

**HCWCID NO. 1**  
**BOARD MEETING PACKET**  
**12-10-20**

## 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, December 10, 2020 at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, for the purposes stated herein.

**Members of the public may join this meeting toll-free by calling 1-888-594-6783 and entering passcode 512 370 2939#. Those who wish to provide public comments 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.** An electronic copy of the agenda packet will be provided under the agenda tab on the District's website at: <https://www.hayswcid.org/hwcid-1/documents> before the meeting is conducted.

### Board Workshop Session Agenda

(4:00 PM)

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

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

### Regular Board Meeting Agenda

(5:00 PM)

1. Public Comment. Hear public communications and comments (3 minutes per person; no action may be taken during public comment).
2. Consent Items. The following items are considered to be self-explanatory and may be approved by a single motion. There will be no separate discussion of these items unless a Board member requests that an item be removed and considered separately.
  - (a) Approval of the following sets of minutes:
    - Minutes of October 8, 2020 Regular meeting;
    - Minutes of November 12, 2020 Regular Meeting;
    - Minutes of November 18, 2020 Special Meeting; and
    - Minutes of November 23, 2020 Special meeting.
  - (b) Approval of Accounting Report and related disbursements, including without limitation:
    - Monthly Financials, Cash Activity Report, Cash/ Investment/Activity Report, Collateral Analysis Schedule, and if timely, Quarterly Investment Report;
    - Monthly Tax Collection Report;
    - Budget Comparison;
    - Check Register and wires;
    - Bond Reporting ;and
    - Budgets and other financial reporting.
3. Reports. If necessary, review and discussion of reports not completed during Board Workshop Session.
4. 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.
5. Engineering and Development Items: Consideration and possible action with respect to the following items:
  - (a) Final acceptance of Belterra Village commercial – Building S.
  - (b) Review and approval of Pay Application No. 3 (\$37,740.60) – Drum Screen Project.
  - (c) Conveyance of Facilities for Belterra Village Multifamily.
  - (d) Treated Effluent Easement for Lot 1D, Block A, North Belterra Commercial.
  - (e) Acceptance of general engineering report and joint facilities engineering report and approval of recommended actions related to improvement, repair, maintenance, use and acceptance of District systems, facilities and property and easements, and such other engineering items as a recommended for action.

6. Management and Operations Items. Consideration and possible action with respect to the following items:
- (a) Proposed expenditure of \$8,000.00 (labor costs) for installation of diffusers for the EQ basin.
  - (b) Update regarding ongoing clarifier upgrades and any necessary action items in connection therewith.

Standing items:

- (a) Customer requests, billing matters and adjustments, and proposed write-offs.
- (b) Requests for use of Belterra Centre and other District buildings or park facilities.
- (c) Reported violations of District rules and regulations, requested hearings on reported violations, and proposed enforcement actions.
- (d) Recommendations related to non-compliance with customer service agreements, reclaimed water agreements and other contracts to which the District is a party.
- (e) Coordination of customer communications, including social media posts, customer newsletters and special notices.
- (f) Authorization of recommended expenditures and actions related to improvement, repair, maintenance, operation and use of District facilities and property, and such routine management and operational matters as are recommended for action.
- (g) Acceptance of general management and operations reports.

8. Rules, Policies, Agreements and Compliance Requirements. Consideration and possible action with respect to the following items:

- (a) Proposed use of Belterra Centre by Hays County WCID No. 2 and related terms of use.
- (b) Update regarding delinquent commercial review and inspection deposits.
- (c) Proposed resolution adopting findings and recommendations of Maxwell, Locke & Ritter regarding misappropriation of funds by prior bookkeeper and related matters.
- (d) Update regarding status of remaining proceeds of Series 2020 Utility Bond Issue, proposed partial release related to such proceeds and supplemental agreed upon procedures report, and take any action as may be necessary.
- (e) Notice of potential claim submitted to TML in connection with incident involving contractor employee.

9. Water Supply Agreements. Consideration and possible action with respect to existing agreements for water supply with the Lower Colorado River Authority and water service through the West Travis County Public Utility Agency, water use under such agreements, water rates and fees charged to the District under such agreements, and other matters related to District water supply and conservation.

10. District Calendar and Schedule. Confirm dates for upcoming regular and special meetings, confirm dates for proposed committee meetings, discussion of upcoming events significant to District and/or Belterra community, and discussion of conferences, meetings and educational opportunities Directors desire to attend.

11. Executive Session. The Board may recess into Executive Session at any time to consult with its attorneys regarding any posted matter for which the Board may seek the advice of its attorneys under Government Code 551.071 (including without limitation contemplated or potential litigation matters, and other legal matters related to agenda items) or for any action on the agenda for which a closed session is permitted by law, and will reconvene in open session for any appropriate action on any matter considered in Executive Session.

12. If necessary, reconvene in Open Session and take any necessary action with regard to matters discussed in Executive Session.

13. Adjournment of Regular Board Meeting.

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

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



EXECUTED this the 3rd day of December, 2020.

HAYS COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 1

  
Douglas L. Botts, President

## **ITEM NO. 2.(b)**

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

## Accounting Report

**December 10, 2020**

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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 (Old) to BancorpSouth Operating Account (New)-Check #2647: \$60,000.00
      - From BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New): \$20,000.00
      - From TexPool Operating Account to TexPool SPA Account: \$8,030.00
- Financial Highlights:
  - The month of October came ahead of plan by \$47,000. Favorable revenues made up \$23,000 and favorable expenditures made up \$24,000 of the total favorable variance.
  - Year-to-date the District is ahead of plan by \$47,000.
  - Amended FY-2020 actual charges to the Joint Maintenance CAP are \$4,000 over the annual billing amount. October actual charges for FY-2021 are \$13,000 less than the monthly billings year-to-date.
  - Amended FY-2020 actual charges to the General Maintenance CAP are \$74,000 under the annual billing amount. October actual charges for FY-2021 \$38,000 less than the monthly billings year-to-date.
  - Year-to-date the District has collection rate of 0.00% on property taxes.
  - Started presenting joint facility costs in accordance with latest amendment to the joint facilities agreement.
- **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.**

# 2020

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

January						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
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February						
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March						
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April						
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May						
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31						

June						
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July						
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August						
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30	31					

September						
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October						
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November						
Su	M	Tu	W	Th	F	Sa
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29	30					

