

AGENDA

TO: THE BOARD OF DIRECTORS OF MEYER RANCH MUNICIPAL UTILITY DISTRICT OF COMAL COUNTY, COMAL COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Meyer Ranch Municipal Utility District of Comal County will hold a regular meeting on January 9, 2025, at 12:00 p.m., outside the boundaries of the District at the offices of McLean & Howard, LLP located at 4301 Bull Creek Road Suite 150, Austin, Texas 78731.

Public Comment:

Public comment will be allowed during the Public Comment agenda item.

Meeting Packet:

A copy of the meeting packet is available at the following website: <https://txdistrictinfo.org>

Meeting Topics:

The meeting will be held for the following purposes:

1. Public Comment.
2. Consider and take action regarding approval of the minutes from the Board of Directors' November 14, 2024, meeting.
3. Consider and take action regarding District utility operations, maintenance and service matters:
 - a. Receive Operator's Report regarding monthly operations; and
 - b. Consider, take action regarding, and approve Wastewater System and Drainage System Repairs and Maintenance.
4. Receive, consider and take action regarding Engineer's Report relating to engineering and construction of public infrastructure improvements:
 - a. Receive Engineer's Status Report Regarding Design and Construction of Public Infrastructure Improvements Serving the District; and
 - b. Approval of Contract Awards, Construction Pay Estimates, Change Orders and Final Acceptance for Public Infrastructure Improvements constructed within, or serving, the District.
5. Consider and take action regarding acceptance of conveyance of real property interests for District infrastructure improvements.
6. Consider and take action regarding approval of the District's 2024 Fiscal Year Financial Audit Report.

7. Consider and take action regarding ratification and approval of adoption of Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value from Comal County Central Appraisal District.
8. Consider and take action regarding approval of Proposal by NewGen Strategies and Solutions, LLC to conduct Retail Cost of Service and Rate Design Study
9. Consider and take action regarding potential issuance of \$9,500,000 Meyer Ranch Municipal Utility District of Comal County Unlimited Tax Bonds, Series 2025 (the “Bonds”):
 - a. Authorize preparation of application to Texas Commission on Environmental Quality (“TCEQ”) by Jones-Heroy & Associates, Inc. for authorization to issue the Bonds;
 - b. Adopt Resolution approving application to TCEQ for authorization to issue the Bonds; and
 - c. Authorize other action as may be necessary to proceed with the potential sale and issuance of the Bonds.
10. Receive Developer’s Report regarding the status of development and sales activities within the District.
11. Consider and take action regarding Bookkeepers Report and Payment of Bills and Invoices.

Anthony S. Corbett

Attorney for the District

The Board of Directors may go into Executive Session if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters. No final action, decision or vote will be taken on any subject or matter in Executive Session.

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-328-2008 for further information.

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
MEYER RANCH MUNICIPAL UTILITY DISTRICT OF COMAL COUNTY
Thursday, November 14, 2024

STATE OF TEXAS §
 §
COUNTY OF COMAL §

The Board of Directors of Meyer Ranch Municipal Utility District of Comal County (the “District”) held a regular meeting, open to the public, at 12:00 p.m., outside the boundaries of the District at the offices of McLean & Howard, L.L.P. located at 4301 Bull Creek Road, Suite 150, Austin, Texas 78731, a designated meeting location, on Thursday, November 14, 2024, and the roll was called of the Board of Directors, to-wit:

Tommy Tucker	President
Talley Williams	Vice President
Madison Inselmann	Secretary
Michael Slack	Assistant Secretary
Daniel A. Day	Assistant Secretary

and all of said persons were present except Director Tucker, thus constituting a quorum. Also participating were Jessica Benson from Bott & Douthitt PLLC; Beth Wright and John Wright from Municipal Operations & Consulting, Inc.; Dennis Lozano of Malone Wheeler; James Wilson from Crown Communities Development; and Anthony S. Corbett and Lauren Hughes of McLean & Howard, L.L.P.

1. The Board asked for public comment. There was none.
2. The Board then considered approval of the minutes from the Board’s October 10, 2024, meeting. Upon a motion made by Director Slack that was seconded by Director Inselmann, the Board unanimously approved the meeting minutes as presented (4-0).
3. Mr. Wright and Mrs. Wright presented the monthly operations report. Mr. Wright informed the Board that the generator controller needed to be repaired and blowers needed to be replaced in connection with the wastewater treatment plant MBR system. After discussion, Director Day made a motion to: (i) approve the repair of the generator controller in the amount of \$8,202.00 as recommended by Mr. Wright; and (ii) authorize the replacement of the blowers at a cost of \$12,056.00 as recommended by Mr. Wright subject to the District’s Engineer’s review and approval. Director Williams seconded the motion,

which the Board passed unanimously (4-0). A copy of the written Operations Report is attached as an exhibit to these minutes.

4. Dennis Lozano presented the Engineer's Report. He reported that the new wastewater treatment plant was operational but had not been final accepted, and that he had submitted notice of commencement of operations to TCEQ. He also reported that TCEQ had approved the additional Chapter 210 authorization previously requested for beneficial reuse of wastewater. Finally, he reported that the wastewater permit renewal application had been filed with TCEQ.

Mr. Lozano recommended the Board approve the following:

Meyer Ranch Unit 13 – Pay Application No. 14 from DNT Construction, LLC in the amount of \$36,596.70.

Meyer Ranch Unit 14 – Pay Application No. 4 from Harris Road Co., Inc. in the amount of \$486,892.14.

WWTP Expansion – Pay Application No. 11 from Cloacina, LLC in the amount of \$232,398.90.

Director Inselmann made a motion to approve the above-referenced items in accordance with the Engineer's recommendation. Director Slack seconded the motion, which carried unanimously (4-0). A copy of the written Engineer's Report is attached as an exhibit to these minutes.

5. The Board took no action with respect to the conveyance of real property.

6. The Board then considered the potential amendment of District rates, fees and charges for facilities and services. Ms. Benson reported that utility revenues were not covering the District's costs of service, and that the costs of operations were being subsidized with tax revenues. After discussion, the Board directed Mr. Corbett to obtain a proposal from a rate consultant for preparation of a cost of service study.

7. Next, the Board considered approval of a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value. After discussion, Director Slack made a motion to approve the Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value. Director Day seconded the motion, which the Board passed unanimously (4-0). A copy of the Resolution is attached as an exhibit to these minutes.

8. Mr. Wilson presented the Developer Report summarizing the status of development and home sales activity in the District. The Board took no action in response to the report.

9. The Board then considered approval of an amendment to the District's contract for Bookkeeping services. Ms. Benson presented the amendment. After discussion, Director Williams made a motion to approve the amendment to the contract for bookkeeping services as presented. Director Inselmann seconded the motion, which the Board passed unanimously (4-0). A copy of the Amendment is attached as an exhibit to these minutes.

10. Ms. Benson presented the Bookkeepers Report, including bills and invoices recommended for payment. After discussion, Director Day moved that the Board approve the Bookkeeper's Report, including the transfer of funds, and the payment of bills and invoices as recommended. The motion was seconded by Director Williams and passed unanimously (4-0). A copy of the report, including approved bills and invoices, is attached as an exhibit to these minutes.

Upon unanimous acclamation, the Board adjourned the meeting at approximately 12:55 p.m.

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Secretary, Board of Directors

(SEAL)



**Meyer Ranch MUD
Wastewater Treatment Plant**

November-24

Permit Number: TX0135976
Expiration Date: May 8, 2025

Effluent Permit Limitations

<u>Lab Test Results</u>	<u>Permitted Limits</u>	<u>Measured by:</u>	<u>Reported Limits:</u>
Flow (Avg per day)	0.150 mgd	million gal. per day	0.045
CBOD (Oxygen Demand)	5	mg/l	0.00
TSS (Total Suspended Solids)	5	mg/l	0.00
NH3-N (Ammonia Nitrogen)	2.00	mg/l	0.00
PH	6.00 - 9.00	STD UNIT	0.00
DO (Dissolved Oxygen)	4.00	mg/l	0.00
E. Coli	126.00	mpn/100	0.00
Total Phosphorus	0.50	mg/L	0.00
Total Nitrogen	8	mg/L	0.00
Days to Dry Creek		Days	0

Reuse Permit Limitations

	<u>Permitted Limits</u>	<u>Measured by:</u>	<u>Reported Limits:</u>
E.Coli Average	20	mpn/100	0.50
E.Coli Max	75	mpn/100	1.00
PH Max	9	STD UNIT	7.20
PH Min	6	STD UNIT	7.60
CBOD (Oxygen Demand)	5	mg/l	1.00
Turbidity	3	NTU	0.48
Total Days Used		Days	30
Total Gallons Used		Millions of Gallons	1.286

Wastewater Treatment plant is currently operating at 30% of the permitted capacity

Rainfall: 2.6" total, recorded at the STP for November

Sewer Treatment Plant Notes:

District Notes:

1. No new storm water violation letters to be mailed out after board meeting.



**Meyer Ranch MUD
Wastewater Treatment Plant**

October-24

Permit Number: TX0135976
Expiration Date: May 8, 2025

Effluent Permit Limitations

<u>Lab Test Results</u>	<u>Permitted Limits</u>	<u>Measured by:</u>	<u>Reported Limits:</u>
Flow (Avg per day)	0.150 mgd	million gal. per day	0.068
CBOD (Oxygen Demand)	5	mg/l	0.00
TSS (Total Suspended Solids)	5	mg/l	0.00
NH3-N (Ammonia Nitrogen)	2.00	mg/l	0.00
PH	6.00 - 9.00	STD UNIT	0.00
DO (Dissolved Oxygen)	4.00	mg/l	0.00
E. Coli	126.00	mpn/100	0.00
Total Phosphorus	0.50	mg/L	0.00
Total Nitrogen	8	mg/L	0.00
Days to Dry Creek		Days	0

Reuse Permit Limitations

	<u>Permitted Limits</u>	<u>Measured by:</u>	<u>Reported Limits:</u>
E.Coli Average	20	mpn/100	0.60
E.Coli Max	75	mpn/100	6.30
PH Max	9	STD UNIT	7.00
PH Min	6	STD UNIT	7.60
CBOD (Oxygen Demand)	5	mg/l	1.00
Turbidity	3	NTU	1.00
Total Days Used		Days	31
Total Gallons Used		Millions of Gallons	1.383

Wastewater Treatment plant is currently operating at 45% of the permitted capacity

Rainfall: 0.00" total, recorded at the STP for October

Sewer Treatment Plant Notes:

District Notes:


1. No new storm water violation letters to be mailed out after board meeting.



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

MEMORANDUM

TO: Tommy Tucker, President and
Board of Directors – Meyer Ranch MUD

FROM: Dennis Lozano, P.E. 

DATE: January 3, 2025

RE: **Engineer's Report – January 2025**

CC: James Wilson – CCD

Updates regarding several ongoing efforts are provided below:

WWTP Expansion

The WWTP Expansion project is substantially complete. All equipment has been delivered and installed as shown in Figure 1 and 2 below, and the O&M Manual has been received. The final walk-through was conducted, and the Notice of Completion was sent to TCEQ, as required by the TPDES Permit. Pay Application 12 has been approved and is recommended for payment. The final Pay Application 13 for retainage has been received and is currently under review.



Figure 1. Recently Installed Influent Screen



Figure 2. Recently Installed Equalization Tank

Effluent Reuse Master Plan

Units 6-10 have successfully been converted to use effluent water for irrigation purposes. We are working on determining maximum operating conditions and updating the model with field test results to confirm sufficient pressure throughout the system for irrigation use in all existing and future Units.

District Facilities Construction

Meyer Ranch Unit 11 & 12 – Pay Application No. 16 (final) from DNT Construction, LLC in the amount of \$117,155.19 for retainage. We have reviewed the pay application and supporting documents and, in reliance on the certification by Pape-Dawson Engineers that the improvements have been completed in a good and workmanlike manner and are in general accordance with the plans and specifications based on field observations, recommend approval of the pay application.

Meyer Ranch Unit 13 – Pay Application No. 15 from DNT Construction, LLC in the amount of \$244,683.00 and Pay Application No. 16 from DNT Construction, LLC in the amount of \$135,433.39. We have reviewed the pay applications and supporting documents and, in reliance on the certification by Pape-Dawson Engineers that the improvements have been completed in a good and workmanlike manner and are in general accordance with the plans and specifications based on field observations, recommend approval of Pay Application No. 15 and conditional approval of Pay Application No. 16, contingent upon receipt of the Unconditional Waiver for Progress Payment for Pay Application No. 15.



Meyer Ranch Unit 13 – Change Order No. 6 from DNT Construction, LLC in the amount of \$137,479.45 for adjustments within County ROW for asphalt, base, lime and erosion control. We have reviewed the change order and supporting documentation and, in reliance on the certification by Pape-Dawson Engineers, recommend approval. With the approval of this change order, the contract price will be adjusted from \$11,330,042.77 to \$11,467,522.22.

Meyer Ranch Unit 14 – Pay Application No. 5 from Harris Road Co., Inc. in the amount of \$442,711.07 and Pay Application No. 6 from Harris Road Co., Inc. in the amount of \$64,644.67. We have reviewed the pay applications and supporting documents and, in reliance on the certification by Pape-Dawson Engineers that the improvements have been completed in a good and workmanlike manner and are in general accordance with the plans and specifications based on field observations, recommend approval of Pay Application No. 5 and conditional approval of Pay Application No. 6, contingent upon receipt of the Unconditional Waiver for Progress Payment for Pay Application No. 5.

WWTP Expansion – Pay Application No. 12 from Cloacina, LLC in the amount of \$602,446.19. We have reviewed the pay application and supporting documents and confirmed the work has been completed in a good and workmanlike manner and is in general accordance with the plans and specifications based on field observations, recommend approval.

SER Plan Review

Pape-Dawson Engineers submitted the Unit 15 plans on October 31st, 2024 for MUD review. Malone/Wheeler completed a review of the initial submittal and issued a round of comments. Pape-Dawson Engineers has addressed the comments, and we recommend MUD approval of the plans.

Pape-Dawson Engineers submitted a wastewater availability request for Unit 16, and we confirmed sufficient capacity in our Will Serve letter dated November 21st.

TCEQ Permits

The TPDES Renewal application was submitted to TCEQ on November 6th, 2024 and is currently under review.

Construction Observation

We conducted a site visit to observe the development and construction progression in Units 10 through 14 and at the WWTP. In Unit 11, 31 houses have been completed and 13 are under construction. In Unit 12, 66 houses have been completed and 14 are under construction. Development in Unit 13 is ongoing and as can be seen in Figure 3, the contractor, DNT Construction, has installed water meter boxes and continues to work on installation of pavement. Development in Unit 14 is ongoing, as can be seen in Figure 4, and the contractor, Harris Road Co., Inc., is continuing to clear ROW and installing water and sewer distribution lines.



Figure 3. Lot Clearing Progress and Water Meter Boxes Installed in Unit 13



Figure 4. Clearing Progress in Unit 14

Drainage Basin Maintenance

Photos of the drainage basins were taken during the site visit to document the conditions of the drainage basins. As can be seen in Figure 5 below, the drainage basins look to be in good condition in accordance with the maintenance contract with Alamo 1.



Figure 5. Drainage Basin Unit 8-1

WWTP Operations

Several parameters in the WWTP are monitored using an online data collection interface, BirdNest, to ensure compliance with the TPDES permit. Using BirdNest, MOC tracks effluent flow via the permeate flow meters in each MBR basin rather than with the influent flow meters. The permeate flow meters provide a better understanding of effluent production as the water used for backwashing the filters is returned to the head of the WWTP and flows back through the influent flow meter, resulting in inaccurate meter readings due to the recycled flow.

During the month of December 2024, the daily average flow (ADF) was approximately 92,237 gpd and the average unit usage was 133 gpd/LUE, as can be seen in Figure 6 and Figure 7, respectively. Based on the ADF, the WWTP is operating at approximately 31% of the increased plant capacity with the recently completed expansion.

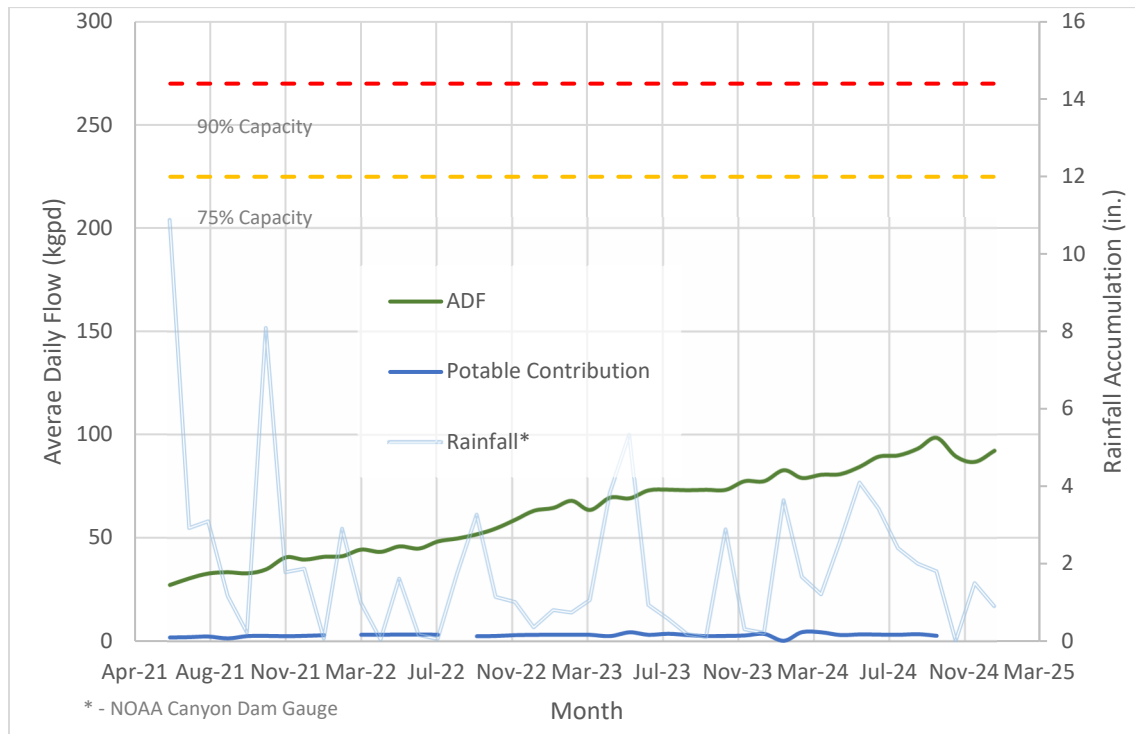


Figure 6. Meyer Ranch MUD WWTP Average Daily Flow

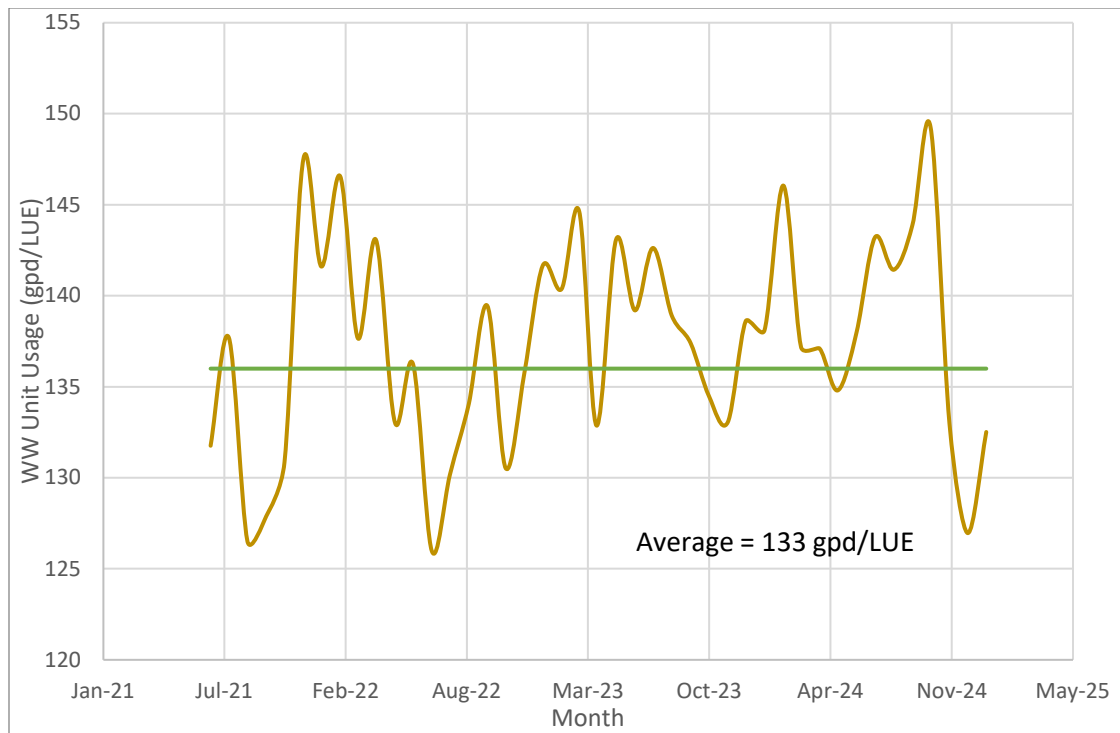


Figure 7. Monthly Unit Usage

November 14, 2024

Mr. James Wilson
General Manager - Texas
CCD Meyer Ranch Land, LLC
c/o Crown Community Development
1751A West Diehl Road
Naperville, IL 60563

Via Email: jwilson@crown-chicago.com


Re: Meyer Ranch Unit 11 and Unit 12 - Draw Request #16 **(Final Payment)**
DNT Construction
Period To: October 31, 2024

Dear Mr. Wilson:

Kindly accept this letter as certification from Pape-Dawson Engineers that the portion of the Infrastructure Improvements set forth in the Draw Request has been completed in a good and workmanlike manner in general accordance with the plans based on field observations.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,
Pape-Dawson Engineers, Inc.



Catherine Lundberg, P.E.
Project Manager

cc: Maria Zakrzewski, Crown Community Development

Attachment

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APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER): CCD Meyer Ranch Land LLC 1751 A. West Diehl Rd. Naperville, IL 60563	PROJECT: 20-2405 Meyer Ranch Units 11 and 12	APPLICATION NO: Sixteen(16) PERIOD TO: 10/31/2024	Distribution \$ - \$ - \$ -
DNT Construction P O Box 6210 Round Rock, Texas 78683	ENGINEER Pape-Dawson Engineers 1672 Independence DR, STE 102 New Braunfels, TX 78132	DNT CONSTRUCTION INVOICE NO: 2405-16 CONTRACT DATE: 12/7/2017	

CHANGE ORDER SUMMARY

Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	\$0.00
Approved this Month			
Number	Date Approved		
1	3-Jun-22	\$ 12,156.25	
2	31-Aug-22	\$ 9,780.00	
3	29-Nov-22	\$ 44,920.00	
4	19-Dec-22	\$112,442.00	
5	19-Dec-22	\$ 6,200.00	
6	9-May-23	\$ 90,533.61	
7	23-Jun-23	\$ 14,250.00	
TOTALS		\$ 290,281.86	\$0.00
Net change by Change Orders		\$290,281.86	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: DNT CONSTRUCTION

By: Yesenia Flores
Yesenia Flores, Contract Administrator

Date: 10-25-24

ENGINEER CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet Attached

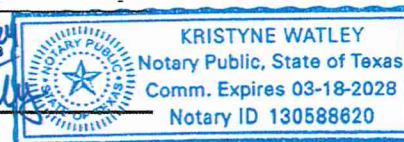
1 ORIGINAL CONTRACT SUM	\$ 11,425,237.21
2 Net change by Change Orders	\$ 290,281.86
3 CONTRACT SUM TO DATE	\$ 11,715,519.07
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 11,715,519.07
5 Retainage:	
a. 10 % of Cpt Wk \$ -	
(Column D + E on J703)	
b. 10 % of Stored Mtl \$ -	

(Column F on J703)

Total Retainage (Line 5a + 5b or
(Total in Column 1 of J703)

6 TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$ 11,715,519.07
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 11,598,363.88
8 CURRENT PAYMENT DUE	\$ 117,155.19
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ -

State of: TEXAS County of: TRAVIS
Subscribed and sworn to before me this 25 day of October, 2024
Notary Public: Kristyne Watley
My Commission expires March 18, 2024



AMOUNT CERTIFIED \$117,155.19

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER

By: Catherine Lundberg Date: 11-14-24
Catherine Lundberg, P.E., Project Manager

CONCURRENCE
By: [Signature] Date: 11/14/2024
By: CCD MEYER RANCH LAND, LLC
CCD MEYER RANCH LAND, LLC

ACCEPTED:

By: _____ Date: _____
MEYER RANCH MUD OF COMAL COUNTY

November 4, 2024

Mr. James Wilson
General Manager - Texas
CCD Meyer Ranch Land, LLC
c/o Crown Community Development
1751A West Diehl Road
Naperville, IL 60563

Via Email: jwilson@crown-chicago.com

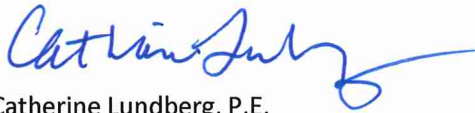
Re: Meyer Ranch Unit 13 - Draw Request #15
DNT Construction
Period To: October 31, 2024

Dear Mr. Wilson:

Kindly accept this letter as certification from Pape-Dawson Engineers that the portion of the Infrastructure Improvements set forth in the Draw Request has been completed in a good and workmanlike manner in general accordance with the plans based on field observations.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,
Pape-Dawson Engineers



Catherine Lundberg, P.E.
Project Manager

cc: Maria Zakrzewski, Crown Community Development

Attachment

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APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER):
CCD Meyer Ranch Land LLC
1751 A. West Diehl Rd.
Naperville, IL 60563

PROJECT: 20-2629
Meyer Ranch Units 13

APPLICATION NO: Fifteen (15)
PERIOD TO: 10/1/24-10/31/24

Distribution
\$ 271,870.00
\$ 27,187.00
\$ 244,683.00

DNT Construction
P O Box 6210
Round Rock, Texas 78683

ENGINEER
Pape-Dawson Engineers
1672 Independence DR, STE 102
New Braunfels, TX 78132

DNT CONSTRUCTION
INVOICE NO. 2629-15

CONTRACT DATE:

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet Attached

CHANGE ORDER SUMMARY			
Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	(\$169,922.50)
Approved this Month			
Number	Date Approved		
1	28-Sep-23	\$466,097.67	
2	21-Nov-23		(\$169,922.50)
3	11-Jan-24	\$36,120.00	
4	5-Sep-24	\$103,288.00	
5	5-Sep-24	\$145,856.55	
TOTALS		\$751,362.22	(\$169,922.50)
Net change by Change Orders		\$581,439.72	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: DNT CONSTRUCTION

By: 
Yessenia Flores, Contract Administrator

Date: 10-25-24

1 ORIGINAL CONTRACT SUM \$ 10,748,603.05
2 Net change by Change Orders \$ 581,439.72
3 CONTRACT SUM TO DATE \$ 11,330,042.77
4 TOTAL COMPLETED & STORED TO DATE \$ 11,007,876.22
(Column G on J703)
5 Retainage:
a. 10 % of Cpt Wk \$ 1,100,787.63
(Column D + E on J703)
b. 10 % of Stored Mtl \$ -
(Column F on J703)
Total Retainage (Line 5a + 5b or
(Total in Column 1 of J703) \$ 1,100,787.63
6 TOTAL EARNED LESS RETAINAGE \$ 9,907,088.59
(Line 4 less 5 Total)
7 LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificates) \$ 9,662,405.59
8 CURRENT PAYMENT DUE \$ 244,683.00
9 BALANCE TO FINISH, PLUS RETAINAGE
(Line 3 less Line 6) \$ 1,422,954.18

State of: TEXAS County of: TRAVIS
Subscribed and sworn to before me this 25 day of October, 2024
Notary Public: Kristyne Watley
My Commission expires: March 18, 2028



ENGINEER CERTIFICATE FOR PAYMENT

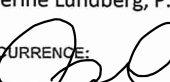
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$244,683.00

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER

By:  Date: 11-4-24
Catherine Lundberg, P.E., Project Manager

CONCURRENCE:
By:  Date: 11/13/2024
CCD MEYER RANCH LAND, LLC
By: HC Austin Meyer LLC, as Manager
By: HC Austin LLC, its Sole Member

ACCEPTED:

By: _____ Date: _____
MEYER RANCH MUD OF COMAL COUNTY

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: 20-2629

PROGRESS PAYMENT NO: Fifteen (15)
PROGRESS PAYMENT PERIOD: /124-10/31/24CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

ONSITE STREETS							CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%	BALANCE TO COMPLETE TO DATE		
	ITEM	DESCRIPTION			QTY.	UNIT										UNIT PRICE	
3423	31001	1	50' Pavement Section (Clay Subgrade)														
			a. 2" Type D HMAc (Gutter to Gutter)			17455.00	SY	\$ 14.00	\$244,370.00	17455.00	0.00	17455.00	\$244,370.00	\$244,370.00	\$0.00	100%	\$0.00
			b. 8" Flexible (Granular) Base (1' Behind Back of Curb)			19385.00	SY	\$ 6.00	\$116,310.00	19385.00	0.00	19385.00	\$116,310.00	\$116,310.00	\$0.00	100%	\$0.00
			c. 6" Lime Treated Subgrade (1' Behind Back of Curb)			19385.00	SY	\$ 5.50	\$106,617.50	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$106,617.50
3423	31001	2	50' Pavement Section (Rock Subgrade)														
			a. 2.5" Type D HMAc (Gutter to Gutter)			11060.00	SY	\$ 17.00	\$188,020.00	11060.00	0.00	11060.00	\$188,020.00	\$188,020.00	\$0.00	100%	\$0.00
			b. 7" Flexible (Granular) Base (1' Behind Back of Curb)			12275.00	SY	\$ 5.50	\$67,512.50	12275.00	0.00	12275.00	\$67,512.50	\$67,512.50	\$0.00	100%	\$0.00
3408	31001	3	60' Pavement Section (Clay Subgrade)														
			a. 1.5" Type D HMAc (Gutter to Gutter)			6325.00	SY	\$ 10.50	\$66,412.50	6325.00	0.00	6325.00	\$66,412.50	\$66,412.50	\$0.00	100%	\$0.00
			b. 2.0" Type C/D HMAc (Gutter to Gutter)			6325.00	SY	\$ 14.00	\$88,550.00	6325.00	0.00	6325.00	\$88,550.00	\$88,550.00	\$0.00	100%	\$0.00
			c. 17" Flexible (Granular) Base (1' Behind Back of Curb)			6900.00	SY	\$ 8.00	\$55,200.00	6900.00	0.00	6900.00	\$55,200.00	\$55,200.00	\$0.00	100%	\$0.00
			d. 6" Lime Treated Subgrade (1' Behind Back of Curb)			6900.00	SY	\$ 5.50	\$37,950.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$37,950.00
3423	31001	4	Revegetation (Hydromulch) Parkways			15745.00	SY	\$ 1.50	\$23,617.50	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$23,617.50
3423	31001	5	Sidewalk			1254.00	SY	\$ 70.00	\$87,780.00	1254.00	0.00	1254.00	\$87,780.00	\$87,780.00	\$0.00	100%	\$0.00
3423	31001	6	Sidewalk Ramps			25.00	EA	\$ 900.00	\$22,500.00	25.00	0.00	25.00	\$22,500.00	\$22,500.00	\$0.00	100%	\$0.00
3423	31001	7	7" Concrete Curb and Gutter			18457.00	LF	\$ 20.00	\$369,140.00	18457.00	0.00	18457.00	\$369,140.00	\$369,140.00	\$0.00	100%	\$0.00
3423	31001	8	Header Curb			132.00	LF	\$ 20.00	\$2,640.00	132.00	0.00	132.00	\$2,640.00	\$2,640.00	\$0.00	100%	\$0.00
3423	31001	9	Remove Header Curb & Barricade Post			96.00	LF	\$ 5.00	\$480.00	96.00	0.00	96.00	\$480.00	\$480.00	\$0.00	100%	\$0.00
3423	31001	10	Barricade Posts			20.00	EA	\$ 175.00	\$3,500.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$3,500.00
3423	31001	11	Concrete Valley Gutter			66.00	SY	\$ 140.00	\$9,240.00	66.00	0.00	66.00	\$9,240.00	\$9,240.00	\$0.00	100%	\$0.00
3423	31001	12	12" Rock Rubble			40.00	SY	\$ 35.00	\$1,400.00	40.00	0.00	40.00	\$1,400.00	\$1,400.00	\$0.00	100%	\$0.00
3423	31200	13	Signage			1.00	LS	\$ 12,000.00	\$12,000.00	0.00	1.00	1.00	\$12,000.00	\$0.00	\$12,000.00	100%	\$0.00
							\$1,503,240.00					\$1,331,555.00	\$1,319,555.00	\$12,000.00	89%	\$171,685.00	

