.69</b>	<b>\$ 3,655,926.80</b>	<b>\$ 349,703.69</b>	<b>\$ 10,854,182.18</b>
<b>Liabilities</b>				
Accounts Payable	\$ 450,637.02	\$ -	\$ -	\$ 450,637.02
Accrued Expenses	63,239.97	-	-	63,239.97
Retainage Payable	66,245.90	-	-	66,245.90
Due to TCEQ	2,511.83	-	-	2,511.83
Payroll Taxes Payable	1,459.26	-	-	1,459.26
Customer Deposits	276,515.00	-	-	276,515.00
Unclaimed Property	2,768.99	-	-	2,768.99
Interfund Payable	-	196,655.80	-	196,655.80
Maintenance CAP	176,784.79	-	-	176,784.79
<b>Total Liabilities</b>	<b>1,040,162.76</b>	<b>196,655.80</b>	<b>-</b>	<b>1,236,818.56</b>
<b>Deferred Inflows of Resources</b>				
Property Taxes	32,646.47	63,631.01	-	96,277.48
<b>Total Deferred Inflows of Resources</b>	<b>32,646.47</b>	<b>63,631.01</b>	<b>-</b>	<b>96,277.48</b>
<b>Fund Balance</b>				
Fund Balances:				
Restricted for -				
Debt Service	-	3,395,639.99	-	3,395,639.99
Capital Projects	-	-	349,703.69	349,703.69
Unassigned	5,775,742.46	-	-	5,775,742.46
<b>Total Fund Balances</b>	<b>5,775,742.46</b>	<b>3,395,639.99</b>	<b>349,703.69</b>	<b>9,521,086.14</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 6,848,551.69</b>	<b>\$ 3,655,926.80</b>	<b>\$ 349,703.69</b>	<b>\$ 10,854,182.18</b>

See Accountants' Report.

**Hays County W.C.I.D. No. 1**  
**Statement of Revenues,**  
**Expenditures & Changes in Fund Balance-Governmental Funds**  
**October 1, 2020 - March 31, 2021**

	<b>Governmental Funds</b>			<b>Governmental Funds Total</b>
	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Fund</b>	
<b>Revenues:</b>				
Property taxes, including penalties	\$ 1,260,343.95	\$ 2,540,954.87	\$ -	\$ 3,801,298.82
Service revenues, including penalties	1,074,807.12	-	-	1,074,807.12
Inspection fees	6,000.00	-	-	6,000.00
Interest income	1,935.13	689.38	271.92	2,896.43
Rental Income	21,000.00	-	-	21,000.00
Sales Tax (SPA)	53,843.68	-	-	53,843.68
Miscellaneous Income	3,249.03	-	-	3,249.03
<b>Total Revenues</b>	<b>2,421,178.91</b>	<b>2,541,644.25</b>	<b>271.92</b>	<b>4,963,095.08</b>
<b>Expenditures:</b>				
Current -				
District Facilities -				
Water Purchases	281,639.89	-	-	281,639.89
Operations - Base Fee	187,150.26	-	-	187,150.26
Maintenance - CAP	127,224.40	-	-	127,224.40
Meter Expense	1,250.14	-	-	1,250.14
Pond Maintenance	2,999.58	-	-	2,999.58
Landscape Maintenance	129,327.02	-	-	129,327.02
Landscape Maintenance - Mowing	3,450.00	-	-	3,450.00
Security Expense	12,772.50	-	-	12,772.50
Utilities	190,187.51	-	-	190,187.51
Lab Fees	222.66	-	-	222.66
Permit Expense	2,327.50	-	-	2,327.50
Belterra Centre Expenses	6,195.14	-	-	6,195.14
Joint Facilities -				
Operations - Base Fee	341,657.70	-	-	341,657.70
Maintenance - CAP	491,644.85	-	-	491,644.85
Repairs & Maintenance - Irrigation	14,741.82	-	-	14,741.82
Drum Screens	646,159.00	-	-	646,159.00
Security Expense	2,695.00	-	-	2,695.00
Landscape Maintenance - Mowing	18,000.00	-	-	18,000.00
Permit Fees	1,250.00	-	-	1,250.00
Utilities	36,642.20	-	-	36,642.20
Website	3,841.50	-	-	3,841.50
Telephone/Internet	3,386.97	-	-	3,386.97
Engineering Fees	46,889.15	-	-	46,889.15
Accounting Fees	12,000.00	-	-	12,000.00
Reclaimed Water	(16,456.20)	-	-	(16,456.20)
Hays WCID No. 2 Participation	(819,221.77)	-	-	(819,221.77)
Administrative Services -				
Director Fees, including payroll taxes	18,569.65	-	-	18,569.65
Director Reimbursement	371.10	-	-	371.10
Membership Dues	675.00	-	-	675.00
Tax Appraisal/Collection Fees	4,379.92	8,836.66	-	13,216.58
Website	1,470.00	-	-	1,470.00
Bank Fees	42.39	-	-	42.39
Miscellaneous Expense	1,525.83	-	-	1,525.83
Professional Fees -				
Legal Fees	101,070.36	-	-	101,070.36
Accounting Fees	21,750.00	-	-	21,750.00
Engineering Fees	26,792.55	-	-	26,792.55
Financial Advisor Fees	828.49	1,671.51	-	2,500.00
Audit Fees	18,000.00	-	-	18,000.00
Debt Service				
Bond Interest	-	253,154.11	-	253,154.11
Arbitrage Review Fees	-	3,150.00	-	3,150.00
Paying Agent Fees	-	700.00	-	700.00
<b>Total Expenditures</b>	<b>1,923,452.11</b>	<b>267,512.28</b>	<b>-</b>	<b>2,190,964.39</b>
<b>Excess/(Deficiency) of Revenues over Expenditures</b>	<b>497,726.80</b>	<b>2,274,131.97</b>	<b>271.92</b>	<b>2,772,130.69</b>
<b>Fund Balance, October 1, 2020</b>	<b>5,278,015.66</b>	<b>1,121,508.02</b>	<b>349,431.77</b>	<b>6,748,955.45</b>
<b>Fund Balance, March 31, 2021</b>	<b>\$ 5,775,742.46</b>	<b>\$ 3,395,639.99</b>	<b>\$ 349,703.69</b>	<b>\$ 9,521,086.14</b>

## **Supplementary Information**

### **Index**

#### **General Fund**

- Budgetary Comparison Schedule
- Projection of Revenues & Expenses – Actual + Budget
- CAP Maintenance Analysis
- CAP Joint Maintenance Analysis
- Cash Reconciliations
- A/P Aging Summary

#### **Debt Service Fund**

- Debt Service Schedule

## General Fund

**Hays County W.C.I.D. No. 1**  
**Budget Comparison**  
**March 31, 2021**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Water Related Income</b>						
4000 · Water Service Fees	\$ 45,401	\$ 25,657	\$ 19,744	\$ 329,132	\$ 214,194	\$ 114,938
4300 · Water Tap Fee	-	-	-	-	-	-
<b>Total Water Related Income</b>	<b>\$ 45,401</b>	<b>\$ 25,657</b>	<b>\$ 19,744</b>	<b>\$ 329,132</b>	<b>\$ 214,194</b>	<b>\$ 114,938</b>
<b>Water Related Expense</b>						
6000 · PUA Bulk Water Purchases	15,013	10,567	(4,446)	127,039	87,327	(39,712)
6001 · LCRA Raw Water Purchase	6,799	5,866	(933)	41,336	38,630	(2,706)
6010 · Water Base Fee PUA	18,877	18,877	(0)	113,265	113,265	(0)
6980 · Distribution Maintenance CAP	19,086	10,083	(9,003)	101,172	60,498	(40,674)
6985 · AMI Meters	-	292	292	8,857	1,750	(7,107)
7020 · Laboratory - Water	-	-	-	223	-	(223)
8650 · TCEQ Fees	-	-	-	2,328	2,100	(228)
<b>Total Water Related Expense</b>	<b>\$ 59,776</b>	<b>\$ 45,685</b>	<b>\$ (14,091)</b>	<b>\$ 394,219</b>	<b>\$ 303,570</b>	<b>\$ (90,649)</b>
<b>Net Water Related</b>	<b>\$ (14,375)</b>	<b>\$ (20,028)</b>	<b>\$ 5,653</b>	<b>\$ (65,087)</b>	<b>\$ (89,376)</b>	<b>\$ 24,288</b>
<b>Sewer Related Income</b>						
4100 · Wastewater Services Fees	21,233	18,695	2,538	125,305	112,164	13,141
4205 · Reclaimed Revenue	573	833	(260)	16,456	5,000	11,456
4400 · Wastewater Tap Fee	-	-	-	-	-	-
<b>Total Sewer Related Income</b>	<b>\$ 21,806</b>	<b>\$ 19,528</b>	<b>\$ 2,277</b>	<b>\$ 141,761</b>	<b>\$ 117,164</b>	<b>\$ 24,597</b>
<b>Sewer Related Expense</b>						
6100 · Electricity	1,965	2,356	391	12,822	14,136	1,314
6105 · Gas	42	33	(9)	423	200	(223)
6120 · Mowing Lift Stations	575	575	-	3,450	3,450	-
6150 · Telephone	-	240	240	-	1,440	1,440
6980 · Operator Maintenance CAP						
Collection System Maintenance CAP	-	7,667	7,667	3,878	46,002	42,125
Lift Station Maintenance CAP	171	2,708	2,537	7,534	16,248	8,714
6981 · Joint Expenses						
Base Fee Operations	66,388	27,528	(38,860)	341,658	165,168	(176,490)
WWTP Maintenance CAP	292,091	13,304	(278,787)	491,645	79,824	(411,821)
Drip & Reuse Maint CAP	11	853	842	712	5,118	4,406
Drum Screens	12,110	-	(12,110)	646,159	-	(646,159)
Electricity - Sewer Plant	5,676	2,833	(2,842)	33,492	17,000	(16,492)
Telephone	446	70	(376)	3,387	420	(2,967)
Website	1,290	-	(1,290)	3,842	-	(3,842)
Joint Engineering Fees	5,777	833	(4,944)	34,793	5,000	(29,793)
Joint Engineering Fees-Special	3,030	2,500	(530)	12,096	15,000	2,904
Joint Accounting Fees	2,000	1,000	(1,000)	12,000	6,000	(6,000)
Sewer Plant Mowing	500	250	(250)	3,000	1,500	(1,500)
Drip Field Mowing	2,500	1,280	(1,220)	15,000	7,680	(7,320)
210 Inspections & Repairs	4,309	2,985	(1,324)	14,742	17,910	3,168
Security System Monitoring	-	18	18	-	105	105
Security Patrol	980	-	(980)	2,695	-	(2,695)
WWTP Trash Service	876	100	(776)	3,151	600	(2,551)
WWTP Insurance	-	-	-	-	-	-
WWTP TCEQ Fees	-	-	-	1,250	650	(600)
Hays 2 Joint Facility Participation	(209,704)	-	209,704	(819,222)	-	819,222
<b>Total Sewer Related Expense</b>	<b>\$ 191,033</b>	<b>\$ 67,133</b>	<b>\$ (123,900)</b>	<b>\$ 828,506</b>	<b>\$ 403,451</b>	<b>\$ (425,055)</b>
<b>Net Sewer Related</b>	<b>\$ (169,227)</b>	<b>\$ (47,605)</b>	<b>\$ (121,622)</b>	<b>\$ (686,745)</b>	<b>\$ (286,287)</b>	<b>\$ (400,458)</b>
<b>Trash Related Income</b>						
4415 · Basic Services	100,813	95,667	5,146	600,539	574,002	26,537
<b>Trash Related Expense</b>						
6110 · Trash Services	18,969	19,850	881	113,521	119,100	5,579
6111 · Trash Services Commercial	9,850	9,090	(760)	57,779	54,540	(3,239)
<b>Net Trash Related</b>	<b>\$ 71,994</b>	<b>\$ 66,727</b>	<b>\$ 5,267</b>	<b>\$ 429,239</b>	<b>\$ 400,362</b>	<b>\$ 28,877</b>