December						
Su	M	Tu	W	Th	F	Sa
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

### Notes

Jan 09	Board Meeting
Feb 13	Board Meeting
Mar 01	Bond Payments
Mar 12	Board Meeting
Apr 09	Board Meeting
May 14	Board Meeting
Jun 11	Board Meeting
Jul 09	Board Meeting
Aug 13	Board Meeting
Sep 01	Bond Payments
Sep 10	Board Meeting
Oct 08	Board Meeting
Nov 12	Board Meeting
Dec 10	Board Meeting



**Hays County W.C.I.D. No. 1**  
**Cash Activity Report**  
**October 31, 2020 - December 10, 2020**

		BancorpSouth	BancorpSouth
		Operating	Operating
		Account (Old)	Account (New)
<b>Cash - Reconciled Balance as of October 31, 2020</b>		<b>\$ 566,477.89</b>	<b>\$ 206,482.31</b>
<b>Subsequent Activity Through December 10, 2020</b>		<b>(500,000.00)</b>	<b>351,245.93</b>
Transfer Approved November 12, 2020	Transfer from BancorpSouth Operating (Old) to BancorpSouth Oper (New)	(500,000.00)	
	Subtotal - BancorpSouth Operating Account (Old)	(500,000.00)	
Transfer Approved November 12, 2020	Transfer from BancorpSouth Operating (Old) to BancorpSouth Oper (New)	500,000.00	
Expenditures Approved November 12, 2020	#10051 - #10078	(363,545.86)	
Deposit	Building Rent - November 2020	3,500.00	
Deposit	Review Fee - Multifamily	43,922.50	
Deposit	Pool Deposits	5,000.00	
Deposit	Commercial Sales Tax (SPA) - November 2020	8,030.00	
Adjustment to record stop payment	Check #10020	108.33	
Service Collections		154,230.96	
	Subtotal - BancorpSouth Operating Account (New)	351,245.93	
<b>Expenditures to be Approved at December 10, 2020 Board Meeting</b>		<b>-</b>	<b>(354,446.87)</b>
Dan Robison	10079 Director Fees	526.10	
Douglas L. Botts	10080 Director Fees	649.62	
Paul J Kelly	10081 Director Fees	488.60	
William C Dally	10082 Director Fees	454.10	
William F Lucas	10083 Director Fees	749.55	
Amegy Bank Corporate Trust	10084 Paying Agent Fees	400.00	
Andy Barrett & Associates	10085 Legal Retainer - November 2020	1,600.00	
Aquatic Features, Inc.	10086 Duck Pond Maintenance - November 2020	416.00	
Assessments of the Southwest, Inc.	10087 Preparation of Truth in Taxation	300.00	
AWBD	10088 2021 Annual Membership Dues	675.00	
Bott & Douthitt, P.L.L.C.	10089 Accounting Fees - November 2020	5,500.00	
EcoCare Professional Building Services	10090 Belterra Centre Cleaning Services - December 2020	534.00	
Excel Construction Services, LLC	10091 Drum Screen Replacements - Pay Application No. 3	37,740.60	
Hays Central Appraisal Dist.	10092 Appraisal Fees - 1st Quarter 2021	6,587.89	
Inframark, LLC	10093 Operations - November 2020/Maintenance Services (Addtl)-October 2020	162,053.87	
Law Office of Matthew B. Kutac PLLC	10094 Legal Fees - November 2020	20,052.00	
Void	10095 Void	-	
Texas Disposal Systems, Inc.	10096 Garbage Services - November 2020	28,465.97	
Touchstone District Services, LLC	10097 Website Maintenance	643.25	
West Travis County Public Utility Agency	10098 Wholesale Water Charge - November 2020	54,747.17	
Winstead	10099 Legal Fees - November 2020	6,677.40	
WLE, LLC.	10100 Landscape Maintenance	25,185.75	
	Subtotal - BancorpSouth Operating Account (New)	354,446.87	
<b>Transfer Requests to be Approved December 10, 2020</b>		<b>(60,000.00)</b>	<b>40,000.00</b>
Hays County WCID No. 1	10101 Replenish Manager's Account	(20,000.00)	
Hays County WCID No. 1	2647 Transfer from BancorpSouth Operating (Old) to BancorpSouth Oper (New)	(60,000.00)	
		(80,000.00)	
<b>Projected Balance as of December 10, 2020</b>		<b>\$ 6,477.89</b>	<b>\$ 243,281.37</b>

**Hays County W.C.I.D. No. 1**  
**Cash Activity Report**  
**October 31, 2020 - December 10, 2020**

			<b>BancorpSouth</b>	<b>BancorpSouth</b>
			<b>Manager's Account (Old)</b>	<b>Manager's Account (New)</b>
<b>Cash - Reconciled Balance as of October 31, 2020</b>			<b>\$ 8,042.17</b>	<b>\$ 14,958.34</b>
<b>Subsequent Activity Through December 10, 2020</b>			<b>-</b>	<b>(9,957.29)</b>
Transfer Approved November 12, 2020	Transfer from Bancorp Operating to Manager's Account	14,700.00		
Expenditures Approved November 12, 2020	#5012 - #5026	(3,638.23)		
Expenditures Approved November 12, 2020	Payroll Tax - October (EFTPS)	(1,074.60)		
Adjustment for Stop Payment	Check #5016	64.74		
United States Treasury	Paryoll Tax - November 2020	(642.54)		
Debbie Noah 5027	Reissue ck#5016 dated 11/1/20 - bad address	(64.74)		
Janice Christofferson 5028	Reissue check #10020 dated 10/8/20	(108.33)		
Pedernales Electric Co-op 5029	Electricity - October 2020	(8,646.78)		
Pedernales Electric Co-op 5030	Electricity - October 2020	(134.10)		
ADT Commercial 5031	Fire Monitoring Services 12/14/20-1/13/21	(103.00)		
ADT Security Services 5032	Belterra Centre Security Services	(186.70)		
AT&T U-verse 5033	Telephone - November 2020	(59.14)		
Hays County Tax Assessor-Collector 5034	2019 Collection Fees	(165.75)		
LCRA 5035	Raw Water Purchases - November 2020	(6,527.99)		
Texas Community Propane, LTD 5036	Utilities - October 2020	(51.96)		
Verizon Wireless 5037	Telephone - September and October 2020	(210.97)		
Jamie De Grasse 5038	Customer Refund	(80.76)		
Adam Castro 5039	Pool Deposit Refund - 250 Abbott Dr	(1,250.00)		
Anna Chapovalov and Fabio Pliger 5040	Pool Deposit Refund - 340 Abbey Dr.	(1,250.00)		
City of Dripping Springs 5041	Belterra Office Sign	(225.00)		
Time Warner Cable 5042	Internet Service @ Welcome Center	(301.44)		
Subtotal-BancorpSouth Manager's Account (New)		<u>(9,957.29)</u>		
<b>Transfer Requests to be Approved December 10, 2020</b>			<b>-</b>	<b>20,000.00</b>
Hays County WCID No. 1	Transfer from Bancorp Operating to Manager's Account	20,000.00		
		<u>20,000.00</u>		
<b>Projected Balance as of December 10, 2020</b>			<b>\$ 8,042.17</b>	<b>\$ 25,001.05</b>