ONSITE WATER DISTRIBUTION							CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%	BALANCE TO COMPLETE TO DATE
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE									
3423	25400	1	6" PVCO C-909 PC 235	1120.00	LF	\$ 44.00	\$49,280.00	1120.00	0.00	1120.00	\$49,280.00	\$49,280.00	\$0.00	100%	\$ -
3423	25400	2	8" PVCO C-909 PC 235	5703.00	LF	\$ 58.00	\$330,774.00	5703.00	0.00	5703.00	\$330,774.00	\$330,774.00	\$0.00	100%	\$ -
3423	25400	3	12" PVCO C-909 PC 235	2157.00	LF	\$ 97.00	\$209,229.00	2157.00	0.00	2157.00	\$209,229.00	\$209,229.00	\$0.00	100%	\$ -
3423	25400	4	6" DI CL350	50.00	LF	\$ 73.00	\$3,650.00	50.00	0.00	50.00	\$3,650.00	\$3,650.00	\$0.00	100%	\$ -
3423	25400	5	8" DI CL350	410.00	LF	\$ 88.00	\$36,080.00	410.00	0.00	410.00	\$36,080.00	\$36,080.00	\$0.00	100%	\$ -
3423	25400	6	12" DI CL350	332.00	LF	\$ 110.00	\$36,520.00	332.00	0.00	332.00	\$36,520.00	\$36,520.00	\$0.00	100%	\$ -
3423	25400	7	6" Gate Valve, MJ w/ Valve Box	1.00	EA	\$ 2,810.00	\$2,810.00	1.00	0.00	1.00	\$2,810.00	\$2,810.00	\$0.00	100%	\$ -
3423	25400	8	8" Gate Valve, MJ w/ Valve Box	23.00	EA	\$ 3,585.00	\$82,455.00	23.00	0.00	23.00	\$82,455.00	\$82,455.00	\$0.00	100%	\$ -
3423	25400	9	12" Gate Valve, MJ w/ Valve Box	13.00	EA	\$ 6,030.00	\$78,390.00	13.00	0.00	13.00	\$78,390.00	\$78,390.00	\$0.00	100%	\$ -
3423	25400	10	8" Division Valve, MJ w/ Valve Box	2.00	EA	\$ 3,610.00	\$7,220.00	2.00	0.00	2.00	\$7,220.00	\$7,220.00	\$0.00	100%	\$ -
3423	25400	11	Standard Fire Hydrant Assembly	14.00	EA	\$ 8,140.00	\$113,960.00	14.00	0.00	14.00	\$113,960.00	\$113,960.00	\$0.00	100%	\$ -
3423	25400	12	Ductile Iron Fittings	7.30	TON	\$ 9,000.00	\$65,700.00	7.30	0.00	7.30	\$65,700.00	\$65,700.00	\$0.00	100%	\$ -
3423	25400	13	2" Blowoff (Permanent)	6.00	EA	\$ 4,000.00	\$24,000.00	6.00	0.00	6.00	\$24,000.00	\$24,000.00	\$0.00	100%	\$ -
3423	25400	14	2" Auto Flush (Temporary)	4.00	EA	\$ 4,000.00	\$16,000.00	4.00	0.00	4.00	\$16,000.00	\$16,000.00	\$0.00	100%	\$ -
3423	25400	15	1" Single Service, Short	105.00	EA	\$ 985.00	\$103,425.00	105.00	0.00	105.00	\$103,425.00	\$103,425.00	\$0.00	100%	\$ -
3423	25400	16	1" Single Service, Long with 2" SCH 40 Sleeve	13.00	EA	\$ 1,450.00	\$18,850.00	13.00	0.00	13.00	\$18,850.00	\$18,850.00	\$0.00	100%	\$ -
3423	25400	17	1.5" Dual Service, Long with 4" SCH 40 Sleeve	56.00	EA	\$ 2,520.00	\$141,120.00	56.00	0.00	56.00	\$141,120.00	\$141,120.00	\$0.00	100%	\$ -
3423	25400	18	1" Irrigation Service	1.00	EA	\$ 1,790.00	\$1,790.00	1.00	0.00	1.00	\$1,790.00	\$1,790.00	\$0.00	100%	\$ -
3423	25400	19	Hydrostatic Testing	1.00	LS	\$ 15,000.00	\$15,000.00	1.00	0.00	1.00	\$15,000.00	\$15,000.00	\$0.00	100%	\$ -
3423	25400	20	Trench Excavation Protection	9772.00	LF	\$ 0.50	\$4,886.00	9772.00	0.00	9772.00	\$4,886.00	\$4,886.00	\$0.00	100%	\$ -
3423	25400	21	Tie into Existing Water Main	3.00	EA	\$ 500.00	\$1,500.00	2.00	1.00	3.00	\$1,500.00	\$1,000.00	\$500.00	100%	\$ -
3423	25400	22	Meter Boxes	230.00	EA	\$ 265.00	\$60,950.00	0.00	230.00	230.00	\$60,950.00	\$0.00	\$60,950.00	100%	\$ -
							\$1,403,589.00				\$1,403,589.00	\$1,342,139.00	\$61,450.00	100%	\$ -

ONSITE EARTHWORK, CLEARING,							CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%	BALANCE TO COMPLETE TO DATE
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE									
3423	21001	1	Clearing (ROW)	11.70	AC	\$ 3,190.00	\$37,323.00	11.70	0.00	11.70	\$37,323.00	\$37,323.00	\$0.00	100%	\$0.00
3423	21001	2	Clearing (Drainage and Basin)	5.40	AC	\$ 3,190.00	\$17,226.00	5.40	0.00	5.40	\$17,226.00	\$17,226.00	\$0.00	100%	\$ -
3423	21001	3	Excavation (Streets-Local)	22600.00	CY	\$ 9.00	\$203,400.00	22600.00	0.00	22600.00	\$203,400.00	\$203,400.00	\$0.00	100%	\$ -
3423	21001	4	Embankment (Streets-Local)	13515.00	CY	\$ 3.25	\$43,923.75	13515.00	0.00	13515.00	\$43,923.75	\$43,923.75	\$0.00	100%	\$ -
3423	21001	5	Excavation (Streets-Collector)	4710.00	CY	\$ 9.00	\$42,390.00	4710.00	0.00	4710.00	\$42,390.00	\$42,390.00	\$0.00	100%	\$ -
3423	21001	6	Embankment (Streets-Collector)	1990.00	CY	\$ 3.25	\$6,467.50	1990.00	0.00	1990.00	\$6,467.50	\$6,467.50	\$0.00	100%	\$ -
3423	21001	7	Excavation (Drainage and Basin)	23720.00	CY	\$ 14.00	\$332,080.00	23720.00	0.00	23720.00	\$332,080.00	\$332,080.00	\$0.00	100%	\$ -
3423	21001	8	Embankment (Drainage and Basin)	1585.00	CY	\$ 3.25	\$5,151.25	1585.00	0.00	1585.00	\$5,151.25	\$5,151.25	\$0.00	100%	\$ -
3423	21001	9	Excavation, Processing and Placement	58195.00	CY	\$ 5.25	\$305,523.75	58195.00	0.00	58195.00	\$305,523.75	\$305,523.75	\$0.00	100%	\$ -
3423	21001	10	TPDES	1.00	LS	\$ 50,000.00	\$50,000.00	1.00	0.00	1.00	\$50,000.00	\$50,000.00	\$0.00	100%	\$ -
							\$1,043,485.25				\$1,043,485.25	\$1,043,485.25	\$0.00	100%	\$0.00

ONSITE LOT EARTHWORK							CONTRACT AMOUNT	PREVIOUS QTY.	QTY THIS EST.	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%	BALANCE TO COMPLETE TO DATE
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE									
3423	21900	1	Clearing (Lots)	49.30	AC	\$ 3,190.00	\$157,267.00	49.30	0.00	49.30	\$157,267.00	\$157,267.00	\$0.00	100%	\$0.00
3423	21900	2	Excavation (Lots)	70065.00	CY	\$ 12.50	\$875,812.50	70065.00	0.00	70065.00	\$875,812.50	\$875,812.50	\$0.00	100%	\$0.00
3423	21900	3	Embankment (Lots)	162200.00	CY	\$ 3.25	\$527,150.00	162200.00	0.00	162200.00	\$527,150.00	\$527,150.00	\$0.00	100%	\$0.00
3423	21900	4	Gravity Retaining Wall	27130.00	FF	\$ 34.00	\$922,420.00	23000.00	4130.00	27130.00	\$922,420.00	\$782,000.00	\$140,420.00	100%	\$0.00
							\$2,482,649.50				\$2,342,229.50	\$2,342,229.50	\$140,420.00	100%	\$0.00

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: 20-2629

PROGRESS PAYMENT NO: Fifteen (15)
PROGRESS PAYMENT PERIOD: /24-10/31/24CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

ONSITE DRAINAGE						CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	ESTIMATE		COMPLETE TO DATE
3423	23001	1	Channel Revegetation (Hydromulch)	11300.00	SY	\$ 1.50	\$16,950.00	11300.00	0.00	11300.00	\$16,950.00	\$16,950.00	\$0.00	100% \$ -
3423	23001	2	Curlex Single Net Erosion Control Blankets	5210.00	SY	\$ 3.25	\$16,932.50	5210.00	0.00	5210.00	\$16,932.50	\$16,932.50	\$0.00	100% \$ -
3423	23001	3	Landlok TRM 450 (TP-TRM)	1106.00	SY	\$ 19.00	\$21,014.00	1106.00	0.00	1106.00	\$21,014.00	\$21,014.00	\$0.00	100% \$ -
3423	23001	4	12" Rock Rubble	466.50	SY	\$ 25.00	\$11,662.50	466.50	0.00	466.50	\$11,662.50	\$11,662.50	\$0.00	100% \$ -
3423	23001	5	18" RCP	216.46	LF	\$ 83.50	\$18,074.41	216.46	0.00	216.46	\$18,074.41	\$18,074.41	\$0.00	100% \$ -
3423	23001	6	24" RCP	765.32	LF	\$ 99.00	\$75,766.68	765.32	0.00	765.32	\$75,766.68	\$75,766.68	\$0.00	100% \$ -
3423	23001	7	30" RCP	234.53	LF	\$ 112.00	\$26,267.36	234.53	0.00	234.53	\$26,267.36	\$26,267.36	\$0.00	100% \$ -
3423	23001	8	36" RCP	442.51	LF	\$ 159.00	\$70,359.09	442.51	0.00	442.51	\$70,359.09	\$70,359.09	\$0.00	100% \$ -
3423	23001	9	3-5'x4' Multiple Box Culvert	64.00	LF	\$ 1,530.00	\$97,920.00	64.00	0.00	64.00	\$97,920.00	\$97,920.00	\$0.00	100% \$ -
3423	23001	10	6'x3' Single Box Culvert	753.74	LF	\$ 560.00	\$422,094.40	753.74	0.00	753.74	\$422,094.40	\$422,094.40	\$0.00	100% \$ -
3423	23001	11	Reinforced Concrete Class 'A'											\$ -
		a. 10' Curb Inlet		3.00	EA	\$ 17,065.00	\$51,195.00	3.00	0.00	3.00	\$51,195.00	\$51,195.00	\$0.00	100% \$ -
		b. 10' Modified Curb Inlet		1.00	EA	\$ 18,000.00	\$18,000.00	1.00	0.00	1.00	\$18,000.00	\$18,000.00	\$0.00	100% \$ -
		c. 10' Curb Inlet + 10' Inlet Extension		1.00	EA	\$ 28,000.00	\$28,000.00	1.00	0.00	1.00	\$28,000.00	\$28,000.00	\$0.00	100% \$ -
		d. 15' Curb Inlet		6.00	EA	\$ 23,500.00	\$141,000.00	6.00	0.00	6.00	\$141,000.00	\$141,000.00	\$0.00	100% \$ -
		e. 15' Modified Curb Inlet		2.00	EA	\$ 30,000.00	\$60,000.00	2.00	0.00	2.00	\$60,000.00	\$60,000.00	\$0.00	100% \$ -
		f. 20' Curb Inlet		2.00	EA	\$ 28,000.00	\$56,000.00	2.00	0.00	2.00	\$56,000.00	\$56,000.00	\$0.00	100% \$ -
		g. 20' Curb Modified Inlet		1.00	EA	\$ 30,000.00	\$30,000.00	1.00	0.00	1.00	\$30,000.00	\$30,000.00	\$0.00	100% \$ -
		h. 20' Curb Inlet + 10' Inlet Extension		2.00	EA	\$ 31,000.00	\$62,000.00	2.00	0.00	2.00	\$62,000.00	\$62,000.00	\$0.00	100% \$ -
		i. RH-15 Headwall		26.50	CY	\$ 850.00	\$22,525.00	26.50	0.00	26.50	\$22,525.00	\$22,525.00	\$0.00	100% \$ -
		j. Drain H Headwalls		29.80	CY	\$ 1,850.00	\$55,130.00	29.80	0.00	29.80	\$55,130.00	\$55,130.00	\$0.00	100% \$ -
		k. Drain C1 Headwall		5.00	CY	\$ 2,670.00	\$13,350.00	5.00	0.00	5.00	\$13,350.00	\$13,350.00	\$0.00	100% \$ -
		l. Drain D (Upstream) Headwall		4.10	CY	\$ 2,980.00	\$12,218.00	4.10	0.00	4.10	\$12,218.00	\$12,218.00	\$0.00	100% \$ -
3423	23001	12	Baffle Blocks	4.50	CY	\$ 8,800.00	\$39,600.00	4.50	0.00	4.50	\$39,600.00	\$39,600.00	\$0.00	100% \$ -
3423	23001	13	Pipe Railing	91.00	LF	\$ 100.00	\$9,100.00	91.00	0.00	91.00	\$9,100.00	\$9,100.00	\$0.00	100% \$ -
3423	23001	14	6" Concrete Rip Rap	730.00	SY	\$ 150.00	\$109,500.00	730.00	0.00	730.00	\$109,500.00	\$109,500.00	\$0.00	100% \$ -
3423	23001	15	4'x4' Junction Box	3.00	EA	\$ 7,190.00	\$21,570.00	3.00	0.00	3.00	\$21,570.00	\$21,570.00	\$0.00	100% \$ -
3423	23001	16	5'x5' Junction Box	1.00	EA	\$ 9,085.00	\$9,085.00	1.00	0.00	1.00	\$9,085.00	\$9,085.00	\$0.00	100% \$ -
3423	23001	17	8'x8' Junction Box	1.00	EA	\$ 32,000.00	\$32,000.00	1.00	0.00	1.00	\$32,000.00	\$32,000.00	\$0.00	100% \$ -
3423	23001	18	9'x9' Junction Box	1.00	EA	\$ 49,000.00	\$49,000.00	1.00	0.00	1.00	\$49,000.00	\$49,000.00	\$0.00	100% \$ -
3423	23001	19	Trench Protection	2476.56	LF	\$ 1.00	\$2,476.56	2476.56	0.00	2476.56	\$2,476.56	\$2,476.56	\$0.00	100% \$ -
3423	23300	20	Basin (Includes 8" PVC pipe, 6" topsoil w/ Black Sod, 1" clay lin	1.00	LS	\$ 175,300.00	\$175,300.00	1.00	0.00	1.00	\$175,300.00	\$175,300.00	\$0.00	100% \$ -
							\$1,774,090.50				\$1,774,090.50	\$1,774,090.50	\$0.00	100% \$ -

ONSITE CONDUITS						CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	ESTIMATE		COMPLETE TO DATE
3423	27270	1	4-4" Primary Conduits	1575.00	LF	\$ 67.00	\$105,525.00	1575.00	0.00		\$105,525.00	\$105,525.00	\$0.00	100% \$ -
3423	27270	2	3-3" Primary Conduits	4035.00	LF	\$ 37.00	\$149,295.00	4035.00	0.00	4035.00	\$149,295.00	\$149,295.00	\$0.00	100% \$ -
3423	27270	3	1-3" Primary Conduit	7005.00	LF	\$ 11.50	\$80,557.50	7005.00	0.00	7005.00	\$80,557.50	\$80,557.50	\$0.00	100% \$ -
3423	27270	4	1-3" Secondary Conduit	7025.00	LF	\$ 12.75	\$89,568.75	7025.00	0.00	7025.00	\$89,568.75	\$89,568.75	\$0.00	100% \$ -
3423	27270	5	3" Service Conduit Stub outs (230 @ 5 LF Each)	1150.00	LF	\$ 12.00	\$13,800.00	1150.00	0.00	1150.00	\$13,800.00	\$13,800.00	\$0.00	100% \$ -
3423	27270	6	Secondary Enclosure	107.00	EA	\$ 1,140.00	\$121,980.00	107.00	0.00	107.00	\$121,980.00	\$121,980.00	\$0.00	100% \$ -
3423	27270	7	300 3 Place Primary Enclosure Foundation	4.00	EA	\$ 2,280.00	\$9,120.00	4.00	0.00	4.00	\$9,120.00	\$9,120.00	\$0.00	100% \$ -
3423	27270	8	300 4 Place Primary Enclosure Foundation	2.00	EA	\$ 2,890.00	\$5,780.00	2.00	0.00	2.00	\$5,780.00	\$5,780.00	\$0.00	100% \$ -
3423	27270	9	100 Transformer Foundation	36.00	EA	\$ 2,820.00	\$101,520.00	36.00	0.00	36.00	\$101,520.00	\$101,520.00	\$0.00	100% \$ -
3423	27270	10	PSE9 Switch Gear Foundation Pad	5.00	EA	\$ 5,685.00	\$28,425.00	5.00	0.00	5.00	\$28,425.00	\$28,425.00	\$0.00	100% \$ -
							\$705,571.25				\$705,571.25	\$705,571.25	\$0.00	100% \$ -

ONSITE SANITARY SEWER						CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	ESTIMATE		COMPLETE TO DATE
3423	24100	1	8" Sanitary Sewer Pipe											
			6' to 8' Deep (SDR-26)	27.000	LF	\$ 48.50	\$1,309.50	27.00	0.00	27.00	\$1,309.50	\$1,309.50	\$0.00	100% \$ -
			8' to 10' Deep (SDR-26)	3165.000	LF	\$ 55.50	\$175,657.50	3165.00	0.00	3165.00	\$175,657.50	\$175,657.50	\$0.00	100% \$ -
			10' to 12' Deep (SDR-26)	3616.000	LF	\$ 64.25	\$232,328.00	3616.00	0.00	3616.00	\$232,328.00	\$232,328.00	\$0.00	100% \$ -
			12' to 14' Deep (SDR-26)	739.000	LF	\$ 73.00	\$53,947.00	739.00	0.00	739.00	\$53,947.00	\$53,947.00	\$0.00	100% \$ -
			14'+ Deep (SDR-26)	513.000	LF	\$ 90.25	\$46,298.25	513.00	0.00	513.00	\$46,298.25	\$46,298.25	\$0.00	100% \$ -
3423	24100	2	12" Sanitary Sewer Pipe											
			8' to 10' Deep (SDR-26)	494.000	LF	\$ 76.50	\$37,791.00	494.00	0.00	494.00	\$37,791.00	\$37,791.00	\$0.00	100% \$ -
			10' to 12' Deep (SDR-26)	399.000	LF	\$ 85.50	\$34,114.50	399.00	0.00	399.00	\$34,114.50	\$34,114.50	\$0.00	100% \$ -
3423	24100	3	Standard Manhole	49.000	EA	\$ 6,140.00	\$300,860.00	49.00	0.00	49.00	\$300,860.00	\$300,860.00	\$0.00	100% \$ -
3423	24100	4	Drop Manhole	1.000	EA	\$ 9,500.00	\$9,500.00	1.00	0.00	1.00	\$9,500.00	\$9,500.00	\$0.00	100% \$ -
3423	24100	5	8" Cap	2.000	EA	\$ 250.00	\$500.00	2.00	0.00	2.00	\$500.00	\$500.00	\$0.00	100% \$ -
3423	24100	6	Manhole Extra Depth >6'	227.600	VF	\$ 975.00	\$221,910.00	227.60	0.00	227.60	\$221,910.00	\$221,910.00	\$0.00	100% \$ -
3423	24100	7	Tie to Existing Sewer	3.000	EA	\$ 250.00	\$750.00	3.00	0.00	3.00	\$750.00	\$750.00	\$0.00	100% \$ -
3423	24100	8	6" Vertical Stacks	105.700	VF	\$ 114.00	\$12,049.80	105.70	0.00	105.70	\$12,049.80	\$12,049.80	\$0.00	100% \$ -
3423	24100	9	Trench Excavation Protection	8953.000	LF	\$ 2.00	\$17,906.00	8953.00	0.00	8953.00	\$17,906.00	\$17,906.00	\$0.00	100% \$ -
3423	24100	10	Camera Testing	8953.000	LF	\$ 2.00	\$17,906.00	8953.00	0.00	8953.00	\$17,906.00	\$17,906.00	\$0.00	100% \$ -
3423	24100	11	8" x 6" Tee	85.000	EA	\$ 160.00	\$13,600.00	85.00	0.00	85.00	\$13,600.00	\$13,600.00	\$0.00	100% \$ -
3423	24100	12	6" Lateral (SDR-26) (Single) (Short)	10.000	EA	\$ 2,140.00	\$21,400.00	10.00	0.00	10.00	\$21,400.00	\$21,400.00	\$0.00	100% \$ -
3423	24100	13	6" Lateral (SDR-26) (Single) (Long)	8.000	EA	\$ 4,835.00	\$38,680.00	8.00	0.00	8.00	\$38,680.00	\$38,680.00	\$0.00	100% \$ -
3423	24100	14	6" Lateral (SDR-26) (Dual) (Short)	62.000	EA	\$ 4,435.00	\$274,970.00	62.00	0.00	62.00	\$274,970.00	\$274,970.00	\$0.00	100% \$ -
3423	24100	15	6" Lateral (SDR-26) (Dual) (Long)	44.000	EA	\$ 7,375.00	\$324,500.00	44.00	0.00	44.00	\$324,500.00	\$324,500.00	\$0.00	100% \$ -
							\$1,835,977.55				\$1,835,977.55	\$1,835,977.55	\$0.00	100% \$ -

CONTRACT: 20-2629

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

PROGRESS PAYMENT NO: Fifteen (15)
PROGRESS PAYMENT PERIOD: 1/24-10/31/24

CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

Change Order#1							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3409	24900	1	6" Reuse Line				\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$ -
3409	24900	2	6" Mainline	689.00	LF		\$30,316.00	689.00	0.00	689.00	\$30,316.00	\$30,316.00	\$0.00	100%	\$ -
3409	24900	3	TPDES (Erosion/ Sediment Control Installation)	1.00	LS	\$ 7,500.00	\$7,500.00	1.00	0.00	1.00	\$7,500.00	\$7,500.00	\$0.00	100%	\$ -
3409	24900	4	Seed/Curlex/Vegetation and Temp Irrigation	1.00	LS	\$ 23,000.00	\$23,000.00	1.00	0.00	1.00	\$23,000.00	\$23,000.00	\$0.00	100%	\$ -
3409	24900	5	Effluent Reuse Irrigation Installation	1.00	LS	\$ 345,355.00	\$345,355.00	1.00	0.00	1.00	\$345,355.00	\$345,355.00	\$0.00	100%	\$ -
3409	24900	6	P/OH/IS/BONDS	1.00	LS	\$ 59,926.67	\$59,926.67	1.00	0.00	1.00	\$59,926.67	\$59,926.67	\$0.00	100%	\$ -
							\$466,097.67				\$466,097.67	\$466,097.67	\$0.00	100%	\$ -

Change Order#2 - Earthwork Credit							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3423	21001	1	Emabnkment	-14897.00	CY	\$ 3.25	(\$48,415.25)	-14897.00	0.00	-14897.00	(\$48,415.25)	(\$48,415.25)	\$0.00	100%	\$ -
3423	21001	2	Excavation, Processing and Placement	-58195.00	CY	5.25	(\$305,523.75)	-58195.00	0.00	-58195.00	(\$305,523.75)	(\$305,523.75)	\$0.00	100%	\$ -
3423	21001	3	Import	43298.00	CY	\$ 4.25	\$184,016.50	43298.00	0.00	43298.00	\$184,016.50	\$184,016.50	\$0.00	100%	\$ -
							(\$169,922.50)				(\$169,922.50)	(\$169,922.50)	\$0.00	100%	\$ -

Change Order#3- Irrigation Conduit							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3432	27270	1	2-4" Sch 40 PVC	150.00	LF	\$ 68.00	\$10,200.00	150.00	0.00	150.00	\$10,200.00	\$10,200.00	\$0.00	100%	\$ -
3423	27270	2	1-4" and 2-6" SCH 40 PVC	300.00	LF	\$ 70.00	\$21,000.00	300.00	0.00	300.00	\$21,000.00	\$21,000.00	\$0.00	100%	\$ -
3423	27270	3	1-4" and 1-6" Sch 40 PVC	60.00	LF	\$ 82.00	\$4,920.00	60.00	0.00	60.00	\$4,920.00	\$4,920.00	\$0.00	100%	\$ -
							\$36,120.00				\$36,120.00	\$36,120.00	\$0.00	100%	\$ -

		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
							AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3408	27300	1	Mobilization, Supervision & Layout	1.00	LS	10000.00	\$10,000.00	1.00	0.00	1.00	\$10,000.00	\$10,000.00	\$0.00	100%	\$ -
3408	27300	2	Trench Excavation	1500.00	LF	16.90	\$25,350.00	1500.00	0.00	1500.00	\$25,350.00	\$25,350.00	\$0.00	100%	\$ -
3408	27300	3	2" SCH 40	1540.00	LF	3.45	\$5,313.00	1540.00	0.00	1540.00	\$5,313.00	\$5,313.00	\$0.00	100%	\$ -
3408	27300	4	Streetlights Complete & In Place Per Duct Plan	5.00	EA	11600.00	\$58,000.00	0.00	5.00	5.00	\$58,000.00	\$0.00	\$58,000.00	100%	\$ -
3408	27300	5	11x18x18 Junction Boxes	5.00	EA	\$ 925.00	\$4,625.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$ 4,625.00
							\$103,288.00				\$98,663.00	\$40,663.00	\$58,000.00	96%	\$ 4,625.00

Change Order #5 - Irrigation 13							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3409	24900	1	Effluent Reuse Irrigation Installation (Unit 13)	1.00	LS	\$ 124,663.55	\$124,663.55	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$ 124,663.55
3409	24900	2	P/OH/lins/Bonds (Unit 13)	1.00	LS	\$ 21,193.00	\$21,193.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$ 21,193.00
							\$145,856.55				\$0.00	\$0.00	\$0.00	0%	\$ 145,856.55

TOTAL CONTRACT \$11,330,042.77 \$11,007,876.22 \$10,736,006.22 \$271,870.00 97% \$322,166.55

TOTAL COMPLETED TO DATE	\$ 11,007,876.22
TOTAL COMPLETED/ STORED TO DATE	\$ 11,007,876.22
RETAINAGE HELD	\$ 1,100,787.63
TOTAL CPLT LESS RETAINAGE	\$ 9,907,088.59
LESS PREVIOUS BILLINGS	\$ 9,662,405.59
CURRENT PAYMENT DUE	\$ 244,683.00

ORIGINAL CONTRACT AMOUNT	\$ 10,748,603.05
CONTRACT CHANGES	\$ 581,439.72
TOTAL CONTRACT W/ CHANGES	\$ 11,330,042.77
WORK COMPLETED TO DATE	\$ 11,007,876.22
BALANCE TO COMPLETE	\$ 322,166.55

\$0.00

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Meyer Ranch Units 13

Job No. 20-2629

On receipt by the signer of this document of a check from CCD Meyer Ranch Land LLC (maker of check) in the sum of \$ 244,683.00 payable to DNT Construction, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of CCD Meyer Ranch Land LLC (owner) located at Meyer Pkwy/ Honey Brown, New Braunfels (location) to the following extent: Meyer Ranch Units 13 (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to CCD Meyer Ranch Land LLC (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

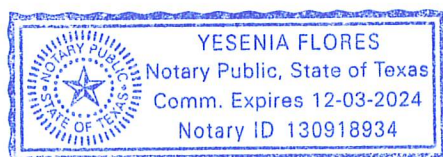
Date October 28, 2024

DNT Construction, LLC (Company name)

By Laurie Weisensel (Signature)

Laurie Weisensel, CFO (Title)

The foregoing instrument was acknowledged before me on October 28, 2024 by Laurie Weisensel the CFO of DNT Construction, LLC, who acknowledged that he/she was authorized to execute the document and who executed it for the reasons set forth herein. The document was also subscribed to and sworn to before me by the signatory as being true and correct.