**Hays County W.C.I.D. No. 1**  
**Budget Comparison**  
**March 31, 2021**

	Current Month			Year-to-Date		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Overhead Related Income</b>						
4200 · Application & Transfer Fees	-	300	(300)	-	1,800	(1,800)
4210 · Security Services Revenue	3,266	3,060	206	19,620	18,360	1,260
4215 · Office Rental	3,500	3,500	-	21,000	21,000	-
4250 · Penalties - Customers	100	1,400	(1,300)	211	8,400	(8,189)
4260 · Penalties - Builder Fines	-	-	-	3,249	-	3,249
4450 · Connection Fee	-	-	-	-	-	-
4500 · Tap Inspection Fees	-	100	(100)	-	600	(600)
4600 · Customer Service Inspection Fee	2,500	-	2,500	6,000	-	6,000
4770 · Commercial Sales Tax Revenue (SPA)	7,191	8,416	(1,225)	53,844	50,500	3,344
4800 · Property Taxes	24,344	5,000	19,344	1,258,622	1,232,993	25,629
4850 · Property Tax Penalties/Interest	1,110	208	902	1,722	1,250	472
4900 · Interest Income	78	2,083	(2,005)	1,935	12,498	(10,563)
4960 · Miscellaneous Income	-	-	-	-	-	-
<b>Total Overhead Related Income</b>	<b>\$ 42,089</b>	<b>\$ 24,067</b>	<b>\$ 18,022</b>	<b>\$ 1,366,204</b>	<b>\$ 1,347,401</b>	<b>\$ 18,803</b>
<b>Overhead Related Expenses</b>						
6101 · Electricity - Street Lights	936	1,094	158	5,642	6,564	922
6115 · Security Services	2,129	3,387	1,258	12,773	20,320	7,547
6560 · Payroll Expenses	252	240	(12)	1,320	1,440	120
6751 · Director Fees	3,300	3,000	(300)	17,250	18,000	750
6752 · Director's Expense	37	-	(37)	371	2,000	1,629
6851 · Legal Notices	-	168	168	-	1,008	1,008
6800 · Legal Expenses						
General Legal Fees	8,400	8,400	-	50,482	50,400	(82)
Legal Fees - Barrett	1,620	1,620	-	9,720	9,720	-
Legal Project	1,120	1,120	-	6,720	6,720	-
Paralegal	6,568	4,583	(1,985)	34,148	27,500	(6,648)
6900 · Engineering Expense						
General Engineering Fees	6,128	6,667	539	26,793	40,000	13,207
6975 · Base Fee Operations	36,365	30,157	(6,208)	187,150	180,942	(6,208)
6980 · Operator Maintenance CAP						
Lighting Maintenance CAP	-	83	83	40	500	460
Detention Pond Maintenance CAP	187	16,250	16,063	3,188	97,500	94,312
Park Maintenance CAP	1,250	3,375	2,125	3,094	20,250	17,156
6995 · Wet Pond Maintenance	416	480	64	3,000	2,880	(120)
7002 · Pavement Repairs	-	-	-	-	-	-
7003 · Belterra Centre Expenses						
Electricity	192	252	60	901	1,512	611
Gas	18	252	234	207	1,512	1,305
Janitorial Services	185	185	-	1,459	1,110	(349)
Maintenance & Repairs CAP	-	3,500	3,500	225	21,000	20,775
Security Services	290	275	(15)	1,624	1,650	26
Telephone & Internet	294	305	11	1,778	1,830	52
7100 · Audit Fees	-	-	-	18,000	18,000	-
7150 · Financial Advisor Fees	-	-	-	828	-	(828)
7150 · Accounting Fees	3,500	3,500	-	21,750	21,000	(750)
7375 · Tax Collector/Appraisal Fees	2,197	-	(2,197)	4,380	4,250	(130)
7550 · Common Area Landscape	19,004	19,583	579	118,745	117,500	(1,245)
7551 · Other Landscape Maintenance	-	2,500	2,500	9,132	15,000	5,868
7552 · Planting Wildflowers	-	-	-	1,450	-	(1,450)
7600 · Insurance	-	-	-	-	-	-
7881 · Website	180	-	(180)	1,470	-	(1,470)
7885 · Membership Dues	-	-	-	675	2,000	1,325
8050 · Miscellaneous Expense	550	49	(501)	1,526	299	(1,227)
8060 · Bank Service Charges	1	1,230	1,229	42	7,380	7,338
9000 · Capital Expenditures	-	-	-	-	-	-
<b>Total Overhead Related Expenses</b>	<b>\$ 95,119</b>	<b>\$ 112,255</b>	<b>\$ 17,137</b>	<b>\$ 545,884</b>	<b>\$ 704,787</b>	<b>\$ 158,903</b>
<b>Net Overhead Related</b>	<b>\$ (53,029)</b>	<b>\$ (88,188)</b>	<b>\$ 35,159</b>	<b>\$ 820,320</b>	<b>\$ 642,614</b>	<b>\$ 177,706</b>
<b>Total Revenues</b>	<b>\$ 210,109</b>	<b>\$ 164,920</b>	<b>\$ 45,190</b>	<b>\$ 2,437,635</b>	<b>\$ 2,252,761</b>	<b>\$ 184,874</b>
<b>Total Expenses</b>	<b>\$ 374,747</b>	<b>\$ 254,014</b>	<b>\$ (120,733)</b>	<b>\$ 1,939,908</b>	<b>\$ 1,585,448</b>	<b>\$ (354,461)</b>
<b>Net Income / Loss</b>	<b>\$ (164,638)</b>	<b>\$ (89,094)</b>	<b>\$ (75,543)</b>	<b>\$ 497,727</b>	<b>\$ 667,313</b>	<b>\$ (169,587)</b>

**Hays County W.C.I.D. No. 1**  
**Revenues and Expenditures - General Operating Fund (Actual + Budget)**  
**March 31, 2021**

	Approved Bgt FY-2021	Actual Oct-20	Actual Nov-20	Actual Dec-20	Actual Jan-21	Actual Feb-21	Actual Mar-21	Budget Apr-21	Budget May-21	Budget Jun-21	Budget Jul-21	Budget Aug-21	Budget Sep-21	Total FY-2021	Variance
<b>Water Related Income</b>															
4000 · Water Service Fees	\$ 580,410	\$ 69,151	\$ 77,942	\$ 52,878	\$ 40,808	\$ 42,951	\$ 45,401	\$ 40,284	\$ 48,907	\$ 51,226	\$ 68,830	\$ 79,204	\$ 77,765	\$ 695,348	\$ 114,938
4300 · Water Tap Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4415 · Basic Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Water Related Income</b>	<b>\$ 580,410</b>	<b>\$ 69,151</b>	<b>\$ 77,942</b>	<b>\$ 52,878</b>	<b>\$ 40,808</b>	<b>\$ 42,951</b>	<b>\$ 45,401</b>	<b>\$ 40,284</b>	<b>\$ 48,907</b>	<b>\$ 51,226</b>	<b>\$ 68,830</b>	<b>\$ 79,204</b>	<b>\$ 77,765</b>	<b>\$ 695,348</b>	<b>\$ 114,938</b>
<b>Water Related Expense</b>															
6000 · PUA Bulk Water Purchases	235,068	25,840	35,870	18,072	14,952	17,293	15,013	16,376	19,799	20,720	27,710	31,829	31,307	274,780	(39,712)
6001 · LCRA Raw Water Purchase	85,935	7,979	6,528	7,081	6,666	6,282	6,799	6,700	7,191	7,323	8,326	8,918	8,847	88,641	(2,706)
6010 · Water Base Fee PUA	226,530	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,877	18,878	226,530	(0)
6980 · Distribution Maintenance CAP	121,000	6,439	336	715	19,008	55,588	19,086	10,083	10,083	10,083	10,083	10,083	10,087	161,674	(40,674)
6985 · AMI Meters	3,500	7,974	-	883	-	-	-	292	292	292	292	292	292	10,607	(7,107)
7020 · Laboratory - Water	-	-	-	107	-	116	-	-	-	-	-	-	-	223	(223)
8650 · TCEQ Fees	2,100	-	2,328	-	-	-	-	-	-	-	-	-	-	2,328	(228)
<b>Total Water Related Expense</b>	<b>\$ 674,133</b>	<b>\$ 67,109</b>	<b>\$ 63,939</b>	<b>\$ 45,735</b>	<b>\$ 59,503</b>	<b>\$ 98,156</b>	<b>\$ 59,776</b>	<b>\$ 52,328</b>	<b>\$ 56,242</b>	<b>\$ 57,295</b>	<b>\$ 65,288</b>	<b>\$ 69,999</b>	<b>\$ 69,411</b>	<b>\$ 764,782</b>	<b>\$ (90,649)</b>
<b>Net Water Related</b>	<b>\$ (93,723)</b>	<b>\$ 2,042</b>	<b>\$ 14,003</b>	<b>\$ 7,143</b>	<b>\$ (18,696)</b>	<b>\$ (55,205)</b>	<b>\$ (14,375)</b>	<b>\$ (12,044)</b>	<b>\$ (7,335)</b>	<b>\$ (6,069)</b>	<b>\$ 3,542</b>	<b>\$ 9,205</b>	<b>\$ 8,354</b>	<b>\$ (69,435)</b>	<b>\$ 24,288</b>
<b>Sewer Related Income</b>															
4100 · Wastewater Services Fees	224,334	21,555	22,378	21,456	18,526	20,158	21,233	18,695	18,695	18,695	18,695	18,695	18,695	237,475	13,141
4205 · Reclaimed Revenue	10,000	2,934	5,317	4,740	1,011	1,882	573	833	833	833	833	833	833	21,456	11,456
4400 · Wastewater Tap Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4415 · Basic Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Sewer Related Income</b>	<b>\$ 234,334</b>	<b>\$ 24,489</b>	<b>\$ 27,695</b>	<b>\$ 26,195</b>	<b>\$ 19,537</b>	<b>\$ 22,040</b>	<b>\$ 21,806</b>	<b>\$ 19,528</b>	<b>\$ 19,528</b>	<b>\$ 19,528</b>	<b>\$ 19,528</b>	<b>\$ 19,528</b>	<b>\$ 19,528</b>	<b>\$ 258,931</b>	<b>\$ 24,597</b>
<b>Sewer Related Expense</b>															
6100 · Electricity	28,280	2,145	1,843	1,843	2,567	2,459	1,965	2,356	2,356	2,356	2,356	2,356	2,364	26,966	1,314
6105 · Gas	404	40	52	41	35	214	42	33	33	33	33	33	37	627	(223)
6120 · Mowing Lift Stations	6,900	575	575	575	575	575	575	575	575	575	575	575	575	6,900	-
6150 · Telephone	2,879	-	-	-	-	-	-	240	240	240	240	240	239	1,439	1,440
6980 · Operator Maintenance CAP															
Collection System Maintenance CAP	92,000	-	-	3,878	-	-	-	7,667	7,667	7,667	7,667	7,667	7,663	49,876	42,125
Lift Station Maintenance CAP	32,500	27	27	4,385	832	2,093	171	2,708	2,708	2,708	2,708	2,708	2,712	23,786	8,714
6981 · Joint Expenses														-	-
Base Fee Operations	330,334	55,054	55,054	55,054	55,054	55,054	66,388	27,528	27,528	27,528	27,528	27,528	27,526	506,824	(176,490)
WWTP Maintenance CAP	159,650	3,501	3,476	38,216	142,630	11,731	292,091	13,304	13,304	13,304	13,304	13,304	13,306	571,471	(411,821)
Drip & Reuse Maint CAP	10,234	-	-	-	338	362	11	853	853	853	853	853	851	5,828	4,406
Drum Screens	-	38,501	41,934	398,467	121,559	33,588	12,110	-	-	-	-	-	-	646,159	(646,159)
Electricity - Sewer Plant	34,000	5,751	5,876	4,440	5,791	5,957	5,676	2,833	2,833	2,833	2,833	2,833	2,833	50,492	(16,492)
Telephone	840	456	420	459	459	1,148	446	70	70	70	70	70	70	3,807	(2,967)
Website	-	200	463	200	385	1,303	1,290	-	-	-	-	-	-	3,842	(3,842)
Joint Engineering Fees	10,000	6,139	7,754	-	7,920	7,204	5,777	833	833	833	833	833	833	39,793	(29,793)
Joint Engineering Fees-Special	30,000	4,323	1,937	271	1,312	1,225	3,030	2,500	2,500	2,500	2,500	2,500	2,500	27,096	2,904
Joint Accounting Fees	12,000	2,000	2,000	2,000	2,000	2,000	2,000	1,000	1,000	1,000	1,000	1,000	1,000	18,000	(6,000)
Sewer Plant Mowing	3,000	500	500	500	500	500	500	250	250	250	250	250	250	4,500	(1,500)
Drip Field Mowing	15,351	2,500	2,500	2,500	2,500	2,500	2,500	1,280	1,280	1,280	1,280	1,280	1,271	22,671	(7,320)
210 Inspections & Repairs	35,819	2,599	2,107	1,435	3,455	837	4,309	2,985	2,985	2,985	2,985	2,985	2,984	32,651	3,168
Security System Monitoring	210	-	-	-	-	-	-	18	18	18	18	18	18	105	105
Security Patrols	-	-	-	-	980	735	980	-	-	-	-	-	-	2,695	(2,695)
WWTP Trash Service	1,200	316	316	316	516	812	876	100	100	100	100	100	100	3,751	(2,551)
WWTP Insurance	6,250	-	-	-	-	-	-	-	-	-	-	-	6,250	6,250	-
WWTP TCEQ Fees	1,500	1,250	-	-	-	-	-	-	-	-	-	-	850	2,100	(600)
Hays 2 Joint Facilities Participation	0	(55,836)	(65,219)	(248,536)	(176,591)	(63,336)	(209,704)	0	0	0	0	0	0	(819,222)	819,222
<b>Total Sewer Related Expense</b>	<b>\$ 813,351</b>	<b>\$ 70,041</b>	<b>\$ 61,614</b>	<b>\$ 266,043</b>	<b>\$ 172,815</b>	<b>\$ 66,960</b>	<b>\$ 191,033</b>	<b>\$ 67,133</b>	<b>\$ 67,133</b>	<b>\$ 67,133</b>	<b>\$ 67,133</b>	<b>\$ 67,133</b>	<b>\$ 74,233</b>	<b>\$ 1,238,406</b>	<b>\$ (425,055)</b>
<b>Net Sewer Related</b>	<b>\$ (579,017)</b>	<b>\$ (45,552)</b>	<b>\$ (33,918)</b>	<b>\$ (239,848)</b>	<b>\$ (153,279)</b>	<b>\$ (44,921)</b>	<b>\$ (169,227)</b>	<b>\$ (47,605)</b>	<b>\$ (47,605)</b>	<b>\$ (47,605)</b>	<b>\$ (47,605)</b>	<b>\$ (47,605)</b>	<b>\$ (54,704)</b>	<b>\$ (979,475)</b>	<b>\$ (400,458)</b>