**Hays County W.C.I.D. No. 1**  
**Cash/Investment Activity Report**  
**October 31, 2020 - December 10, 2020**

	Maturity Date	Interest Rates	Balance 10/31/2020	Subsequent		Subtotal 12/10/2020	Transfers to be Approved 12/10/2020		Projected Balance 12/10/2020
				Receipts	Disbursements				
General Fund -									
BancorpSouth Operating Account (Old)	n/a	0.0000%	\$ 566,477.89	\$ -	\$ (500,000.00)	\$ 66,477.89	\$ (60,000.00)	(1)	\$ 6,477.89
BancorpSouth Manager's Account (Old)	n/a	0.0000%	8,042.17	-	-	8,042.17	-		8,042.17
BancorpSouth Operating Account (New)	n/a	0.0000%	206,482.31	714,791.79	(717,992.73)	203,281.37	40,000.00	(1), (2)	243,281.37
BancorpSouth Manager's Account (New)	n/a	0.0000%	14,958.34	14,764.74	(24,722.03)	5,001.05	20,000.00	(2)	25,001.05
BancorpSouth Checking Account (Park Fees)	n/a	0.0000%	74,343.87	-	-	74,343.87	-		74,343.87
TexPool - Operating Account	n/a	0.1033%	4,156,007.93	4,624.22	(9,081.30)	4,151,550.85	(8,030.00)	(3)	4,143,520.85
TexPool - Stragetic Partnership Agreement	n/a	0.1033%	252,049.59	9,081.30	-	261,130.89	8,030.00	(3)	269,160.89
Total - General Fund			5,278,362.10	743,262.05	(1,251,796.06)	4,769,828.09	-		4,769,828.09
Debt Service Fund -									
BancorpSouth Debt Service Account	n/a	0.0096%	15,024.01	-	-	15,024.01	-		15,024.01
TexPool - Tax Account	n/a	0.1033%	30,933.88	12,257.62	(4,624.22)	38,567.28	-		38,567.28
TexPool - Debt Service Account	n/a	0.1033%	1,082,879.89	-	-	1,082,879.89	-		1,082,879.89
Total - Debt Service Fund			1,128,837.78	12,257.62	(4,624.22)	1,136,471.18	-		1,136,471.18
Capital Project Fund -									
TexPool SR 2020 Capital Projects	n/a	0.1033%	746,352.31	-	-	746,352.31	-		746,352.31
Total - Capital Project Fund			746,352.31	-	-	746,352.31	-		746,352.31
Total - All Funds			\$ 7,153,552.19	\$ 755,519.67	\$ (1,256,420.28)	\$ 6,652,651.58	\$ -		\$ 6,652,651.58

**Transfer Letter Information:**

<sup>(1)</sup> Transfer funds from BancorpSouth Operating Account (Old) to BancorpSouth Operating Account (New)-Check #2647: \$60,000.00

<sup>(2)</sup> Transfer funds from BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New): \$20,000.00

<sup>(3)</sup> Transfer funds from TexPool Operating Account to TexPool SPA Account : \$8,030.00

**Hays County W.C.I.D. No. 1**  
**Accountant's Compilation Report**  
**October 31, 2020**

The District is responsible for the accompanying financial statements of the governmental activities of Hays County W.C.I.D. No. 1, as of and for the one month ended October 31, 2020, which collectively comprise the District's basic financial statements – governmental funds in accordance with the accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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

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

Supplementary Information

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

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



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

December 8, 2020  
Round Rock, TX

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

## Governmental Funds Balance Sheet

### October 31, 2020

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
<b>Assets</b>				
Cash and Cash Equivalents				
Cash	\$ 870,304.58	\$ 15,024.01	\$ -	\$ 885,328.59
Cash Equivalents	4,408,057.52	1,113,813.77	746,352.31	6,268,223.60
Receivables				
Service Accounts, net of allowance for doubtful accounts of \$ -	179,432.51	-	-	179,432.51
Accrued Service Revenue	138,432.67	-	-	138,432.67
A/R - Other	31,595.65	-	-	31,595.65
Property Taxes	1,254,279.42	2,527,820.21	-	3,782,099.63
Prepaid Expense	1,386.87	-	-	1,386.87
Interfund	6,795.47	-	-	6,795.47
Intergovernmental	80,990.93	-	-	80,990.93
Plan and Review Fees	128,575.10	-	-	128,575.10
Prepaid Maintenance CAP	121,408.61	-	-	121,408.61
<b>Total Assets</b>	<b>\$ 7,221,259.33</b>	<b>\$ 3,656,657.99</b>	<b>\$ 746,352.31</b>	<b>\$ 11,624,269.63</b>
<b>Liabilities</b>				
Accounts Payable	\$ 375,015.96	\$ -	\$ -	\$ 375,015.96
Accrued Expenses	26,727.93	-	-	26,727.93
Retainage Payable	5,480.08	-	-	5,480.08
Due to TCEQ	9,411.62	-	-	9,411.62
Payroll Taxes Payable	1,074.60	-	-	1,074.60
Customer Deposits	212,475.00	-	-	212,475.00
Unclaimed Property	2,768.99	-	-	2,768.99
Interfund Payable	-	6,795.47	-	6,795.47
<b>Total Liabilities</b>	<b>632,954.18</b>	<b>6,795.47</b>	<b>-</b>	<b>639,749.65</b>
<b>Deferred Inflows of Resources</b>				
Property Taxes	1,254,279.42	2,527,820.21	-	3,782,099.63
<b>Total Deferred Inflows of Resources</b>	<b>1,254,279.42</b>	<b>2,527,820.21</b>	<b>-</b>	<b>3,782,099.63</b>
<b>Fund Balance</b>				
Fund Balances:				
Restricted for -				
Debt Service	-	1,122,042.31	-	1,122,042.31
Capital Projects	-	-	746,352.31	746,352.31
Unassigned	5,334,025.73	-	-	5,334,025.73
<b>Total Fund Balances</b>	<b>5,334,025.73</b>	<b>1,122,042.31</b>	<b>746,352.31</b>	<b>7,202,420.35</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 7,221,259.33</b>	<b>\$ 3,656,657.99</b>	<b>\$ 746,352.31</b>	<b>\$ 11,624,269.63</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 - October 31, 2020