Yesenia Flores
Notary Public for the State of Texas

December 11, 2024

Mr. James Wilson
General Manager - Texas
CCD Meyer Ranch Land, LLC
c/o Crown Community Development
1751A West Diehl Road
Naperville, IL 60563

Via Email: jwilson@crown-chicago.com

Re: Meyer Ranch Unit 13 - Draw Request #16
DNT Construction
Period To: November 30, 2024

Dear Mr. Wilson:

Kindly accept this letter as certification from Pape-Dawson Engineers that the portion of the Infrastructure Improvements set forth in the Draw Request has been completed in a good and workmanlike manner in general accordance with the plans based on field observations.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,
Pape-Dawson Engineers



Catherine Lundberg, P.E.
Project Manager

cc: Maria Zakrzewski, Crown Community Development

Attachment

P:\300\10\20\Word\Letters\241211-PA 16 Ltr (U13).Docx

APPLICATION AND CERTIFICATE FOR PAYMENT/ DNT Construction

TO (OWNER):

CCD Meyer Ranch Land LLC
1751 A. West Diehl Rd.
Naperville, IL 60563

PROJECT: 20-2629

Meyer Ranch Units 13

APPLICATION NO:

Sixteen (16)

Distribution

\$	150,481.55
\$	15,048.16
\$	135,433.39

PERIOD TO:

11/1/24-11/30/24

ENGINEER**DNT CONSTRUCTION****DNT Construction**

P O Box 6210

Round Rock, Texas 78683

Pape-Dawson Engineers

1672 Independence DR, STE 102

New Braunfels, TX 78132

INVOICE NO

2629-16

CONTRACT DATE:

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet Attached

CHANGE ORDER SUMMARY

Change orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$0.00	(\$169,922.50)
Approved this Month		\$466,097.67	(\$169,922.50)
Number	Date Approved		
1	28-Sep-23		
2	21-Nov-23		
3	11-Jan-24		
4	5-Sep-24		
5	5-Sep-24	\$103,288.00	
		\$145,856.55	
TOTALS		\$751,362.22	(\$169,922.50)
Net change by Change Orders		\$581,439.72	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: DNT CONSTRUCTION

By: Yesenia Flores
Yesenia Flores, Contract Administrator

Date: 11.25.24

1 ORIGINAL CONTRACT SUM	\$ 10,748,603.05
2 Net change by Change Orders	\$ 581,439.72
3 CONTRACT SUM TO DATE	\$ 11,330,042.77
4 TOTAL COMPLETED & STORED TO DATE (Column G on J703)	\$ 11,158,357.77
5 Retainage:	
a. 10 % of Cpt Wk \$ 1,115,835.79 (Column D + E on J703)	
b. 10 % of Stored Mtl \$ - (Column F on J703)	
Total Retainage (Line 5a + 5b or (Total in Column 1 of J703)	\$ 1,115,835.79
6 TOTAL EARNED LESS RETAINAGE (Line 4 less 5 Total)	\$ 10,042,521.98
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)	\$ 9,907,088.59
8 CURRENT PAYMENT DUE	\$ 135,433.39
9 BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 1,287,520.79

State of: TEXAS

County of: TRAVIS

Subscribed and sworn to before me this 25 day of November, 2024

Notary Public: Kristyne Watley
My Commission expires: March 18, 2028

**ENGINEER CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER

By: Catherine Lundberg Date: 12-12-24
Catherine Lundberg, P.E., Project Manager

CONCURRENCE:

By: CCD MEYER RANCH LAND, LLC Date: 12/16/2024
By: HC Austin Meyer LLC, as Manager
By: HC Austin LLC, its Sole Member

ACCEPTED:

By: _____ Date: _____
MEYER RANCH MUD OF COMAL COUNTY

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: 20-2629

PROGRESS PAYMENT NO: Sixteen (16)
PROGRESS PAYMENT PERIOD: 1/24-11/30/24CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

ONSITE STREETS					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO		
	ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE	
3423	31001	1	50' Pavement Section (Clay Subgrade)												
		a. 2" Type D HMAAC (Gutter to Gutter)	17455.00	SY	\$ 14.00	\$244,370.00	17455.00	0.00	17455.00	\$244,370.00	\$244,370.00	\$0.00	100%	\$0.00	
		b. 8" Flexible (Granular) Base (1' Behind Back of Curb)	19385.00	SY	\$ 6.00	\$116,310.00	19385.00	0.00	19385.00	\$116,310.00	\$116,310.00	\$0.00	100%	\$0.00	
		c. 6" Lime Treated Subgrade (1' Behind Back of Curb)	19385.00	SY	\$ 5.50	\$106,617.50	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$106,617.50	
3423	31001	2	50' Pavement Section (Rock Subgrade)												
		a. 2.5" Type D HMAAC (Gutter to Gutter)	11060.00	SY	\$ 17.00	\$188,020.00	11060.00	0.00	11060.00	\$188,020.00	\$188,020.00	\$0.00	100%	\$0.00	
		b. 7" Flexible (Granular) Base (1' Behind Back of Curb)	12275.00	SY	\$ 5.50	\$67,512.50	12275.00	0.00	12275.00	\$67,512.50	\$67,512.50	\$0.00	100%	\$0.00	
3408	31001	3	60' Pavement Section (Clay Subgrade)												
		a. 1.5" Type D HMAAC (Gutter to Gutter)	6325.00	SY	\$ 10.50	\$66,412.50	6325.00	0.00	6325.00	\$66,412.50	\$66,412.50	\$0.00	100%	\$0.00	
		b. 2.0" Type C/D HMAAC (Gutter to Gutter)	6325.00	SY	\$ 14.00	\$88,550.00	6325.00	0.00	6325.00	\$88,550.00	\$88,550.00	\$0.00	100%	\$0.00	
		c. 17" Flexible (Granular) Base (1' Behind Back of Curb)	6900.00	SY	\$ 8.00	\$55,200.00	6900.00	0.00	6900.00	\$55,200.00	\$55,200.00	\$0.00	100%	\$0.00	
		d. 6" Lime Treated Subgrade (1' Behind Back of Curb)	6900.00	SY	\$ 5.50	\$37,950.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$37,950.00	
3423	31001	4	Revegetation (Hydromulch) Parkways	15745.00	SY	\$ 1.50	\$23,617.50	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$23,617.50	
3423	31001	5	Sidewalk	1254.00	SY	\$ 70.00	\$87,780.00	1254.00	0.00	1254.00	\$87,780.00	\$87,780.00	\$0.00	100%	\$0.00
3423	31001	6	Sidewalk Ramps	25.00	EA	\$ 900.00	\$22,500.00	25.00	0.00	25.00	\$22,500.00	\$22,500.00	\$0.00	100%	\$0.00
3423	31001	7	7" Concrete Curb and Gutter	18457.00	LF	\$ 20.00	\$369,140.00	18457.00	0.00	18457.00	\$369,140.00	\$369,140.00	\$0.00	100%	\$0.00
3423	31001	8	Header Curb	132.00	LF	\$ 20.00	\$2,640.00	132.00	0.00	132.00	\$2,640.00	\$2,640.00	\$0.00	100%	\$0.00
3423	31001	9	Remove Header Curb & Barricade Post	96.00	LF	\$ 5.00	\$480.00	96.00	0.00	96.00	\$480.00	\$480.00	\$0.00	100%	\$0.00
3423	31001	10	Barricade Posts	20.00	EA	\$ 175.00	\$3,500.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%	\$3,500.00
3423	31001	11	Concrete Valley Gutter	66.00	SY	\$ 140.00	\$9,240.00	66.00	0.00	66.00	\$9,240.00	\$9,240.00	\$0.00	100%	\$0.00
3423	31001	12	12" Rock Rubble	40.00	SY	\$ 35.00	\$1,400.00	40.00	0.00	40.00	\$1,400.00	\$1,400.00	\$0.00	100%	\$0.00
3423	31200	13	Signage	1.00	LS	\$ 12,000.00	\$12,000.00	1.00	0.00	1.00	\$12,000.00	\$12,000.00	\$0.00	100%	\$0.00
						\$1,503,240.00				\$1,331,555.00	\$1,331,555.00	\$0.00	89%	\$171,685.00	

ONSITE WATER DISTRIBUTION							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3423	25400	1	6" PVCO C-909 PC 235	1120.00	LF	\$ 44.00	\$49,280.00	1120.00	0.00	1120.00	\$49,280.00	\$49,280.00	\$0.00	100%	\$ -
3423	25400	2	8" PVCO C-909 PC 235	5703.00	LF	\$ 58.00	\$330,774.00	5703.00	0.00	5703.00	\$330,774.00	\$330,774.00	\$0.00	100%	\$ -
3423	25400	3	12" PVCO C-909 PC 235	2157.00	LF	\$ 97.00	\$209,229.00	2157.00	0.00	2157.00	\$209,229.00	\$209,229.00	\$0.00	100%	\$ -
3423	25400	4	6" DICL CL350	50.00	LF	\$ 73.00	\$3,650.00	50.00	0.00	50.00	\$3,650.00	\$3,650.00	\$0.00	100%	\$ -
3423	25400	5	8" DICL CL350	410.00	LF	\$ 88.00	\$36,080.00	410.00	0.00	410.00	\$36,080.00	\$36,080.00	\$0.00	100%	\$ -
3423	25400	6	12" DICL CL350	332.00	LF	\$ 110.00	\$36,520.00	332.00	0.00	332.00	\$36,520.00	\$36,520.00	\$0.00	100%	\$ -
3423	25400	7	6" Gate Valve, MJ w/ Valve Box	1.00	EA	\$ 2,810.00	\$2,810.00	1.00	0.00	1.00	\$2,810.00	\$2,810.00	\$0.00	100%	\$ -
3423	25400	8	8" Gate Valve, MJ w/ Valve Box	23.00	EA	\$ 3,585.00	\$82,455.00	23.00	0.00	23.00	\$82,455.00	\$82,455.00	\$0.00	100%	\$ -
3423	25400	9	12" Gate Valve, MJ w/ Valve Box	13.00	EA	\$ 6,030.00	\$78,390.00	13.00	0.00	13.00	\$78,390.00	\$78,390.00	\$0.00	100%	\$ -
3423	25400	10	8" Division Valve, MJ w/ Valve Box	2.00	EA	\$ 3,610.00	\$7,220.00	2.00	0.00	2.00	\$7,220.00	\$7,220.00	\$0.00	100%	\$ -
3423	25400	11	Standard Fire Hydrant Assembly	14.00	EA	\$ 8,140.00	\$113,960.00	14.00	0.00	14.00	\$113,960.00	\$113,960.00	\$0.00	100%	\$ -
3423	25400	12	Ductile Iron Fittings	7.30	TON	\$ 9,000.00	\$65,700.00	7.30	0.00	7.30	\$65,700.00	\$65,700.00	\$0.00	100%	\$ -
3423	25400	13	2" Blowoff (Permanent)	6.00	EA	\$ 4,000.00	\$24,000.00	6.00	0.00	6.00	\$24,000.00	\$24,000.00	\$0.00	100%	\$ -
3423	25400	14	2" Auto Flush (Temporary)	4.00	EA	\$ 4,000.00	\$16,000.00	4.00	0.00	4.00	\$16,000.00	\$16,000.00	\$0.00	100%	\$ -
3423	25400	15	1" Single Service, Short	105.00	EA	\$ 985.00	\$103,425.00	105.00	0.00	105.00	\$103,425.00	\$103,425.00	\$0.00	100%	\$ -
3423	25400	16	1" Single Service, Long with 2" SCH 40 Sleeve	13.00	EA	\$ 1,450.00	\$18,850.00	13.00	0.00	13.00	\$18,850.00	\$18,850.00	\$0.00	100%	\$ -
3423	25400	17	1.5" Dual Service, Long with 4" SCH 40 Sleeve	56.00	EA	\$ 2,520.00	\$141,120.00	56.00	0.00	56.00	\$141,120.00	\$141,120.00	\$0.00	100%	\$ -
3423	25400	18	1" Irrigation Service	1.00	EA	\$ 1,790.00	\$1,790.00	1.00	0.00	1.00	\$1,790.00	\$1,790.00	\$0.00	100%	\$ -
3423	25400	19	Hydrostatic Testing	1.00	LS	\$ 15,000.00	\$15,000.00	1.00	0.00	1.00	\$15,000.00	\$15,000.00	\$0.00	100%	\$ -
3423	25400	20	Trench Excavation Protection	9772.00	LF	\$ 0.50	\$4,886.00	9772.00	0.00	9772.00	\$4,886.00	\$4,886.00	\$0.00	100%	\$ -
3423	25400	21	Tie into Existing Water Main	3.00	EA	\$ 500.00	\$1,500.00	3.00	0.00	3.00	\$1,500.00	\$1,500.00	\$0.00	100%	\$ -
3423	25400	22	Meter Boxes	230.00	EA	\$ 265.00	\$60,950.00	230.00	0.00	230.00	\$60,950.00	\$60,950.00	\$0.00	100%	\$ -
							\$1,403,589.00				\$1,403,589.00	\$1,403,589.00	\$0.00	100%	\$ -

ONSITE EARTHWORK, CLEARING,						CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	ESTIMATE		COMPLETE TO DATE
3423	21001	1	Clearing (ROW)	11.70	AC	\$ 3,190.00	\$37,323.00	11.70	0.00	11.70	\$37,323.00	\$37,323.00	\$0.00	100% \$0.00
3423	21001	2	Clearing (Drainage and Basin)	5.40	AC	\$ 3,190.00	\$17,226.00	5.40	0.00	5.40	\$17,226.00	\$17,226.00	\$0.00	100% \$ -
3423	21001	3	Excavation (Streets-Local)	22600.00	CY	\$ 9.00	\$203,400.00	22600.00	0.00	22600.00	\$203,400.00	\$203,400.00	\$0.00	100% \$ -
3423	21001	4	Embankment (Streets-Local)	13515.00	CY	\$ 3.25	\$43,923.75	13515.00	0.00	13515.00	\$43,923.75	\$43,923.75	\$0.00	100% \$ -
3423	21001	5	Excavation (Streets-Collector)	4710.00	CY	\$ 9.00	\$42,390.00	4710.00	0.00	4710.00	\$42,390.00	\$42,390.00	\$0.00	100% \$ -
3423	21001	6	Embankment (Streets-Collector)	1990.00	CY	\$ 3.25	\$6,467.50	1990.00	0.00	1990.00	\$6,467.50	\$6,467.50	\$0.00	100% \$ -
3423	21001	7	Excavation (Drainage and Basin)	23720.00	CY	\$ 14.00	\$332,080.00	23720.00	0.00	23720.00	\$332,080.00	\$332,080.00	\$0.00	100% \$ -
3423	21001	8	Embankment (Drainage and Basin)	1585.00	CY	\$ 3.25	\$5,151.25	1585.00	0.00	1585.00	\$5,151.25	\$5,151.25	\$0.00	100% \$ -
3423	21001	9	Excavation, Processing and Placement	58195.00	CY	\$ 5.25	\$305,523.75	58195.00	0.00	58195.00	\$305,523.75	\$305,523.75	\$0.00	100% \$ -
3423	21001	10	TPDES	1.00	LS	\$ 50,000.00	\$50,000.00	1.00	0.00	1.00	\$50,000.00	\$50,000.00	\$0.00	100% \$ -
						\$1,043,485.25					\$1,043,485.25	\$1,043,485.25	\$0.00	100% \$0.00

ONSITE LOT EARTHWORK					CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO		
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	ESTIMATE		COMPLETE TO DATE	
3423	21900	1	Clearing (Lots)	49.30	AC	\$ 3,190.00	\$157,267.00	49.30	0.00	49.30	\$157,267.00	\$157,267.00	\$0.00	100%	\$0.00
3423	21900	2	Excavation (Lots)	70065.00	CY	\$ 12.50	\$875,812.50	70065.00	0.00	70065.00	\$875,812.50	\$875,812.50	\$0.00	100%	\$0.00
3423	21900	3	Embankment (Lots)	162200.00	CY	\$ 3.25	\$527,150.00	162200.00	0.00	162200.00	\$527,150.00	\$527,150.00	\$0.00	100%	\$0.00
3423	21900	4	Gravity Retaining Wall	27130.00	FF	\$ 34.00	\$922,420.00	27130.00	0.00	27130.00	\$922,420.00	\$922,420.00	\$0.00	100%	\$0.00
							\$2,482,649.50				\$2,482,649.50	\$2,482,649.50	\$0.00	100%	\$0.00

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

CONTRACT: 20-2629

PROGRESS PAYMENT NO: Sixteen (16)
PROGRESS PAYMENT PERIOD: I/24-11/30/24CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

ONSITE DRAINAGE							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3423	23001	1	Channel Revegetation (Hydromulch)	11300.00	SY	\$ 1.50	\$16,950.00	11300.00	0.00	11300.00	\$16,950.00	\$16,950.00	\$0.00	100%	\$ -
3423	23001	2	Curlex Single Net Erosion Control Blankets	5210.00	SY	\$ 3.25	\$16,932.50	5210.00	0.00	5210.00	\$16,932.50	\$16,932.50	\$0.00	100%	\$ -
3423	23001	3	Landlok TRM 450 (TP-TRM)	1106.00	SY	\$ 19.00	\$21,014.00	1106.00	0.00	1106.00	\$21,014.00	\$21,014.00	\$0.00	100%	\$ -
3423	23001	4	12" Rock Rubble	466.50	SY	\$ 25.00	\$11,662.50	466.50	0.00	466.50	\$11,662.50	\$11,662.50	\$0.00	100%	\$ -
3423	23001	5	18" RCP	216.46	LF	\$ 83.50	\$18,074.41	216.46	0.00	216.46	\$18,074.41	\$18,074.41	\$0.00	100%	\$ -
3423	23001	6	24" RCP	765.32	LF	\$ 99.00	\$75,766.68	765.32	0.00	765.32	\$75,766.68	\$75,766.68	\$0.00	100%	\$ -
3423	23001	7	30" RCP	234.53	LF	\$ 112.00	\$26,267.36	234.53	0.00	234.53	\$26,267.36	\$26,267.36	\$0.00	100%	\$ -
3423	23001	8	36" RCP	442.51	LF	\$ 159.00	\$70,359.09	442.51	0.00	442.51	\$70,359.09	\$70,359.09	\$0.00	100%	\$ -
3423	23001	9	3-5'x4' Multiple Box Culvert	64.00	LF	\$ 1,530.00	\$97,920.00	64.00	0.00	64.00	\$97,920.00	\$97,920.00	\$0.00	100%	\$ -
3423	23001	10	6'x3' Single Box Culvert	753.74	LF	\$ 560.00	\$422,094.40	753.74	0.00	753.74	\$422,094.40	\$422,094.40	\$0.00	100%	\$ -
3423	23001	11	Reinforced Concrete Class 'A'												\$ -
		a. 10' Curb Inlet		3.00	EA	\$ 17,065.00	\$51,195.00	3.00	0.00	3.00	\$51,195.00	\$51,195.00	\$0.00	100%	\$ -
		b. 10' Modified Curb Inlet		1.00	EA	\$ 18,000.00	\$18,000.00	1.00	0.00	1.00	\$18,000.00	\$18,000.00	\$0.00	100%	\$ -
		c. 10' Curb Inlet + 10' Inlet Extension		1.00	EA	\$ 28,000.00	\$28,000.00	1.00	0.00	1.00	\$28,000.00	\$28,000.00	\$0.00	100%	\$ -
		d. 15' Curb Inlet		6.00	EA	\$ 23,500.00	\$141,000.00	6.00	0.00	6.00	\$141,000.00	\$141,000.00	\$0.00	100%	\$ -
		e. 15' Modified Curb Inlet		2.00	EA	\$ 30,000.00	\$60,000.00	2.00	0.00	2.00	\$60,000.00	\$60,000.00	\$0.00	100%	\$ -
		f. 20' Curb Inlet		2.00	EA	\$ 28,000.00	\$56,000.00	2.00	0.00	2.00	\$56,000.00	\$56,000.00	\$0.00	100%	\$ -
		g. 20' Curb Modified Inlet		1.00	EA	\$ 30,000.00	\$30,000.00	1.00	0.00	1.00	\$30,000.00	\$30,000.00	\$0.00	100%	\$ -
		h. 20' Curb Inlet + 10' Inlet Extension		2.00	EA	\$ 31,000.00	\$62,000.00	2.00	0.00	2.00	\$62,000.00	\$62,000.00	\$0.00	100%	\$ -
		i. RH-15 Headwall		26.50	CY	\$ 850.00	\$22,525.00	26.50	0.00	26.50	\$22,525.00	\$22,525.00	\$0.00	100%	\$ -
		j. Drain H Headwalls		29.80	CY	\$ 1,850.00	\$55,130.00	29.80	0.00	29.80	\$55,130.00	\$55,130.00	\$0.00	100%	\$ -
		k. Drain C1 Headwall		5.00	CY	\$ 2,670.00	\$13,350.00	5.00	0.00	5.00	\$13,350.00	\$13,350.00	\$0.00	100%	\$ -
		l. Drain D (Upstream) Headwall		4.10	CY	\$ 2,980.00	\$12,218.00	4.10	0.00	4.10	\$12,218.00	\$12,218.00	\$0.00	100%	\$ -
3423	23001	12	Baffle Blocks	4.50	CY	\$ 8,800.00	\$39,600.00	4.50	0.00	4.50	\$39,600.00	\$39,600.00	\$0.00	100%	\$ -
3423	23001	13	Pipe Railing	91.00	LF	\$ 100.00	\$9,100.00	91.00	0.00	91.00	\$9,100.00	\$9,100.00	\$0.00	100%	\$ -
3423	23001	14	6" Concrete Rip Rap	730.00	SY	\$ 150.00	\$109,500.00	730.00	0.00	730.00	\$109,500.00	\$109,500.00	\$0.00	100%	\$ -
3423	23001	15	4'x4' Junction Box	3.00	EA	\$ 7,190.00	\$21,570.00	3.00	0.00	3.00	\$21,570.00	\$21,570.00	\$0.00	100%	\$ -
3423	23001	16	5'x5' Junction Box	1.00	EA	\$ 9,085.00	\$9,085.00	1.00	0.00	1.00	\$9,085.00	\$9,085.00	\$0.00	100%	\$ -
3423	23001	17	8'x8' Junction Box	1.00	EA	\$ 32,000.00	\$32,000.00	1.00	0.00	1.00	\$32,000.00	\$32,000.00	\$0.00	100%	\$ -
3423	23001	18	9'x9' Junction Box	1.00	EA	\$ 49,000.00	\$49,000.00	1.00	0.00	1.00	\$49,000.00	\$49,000.00	\$0.00	100%	\$ -
3423	23001	19	Trench Protection	2476.56	LF	\$ 1.00	\$2,476.56	2476.56	0.00	2476.56	\$2,476.56	\$2,476.56	\$0.00	100%	\$ -
3423	23300	20	Basin (Includes 8" PVC pipe, 6" topsoil w/ Black Sod, 1" clay lin	1.00	LS	\$ 175,300.00	\$175,300.00	1.00	0.00	1.00	\$175,300.00	\$175,300.00	\$0.00	100%	\$ -
							\$1,774,090.50				\$1,774,090.50	\$1,774,090.50	\$0.00	100%	\$ -

ONSITE CONDUITS							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3423	27270	1	4-4" Primary Conduits	1575.00	LF	\$ 67.00	\$105,525.00	1575.00	0.00		\$105,525.00	\$105,525.00	\$0.00	100%	\$ -
3423	27270	2	3-3" Primary Conduits	4035.00	LF	\$ 37.00	\$149,295.00	4035.00	0.00	4035.00	\$149,295.00	\$149,295.00	\$0.00	100%	\$ -
3423	27270	3	1-3" Primary Conduit	7005.00	LF	\$ 11.50	\$80,557.50	7005.00	0.00	7005.00	\$80,557.50	\$80,557.50	\$0.00	100%	\$ -
3423	27270	4	1-3" Secondary Conduit	7025.00	LF	\$ 12.75	\$89,568.75	7025.00	0.00	7025.00	\$89,568.75	\$89,568.75	\$0.00	100%	\$ -
3423	27270	5	3" Service Conduit Stub outs (230 @ 5 LF Each)	1150.00	LF	\$ 12.00	\$13,800.00	1150.00	0.00	1150.00	\$13,800.00	\$13,800.00	\$0.00	100%	\$ -
3423	27270	6	Secondary Enclosure	107.00	EA	\$ 1,140.00	\$121,980.00	107.00	0.00	107.00	\$121,980.00	\$121,980.00	\$0.00	100%	\$ -
3423	27270	7	300 3 Place Primary Enclosure Foundation	4.00	EA	\$ 2,280.00	\$9,120.00	4.00	0.00	4.00	\$9,120.00	\$9,120.00	\$0.00	100%	\$ -
3423	27270	8	300 4 Place Primary Enclosure Foundation	2.00	EA	\$ 2,890.00	\$5,780.00	2.00	0.00	2.00	\$5,780.00	\$5,780.00	\$0.00	100%	\$ -
3423	27270	9	100 Transformer Foundation	36.00	EA	\$ 2,820.00	\$101,520.00	36.00	0.00	36.00	\$101,520.00	\$101,520.00	\$0.00	100%	\$ -
3423	27270	10	PSE9 Switch Gear Foundation Pad	5.00	EA	\$ 5,685.00	\$28,425.00	5.00	0.00	5.00	\$28,425.00	\$28,425.00	\$0.00	100%	\$ -
							\$705,571.25				\$705,571.25	\$705,571.25	\$0.00	100%	\$ -

ONSITE SANITARY SEWER							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3423	24100	1	8" Sanitary Sewer Pipe												
			6' to 8' Deep (SDR-26)	27.000	LF	\$ 48.50	\$1,309.50	27.00	0.00	27.00	\$1,309.50	\$1,309.50	\$0.00	100%	\$ -
			8' to 10' Deep (SDR-26)	3165.000	LF	\$ 55.50	\$175,657.50	3165.00	0.00	3165.00	\$175,657.50	\$175,657.50	\$0.00	100%	\$ -
			10' to 12' Deep (SDR-26)	3616.000	LF	\$ 64.25	\$232,328.00	3616.00	0.00	3616.00	\$232,328.00	\$232,328.00	\$0.00	100%	\$ -
			12' to 14' Deep (SDR-26)	739.000	LF	\$ 73.00	\$53,947.00	739.00	0.00	739.00	\$53,947.00	\$53,947.00	\$0.00	100%	\$ -
			14'+ Deep (SDR-26)	513.000	LF	\$ 90.25	\$46,298.25	513.00	0.00	513.00	\$46,298.25	\$46,298.25	\$0.00	100%	\$ -
3423	24100	2	12" Sanitary Sewer Pipe												
			8' to 10' Deep (SDR-26)	494.000	LF	\$ 76.50	\$37,791.00	494.00	0.00	494.00	\$37,791.00	\$37,791.00	\$0.00	100%	\$ -
			10' to 12' Deep (SDR-26)	399.000	LF	\$ 85.50	\$34,114.50	399.00	0.00	399.00	\$34,114.50	\$34,114.50	\$0.00	100%	\$ -
3423	24100	3	Standard Manhole	49.000	EA	\$ 6,140.00	\$300,860.00	49.00	0.00	49.00	\$300,860.00	\$300,860.00	\$0.00	100%	\$ -
3423	24100	4	Drop Manhole	1.000	EA	\$ 9,500.00	\$9,500.00	1.00	0.00	1.00	\$9,500.00	\$9,500.00	\$0.00	100%	\$ -
3423	24100	5	8" Cap	2.000	EA	\$ 250.00	\$500.00	2.00	0.00	2.00	\$500.00	\$500.00	\$0.00	100%	\$ -
3423	24100	6	Manhole Extra Depth >6'	227.600	VF	\$ 975.00	\$221,910.00	227.60	0.00	227.60	\$221,910.00	\$221,910.00	\$0.00	100%	\$ -
3423	24100	7	Tie to Existing Sewer	3.000	EA	\$ 250.00	\$750.00	3.00	0.00	3.00	\$750.00	\$750.00	\$0.00	100%	\$ -
3423	24100	8	6" Vertical Stacks	105.700	VF	\$ 114.00	\$12,049.80	105.70	0.00	105.70	\$12,049.80	\$12,049.80	\$0.00	100%	\$ -
3423	24100	9	Trench Excavation Protection	8953.000	LF	\$ 2.00	\$17,906.00	8953.00	0.00	8953.00	\$17,906.00	\$17,906.00	\$0.00	100%	\$ -
3423	24100	10	Camera Testing	8953.000	LF	\$ 2.00	\$17,906.00	8953.00	0.00	8953.00	\$17,906.00	\$17,906.00	\$0.00	100%	\$ -
3423	24100	11	8" x 6" Tee	85.000	EA	\$ 160.00	\$13,600.00	85.00	0.00	85.00	\$13,600.00	\$13,600.00	\$0.00	100%	\$ -
3423	24100	12	6" Lateral (SDR-26) (Single) (Short)	10.000	EA	\$ 2,140.00	\$21,400.00	10.00	0.00	10.00	\$21,400.00	\$21,400.00	\$0.00	100%	\$ -
3423	24100	13	6" Lateral (SDR-26) (Single) (Long)	8.000	EA	\$ 4,835.00	\$38,680.00	8.00	0.00	8.00	\$38,680.00	\$38,680.00	\$0.00	100%	\$ -
3423	24100	14	6" Lateral (SDR-26) (Dual) (Short)	62.000	EA	\$ 4,435.00	\$274,970.00	62.00	0.00	62.00	\$274,970.00	\$274,970.00	\$0.00	100%	\$ -
3423	24100	15	6" Lateral (SDR-26) (Dual) (Long)	44.000	EA	\$ 7,375.00	\$324,500.00	44.00	0.00	44.00	\$324,500.00	\$324,500.00	\$0.00	100%	\$ -
							\$1,835,977.55				\$1,835,977.55	\$1,835,977.55	\$0.00	100%	\$ -

CONTRACT: 20-2629

DNT CONSTRUCTION MONTHLY PROGRESS PAYMENT

PROGRESS PAYMENT NO: Sixteen (16)
PROGRESS PAYMENT PERIOD: 1/24-11/30/24

CONTRACTOR: DNT CONSTRUCTION
P O Box 6210
Round Rock, Texas 78683

Change Order#1							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3409	24900	1	6" Reuse Line				\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$ -
3409	24900	2	6" Mainline	689.00	LF		\$30,316.00	689.00	0.00	689.00	\$30,316.00	\$30,316.00	\$0.00	100%	\$ -
3409	24900	3	TPDES (Erosion/ Sediment Control Installation)	1.00	LS	\$ 7,500.00	\$7,500.00	1.00	0.00	1.00	\$7,500.00	\$7,500.00	\$0.00	100%	\$ -
3409	24900	4	Seed/Curlex/Vegetation and Temp Irrigation	1.00	LS	\$ 23,000.00	\$23,000.00	1.00	0.00	1.00	\$23,000.00	\$23,000.00	\$0.00	100%	\$ -
3409	24900	5	Effluent Reuse Irrigation Installation	1.00	LS	\$ 345,355.00	\$345,355.00	1.00	0.00	1.00	\$345,355.00	\$345,355.00	\$0.00	100%	\$ -
3409	24900	6	P/OH/IS/BONDS	1.00	LS	\$ 59,926.67	\$59,926.67	1.00	0.00	1.00	\$59,926.67	\$59,926.67	\$0.00	100%	\$ -
							\$466,097.67				\$466,097.67	\$466,097.67	\$0.00	100%	\$ -

Change Order#2 - Earthwork Credit							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3423	21001	1	Emabnkment	-14897.00	CY	\$ 3.25	(\$48,415.25)	-14897.00	0.00	-14897.00	(\$48,415.25)	(\$48,415.25)	\$0.00	100%	\$ -
3423	21001	2	Excavation, Processing and Placement	-58195.00	CY	5.25	(\$305,523.75)	-58195.00	0.00	-58195.00	(\$305,523.75)	(\$305,523.75)	\$0.00	100%	\$ -
3423	21001	3	Import	43298.00	CY	\$ 4.25	\$184,016.50	43298.00	0.00	43298.00	\$184,016.50	\$184,016.50	\$0.00	100%	\$ -
							(\$169,922.50)				(\$169,922.50)	(\$169,922.50)	\$0.00	100%	\$ -

Change Order#3- Irrigation Conduit							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3432	27270	1	2-4" Sch 40 PVC	150.00	LF	\$ 68.00	\$10,200.00	150.00	0.00	150.00	\$10,200.00	\$10,200.00	\$0.00	100%	\$ -
3423	27270	2	1-4" and 2-6" SCH 40 PVC	300.00	LF	\$ 70.00	\$21,000.00	300.00	0.00	300.00	\$21,000.00	\$21,000.00	\$0.00	100%	\$ -
3423	27270	3	1-4" and 1-6" Sch 40 PVC	60.00	LF	\$ 82.00	\$4,920.00	60.00	0.00	60.00	\$4,920.00	\$4,920.00	\$0.00	100%	\$ -
							\$36,120.00				\$36,120.00	\$36,120.00	\$0.00	100%	\$ -

		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
							AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3408	27300	1	Mobilization, Supervision & Layout	1.00	LS	10000.00	\$10,000.00	1.00	0.00	1.00	\$10,000.00	\$10,000.00	\$0.00	100%	\$ -
3408	27300	2	Trench Excavation	1500.00	LF	16.90	\$25,350.00	1500.00	0.00	1500.00	\$25,350.00	\$25,350.00	\$0.00	100%	\$ -
3408	27300	3	2" SCH 40	1540.00	LF	3.45	\$5,313.00	1540.00	0.00	1540.00	\$5,313.00	\$5,313.00	\$0.00	100%	\$ -
3408	27300	4	Streetlights Complete & In Place Per Duct Plan	5.00	EA	11600.00	\$58,000.00	5.00	0.00	5.00	\$58,000.00	\$58,000.00	\$0.00	100%	\$ -
3408	27300	5	11x18x18 Junction Boxes	5.00	EA	\$ 925.00	\$4,625.00	0.00	5.00	5.00	\$4,625.00	\$0.00	\$4,625.00	100%	\$ -
							\$103,288.00				\$103,288.00	\$98,663.00	\$4,625.00	100%	\$ -

Change Order #5 - Irrigation 13							CONTRACT	PREVIOUS	QTY	QTY	COST	PREVIOUS	COST THIS	%	BALANCE TO
		ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	AMOUNT	QTY.	THIS EST.	TO DATE	TO DATE	COST	ESTIMATE		COMPLETE TO DATE
3409	24900	1	Effluent Reuse Irrigation Installation (Unit 13)	1.00	LS	\$ 124,663.55	\$124,663.55	0.00	1.00	1.00	\$124,663.55	\$0.00	\$124,663.55	100%	\$ -
3409	24900	2	P/OH/lins/Bonds (Unit 13)	1.00	LS	\$ 21,193.00	\$21,193.00	0.00	1.00	1.00	\$21,193.00	\$0.00	\$21,193.00	100%	\$ -
							\$145,856.55				\$145,856.55	\$0.00	\$145,856.55	100%	\$ -

TOTAL CONTRACT \$11,330,042.77 \$11,158,357.77 \$11,007,876.22 \$150,481.55 98% \$171,685.00

TOTAL COMPLETED TO DATE	\$ 11,158,357.77
TOTAL COMPLETED/ STORED TO DATE	\$ 11,158,357.77
RETAINAGE HELD	\$ 1,115,835.79
TOTAL CPLT LESS RETAINAGE	\$ 10,042,521.98
LESS PREVIOUS BILLINGS	\$ 9,907,088.59
CURRENT PAYMENT DUE	\$ 135,433.39

ORIGINAL CONTRACT AMOUNT	\$ 10,748,603.05
CONTRACT CHANGES	\$ 581,439.72
TOTAL CONTRACT W/ CHANGES	\$ 11,330,042.77
WORK COMPLETED TO DATE	\$ 11,158,357.77
BALANCE TO COMPLETE	\$ 171,685.00

\$0.00

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project Meyer Ranch Units 13

Job No. 20-2629

On receipt by the signer of this document of a check from CCD Meyer Ranch Land LLC (maker of check) in the sum of \$ 135,433.39 payable to DNT Construction, LLC (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of CCD Meyer Ranch Land LLC (owner) located at Meyer Pkwy/ Honey Brown, New Braunfels (location) to the following extent: Meyer Ranch Units 13 (job description).

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to CCD Meyer Ranch Land LLC (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

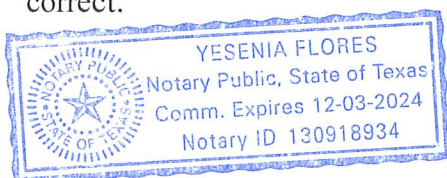
Date November 25, 2024

DNT Construction, LLC (Company name)

By  (Signature)

Dean Tomme, President (Title)

The foregoing instrument was acknowledged before me on November 25, 2024, by Dean Tomme the President of DNT Construction, LLC, who acknowledged that he/she was authorized to execute the document and who executed it for the reasons set forth herein. The document was also subscribed to and sworn to before me by the signatory as being true and correct.