**Hays County W.C.I.D. No. 1**  
**Revenues and Expenditures - General Operating Fund (Actual + Budget)**  
**March 31, 2021**

	Approved Bgt FY-2021	Actual Oct-20	Actual Nov-20	Actual Dec-20	Actual Jan-21	Actual Feb-21	Actual Mar-21	Budget Apr-21	Budget May-21	Budget Jun-21	Budget Jul-21	Budget Aug-21	Budget Sep-21	Total FY-2021	Variance
<b>Trash Related Income</b>															
4415 · Basic Services	1,148,006	99,153	99,853	99,908	100,641	100,171	100,813	95,667	95,667	95,667	95,667	95,667	95,669	1,174,543	26,537
<b>Trash Related Expense</b>															
6110 · Trash Services	238,200	18,862	18,876	18,916	18,929	18,969	18,969	19,850	19,850	19,850	19,850	19,850	19,850	232,621	5,579
6111 · Trash Services Commercial	109,080	9,381	9,275	9,574	9,850	9,850	9,850	9,090	9,090	9,090	9,090	9,090	9,090	112,319	(3,239)
<b>Net Trash Related</b>	<b>\$ 800,726</b>	<b>\$ 70,910</b>	<b>\$ 71,702</b>	<b>\$ 71,418</b>	<b>\$ 71,863</b>	<b>\$ 71,352</b>	<b>\$ 71,994</b>	<b>\$ 66,727</b>	<b>\$ 66,727</b>	<b>\$ 66,727</b>	<b>\$ 66,727</b>	<b>\$ 66,727</b>	<b>\$ 66,729</b>	<b>\$ 829,603</b>	<b>\$ 24,196</b>
<b>Overhead Related Income</b>															
4200 · Application & Transfer Fees	3,600	-	-	-	-	-	-	300	300	300	300	300	300	1,800	(1,800)
4210 · Security Services Revenue	36,720	3,266	3,271	3,274	3,270	3,273	3,266	3,060	3,060	3,060	3,060	3,060	3,060	37,980	1,260
4215 · Office Rental	42,000	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,000	-
4216 · Building Rental Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4250 · Penalties - Customers	16,800	36	-	25	50	-	100	1,400	1,400	1,400	1,400	1,400	1,400	8,611	(8,189)
4260 · Penalties - Builder Fines	-	500	500	-	2,249	-	-	-	-	-	-	-	-	3,249	3,249
4300 · Water Tap Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4400 · Wastewater Tap Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4450 · Connection Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4500 · Tap Inspection Fees	1,200	-	-	-	-	-	-	100	100	100	100	100	100	600	(600)
4600 · Customer Service Inspection Fee	-	-	1,500	1,000	500	500	2,500	-	-	-	-	-	-	6,000	6,000
4770 · Commercial Sales Tax Revenue (SPA)	101,000	9,081	8,030	8,792	8,513	12,236	7,191	8,417	8,417	8,416	8,417	8,417	8,416	104,344	3,344
4800 · Property Taxes	1,259,917	1,712	4,065	697,682	360,437	170,382	24,344	5,000	5,000	5,000	5,000	5,000	1,924	1,285,546	25,629
4850 · Property Tax Penalties/Interest	2,500	365	53	24	-	170	1,110	208	208	208	208	208	208	2,972	472
4900 · Interest Income	25,000	529	477	373	328	151	78	2,083	2,083	2,083	2,083	2,083	2,087	14,437	(10,563)
4960 · Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4995 · Transfer in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Overhead Related Income</b>	<b>\$ 1,488,737</b>	<b>\$ 18,991</b>	<b>\$ 21,395</b>	<b>\$ 714,670</b>	<b>\$ 378,847</b>	<b>\$ 190,211</b>	<b>\$ 42,089</b>	<b>\$ 24,068</b>	<b>\$ 24,068</b>	<b>\$ 24,067</b>	<b>\$ 24,068</b>	<b>\$ 24,068</b>	<b>\$ 20,995</b>	<b>\$ 1,507,540</b>	<b>\$ 18,803</b>
<b>Overhead Related Expenses</b>															
6090 · Commercial Insp & Taps															
6101 · Electricity - Street Lights	13,130	937	937	943	948	941	936	1,094	1,094	1,094	1,094	1,094	1,096	12,208	922
6115 · Security Services	40,640	2,129	2,129	2,129	2,129	2,129	2,129	3,387	3,387	3,387	3,387	3,387	3,387	33,093	7,547
6560 · Payroll Expenses	2,880	321	218	252	126	149	252	240	240	240	240	240	240	2,760	120
6751 · Director Fees	36,000	4,200	2,850	3,300	1,650	1,950	3,300	3,000	3,000	3,000	3,000	3,000	3,000	35,250	750
6752 · Director's Expense	10,000	95	57	57	57	68	37	-	-	-	8,000	-	-	8,371	1,629
6851 · Legal Notices	2,020	-	-	-	-	-	-	168	168	168	168	168	172	1,012	1,008
6800 · Legal Expenses															
General Legal Fees	100,800	8,400	8,400	8,482	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	8,400	100,882	(82)
Legal Fees - Barrett	19,440	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	19,440	-
Legal Project	13,440	3,752	(1,512)	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	13,440	-
Paralegal	55,000	5,193	6,677	5,032	4,319	6,358	6,568	4,583	4,583	4,583	4,583	4,583	4,583	61,648	(6,648)
6900 · Engineering Expense															
General Engineering Fees	80,000	7,118	7,022	1,532	1,198	3,795	6,128	6,667	6,667	6,667	6,667	6,667	6,667	66,793	13,207
6975 · Base Fee Operations	361,884	30,157	30,157	30,157	30,157	30,157	36,365	30,157	30,157	30,157	30,157	30,157	30,157	368,092	(6,208)
6980 · Operator Maintenance CAP															
Lighting Maintenance CAP	1,000	-	-	40	-	-	-	83	83	83	83	83	83	540	460
Detention Pond Maintenance CAP	195,000	-	-	3,001	-	-	187	16,250	16,250	16,250	16,250	16,250	16,250	100,688	94,312
Park Maintenance CAP	40,500	-	272	1,203	332	36	1,250	3,375	3,375	3,375	3,375	3,375	3,375	23,344	17,156
6995 · Wet Pond Maintenance	5,760	870	416	416	416	466	416	480	480	480	480	480	480	5,880	(120)
7002 · Pavement Repairs	20,000	-	-	-	-	-	-	-	-	-	-	-	20,000	20,000	-
7003 · Belterra Centre Expense															
Electricity	3,030	122	124	129	170	164	192	252	252	252	252	252	258	2,419	611
Gas	3,030	12	12	17	17	131	18	252	252	252	252	252	258	1,725	1,305
Janitorial Services	2,220	185	534	185	185	185	185	185	185	185	185	185	185	2,569	(349)
Maintenance & Repairs CAP	42,000	-	-	225	-	-	-	3,500	3,500	3,500	3,500	3,500	3,500	21,225	20,775
Security Services	3,300	287	184	290	287	287	290	275	275	275	275	275	275	3,274	26
Telephone & Internet	3,660	301	301	294	294	294	294	305	305	305	305	305	305	3,608	52
7100 · Audit Fees	18,000	-	-	-	18,000	-	-	-	-	-	-	-	-	18,000	-
7150 · Financial Advisor Fees	2,500	828	-	-	-	-	-	-	-	-	-	-	2,500	3,328	(828)
7150 · Accounting Fees	42,000	3,500	3,500	3,500	4,250	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	42,750	(750)
7160 · Arbitrage Compliance Fees	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000

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

Revenues and Expenditures - General Operating Fund (Actual + Budget)

March 31, 2021

	Approved Bgt FY-2021	Actual Oct-20	Actual Nov-20	Actual Dec-20	Actual Jan-21	Actual Feb-21	Actual Mar-21	Budget Apr-21	Budget May-21	Budget Jun-21	Budget Jul-21	Budget Aug-21	Budget Sep-21	Total FY-2021	Variance
7375 • Tax Collector/Appraisal Fees	8,500	-	-	2,183	-	-	2,197	2,125	-	-	2,125	-	-	8,630	(130)
7550 • Common Area Landscape	235,000	20,929	19,504	19,004	20,249	20,054	19,004	19,583	19,583	19,583	19,583	19,583	19,583	236,245	(1,245)
7551 • Other Landscape Maintenance	30,000	3,610	-	5,522	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500	24,132	5,868
7552 • Planting Wildflowers	-	1,450	-	-	-	-	-	-	-	-	-	-	-	1,450	(1,450)
7600 • Insurance	7,070	-	-	-	-	-	-	-	-	-	-	-	7,070	7,070	-
7881 • Website	1,000	264	180	360	180	306	180	-	-	-	-	-	1,000	2,470	(1,470)
7885 • Membership Dues	2,000	-	675	-	-	-	-	-	-	-	-	-	-	675	1,325
8050 • Miscellaneous Expense	600	324	-	-	169	484	550	50	50	50	50	50	50	1,826	(1,226)
8060 • Bank Service Charges	14,760	769	(2)	(755)	16	14	1	1,230	1,230	1,230	1,230	1,230	1,230	7,422	7,338
9000 • Capital Expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Overhead Related Expenses	\$ 1,421,164	\$ 97,373	\$ 84,256	\$ 90,239	\$ 96,288	\$ 82,609	\$ 95,119	\$ 114,381	\$ 112,256	\$ 112,256	\$ 122,381	\$ 112,256	\$ 142,844	\$ 1,262,260	\$ 158,904
Net Overhead Related	\$ 67,573	\$ (78,382)	\$ (62,860)	\$ 624,431	\$ 282,558	\$ 107,603	\$ (53,029)	\$ (90,313)	\$ (88,188)	\$ (88,189)	\$ (98,313)	\$ (88,188)	\$ (121,849)	\$ 245,280	\$ 177,707
Total Revenues	\$ 3,451,487	\$ 211,784	\$ 226,886	\$ 893,651	\$ 539,832	\$ 355,373	\$ 210,109	\$ 179,548	\$ 188,171	\$ 190,489	\$ 208,094	\$ 218,468	\$ 213,958	\$ 3,636,361	\$ 184,874
Total Expenses	\$ 3,255,928	\$ 262,766	\$ 237,958	\$ 430,507	\$ 357,386	\$ 276,544	\$ 374,747	\$ 262,783	\$ 264,572	\$ 265,625	\$ 283,743	\$ 278,329	\$ 315,428	\$ 3,610,388	\$ (354,460)
Net Income / Loss	\$ 195,559	\$ (50,982)	\$ (11,073)	\$ 463,144	\$ 182,446	\$ 78,829	\$ (164,638)	\$ (83,235)	\$ (76,401)	\$ (75,136)	\$ (75,649)	\$ (59,861)	\$ (101,470)	\$ 25,973	\$ (169,586)

Fund Balance Analysis:

Fund Balance 9/30/20	\$ 5,278,016
FY-2021 Estimated Surplus/(Deficit)	\$ 25,973
Estimated Fund Balance 9/30/21	\$ 5,303,989

# MAINTENANCE CAP SPENDING

## ANNUAL SUMMARY

**HAYS 1 JOINT- 5525**

Month	Year	Total Spent	Monthly Targets		YTD Actuals	
			Monthly Amt	Variance	Drawdown	Diff from targ
	Maint Cap Balance	298,296.00				
			\$ 24,858.00	Over/(Under)	298,296.00	Over/(Under)
Carryover from Sept 2019			\$ -			
OCTOBER	2020	\$0.00	\$ 24,858.00	-\$24,858.00	\$298,296.00	-\$24,858.00
NOVEMBER	2020	\$0.00	\$ 24,858.00	-\$24,858.00	\$298,296.00	-\$49,716.00
DECEMBER	2020	\$29,180.00	\$ 24,858.00	\$4,322.00	\$269,116.00	-\$45,394.00
JANUARY	2021	\$142,629.77	\$ 24,858.00	\$117,771.77	\$126,486.23	\$72,377.77
FEBRUARY	2021	\$2,201.39	\$ 24,858.00	-\$22,656.61	\$124,284.84	\$49,721.16
MARCH	2021	\$271,116.25	\$ 24,858.00	\$246,258.25	-\$146,831.41	\$295,979.41
APRIL	2021	\$0.00	\$ 24,858.00	-\$24,858.00	-\$146,831.41	\$271,121.41
MAY	2021	\$0.00	\$ 24,858.00	-\$24,858.00	-\$146,831.41	\$246,263.41
JUNE	2021	\$0.00	\$ 24,858.00	-\$24,858.00	-\$146,831.41	\$221,405.41
JULY	2021	\$0.00	\$ 24,858.00	-\$24,858.00	-\$146,831.41	\$196,547.41
AUGUST	2021	\$0.00	\$ 24,858.00	-\$24,858.00	-\$146,831.41	\$171,689.41
SEPTEMBER	2021	\$0.00	\$ 24,858.00	-\$24,858.00	-\$146,831.41	\$146,831.41
1st Adjustment	2021	\$0.00	\$ -	\$0.00	\$124,284.84	\$146,831.41
Final Adjustment	2021	\$0.00	\$ -	\$0.00	-\$146,831.41	
<b>Grand Total Spent</b>		<b>\$445,127.41</b>	\$ 298,296.00	\$146,831.41		