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
<b>Revenues:</b>				
Property taxes, including penalties	\$ 2,077.45	\$ 2,729.57	\$ -	\$ 4,807.02
Service revenues, including penalties	196,096.11	-	-	196,096.11
Interest income	529.02	126.23	84.54	739.79
Rental Income	3,500.00	-	-	3,500.00
Sales Tax (SPA)	9,081.30	-	-	9,081.30
Miscellaneous Income	500.00	-	-	500.00
<b>Total Revenues</b>	<b>211,783.88</b>	<b>2,855.80</b>	<b>84.54</b>	<b>214,724.22</b>
<b>Expenditures:</b>				
Current -				
District Facilities -				
Water Purchases	52,696.00	-	-	52,696.00
Operations - Base Fee	30,157.00	-	-	30,157.00
Maintenance - CAP	7,277.35	-	-	7,277.35
Meter Expense	7,973.82	-	-	7,973.82
Pond Maintenance	869.58	-	-	869.58
Landscape Maintenance	25,989.17	-	-	25,989.17
Landscape Maintenance - Mowing	575.00	-	-	575.00
Security Expense	2,128.75	-	-	2,128.75
Utilities	31,365.70	-	-	31,365.70
Belterra Centre Expenses	907.00	-	-	907.00
Joint Facilities -				
Operations - Base Fee	55,054.00	-	-	55,054.00
Maintenance - CAP	3,501.33	-	-	3,501.33
Repairs & Maintenance - Irrigation	2,599.25	-	-	2,599.25
Drum Screens	38,500.78	-	-	38,500.78
Landscape Maintenance - Mowing	3,000.00	-	-	3,000.00
Permit Fees	1,250.00	-	-	1,250.00
Utilities	6,066.90	-	-	6,066.90
Telephone/Internet	131.13	-	-	131.13
Accounting Fees	2,000.00	-	-	2,000.00
Hays WCID No. 2 Participation	(55,836.20)	-	-	(55,836.20)
Administrative Services -				
Director Fees, including payroll taxes	4,521.30	-	-	4,521.30
Director Reimbursement	94.88	-	-	94.88
Website	264.45	-	-	264.45
Bank Fees	768.59	-	-	768.59
Miscellaneous Expense	323.56	-	-	323.56
Professional Fees -				
Legal Fees	18,965.10	-	-	18,965.10
Accounting Fees	3,500.00	-	-	3,500.00
Financial Advisor Fees	828.49	1,671.51	-	2,500.00
Debt Service				
Arbitrage Review Fees	-	650.00	-	650.00
<b>Total Expenditures</b>	<b>245,472.93</b>	<b>2,321.51</b>	<b>-</b>	<b>247,794.44</b>
<b>Excess/(Deficiency) of Revenues over Expenditures</b>	<b>(33,689.05)</b>	<b>534.29</b>	<b>84.54</b>	<b>(33,070.22)</b>
<b>Fund Balance, October 1, 2020</b>	<b>5,367,714.78</b>	<b>1,121,508.02</b>	<b>746,267.77</b>	<b>7,235,490.57</b>
<b>Fund Balance, October 31, 2020</b>	<b>\$ 5,334,025.73</b>	<b>\$ 1,122,042.31</b>	<b>\$ 746,352.31</b>	<b>\$ 7,202,420.35</b>

**ITEM NO. 5(e)1**

**HAYS COUNTY WCID NO. 1 - ENGINEERING REPORT  
FOR THE DECEMBER 10, 2020 BOARD MEETING**

**GENERAL DISTRICT ENGINEERING  
AGENDA ITEM**

- I. Potential action items for the meeting:
  - A. Final Acceptance of Belterra Village Commercial - Building S (*Report Item VI.B*)
  - B. Approve Treated Effluent Easement for Lot 1D, Block A, North Belterra Commercial (*Report Item III.C*)
  - C. Approve Conveyance of Facilities for Belterra Village Multifamily (*Report Item III.D*)
- II. Commercial Tract Development – No update from last month
  - A. The grease trap plans that have been approved to date are: Sky Cinema, Stiles Switch BBQ, Pieous Pizza, Torchy's Tacos, Jersey Mike's, Dunkin Donuts, The League/Fork & Spoon, Simply Pho, Backspin, and Hotel.
  - B. The site plans that have been approved to date are Hat Creek, Chase Bank, Chick-fil-A, Building Y, IHOP, Belterra Multifamily, Pad S, Hotel, Pad X
  - C. Plans currently under review –none
  - D. Grease Traps currently under review – none
  - E. Water LUE determination review – none
- III. Belterra Village Multifamily
  - A. The contractor addressed all the punch list items for the waterline, allowing the water to be turned out. The contractor has started work on the treated effluent line, we are continuing to monitor that progress.
  - B. Final completion date for the entire project is set for June 2021.
  - C. Recommend approval of Treated Effluent Easement for Lot 1D, Block A, North Belterra Commercial. The easement can be found on the google drive.
  - D. Recommend approval of Conveyance of Facilities for Belterra Village Multifamily. The Conveyance of Facilities can be found on the google drive.
- IV. Hotel Site – No update from last month
  - A. The hotel has paused construction due to COVID-19 concerns.
- V. Pad X
  - A. Site plan has been approved and construction should be starting soon.
  - B. Discuss storm sewer completion separate from remaining
- VI. Building S
  - A. The contractor has addressed all punch list items, and all fees have been paid.
  - B. Recommend final acceptance of Building S
- VII. Landscaping Exhibit
  - A. The most up to date landscaping exhibit can be found on the google drive.