Notary Public for the State of Texas

CCD MEYER RANCH LAND, LLC
By: HC Austin Meyer LLC, as Manager
By: HC Austin LLC, its Sole Member

December 11, 2024

Mr. James Wilson
General Manager - Texas
CCD Meyer Ranch Land, LLC
on behalf of Meyer Ranch MUD
c/o Crown Community Development
1751A West Diehl Road
Naperville, IL 60563

Via Email: jwilson@crown-chicago.com

Re: CCD Meyer Ranch Land, LLC
Meyer Ranch Unit 13
DNT Construction, LLC – Change Order No. 6

Attached is Change Order No. 6 from DNT Construction, LLC, for work on CCD Meyer Ranch Land, LLC, on behalf of Meyer Ranch MUD of Comal County, Texas, Meyer Ranch Unit 13.

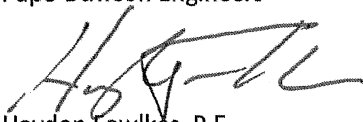
This change order has a net increase of \$137,479.45, which gives a new contract amount of \$11,467,522.22. The original contract amount was \$10,748,603.05. As a result of this and all change orders to date \$718,919.17 has increased the contract.

Zero (0) additional days will be added to the contract as a result of the attached change order no. 6.

The increase in cost to the contract is due to adjustments within County ROW for asphalt, base, lime and erosion control. After review of this change, it is the Engineer's recommendation that this change order be approved.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,
Pape-Dawson Engineers



Hayden Fowlkes, P.E.
Associate Vice President

Attachments

cc: Maria Zakrzewski, Crown Community Development

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CHANGE ORDER – REIMBURSEABLE

No. 06

DATE OF ISSUANCE: December 11, 2024 EFFECTIVE DATE: September 4, 2024

OWNER: CCD Meyer Ranch Land CONTRACTOR: DNT Construction

PROJECT: Meyer Ranch Unit 13

ENGINEER: Pape-Dawson Engineers

You are directed to make the following changes in the Contract Documents:

Description: Asphalt/Base/Lime and Erosion Control adjustments within County ROW

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price: \$10,748,603.05	Original Contract Times: Substantial Completion: 314 calendar days Ready for final Payment: 314 calendar days
Net increase from previous Change Orders: \$ 581,439.72	Net change from previous Change Orders: Substantial Completion: 0 calendar days Ready for final Payment: 0 calendar days
Contract Price prior to this Change Order: \$11,330,042.77	Contract Times prior to this Change Order: Substantial Completion: 314 calendar days Ready for final Payment: 314 calendar days
Net increase of this Change Order: \$ 137,479.45	Net increase /(decrease) of this Change Order: Substantial Completion: 0 calendar days Ready for final Payment: 0 calendar days
Contract Price with all approved Change Orders: \$11,467,522.22	Contract Times with all approved Change Orders: Substantial Completion: 314 calendar days Ready for final Payment: 314 calendar days

RECOMMENDED:

By: [Signature]
Pape-Dawson Engineers

Hayden Fowlkes, PE, Associate Vice President
Printed Name

Date: 12/11/2024

ACCEPTED:

By: [Signature]
DNT Construction

James Kearns
Printed Name

Date: 12/20/24

APPROVED:

By: [Signature]
CCD Meyer Ranch Land, LLC

James Wilson, Authorized Agent
Printed Name

Date: 12/20/2024

By: _____
Meyer Ranch MUD

Printed Name

Date: _____

DNT Construction LLC
CHANGE ORDER
2300 Picadilly Drive
Round Rock, Texas 78664

PROJECT: Meyer Ranch Unit 13	CHANGE ORDER NO.: 6 DATE: 9/4/2024
--	---

OWNER/ GENERAL CONTRACTOR

CCD Meyer Rnach Land, LLC
James Wilson
1751 A. West Diehl Rd.
Naperville, IL 60563

Your subcontract for performing work on this project is revised as shown below.

Except as specifically revised herein, all work, terms and conditions of the original subcontract remain the same and in force. If any portion of this change order is not acceptable, you must furnish us written notification of such non-acceptance at the address designated below within seven (7) days of the date of issue hereof.

The SubContract is changed as follows: *Asphalt/Base/Lime and Erosion Control Adjustments within County ROW*

DESCRIPTION	QTY	Unit	Unit Price	Add/Deduct
Revised Street Section				\$ -
50' Pavement Section (6" Lime Subgrade)	-19385	SY	\$ 5.50	\$ (106,617.50)
60" Pavement Section (6" Lime Subgrade)	-6900	SY	\$ 5.50	\$ (37,950.00)
Remove and Replace Flex Base	26285	SY	\$ 6.38	\$ 167,698.30
				\$ -
Silt Fence and Curlex				\$ -
Curlex (Installed within County ROW)	15745	SY	\$ 3.25	\$ 51,171.25
Silt Fence (Installed within County ROW)	29422	LF	\$ 2.95	\$ 86,794.90
Hydromulch (Installed within County ROW)	-15745	SY	\$ 1.50	\$ (23,617.50)

\$ 137,479.45

Total Change Order \$ 137,479.45

Notes:

This change constitutes a full, final and complete equitable adjustment for all costs and markups directly or indirectly attributable to the project referenced above. It is understood and agreed that no change is made to the overall contract time unless noted otherwise. The bonds required, if any, under the agreement prior to this change must be adjusted to reflect change. Bond premiums are specifically included within the amount of this change.

The changes listed above were discussed with and verbally approved by

Not valid until signed by the Owner and Subcontractor.

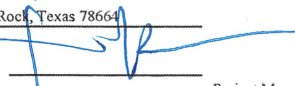
The original contract sum is	\$ 10,748,603.05
The net change by previously approved Change Orders	\$ 435,583.17 \$ 581,439.72
The Total sum this Change Order is	\$ 137,479.45
The Total sum for all Change Orders is	\$ 573,062.62 \$ 718,919.17
The new Contract sum including this Change Order will be	\$ 11,321,665.67 \$ 11,467,522.22

The change results in an add of _____ days to the contract time.

Note: Please sign and return two copies of this Change Order. You will receive a fully executed copy for your files.

DNT Construction LLC
CONTRACTOR

2300 Picadilly Drive
Round Rock, Texas 78664

BY  _____, Project Manager
DATE 9/4/2024

CCD Meyer Rnach Land, LLC
OWNER/ GENERAL CONTRACTOR

1751 A. West Diehl Rd.
Naperville, IL 60563

BY _____
James Wilson
DATE _____

November 4, 2024

Mr. James Wilson
General Manager - Texas
CCD Meyer Ranch Land, LLC
c/o Crown Community Development
1751A West Diehl Road
Naperville, IL 60563

Via Email: jwilson@crown-chicago.com

Re: Meyer Ranch Unit 14 - Draw Request #5
Harris Road Co., Inc.
Period To: October 29, 2024

Dear Mr. Wilson:

Kindly accept this letter as certification from Pape-Dawson Engineers that the portion of the Infrastructure Improvements set forth in the Draw Request has been completed in a good and workmanlike manner in general accordance with the plans based on field observations.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,
Pape-Dawson Engineers



Catherine Lundberg, P.E.
Project Manager

cc: Maria Zakrzewski, Crown Community Development

Attachment

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APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF ONE PAGES

TO OWNER:

CCD Meyer Ranch Land, LLC
1751A W. Diehl Rd.
Naperville, IL 60563

PROJECT:

Meyer Ranch Unit 14
Comal County, TX

APPLICATION NO:

5

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ENGINEER
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR:

Harris Road Co., Inc.
P.O. Box 1001
Wimberley, TX 78676

VIA ENGINEER:

Pape Dawson
1672 Independence Dr., Ste 102
New Braunfels, TX 78132

PERIOD TO:

10/29/24

PROJECT NOS:

CONTRACT FOR:

~~Blum Creek Phase 2~~

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date:

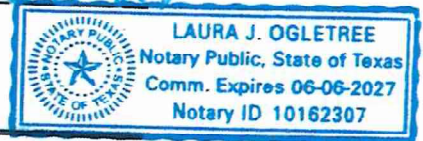
10-30-24

State of: Texas

Subscribed and sworn to before me this 30

County of: Hays
day of October, 2024

Notary Public: Laura J. Ogletree
My Commission expires: 6-06-2027



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 442,711.07

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER:

By:

Catherine Lundberg, P.E.

Date:

11-4-24

CONCURRENCE:

By:

Date:

11-13-24

CCD MEYER RANCH LAND, LLC By: HC Austin Meyer I.L.C as Manager

By: HC Austin LLC as it's Sole Member

ACCEPTED:

By:

MEYER RANCH MUD OF COMAL COUNTY

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT - 1992 EDITION - AIA - ©1992

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20005-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

1. ORIGINAL CONTRACT SUM
2. Net change by Change Orders
3. CONTRACT SUM TO DATE (Line 1 ± 2)
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$ 2,088,075.33
\$ 0.00
\$ 2,088,075.33
\$ 1,419,934.95

5. RETAINAGE:

a. 5 % of Completed Work
(Column D + E on G703)

\$ 141,993.50

b. 0 % of Stored Material
(Column F on G703)

\$ 0

Total Retainage (Lines 5a + 5b or

Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

\$ 141,993.50
\$ 1,277,941.46

7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate)

\$ 835,230.39

8. CURRENT PAYMENT DUE

\$ 442,711.07

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6)

\$ 810,153.88

CHANGE ORDER SUMMARY		
	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

To: CCD Meyer Ranch Land, LLC.
1751A W. Diehl Rd.
Naperville, IL 60563

Date: October 29, 2024
Estimate #: 5
Location: Meyer Ranch Unit 14
Comal County, TX

From: Harris Road Co., Inc
P.O. Box 1001
Wimberley, TX 78676

code	code	Item No.	Estimated Quantity	Unit	Item Description	Unit Price	Previous Total	Total This Estimate	Total To Date	Amount	% Comp	Amount This Month	Contract Amt	Amt Left to Complete
ONSITE STREETS														
		1.			50' ROW (Clay Subgrade)									
3424	31001		3,291	SY	a. 2.5" Type D HMA (Gutter to Gutter)	\$14.90	0		0	\$0.00	0%	\$0.00	\$49,035.90	\$49,035.90
3424	31001		3,928	SY	b. 9" Flexible (Granular) Base (1' Behind Back of Curb)	\$11.85	0		0	\$0.00	0%	\$0.00	\$46,546.80	\$46,546.80
3424	31001		3,928	SY	c. 6" Lime Treated Subgrade (1' Behind Back of Curb)	\$8.00	0		0	\$0.00	0%	\$0.00	\$31,424.00	\$31,424.00
ONSITE WATER DISTRIBUTION														
3424	31001	2.	2,440	SY	50' ROW (Rock Subgrade)									
3424	31001		2,946	SY	a. 2" Type D HMA (Gutter to Gutter)	\$11.80	0		0	\$0.00	0%	\$0.00	\$28,792.00	\$28,792.00
3424	31001	3.	2,946	SY	b. 8" Flexible (Granular) Base (1' Behind Back of Curb)	\$10.50	0		0	\$0.00	0%	\$0.00	\$30,933.00	\$30,933.00
3424	31001	4.	263	SY	Revegetation (Hydromulch) Parkways	\$1.25	0		0	\$0.00	0%	\$0.00	\$3,682.50	\$3,682.50
3424	31001	5.	3,430	LF	Sidewalk	\$71.84	0		0	\$0.00	0%	\$0.00	\$18,893.92	\$18,893.92
3424	31001	6.	30	LF	7" Concrete Curb and Gutter	\$17.25	0		0	\$0.00	0%	\$0.00	\$59,167.50	\$59,167.50
3424	31001	7.	1	LS	Remove Header Curb & Barricade Post	\$14.00	0		0	\$0.00	0%	\$0.00	\$420.00	\$420.00
					Striping and Signage	\$2,500.00	0		0	\$0.00	0%	\$0.00	\$2,500.00	\$2,500.00
3424	25400	1.	193	LF	6" PVC C-909 PC 235	\$66.95	57.9	135.1	193	\$12,921.35	100%	\$9,044.95	\$12,921.35	\$0.00
3424	25400	2.	1,242	LF	8" PVC C-909 PC 235	\$77.25	372.6	869.4	1242	\$95,944.50	100%	\$57,181.15	\$95,944.50	\$0.00
3424	25400	3.	134	LF	8" DI CL350	\$97.85	40.2		40.2	\$3,933.57	30%	\$0.00	\$13,111.90	\$9,178.33
3424	25400	4.	4	EA	Standard Fire Hydrant Assembly	\$8,700.00	0	3	3	\$26,100.00	75%	\$26,100.00	\$34,800.00	\$8,700.00
3424	25400	5.	1.3	TON	Ductile Iron Fittings	\$10,300.00	0	1.17	1.17	\$12,051.00	90%	\$12,051.00	\$13,390.00	\$1,339.00
3424	25400	6.	1	EA	6" Gate Valve, MJ w/ Valve Box	\$2,575.00	0	1	1	\$2,575.00	100%	\$2,575.00	\$2,575.00	\$0.00
3424	25400	7.	1	EA	8" Gate Valve, MJ w/ Valve Box	\$3,600.00	0	1	1	\$3,600.00	100%	\$3,600.00	\$3,600.00	\$0.00
3424	25400	8.	1	EA	2" Auto Flush (Permanent)	\$7,825.00	0	1	1	\$7,825.00	100%	\$7,825.00	\$7,825.00	\$0.00
3424	25400	9.	1	EA	2" Auto Flush (Temporary)	\$3,390.00	0	1	1	\$3,390.00	100%	\$3,390.00	\$3,390.00	\$0.00
3424	25400	10.	16	EA	1" Single Service, Short	\$1,030.00	0	16	16	\$16,480.00	100%	\$16,480.00	\$16,480.00	\$0.00
3424	25400	11.	3	EA	1" Single Service, Long with 2" SCH 40 Sleeve	\$1,335.00	0	3	3	\$4,005.00	100%	\$4,005.00	\$4,005.00	\$0.00
3424	25400	12.	8	EA	1.5" Dual Service, Long with 4" SCH 40 Sleeve	\$2,160.00	0	8	8	\$17,280.00	100%	\$17,280.00	\$17,280.00	\$0.00
3424	25400	13.	1	EA	1" Irrigation Service	\$825.00	0	1	1	\$825.00	100%	\$825.00	\$825.00	\$0.00
3424	25400	14.	1	LS	Hydrostatic Testing	\$515.00	0		0	\$0.00	0%	\$0.00	\$3,216.45	\$0.00
3424	25400	15.	1,569	LF	Trench Excavation Protection	\$2.05	1569	1569	1569	\$3,216.45	100%	\$0.00	\$515.00	\$515.00
3424	25400	16.	1	EA	Tie to Existing Water Main	\$2,265.00	0		0	\$0.00	0%	\$0.00	\$2,265.00	\$0.00
3424	25400	17.	36	EA	Meter Boxes	\$515.00	0		0	\$0.00	0%	\$0.00	\$18,540.00	\$18,540.00
ONSITE EARTHWORK, CLEARING, AND SWPPP														
3424	21001	1.	2.1	AC	Clearing (ROW)	\$2,400.00	2.1		2.1	\$5,040.00	100%	\$0.00	\$5,040.00	\$0.00
3424	21001	2.	2.6	AC	Clearing (Drainage and Basin)	\$2,400.00	2.6		2.6	\$6,240.00	100%	\$0.00	\$6,240.00	\$0.00
3424	21001	3.	2,960	CY	Excavation (Streets)	\$8.00	2960		2960	\$23,680.00	100%	\$0.00	\$23,680.00	\$0.00
3424	21001	4.	2,130	CY	Embankment (Streets)	\$5.80	100	800	900	\$5,220.00	42%	\$4,640.00	\$12,354.00	\$7,134.00
3424	21001	5.	5,915	CY	Excavation (Drainage and Basin)	\$10.00	300	1000	1300	\$13,000.00	22%	\$10,000.00	\$59,150.00	\$46,150.00
3424	21001	6.	1,120	CY	Embankment (Drainage and Basin)	\$5.80	0		0	\$0.00	0%	\$0.00	\$6,496.00	\$6,496.00
3424	21001	7.	1	LS	TPDES	\$100,000.00	0.9		0.9	\$90,000.00	90%	\$0.00	\$100,000.00	\$10,000.00
ONSITE LOT EARTHWORK														
3424	21900	1.	7.7	AC	Clearing (Lots)	\$2,400.00	7.7		7.7	\$18,480.00	100%	\$0.00	\$18,480.00	\$0.00
3424	21900	2.	2,735	CY	Excavation (Lots)	\$8.00	1700	700	2400	\$19,200.00	88%	\$5,600.00	\$21,880.00	\$2,680.00
3424	21900	3.	8,965	CY	Embankment (Lots)	\$5.80	3000	3000	6000	\$34,800.00	67%	\$17,400.00	\$51,997.00	\$17,197.00
3424	21900	4.	565	FF	Gravity Retaining Wall	\$100.00	0		0	\$0.00	0%	\$0.00	\$56,500.00	\$56,500.00
ONSITE DRAINAGE														
3424	23001	1.	7,360	SY	Channel Revegetation (Hydromulch)	\$1.55	0		0	\$0.00	0%	\$0.00	\$11,408.00	\$11,408.00
3424	23001	2.	3,322	SY	Curlax Single Net Erosion Control Blankets	\$2.63	0		0	\$0.00	0%	\$0.00	\$8,736.86	\$8,736.86
3424	23001	3.	1,140	SY	Landlok TRM 450 (TP-TRM)	\$9.65	0		0	\$0.00	0%	\$0.00	\$11,001.00	\$11,001.00
3424	23001	4.	237	SY	12" Rock Rubble	\$92.70	0		0	\$0.00	0%	\$0.00	\$21,969.90	\$21,969.90


ITEM #	DESCRIPTION	QTY	UNIT	PRICE	EXT PRICE	Bid Item UP	Qty Delivered	Qty Installed	Qty On Hand	On Hand Total
***** WATER IMPROVEMENTS *****										
8" DUCTILE IRON PIPE		134	LF							
8" TJ DUCTILE IRON PIPE CL350		144	FT	\$35.80	\$5,155.20	\$35.80	144	40	104	\$3,716.04
					\$5,155.20					
STANDARD FIRE HYDRANT ASSEMBLY		4	EA							
6" MJ GATE VALVE 2" OP NUT L/ACCY		5	EA	\$1,099.20	\$5,496.00	\$1,099.20	5	3	2	\$2,198.40
6" X 13" MJ SWIVEL X SOLID HYDRANT ADAPTER COUPLING		4	EA	\$209.05	\$836.20	\$209.05	4	3	1	\$209.05
5 FT FIRE HYDRANT 4.5 NST SILVER		4	EA	\$4,020.99	\$16,083.95	\$4,020.99	4	3	1	\$4,020.99
6" NUT AND BOLT SET		8	EA	\$34.10	\$272.80	\$34.10	8	6	2	\$68.20
SHORTY VALVE BOX		4	EA	\$71.85	\$287.40	\$71.85	4	3	1	\$71.85
SHORTY VALVE BOX COVER		4	EA	\$33.88	\$135.50	\$33.88	4	3	1	\$33.88
6" C909 PVC PIPE		40	FT	\$11.71	\$468.21	\$11.71	40	30	10	\$117.05
					\$23,580.06					
DUCTILE IRON FITTINGS		1	TON							
DOMESTIC , BEND,6,MJ,111/4,C153,CL		2	EA	\$139.86	\$279.72	\$139.86	2		2	\$279.72
8" MJ RESTRAINT SET DIP 350PSI		3	EA	\$84.83	\$254.49	\$84.83	3		3	\$254.49
					\$534.21					
TIE TO EXISTING WATER MAIN		1	EA							
DOMESTIC , SLV,SOLID,8x12,MJ,C153,TC		1	EA	\$205.35	\$205.35	\$205.35	1		1	\$205.35
8" MJ RESTRAINT SET PVC 200PSI		2	EA	\$97.85	\$195.70	\$97.85	2		2	\$195.70
					\$401.05					
METER BOXES		36	EA							
DFW 1200 SINGLE METER BOX		36	EA	\$20.07	\$722.48	\$20.07	36		36	\$722.48
					\$722.48					
***** DRAINAGE IMPROVEMENTS *****										
30" RCP		47	LF							
30" CL III REINFORCED CONCRETE PIPE - ASTM C 76		48	FT	\$66.11	\$3,173.16	\$66.11	48	14	34	\$2,241.05
					\$3,173.16					
5-8'X4' MULTIPLE BOX CULVERT		70	LF							
8' x 4' BOX CULVERT ASTM C1455		350	FT	\$696.62	\$243,818.28	\$696.62			0	\$-
					\$243,818.28					
4X4 JUNCTION BOX		2	EA							
4'X4' JUNCTION BOX W/ R&C		1	EA	\$2,770.41	\$2,770.41	\$2,770.41			0	\$-
4'X4' JUNCTION BOX W/ R&C		1	EA	\$2,770.41	\$2,770.41	\$2,770.41			0	\$-
					\$5,540.82					
4" DDC CONTROLLER		2	EA							
4" DDC CONTROLLER W/ ACTUATOR VALVE		2	EA	\$11,177.50	\$22,355.00	\$11,177.50			0	\$-
4" BELL END SCH 40 PVC PIPE		160	FT	\$3.01	\$482.00	\$3.01	160		160	\$482.00
					\$22,837.00					
Err:508										
Materials on Hand Total										\$14,816.24

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Scott Harris** the **President of Harris Road Company**, who, being by me duly sworn, on his oath deposed and said that the factual statements contained herein are within his personal knowledge and to the best of his knowledge is true and correct.

2. Upon receipt by the undersigned of a check from CCD Meyer Ranch Land, LLC, in the sum of **Four Hundred Forty--Two Thousand Seven Hundred Eleven Dollars and 07 Cents (442,711.07) payable to Harris Road Co** and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any and all payments, claims, causes of action, monies owed and/or liens the undersigned has or could have on the project identified as **Meyer Ranch Unit 14, Comal County, Texas** up to the date of this Agreement as stated below, and this payment represents full payment of any and all labor, services, materials, rentals, repairs, interest and/or taxes due from CCD Meyer Ranch Land, LLC on the above-named project up to the date approved by the engineer on the draw application. It is acknowledged that additional work, materials and labor shall be required by **Harris Road Company** to finalize the contract. **Scott Harris of Harris Road Company** certifies and warrants that it has fully satisfied all claims for work, labor, materials, supplies, equipment, and all other items as well as the payment of all invoices used or furnished by the undersigned and its subcontractors, suppliers and other vendors in the performance of the above referenced project up to the date stated below.

DATED THIS 30 DAY OF October 2024.

www


 LAURA J. OGLETREE
 Notary Public, State of Texas
 Comm. Expires 06-06-2027
 Notary ID 10162307

NOTARY PUBLIC

December 13, 2024

Mr. James Wilson
General Manager - Texas
CCD Meyer Ranch Land, LLC
c/o Crown Community Development
1751A West Diehl Road
Naperville, IL 60563

Via Email: jwilson@crown-chicago.com

Re: Meyer Ranch Unit 14 - Draw Request #6
Harris Road Co., Inc.
Period To: November 27, 2024

Dear Mr. Wilson:

Kindly accept this letter as certification from Pape-Dawson Engineers that the portion of the Infrastructure Improvements set forth in the Draw Request has been completed in a good and workmanlike manner in general accordance with the plans based on field observations.

Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,
Pape-Dawson Engineers



Catherine Lundberg, P.E.
Project Manager

cc: Maria Zakrzewski, Crown Community Development

Attachment

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APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF ONE

PAGES

TO OWNER:

CCD Meyer Ranch Land, LLC
1751A W. Diehl Rd.
Naperville, IL 60563

PROJECT:

Meyer Ranch Unit 14
Comal County, TX

APPLICATION NO:

6

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ENGINEER
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR:

Harris Road Co., Inc.
P.O. Box 1001
Wimberley, TX 78676

VIA ENGINEER:

Pape Dawson
1672 Independence Dr., Ste 102
New Braunfels, TX 78132

PERIOD TO:

11/27/24

PROJECT NOS:**CONTRACT FOR:**~~Plum Creek Phase 2~~**CONTRACT DATE:****CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,088,075.33
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,088,075.33
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,491,762.36
5. RETAINAGE:		
a. 5 10% of Completed Work (Column D + E on G703)	\$	149,176.24
b. 0 % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	149,176.24
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	1,342,586.12
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	1,277,941.45
8. CURRENT PAYMENT DUE	\$	64,644.67
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	745,489.21

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:By: 

Date:

12/11/24

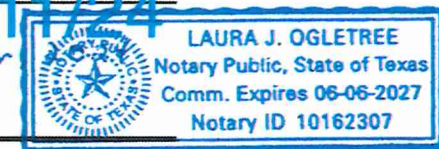
State of: Texas

County of: Harris

Subscribed and sworn to before me this 11th day of December

Notary Public: Laura J. Ogletree

My Commission expires: 6-06-27

**ENGINEER'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 64,644.67

(Attach explanation if amount certified differs from the amount applied for.)

ENGINEER:By: 

Catherine Lundberg, P.E., Project Manager

Date:

12-13-24

CONCURRENCE:By: 

Date:

12/20/2024

CCD MEYER RANCH LAND, LLC By: HC Austin Meyer LLC as Manager

By: HC Austin LLC as it's Sole Member

ACCEPTED:

By: _____

Date: _____

MEYER RANCH MUD OF COMAL COUNTY

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

To: CCD Meyer Ranch Land, LLC.
1751A W. Diehl Rd.
Naperville, IL 60563

Date: November 27, 2024
Estimate #: 6
Location: Meyer Ranch Unit 14
Comal County, TX

From: Harris Road Co., Inc
P.O. Box 1001
Wimberley, TX 78676

code	code	Item No.	Estimated Quantity	Unit	Item Description	Unit Price	Previous Total	Total This Estimate	Total To Date	Amount	% Comp	Amount This Month	Contract Amt	Amt Left to Complete
ONSITE STREETS														
		1.			50' ROW (Clay Subgrade)									
3424	31001		3,291	SY	a. 2.5" Type D HMAC (Gutter to Gutter)	\$14.90	0		0	\$0.00	0%	\$0.00	\$49,035.90	\$49,035.90
3424	31001		3,928	SY	b. 9" Flexible (Granular) Base (1' Behind Back of Curb)	\$11.85	0		0	\$0.00	0%	\$0.00	\$46,546.80	\$46,546.80
3424	31001		3,928	SY	c. 6" Lime Treated Subgrade (1' Behind Back of Curb)	\$8.00	0		0	\$0.00	0%	\$0.00	\$31,424.00	\$31,424.00
		2.			50' ROW (Rock Subgrade)									
3424	31001		2,440	SY	a. 2" Type D HMAC (Gutter to Gutter)	\$11.80	0		0	\$0.00	0%	\$0.00	\$28,792.00	\$28,792.00
3424	31001		2,946	SY	b. 8" Flexible (Granular) Base (1' Behind Back of Curb)	\$10.50	0		0	\$0.00	0%	\$0.00	\$30,933.00	\$30,933.00
3424	31001	3.	2,946	SY	Revegetation (Hydromulch) Parkways	\$1.25	0		0	\$0.00	0%	\$0.00	\$3,682.50	\$3,682.50
3424	31001	4.	263	SY	Sidewalk	\$71.84	0		0	\$0.00	0%	\$0.00	\$18,893.92	\$18,893.92
3424	31001	5.	3,430	LF	7" Concrete Curb and Gutter	\$17.25	0		0	\$0.00	0%	\$0.00	\$59,167.50	\$59,167.50
3424	31001	6.	30	LF	Remove Header Curb & Barricade Post	\$14.00	0		0	\$0.00	0%	\$0.00	\$420.00	\$420.00
3424	31001	7.	1	LS	Striping and Signage	\$2,500.00	0		0	\$0.00	0%	\$0.00	\$2,500.00	\$2,500.00
ONSITE WATER DISTRIBUTION														
3424	25400	1.	193	LF	6" PVCO C-909 PC 235	\$66.95	193		193	\$12,921.35	100%	\$0.00	\$12,921.35	\$0.00
3424	25400	2.	1,242	LF	8" PVCO C-909 PC 235	\$77.25	1242		1242	\$95,944.50	100%	\$0.00	\$95,944.50	\$0.00
3424	25400	3.	134	LF	8" DICL CL350	\$97.85	40.2	39	79.2	\$7,749.72	59%	\$3,816.15	\$13,111.90	\$5,362.18
3424	25400	4.	4	EA	Standard Fire Hydrant Assembly	\$8,700.00	3	0.8	3.8	\$33,060.00	95%	\$6,960.00	\$34,800.00	\$1,740.00
3424	25400	5.	1.3	TON	Ductile Iron Fittings	\$10,300.00	1.170	0.05	1.22	\$12,566.00	94%	\$515.00	\$13,390.00	\$824.00
3424	25400	6.	1	EA	6" Gate Valve, MJ w/ Valve Box	\$2,575.00	1		1	\$2,575.00	100%	\$0.00	\$2,575.00	\$0.00
3424	25400	7.	1	EA	8" Gate Valve, MJ w/ Valve Box	\$3,600.00	1		1	\$3,600.00	100%	\$0.00	\$3,600.00	\$0.00
3424	25400	8.	1	EA	2" Auto Flush (Permanent)	\$7,825.00	1		1	\$7,825.00	100%	\$0.00	\$7,825.00	\$0.00
3424	25400	9.	1	EA	2" Auto Flush (Temporary)	\$3,390.00	1		1	\$3,390.00	100%	\$0.00	\$3,390.00	\$0.00
3424	25400	10.	16	EA	1" Single Service, Short	\$1,030.00	16		16	\$16,480.00	100%	\$0.00	\$16,480.00	\$0.00
3424	25400	11.	3	EA	1" Single Service, Long with 2" SCH 40 Sleeve	\$1,335.00	3		3	\$4,005.00	100%	\$0.00	\$4,005.00	\$0.00
3424	25400	12.	8	EA	1.5" Dual Service, Long with 4" SCH 40 Sleeve	\$2,160.00	8		8	\$17,280.00	100%	\$0.00	\$17,280.00	\$0.00
3424	25400	13.	1	EA	1" Irrigation Service	\$825.00	1		1	\$825.00	100%	\$0.00	\$825.00	\$0.00
3424	25400	14.	1	LS	Hydrostatic Testing	\$515.00	0		0	\$0.00	0%	\$0.00	\$515.00	\$515.00
3424	25400	15.	1,569	LF	Trench Excavation Protection	\$2.05	1569		1569	\$3,216.45	100%	\$0.00	\$3,216.45	\$0.00
3424	25400	16.	1	EA	Tie to Existing Water Main	\$2,265.00	0	0.2	0.2	\$453.00	20%	\$453.00	\$2,265.00	\$1,812.00
3424	25400	17.	36	EA	Meter Boxes	\$515.00	0	1.5	1.5	\$772.50	4%	\$772.50	\$18,540.00	\$17,767.50
ONSITE EARTHWORK, CLEARING, AND SWPPP														
3424	21001	1.	2.1	AC	Clearing (ROW)	\$2,400.00	2.1		2.1	\$5,040.00	100%	\$0.00	\$5,040.00	\$0.00
3424	21001	2.	2.6	AC	Clearing (Drainage and Basin)	\$2,400.00	2.6		2.6	\$6,240.00	100%	\$0.00	\$6,240.00	\$0.00
3424	21001	3.	2,960	CY	Excavation (Streets)	\$8.00	2960		2960	\$23,680.00	100%	\$0.00	\$23,680.00	\$0.00
3424	21001	4.	2,130	CY	Embankment (Streets)	\$5.80	900	1230	2130	\$12,354.00	100%	\$7,134.00	\$12,354.00	\$0.00
3424	21001	5.	5,915	CY	Excavation (Drainage and Basin)	\$10.00	1300	3100	4400	\$44,000.00	74%	\$31,000.00	\$59,150.00	\$15,150.00
3424	21001	6.	1,120	CY	Embankment (Drainage and Basin)	\$5.80	0	100	100	\$580.00	9%	\$580.00	\$6,496.00	\$5,916.00
3424	21001	7.	1	LS	TPDES	\$100,000.00	0.9	0.06	0.96	\$96,000.00	96%	\$6,000.00	\$100,000.00	\$4,000.00
ONSITE LOT EARTHWORK														
3424	21900	1.	7.7	AC	Clearing (Lots)	\$2,400.00	7.7		7.7	\$18,480.00	100%	\$0.00	\$18,480.00	\$0.00
3424	21900	2.	2,735	CY	Excavation (Lots)	\$8.00	2400		2400	\$19,200.00	88%	\$0.00	\$21,880.00	\$2,680.00
3424	21900	3.	8,965	CY	Embankment (Lots)	\$5.80	6000	1000	7000	\$40,600.00	78%	\$5,800.00	\$51,997.00	\$11,397.00
3424	21900	4.	565	FF	Gravity Retaining Wall	\$100.00	0	50	50	\$5,000.00	9%	\$5,000.00	\$56,500.00	\$51,500.00
ONSITE DRAINAGE														
3424	23001	1.	7,360	SY	Channel Revegetation (Hydromulch)	\$1.55	0		0	\$0.00	0%	\$0.00	\$11,408.00	\$11,408.00
3424	23001	2.	3,322	SY	Curlex Single Net Erosion Control Blankets	\$2.63	0		0	\$0.00	0%	\$0.00	\$8,736.86	\$8,736.86
3424	23001	3.	1,140	SY	Landiok TRM 450 (TP-TRM)	\$9.65	0		0	\$0.00	0%	\$0.00	\$11,001.00	\$11,001.00
3424	23001	4.	237	SY	12" Rock Rubble	\$92.70	0		0	\$0.00	0%	\$0.00	\$21,969.90	\$21,969.90

CERTIFICATE OF PROGRESS PAYMENT AND RELEASE

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Scott Harris, the President of Harris Road Company**, who, being by me duly sworn, on his oath deposed and said that the factual statements contained herein are within his personal knowledge and to the best of his knowledge is true and correct.