### REMAINING BALANCE

**\$ (146,831.41)**

Note:

If positive amount -Inframark owe client; if negative amount -Client owes Inframark

# MAINTENANCE CAP SPENDING

## ANNUAL SUMMARY

**HAYS 1 - 5525**

Month	Year	Total Spent	Monthly Targets		YTD Actuals	
			Monthly Amt	Variance	Drawdown	Diff from targ.
	<b>Maint Cap Balance</b>	<b>275,004.00</b>				
Carryover from Sept 2019			\$ 22,917.00	Over/(Under)	275,004.00	Over/(Under)
			\$ -			
OCTOBER	2020	\$0.00	\$ 22,917.00	-\$22,917.00	\$275,004.00	-\$22,917.00
NOVEMBER	2020	\$0.00	\$ 22,917.00	-\$22,917.00	\$275,004.00	-\$45,834.00
DECEMBER	2020	\$10,319.47	\$ 22,917.00	-\$12,597.53	\$264,684.53	-\$58,431.53
JANUARY	2021	\$17,684.95	\$ 22,917.00	-\$5,232.05	\$246,999.59	-\$63,663.59
FEBRUARY	2021	\$56,672.02	\$ 22,917.00	\$33,755.02	\$190,327.57	-\$29,908.57
MARCH	2021	\$10,712.60	\$ 22,917.00	-\$12,204.40	\$179,614.97	-\$42,112.97
APRIL	2021	\$0.00	\$ 22,917.00	-\$22,917.00	\$179,614.97	-\$65,029.97
MAY	2021	\$0.00	\$ 22,917.00	-\$22,917.00	\$179,614.97	-\$87,946.97
JUNE	2021	\$0.00	\$ 22,917.00	-\$22,917.00	\$179,614.97	-\$110,863.97
JULY	2021	\$0.00	\$ 22,917.00	-\$22,917.00	\$179,614.97	-\$133,780.97
AUGUST	2021	\$0.00	\$ 22,917.00	-\$22,917.00	\$179,614.97	-\$156,697.97
SEPTEMBER	2021	\$0.00	\$ 22,917.00	-\$22,917.00	\$179,614.97	-\$179,614.97
1st Adjustment	2021	\$0.00	\$ -	\$0.00	\$190,327.57	-\$179,614.97
Final Adjustment		\$0.00	\$ -	\$0.00	\$179,614.97	-\$179,614.97
<b>Grand Total Spent</b>		<b>\$95,389.03</b>	\$ 275,004.00	-\$179,614.97		

### REMAINING BALANCE

**\$ 179,614.97**

Note:

If positive amount -Inframark owe client; if negative amount -Client owes Inframark

**Hays County W.C.I.D. No. 1**  
**Cash Account Reconciliations**  
**March 31, 2021**

	<b>BancorpSouth</b>				<b>Total</b>
	<b>Operating</b>	<b>Operating (New)</b>	<b>Manager's (New)</b>	<b>Park Fees</b>	
Beginning Bank Balance 3/01/2021	\$ 67,651.24	\$ 710,296.83	\$ 23,758.31	\$ 74,449.00	\$ 876,155.38
Cleared Transactions					
Checks and Payments	(60,122.43)	(623,478.79)	(26,423.55)	-	(710,024.77)
Deposits and Credits	34,871.96	639,165.65	17,800.00	0.63	691,838.24
Total Cleared Transactions	(25,250.47)	15,686.86	(8,623.55)	0.63	857,968.85
Ending Bank Balance 3/31/2021	42,400.77	725,983.69	15,134.76	74,449.63	857,968.85
Uncleared Transactions					
Deposits in Transit	1,784.14	3,723.00	-	-	5,507.14
Checks					
07/09/2020 2530 Tyler Watkins	(193.40)	-	-	-	(193.40)
07/09/2020 2521 Michelle Simpson	(168.58)	-	-	-	(168.58)
07/09/2020 2515 Gregg Lee	(117.40)	-	-	-	(117.40)
08/13/2020 2573 Robert Holmes	(107.48)	-	-	-	(107.48)
09/10/2020 2603 Carrie Vanecek	(29.92)	-	-	-	(29.92)
10/08/2020 10019 Susan Smart	-	(2.53)	-	-	(2.53)
12/10/2020 10097 Touchstone District Services, I	-	(643.25)	-	-	(643.25)
01/14/2021 10118 Touchstone District Services, I	-	(380.00)	-	-	(380.00)
02/11/2021 10152 Touchstone District Services, I	-	(184.95)	-	-	(184.95)
03/11/2021 10170 Excel Construction Services, L	-	(35,161.20)	-	-	(35,161.20)
03/11/2021 10164 Arbitrage Compliance Speciali:	-	(1,850.00)	-	-	(1,850.00)
03/11/2021 10162 Andy Barrett & Associates	-	(1,620.00)	-	-	(1,620.00)
03/11/2021 10177 Touchstone District Services, I	-	(1,608.50)	-	-	(1,608.50)
03/11/2021 10166 Blaine Hamilton	-	(200.00)	-	-	(200.00)
03/11/2021 10171 Hays County	-	(135.00)	-	-	(135.00)
11/01/2020 5024 Melanie Williams	-	-	(1.73)	-	(1.73)
02/03/2021 5073 Robyn Wilson	-	-	(165.80)	-	(165.80)
03/16/2021 5092 Sabre Commercial	-	-	(2,037.49)	-	(2,037.49)
03/16/2021 5089 M/I Homes of Austin, LLC.	-	-	(1,094.63)	-	(1,094.63)
03/16/2021 5088 Cary McGregor	-	-	(484.76)	-	(484.76)
03/16/2021 5091 Rachel Crutchfield	-	-	(114.47)	-	(114.47)
03/16/2021 5090 Mark Serrano	-	-	(42.04)	-	(42.04)
03/29/2021 5097 A T & T	-	-	(314.88)	-	(314.88)
03/29/2021 5098 Adam Moerschell	-	-	(307.48)	-	(307.48)
03/29/2021 5104 Jennifer Falk	-	-	(274.97)	-	(274.97)
03/29/2021 5102 George Strother	-	-	(155.11)	-	(155.11)
03/29/2021 5100 Cary Eubanks	-	-	(126.46)	-	(126.46)
03/29/2021 5101 David Moore	-	-	(99.54)	-	(99.54)
03/29/2021 5103 Janet Staiger	-	-	(57.21)	-	(57.21)
03/29/2021 5099 Carol Elias	-	-	(30.80)	-	(30.80)
03/29/2021 5105 Pamela Rich	-	-	(28.70)	-	(28.70)
Register Balance as of 3/31/2021	\$ 43,568.13	\$ 687,921.26	\$ 9,798.69	\$ 74,449.63	\$ 821,072.05

See Accountants' Report.

Hays County W.C.I.D. No. 1  
A/P Aging Summary  
As of March 31, 2021

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Andy Barrett & Associates	1,620.00	0.00	0.00	0.00	0.00	1,620.00
Aquatic Features, Inc.	416.00	0.00	0.00	0.00	0.00	416.00
Arbitrage Compliance Specialists, Inc.	0.00	650.00	0.00	0.00	0.00	650.00
AT&T U-verse	59.14	0.00	0.00	0.00	0.00	59.14
Blaine Hamilton	400.00	0.00	0.00	0.00	0.00	400.00
Bott & Douthitt, P.L.L.C.	5,500.00	0.00	0.00	0.00	0.00	5,500.00
CMA Engineering, Inc.	18,831.72	18,633.12	0.00	0.00	0.00	37,464.84
DSHS Central Lab MC2004	0.00	115.70	0.00	0.00	0.00	115.70
Excel Construction Services, LLC	10,899.00	0.00	0.00	0.00	0.00	10,899.00
Hays County	180.00	0.00	0.00	0.00	0.00	180.00
Inframark, LLC	238,885.33	38,713.63	0.00	0.00	0.00	277,598.96
Jimmy Allen Zuehlke	400.00	0.00	0.00	0.00	0.00	400.00
Johnson Petrov, LLP	0.00	75.00	0.00	0.00	0.00	75.00
Law Office of Matthew B. Kutac PLLC	9,520.00	0.00	0.00	0.00	0.00	9,520.00
LCRA	6,799.05	0.00	0.00	0.00	0.00	6,799.05
Texas Community Propane, LTD	60.49	0.00	0.00	0.00	0.00	60.49
Texas Disposal Systems, Inc.	29,695.06	0.00	0.00	0.00	0.00	29,695.06
Time Warner Cable	293.98	0.00	0.00	0.00	0.00	293.98
Touchstone District Services, LLC	1,470.35	0.00	0.00	0.00	0.00	1,470.35
Verizon Wireless	0.00	71.99	0.00	0.00	0.00	71.99
West Travis County Public Utility Agency	33,890.95	0.00	0.00	0.00	0.00	33,890.95
Winstead	6,567.97	0.00	0.00	0.00	0.00	6,567.97
WLE, LLC.	26,888.54	0.00	0.00	0.00	0.00	26,888.54
TOTAL	<u>392,377.58</u>	<u>58,259.44</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>450,637.02</u>

See Accountants' Report.

Hays County W.C.I.D. No. 1  
Payroll Summary  
October 1, 2020 through May 13, 2021

	Dan Robison	Douglas L Botts	Paul J Kelly	William C Dally	William F Lucas	TOTAL
Employee Wages, Taxes and Adjustments						
Gross Pay						
Fees of Office	3,750.00	5,850.00	5,550.00	4,350.00	4,800.00	24,300.00
Total Gross Pay	3,750.00	5,850.00	5,550.00	4,350.00	4,800.00	24,300.00
Adjusted Gross Pay	3,750.00	5,850.00	5,550.00	4,350.00	4,800.00	24,300.00
Taxes Withheld						
Federal Withholding	(150.00)	(327.00)	(1,196.00)	(806.00)	(31.00)	(2,510.00)
Medicare Employee	(54.38)	(84.83)	(80.47)	(63.08)	(69.60)	(352.36)
Social Security Employee	(232.50)	(362.70)	(344.10)	(269.70)	(297.60)	(1,506.60)
Medicare Employee Addl Tax	0.00	0.00	0.00	0.00	0.00	0.00
Total Taxes Withheld	(436.88)	(774.53)	(1,620.57)	(1,138.78)	(398.20)	(4,368.96)
Additions to Net Pay						
Mileage Reimbursement	0.00	0.00	0.00	0.00	431.99	431.99
Reimbursement	0.00	49.99	0.00	0.00	0.00	49.99
Total Additions to Net Pay	0.00	49.99	0.00	0.00	431.99	481.98
Net Pay	3,313.12	5,125.46	3,929.43	3,211.22	4,833.79	20,413.02
Employer Taxes and Contributions						
Medicare Company	54.38	84.83	80.47	63.08	69.60	352.36
Social Security Company	232.50	362.70	344.10	269.70	297.60	1,506.60
Total Employer Taxes and Contributions	286.88	447.53	424.57	332.78	367.20	1,858.96

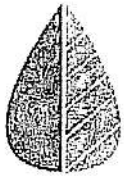
See Accountants' Report.