**ITEM NO. 5(e)2**



**HAYS COUNTY WCID NOS. 1 AND 2 – WWTP AND 210 REUSE IRRIGATION  
ENGINEERING REPORT  
FOR THE DECEMBER 2020 BOARD MEETINGS**

**AGENDA ITEM**

- I. Potential action items for the meeting:
  - A. Hays 1 - Approval of Pay Application No. 3 (\$37,740.60) – Drum Screen Replacement and Site Plan Revisions (*Report Item II.B*)
- II. Drum Screen Replacement
  - A. Construction updates
    - 1. The concrete has been poured for the columns, and the forms have been pulled.
    - 2. They are starting work on the platform slab
  - B. Recommend approval of Pay Application No. 3 - \$37,740.60 which can be found on the google drive
  - C. Change Order
    - 1. We are waiting on pricing options for the bar screen removal as well as fencing prices.



## ITEM NO. 6



Hays County Water Control and Improvement District No.1  
General Manager Reports for the month of  
November 2020  
**Board Meeting: December 10th, 2020**

Reviewed By: Kristi Hester  
Date: 12.4.2020



Will 14050 Summit Drive, #103 Austin, TX 78728  
United States

T: +1 512 246 0498  
F: +1 512 716 0024  
[www.inframark.com](http://www.inframark.com)

## Current Items Requiring Board Approval

Vendor	Amount	WO#	Budget Amount	Description
Inframark	\$8,500.00		\$150,00 Cap	Install Air Diffusers in EQ Tank for Blower Upgrade

## Memorandum for: Board of Director's Hays WCID

**From:** Kristi Hester

**Subject:** General Manager's Executive Summary Report

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

### 1) Wastewater Treatment Plant

- a) All facilities are in compliance for the Month of November.
- b) Clarifier and EQ Basin Rehab Underway 80% complete expect completion 12.22
- c) Blower Upgrade is underway –
  - all in tank equipment is expected to be delivered 12.
  - Inframark will install air lines the week of 12.14.

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

- a) Nothing significant to report.

### 3) Distribution System - Billing

- a) 314 AMI meters installed 54 users on portal.
- b) Installed 14 AMI meters in November.

### 4) Collection system

- a) Results of the second line video with golf ball shows that area A68-A69.  
Will need to be repaired due to sag in the line.

## **5) Drainage/Ponds**

- a) We are continuing our pond cleans through out the next 2 months.
- b) Duck pond foundation repair we are still waiting on parts.

## **6) Parks – Trails**

- a) Committee is making final revision to the new landscape map, expect to turn over to customer care next week for RFP work.

## **7) Construction**

- a) Several inspections for the commercial.
- b) 29 construction inspections completed in November.

## **8) Customer Care**

- a) Meeting scheduled to review Touchstone – Facebook

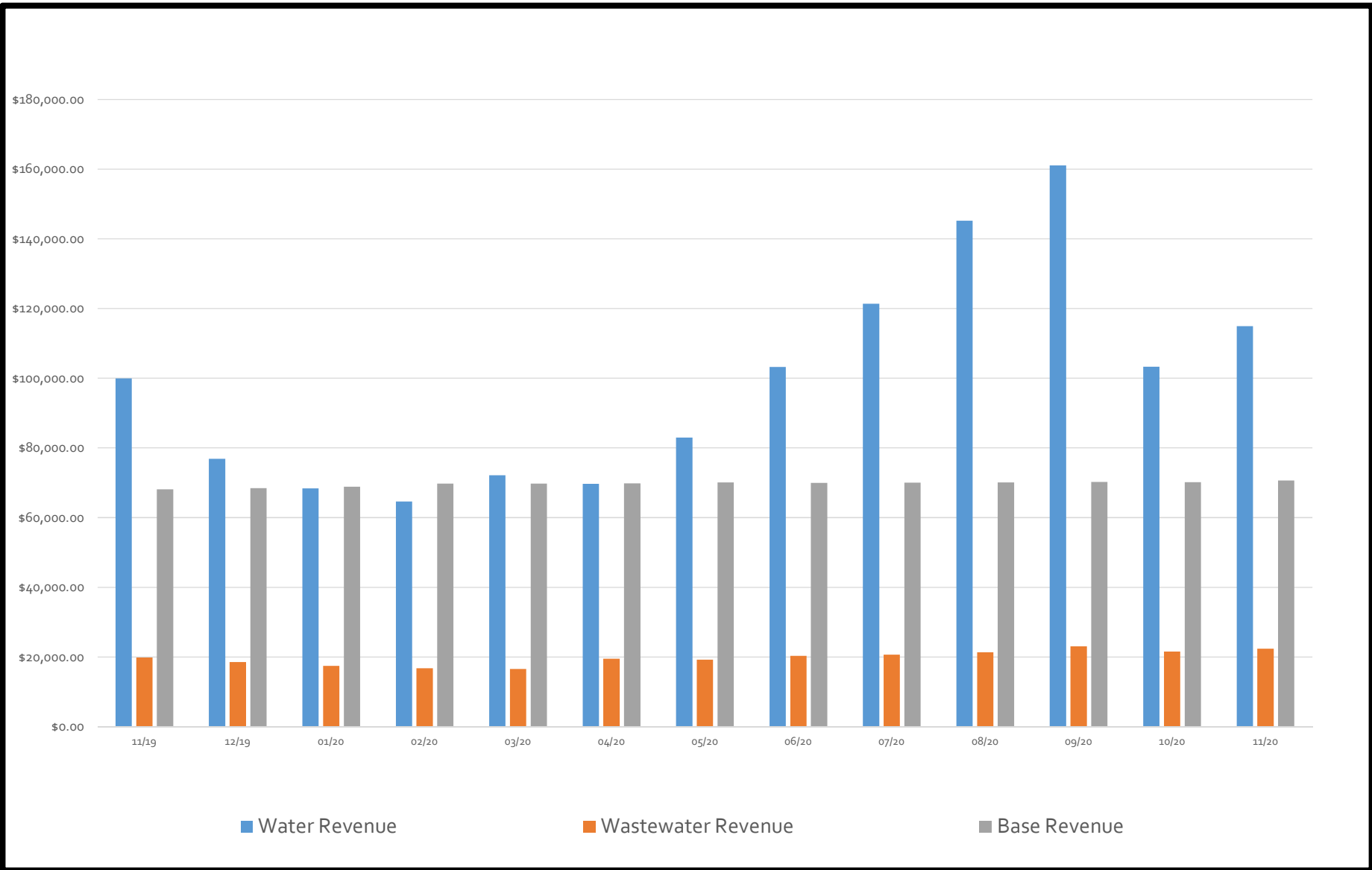
## **9) Infrastructure Committee**

- a) Nothing to report.