1. My name is **Coleman Harris, the Vice President of Harris Road Company** and I am over the age of 18, never been convicted of a felony and am in all ways competent to make this affidavit.

2. Upon receipt by the undersigned of a check from CCD Meyer Ranch Land, LLC, in the sum of **Sixty-Four Thousand Six Hundred Forty-Four Dollars and 67 Cents (64,644.67) payable to Harris Road Co** and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any and all payments, claims, causes of action, monies owed and/or liens the undersigned has or could have on the project identified as **Meyer Ranch Unit 14, Comal County, Texas** up to the date of this Agreement as stated below, and this payment represents full payment of any and all labor, services, materials, rentals, repairs, interest and/or taxes due from CCD Meyer Ranch Land, LLC on the above-named project up to the date approved by the engineer on the draw application. It is acknowledged that additional work, materials and labor shall be required by **Harris Road Company** to finalize the contract. **Scott Harris of Harris Road Company** certifies and warrants that it has fully satisfied all claims for work, labor, materials, supplies, equipment, and all other items as well as the payment of all invoices used or furnished by the undersigned and its subcontractors, suppliers and other vendors in the performance of the above referenced project up to the date stated below.

3. The undersigned hereby waives, releases and discharges CCD Meyer Ranch Land LLC and the real property on which **Harris Road Company** supplied labor, material and/or equipment, from and against any and all claims, causes of action, liens, liabilities, actions and judgments known or unknown at this time that arose or could have arisen out of any work performed for CCD Meyer Ranch Land, LLC related to or on the project identified as **Meyer Ranch Unit 14, Comal County, Texas** up to the date stated below.

DATED THIS 4 DAY OF 12 2024.

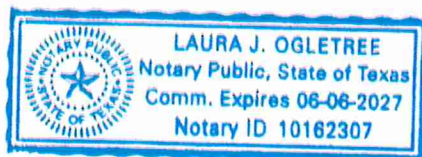
[Signature] OF HARRIS ROAD COMPANY

By: Coleman Harris

Vice President
TITLE

STATE OF TEXAS §
 §
COUNTY OF HAYS §

SUBSCRIBED and SWORN TO BEFORE ME on this 4 day of December, 2024 before me, Laura J. Ogletree personally appeared Coleman Harris, known to me or proved to me by Coleman Harris to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that based upon his personal knowledge the facts contained there in are true and correct.



Laura J. Ogletree
NOTARY PUBLIC



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

November 26, 2024

Mr. Tommy Tucker, President &
Board of Directors
Meyer Ranch Municipal Utility District of Comal County
c/o McClean & Howard, L.L.P.
4301 Bull Creek Road, Suite 150
Austin, Texas 78731

RE: Recommendation for Payment Application No. 12 – Meyer Ranch MUD WWTP Expansion

Board of Directors:

Please find attached Pay Application No. 12 from Cloacina, LLC in the amount of \$602,446.19 for the Meyer Ranch MUD WWTP Expansion project. We have reviewed the application for conformance with the contract documents, observed the work performed as of the date of the application, concur with the items and quantities, and recommend approval and payment of Pay Application No. 12 for \$602,446.19.

Should you have questions or need any additional information, please contact me at your convenience.

Sincerely,
Malone/Wheeler, Inc.

Dennis Lozano, P.E.
Principal, Engineer of Record

Attachments: Payment Application No. 12

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:
CCD Meyer Ranch Land LLC C/O Crown Community Develop
1751A West Diehl Road
Naperville, IL 60563
FROM CONTRACTOR:
Cloacina LLC
2385 Precision Drive
Arroyo Grande, CA 93420

PROJECT:
Meyer Ranch WWTP Expansion
Contract MRL-78

VIA Engineer
Malone Wheeler, Inc.
5113 Southwest Parkway, Ste. 260
Austin, Texas 78735

APPLICATION #: 12-CL22-192-12 Distribution to:
PERIOD TO: 10/07/24
PROJECT NOS: CL22-0192

CONTRACT DATE:

☒ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM----- \$ 5,154,171.44
2. Net change by Change Orders-----\$ \$ -589,468.38
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 4,564,703.06
4. TOTAL COMPLETED & STORED TO DATE-\$ 4,564,703.06
(Column G on Continuation Sheet)

5. RETAINAGE:
a. 10.0% of Completed Work \$ 456,470.31
(Columns D+E on Continuation Sheet)
b. of Stored Material \$
(Column F on Continuation Sheet)
Total Retainage (Line 5a + 5b or
Total in Column 1 of Continuation Sheet----- \$ 456,470.31

6. TOTAL EARNED LESS RETAINAGE----- \$ 4,108,232.75
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)----- \$ 3,505,786.56

8. CURRENT PAYMENT DUE----- \$ 602,446.19

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 456,470.31

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	-\$589,468.38	
Total approved this Month		
TOTALS	-\$589,468.38	
NET CHANGES by Change Order	-\$589,468.38	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR: 
By: _____ Date: October 7, 2024
Cloacina, LLC


Concurrence
By: _____ Date: _____
CCD Meyer Ranch Land, LLC By: HC Austin Meyer LLC as Manager
By: HC Austin LLC as its Sole Member

Accepted
By: _____ Date: _____
Meyer Ranch MUD of Comal County

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ----- \$602,446.19
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER:
By:  Date: 11.26.24
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

Page 2 of 2 Pages

APPLICATION NUMBER: 12-CL22-192-12

APPLICATION DATE: 10/27/24

PERIOD TO: 7-Oct-24

ARCHITECT'S PROJECT NO: CL22-0192

PROJECT:

Meyer Ranch WWTP Expansion

Contract MRL-78

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
1	Mobilization	348,000.00	338,000.00	10,000.00		\$ 348,000.00	100%	\$ -	\$ 34,800
2	Site Restoration	5,250.00	5,250.00			\$ 5,250.00	100%	\$ -	\$ 525
3	Erosion Control	5,000.00	5,000.00			\$ 5,000.00	100%	\$ -	\$ 500
4	Submersible Sanitary Pump	20,981.85	20,981.85			\$ 20,981.85	100%	\$ -	\$ 2,098
5	Influent Lift Station Piping Assembly	10,286.97	10,286.97			\$ 10,286.97	100%	\$ -	\$ 1,029
6	10" SCH 80 PVC Pipe with Pipe Supports and Fittings	30,000.00	30,000.00			\$ 30,000.00	100%	\$ -	\$ 3,000
7	Equalization Tank and Appurtenances	200,000.00	200,000.00			\$ 200,000.00	100%	\$ -	\$ 20,000
8	Membrane Bioreactor Packaged System	3,080,387.76	2,368,004.11	712,383.65		\$ 3,080,387.76	100%	\$ -	\$ 308,039
9	Chemical Feed Equipment	72,064.86	72,064.86			\$ 72,064.86	100%	\$ -	\$ 7,206
10	Chemical Storage Tank (1,000 Gallons) and Containment	35,000.00	35,000.00			\$ 35,000.00	100%	\$ -	\$ 3,500
11	Chemical Storage Tank (100 Gallons) and Containment	5,000.00	5,000.00			\$ 5,000.00	100%	\$ -	\$ 500
12	Demolition	30,000.00	30,000.00			\$ 30,000.00	100%	\$ -	\$ 3,000
13	Stairway	5,000.00	5,000.00			\$ 5,000.00	100%	\$ -	\$ 500
14	Access Platform with Handrails	20,000.00	20,000.00			\$ 20,000.00	100%	\$ -	\$ 2,000
15	MBR Treatment Concrete Pad	60,000.00	60,000.00			\$ 60,000.00	100%	\$ -	\$ 6,000
16	Chemical Storage Area Concrete Pad	13,000.00	13,000.00			\$ 13,000.00	100%	\$ -	\$ 1,300
17	Equalization Tank Concrete Pad	15,000.00	15,000.00			\$ 15,000.00	100%	\$ -	\$ 1,500
18	Yard Piping	100,000.00	100,000.00			\$ 100,000.00	100%	\$ -	\$ 10,000
19	Pressure Testing	3,000.00	-	3,000.00		\$ 3,000.00	100%	\$ -	\$ 300
20	Electrical System	350,000.00	350,000.00			\$ 350,000.00	100%	\$ -	\$ 35,000
21	Stairs and Platform for existing MBR Tanks	78,000.00	78,000.00			\$ 78,000.00	100%	\$ -	\$ 7,800
22	Chemical Storage Area Concrete Pad	10,000.00	10,000.00			\$ 10,000.00	100%	\$ -	\$ 1,000
23	Chemical Feed Equipment Relocation	6,000.00	6,000.00			\$ 6,000.00	100%	\$ -	\$ 600
24	Chemical Storage Tank (100 Gallons) and Containment	35,000.00	35,000.00			\$ 35,000.00	100%	\$ -	\$ 3,500
25	Chemical Storage Tank (1,000 Gallons) and Containment	5,000.00	5,000.00			\$ 5,000.00	100%	\$ -	\$ 500
26	Screenings Washer Compactor	5,000.00	5,000.00			\$ 5,000.00	100%	\$ -	\$ 500
27	Schedule Conformance (Deduct)***	(56,000.00)	-	(56,000.00)		\$ (56,000.00)		\$ -	\$ (5,600)
28	Change Order #2 Effluent Plume Package	73,731.62	73,731.62			\$ 73,731.62	100%	\$ -	\$ 7,373
29						\$ -		\$ -	\$ -
30						\$ -		\$ -	\$ -
31						\$ -		\$ -	\$ -
	SUBTOTALS PAGE 2	4,564,703.06	3,895,319.41	669,383.65	-	\$ 4,564,703.06	100%	\$ -	\$ 456,470.31

NOTICE:

THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. IT IS PROHIBITED FOR A PERSON TO REQUIRE YOU TO SIGN THIS DOCUMENT IF YOU HAVE NOT BEEN PAID THE PAYMENT AMOUNT SET FORTH BELOW. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

UNCONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: Meyer Ranch WWTP Expansion

Job No. 21-018-AUS

The signer of this document has been paid and has received a progress payment in the sum of \$232,398.90 for all labor, services, equipment, or materials furnished to the property or to CCD Meyer Ranch LLC (person with whom signer contracted) on the property of CCD Meyer Ranch LLC (owner) located at 1585 Frankies Cove New Braunfels, TX 78132 (location) to the following extent: Water Treatment Plant Expansion (job description). The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the above referenced project to the following extent:

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to CCD Meyer Ranch LLC (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date: 11/26/2024

Company Name: Cloacina LLC

By: Matti Kilpelainen

Title: President/General Manager

Signature: 

The foregoing instrument was acknowledged before me on _____, by _____, the _____ of Cloacina LLC, who acknowledged that he/she was authorized to execute the document and who executed it for the reasons set forth herein. The document was also subscribed to and sworn to before me by the signatory as being true and correct.

Notary Public for the State of California

**See Attached Form for
Notary Certificate**

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

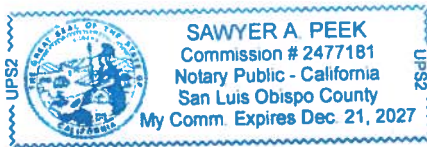
State of California

County of San Luis Obispo }

On 11/26/24 before me, Sawyer A Peek, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Matti H. Kilpelainen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



Cloacina LLC

2385 Precision Drive
Arroyo Grande, CA 93420

Invoice

Date	Invoice #
10/7/2024	CL22-192-12

Bill To
CCD Meyer Ranch Land LLC C/O Crown Community Development 1751A West Diehl Road Naperville, IL 60563

P.O. No.	Terms	Project
	Net 30	CL22-192 Meyer Ranch

Quantity	Description	U/M	Rate	Amount
0.00287	General Mobilization		3,484,320.55749	10,000.00
0	Site Restoration		1.00	0.00
0	Erosion Control		5,000.00	0.00
	Wastewater Equipment			
0	Submersible Sanitary Pump		20,981.85	0.00
0	Influent Lift Station Piping Assembly		10,286.97	0.00
0	10" SCH 80 PVC Pipe with Pipe Supports and Fittings		30,000.00	0.00
0	Equalization Tank and Appurtenances		200,000.00	0.00
0.23126	Membrane Bioreactor Packaged System		3,080,387.76	712,383.65
0	Chemical Feed Equipment		12,010.81	0.00
0	Chemical Storage Tank (1,000 Gallons) and Containment		17,500.00	0.00
0	Chemical Storage Tank (100 Gallons) and Containment		5,000.00	0.00
	Site Improvements			
0	Demolition		30,000.00	0.00
0	Stairway		2,500.00	0.00
0	Access Platformwith Handrails		20,000.00	0.00
0	MBR Treatment Concrete Pad		800.00	0.00
0	Chemical Storage Area Concrete Pad		1,000.00	0.00
0	Equalization Tank Concrete Pad		15,000.00	0.00
0	Yard Piping		100,000.00	0.00
1	Pressure Testing		3,000.00	3,000.00
	Electrical			
0	Electrical System		350,000.00	0.00
	Add Alternate Items			
0	Stairs and Platform for existing MBR Tanks		78,000.00	0.00
0	Chemical Storage Area Concrete Pad		10,000.00	0.00
0	Chemical Feed Equipment Relocation		6,000.00	0.00
0	Chemical Storage Tank (100 Gallons) and Containment		35,000.00	0.00
0	Chemical Storage Tank (1,000 Gallons) and Containment		5,000.00	0.00
			Total	



Cloacina LLC

2385 Precision Drive
Arroyo Grande, CA 93420

Invoice

Date	Invoice #
10/7/2024	CL22-192-12

Bill To
CCD Meyer Ranch Land LLC C/O Crown Community Development 1751A West Diehl Road Naperville, IL 60563

P.O. No.	Terms	Project
	Net 30	CL22-192 Meyer Ranch

Quantity	Description	U/M	Rate	Amount
0	Screenings Washer Compactor		5,000.00	0.00
	Substitutions			
-1	Schedule Conformance (Deduct)***		56,000.00	-56,000.00
0	Change Order #2 Effluent Plume Package		73,731.62	0.00
			Total	\$669,383.65

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: Meyer Ranch WWTP Expansion

Job No. 21-018-AUS

On receipt by the signer of this document of a check from CCD Meyer Ranch Land LLC (maker of check) in the sum of \$602,446.19 payable to Cloacina LLC, (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of CCD Meyer Ranch Land LLC (owner) located at 1585 Frankies Cove New Braunfels, TX 78132 (location) to the following extent: Water Treatment Plant Expansion.

This release covers a progress payment for all labor, services, equipment, or materials furnished by or through 10/7/2024 to the property or to CCD Meyer Ranch Land LLC (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date: 10/7/2024

Signature: _____

Name and Title: Matti Kilpelainen

Company Name: Cloacina LLC

The foregoing instrument was acknowledged before me on _____, by _____ the _____ of Cloacina LLC, who acknowledged that he/she was authorized to execute the document and who executed it for the reasons set forth herein. The document was also subscribed to and sworn to before me by the signatory as being true and correct.

**See Attached Form for
Notary Certificate**

Notary Public for the State of Texas
My Commission Expires:

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

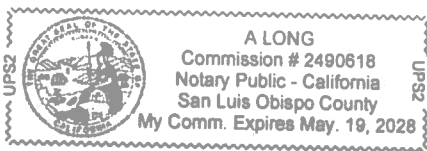
State of California

County of San Luis Obispo

On October 8, 2024 before me, Amanda Long notary public
Date Here Insert Name and Title of the Officer

personally appeared Matti Kilpelainen
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A Long
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____



Meyer Ranch MUD WWTP Expansion

Cloacina LLC

Contract No. 21-018-AUS

PROGRESS PAYMENT REQUEST #12 - October 2024 - FINAL PAYMENT

Bill to:

CCD Meyer Ranch Land LLC
c/o Crown Community Development
1751A West Diehl Road
Naperville, IL 60563
mzakrzewski@crown-chicago.com

Remit to:

Cloacina LLC
2385 Precision Drive
Arroyo Grande, CA 93420
accounting@cloacina.com

PAYMENT PERIOD: 9/25/2024 thru 10/13/2024

ORIGINAL CONTRACT AMOUNT:	\$5,154,171.44
APPROVED CHANGE ORDER AMOUNT:	-\$589,468.38
CURRENT CONTRACT AMOUNT:	\$4,564,703.06

COST SUMMARY:

	To Date	This Period
AMOUNT EARNED (See Attached Schedule)	\$4,564,703.06	\$669,383.65
AMOUNT OF RETENTION (10% of Contract)	\$456,470.31	\$66,937.46
EARNED LESS RETENTION	\$4,108,232.75	\$602,446.19
AMOUNT OF PREVIOUS INVOICES	\$3,505,786.56	
AMOUNT OF PAYMENT DUE THIS REQUEST	\$602,446.19	
PERCENT OF CONTRACT AMOUNT EARNED	100.00%	

TIME SUMMARY:

CONTRACT START DATE:	10/23/23	CHANGE TO CONTRACT TIME:	56	Days	
ORIGINAL CONTRACT TIME:	300	Cal Days	CURRENT CONTRACT TIME:	356	Days
ORIGINAL COMPLETION DATE:	8/18/24	CURRENT COMPLETION DATE:	10/13/24		
ELAPSED TIME FROM START:	356	Cal Days	PERCENT OF CONTRACT TIME:	100.0%	
IS CONTRACTOR'S PROGRESS ON SCHEDULE?	Yes				

CONTRACTOR:

The undersigned Contractor certifies that to the best of their knowledge, information and belief, the Work covered by this Progress Payment request has been completed in accordance with the Contract Documents, that all amounts have been paid for Work for which previous Certificates for Payment were issued, and payments received from Owner, and that the current payment shown herein is now due.

Cloacina LLC

By: Brendon Shearin

Role Program Manager

Date 11/25/2024

Item No.	ACTIVITY DESCRIPTION	SCHEDULED VALUE	From Previous Application	This Period	Materials Presently Stored	Completed & Stored to Date	Balance to Finish	Percent Complete
001	GENERAL							
002	Bid Item No. 1 - Mobilization							
003	Insurance & Bonding	\$73,000	\$73,000.00	\$0.00	\$0	\$73,000	\$0	100.00%
004	Preconstruction Activities (Project Setup, Planning, Issue PO's & Contracts, Etc.)	\$125,000	\$125,000.00	\$0.00	\$0	\$125,000	\$0	100.00%
005	Prepare CPM Baseline Schedule	\$5,000	\$5,000.00	\$0.00	\$0	\$5,000	\$0	100.00%
006	Prepare Schedule of Values	\$5,000	\$5,000.00	\$0.00	\$0	\$5,000	\$0	100.00%
007	Prepare IIPP	\$5,000	\$5,000.00	\$0.00	\$0	\$5,000	\$0	100.00%
008	Site Mobilization	\$125,000	\$125,000	\$0.00	\$0	\$125,000	\$0	100.00%
009	Demobilization	\$10,000	\$0	\$10,000.00	\$0	\$10,000	\$0	100.00%
010	Bid Item No. 2 - Site Restoration							
011	Site Restoration (\$5,250 SY at \$1.00/SY)	\$5,250	\$5,250	\$0.00	\$0	\$5,250	\$0	100.00%
012	Bid Item No. 3 - Erosion Control							
013	Furnish & Install Erosion Control	\$5,000	\$5,000	\$0.00	\$0	\$5,000	\$0	100.00%
014	(SUB TOTAL)	\$358,250.00	\$348,250.00	\$10,000.00	\$0	\$358,250	\$0.00	
015	WASTEWATER EQUIPMENT							
016	Bid Item No. 4 - Submersible Sanitary Pump							
017	Furnish & Install Submersible Sanitary Pump	\$20,981.85	\$20,981.85	\$0.00	\$0	\$20,981.85	\$0	100.00%
018	Bid Item No. 5 - Influent Lift Station Pump Piping Assembly							
019	Furnish & Install Influent Lift Station Pump Piping Assembly	\$10,286.97	\$10,286.97	\$0.00	\$0	\$10,286.97	\$0	100.00%
020	Bid Item No. 6 - 10" SCH 80 PVC Pipe with Pipe Supports & Fittings							
021	Furnish & Install 10" SCH 80 PVC Pipe with Pipe Supports & Fittings	\$30,000	\$30,000	\$0.00	\$0	\$30,000.00	\$0	100.00%
022	Bid Item No. 7 - Equalization Tank and Appurtenances							
023	Deposit for Materials & Submittal Generation	\$60,000	\$60,000.00	\$0.00	\$0	\$60,000	\$0	100.00%
024	Procure Tank Materials	\$100,000	\$100,000	\$0.00	\$0	\$100,000	\$0	100.00%
025	Install Tank	\$37,500	\$37,500	\$0.00	\$0	\$37,500	\$0	100.00%
026	Hydro Test Tank	\$2,500	\$2,500	\$0.00	\$0	\$2,500	\$0	100.00%
027	Bid Item No. 8 - Membrane Bioreactor Packaged System							
028	Submittal SB1000 Generation - 70% General Submittal	\$30,000.00	\$30,000.00	\$0.00	\$0	\$30,000	\$0	100.00%
029	Submittal SB1010 Generation - Controls/Electrical Submittal	\$10,000.00	\$10,000.00	\$0.00	\$0	\$10,000	\$0	100.00%
030	Submittal SB1030 Generation - Bolted Steel EQ Tank	\$10,000.00	\$10,000.00	\$0.00	\$0	\$10,000	\$0	100.00%
031	Submittal SB1050 Generation - Chemical Storage Tanks	\$5,000.00	\$5,000	\$0.00	\$0	\$5,000	\$0	100.00%
032	Submittal SB1060 Generation - EQ Aeration System	\$5,000.00	\$5,000.00	\$0.00	\$0	\$5,000	\$0	100.00%
033	Submittal SB1020 Generation - 100% IFC Submittal	\$30,000.00	\$30,000.00	\$0.00	\$0	\$30,000	\$0	100.00%
034	Submittal SB1040 Generation - Construction Materials	\$10,000.00	\$10,000.00	\$0.00	\$0	\$10,000	\$0	100.00%
035	Furnish Packaged MBR System & UV Skid	\$2,200,537.76	\$1,503,004.11	\$697,533.65	\$0.00	\$2,200,537.76	\$0.00	100.00%
036	GSE General Conditions (11 months Oct 2023 - Sept 2024 @ \$25,000/Mth)	\$275,000.00	\$275,000.00	\$0.00	\$0	\$275,000	\$0	100.00%
037	Furnish & Install Eyewash	\$10,000	\$10,000	\$0.00	\$0	\$10,000.00	\$0	100.00%
038	Install Submersible Wastewater Pump	\$12,500	\$12,500	\$0.00	\$0	\$12,500	\$0	100.00%
039	Install Packaged MBR	\$175,000	\$175,000	\$0.00	\$0	\$175,000	\$0	100.00%
040	Install UV System	\$25,000	\$25,000	\$0.00	\$0	\$25,000	\$0	100.00%
041	Furnish & Install Aeration Grid	\$65,000	\$65,000	\$0.00	\$0	\$65,000	\$0	100.00%
042	Install Aboveground Piping & Supports	\$200,000	\$200,000	\$0.00	\$0	\$200,000.00	\$0	100.00%
043	Disinfection	\$2,500	\$2,500	\$0.00	\$0	\$2,500	\$0	100.00%
044	Coatings	\$14,850	\$0	\$14,850.00	\$0	\$14,850	\$0	100.00%
045	Bid Item No. 9 - Chemical Feed Equipment							
046	Furnish & Install Chemical Feed System	\$72,064.86	\$72,064.86	\$0.00	\$0	\$72,064.86	\$0	100.00%
047	Bid Item No. 10 - Chemical Storage Tank (2 x 1,000 Gallons) and Containment							
048	Furnish & Install 2 x 1,000 Gallon Chemical Tanks	\$35,000	\$35,000.00	\$0.00	\$0	\$35,000.00	\$0	100.00%
049	Bid Item No. 11 - Chemical Storage Tank (1 x 150 Gallons) and Containment							
050	Furnish & Install 1 x 150 Gallon Chemical Tank	\$5,000	\$5,000.00	\$0.00	\$0	\$5,000.00	\$0	100.00%
051	Bid Item No. 12 - Sludge Screw Press - Removed via CO1							

Item No.	ACTIVITY DESCRIPTION	SCHEDULED VALUE	From Previous Application	This Period	Materials Presently Stored	Completed & Stored to Date	Balance to Finish	Percent Complete
052	Install Sludge Screw Press	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
053	Bid Item No. 13 - Sludge Conveyor - Removed via CO1							
054	Install Sludge Conveyor	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
055	Bid Item No. 14 - Sludge Feed Pumps - Removed via CO1							
056	Install Sludge Feed Pumps	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
057	Bid Item No. 15 - Sludge Cake Pump - Removed via CO1							
058	Install Sludge Cake Pump	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
059	Bid Item No. 16 - Dewatering Polymer Feed System - Removed via CO1							
060	Install Dewatering Polymer Feed System	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
061	Bid Item No. 17 - Dewatering Platform - Removed via CO1							
062	Install Dewatering Platform	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
063	Bid Item No. 18 - Roll-off Container Guide System - Removed via CO1							
064	Install Roll-off Container Guide System	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
065	Bid Item No. 19 - Dewatering Compressor - Removed via CO1							
066	Install Dewatering Compressor	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
067	(SUB TOTAL)	\$3,453,721.44	\$2,741,337.79	\$ 712,383.65	\$0.00	\$3,453,721.44	\$0.00	
068	SITE IMPROVEMENTS							
069	Bid Item No. 20 - Demolition							
070	Demo Existing Concrete Pad per C-2	\$24,000	\$24,000	\$0.00	\$0	\$24,000.00	\$0	100.00%
071	Demo 8" Piping & Supports per C-2	\$5,000	\$5,000	\$0.00	\$0	\$5,000.00	\$0	100.00%
072	Demo Light Post per C-2	\$1,000	\$1,000	\$0.00	\$0	\$1,000.00	\$0	100.00%
073	Bid Item No. 21 - Stairway							
074	Install Stairway	\$5,000	\$5,000	\$0.00	\$0	\$5,000	\$0	100.00%
075	Bid Item No. 22 - Access Platform with Handrails							
076	Install Access Platform	\$20,000	\$20,000	\$0.00	\$0	\$20,000	\$0	100.00%
077	Bid Item No. 23 - MBR Treatment Concrete Pad							
078	Subgrade Preparation	\$30,000	\$30,000	\$0.00	\$0	\$30,000.00	\$0	100.00%
079	FRP Concrete Pad	\$30,000	\$30,000	\$0.00	\$0	\$30,000.00	\$0	100.00%
080	Bid Item No. 24 - Sludge Dewatering Concrete Pad - Removed via CO1							
081	Subgrade Preparation	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
082	FRP Concrete Pad	\$0	\$0	0.00	\$0	\$0	\$0	#DIV/0!
083	Bid Item No. 25 - Chemical Storage Area Concrete Pad							
084	Subgrade Preparation	\$6,500	\$6,500	\$0.00	\$0	\$6,500.00	\$0	100.00%
085	FRP Concrete Pad	\$6,500	\$6,500	\$0.00	\$0	\$6,500.00	\$0	100.00%
086	Bid Item No. 26 - Equalization Tank Concrete Pad							
087	Subgrade Preparation	\$7,500	\$7,500	\$0.00	\$0	\$7,500.00	\$0	100.00%
088	FRP Concrete Pad	\$7,500	\$7,500	\$0.00	\$0	\$7,500.00	\$0	100.00%
089	Bid Item No. 27 - Yard Piping							
090	Potholing	\$5,000	\$5,000	\$0.00	\$0	\$5,000.00	\$0	100.00%
091	Trenching	\$15,000	\$15,000	\$0.00	\$0	\$15,000.00	\$0	100.00%
092	Furnish & Install Piping	\$75,000	\$75,000	\$0.00	\$0	\$75,000.00	\$0	100.00%
093	Backfill	\$5,000	\$5,000	\$0.00	\$0	\$5,000.00	\$0	100.00%
094	Bid Item No. 28 - Pressure Testing							
095	Pressure Test Piping	\$3,000	\$0	\$3,000.00	\$0	\$3,000	\$0	100.00%
096	(SUB TOTAL)	\$246,000.00	\$243,000	\$ 3,000.00	\$0	\$246,000	\$0.00	
097	ELECTRICAL							
098	Bid Item No. 29 - Electrical System							
099	Furnish & Install Electrical System	\$350,000	\$350,000	\$0.00	\$0	\$350,000.00	\$0	100.00%
100	(SUB TOTAL)	\$350,000	\$350,000	\$0.00	\$0	\$350,000	\$0	
101	ADD ALTERNATE ITEMS							
102	AD-1 - Stairs and Platform for Existing MBR Tanks							

Item No.	ACTIVITY DESCRIPTION	SCHEDULED VALUE	From Previous Application	This Period	Materials Presently Stored	Completed & Stored to Date	Balance to Finish	Percent Complete
103	Install Stair & Platform	\$78,000	\$78,000	\$0.00	\$0	\$78,000.00	\$0	100.00%
104	AD-2 - Chemical Storage Area Concrete Pad							
105	Demo Existing Concrete Pad per C-2	\$5,500	\$5,500	\$0.00	\$0	\$5,500.00	\$0	100.00%
106	FRP Concrete Pad	\$4,500	\$4,500	\$0.00	\$0	\$4,500.00	\$0	100.00%
107	AD-3 - Chemical Feed Equipment Relocation							
108	Relocate Chemical Feed Equipment	\$6,000	\$6,000	\$0.00	\$0	\$6,000	\$0	100.00%
109	AD-4 - Chemical Storage Tank (1,000 Gallons) and Containment							
110	Furnish & Install 2 x 1,000 Gallon Chemical Tanks	\$35,000	\$35,000	\$0.00	\$0	\$35,000	\$0	100.00%
111	AD-5 - Chemical Storage Tank (150 Gallons) and Containment							
112	Furnish & Install 1 x 150 Gallon Chemical Tank	\$5,000	\$5,000	\$0.00	\$0	\$5,000	\$0	100.00%
113	AD-6 - Screenings Washer Compactor							
114	Install Washer Compactor	\$5,000	\$5,000	\$0.00	\$0	\$5,000	\$0	100.00%
115	(SUB TOTAL)	\$139,000.00	\$139,000	\$0.00	\$0	\$139,000	\$0.00	
116	SUBSTITUTIONS							
117	S-2 - Schedule Conformance Deduct	-\$56,000	\$0	-\$56,000.00	\$0	-\$56,000	\$0	100.00%
118	(SUB TOTAL)	-\$56,000	\$0	-\$56,000.00	\$0	-\$56,000	\$0	
119	CHANGE ORDERS							
120	CO1 - Sludge Dewatering & Schedule Conformance Deduct	-\$663,200.00	-\$663,200	\$0.00	\$0	-\$663,200	\$0	100.00%
121	CO2 - Effluent Flume Addition	\$73,731.62	\$73,732	\$0.00	\$0	\$73,732	\$0.00	100.00%
122	(SUB TOTAL)	-\$589,468	\$73,732	\$0.00	\$0	\$73,732	\$0	100.00%
123								
124	PERCENTAGE (%)		85%			100.00%	0.00%	
125	TOTAL CONTRACT AMOUNT	\$4,564,703.06	\$3,895,319.41	\$ 669,383.65	\$0	\$4,564,703.06	\$0.00	

McGRATH & CO., PLLC

Certified Public Accountants
2900 North Loop West, Suite 880
Houston, Texas 77092

January 9, 2025

Board of Directors
Meyer Ranch Municipal Utility District of Comal County
Comal County, Texas

We have audited the financial statements of the governmental activities and each major fund of Meyer Ranch Municipal Utility District of Comal County (the “District”) as of and for the year ended September 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter dated October 14, 2022. Professional standards also require that we communicate to you the following information related to our audit. For the purposes of this letter, the term “management” refers to the Board and/or District consultants.

Significant Audit Matters

Qualitative Aspects of Accounting Practice

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. During the current fiscal year, the District implemented GASB Implementation Guide 2021-1, Question 5.1, which revised reporting requirements for capital assets that individually are below the capitalization threshold but in the aggregate are above the capitalization threshold. This new guidance had no effect on the District’s financial statements during the current fiscal year.

We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements and are based on management’s knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the District’s government wide financial statements and the key factors and assumptions underlying these estimates are as follows:

- Due to developer is based on final construction costs plus an estimated 10-15% for engineering and other fees.