## Debt Service Fund

**Hays County W.C.I.D. No. 1  
Debt Service Schedule**

		Series 2012 REF		Series 2013		Series 2013 REF		Series 2015		Series 2015 REF		Series 2016 REF		Series 2016A REF		Series 2017		Series 2020 REF		Series 2020		Total		
Due Date	Paid Date	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	
9/1/2020	9/1/2020	240,000	20,313	110,000	1,320	355,000	32,620	90,000	35,253	-	4,625	485,000	47,442	275,000	29,424	65,000	27,722	5,000	5,340	-	-	1,625,000	204,059	
FY 2020		240,000	20,313	110,000	1,320	355,000	32,620	90,000	35,253	-	4,625	485,000	47,442	275,000	29,424	65,000	27,722	5,000	5,340	-	-	1,625,000	204,059	
3/1/2021	3/1/2021	-	17,313	-	-	-	28,485	-	34,128	-	4,775	-	43,307	-	26,784	-	27,072	-	11,837	-	59,547	-	253,246	
9/1/2021		255,000	17,313	-	-	370,000	28,485	95,000	34,128	-	4,775	505,000	43,307	280,000	26,784	65,000	27,072	135,000	11,837	580,000	53,592	2,285,000	247,291	
FY 2021		255,000	34,625	-	-	370,000	56,969	95,000	68,256	-	9,550	505,000	86,614	280,000	53,568	65,000	54,143	135,000	23,674	580,000	113,139	2,285,000	500,537	
3/1/2022		-	14,125	-	-	-	24,174	-	32,703	-	4,775	-	39,002	-	24,096	-	26,422	-	11,005	-	48,720	-	225,021	
9/1/2022		260,000	14,125	-	-	385,000	24,174	100,000	32,703	-	4,775	520,000	39,002	290,000	24,096	70,000	26,422	140,000	11,005	605,000	48,720	2,370,000	225,021	
FY 2022		260,000	28,250	-	-	385,000	48,347	100,000	65,406	-	9,550	520,000	78,004	290,000	48,192	70,000	52,844	140,000	22,009	605,000	97,440	2,370,000	450,042	
3/1/2023		-	10,875	-	-	-	19,689	-	31,203	-	4,775	-	34,569	-	21,312	-	25,722	-	10,141	-	43,638	-	201,923	
9/1/2023		275,000	10,875	-	-	400,000	19,689	105,000	31,203	-	4,775	545,000	34,569	295,000	21,312	75,000	25,722	145,000	10,141	615,000	43,638	2,455,000	201,923	
FY 2023		275,000	21,750	-	-	400,000	39,377	105,000	62,406	-	9,550	545,000	69,138	295,000	42,624	75,000	51,443	145,000	20,283	615,000	87,276	2,455,000	403,847	
3/1/2024		-	7,438	-	-	-	15,029	-	29,628	-	4,775	-	29,923	-	18,480	-	24,972	-	9,248	-	38,472	-	177,944	
9/1/2024		290,000	7,438	-	-	415,000	15,029	110,000	29,628	-	4,775	560,000	29,923	300,000	18,480	80,000	24,972	150,000	9,248	625,000	38,472	2,530,000	177,944	
FY 2024		290,000	14,875	-	-	415,000	30,057	110,000	59,256	-	9,550	560,000	59,846	300,000	36,960	80,000	49,944	150,000	18,495	625,000	76,944	2,530,000	355,927	
3/1/2025		-	3,813	-	-	-	10,194	-	27,978	-	4,775	-	25,149	-	15,600	-	24,172	-	8,323	-	33,222	-	153,224	
9/1/2025		305,000	3,813	-	-	430,000	10,194	120,000	27,978	-	4,775	580,000	25,149	315,000	15,600	80,000	24,172	155,000	8,323	635,000	33,222	2,620,000	153,224	
FY 2025		305,000	7,625	-	-	430,000	20,387	120,000	55,956	-	9,549	580,000	50,298	315,000	31,200	80,000	48,343	155,000	16,644	635,000	66,444	2,620,000	306,448	
3/1/2026		-	-	-	-	-	5,185	-	26,179	-	4,775	-	20,204	-	12,576	-	23,322	-	7,367	-	27,888	-	127,495	
9/1/2026		-	-	-	-	445,000	5,185	125,000	26,179	-	4,775	600,000	20,204	315,000	12,576	85,000	23,322	155,000	7,367	645,000	27,888	2,370,000	127,495	
FY 2026		-	-	-	-	445,000	10,369	125,000	52,357	-	9,549	600,000	40,408	315,000	25,152	85,000	46,644	155,000	14,734	645,000	55,776	2,370,000	254,989	
3/1/2027		-	-	-	-	-	-	-	24,304	-	4,775	-	15,089	-	9,552	-	22,313	-	6,412	-	22,470	-	104,913	
9/1/2027		-	-	-	-	-	-	130,000	24,304	-	4,775	625,000	15,089	325,000	9,552	90,000	22,313	160,000	6,412	655,000	22,470	1,985,000	104,913	
FY 2027		-	-	-	-	-	-	130,000	48,607	-	9,549	625,000	30,178	325,000	19,104	90,000	44,625	160,000	12,823	655,000	44,940	1,985,000	209,826	
3/1/2028		-	-	-	-	-	-	-	22,353	-	4,775	-	9,761	-	6,425	-	21,188	-	16,968	-	86,901	-	86,901	
9/1/2028		-	-	-	-	-	-	135,000	22,353	-	4,775	655,000	9,761	330,000	6,432	95,000	21,188	170,000	5,425	665,000	16,968	2,050,000	86,901	
FY 2028		-	-	-	-	-	-	135,000	44,706	-	9,549	655,000	19,522	330,000	12,864	95,000	42,375	170,000	10,850	665,000	33,936	2,050,000	173,802	
3/1/2029		-	-	-	-	-	-	-	20,160	-	4,775	-	4,177	-	3,264	-	19,882	-	4,377	-	11,382	-	68,016	
9/1/2029		-	-	-	-	-	-	145,000	20,160	-	4,775	240,000	4,177	340,000	3,264	100,000	19,882	170,000	4,377	670,000	11,382	1,665,000	68,016	
FY 2029		-	-	-	-	-	-	145,000	40,319	-	9,549	240,000	8,354	340,000	6,528	100,000	39,763	170,000	8,754	670,000	22,764	1,665,000	136,031	
3/1/2030		-	-	-	-	-	-	-	17,804	-	4,775	-	2,131	-	-	-	18,381	-	3,329	-	5,754	-	52,173	
9/1/2030		-	-	-	-	-	-	150,000	17,804	355,000	4,775	250,000	2,131	-	-	105,000	18,381	175,000	3,329	685,000	5,754	1,720,000	52,173	
FY 2030		-	-	-	-	-	-	150,000	35,607	355,000	9,549	250,000	4,262	-	-	105,000	36,762	175,000	6,658	685,000	11,508	1,720,000	104,346	
3/1/2031		-	-	-	-	-	-	-	15,272	-	-	-	-	-	-	-	16,807	-	2,250	-	-	-	34,328	
9/1/2031		-	-	-	-	-	-	-	15,272	-	-	-	-	-	-	-	110,000	16,807	180,000	2,250	-	-	445,000	34,328
FY 2031		-	-	-	-	-	-	-	30,543	-	-	-	-	-	-	-	110,000	33,613	180,000	4,500	-	-	445,000	68,656
3/1/2032		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,156	-	1,141	-	-	28,953	
9/1/2032		-	-	-	-	-	-	165,000	12,657	-	-	-	-	-	-	-	115,000	15,156	185,000	1,141	-	-	465,000	28,953
FY 2032		-	-	-	-	-	-	165,000	25,313	-	-	-	-	-	-	-	115,000	30,312	185,000	2,281	-	-	465,000	57,906
3/1/2033		-	-	-	-	-	-	-	9,769	-	-	-	-	-	-	-	13,360	-	-	-	-	-	23,128	
9/1/2033		-	-	-	-	-	-	175,000	9,769	-	-	-	-	-	-	-	120,000	13,360	-	-	-	-	295,000	23,128
FY 2033		-	-	-	-	-	-	175,000	19,537	-	-	-	-	-	-	-	120,000	26,719	-	-	-	-	295,000	46,256
3/1/2034		-	-	-	-	-	-	-	6,707	-	-	-	-	-	-	-	-	11,484	-	-	-	-	18,191	
9/1/2034		-	-	-	-	-	-	180,000	6,707	-	-	-	-	-	-	-	125,000	11,484	-	-	-	-	305,000	18,191
FY 2034		-	-	-	-	-	-	180,000	13,413	-	-	-	-	-	-	-	125,000	22,968	-	-	-	-	305,000	36,381
3/1/2035		-	-	-	-	-	-	-	3,444	-	-	-	-	-	-	-	9,532	-	-	-	-	-	12,976	
9/1/2035		-	-	-	-	-	-	190,000	3,444	-	-	-	-	-	-	-	135,000	9,532	-	-	-	-	325,000	12,976
FY 2035		-	-	-	-	-	-	190,000	6,888	-	-	-	-	-	-	-	135,000	19,063	-	-	-	-	325,000	25,951
3/1/2036		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,338	-	-	-	-	-	7,338	
9/1/2036		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140,000	7,338	-	-	-	-	140,000	7,338
FY 2036		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140,000	14,675	-	-	-	-	140,000	14,675
3/1/2037		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,063	-	-	-	-	5,063	
9/1/2037		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	145,000	5,063	-	-	-	-	145,000	5,063
FY 2037		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	145,000	10,125	-	-	-	-	145,000	10,125
3/1/2038		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,616	-	-	-	-	-	2,616	
9/1/2038		-	-	-	-	-	-	-	-	-	-	-												





# WLE

**WLE LLC**

10122 Bradshaw Road  
Austin, TX 78747  
(888) 389-5263  
office@wle.land

## Invoice

Invoice Number
16976
Invoice Date
4/15/2021

**\*\* Please Note Our New Mailing Address \*\***

Bill To: Hays County WCID No. 1  
Accounts Payable Dept.  
c/o Inframark  
PO Box 2445  
Round Rock, TX 78680

Job Info: Belterra Cleanup

Belterra Hays 1 Tree Cleanup

Job No	Customer Job No / PO No	Customer Job Info	Payment Terms	Due Date
E-2117			Net 30 Days	5/15/2021
Quantity	Description	U/M	Rate/Unit	Price

**Belterra - Hays 1 - Tree Cleanup**

1.00	Three full days of labor to trim trees (from freeze and snow), remove, and haul to WWTP area, and chip onto pile. Equipment usage is included.	LS	4,068.00	4,068.00
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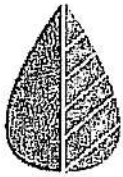
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

By/Date Received: OK 4-16-21  
By/Date Posted: lu 4/28  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 7355

Subtotal	\$	4,068.00
Sales Tax (if applicable)	\$	0.00

**Total Due \$ 4,068.00**



# WLE

**WLE LLC**

10122 Bradshaw Road  
Austin, TX 78747  
(888) 389-5263  
office@wle.land

## Invoice

Invoice Number
16998
Invoice Date
4/22/2021

**\*\* Please Note Our New Mailing Address \*\***

Bill To: Hays County WCID No. 1  
Accounts Payable Dept.  
c/o Inframark  
PO Box 2445  
Round Rock, TX 78680

Job Info: Belterra Hays 1 2" Mainline

Belterra Hays 1 2" Mainline

Job No	Customer Job No / PO No	Customer Job Info	Payment Terms	Due Date
I-2755		Kristi Hester	Net 30 Days	5/22/2021
Quantity	Description	U/M	Rate/Unit	Price
	Belterra - Hays County WCID No 1 - 2" Mainline Repair - per Kristi - joint expense			
1.00	Time and materials to repair a 2" Mainline.	LS	490.00	490.00

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

By/Date Received: 4-23-21  
By/Date Posted: 4/27  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: 6601

Subtotal	\$	490.00
Sales Tax (if applicable)	\$	0.00

**Total Due \$ 490.00**



# WLE

## WLE LLC

10122 Bradshaw Road  
Austin, TX 78747  
(888) 389-5263  
office@wle.land

## Invoice

Invoice Number
17208
Invoice Date
5/1/2021

**\*\* Please Note Our New Mailing Address \*\***

**Bill To:** Hays County WCID No. 1  
Accounts Payable Dept.  
c/o Inframark  
PO Box 2445  
Round Rock, TX 78680

**Job Info:** Belterra (Hays County WCID #1)  
801 Belterra Dr  
Austin, TX 78737

Apr 2021 Maintenance

Job No	Customer Job No / PO No	Customer Job Info	Payment Terms	Due Date
M-001		Kristi Hester	Net 30 Days	5/31/2021
Quantity	Description	U/M	Rate/Unit	Price
	Belterra (Hays County WCID #1) c/o Inframark 801 Belterra Dr Austin, TX 78737			
1.00	April 2021 Landscape Maintenance	MTH	23,329.17	23,329.17

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

By/Date Received: Lu 5/3  
By/Date Posted: Lu 5/3  
Approved for Payment: \_\_\_\_\_  
Hand Delivered to: \_\_\_\_\_  
Mailed By/Date: \_\_\_\_\_  
GL#: see detail

Subtotal \$ 23,329.17  
Sales Tax (if applicable) \$ 0.00

**Total Due \$ 23,329.17**

## ITEM NO. 7.(1)

**HAYS COUNTY WCID NO. 1 - ENGINEERING REPORT  
FOR THE MAY 13, 2021 BOARD MEETING**

**GENERAL DISTRICT ENGINEERING  
AGENDA ITEM**

- I. Potential action items for the meeting:
  - A. None
- II. Commercial Tract Development
  - 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 –waiting on submittal of Lot 3G-1 Site Plan
  - D. Grease Traps currently under review – none
  - E. Water LUE determination review – Pad X
- III. Belterra Village Multifamily
  - A. Final completion date for the entire project is set for June 2021.
- IV. Pad X
  - A. The storm sewer manhole riser sections are under review.
  - B. Waterline pressure test and bac-Ts passed.
  - C. Wastewater line is under construction.
- VI. Lot 3G-1
  - A. Waiting on submittal of the site plan.
- VII. Commercial Warranty Items
  - A. East Pond updates
  - B. Temporary Stabilization Updates
- VIII. Commercial Water Usage Tracking
  - A. See PDF titled "Commercial Water Usage Summary" on the google drive



## ITEM NO. 7(2)

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

**AGENDA ITEM**

- I. Potential action items for the meeting:
  - A. Approval to Solicit Bids for the Belterra EQ Tank Blower Replacement Project  
(Report Item II.B)
- II. Drum Screen Replacement
  - A. Construction Updates can be found on the google drive in the PDF called Ongoing Projects at the WWTP.
- III. EQ Tank Blower Replacement
  - A. Project design is complete
  - B. Recommend approval to solicit bids
  - C. Design Updates can be found on the google drive in the PDF called Ongoing Projects at the WWTP.
- IV. Belterra Wastewater Treatment Plant Weir Overflow
  - A. Design Updates can be found on the google drive in the PDF called Ongoing Projects at the WWTP.
- V. Wastewater Summary
  - A. Average Daily Wastewater Usage (March 2021) = 315,000 gpd
  - B. 75% of Permitted Capacity = 375,000 gpd
    - 1. Number of consecutive months over 75% - 0
  - C. 90% of Permitted Capacity = 450,000 gpd
    - 2. Number of consecutive months over 90% - 0