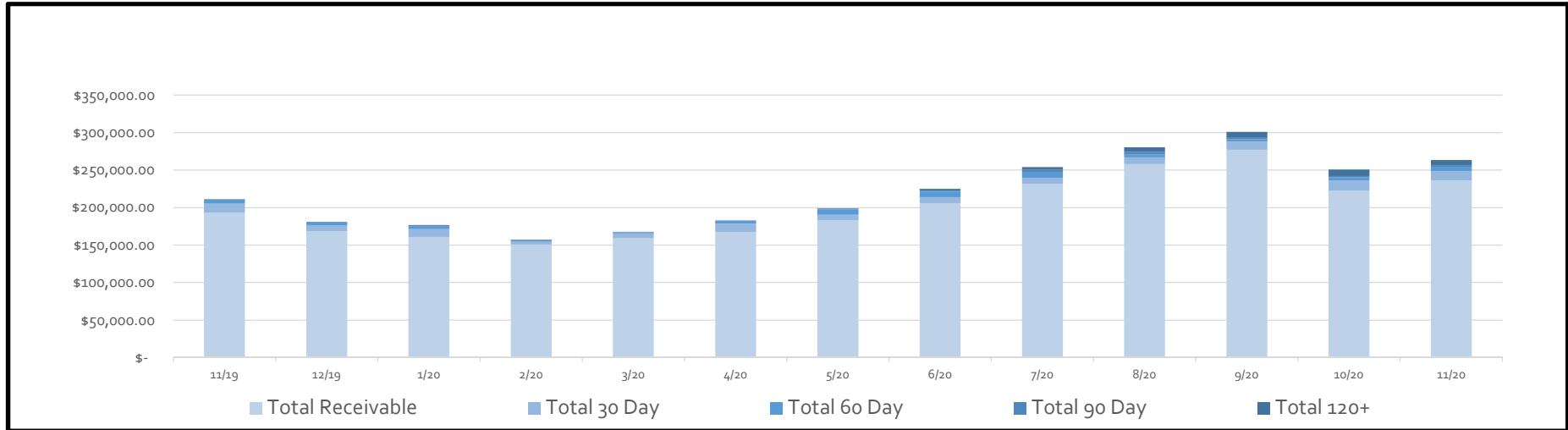
Description	Connections	
	Nov-19	Nov-20
Residential	898	931
Commercial	26	27
Hydrant	4	3
Tracking	11	11
Reclaimed	8	0
<b>Total Number of Accounts Billed</b>	<b>947</b>	<b>972</b>
	Consumption	
Residential	9,979,000	12,280,300
Commercial	1,399,000	1,236,000
Hydrant	182,000	11,000
Tracking	593,000	255,000
Reclaimed	898,000	-
<b>Total Gallons Consumed</b>	<b>13,051,000</b>	<b>13,782,300</b>
	Average Consumption	
Residential	11,112	13,190
Commercial	53,808	45,778
Hydrant	45,500	3,667
Tracking	53,909	23,182
Reclaimed	112,250	-
<b>Avg Water Use for Accounts Billed</b>	<b>13,781</b>	<b>14,179</b>
Total Billed	\$ 190,736	\$ 214,939
Total Aged Receivables	\$ 2,712	\$ 21,221
Total Receivables	\$ 193,448	\$ 236,160

## 12 Billing Month History Revenue by Category





## 12 Month Accounts Receivable and Collections Report



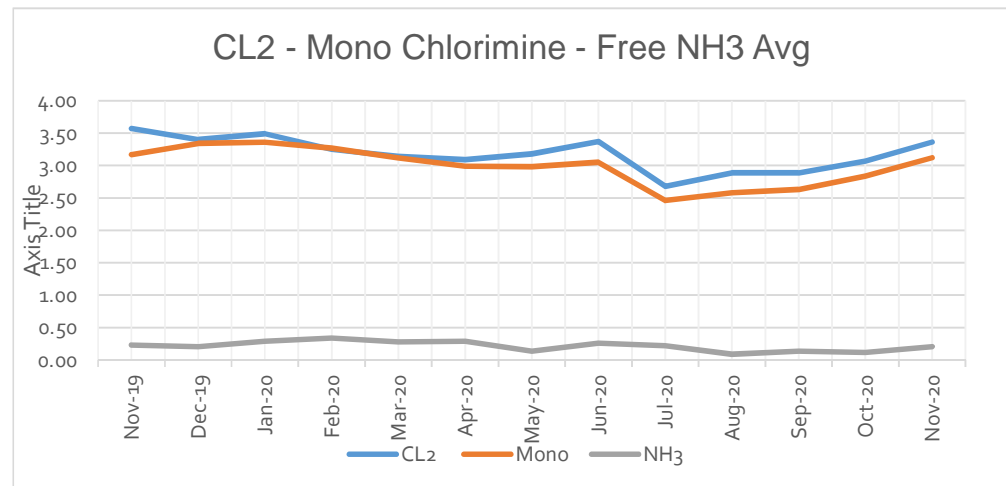
Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
11/19	\$ 193,448.45	\$ 11,719.89	\$ 5,566.02	\$ 153.95	\$ 601.99
12/19	\$ 168,283.80	\$ 7,917.01	\$ 3,668.13	\$ 870.46	\$ 374.59
1/20	\$ 160,967.65	\$ 10,336.22	\$ 3,853.98	\$ 540.02	\$ 957.43
2/20	\$ 150,894.52	\$ 3,359.92	\$ 1,965.38	\$ 242.17	\$ 858.28
3/20	\$ 159,114.28	\$ 6,575.82	\$ 1,400.76	\$ 178.48	\$ 232.45
4/20	\$ 167,385.62	\$ 11,083.31	\$ 3,843.03	\$ 227.74	\$ 232.45
5/20	\$ 183,243.68	\$ 7,277.39	\$ 7,298.55	\$ 815.40	\$ 372.16
6/20	\$ 205,941.32	\$ 7,957.79	\$ 7,145.93	\$ 3,160.20	\$ 831.34
7/20	\$ 231,110.42	\$ 8,584.16	\$ 6,999.98	\$ 3,891.37	\$ 3,331.70
8/20	\$ 258,033.99	\$ 9,182.61	\$ 3,810.38	\$ 3,135.24	\$ 6,064.06
9/20	\$ 277,323.60	\$ 10,844.48	\$ 3,133.55	\$ 1,894.06	\$ 7,833.33
10/20	\$ 222,178.27	\$ 14,030.20	\$ 4,465.40	\$ 1,504.94	\$ 8,779.30
11/20	\$ 236,159.98	\$ 12,489.75	\$ 5,836.22	\$ 2,115.07	\$ 6,733.77