- Depreciation of infrastructure assets is based on industry wide accepted estimated useful lives taken on a straight-line basis.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The District's bookkeeper will be provided with all such adjustments. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant Risks

Professional standards require that we identify significant risks of misstatements and communicate those risks to those charged with governance. Significant risks are defined as those requiring special audit considerations. We have identified the following significant risk areas:

- Revenues and receivables
- Due to developer and related capital assets

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were engaged to perform the following non-attest services for the District: (1) preparation of financial statements and related notes and schedules in conformity with U.S. generally accepted accounting principles, (2) preparation of capital asset schedule, and (3) preparation of entries necessary to prepare government wide statements. These services were performed based on information provided by you. We performed these services in accordance with applicable professional standards. The non-attest services we performed are limited to the those specifically defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Colette Garcia and Tayo Ilori are the engagement partners and are responsible for supervising the engagement and signing the report.

We applied certain limited procedures to the Budgetary Comparison Schedule and Management's Discussion and Analysis, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on Texas Supplementary Information, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Board of Directors of the District and is not intended to be, and should not be, used by anyone other than these specified parties.

Meyer Ranch Municipal Utility District of Comal County
January 9, 2025
Page 4 of 4

Sincerely,

A handwritten signature in cursive script that reads "McGrath & Co, PLLC". The signature is written in dark ink and is positioned above the printed name of the firm.

McGrath & Co., PLLC-CPAs

**MEYER RANCH MUNICIPAL UTILITY
DISTRICT OF COMAL COUNTY**

COMAL COUNTY, TEXAS

FINANCIAL REPORT

September 30, 2024

Draft

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McGRATH & CO., PLLC

Certified Public Accountants

2900 North Loop West, Suite 880

Houston, Texas 77092

Independent Auditor's Report

Board of Directors
Meyer Ranch Municipal Utility District of Comal County
Comal County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meyer Ranch Municipal Utility District of Comal County (the "District"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Meyer Ranch Municipal Utility District of Comal County, as of September 30, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Draft

***Board of Directors
Meyer Ranch Municipal Utility District of Comal County
Comal County, Texas***

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 historical context. We have applied

***Board of Directors
Meyer Ranch Municipal Utility District of Comal County
Comal County, Texas***

certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Texas Supplementary Information schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Texas Supplementary Information schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

Houston, Texas
January 9, 2025

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Management's Discussion and Analysis

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***Meyer Ranch Municipal Utility District of Comal County
Management's Discussion and Analysis
September 30, 2024***

Using this Annual Report

Within this section of the financial report of Meyer Ranch Municipal Utility District of Comal County (the "District"), the District's Board of Directors provides a narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2024. This analysis should be read in conjunction with the independent auditor's report and the basic financial statements that follow this section.

In addition to this discussion and analysis, this annual report consists of:

- The District's basic financial statements;
- Notes to the basic financial statements, which provide additional information essential to a full understanding of the data provided in the financial statements;
- Supplementary information required by the Governmental Accounting Standards Board (GASB) concerning the District's budget; and
- Other Texas supplementary information required by the District's state oversight agency, the Texas Commission on Environmental Quality (TCEQ).

Overview of the Financial Statements

The District prepares its basic financial statements using a format that combines fund financial statements and government-wide statements onto one financial statement. The combined statements are the *Statement of Net Position and Governmental Funds Balance Sheet* and the *Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. Each statement contains an adjustments column which quantifies the differences between the government-wide and fund level statements. Additional details of the adjustments are provided in Note 2 to the basic financial statements.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District, both long-term and short-term. The District's government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*, which are prepared using the accrual basis of accounting. The *Statement of Net Position* includes all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, changes in net position may provide a useful indicator of whether the financial position of the District as a whole is improving or deteriorating.

Accounting standards establish three components of net position. The net investment in capital assets component represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets. Resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted component of net position consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties. The unrestricted component of net position represents resources not included in the other components.

***Meyer Ranch Municipal Utility District of Comal County
Management's Discussion and Analysis
September 30, 2024***

The *Statement of Activities* reports how the District's net position has changed during the fiscal year. All revenues and expenses are included on this statement, regardless of whether cash has been received or paid.

Fund Financial Statements

The fund financial statements include the *Governmental Funds Balance Sheet* and the *Governmental Funds Revenues, Expenditures and Changes in Fund Balances*. The focus of fund financial statements is on specific activities of the District rather than the District as a whole, reported using modified accrual accounting. These statements report on the District's use of available financial resources and the balances of available financial resources at the end of the year. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties, governmental statutes or regulations.

For further discussion on the government-wide and fund financial statements, please refer to Note 1 in the financial statements.

Financial Analysis of the District as a Whole

The District's net position at September 30, 2024, was negative \$35,759,136. The District's net position is negative because the District incurs debt to construct road facilities which it conveys to Comal County and water facilities which it conveys to Texas Water Company. A comparative summary of the District's overall financial position, as of September 30, 2024 and 2023, is as follows:

	2024	2023
Current and other assets	\$ 3,972,587	\$ 2,036,191
Capital assets	24,022,414	28,458,958
Total assets	<u>27,995,001</u>	<u>30,495,149</u>
Current liabilities	1,061,141	629,939
Long-term liabilities	62,692,996	56,578,032
Total liabilities	<u>63,754,137</u>	<u>57,207,971</u>
Net position		
Net investment in capital assets	(7,240,756)	(3,677,675)
Restricted	1,502,602	916,112
Unrestricted	(30,020,982)	(23,951,259)
Total net position	<u>\$ (35,759,136)</u>	<u>\$ (26,712,822)</u>

***Meyer Ranch Municipal Utility District of Comal County
Management's Discussion and Analysis
September 30, 2024***

The total net position of the District decreased during the current fiscal year by \$9,046,314. A comparative summary of the District's *Statement of Activities* for the past two years is as follows:

	2024	2023
Revenues		
Property taxes	\$ 2,461,567	\$ 1,525,990
Sewer service	799,537	666,215
Other	289,533	165,164
Total revenues	<u>3,550,637</u>	<u>2,357,369</u>
Expenses		
Current service operations	1,504,922	1,150,295
Debt interest and fees	1,410,258	566,356
Developer interest	3,617,540	
Debt issuance costs	2,043,223	
Depreciation	515,154	600,014
Total expenses	<u>9,091,097</u>	<u>2,316,665</u>
Change in net position before other items	(5,540,460)	40,704
Other items		
Transfers of road and water facilities	<u>(3,505,854)</u>	<u>(5,297,649)</u>
Change in net position	(9,046,314)	(5,256,945)
Net position, beginning of year	<u>(26,712,822)</u>	<u>(21,455,877)</u>
Net position, end of year	<u><u>\$ (35,759,136)</u></u>	<u><u>\$ (26,712,822)</u></u>

Financial Analysis of the District's Funds

The District's combined fund balances, as of September 30, 2024, were \$3,715,749, which consists of \$1,076,601 in the General Fund, \$1,719,574 in the Debt Service Fund and \$919,574 in the Capital Projects Fund.

General Fund

A comparative summary of the General Fund's financial position as of September 30, 2024 and 2023, is as follows:

	2024	2023
Total assets	<u><u>\$ 1,322,479</u></u>	<u><u>\$ 1,127,393</u></u>
Total liabilities	\$ 243,209	\$ 230,426
Total deferred inflows	2,669	5,217
Total fund balance	<u>1,076,601</u>	<u>891,750</u>
Total liabilities, deferred inflows and fund balance	<u><u>\$ 1,322,479</u></u>	<u><u>\$ 1,127,393</u></u>

***Meyer Ranch Municipal Utility District of Comal County
Management's Discussion and Analysis
September 30, 2024***

A comparative summary of the General Fund's activities for the current and prior fiscal year is as follows:

	2024	2023
Total revenues	\$ 1,601,083	\$ 1,411,010
Total expenditures	(1,416,232)	(1,052,073)
Revenues over expenditures	<u>\$ 184,851</u>	<u>\$ 358,937</u>

The District manages its activities with the objectives of ensuring that expenditures will be adequately covered by revenues each year and that an adequate fund balance is maintained. The District's primary financial resources in the General Fund are from a property tax levy, the provision of sewer services to customers within the District and tap connection fees charged to homebuilders in the District. Financial resources are influenced by a variety of factors each year:

- Property tax revenues are dependent upon assessed values in the District and the maintenance tax rate set by the District. While the District decreased its maintenance tax levy, property tax revenues increased because assessed values in the District increased from the prior year.
- Sewer revenues are dependent upon the number of connections in the District, which fluctuates based on the number of occupied homes in the District, and on water usage by residents.
- Tap connection fees fluctuate with homebuilding activity within the District.

Debt Service Fund

A comparative summary of the Debt Service Fund's financial position as of September 30, 2024 and 2023, is as follows:

	2024	2023
Total assets	<u>\$ 1,730,534</u>	<u>\$ 990,625</u>
Total liabilities	\$ 2,538	\$ 2,887
Total deferred inflows	8,422	9,838
Total fund balance	<u>1,719,574</u>	<u>977,900</u>
Total liabilities, deferred inflows and fund balance	<u>\$ 1,730,534</u>	<u>\$ 990,625</u>

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A comparative summary of the Debt Service Fund's activities for the current and prior fiscal year is as follows:

	2024	2023
Total revenues	\$ 1,927,659	\$ 932,606
Total expenditures	(1,603,329)	(679,785)
Revenues over expenditures	324,330	252,821
Other changes in fund balance	417,344	
Net change in fund balance	\$ 741,674	\$ 252,821

The District's financial resources in the Debt Service Fund in both the current year and prior year are from property tax revenues. During the current fiscal year, financial resources also included capitalized interest from the sale of bonds. The difference between these financial resources and debt service requirements resulted in an increase in fund balance each year. It is important to note that the District sets its annual debt service tax rate as recommended by its financial advisor, who monitors projected cash flows in the Debt Service Fund to ensure that the District will be able to meet its future debt service requirements.

Capital Projects Fund

A comparative summary of the Capital Projects Fund's financial position as of September 30, 2024 and 2023, is as follows:

	2024	2023
Total assets	\$ 920,855	\$ 5,683
Total liabilities	\$ 1,281	\$ 87,510
Total fund balance	919,574	(81,827)
Total liabilities and fund balance	\$ 920,855	\$ 5,683

A comparative summary of activities in the Capital Projects Fund for the current and prior fiscal year is as follows:

	2024	2023
Total revenues	\$ 25,860	\$ 1,004
Total expenditures	(26,225,615)	(87,510)
Revenues under expenditures	(26,199,755)	(86,506)
Other changes in fund balance	27,201,156	
Net change in fund balance	\$ 1,001,401	\$ (86,506)

The District had considerable capital asset activity in the current year which was financed with proceeds from the issuances of its Series 2023 and Series 2024 Unlimited Tax Bonds. The District did not have any significant capital asset in the prior year.

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General Fund Budgetary Highlights

The Board of Directors adopts an annual unappropriated budget for the General Fund prior to the beginning of each fiscal year. The Board did not amend the budget during the fiscal year.

Since the District's budget is primarily a planning tool, actual results varied from the budgeted amounts. Actual net change in fund balance was \$22,507 greater than budgeted. The *Budgetary Comparison Schedule* on page 36 of this report provides variance information per financial statement line item.

Capital Assets

The District has entered into financing agreements with its developers for the financing of the construction of capital assets within the District. The developer will be reimbursed from proceeds of future bond issues or other lawfully available funds. These developer funded capital assets are recorded on the District's financial statements upon completion of construction.

Capital assets held by the District at September 30, 2024 and 2023, are summarized as follows:

	<u>2024</u>	<u>2023</u>
Capital assets not being depreciated		
Land and improvements	<u>\$ 3,268,107</u>	<u>\$ 3,370,710</u>
Capital assets being depreciated		
Infrastructure	23,181,888	27,000,675
Less accumulated depreciation	<u>(2,427,581)</u>	<u>(1,912,427)</u>
Depreciable capital assets, net	<u>20,754,307</u>	<u>25,088,248</u>
Capital assets, net	<u><u>\$ 24,022,414</u></u>	<u><u>\$ 28,458,958</u></u>

During the current year, the District revised its estimate of the amounts due to developer for certain capital assets and adjusted the values of those assets accordingly.

Additionally, Comal County assumes responsibility (after a one-year maintenance period) for road facilities constructed within the boundaries of the County. The District also conveys water projects upon completion and inspection to Texas Water Company ("TWC") and TWC uses these facilities to provide water service to customers in the District. Accordingly, these facilities are not considered assets of the District. The estimated value of these assets is recorded as transfers of road and water facilities upon completion of construction. This estimated cost is trued-up when the developer is reimbursed. For the year ended September 30, 2024, capital assets in the amount of \$3,505,854 have been recorded as "Transfers of road and water facilities" in the government-wide statements.

***Meyer Ranch Municipal Utility District of Comal County
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Long-Term Debt and Related Liabilities

As of September 30, 2024, the District owes approximately \$18,532,996 to its developer for completed projects and operating advances. The initial cost of the completed project and related liability is estimated based on actual construction costs plus 10-15% for engineering and other fees and is recorded on the District's financial statements upon completion of construction. As discussed in Note 7, the District has an additional commitment in the amount of \$17,823,677 for projects under construction by the developer. As noted, the District will owe its developer for these projects upon completion of construction. The District intends to reimburse the developer from proceeds of future bond issues or other lawfully available funds. The estimated cost of amounts owed to the developer is trued up when the developer is reimbursed.

At September 30, 2024 and 2023, the District had total bonded debt outstanding as shown below:

Series	2024	2023
2019 Road	\$ 2,575,000	\$ 2,635,000
2020 Road	3,235,000	3,305,000
2021 Road	3,730,000	3,815,000
2022 Road	6,960,000	7,070,000
2023	17,500,000	
2024	10,750,000	
	<u>\$ 44,750,000</u>	<u>\$ 16,825,000</u>

During the current year, the District issued \$28,250,000 in unlimited tax bonds. At September 30, 2024, the District had \$179,425,000 unlimited tax bonds authorized, but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District; \$66,695,000 for road improvements and \$437,062,500 for refunding purposes.

Next Year's Budget

In establishing the budget for the next fiscal year, the Board considered various economic factors that may affect the District, most notably projected revenues from property taxes and sewer services and the projected cost of operating the District and providing services to customers. A comparison of next year's budget to current year actual amounts for the General Fund is as follows:

	2024 Actual	2025 Budget
Total revenues	\$ 1,601,083	\$ 1,576,916
Total expenditures	(1,416,232)	(1,554,773)
Revenues over expenditures	184,851	22,143
Beginning fund balance	891,750	1,076,601
Ending fund balance	<u>\$ 1,076,601</u>	<u>\$ 1,098,744</u>

***Meyer Ranch Municipal Utility District of Comal County
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Property Taxes

The District's property tax base increased approximately \$53,316,000 for the 2024 tax year from \$255,031,591 to \$308,348,074. This increase was primarily due to new construction in the District. For the 2024 tax year, the District has levied a maintenance tax rate of \$0.20 per \$100 of assessed value and a debt service tax rate of \$0.75 per \$100 of assessed value, for a total combined tax rate of \$0.95 per \$100 of assessed value. Tax rates for the 2023 tax year were \$0.25 per \$100 for maintenance and operations and \$0.70 per \$100 for debt service for a combined total of \$0.95 per \$100 of assessed value.

Basic Financial Statements

Meyer Ranch Municipal Utility District of Comal County
Statement of Net Position and Governmental Funds Balance Sheet
September 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	\$ 117,669	\$ -	\$ -	\$ 117,669	\$ -	\$ 117,669
Investments	1,023,019	1,749,402	920,855	3,693,276		3,693,276
Taxes receivable	2,669	8,422		11,091		11,091
Receivables	150,066			150,066		150,066
Internal balances	28,571	(27,290)	(1,281)			
Prepaid items	485			485		485
Capital assets not being depreciated					3,268,107	3,268,107
Capital assets, net					20,754,307	20,754,307
Total Assets	<u>\$ 1,322,479</u>	<u>\$ 1,730,534</u>	<u>\$ 919,574</u>	<u>\$ 3,972,587</u>	<u>24,022,414</u>	<u>27,995,001</u>
Liabilities						
Accounts payable	\$ 152,465	\$ -	\$ -	\$ 152,465		152,465
Other payables	90,744	2,538		93,282		93,282
Accrued interest payable					225,394	225,394
Due to developer					18,532,996	18,532,996
Long-term debt						
Due within one year					590,000	590,000
Due after one year					44,160,000	44,160,000
Total Liabilities	<u>243,209</u>	<u>2,538</u>	<u></u>	<u>245,747</u>	<u>63,508,390</u>	<u>63,754,137</u>
Deferred Inflows of Resources						
Deferred property taxes	<u>2,669</u>	<u>8,422</u>	<u></u>	<u>11,091</u>	<u>(11,091)</u>	
Fund Balances/Net Position						
Fund Balances						
Nonspendable	485			485	(485)	
Restricted		1,719,574	919,574	2,639,148	(2,639,148)	
Unassigned	<u>1,076,116</u>			<u>1,076,116</u>	<u>(1,076,116)</u>	
Total Fund Balances	<u>1,076,601</u>	<u>1,719,574</u>	<u>919,574</u>	<u>3,715,749</u>	<u>(3,715,749)</u>	
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,322,479</u>	<u>\$ 1,730,534</u>	<u>\$ 919,574</u>	<u>\$ 3,972,587</u>		
Net Position						
Net investment in capital assets					(7,240,756)	(7,240,756)
Restricted for debt service					1,502,602	1,502,602
Unrestricted					<u>(30,020,982)</u>	<u>(30,020,982)</u>
Total Net Position					<u>\$ (35,759,136)</u>	<u>\$ (35,759,136)</u>

See notes to basic financial statements.

Meyer Ranch Municipal Utility District of Comal County
Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances
For the Year Ended September 30, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Sewer service	\$ 799,537	\$ -	\$ -	\$ 799,537	\$ -	\$ 799,537
Penalties and interest - service	7,439			7,439		7,439
Property taxes	665,613	1,799,504		2,465,117	(3,550)	2,461,567
Penalties and interest - taxes	2,241	5,351		7,592	(415)	7,177
Tap connection and inspection	60,000			60,000		60,000
Miscellaneous	12,904			12,904		12,904
Investment earnings	53,349	122,804	25,860	202,013		202,013
Total Revenues	1,601,083	1,927,659	25,860	3,554,602	(3,965)	3,550,637
Expenditures/Expenses						
Current service operations						
Purchased services	13,890			13,890		13,890
Professional fees	142,492		66,852	209,344		209,344
Contracted services	448,834	21,838		470,672		470,672
Repairs and maintenance	702,409			702,409		702,409
Administrative	89,827			89,827		89,827
Other	18,780			18,780		18,780
Capital outlay			20,498,000	20,498,000	(20,498,000)	
Debt service						
Principal		325,000		325,000	(325,000)	
Interest and fees		1,256,491		1,256,491	153,767	1,410,258
Developer interest			3,617,540	3,617,540		3,617,540
Debt issuance costs			2,043,223	2,043,223		2,043,223
Depreciation					515,154	515,154
Total Expenditures/Expenses	1,416,232	1,603,329	26,225,615	29,245,176	(20,154,079)	9,091,097
Revenues Over/(Under)						
Expenditures/Expenses	184,851	324,330	(26,199,755)	(25,690,574)	(25,690,574)	(5,540,460)
Other Financing Sources/(Uses)						
Proceeds from sale of bonds		417,344	27,832,656	28,250,000	(28,250,000)	
Repayment of operating advances			(631,500)	(631,500)	631,500	
Other Items						
Transfers of road and water facilities					(3,505,854)	(3,505,854)
Net Change in Fund Balances	184,851	741,674	1,001,401	1,927,926	(1,927,926)	
Change in Net Position					(9,046,314)	(9,046,314)
Fund Balance/Net Position						
Beginning of the year	891,750	977,900	(81,827)	1,787,823	(28,500,645)	(26,712,822)
End of the year	<u>\$ 1,076,601</u>	<u>\$ 1,719,574</u>	<u>\$ 919,574</u>	<u>\$ 3,715,749</u>	<u>\$ (39,474,885)</u>	<u>\$ (35,759,136)</u>

See notes to basic financial statements.

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Note 1 – Summary of Significant Accounting Policies

The accounting policies of Meyer Ranch Municipal Utility District of Comal County (the “District”) conform with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”). The following is a summary of the most significant policies:

Creation

The District was organized, created and established pursuant to an order of the Texas Commission on Environmental Quality, dated October 11, 2016, and operates in accordance with the Texas Water Code, Chapters 49 and 54. The Board of Directors held its first meeting on February 3, 2017, and the first bonds were issued on December 17, 2019.

The District’s primary activities include construction of water, sewer, drainage and road facilities. As further discussed in Note 10, the District transfers the road facilities to Comal County and water facilities to Texas Water Company for operation and maintenance upon completion of construction. The District has contracted with various consultants to provide services to operate and administer the affairs of the District. The District has no employees, related payroll or pension costs.

Reporting Entity

The District is a political subdivision of the State of Texas governed by an elected five-member board. The GASB has established the criteria for determining the reporting entity for financial statement reporting purposes. To qualify as a primary government, a government must have a separately elected governing body, be legally separate, and be fiscally independent of other state and local governments, while a component unit is a legally separate government for which the elected officials of a primary government are financially accountable. Fiscal independence implies that the government has the authority to adopt a budget, levy taxes, set rates, and/or issue bonds without approval from other governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District’s financial statements as component units.

Government-Wide and Fund Financial Statements

Government-wide financial statements display information about the District as a whole. These statements focus on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. Interfund activity, if any, has been removed from these statements. These aggregated statements consist of the *Statement of Net Position* and the *Statement of Activities*.

Note 1 – Summary of Significant Accounting Policies (continued)

Government-Wide and Fund Financial Statements (continued)

Fund financial statements display information at the individual fund level. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for a specific purpose. Each fund is considered to be a separate accounting entity. Most governments typically have many funds; however, governmental financial statements focus on the most important or “major” funds with non-major funds aggregated in a single column. The District has three governmental funds, which are all considered major funds.

The following is a description of the various funds used by the District:

- The General Fund is used to account for the operations of the District’s sewer system and all other financial transactions not reported in other funds. The principal sources of revenue are property taxes and sewer service fees. Expenditures include costs associated with the daily operations of the District.
- The Debt Service Fund is used to account for the payment of interest and principal on the District’s general long-term debt. The primary source of revenue for debt service is property taxes. During the current year, financial resources also included capitalized interest from the sale of bonds. Expenditures include costs incurred in assessing and collecting these taxes.
- The Capital Projects Fund is used to account for the expenditures of bond proceeds for the construction of the District’s water, sewer and drainage facilities and road improvements.

As a special-purpose government engaged in a single governmental program, the District has opted to combine its government-wide and fund financial statements in a columnar format showing an adjustments column for reconciling items between the two.

Measurement Focus and Basis of Accounting

The government-wide financial statements use the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

The fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recognized in the accounting period in which it becomes both available and measurable to finance expenditures of the current period. For this purpose, the government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Revenues susceptible to accrual include property taxes, interest earned on investments and income from District operations. Property taxes receivable at the end of the fiscal year are treated as deferred inflows because they are not considered available to pay liabilities of the current period. Expenditures are recognized in the accounting period in which the liability is incurred, if measurable, except for unmatured interest on long-term debt, which is recognized when due.

Note 1 – Summary of Significant Accounting Policies (continued)

Measurement Focus and Basis of Accounting (continued)

Note 2 further details the adjustments from the governmental fund presentation to the government-wide presentation.

Use of Restricted Resources

When both restricted and unrestricted resources are available for use, the District uses restricted resources first, then unrestricted resources as they are needed.

Prepaid Items

Certain payments made by the District reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Receivables from and payables to external parties are reported separately and are not offset, unless a legal right of offset exists. At September 30, 2024, an allowance for uncollectible accounts was not considered necessary.

Unbilled Service Revenues

Utility revenue is recorded when earned. Customers are billed monthly. The estimated value of services provided but unbilled at year-end has been included in the accompanying financial statements.

Interfund Activity

During the course of operations, transactions occur between individual funds. This can include internal transfers, payables and receivables. This activity is combined as internal balances and is eliminated in both the government-wide and fund financial statement presentation.

Capital Assets

Capital assets do not provide financial resources at the fund level, and, therefore, are reported only in the government-wide statements. The District defines capital assets as assets with an initial cost of \$50,000 or more and an estimated useful life in excess of one year. Capital assets that individually are below the capitalization threshold but, in the aggregate, are above the threshold are capitalized. Subsequent replacements of these assets are not capitalized. Capital assets are recorded at historical cost or estimated historical cost. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire the asset on the acquisition date. The District has not capitalized interest incurred during the construction of its capital assets. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized.

Note 1 – Summary of Significant Accounting Policies (continued)

Capital Assets (continued)

Depreciable capital assets, which primarily consist of wastewater and drainage facilities, are depreciated using the straight-line method as follows:

<u>Assets</u>	<u>Useful Life</u>
Infrastructure	45 years

The District's storm water retention facilities are considered improvements to land and are non-depreciable.

Deferred Inflows and Outflows of Financial Resources

A deferred inflow of financial resources is the acquisition of resources in one period that is applicable to a future period, while a deferred outflow of financial resources is the consumption of financial resources in one period that is applicable to a future period. A deferred inflow results from the acquisition of an asset without a corresponding revenue or assumption of a liability. A deferred outflow results from the use of an asset without a corresponding expenditure or reduction of a liability.

At the fund level, property taxes receivable not collected within 60 days of fiscal year end do not meet the availability criteria required for revenue recognition and are recorded as deferred inflows of financial resources.

Net Position – Governmental Activities

Governmental accounting standards establish the following three components of net position:

Net investment in capital assets – represents the District's investments in capital assets, less any outstanding debt or other borrowings used to acquire those assets.

Restricted – consists of financial resources that are restricted for a specific purpose by enabling legislation or external parties.

Unrestricted – resources not included in the other components.

Fund Balances – Governmental Funds

Governmental accounting standards establish the following fund balance classifications:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The District's nonspendable fund balance consists of prepaid items.

Note 1 – Summary of Significant Accounting Policies (continued)

Fund Balances – Governmental Funds (continued)

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments. The District's restricted fund balances consist of unspent bond proceeds in the Capital Projects Fund and property taxes levied for debt service and capitalized interest from the sale of bonds in the Debt Service Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements. The District does not have any committed fund balances.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances.

Unassigned - all other spendable amounts in the General Fund.

When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and revenues and expenses/expenditures during the period reported. These estimates include, among others, the collectability of receivables; the value of unbilled utility revenues and receivables; the useful lives and impairment of capital assets; the value of amounts due to developer; the value of capital assets transferred to Comal County and Texas Water Company and the value of capital assets for which the developer has not been fully reimbursed. Estimates and assumptions are reviewed periodically, and the effects of revisions are reflected in the financial statements in the period they are determined to be necessary. Actual results could differ from the estimates.

Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 2 – Adjustment from Governmental to Government-wide Basis

Reconciliation of the *Governmental Funds Balance Sheet* to the *Statement of Net Position*

Total fund balance, governmental funds	\$ 3,715,749
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Historical cost	\$ 26,449,995	
Less accumulated depreciation	<u>(2,427,581)</u>	
Change due to capital assets		24,022,414

Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. The difference consists of:

Bonds payable, net	(44,750,000)	
Interest payable on bonds	<u>(225,394)</u>	
Change due to long-term debt		(44,975,394)

Amounts due to the District's developer for prefunded construction and operating advances are recorded as a liability in the <i>Statement of Net Position</i> .	(18,532,996)
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Property taxes receivable and related penalties and interest have been levied and are due, but are not available soon enough to pay current period expenditures and, therefore, are deferred in the funds.	11,091
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Total net position - governmental activities	<u><u>\$ (35,759,136)</u></u>
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Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 2 – Adjustment from Governmental to Government-wide Basis (continued)

Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities

Net change in fund balances - total governmental funds	\$	1,927,926
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Governmental funds do not report revenues that are not available to pay current obligations. In contrast, such revenues are reported in the *Statement of Activities* when earned. The difference is for property taxes and related penalties and interest.

(3,965)

Governmental funds report capital outlays for developer reimbursements and construction costs as expenditures in the funds; however, in the Statement of Activities, the cost of capital assets is charged to expense over the estimated useful life of the asset.

Capital outlays	\$ 20,498,000	
Depreciation expense	<u>(515,154)</u>	
		19,982,846

Road improvements and water utilities constructed by the District's developer are not capital assets to the District and are recorded as an expense in the *Statement of Activities*.

(3,505,854)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal uses current financial resources. However, neither transaction has any effect on net assets. Other elements of debt financing are reported differently between the fund and government-wide statements.

Issuance of long term debt	(28,250,000)	
Principal payments	325,000	
Interest expense accrual	<u>(153,767)</u>	
		(28,078,767)

Amounts repaid to the District's developer for operating advances use financial resources at the fund level, but reduce the liability in the *Statement of Net Position*.

631,500

Change in net position of governmental activities	\$	<u><u>(9,046,314)</u></u>
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Note 3 – Implementation of New Accounting Guidance

During the current fiscal year, the District implemented GASB Implementation Guide (“GASBIG”) 2021-1, Question 5.1, which requires the capitalization of the acquisition of a group of individual capital assets whose individual acquisition costs are less than the capitalization threshold when the cost of the acquisition of the assets in the aggregate is significant. This new guidance had no effect on the District’s financial statements during the current fiscal year.

Note 4 – Deposits and Investments

Deposit Custodial Credit Risk

Custodial credit risk as it applies to deposits (i.e. cash) is the risk that, in the event of the failure of the depository institution, a government will not be able to recover its deposits or will not be able to recover collateral securities. The *Public Funds Collateral Act* (Chapter 2257, Texas Government Code) requires that all of the District’s deposits with financial institutions be covered by federal depository insurance and, if necessary, pledged collateral held by a third-party custodian. The act further specifies the types of securities that can be used as collateral. The District’s written investment policy establishes additional requirements for collateralization of deposits.

Investments

The District is authorized by the *Public Funds Investment Act* (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers’ acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The District has adopted a written investment policy to establish the principles by which the District’s investment program should be managed. This policy further restricts the types of investments in which the District may invest.

Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 4 – Deposits and Investments (continued)

Investments (continued)

As of September 30, 2024, the District’s investments consist of the following:

Type	Fund	Carrying Value	Rating	Weighted Average Maturity
TexPool	General	\$ 1,023,019	AAAm	26 days
	Debt Service	1,749,402		
	Capital Projects	920,855		
		<u>\$ 3,693,276</u>		

TexPool

The District participates in TexPool, the Texas Local Government Investment Pool. The State Comptroller of Public Accounts exercises oversight responsibility of TexPool, which includes (1) the ability to significantly influence operations, (2) designation of management and (3) accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure.

As permitted by GAAP, TexPool uses amortized cost (which excludes unrealized gains and losses) rather than market value to compute share price and seeks to maintain a constant dollar value per share. Accordingly, the fair value of the District’s position in TexPool is the same as the value of TexPool shares. Investments in TexPool may be withdrawn on a same day basis, as long as the transaction is executed by 3:30 p.m.

Investment Credit and Interest Rate Risk

Investment credit risk is the risk that the investor may not recover the value of an investment from the issuer, while interest rate risk is the risk that the value of an investment will be adversely affected by changes in interest rates. The District’s investment policies do not address investment credit and interest rate risk beyond the rating and maturity restrictions established by state statutes.

Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 5 – Interfund Balances and Transactions

Amounts due to/from other funds at September 30, 2024, consist of the following:

Receivable Fund	Payable Fund	Amounts	Purpose
General Fund	Debt Service Fund	\$ 27,290	Maintenance tax collections and Debt Service Fund expenditures due to the General Fund
General Fund	Capital Projects Fund	1,281	Bond application fees paid by the General Fund

Amounts reported as internal balances between funds are considered temporary balances and will be paid during the following fiscal year.

Note 6 – Capital Assets

A summary of changes in capital assets, for the year ended September 30, 2024, is as follows:

	Beginning Balances	Additions/ Adjustments	Ending Balances
Capital assets not being depreciated			
Land and improvements	\$ 3,370,710	\$ (102,603)	\$ 3,268,107
Capital assets being depreciated			
Infrastructure	27,000,675	(3,818,787)	23,181,888
Less accumulated depreciation	(1,912,427)	(515,154)	(2,427,581)
Subtotal depreciable capital assets, net	25,088,248	(4,333,941)	20,754,307
Capital assets, net	\$ 28,458,958	\$ (4,436,544)	\$ 24,022,414

Depreciation expense for the current fiscal year was \$515,154.

During the current year, the District revised its estimate of the amounts due to developers for certain capital assets, some of which were recognized as transfers to other governments in previous fiscal years. As a result, the District recorded a reduction to capital assets and increased the value of assets transferred to other entities.

Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 7 – Due to Developer

The District has entered into financing agreements with its developer for the financing of the construction of water, sewer and drainage facilities and road improvements. Under the agreements, the developer will advance funds for the construction of facilities to serve the District. The developer will be reimbursed from proceeds of future bond issues or other lawfully available funds, subject to approval by TCEQ, as applicable. The District does not record the capital asset and related liability on the government-wide statements until construction of the facilities is complete. The initial cost is estimated based on construction costs plus 10-15% for engineering and other fees. Estimates are trued up when the developer is reimbursed.

The District's developer has also advanced funds to the District for operating expenses.

Changes in the estimated amounts due to developer during the year are as follows:

Due to developer, beginning of year	\$ 40,078,032
Developer reimbursements	(20,498,000)
Adjustments to the value of developer funded assets	(415,536)
Repayment of operating advances	(631,500)
Due to developer, end of year	<u>\$ 18,532,996</u>

As discussed in Note 6, the District revised its estimate of the amounts due to developer for certain capital assets and adjusted the values of those assets accordingly.

In addition, the District will owe its developer approximately \$17,823,677, which is included in the following schedule of contractual commitments. The exact amount is not known until approved by the TCEQ and verified by the District's auditor. As previously noted, these projects will be reported in the government-wide financial statements upon completion of construction.

	Contract Amount	Percentage Complete
Meyer Ranch, Unit 13 - utilities and paving	\$ 11,080,898	88%
Meyer Ranch Wastewater Treatment Plant Expansion	4,654,703	70%
Meyer Ranch, Unit 14 - utilities and paving	2,088,075	17%
	<u>\$ 17,823,677</u>	

Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 8 – Long-Term Debt

Long-term debt is comprised of the following:

Bonds payable	<u><u>\$ 44,750,000</u></u>
Due within one year	<u><u>\$ 590,000</u></u>

The District's bonds payable at September 30, 2024, consists of unlimited tax bonds as follows:

Series	Amounts Outstanding	Original Issue	Interest Rates	Maturity Date, Serially, Beginning/ Ending	Interest Payment Dates	Call Dates
2019 Road	\$ 2,575,000	\$ 2,745,000	2.00% - 3.25%	August 15, 2022/2049	February 15, August 15	August 15, 2025
2020 Road	3,235,000	3,375,000	2.00% - 4.00%	August 15, 2023/2050	February 15, August 15	August 15, 2026
2021 Road	3,730,000	3,815,000	2.00% - 3.00%	August 15, 2024/2051	February 15, August 15	August 15, 2026
2022 Road	6,960,000	7,070,000	3.00% - 6.00%	August 15, 2024/2052	February 15, August 15	August 15, 2027
2023	17,500,000	17,500,000	4.25% - 6.75%	August 15, 2025/2053	February 15, August 15	August 15, 2028
2024	10,750,000	10,750,000	4.00% - 6.00%	August 15, 2026/2054	February 15, August 15	August 15, 2029
	<u><u>\$ 44,750,000</u></u>					

Payments of principal and interest on all series of bonds are to be provided from taxes levied on all properties within the District. Investment income realized by the Debt Service Fund from investment of idle funds will be used to pay outstanding bond principal and interest. The District is in compliance with the terms of its bond resolutions.

At September 30, 2024, the District had authorized but unissued bonds in the amount of \$179,425,000 for water, sewer and drainage facilities; \$66,695,000 for road facilities; and \$437,062,500 for refunding purposes.

On October 17, 2023, the District issued its \$17,500,000 Series 2023 Unlimited Tax Bonds at a net effective interest rate of 4.7696495%. Proceeds of the bonds were used (1) to reimburse its developer for the following: the construction of capital assets within the District; engineering, and other costs associated with the construction of capital assets; and operating advances, (2) to pay developer interest at the net effective interest rate of the bonds and (3) to pay capitalized interest into the Debt Service Fund.

Draft

Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 8 – Long-Term Debt (continued)

On September 17, 2024, the District issued its \$10,750,000 Series 2024 Unlimited Tax Bonds at a net effective interest rate of 4.292584%. Proceeds of the bonds were used (1) to reimburse its developer for the following: the construction of capital assets within the District; engineering, and other costs associated with the construction of capital assets; and operating advances and (2) to pay developer interest at the net effective interest rate of the bonds.

The change in the District's long-term debt during the year is as follows:

Bonds payable, beginning of year	\$ 16,825,000
Bonds issued	28,250,000
Bonds retired	<u>(325,000)</u>
Bonds payable, end of year	<u><u>\$ 44,750,000</u></u>

Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 8 – Long-Term Debt (continued)

As of September 30, 2024, annual debt service requirements on bonds outstanding are as follows:

Year	Principal	Interest	Totals
2025	\$ 590,000	\$ 1,802,266	\$ 2,392,266
2026	775,000	1,814,341	2,589,341
2027	815,000	1,774,821	2,589,821
2028	860,000	1,733,352	2,593,352
2029	905,000	1,692,798	2,597,798
2030	955,000	1,650,510	2,605,510
2031	995,000	1,606,646	2,601,646
2032	1,040,000	1,565,588	2,605,588
2033	1,090,000	1,522,091	2,612,091
2034	1,155,000	1,479,491	2,634,491
2035	1,205,000	1,434,292	2,639,292
2036	1,270,000	1,389,992	2,659,992
2037	1,330,000	1,342,899	2,672,899
2038	1,405,000	1,292,462	2,697,462
2039	1,465,000	1,238,632	2,703,632
2040	1,545,000	1,182,445	2,727,445
2041	1,615,000	1,123,120	2,738,120
2042	1,700,000	1,060,107	2,760,107
2043	1,795,000	993,332	2,788,332
2044	1,880,000	921,933	2,801,933
2045	1,985,000	847,089	2,832,089
2046	2,075,000	768,001	2,843,001
2047	2,190,000	685,038	2,875,038
2048	2,295,000	597,388	2,892,388
2049	2,410,000	505,476	2,915,476
2050	2,370,000	408,143	2,778,143
2051	2,295,000	311,024	2,606,024
2052	2,200,000	211,836	2,411,836
2053	1,845,000	113,874	1,958,874
2054	695,000	29,537	724,537
	<u>\$ 44,750,000</u>	<u>\$ 33,098,524</u>	<u>\$ 77,848,524</u>

Note 9 – Property Taxes

On November 7, 2017, the voters of the District authorized the District's Board of Directors to levy taxes annually for use in financing general operations limited to \$1.00 per \$100 of assessed value. The District's bond resolutions require that property taxes be levied for use in paying interest and principal on long-term debt and for use in paying the cost of assessing and collecting taxes. Taxes levied to finance debt service requirements on long-term debt are without limitation as to rate or amount.

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Meyer Ranch Municipal Utility District of Comal County
Notes to Financial Statements
September 30, 2024

Note 9 – Property Taxes (continued)

All property values and exempt status, if any, are determined by the Comal Appraisal District. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

Property taxes are collected based on rates adopted in the year of the levy. The District’s 2024 fiscal year was financed through the 2023 tax levy, pursuant to which the District levied property taxes of \$0.95 per \$100 of assessed value, of which \$0.25 was allocated to maintenance and operations and \$0.70 was allocated to debt service. The resulting tax levy was \$2,422,800 on the adjusted taxable value of \$255,031,591.

Property taxes receivable, at September 30, 2024, consisted of the following:

Current year taxes receivable	\$ 6,674
Prior years taxes receivable	<u>2,377</u>
Total property taxes receivable	9,051
Penalty and interest receivable	<u>2,040</u>
Property taxes receivable	<u><u>\$ 11,091</u></u>

Note 10 – Transfers of Road and Water Facilities

Comal County assumes responsibility for the maintenance of public roads constructed within the county limits. Accordingly, road facilities are considered to be capital assets of Comal County, not the District. The District also constructs water facilities that are not used by the District to provide services and are, therefore, not considered assets of the District. The estimated cost of these road projects and water facilities is recorded as transfers upon completion of construction. This estimated cost is trued up when the developer is subsequently reimbursed. For the year ended September 30, 2024, the District recorded “Transfers of road and water facilities” in the amount of \$3,505,854 for road and water facilities constructed by a developer within the District. See Note 11 for more detail on the conveyance of water facilities.

Note 11 – Utility Agreement with Texas Water Company

On October 4, 2016, the District entered into an agreement, as subsequently amended, with Texas Water Company (“TWC”). Pursuant to the terms of this agreement, the District is required to construct water facilities to serve customers within the service area. TWC is responsible for the operation and maintenance of the water system and is entitled to all revenues derived from the operation of the water system. Accordingly, water facilities constructed by the District are not considered capital assets of the District and, as components of the water system are completed, the District records the cost of the facilities as transfers on the *Statement of Activities*.

Note 12 – Water Facilities Lease Purchase Agreement

On August 20, 2019, the District entered into an agreement with TWC for the conveyance of water facilities. The District agrees to lease water facilities to TWC until the date that any bonds issued by the District to finance the facilities are no longer outstanding, the dissolution of the District, or the District conveys the facilities to TWC. At this point, these facilities will be considered owned by TWC. During this lease period, TWC will maintain and operate the water facilities for the District.

Note 13 – Risk Management

The District is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions; and personal injuries. The risk of loss is covered by commercial insurance. There have been no significant reductions in insurance coverage from the prior year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

Required Supplementary Information

***Meyer Ranch Municipal Utility District of Comal County
Required Supplementary Information - Budgetary Comparison Schedule - General Fund
For the Year Ended September 30, 2024***

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Sewer service	\$ 714,588	\$ 799,537	\$ 84,949
Penalties and interest - service	7,500	7,439	(61)
Property taxes	612,263	665,613	53,350
Penalties and interest - taxes		2,241	2,241
Tap connection and inspection	43,200	60,000	16,800
Miscellaneous	6,480	12,904	6,424
Investment earnings	36,000	53,349	17,349
Total Revenues	<u>1,420,031</u>	<u>1,601,083</u>	<u>181,052</u>
Expenditures			
Current service operations			
Purchased services	18,000	13,890	4,110
Professional fees	117,000	142,492	(25,492)
Contracted services	446,177	448,834	(2,657)
Repairs and maintenance	566,450	702,409	(135,959)
Administrative	105,260	89,827	15,433
Other	4,800	18,780	(13,980)
Total Expenditures	<u>1,257,687</u>	<u>1,416,232</u>	<u>(158,545)</u>
Revenues Over Expenditures	162,344	184,851	22,507
Fund Balance			
Beginning of the year	<u>891,750</u>	<u>891,750</u>	
End of the year	<u>\$ 1,054,094</u>	<u>\$ 1,076,601</u>	<u>\$ 22,507</u>

Meyer Ranch Municipal Utility District of Comal County
Notes to Required Supplementary Information
September 30, 2024

Budgets and Budgetary Accounting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. There were no amendments to the budget during the year.

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Texas Supplementary Information

Meyer Ranch Municipal Utility District of Comal County
TSI-1. Services and Rates
September 30, 2024

1. Services provided by the District During the Fiscal Year:

<input type="checkbox"/> Retail Water	<input type="checkbox"/> Wholesale Water	<input type="checkbox"/> Solid Waste/ Garbage	<input checked="" type="checkbox"/> Drainage
<input checked="" type="checkbox"/> Retail Wastewater	<input type="checkbox"/> Wholesale Wastewater	<input type="checkbox"/> Flood Control	<input type="checkbox"/> Irrigation
<input type="checkbox"/> Parks / Recreation	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> Roads	<input type="checkbox"/> Security
<input type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)			
<input type="checkbox"/> Other (Specify): _____			

2. Retail Service Providers

a. Retail Rates for a 5/8" meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate (Y / N)	Rate per 1,000 Gallons Over Minimum Usage	Usage Levels	
Wastewater:	\$ 69.00	2,000	N	\$ 6.00	2,001	to no limit

District employs winter averaging for wastewater usage? ☒ Yes ☐ No

Total charges per 10,000 gallons usage: Wastewater \$ 117.00

b. Wastewater Retail Connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC'S
Unmetered			x 1.0	
less than 3/4"			x 1.0	
1"			x 2.5	
Total Wastewater	795	795	x 1.0	795

See accompanying auditor's report.

Draft

Meyer Ranch Municipal Utility District of Comal County
TSI-1. Services and Rates
September 30, 2024

3. Total Water Consumption during the fiscal year (rounded to the nearest thousand):

Gallons pumped into system:	<u>N/A</u>	Water Accountability Ratio:
Gallons billed to customers:	<u>N/A</u>	(Gallons billed / Gallons pumped)
		<u>N/A</u>

4. Standby Fees (authorized only under TWC Section 49.231):

Does the District have Debt Service standby fees? Yes ☐ No ☒

If yes, Date of the most recent commission Order: _____

Does the District have Operation and Maintenance standby fees? Yes ☐ No ☒

If yes, Date of the most recent commission Order: _____

5. Location of District:

Is the District located entirely within one county? Yes ☒ No ☐

County(ies) in which the District is located: Comal County, Texas

Is the District located within a city? Entirely ☐ Partly ☐ Not at all ☒

City(ies) in which the District is located: _____

Is the District located within a city's extra territorial jurisdiction (ETJ)?

Entirely ☐ Partly ☐ Not at all ☒

ETJs in which the District is located: _____

Are Board members appointed by an office outside the district? Yes ☐ No ☒

If Yes, by whom? _____

See accompanying auditor's report.

***Meyer Ranch Municipal Utility District of Comal County
TSI-2. General Fund Expenditures
For the Year Ended September 30, 2024***

Purchased services	\$ 13,890
Professional fees	
Legal	30,158
Audit	16,000
Financial advisor	790
Engineering	95,544
	<u>142,492</u>
Contracted services	
Bookkeeping	22,470
Operator	99,745
Tax collector fees	7,010
Garbage collection	172,556
Sewer billing services	67,288
Sludge removal	79,765
	<u>448,834</u>
Repairs and maintenance	<u>702,409</u>
Administrative	
Directors fees	9,451
Insurance	3,274
Other	77,102
	<u>89,827</u>
Other	<u>18,780</u>
Total expenditures	<u><u>\$ 1,416,232</u></u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-3. Investments
September 30, 2024

<u>Fund</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Balance at End of Year</u>
General			
TexPool	Variable	N/A	<u>\$ 1,023,019</u>
Debt Service			
TexPool	Variable	N/A	29,849
TexPool	Variable	N/A	1,719,553
			<u>1,749,402</u>
Capital Projects			
TexPool	Variable	N/A	2,145
TexPool	Variable	N/A	1,621
TexPool	Variable	N/A	803
TexPool	Variable	N/A	1,423
TexPool	Variable	N/A	575,634
TexPool	Variable	N/A	339,229
			<u>920,855</u>
Total - All Funds			<u><u>\$ 3,693,276</u></u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-4. Taxes Levied and Receivable
September 30, 2024

	Maintenance Taxes	Debt Service Taxes	Totals	
Taxes Receivable, Beginning of Year	\$ 5,217	\$ 7,384	\$ 12,601	
Adjustments to Prior Year Tax Levy	25,486	13,281	38,767	
Adjusted Receivable	30,703	20,665	51,368	
2023 Original Tax Levy	645,478	1,807,338	2,452,816	
Adjustments	(7,899)	(22,117)	(30,016)	
Adjusted Tax Levy	637,579	1,785,221	2,422,800	
Total to be accounted for	668,282	1,805,886	2,474,168	
Tax collections:				
Current year	635,823	1,780,303	2,416,126	
Prior years	29,790	19,201	48,991	
Total Collections	665,613	1,799,504	2,465,117	
Taxes Receivable, End of Year	\$ 2,669	\$ 6,382	\$ 9,051	
Taxes Receivable, By Years				
2023	\$ 1,756	\$ 4,918	\$ 6,674	
2022	1,199	1,648	2,847	
2021	(234)	(153)	(387)	
2020 and prior	(52)	(31)	(83)	
Taxes Receivable, End of Year	\$ 2,669	\$ 6,382	\$ 9,051	
	2023	2022	2021	2020
Property Valuations:				
Land	\$ 103,841,197	\$ 78,619,368	\$ 42,141,509	\$ 22,655,320
Improvements	194,096,883	106,009,194	58,326,340	23,186,180
Personal Property	815,774	902,410	822,288	808,500
Exemptions	(43,722,263)	(26,041,509)	(10,479,250)	(7,324,724)
Total Property Valuations	\$ 255,031,591	\$ 159,489,463	\$ 90,810,887	\$ 39,325,276
Tax Rates per \$100 Valuation:				
Maintenance tax rates *	\$ 0.25	\$ 0.40	\$ 0.575	\$ 0.60
Debt service tax rates	0.70	0.55	0.375	0.35
Total Tax Rates per \$100 Valuation	\$ 0.95	\$ 0.95	\$ 0.950	\$ 0.95
Adjusted Tax Levy:	\$ 2,422,800	\$ 1,515,150	\$ 862,703	\$ 373,590
Percentage of Taxes Collected to Taxes Levied **	99.72%	99.81%	100.04%	100.00%

* Maximum Maintenance Tax Rate Approved by Voters: \$1.00 on November 7, 2017

** Calculated as taxes collected for a tax year divided by taxes levied for that tax year.

See accompanying auditor's report.

Draft

Meyer Ranch Municipal Utility District of Comal County
TSI-5. Long-Term Debt Service Requirements
Series 2019 Road--by Years
September 30, 2024

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 60,000	\$ 78,596	\$ 138,596
2026	65,000	77,276	142,276
2027	65,000	75,781	140,781
2028	70,000	74,221	144,221
2029	75,000	72,471	147,471
2030	75,000	70,521	145,521
2031	80,000	68,496	148,496
2032	80,000	66,256	146,256
2033	85,000	63,856	148,856
2034	90,000	61,306	151,306
2035	90,000	58,606	148,606
2036	95,000	55,906	150,906
2037	100,000	52,938	152,938
2038	105,000	49,813	154,813
2039	105,000	46,531	151,531
2040	110,000	43,250	153,250
2041	115,000	39,813	154,813
2042	120,000	36,075	156,075
2043	125,000	32,175	157,175
2044	130,000	28,113	158,113
2045	135,000	23,888	158,888
2046	140,000	19,500	159,500
2047	145,000	14,950	159,950
2048	155,000	10,238	165,238
2049	160,000	5,201	165,201
	<u>\$ 2,575,000</u>	<u>\$ 1,225,777</u>	<u>\$ 3,800,777</u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-5. Long-Term Debt Service Requirements
Series 2020 Road--by Years
September 30, 2024

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 75,000	\$ 96,277	\$ 171,277
2026	75,000	94,777	169,777
2027	80,000	93,202	173,202
2028	80,000	91,442	171,442
2029	85,000	89,602	174,602
2030	90,000	87,563	177,563
2031	95,000	85,313	180,313
2032	95,000	82,938	177,938
2033	100,000	80,444	180,444
2034	105,000	77,444	182,444
2035	110,000	74,294	184,294
2036	115,000	70,994	185,994
2037	115,000	67,544	182,544
2038	120,000	64,094	184,094
2039	125,000	60,344	185,344
2040	130,000	56,438	186,438
2041	135,000	52,375	187,375
2042	140,000	48,156	188,156
2043	150,000	43,781	193,781
2044	155,000	39,094	194,094
2045	160,000	34,250	194,250
2046	165,000	29,250	194,250
2047	175,000	23,888	198,888
2048	180,000	18,200	198,200
2049	185,000	12,350	197,350
2050	195,000	6,338	201,338
	<u>\$ 3,235,000</u>	<u>\$ 1,580,392</u>	<u>\$ 4,815,392</u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-5. Long-Term Debt Service Requirements
Series 2021 Road--by Years
September 30, 2024

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 90,000	\$ 100,994	\$ 190,994
2026	90,000	99,194	189,194
2027	95,000	97,394	192,394
2028	95,000	95,494	190,494
2029	100,000	93,594	193,594
2030	105,000	91,344	196,344
2031	105,000	88,981	193,981
2032	110,000	86,487	196,487
2033	115,000	83,737	198,737
2034	120,000	80,862	200,862
2035	120,000	77,862	197,862
2036	125,000	74,862	199,862
2037	130,000	71,737	201,737
2038	135,000	68,488	203,488
2039	140,000	64,775	204,775
2040	145,000	60,925	205,925
2041	145,000	56,938	201,938
2042	150,000	52,950	202,950
2043	155,000	48,450	203,450
2044	160,000	43,800	203,800
2045	170,000	39,000	209,000
2046	175,000	33,900	208,900
2047	180,000	28,650	208,650
2048	185,000	23,250	208,250
2049	190,000	17,700	207,700
2050	195,000	12,000	207,000
2051	205,000	6,150	211,150
	<u>\$ 3,730,000</u>	<u>\$ 1,699,518</u>	<u>\$ 5,429,518</u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-5. Long-Term Debt Service Requirements
Series 2022 Road--by Years
September 30, 2024

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 115,000	\$ 273,025	\$ 388,025
2026	120,000	266,125	386,125
2027	125,000	258,925	383,925
2028	135,000	251,738	386,738
2029	140,000	247,687	387,687
2030	150,000	243,488	393,488
2031	155,000	238,987	393,987
2032	165,000	234,338	399,338
2033	170,000	229,386	399,386
2034	180,000	223,861	403,861
2035	190,000	218,012	408,012
2036	200,000	211,599	411,599
2037	210,000	204,599	414,599
2038	225,000	196,199	421,199
2039	235,000	187,200	422,200
2040	245,000	177,800	422,800
2041	260,000	168,000	428,000
2042	275,000	157,600	432,600
2043	290,000	146,600	436,600
2044	305,000	135,000	440,000
2045	320,000	122,800	442,800
2046	335,000	110,000	445,000
2047	355,000	96,600	451,600
2048	370,000	82,400	452,400
2049	390,000	67,600	457,600
2050	410,000	52,000	462,000
2051	435,000	35,600	470,600
2052	455,000	18,200	473,200
	<u>\$ 6,960,000</u>	<u>\$ 4,855,369</u>	<u>\$ 11,815,369</u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-5. Long-Term Debt Service Requirements
Series 2023--by Years
September 30, 2024

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 250,000	\$ 838,556	\$ 1,088,556
2026	260,000	821,681	1,081,681
2027	275,000	804,131	1,079,131
2028	295,000	785,569	1,080,569
2029	310,000	765,656	1,075,656
2030	330,000	745,506	1,075,506
2031	345,000	724,056	1,069,056
2032	365,000	703,356	1,068,356
2033	385,000	681,456	1,066,456
2034	410,000	662,206	1,072,206
2035	435,000	641,706	1,076,706
2036	460,000	623,219	1,083,219
2037	485,000	603,669	1,088,669
2038	515,000	583,056	1,098,056
2039	540,000	561,169	1,101,169
2040	575,000	538,219	1,113,219
2041	605,000	513,781	1,118,781
2042	640,000	487,313	1,127,313
2043	680,000	459,313	1,139,313
2044	715,000	428,713	1,143,713
2045	760,000	396,538	1,156,538
2046	800,000	362,338	1,162,338
2047	850,000	326,338	1,176,338
2048	895,000	288,088	1,183,088
2049	950,000	247,813	1,197,813
2050	1,005,000	205,062	1,210,062
2051	1,060,000	159,837	1,219,837
2052	1,120,000	109,487	1,229,487
2053	1,185,000	56,287	1,241,287
	<u>\$ 17,500,000</u>	<u>\$ 15,124,119</u>	<u>\$ 32,624,119</u>

See accompanying auditor's report.

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Meyer Ranch Municipal Utility District of Comal County
TSI-5. Long-Term Debt Service Requirements
Series 2024--by Years
September 30, 2024

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ -	\$ 414,818	\$ 414,818
2026	165,000	455,288	620,288
2027	175,000	445,388	620,388
2028	185,000	434,888	619,888
2029	195,000	423,788	618,788
2030	205,000	412,088	617,088
2031	215,000	400,813	615,813
2032	225,000	392,213	617,213
2033	235,000	383,212	618,212
2034	250,000	373,812	623,812
2035	260,000	363,812	623,812
2036	275,000	353,412	628,412
2037	290,000	342,412	632,412
2038	305,000	330,812	635,812
2039	320,000	318,613	638,613
2040	340,000	305,813	645,813
2041	355,000	292,213	647,213
2042	375,000	278,013	653,013
2043	395,000	263,013	658,013
2044	415,000	247,213	662,213
2045	440,000	230,613	670,613
2046	460,000	213,013	673,013
2047	485,000	194,612	679,612
2048	510,000	175,212	685,212
2049	535,000	154,812	689,812
2050	565,000	132,743	697,743
2051	595,000	109,437	704,437
2052	625,000	84,149	709,149
2053	660,000	57,587	717,587
2054	695,000	29,537	724,537
	<u>\$ 10,750,000</u>	<u>\$ 8,613,349</u>	<u>\$ 19,363,349</u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-5. Long-Term Debt Service Requirements
All Bonded Debt Series--by Years
September 30, 2024

Due During Fiscal Years Ending	Principal Due August 15	Interest Due February 15, August 15	Total
2025	\$ 590,000	\$ 1,802,266	\$ 2,392,266
2026	775,000	1,814,341	2,589,341
2027	815,000	1,774,821	2,589,821
2028	860,000	1,733,352	2,593,352
2029	905,000	1,692,798	2,597,798
2030	955,000	1,650,510	2,605,510
2031	995,000	1,606,646	2,601,646
2032	1,040,000	1,565,588	2,605,588
2033	1,090,000	1,522,091	2,612,091
2034	1,155,000	1,479,491	2,634,491
2035	1,205,000	1,434,292	2,639,292
2036	1,270,000	1,389,992	2,659,992
2037	1,330,000	1,342,899	2,672,899
2038	1,405,000	1,292,462	2,697,462
2039	1,465,000	1,238,632	2,703,632
2040	1,545,000	1,182,445	2,727,445
2041	1,615,000	1,123,120	2,738,120
2042	1,700,000	1,060,107	2,760,107
2043	1,795,000	993,332	2,788,332
2044	1,880,000	921,933	2,801,933
2045	1,985,000	847,089	2,832,089
2046	2,075,000	768,001	2,843,001
2047	2,190,000	685,038	2,875,038
2048	2,295,000	597,388	2,892,388
2049	2,410,000	505,476	2,915,476
2050	2,370,000	408,143	2,778,143
2051	2,295,000	311,024	2,606,024
2052	2,200,000	211,836	2,411,836
2053	1,845,000	113,874	1,958,874
2054	695,000	29,537	724,537
	<u>\$ 44,750,000</u>	<u>\$ 33,098,524</u>	<u>\$ 77,848,524</u>

See accompanying auditor's report.

Meyer Ranch Municipal Utility District of Comal County
TSI-6. Change in Long-Term Bonded Debt
September 30, 2024

	Bond Issue			
	Series 2019 Road	Series 2020 Road	Series 2021 Road	Series 2022 Road
Interest rate	2.00% - 3.25%	2.00% - 4.00%	2.00% - 3.00%	3.00% - 6.00%
Dates interest payable	2/15 ; 8/15	2/15 ; 8/15	2/15 ; 8/15	2/15 ; 8/15
Maturity dates	8/15/22 - 8/15/49	8/15/23 - 8/15/50	8/15/24 - 8/15/51	8/15/24 - 8/15/52
Beginning bonds outstanding	\$ 2,635,000	\$ 3,305,000	\$ 3,815,000	\$ 7,070,000
Bonds issued				
Bonds retired	(60,000)	(70,000)	(85,000)	(110,000)
Ending bonds outstanding	<u>\$ 2,575,000</u>	<u>\$ 3,235,000</u>	<u>\$ 3,730,000</u>	<u>\$ 6,960,000</u>
Interest paid during fiscal year	<u>\$ 79,856</u>	<u>\$ 98,377</u>	<u>\$ 102,694</u>	<u>\$ 279,625</u>
Paying agent's name and city				
All Series	<u>BOKF, N.A., Dallas, Texas</u>			
Bond Authority:	Water, Sewer and Drainage Bonds	Road Bonds	Refunding Bonds	
Amount Authorized by Voters	\$ 207,675,000	\$ 83,700,000	\$ 437,062,500	
Amount Issued	(28,250,000)	(17,005,000)		
Remaining To Be Issued	<u>\$ 179,425,000</u>	<u>\$ 66,695,000</u>	<u>\$ 437,062,500</u>	

All bonds are secured with tax revenues. Bonds may also be secured with other revenues in combination with taxes.

Debt Service Fund cash and investment balances as of September 30, 2024: \$ 1,749,402

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 2,594,951

See accompanying auditor's report.

Bond Issue		
Series 2023	Series 2024	Totals
4.25% - 6.75%	4.00% - 6.00%	
2/15 ; 8/15	2/15 ; 8/15	
8/15/25 - 8/15/53	8/15/26 - 8/15/54	
\$ -	\$ -	\$ 16,825,000
17,500,000	10,750,000	28,250,000
		(325,000)
<u>\$ 17,500,000</u>	<u>\$ 10,750,000</u>	<u>\$ 44,750,000</u>
<u>\$ 694,138</u>	<u>\$ -</u>	<u>\$ 1,254,690</u>

Meyer Ranch Municipal Utility District of Comal County

TSI-7a. Comparative Schedule of Revenues and Expenditures - General Fund

For the Last Five Fiscal Years

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Sewer service	\$ 799,537	\$ 666,215	\$ 517,076	\$ 305,972	\$ 161,514
Penalties and interest - service	7,439	7,150	9,806	3,311	630
Property taxes	665,613	640,932	532,434	238,639	177,552
Penalties and interest - taxes	2,241	1,993	1,415	872	627
Tap connection and inspection	60,000	52,200	108,600	121,200	67,200
Miscellaneous	12,904	12,600	15,615	16,791	9,630
Investment earnings	53,349	29,920	3,102	24	19
Total Revenues	1,601,083	1,411,010	1,188,048	686,809	417,172
Expenditures					
Current service operations					
Purchased services	13,890	12,035	11,929	9,122	
Professional fees	142,492	91,316	91,230	89,865	169,560
Contracted services	448,834	376,028	326,814	278,496	572,745
Repairs and maintenance	702,409	471,338	246,160	308,249	158,949
Lease				145,950	227,850
Administrative	89,827	70,151	57,675	35,648	11,309
Other	18,780	31,205	21,492	1,207	567
Capital outlay					277,347
Total Expenditures	1,416,232	1,052,073	755,300	868,537	1,418,327
Revenues Over/(Under) Expenditures	\$ 184,851	\$ 358,937	\$ 432,748	\$ (181,728)	\$ (1,001,155)

*Percentage is negligible

See accompanying auditor's report.

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Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
50%	47%	44%	45%	39%
*	1%	1%	*	*
42%	45%	45%	35%	43%
*	*	*	*	*
4%	4%	9%	18%	16%
1%	1%	1%	2%	2%
3%	2%	*	*	*
100%	100%	100%	100%	100%
1%	1%	1%	1%	
9%	6%	8%	13%	41%
28%	27%	28%	41%	137%
44%	33%	21%	45%	38%
			21%	55%
6%	5%	5%	5%	3%
1%	2%	2%	*	*
				66%
89%	74%	65%	126%	340%
11%	26%	35%	(26%)	(240%)

Meyer Ranch Municipal Utility District of Comal County

TSI-7b. Comparative Schedule of Revenues and Expenditures - Debt Service Fund
For the Last Five Fiscal Years

	Amounts				
	2024	2023	2022	2021	2020
Revenues					
Property taxes	\$ 1,799,504	\$ 874,762	\$ 340,215	\$ 138,902	\$ -
Penalties and interest - taxes	5,351	2,480	906	439	
Miscellaneous			537	14	
Investment earnings	122,804	55,364	4,243	123	216
Total Revenues	1,927,659	932,606	345,901	139,478	216
Expenditures					
Tax collection services	21,838	10,712	4,852	2,498	
Debt service					
Principal	325,000	125,000	55,000		
Interest and fees	1,256,491	544,073	296,091	149,682	54,313
Total Expenditures	1,603,329	679,785	355,943	152,180	54,313
Revenues Over/(Under) Expenditures	\$ 324,330	\$ 252,821	\$ (10,042)	\$ (12,702)	\$ (54,097)
Total Active Retail Wastewater Connections	795	679	602	416	231

*Percentage is negligible

See accompanying auditor's report.