## ITEM NO. 9



Hays County Water Control and Improvement District No.1  
General Manager Reports for the month of  
April 2021  
**Board Meeting: May 13th, 2021**

Reviewed By: Kristi Hester  
Date: 5.11.21



**Inframark LLC**  
14050 Summit Drive, #103 Austin,  
TX 78728  
United States  
T: +1 512 246 0498  
[www.inframark.com](http://www.inframark.com)

## Current Items Requiring Board Approval

Vendor	Amount	WO#	Budget	Description
Neltronics	3,500	2522773	No -use contingency	1 year VT SCADA Support
Fun Abounds	3,189		No -use contingency	Top off mulch at The Views playground

### 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 meetin

#### 1) Wastewater Treatment Plant

- All facilities are in compliance for the Month of April
- Daily average flows are 342,000 gallons a day, 68% capacity
- The EQ Tank Rehab is complete
- In the process of cleaning all basins - June schedule to pull and inspect membrane filter
- Repaired blower on MBR aeration basin
- Pulled and cleaned all 3 transfer pumps
- Monthly generator preventive maintenance completed - replaced batteries
- Annual electrical preventive maintenance completed
- Annual infrared inspection is scheduled for this month
- 6 Month preventive maintenance vibration tests on all rotating equipment

#### 2) Re-Use Water System - Drip System

- Full inspection of all zones in underway

#### 3) Distribution System – Billing

- 712 AMI meters installed, 88 users are on the portal.
- Water accountability is back in line at 95%
- We had 4 disconnections with one still off owing 1,147.98
- Cody found 81 GPM leak at 200 Abbey while reading meters - notified customer

#### 4) Collection System

- Lift Station No 1 (by the school) replaced bad alternator on one of the pumps
- 170 Victoria Court had blockage on their side
- 6 Month preventive maintenance vibration tests on all rotating equipment at lift stations
- Annual infrared inspection is scheduled for this month for all lift stations

**5) Drainage/Ponds**

- a) Removed obstruction from overflow at main pond
- b) Dewinterized all pond equipment
- c) Commercial East pond - couple of outstanding items on the punch list - scheduling contractor

**6) Parks – Trails**

- a) Replaced steering wheel on playscape at Dorset
- b) Spring color change will be installed late May
- c) Top off mulch at The Views Park - see above proposal
- d) HOA has requested fishing event for Fathers Day/National Fishing Day

**7) Construction**

- a) Apartments X2 inspected bypass line - installed valve

**8) Customer Care**

- a) Schedule meeting to discuss - Security, Touchstone, TDS, Crosswalk Request

**9) Infrastructure Committee**

- a) Nothing to report

**10) Facility Committee**

- a) The Belterra Centre will be unlocked May 17th
- b) In progress: Acoustic design, parking lot lighting, repairs where awnings fell

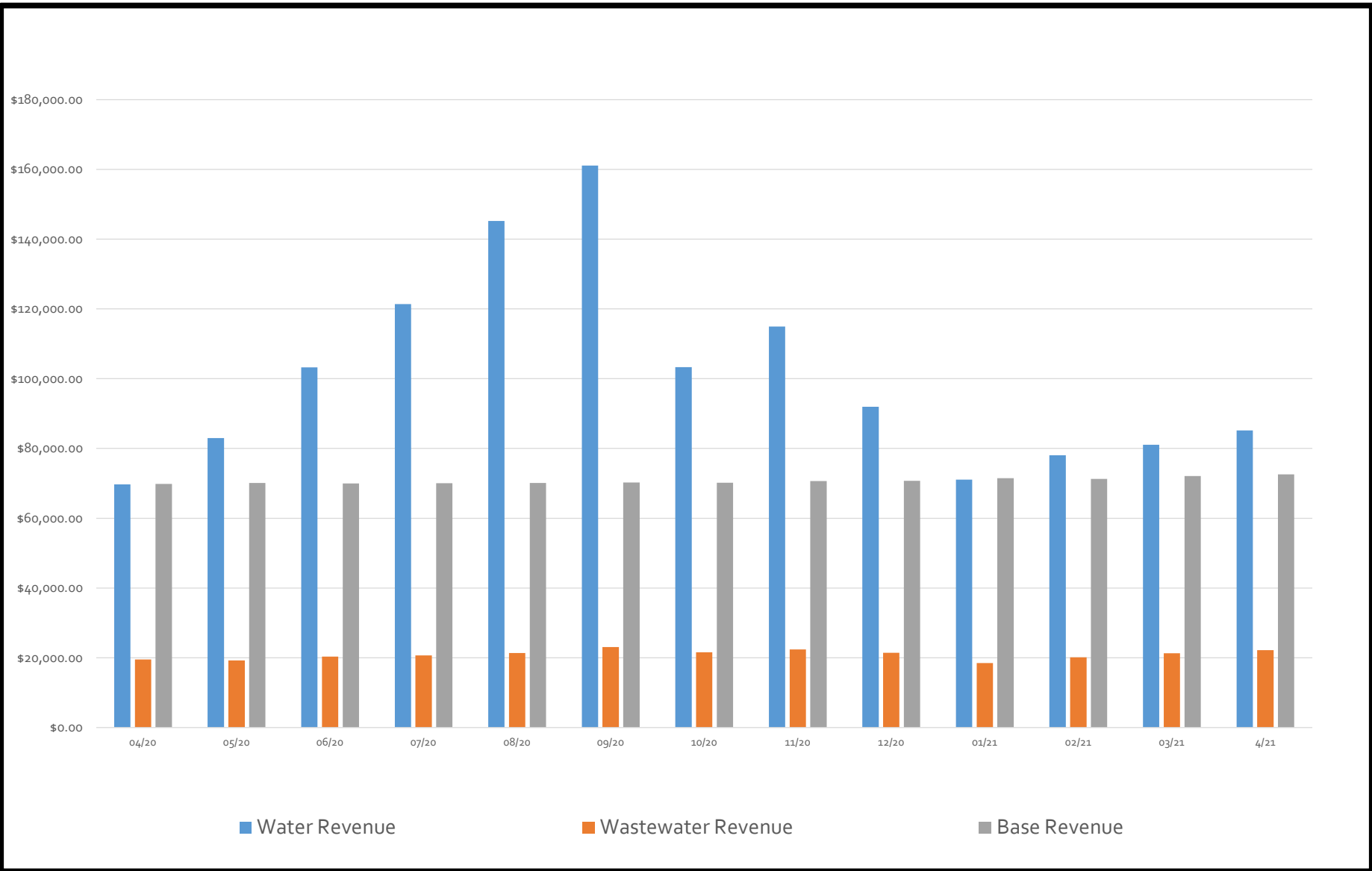
**11) Other**

- a) Obtain committee wish lists for budget amendment review
- b) Newsletter to go out next week

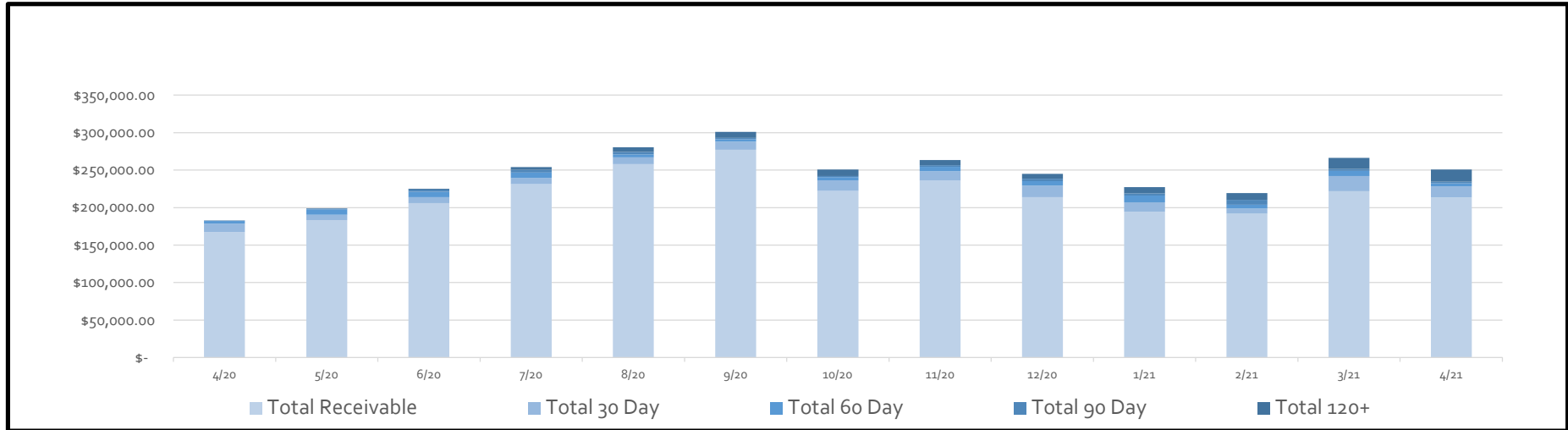


Description	Connections	
	Apr-20	Apr-21
Residential	916	930
Commercial	26	27
Hydrant	5	2
Tracking	11	11
Reclaimed	8	9
<b>Total Number of Accounts Billed</b>	<b>966</b>	<b>979</b>
	Consumption	
Residential	6,697,500	8,053,000
Commercial	745,000	966,000
Hydrant	17,000	1,000
Tracking	227,000	90,000
Reclaimed	91,000	656,000
<b>Total Gallons Consumed</b>	<b>7,777,500</b>	<b>9,766,000</b>
	Average Consumption	
Residential	7,312	8,659
Commercial	28,654	35,778
Hydrant	3,400	500
Tracking	20,636	8,182
Reclaimed	11,375	72,889
<b>Avg Water Use for Accounts Billed</b>	<b>8,051</b>	<b>9,975</b>
Total Billed	\$ 163,490	\$ 185,491
Total Aged Receivables	\$ 3,896	\$ 28,261
Total Receivables	\$ 167,386	\$ 213,752

## 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+
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
1/21	\$ 194,575.31	\$ 12,476.79	\$ 9,065.10	\$ 2,946.72	\$ 8,212.22
2/21	\$ 192,084.93	\$ 6,849.67	\$ 4,879.33	\$ 6,538.65	\$ 9,159.70
3/21	\$ 221,955.52	\$ 19,991.22	\$ 7,112.32	\$ 2,629.61	\$ 14,647.55
4/21	\$ 213,752.47	\$ 14,722.91	\$ 3,927.03	\$ 2,117.20	\$ 16,316.33

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	15
Delinquent Tags Hung	10
Disconnects for Non Payment	4