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	46
Delinquent Tags Hung	N/A
Disconnects for Non Payment	N/A

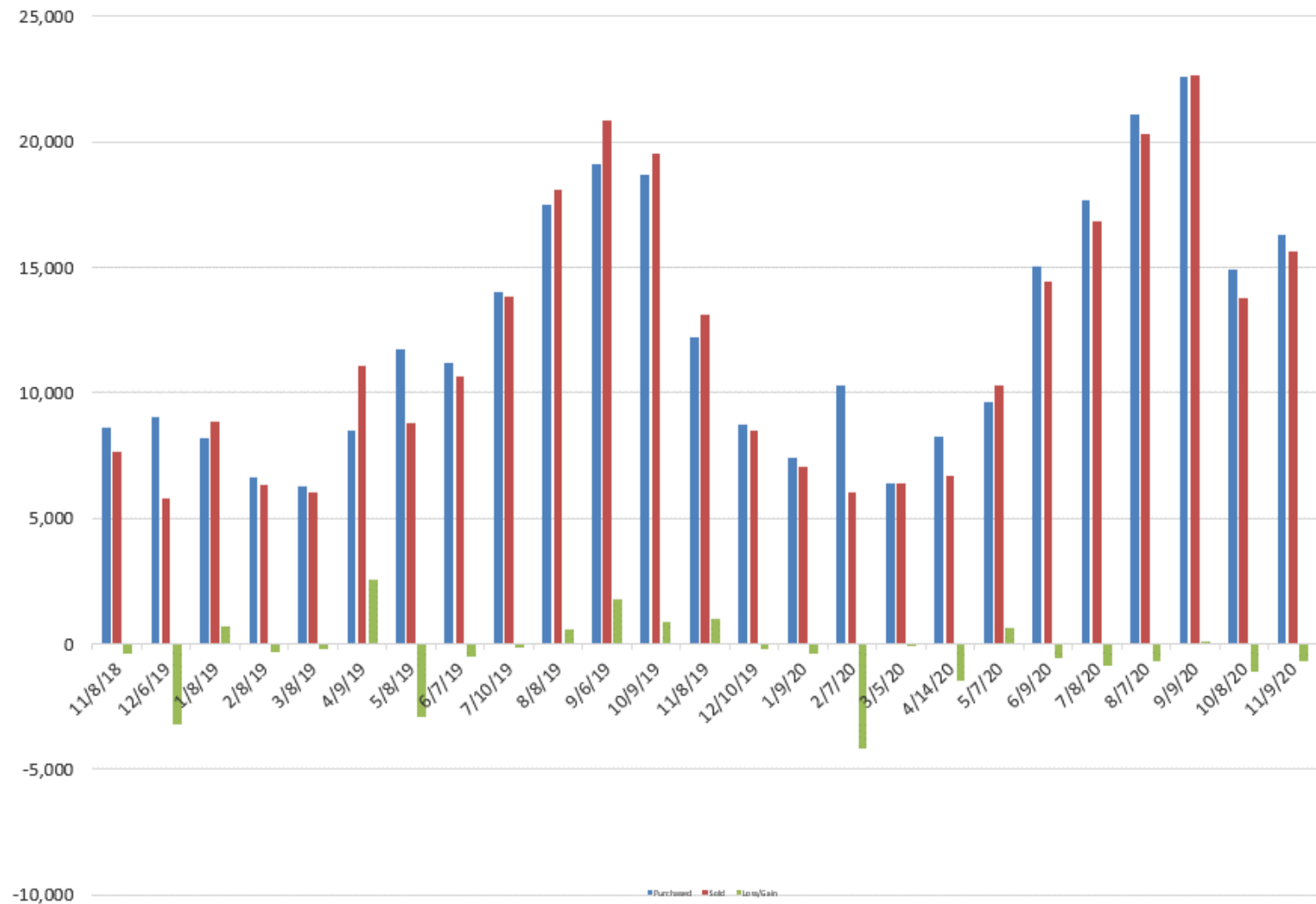
## Water Quality Monitoring

Current Annual CL2 Avg 3.18

Requirements	Min .50		
Date	CL2	Mono	NH3
Nov-19	3.57	3.17	0.23
Dec-19	3.40	3.34	0.21
Jan-20	3.49	3.36	0.29
Feb-20	3.25	3.27	0.34
Mar-20	3.14	3.12	0.28
Apr-20	3.09	2.99	0.29
May-20	3.18	2.98	0.14
Jun-20	3.37	3.05	0.26
Jul-20	2.68	2.46	0.22
Aug-20	2.89	2.58	0.09
Sep-20	2.89	2.63	0.14
Oct-20	3.07	2.84	0.12
Nov-20	3.36	3.12	0.21

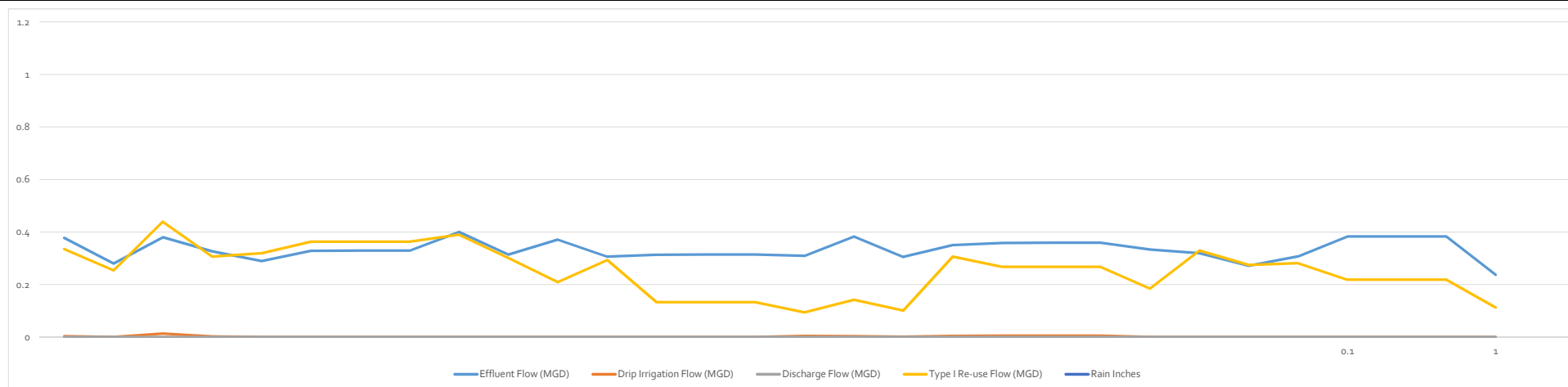


## Water Accountability Report



Month	Read Date	Connection Total	Purchased (1000)	Sold (1000)	Flushing	Gal.s Loss (-)	Accounted For %	Running
								Accounted For %
November 18	11/8/2018	911	8,634	7,630	6	(998)	88.4%	101.77%
December 18	12/6/2018	912	9,040	5,782	62	(3,196)	64.7%	100.11%
January 19	1/8/2019	919	8,165	8,845	19	669	108.6%	100.69%
February 19	2/8/2019	921	6,622	6,318	6	(298)	95.5%	99.85%
March 19	3/8/2019	921	6,245	6,045	11	(189)	97.0%	100.26%
April 19	4/9/2019	921	9,913	11,050	20	1,157	111.7%	102.86%
May 19	5/8/2019	921	10,096	8,778	8	(1,310)	87.0%	102.65%
June 19	6/7/2019	925	11,189	10,658	33	(498)	95.5%	99.92%
July 19	7/10/2019	932	13,990	13,833	10	(148)	98.9%	99.30%
August 19	8/8/2019	932	17,501	18,067	16	581	103.3%	99.92%
September 19	9/6/2019	933	19,105	20,849	8	1,751	109.2%	100.37%
October 19	10/9/2019	945	18,710	19,551	14	855	104.6%	101.38%
November 19	11/8/2019	947	12,232	13,092	112	972	107.9%	102.31%
December 19	12/10/2019	948	8,733	8,488	14	(232)	97.4%	104.43%
January 20	1/9/2020	954	7,430	7,043	5	(382)	94.9%	103.68%
February 20	2/7/2020	955	10,275	6,061	22	(4,192)	59.2%	100.85%
March 20	3/5/2020	957	6,419	6,370	7	(42)	99.5%	100.96%
April 20	4/14/2020	966	8,235	6,698	42	(1,496)	81.8%	96.05%
May 20	5/7/2020	972	9,657	10,320	-	663	106.9%	98.49%
June 20	6/9/2020	979	15,049	14,429	49	(570)	96.2%	98.48%
July 20	7/8/2020	978	17,654	16,816	-	(838)	95.3%	98.06%
August 20	8/7/2020	978	21,065	20,324	35	(706)	96.7%	97.27%
September 20	9/9/2020	982	22,607	22,669	21	83	100.4%	96.28%
October 20	10/8/2020	981	14,887	13,750	31	(1,106)	92.6%	94.91%
November 20	11/9/2020	981	16,315	15,607	29	(678)	95.8%	94.00%

## Wastewater Flows for the Month of November



### Wastewater Treatment Permit Summary - Month of November

		DISCHARGE	RE-USE	DRIP FIELD	ACTUAL	COMPLIANT	PERCENT
Avg. Treated Flow	MGD	0.5			0.334	Yes	66.8%
Avg. Discharge Flow	MGD	0.35			0.000	Yes	0.0%
Avg. Drip Field Flow	MGD	0.15			0.001	Yes	0.7%
Avg. Re-Use Flow	MGD	0.35			0.254	N/A	72.6%
Avg. Other Flow					0.079	N/A	
Avg. cBOD	mg/L	5	5	20	1.0	Yes	
Avg. TSS	mg/L	5		20	1.0	Yes	
Avg. Ammonia Nitrogen NH <sub>3</sub>	mg/L	2			11.65	No	only applies if discharge
Avg. Total Nitrogen T-Nit	mg/L	6			11.90	No	only applies if discharge
E. coli Bacteria	CFU	126	20	126	1.0	Yes	
Avg. Turbidity	NTU		3		0.21	Yes	
MIN. PH	STD UNITS	6.0			7.19	Yes	
MAX. PH	STD UNITS	9.0			7.60	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						
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>107,632,000</b>	<b>321,181.82</b>	<b>157</b>	<b>64%</b>	<b>325,000</b>	<b>100,194,000</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>
Dec-18	912	913	1825	9,747,000	314,000	172	63%	3,670,000	3,797,000
Nov-18	911	905	1816	8,781,000	293,000	161	59%	2,254,000	5,501,000
Oct-18	906	899	1805	9,892,000	319,000	177	64%	225,000	7,596,000
Sep-18	905	892	1797	9,120,000	372,000	207	74%	24,000	8,032,000
Aug-18	904	887	1791	8,031,000	259,000	145	52%	9,000	7,442,000
Jul-18	900	879	1779	8,090,000	261,000	147	52%	4,000	7,546,000
Jun-18	898	869	1767	8,059,000	269,000	152	54%	29,000	8,928,000
May-18	898	862	1760	8,511,000	275,000	156	55%	1,710,000	6,429,000
Apr-18	887	842	1729	7,902,000	263,000	152	53%	1,136,000	4,447,000
Mar-18	885	832	1717	8,172,000	264,000	154	53%	3,975,000	3,437,000
Feb-18	884	826	1710	7,151,000	255,000	149	51%	2,027,000	4,439,000
Jan-18	870	821	1691	7,855,000	253,000	150	51%	2,597,000	3,936,000
<b>TOTALS</b>				<b>101,311,000</b>	<b>283,083</b>	<b>175</b>	<b>62%</b>	<b>17,660,000</b>	<b>71,530,000</b>