Peak Water Flow for the Month of April

533,000

4.21.21

Max 1,221,120

### Water Quality Monitoring

Current Annual CL2 Avg

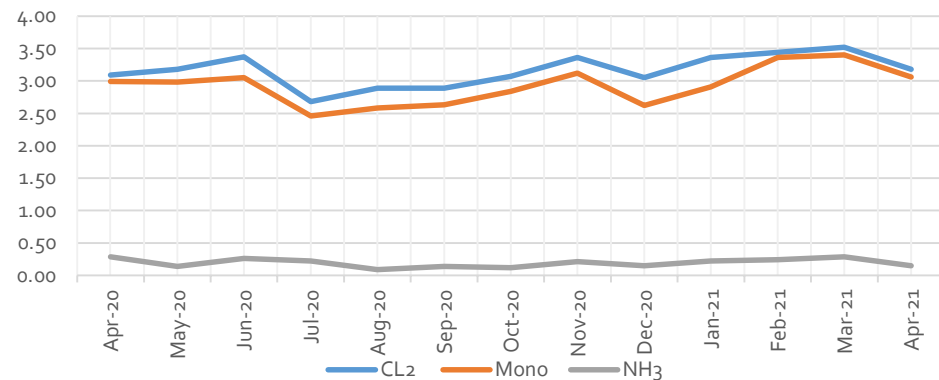
3.16

Requirements

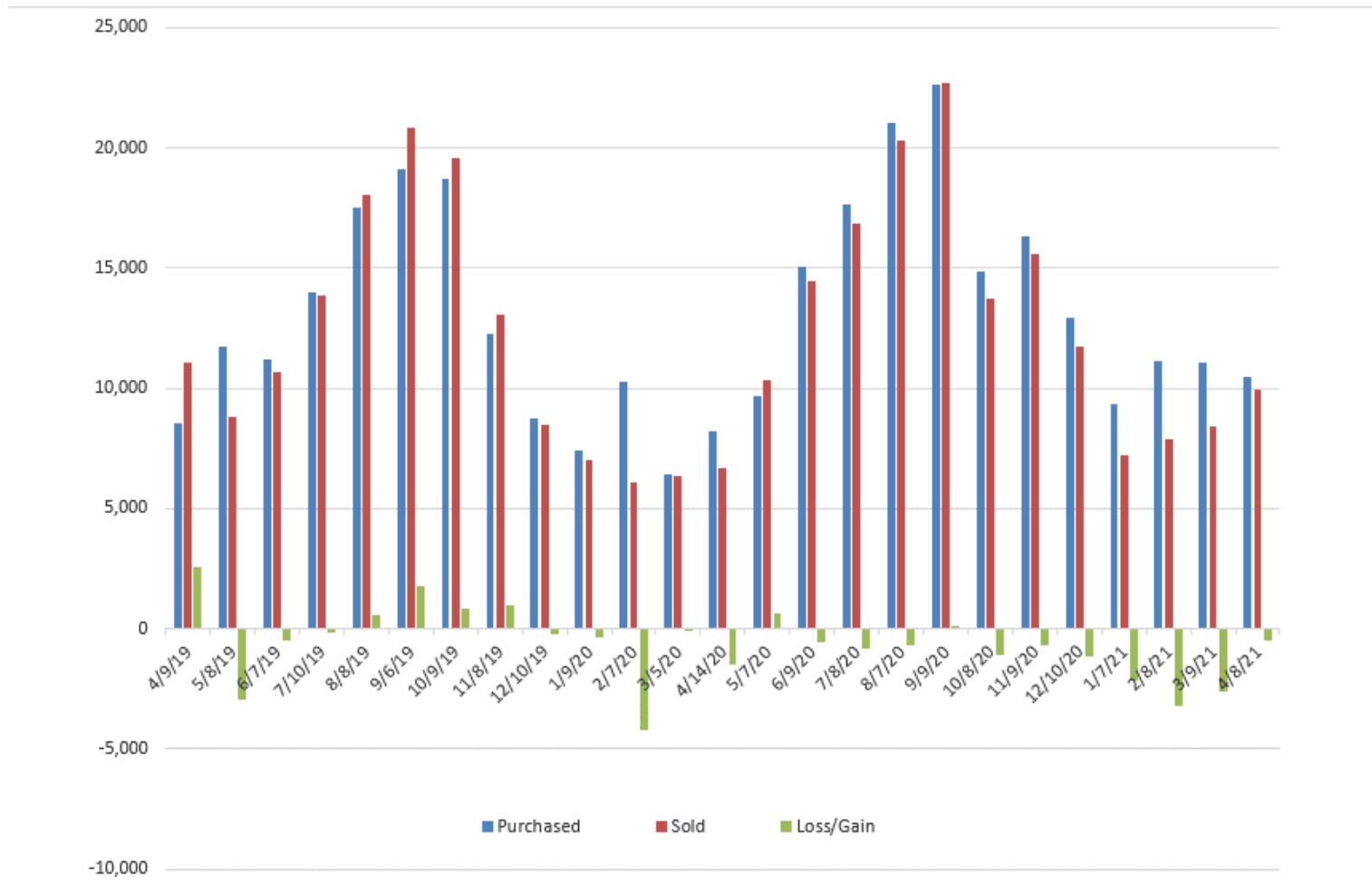
Min .50

Date	CL2	Mono	NH3
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
Jan-21	3.36	2.91	0.22
Feb-21	3.44	3.36	0.24
Mar-21	3.52	3.40	0.29
Apr-21	3.18	3.06	0.15

CL2 - Mono Chlorimine - Free NH3 Avg

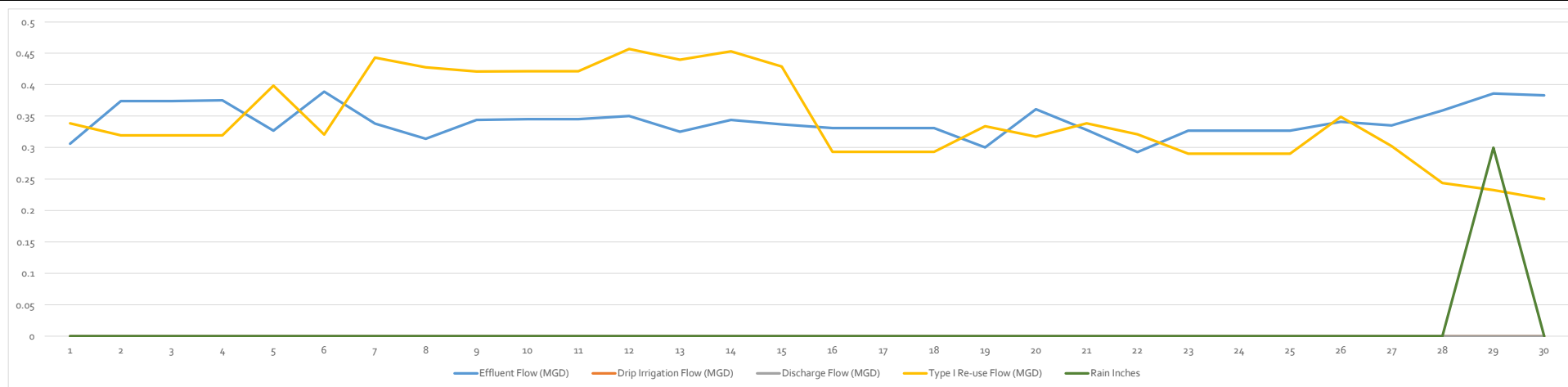


## Water Accountability Report



Month	Read Date	Connection Total	Purchased (1000)	Sold (1000)	Flushing	Gal.s Loss (-)	Accounted For %	Running
								Accounted For %
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%
January 21	1/7/2021	991	9,357	7,219	14	(2,125)	77.3%	92.60%
February 21	2/8/2021	992	11,115	7,883	11	(3,222)	71.0%	93.23%
March 21	3/9/2021	991	11,042	8,405	16	(2,621)	76.3%	91.89%
April 21	4/8/2021	990	10,485	9,940	28	(517)	95.1%	92.57%

## Wastewater Flows for the Month of April



### Wastewater Treatment Permit Summary - Month of April

		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			0.329	Yes	94.0%
Avg. Other Flow					0.013		
Avg. cBOD	mg/L	5	5	20	1.0	Yes	
Avg. TSS	mg/L	5		20	1.0	Yes	
Avg. Ammonia Nitrogen NH <sub>3</sub>	mg/L	2			0.05	Yes	
Avg. Total Nitrogen T-Nit	mg/L	6			7.10	No	only applies if discharge
E. coli Bacteria	CFU	126	20	126	1.1	Yes	
Avg. Turbidity	NTU		3		0.78	Yes	
MIN. PH	STD UNITS	6.0			7.48	Yes	
MAX. PH	STD UNITS	9.0			7.91	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						
Apr-21	990	1130	2120	10,247,000	342,000	161	68%	-	10,335,000
Mar-21	991	1123	2114	9,773,000	315,000	149	63%	15,000	10,206,000
Feb-21	992	1121	2113	14,346,000	512,360	242	102%	-	9,015,000
Jan-21	991	1115	2106	10,715,000	346,000	164	69%	-	9,781,000
<b>TOTALS</b>				<b>45,081,000</b>	<b>378,840.00</b>	<b>179</b>	<b>76%</b>	<b>15,000</b>	<b>39,337,000</b>
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
<b>TOTALS</b>				<b>118,249,000</b>	<b>322,916.67</b>	<b>158</b>	<b>65%</b>	<b>329,000</b>	<b>111,569,000</b>
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
<b>TOTALS</b>				<b>109,279,000</b>	<b>299,166.67</b>	<b>157</b>	<b>60%</b>	<b>19,390,000</b>	<b>85,165,000</b>

**ITEM NO. 10.(a)**

## FOURTH AMENDMENT TO LEASE AGREEMENT (BELTERRA CENTRE)

This Fourth Amendment to Lease Agreement (this “Fourth Amendment”) is made by and between Hays County Water Control and Improvement District No. 1, a political subdivision of the State of Texas (“Landlord”) and Inframark, LLC, a Texas limited liability company, formerly known as Severn Trent Environmental Services, Inc. (“Tenant”), to be effective as of the date set forth below. Landlord and Tenant are sometimes referred to individually as a “Party” and collectively as the “Parties” herein.

### RECITALS

A. Landlord and Tenant have previously entered into that certain Lease Agreement dated May 1, 2017 with respect to Tenant’s lease of approximately 306 rentable square feet of office space, together with certain furniture and equipment located therein, to be used in performing administrative, general management, accounting, and customer service activities (as amended, the “Lease”);

B. Landlord and Tenant desire to extend the terms of the Lease by one (1) year; and

C. Landlord’s Board of Directors (the “Board”) has found that the lease of the Leased Premises (as defined in the Lease) to Tenant will not interfere with the District’s use of the Property (as defined in the Lease), that the proposed consideration for the lease is reasonable, that Landlord’s use of the Leased Premises will serve a public purpose, and that the predominant purpose of Tenant’s use of the Leased Premises will benefit Landlord and Landlord’s customers, and by execution of this Fourth Amendment, affirms the findings and conclusions set forth in the resolution attached to the Lease as Ex. B.

### TERMS, CONDITIONS, COVENANTS AND AGREEMENTS

For and in consideration of these premises, the terms, conditions, covenants and agreements made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Defined Terms. Unless defined differently herein or the context clearly requires otherwise, all capitalized terms used in this Fourth Amendment shall have the meaning ascribed to them under the Lease.

2. Recitals. The above recitals are incorporated herein for all purposes.

3. Extension of Lease Term. Section 1(b) of the Lease is deleted in its entirety and replaced with the following:

“Term of Lease. The term of this Lease shall commence on May 1, 2017 (the “Commencement Date”), and continue together thereafter until 5:00 PM central standard time on the date that is one year after the Fourth Amendment Effective Date, unless sooner terminated, cancelled or extended as hereinafter provided.”

4. Full Force and Effect. The terms of the Lease are hereby modified and amended pursuant to the terms of this Fourth Amendment. Except as otherwise expressly amended hereby, all terms, conditions, covenants and agreements of the Lease are hereby confirmed and ratified and remain in full force and effect.

5. Multiple Counterparts; Facsimile Signatures. Multiple copies of this Fourth Amendment may be executed by the parties hereto. Each such executed copy shall have the full force and effect of an original executed instrument. To facilitate the execution of this Fourth Amendment, the parties may execute and exchange facsimile counterparts of the signature pages by email or fax transmission, and such facsimile signatures shall be deemed original.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED as of the dates set forth below to be EFFECTIVE as of May 1, 2021 (the “Fourth Amendment Effective Date”).

LANDLORD:

Hays County Water Control and Improvement District  
No. 1, a political subdivision of the State of Texas

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

TENANT:

Inframark, LLC,  
a Texas limited liability company formerly known as  
Severn Trent Environmental Services, Inc.



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

Name: \_\_\_\_\_ John Freebody

Title: \_\_\_\_\_ CFO

Date: \_\_\_\_\_ 04/29/2021

## ITEM NO. 10.(b)

## FOURTH AMENDMENT TO LEASE AGREEMENT (WWTP STORAGE SITE)

This Fourth Amendment to Lease Agreement (this “Fourth Amendment”) is made by and between Hays County Water Control and Improvement District No. 1, a political subdivision of the State of Texas (“Landlord”) and Inframark, LLC, a Texas limited liability company, formerly known as Severn Trent Environmental Services, Inc. (“Tenant”), to be effective as of the date set forth below. Landlord and Tenant are sometimes referred to individually as a “Party” and collectively as the “Parties” herein

### RECITALS

- A. Landlord and Tenant have previously entered into that certain Lease Agreement dated May 1, 2017 with respect to Tenant’s lease of approximately 9,800 square feet of land for storage of supplies, materials and equipment (as amended, the “Lease”);
- B. Landlord and Tenant desire to extend the terms of the Lease by one (1) year; and
- C. Landlord’s Board of Directors (the “Board”) has found that the lease of the Leased Premises (as defined in the Lease) to Tenant will not interfere with the District’s use of the Property (as defined in the Lease), that the proposed consideration for the lease is reasonable, that Landlord’s use of the Leased Premises will serve a public purpose, and that the predominant purpose of Tenant’s use of the Leased Premises will benefit Landlord and Landlord’s customers, and by execution of this Fourth Amendment, affirms the findings and conclusions set forth in the resolution attached to the Lease as Ex. B.

### TERMS, CONDITIONS, COVENANTS AND AGREEMENTS

For and in consideration of these premises, the terms, conditions, covenants and agreements made herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. Defined Terms. Unless defined differently herein or the context clearly requires otherwise, all capitalized terms used in this Fourth Amendment shall have the meaning ascribed to them under the Lease.
- 2. Recitals. The above recitals are incorporated herein for all purposes.
- 3. Extension of Lease Term. Section 1(b) of the Lease is deleted in its entirety and replaced with the following:  
  
“Term of Lease. The term of this Lease shall commence on May 1, 2017 (the “Commencement Date”), and continue together thereafter until 5:00 PM central standard time on the date that is one year after the Fourth Amendment Effective Date, unless sooner terminated, cancelled or extended as hereinafter provided.”
- 4. Full Force and Effect. The terms of the Lease are hereby modified and amended pursuant to the terms of this Fourth Amendment. Except as otherwise expressly amended hereby, all terms, conditions, covenants and agreements of the Lease are hereby confirmed and ratified and remain in full force and effect.
- 5. Multiple Counterparts; Facsimile Signatures. Multiple copies of this Fourth Amendment may be executed by the parties hereto. Each such executed copy shall have the full force and effect of an original executed instrument. To facilitate the execution of this Fourth Amendment, the parties may execute and exchange facsimile counterparts of the signature pages by email or fax transmission, and such facsimile signatures shall be deemed original.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED as of the dates set forth below to be EFFECTIVE as of May 1, 2021 (the “Fourth Amendment Effective Date”).

LANDLORD:

Hays County Water Control and Improvement District  
No. 1, a political subdivision of the State of Texas

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


Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

TENANT:

Inframark, LLC,  
a Texas limited liability company formerly known as  
Severn Trent Environmental Services, Inc.

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

Name: John Freebody

Title: CFO

Date: 04/29/2021

**ITEM NO. 10.(c)**

DRAFT

AMENDED ORDER ESTABLISHING RECORDS MANAGEMENT PROGRAM AND  
APPOINTING RECORDS MANAGEMENT OFFICER

THE STATE OF TEXAS §

COUNTY OF HAYS §

HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

The Board of the Directors of Hays County Water Control and Improvement District No. 1 met in regular session, open to the public, at a District office outside the boundaries of the District, whereupon the roll was called of the members of the Board, to-wit:

Douglas Botts	President
Paul Kelly	Vice President
Daniel Robison	Secretary
Bill Dally	Treasurer/Asst. Secretary
Rick Lucas	Assistant Secretary

All members of the Board were present.

WHEREUPON, among other business conducted by the Board, Director \_\_\_\_\_ introduced the Order set out below and moved its adoption, which motion was seconded by Director \_\_\_\_\_ and after a full discussion and the question being put to the Board of Directors, said motion was carried by the following vote:

“Aye” \_\_\_\_; “No” \_\_\_\_.

The Order this adopted is as follows:

WHEREAS, Hays County Water Control and Improvement District No. 1 (the “District”) is a water control and improvement district operating pursuant to Chapters 49, 51 and 54 of the Texas Water Code, as amended; and

WHEREAS, the Local Government Records Act, Local Government Code § 203.026 requires governing bodies of local governments with assistance from the Records Management Officer of the District (the “RMO”) to develop an active and continuous records management program which prescribes policies and procedures that are consistent with the Local Government Records Act and in the interest of cost effective records management, and to update such policy as needed; and

WHEREAS, the Local Government Records Act, Local Government Code § 203.026 (c) requires that a copy of this Amended Order and Exhibit “A” thereto and to be filed with the Director of the Texas State Library and Archives Commission within 30 days after its adoption by the Board of Directors of the District.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF HAYS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 THAT:

I.

The Board of Directors of Hays County Water Control and Improvement District No. 1 hereby adopts Exhibit “A” hereof at its Records Management Program.

II.

The Board of Directors of Hays County Water Control and Improvement District No. 1 hereby appoints Vicki Hahn of Winstead PC as its Records Management Officer.

III.

This Amended Order shall supersede any previous Order, or Amended Order, if any, as may have been adopted by the Board of Directors of the District.

IV.

The President or Vice President of the District is authorized to execute such Order on behalf of the Board of Directors and the Secretary or Assistant Secretary is authorized to attest same on behalf of the District. The attorneys for the District are hereby authorized to file such Order Establishing Records Management Program with the Director of the State of Library and Archives Commission within 30 days following the adoption hereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

PASSED, ADOPTED, ORDERED and EFFECTIVE this 13<sup>th</sup> day of May, 2021.

---

Douglas L. Botts, President

ATTEST:

---

Daniel B. Robison, Secretary

[DISTRICT SEAL]

## EXHIBIT A

### RECORDS MANAGEMENT PROGRAM

#### Article I

##### General

#### Section 1.01. *Purpose*

The purpose of this Records Management Program is to establish, promote and support an active and continuous program for the efficient and economical management of all Records, to cause policies and procedures to be developed, and to facilitate the creation and maintenance of Records that document the organization, functions, policies, decisions, procedures and essential transactions of Hays County Water Control and Improvement District No. 1 (the "District").

#### Section 1.02. *Definitions*

"Act" means Local Government Records Act, Local Government Code § 201.001 - 205.09 as now or hereafter amended.

"Custodian" means the appointed or elected public officer who by the state constitution, state law, ordinance, or administrative policy is in charge of an office that creates or receives local government records.

"Director or librarian" means the executive and administrative officer of the Texas State Library and Archives Commission.

"Record" means a local government record as defined by section 201.003 (8), as may be amended from time to time, of the Act.

"Records Management Officer ("RMO")" means the individual or office appointed from time to time by the Board of Directors of the District to serve as records management officer.

"Records Retention Schedule" ("RRS") means a document prepared by or under the authority of a records management officer listing the records maintained by the District, their retention period, and other dispositive information required by the District.

## Article II

### Permanent Retention and Records Retention Schedules

#### Section 2.01. *Permanent Retention*

The District has determined that it is the District's best interests, at this time, to adopt a policy whereby only certain records will be retained permanently due to the age of the District and costs involved in permanent retention of all existing records.

#### Section 2.01. *Records Retention Schedule Preparation and Adoption*

The RMO has caused to be prepared and the Board of Directors with the adoption of this Records Management Program has approved the RRS as attached hereto as Appendix A, which RRS establishes retention periods of all Records of the District. Any record that is not listed on the RRS shall be maintained permanently until a new RRS schedule is presented to and approved by the Board of Directors pursuant to Amended Order Establishing Records Management Program and Appointing Records Manager.

## Article III

### Records Destruction and Alienation

#### Section 3.01. *Records Destruction*

The District or the District's consultant or other designee shall destroy a Record only upon one of the following conditions:

- (1) such Record is listed on a Records Retention Schedule filed with and approved by the Director pursuant to section 203.041 of the Act and the retention period listed therein for such Record has expired; or
- (2) the Record appears on a list of obsolete Records approved by the Director pursuant to section 203.044 of the Act as defined by the Act; or
- (3) if the RMO files a destruction request for the Record with the District or the Director's designee and the Director or such designee approves such request.

#### Section 3.02. *Methods of Destruction*

Records shall be destroyed by burning, shredding, pulping, or burial in a landfill or by sale or donation for recycling. The RMO or its designee shall seek assurances from the recycler that any Records sold or donated for recycling shall be rendered unrecognizable as District Records.

### Section 3.03. *Alienation of Records*

Neither the District nor any District consultant or other designee shall sell, donate, loan, or transfer any Record to a private college, university, private museum or library or private organization of any type, or to an individual except with the consent of the Director or the Director's designee and after such Records retention period under the District's RRS has passed.

## Article IV

### Care and Preservation of Records

#### Section 4.01. *Storage*

District Records shall be held in a secure area free from moisture or any other condition which could damage, alter, or destroy such Records.

#### Section 4.02. *District Ownership of Records*

A consultant or Custodian storing Records for the District shall retain such Records for a period of time consistent with the District's Records Retention Schedules. Consultant or Custodian retention or storage of Records does not impair, alter or otherwise change the District's access, control and ownership of such Records.

#### Section 4.03. *Compliance with the Public Information Act*

All Records shall be held in compliance with the Public Information Act, Government Code § 552, as amended.

#### Section 4.04. *Microfilm and Electronic Storage of Records*

Subject to Local Government Records Act, Local Government Code § 204.001 - 204.011, as amended, the Board of Directors of the District may, at its election, maintain Records on microfilm or store such Records electronically in addition to or instead of the source document in paper.

#### Section 4.05. *District Consultants*

Each District consultant who retains District Records shall adequately document the services provided the District by the consultant and shall retain all District Records in accordance with the requirements of this Order. Each District consultant shall provide the District with a letter agreeing to comply with all provisions of this Order in connection with District Records. Such letter shall detail the consultant's method of indexing, storing and protecting District's Records. Each such letter shall be filed as part of the District's Records.

**APPENDIX A**

**Appendix F of Texas Commission on Environmental Quality  
Water District Financial Management Guide**

**TCEQ Publication RG-080**

**Revised March 2004 and Current as of May 13, 2021**

**Available at: [www.tceq.texas.gov/publications/rg/rg-080](http://www.tceq.texas.gov/publications/rg/rg-080) (as of May 13, 2021)**

**[ATTACHED]**

## Appendix F: Suggested Records Retention Schedule

Type of Record	Recommended Retention (Years)
<b>ACCOUNTING RECORDS</b>	
Accounts Payable (Vouchers) Invoices and Credits (assuming that there are no pending audits)	5
Assets Purchased File (after asset disposal)	5
Audit Files (district documents related to audit)	5
Audited Financial Statements (Audit Report, Annual Financial Report, and Financial Dormancy Affidavit)	Permanent
Audit Work Papers (TSBPA Rule 501.76)	4
Bank Statements and Reconciliations	5
Bond, Bondholder's Records, Transcripts, and Bond Resolutions	Permanent
Bond and Coupon Certificates of Destruction	Permanent
Bonds and Notes - Canceled and Paid Interest Coupons	5
Bonds - Record of Interest Coupons	5
Bookkeeper's Reports	5
Budgets and Comparison Reports	5
Budget File	5
Canceled Checks	5
Cash Disbursements File	5
Cash Disbursements Journal	Permanent
Cash Disbursements Source Document	5
Cash Receipts File	5
Cash Receipts Journal	Permanent
Cash Receipts Source Documents	5
Claim Files When Settled	10
Construction Disbursements File	Permanent
Construction Projects Ledger	Permanent

<b>Type of Record</b>	<b>Recommended Retention (Years)</b>
Deposit Books and Slips	5
Employee Travel Expense Reports	5
Capital Assets Ledger	Permanent
General Journal	Permanent
General Ledger	Permanent
General Source Documents	5
Journal Voucher File	5
Service Accounts Receivable Ledger	Permanent
Service Receipts File	5
Tax Accounts Receivable Ledger	Permanent
Tax Receipts File	5
Tax Assessor/Collector Reports	5
<b>ADVERTISING RECORDS</b>	
Contracts with Engravers, Lithographers, and Printers	5
Inquiries Record	1
Mailing Lists	Current
<b>ENGINEERING RECORDS</b>	
Research Data and Feasibility Studies	20
Specifications, Installation Instructions, etc. (Pertaining to permanent structures)	Permanent
Engineering Reports (includes related correspondence)	Permanent
<b>GENERAL RECORDS</b>	
Annexation Files	Permanent
Authorizations for Expenditures	5
Bonds, Surety	5
Correspondence	5
Charters	Permanent
Contracts and Agreements and Utility Commitments	20

<b>Type of Record</b>	<b>Recommended Retention (Years)</b>
Deeds and Easements and Consents to Encroachment	Permanent
Directors' Files including Bonds, Oaths of Office, Resignation Letters, and the District Registration Forms	Permanent
Election Files (Directors, Bond, Maintenance Tax, etc.)	Permanent
Fidelity Bonds of Employees	Permanent
Franchises	Permanent
Government Contracts and Subcontracts	5
Information Form File	Permanent
Insurance File	5
Leases	5
Minutes of Board of Directors' Meetings and Resolutions	Permanent
Notice of Meetings File (contains Certificates of Posting for courthouse and district)	Permanent
Official Minutes Files	Permanent
Operator's Reports	Permanent
Orders and Resolutions Files (except Rate Orders)	Permanent
Rate Order File includes Rules and Regulations and related affidavits of publication	Permanent
Voting Rights Act File	Permanent
Waste Discharge Permits	Permanent
Water Well Permits	Permanent
<b>INVENTORY AND COST RECORDS (other than property)</b>	
Cost Production and Job Summary Records	5
Cost Reports and Statements	5
Cost Sheets	5
Labor Distribution Records	5
Price Records	5
Quotations	5
Specifications	5

<b>Type of Record</b>	<b>Recommended Retention (Years)</b>
<b>LEGAL RECORDS</b>	
Case Files, Affidavits, Testimony, Depositions, Briefs	20
Legal Correspondence File	20
General Agreements	20
Patents, Patent Assessments, Patent Applications, Dockets	20
<b>PAYROLL AND RELATED RECORDS</b>	
Assignments, Attachments and Garnishments after settlement or termination	5
Employees' Deduction Authorizations--includes Rate Changes, Discharges, "Add to Payroll" Notices	5
Individual Employee Earnings Record	5
Labor Distribution Cost Records	5
Payroll Registers (gross and net)	5
Payments and Reports to Government - includes Federal, State and Municipal authorities covering payments and reports relating to Income Tax Withholdings, Contributions to FICA, Workmen's Compensation, reports on employees' earnings, etc.	5
Retirement and Pension Plan Records (including deduction authorizations)	Permanent
Time Cards - time sheets	5
<b>PERSONNEL RECORDS</b>	
Accident Reports	5
Applications for Employment (whether hired or not)	5
Disability and Sick Benefits Records	5
Employee Contracts	5
Group Insurance Records	5
Individual Employee Personnel File	5
Invention Assignment Forms	Permanent
Retirement Benefit Reports	5

<b>Type of Record</b>	<b>Recommended Retention (Years)</b>
<b>PURCHASING RECORDS</b>	
Acknowledgment of Orders	5
Contracts with Vendors	5
Correspondence with Vendors, etc.	5
Price List Files	5
Purchase Cost Records	5
Purchase Orders - filled and unfilled	5
Purchase and Priority Requisitions	5
Quotations (those acted upon)	5
Source of Supply and Catalogue Files	5
<b>TRAFFIC, SHIPPING, AND RECEIVING RECORDS</b>	
Bills of Lading	2
Claims	5
Delivery Reports	3
Receipts for Registered Mail and Express Packages	1
Receiving Reports	3

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