Percent of Fund Total Revenues				
2024	2023	2022	2021	2020
94%	94%	99%	100%	
*	*	*	*	
		*	*	
6%	6%	1%	*	100%
100%	100%	100%	100%	100%
1%	1%	1%	2%	
17%	13%	16%		
65%	58%	86%	107%	25145%
83%	72%	103%	109%	25145%
17%	28%	(3%)	(9%)	(25,045%)

***Meyer Ranch Municipal Utility District of Comal County
TSI-8. Board Members, Key Personnel and Consultants
For the Year Ended September 30, 2024***

Complete District Mailing Address: 901 South MoPac Expressway Building II Suite 225
Austin, TX 78746

District Business Telephone Number: (512) 328-2008

Submission Date of the most recent District Registration Form
(TWC Sections 36.054 and 49.054): June 2, 2022

Limit on Fees of Office that a Director may receive during a fiscal year: \$ 7,200
(Set by Board Resolution -- TWC Section 49.060)

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid *	Expense Reimburse- ments	Title at Year End
Board Members				
Tommy Tucker	5/24 - 5/28	\$ 1,989	\$ -	President
Talley Williams	5/24 - 5/28	1,768	40	Vice President
Madison Inselmann	5/24 - 5/28	1,768		Secretary
Daniel A. Day	5/22 - 5/26	1,989		Assistant Secretary
Michael Slack	5/22 - 5/26	1,768	128	Assistant Secretary
Consultants				
McLean & Howard, LLP	7/2017	Amounts Paid		Attorney
<i>General legal fees</i>		\$ 29,465		
<i>Bond counsel</i>		353,000		
Municipal Operations, Inc.	5/2019	609,164		Operator
Texas Water Company	5/2019	13,890		Billing Consultant
Bott & Douthitt, PLLC	2/2017	22,685		Bookkeeper
Comal County Tax Assesor	11/2017	18,335		Tax Collector
Comal Appraisal District	Legislation	26,253		Property Valuation
Malone-Wheeler, Inc.	9/2021	81,304		Engineer
McGrath & Co., PLLC	9/2019	16,000		Auditor
Specialized Public Finance, Inc.	7/2017	630,882		Financial Advisor

* *Fees of Office* are the amounts actually paid to a director during the District's fiscal year.

See accompanying auditor's report.

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Meyer Ranch Municipal Utility District of Comal County

January 9, 2025

McGrath & Co., PLLC – CPAs
2900 North Loop West, Suite 880
Houston, TX 77092

This representation letter is provided in connection with your audit of the financial statements of Meyer Ranch Municipal Utility District of Comal County (the “District”), which comprise the respective financial position of the governmental activities and each major fund as of September 30, 2024, and the respective changes in financial position for the fiscal year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, and relying upon information reported to the Board of Directors by the District’s consultants including the bookkeeper, operator, tax assessor collector and engineer, as of January 9, 2025, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated October 14, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for presentation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or

Draft Management Representation Letter

payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) You have proposed reclassifying journal entries and Governmental Accounting Standards Board Statement No. 34 entries that will not be posted to the District's accounts. We are in agreement and approve those adjustments.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 11) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the District or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 12) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 13) We have no knowledge of any risk that the financial statements may be materially misstated as a result of fraud.
- 14) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a) Management,
 - b) Consultants who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.
- 15) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity's financial statements communicated by consultants, former consultants, regulators, or others.
- 16) We have no knowledge of any instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, whose effects should be considered when preparing financial statements.
- 17) We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the

financial statements, and we have not consulted a lawyer concerning litigation, claims, or assessments.

- 18) We have disclosed to you the identity of the names of the District's related parties and all the related party relationships and transactions of which we are aware.

Government - Specific

- 19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 21) The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources and fund balance or net position.
- 22) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts and legal and contractual provisions for reporting specific activities in separate funds.
- 23) We are not aware of any instances, which have occurred or are likely to have occurred, of identified or suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that would have a material effect on the financial statements.
- 24) We are not aware of any instances, which have occurred or are likely to have occurred of possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 25) As part of your audit, you assisted with preparation of the financial statements and disclosures. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures.
- 26) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 27) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 28) We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.
- 29) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We

have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

30) With respect to the Texas Supplementary Information (TSI):

- a) We acknowledge our responsibility for presenting the TSI in accordance with accounting principles generally accepted in the United States of America, and we believe the TSI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the TSI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
- b) If the TSI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

Signed on behalf of the Board of Directors of Meyer Ranch Municipal Utility District of Comal County.

Signed: _____

Board Position: _____

McGRATH & CO., PLLC

Certified Public Accountants
2900 North Loop West, Suite 880
Houston, Texas 77092

January 9, 2025

Board of Directors
Meyer Ranch Municipal Utility District of Comal County
Comal County, Texas

In planning and performing our audit of the financial statements of governmental activities and each major fund of Meyer Ranch Municipal Utility District of Comal County (the "District"), as of and for the year ended September 30, 2024, in accordance with auditing standards generally accepted in the United States of America, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses.

A deficiency in internal controls exists when the design or operation of a control does not allow management, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the District's financial statements will not be prevented or detected and corrected on a timely basis.

The District's management consists of an elected Board of Directors (the "Directors"). Day-to-day operations are performed by private companies ("Consultants") under contract with the District. The Directors of the District supervise the performance of the Consultants; however, although the Consultants can be part of the District's system of internal control, the Consultants are not members of management. Ultimately, the Directors of the District are responsible for the design and implementation of the system of internal control.

Material Weaknesses

We observed the following matters that we consider to be material weaknesses:

- As is common within the system of internal control of most small organizations, the accounting function of the District does not prepare the financial statements complete with footnotes in accordance with accounting principles generally accepted in the United States of America. This could result in the District's financial statements and related note disclosures not fully or accurately presenting the District's financial position and changes in financial position during the fiscal year in conformity with accounting principles generally accepted in the United States of America.

Draft Material Weakness Letter

- During the course of performing an audit, it is not unusual for the auditor to prepare various journal entries to present the financial statements on both the fund basis and the government-wide basis of accounting. Management's reliance upon the auditor to detect and make these necessary adjustments could result in misstatements in the District's financial statements.
- The District's Management relies on the District's auditor to prepare the capital asset schedules and post adjustments related to the presentation of the capital assets in the government-wide financial statements. This reliance on the auditor to perform this function could result in the understatement or overstatement of capital assets and due to developer on the District's *Statement of Net Position* or an error in the amount reported as depreciation expense in the *Statement of Activities*.

Management's Response

The District's financial statements have been prepared in a manner that is consistent with prior years. The Board engages a bonded bookkeeper who possesses industry knowledge and expertise, including a concentration in special districts accounting. The Board also engages a financial advisor and tax assessor/collector who possess industry knowledge and expertise, as well as legal and professional engineering services. The Board has consulted with its independent auditor concerning this "management letter" and the auditor does not recommend any change in the Board's bookkeeping or audit procedures at this time. To the best of its knowledge, the Board conducts the District's business affairs in the same manner as other similarly situated special districts, and, based on the recommendations of its auditor, does not believe that the addition of an employee to oversee the monthly and annual financial reporting process or to prepare financial statements or that undertaking an additional annual audit is necessary or cost effective.

Conclusion

Management's written response to the material weaknesses identified in our audit has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on it.

This communication is intended solely for the information and use of management, Board of Directors and the Texas Commission on Environmental Quality and is not intended to be and should not be used by anyone other than these specified parties.

Sincerely,

McGrath & Co., PLLC-CPAs
Houston, Texas



275 W. Campbell
Suite 440
Richardson, TX 75080
Phone: (972) 680-2000

November 15, 2024

Mr. Anthony S. Corbett
McClellan & Howard, L.L.P.
4301 Bull Creek Rd, Ste. 150
Austin, Texas 78731

Subject: Proposal to Conduct Retail Cost of Service and Rate Design Study

Dear Mr. Corbett

Based on our prior conversations, NewGen Strategies and Solutions, LLC (NewGen) is pleased to provide this proposal to assist you and your client, the Meyer Ranch Municipal Utility District (District). It is our understanding that the District is seeking a qualified consultant to conduct a Retail Cost of Service and Rate Design Study (Study). We appreciate the opportunity to be considered to assist the District in completing this important engagement. The remainder of this letter provides an overview of our Firm, as well as our proposed scope of services, anticipated timing, and proposed fees to complete the engagement.

Firm Background

NewGen is a management and financial consulting firm specializing in providing assistance and advice to the public sector and its utilities. NewGen provides nationally recognized expertise in utility cost of service (COS) and rate design studies, depreciation studies, appraisals, organizational and performance management studies, litigation support for legal and regulatory proceedings, utility business and financial planning, and stakeholder engagement for water, wastewater, reuse, stormwater, solid waste, electric, and natural gas utilities.

NewGen was created by consultants who are dedicated to our client's mission and recognized as experts in our respective fields of service. Our assistance to the public sector is provided with a keen insight to navigate the uncertain market and the growing role of stakeholders, resource availability, cost of providing utility services, and economic conditions. This ensures an integrated approach to delivering our products and services. "Thoughtful Decision Making for Uncertain Times" succinctly describes our capability to provide our clients the solutions and recommendations tempered by our keen insight into the growing role of stakeholders, resource availability (including renewables), environmental concerns, cost of providing utility services, and economic conditions.

Mr. Anthony S. Corbett
November 15, 2024
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Our experience has been acquired, in part, while members worked at recognized national consulting groups such as Touche Ross & Co. (now *Deloitte Touche*), R.W. Beck, Inc. (now *SAIC and Leidos*), Economists.com (now *Willdan*), Navigant Consulting, Inc., and CH2M Hill. The Firm's experience also includes the regional practices founded by Mr. Jack Stowe, Jr., which were Reed-Stowe & Co., Inc. and Reed Stowe & Yanke, LLC, founded by Mr. Jack Stowe, Jr. and Mr. Dave Yanke. Experience was also gained July 1, 2019, when Municipal & Financial Services Group (MFSG) merged with NewGen. Additionally, NewGen professionals come from the nationally recognized engineering firms of CDM Smith, Inc., Black & Veatch, and HDR, Inc. Individuals from NewGen provide the expertise gained from more than 125 expert witness cases and filings supporting utility customers, regulatory staff, and utilities.

It is NewGen's mission to become a trusted advisor to our clients. Many of NewGen's current employees worked together for many years at R. W. Beck prior to joining NewGen—some for as long as 25 years. As such, we have a long, successful work history and a demonstrated ability to complete projects on time and with deliverables that withstand public, stakeholder, and regulatory scrutiny.



NewGen's Core Competencies

NewGen's core business is providing financial and management advice related to water, wastewater, stormwater, electric, natural gas, and solid waste infrastructure and operations. The specialized services we offer to our clients include:

- Cost of Service/Rate Studies
- System Development Charges/Capacity Fee Studies
- Operational Reviews/Management Audits
- Comparative Analyses/Benchmarking
- Financial Feasibility Studies
- Infrastructure Management/GASB 34
- Conservation Studies

In summary, NewGen is well-versed and experienced in providing management and financial advice related to every aspect of municipal utility services.

HGACBuy Program

NewGen has been selected through a competitive procurement process by HGACBuy. This contract award allows government entities nationwide to contract our services directly, without the issuance of a request for proposal (RFP). H-GAC's Cooperative Purchasing Program, known as HGACBuy, is a nationwide procurement service that was established pursuant to Texas' Interlocal Cooperation Act. The Act allows local governments and certain non-profits to use contracts appropriately established by another government entity. Use of the Program for a particular purchase by any government entity is strictly at the discretion of that entity.



Mr. Anthony S. Corbett
November 15, 2024
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Scope of Services

NewGen understands that the District has historically relied on a combination of tax funding, as well as user rate revenues to fund operations. Further, we understand that it is the District's intention to maintain overall tax rate levels going forward, while increasing future debt loads to fund needed capital infrastructure investment. This will require shifting operational cost responsibility from the Maintenance & Operation (M&O) Tax rate component to user fees and charges. To achieve this objective, appropriate and justifiable increases in customer user fees and charges must be calculated, and a financial plan prepared reflecting: (1) the District's capital plan and its anticipated impact on the I&S portion of the tax rate; (2) the resulting M&O tax rate component available to fund operations assuming no overall increase in the combined tax rate; and, (3) the increases required in customer user fees and charges to ensure the long-term financial stability and viability of the District. NewGen proposes the following scope of services to achieve these objectives:

- Review the historical financial performance of the District's wastewater rate revenues and Operations and Maintenance (O&M) tax revenues as compared with the District's operational cost. The analysis should address wastewater plant O&M, wastewater collection system O&M, contract solid waste services, and stormwater/drainage O&M;
- Based on the historical analysis, as well as the understanding of known and measurable cost increases specific to the cost activities defined above, prepare a five (5)-year future projection of revenue requirements. This analysis shall also consider the District's long-term capital improvement plan and funding sources, to the extent such assumptions are definable based on current plans;
- Based on the five (5)-year projection of revenue requirements, develop a rate and financial plan which will, over-time, reduce the District's reliance on M&O Tax Revenues through increases to the District's wastewater rates and charges;
- Evaluate the impact of the developed rate and financial plan on customers and provide an analysis of monthly billings by comparable providers to assess regional position;
- Prepare a draft technical memorandum discussing the methodology, assumptions, results, and recommendations from the financial analysis and develop a presentation of the results of the analysis to be provided to the District's Board of Directors;
- Meet with representatives of the District to discuss the analysis and draft work products. Upon receiving comments, incorporate changes and prepare final work products for submission and presentation to the Board. A representation of the Project Team will also be made available to present the results of the analysis to the Board.

Proposed Project Schedule

The Project Team will provide the District with the following:

- Draft Report
 - Within sixty (60) to ninety (90) days of notification of award, given the timely receipt of the required financial and operational data, an electronic draft report will be provided for the District's review and comment that summarizes the Project Team's findings, conclusions, and recommendations.

Mr. Anthony S. Corbett
November 15, 2024
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- Final Report
 - Provided within two (2) weeks of receiving comments from the District’s key stakeholders.
- Presentation to Board of Directors
 - To be determined based on the District’s proposed meeting schedule.

Proposed Project Fees

NewGen proposes a not-to-exceed fee of \$19,500, inclusive of out-of-pocket expenses, to perform the services detailed in this proposal, exclusive of the optional services. NewGen’s not-to-exceed fees for services will be based on actual hours of services furnished multiplied by NewGen’s billing rates as of the date of its monthly invoice.

Additional fees for services not included in the above scope will be billed at our hourly rates for services rendered. NewGen’s current billing rates, which are effective through December 31, 2025, are listed below.

NewGen Strategies and Solutions 2025 Billing Rates	
Position	Hourly Billing Rate
Partner	\$280 – \$425
Principal	\$265 – \$425
Senior Manager	\$235 – \$295
Manager	\$205 – \$245
Senior Consultant	\$180 – \$205
Consultant	\$165 – \$180
Administrative Services	\$135

Note: Billing rates are subject to change based on annual reviews and salary increases.

Terms of Engagement

This agreement is subject to cancellation by the District with thirty (30) days prior written notice provided to NewGen. In the event of cancellation, all labor and expense charges incurred by NewGen through the date of cancellation will be considered due at the time notice of cancellation is delivered, regardless of work product and/or engagement status.

By executing this letter, you agree that the services rendered by NewGen will be performed in accordance with instructions or specifications received by the District and will be provided with the degree of skill and judgment exercised by recognized professionals performing services of similar nature and consistent with the applicable industry best practices. Additionally, the District and NewGen mutually agree that during the term of this Agreement and for a period of one (1) year after any termination, the parties agree not to solicit the other entities’ employees related to this Agreement. This clause does not apply where an employee seeks employment in response to an advertisement placed into the public domain for a specific position or other general recruitment activities.

Mr. Anthony S. Corbett
November 15, 2024
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All payments made under this engagement should be remitted to:

NewGen Strategies and Solutions, LLC
275 W Campbell Road, Suite 440
Richardson, Texas 75080

If this letter and its terms and conditions are acceptable, please execute one copy and return to our Richardson, Texas office. If you should have any questions regarding this letter and/or require additional information, please contact me at (972) 232-2234 or via email at cekrut@newgenstrategies.net. Again, we greatly appreciate the District’s consideration of NewGen for this important engagement, and we look forward to working with you.

Very truly yours,

NewGen Strategies and Solutions, LLC

Signed by:

FB62F346CFA8440...
Chris D. Ekrut
Chief Financial Officer

**Project Authorization –
Retail Wastewater Cost of Service and Rate Design Study (\$19,500)**

Signed _____ Printed _____
Title _____ Date _____

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §

COUNTY OF COMAL §

I, the undersigned officer of the Board of Directors of Meyer Ranch Municipal Utility District of Comal County hereby certify as follows:

1. The Board of Directors of Meyer Ranch Municipal Utility District of Comal County convened in a regular meeting on January 9, 2025, and the roll was called of the duly constituted officers and members of the Board, to wit:

Tommy Tucker	President
Talley Williams	Vice President
Madison Inselmann	Secretary
Michael Slack	Assistant Secretary
Daniel A. Day	Assistant Secretary

and all of said persons were present except _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION AUTHORIZING APPLICATION TO THE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR
APPROVAL OF PROJECT AND BONDS

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried by the following vote:

Ayes: _____

Nays: _____

2. That a true, full and correct copy of the aforesaid Resolution was adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Resolution has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code.

SIGNED AND SEALED on this ____ day of _____, 2025.

Secretary, Board of Directors

(SEAL)

RESOLUTION AUTHORIZING APPLICATION TO THE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR
APPROVAL OF PROJECT AND BONDS

WHEREAS, Meyer Ranch Municipal Utility District of Comal County (the “District”) has been duly created by order of the Texas Commission on Environmental Quality (the “Commission”); and

WHEREAS, Section 49.181, Texas Water Code, requires the District, when it desires to issue bonds, to submit in writing to the Texas Commission on Environmental Quality an application for investigation of the proposed project and of the issuance of the bonds to finance such project, together with a copy of the engineer’s report and data, profiles, maps, plans and specifications prepared in connection therewith; and

WHEREAS, the Board of Directors desires to secure the approval and consent of the Texas Commission on Environmental Quality for the issuance of bonds to finance costs related to construction of certain costs described in the engineering report submitted in connection with this application; and

WHEREAS, pursuant to 30 TAC §293.50(b), the Commission may authorize the reimbursement of developer interest for a period in excess of two years, up to a period of five years, if (1) the actual costs incurred by the developer plus the total allowed interest does not exceed the present day costs for the facilities at the time of purchase, or (2) the sum of the accrued developer interest and the capitalized interest in the bond issue does not exceed four years’ interest on the total bond issue;

WHEREAS, pursuant to 30 TAC §293.50(b), the District desires to request the Commission approve more than two years of accrued interest on reimbursable items with less than one (1) year of capitalized interest on the bonds pursuant to 30 TAC §293.50(b)(2);

WHEREAS, the Board of Directors of the District desires to request a conditional exemption from the thirty-percent developer contribution rule pursuant to 30 TAC §293.47(a)(2) due to the District’s anticipated receipt of an acceptable credit rating, and further desires to reimburse developers within the District for more than two years of accrued interest in accordance with 30 TAC §293.50(b). Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEYER RANCH MUNICIPAL UTILITY DISTRICT OF COMAL COUNTY THAT:

Section 1: The President and Secretary of the Board of Directors are hereby authorized and directed as follows:

(1) To make application to the Texas Commission on Environmental Quality for an investigation and report on the feasibility of the project described in the engineering report prepared by Jones-Heroy & Associates, Inc., in connection with this application;

(2) To request the Texas Commission on Environmental Quality to approve the bonds of the District in the principal amount of not to exceed \$9,500,000, bearing at a net effective interest rate not to exceed the maximum legal limit in effect at the time of issuance, and maturing serially in accordance with the

schedule provided in the aforesaid engineering report, for payment of costs relating to the project and less than one year of capitalized interest on the bonds;

(3) To request the Texas Commission on Environmental Quality to approve a conditional exemption from the thirty-percent developer contribution rule pursuant to 30 TAC §293.47(a)(2) due to the District's anticipated receipt of an acceptable credit rating, and further desires to reimburse developers within the District for more than two years of accrued interest in accordance with 30 TAC §293.50(b).

(4) To request the Texas Commission on Environmental Quality approve more than two years of accrued interest on reimbursable items with less than one (1) year of capitalized interest on the bonds pursuant to 30 TAC §293.50(b)(2); and

(5) To request the Texas Commission on Environmental Quality authorize the District to reimburse developers within the District for more than two years of accrued interest in accordance with 30 TAC §293.50(b) because the sum of the accrued developer interest and the capitalized interest in the bond issue will not exceed four years' interest on the total bond issue.

Section 2: By this application, the District assures the Texas Commission on Environmental Quality that it will abide by all terms and conditions prescribed by the Commission and that it will retain the lawfully required percentage of all sums due all construction contractors on this project to assure that the project is completed in accordance with the approved plans and specifications.

Section 3: Jones-Heroy & Associates, Inc., is authorized and directed to prepare an engineering report in the form required by the Texas Commission on Environmental Quality and to submit same to the Commission in support of this application, together with a copy of the data, profiles, maps, plans, and specifications prepared in connection with such report.

Section 4: The President and Secretary of the Board of Directors, the District's engineer (Jones Heroy & Associates, Inc.), the District's attorneys (McLean & Howard, L.L.P.), and the District's financial advisor (Specialized Public Finance Inc.) are authorized and directed to do any and all things necessary and proper in connection with this application.

Section 5: A certified copy of this Resolution shall constitute an application and request on behalf of the District to the Texas Commission on Environmental Quality pursuant to Section 49.181, Texas Water Code, for approval of the project; and to request approval for the issuance of the Bonds in accordance with this Resolution.

Section 6: The Board of Directors hereby approves the payment of all filing fees to TCEQ in connection with the application and requests that are the subject of this Resolution.

[The remainder of this page intentionally left blank.]

PASSED AND APPROVED the _____ day of _____, 2025.

President, Board of Directors

ATTEST:

Secretary, Board of Directors
(SEAL)

MEYER RANCH M.U.D. OF COMAL COUNTY

Accounting Report

January 9, 2025

- Review Cash Activity Report, including Receipts and Expenditures
 - ☒ Action Items:
 - Approve director and vendor payments.
 - Approve fund transfers.
- Review November 30, 2024 Financial Statements

Notes

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

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

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

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			

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Cash Activity Report

Meyer Ranch Municipal Utility District of Comal County
Cash Activity Report
October 31, 2024 - January 9, 2025

		ABC Bank	
		Operating Account	Bookkeeper's Account
Cash - Bank Balance as of October 31, 2024		\$ 76,471.72	\$ 40,549.49
Subsequent Activity Through November 30, 2024		(75,000.00)	(4,501.85)
Transfer Approved at November 14, 2024 Meeting	To TexPool Operating Account	\$ (75,000.00)	
	Subtotal - Operating Account	(75,000.00)	
Expenditures	Approved November 14, 2024	\$ (138,403.15)	
Transfer Approved at November 14, 2024 Meeting	From TexPool Operating Account	148,157.76	
Customer Refunds	Customer Refunds	(1,300.00)	
Aqua-Tech Laboratories, Inc	Lab Fees - September 2024	(4,861.74)	
Customer Refund	Replace Lost Check	(100.00)	
New Braunfels Utilities	Electric - November 2024	(6,853.65)	
Texas Water Company	WWTP Water - November 2024	(1,141.07)	
	Subtotal - Manager's Account	(4,501.85)	
Cash - Bank Balance as of November 30, 2024		\$ 1,471.72	\$ 36,047.64
Subsequent Activity Through January 9, 2025		73,907.93	(34,058.10)
Deposit	Service Revenue	\$ 73,907.93	
	Subtotal - Operating Account	73,907.93	
Transfer to Ratify	From TexPool Operating Account	5,000.00	
Aqua-Tech Laboratories, Inc	Lab Fees - October 2024	(5,729.89)	
Hill Country Waste Solutions	Trash and Recycle - November 2024	(16,363.90)	
Customer Refunds	Customer Refunds	(1,500.00)	
New Braunfels Utilities	Electric - December 2024	(6,704.67)	
Comal Appraisal District	Appraisal Fees - First Quarter 2025	(7,694.73)	
Texas Water Company	WWTP Water - December 2024	(1,064.91)	
	Subtotal - Manager's Account	(34,058.10)	
Expenditures to be Approved at the January 9, 2025 Board Meeting		\$ -	\$ (183,017.23)
Vendor		Amount	
Daniel Day	Director Fees - January 9, 2025	(204.10)	
Madison Inselmann	Director Fees - January 9, 2025	(204.10)	
Michael Slack	Director Fees - January 9, 2025	(225.10)	
Thomas Tucker	Director Fees - January 9, 2025	(204.10)	
Talley Williams	Director Fees - January 9, 2025	(225.10)	
Bott & Douthitt, P.L.L.C.	Accounting Services - November 2024	(1,900.00)	
Hill Country Waste Solutions	Trash and Recycle - December 2024	(16,773.60)	
Malone - Wheeler, Inc.	Engineering - November 2024	(8,600.52)	
McGrath & Co, P.L.L.C.	Final Audit Billing - FY 2024	(18,000.00)	
McLean & Howard, L.L.P.	Legal Fees - November 2024	(2,077.57)	
Municipal Operations & Consulting, Inc.	Operations - November and December 2024	(134,603.04)	
	Total	(183,017.23)	
Transfers to be Approved at January 9, 2025 Board Meeting		(75,000.00)	231,027.69
Transfer	From ABC Operating Account to TexPool Operating Account	(75,000.00)	
Transfer	From TexPool Operating Account to ABC Bookkeeper's Account	183,017.23	
Transfer	From TexPool Operating Account to ABC Bookkeeper's Account (Replenish)	48,010.46	
		156,027.69	
Expected Cash Balance as of January 9, 2025		\$ 379.65	\$ 50,000.00

Meyer Ranch Municipal Utility District of Comal County

Cash/Investment Activity Report

November 30, 2024 - January 9, 2025

	Interest Rates	Balance 11/30/2024	Subsequent		Subtotal 1/9/2025	Transfers to be Approved 1/9/2025	Expected Balance 1/9/2025
			Receipts	Disbursements			
General Fund -							
Checking Account (Operating)	n/a	\$ 1,471.72	\$ 73,907.93	\$ -	\$ 75,379.65	\$ (75,000.00)	(1) \$ 379.65
Checking Account (Bookkeeper's)	n/a	36,047.64	5,000.00	(222,075.33)	(181,027.69)	231,027.69	(2), (3) 50,000.00
TexPool - Operating Account	4.4769%	960,406.78	-	(5,000.00)	955,406.78	(121,270.78)	(1), (2), (3), (4), (6) 834,136.00
Total - General Fund		997,926.14	78,907.93	(227,075.33)	849,758.74	34,756.91	884,515.65
Debt Service Fund -							
TexPool - Tax Account	4.4769%	124,029.87	-	-	124,029.87	(113,476.11)	(4), (5) 10,553.76
TexPool - Debt Service	4.4769%	1,733,441.83	-	-	1,733,441.83	80,000.00	(5) 1,813,441.83
Total - Debt Service Fund		1,857,471.70	-	-	1,857,471.70	(33,476.11)	1,823,995.59
Capital Projects Fund -							
TexPool - SR2019 Capital Projects	4.4769%	2,162.92	-	-	2,162.92	-	2,162.92
TexPool - SR2020 Capital Projects	4.4769%	1,633.91	-	-	1,633.91	-	1,633.91
TexPool - SR2021 Capital Projects	4.4769%	809.70	-	-	809.70	-	809.70
TexPool - SR2022 Capital Projects	4.4769%	1,434.25	-	-	1,434.25	-	1,434.25
TexPool - SR2023 Capital Projects	4.4769%	580,283.41	-	-	580,283.41	-	580,283.41
TexPool - SR2024 Capital Projects	4.4769%	341,968.88	-	-	341,968.88	(1,280.80)	(6) 340,688.08
Total - Capital Projects Fund		928,293.07	-	-	928,293.07	(1,280.80)	927,012.27
Total - All Funds		3,783,690.91	78,907.93	(227,075.33)	3,635,523.51	-	3,635,523.51

Transfer Letter Information:

- (1) To transfer funds from ABC Operating Account to TexPool Operating Account: \$75,000.00
- (2) To transfer funds from TexPool Operating Account to ABC Bookkeeper's Account: \$183,017.23
- (3) To transfer funds from TexPool Operating Account to ABC Bookkeeper's Account (Replenish): \$48,010.46
- (4) To transfer funds from TexPool Tax Account to TexPool Operating Account: \$33,476.11
- (5) To transfer funds from TexPool Tax Account to TexPool Debt Service Account: \$80,000.00
- (6) To transfer funds from TexPool SR2024 Capital Projects Account to TexPool Operating Account: \$1,280.80

Tax Collection Report

Year to Date Recap Report

November 2024 (11/01/2024 - 11/30/2024)

12/6/2024 3:54:35PM

Totals for Entity:		MMR	MEYER RANCH MUD												
Year	Original Tax	Adjustments	Adjusted Tax	Base Tax Pd	Under	Disc	Eff Taxes Paid	Penalty	Interest	Att. Fee	Overage	Payments	Balance	%	#Owed
2017	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	.00	0
2018	1,062.96	7,009.40	8,072.36	8,072.36	0.00	0.00	8,072.36	0.00	0.00	0.00	0.00	8,072.36	0.00	100.00	0
2019	178,501.39	13,655.25	192,156.64	192,156.63	0.01	0.00	192,156.64	480.72	266.50	376.20	0.01	193,280.06	0.00	100.00	0
2020	383,276.10	9,409.93	392,686.03	392,769.15	0.00	0.00	392,769.15	979.85	576.62	862.17	0.24	395,188.03	-83.12	100.02	0
2021	867,694.18	10,006.94	877,701.12	876,081.71	0.31	0.00	876,082.02	1,733.77	813.30	787.78	0.08	879,416.64	1,619.10	99.82	1
2022	1,558,359.08	-27,472.66	1,530,886.42	1,523,947.34	0.25	0.00	1,523,947.59	3,551.08	1,875.21	1,791.04	0.01	1,531,164.68	6,938.83	99.55	4
2023	2,452,816.32	-30,515.38	2,422,300.94	2,407,841.69	0.00	0.00	2,407,841.69	4,629.90	1,526.32	181.43	0.01	2,414,179.35	14,459.25	99.40	3
2024	2,787,982.53	25,530.36	2,813,512.89	133,219.77	0.01	0.00	133,219.78	0.00	0.00	0.00	0.00	133,219.77	2,680,293.11	4.73	1,072
Total for all Delinquent Years:															
				5,441,710.03	-17,906.52	5,423,803.51	5,400,868.88	0.57	5,057.95	3,998.62	0.35	5,421,301.12	22,934.06		8
Totals for All Years:															
				8,229,692.56	7,623.84	8,237,316.40	5,534,086.65	0.58	5,057.95	3,998.62	0.35	5,554,520.89	2,703,227.17		1,080
Refund Paid:															
				-74,046.85		0.00		-428.53	-187.90	-51.27	-0.01	-74,714.56			

Effective Taxes Paid = Base Tax Pd + Under + Disc
Amount Paid = Base Tax Pd + Penalty + Interest + Att. Fee+ Overage
Balance = Adjusted Tax-Eff Taxes Paid

Meyer Ranch MUD of Comal County
ANALYSIS OF TAXES COLLECTED FOR RECONCILIATION
FY 2024- 2025

TAX YEAR	2024			2023			Prior Years			Total		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
PERCENTAGE	\$ 0.2000	\$ 0.7500	\$ 0.9500	\$ 0.2500	\$ 0.7000	\$ 0.9500						
COLLECTIONS:												
OCT												
TAX ADJUSTMENTS	0.00	0.00	0.00	(1,479.38)	(4,142.26)	(5,621.64)	(194.43)	(267.34)	(461.77)	(1,673.81)	(4,409.60)	(6,083.41)
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	5,260.18	19,725.69	24,985.87	(1,944.80)	(5,445.44)	(7,390.24)	(194.43)	(267.34)	(461.77)	3,120.95	14,012.91	17,133.86
PENALTY	0.00	0.00	0.00	28.94	81.02	109.96	0.00	0.00	0.00	28.94	81.02	109.96
NOV												
TAX ADJUSTMENTS	5,374.81	20,155.54	25,530.35	1,348.02	3,774.45	5,122.47	2,936.61	3,160.18	6,096.79	9,659.44	27,090.17	36,749.61
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	22,786.08	85,447.82	108,233.90	(235.27)	(658.77)	(894.04)	0.00	0.00	0.00	22,550.81	84,789.05	107,339.86
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
DEC												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	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
JAN												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FEB												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	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
MAR												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
APR												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAY												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUN												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
JUL												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
AUG												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SEP												
TAX ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL												
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAXES	28,046.26	105,173.51	133,219.77	(2,180.07)	(6,104.21)	(8,284.28)	(194.43)	(267.34)	(461.77)	25,671.76	98,801.96	124,473.72
PENALTY	0.00	0.00	0.00	28.94	81.02	109.96	0.00	0.00	0.00	28.94	81.02	109.96
TOTAL DISTRIBUTION	28,046.26	105,173.51	133,219.77	(2,151.13)	(6,023.19)	(8,174.32)	(194.43)	(267.34)	(461.77)	25,700.70	98,882.98	124,583.68
BEGINNING												
TAXES RECEIVABLE	586,943.69	2,201,038.84	2,787,982.53	1,756.35	4,917.79	6,674.14	912.48	1,465.54	2,378.02	589,612.52	2,207,422.17	2,797,034.69
TAX ADJUSTMENTS	5,374.81	20,155.54	25,530.35	(131.36)	(367.81)	(499.17)	2,742.18	2,892.84	5,635.02	7,985.63	22,680.57	30,666.20
BASE TAX REV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LESS: COLLECTIONS	(28,046.26)	(105,173.51)	(133,219.77)	2,180.07	6,104.21	8,284.28	194.43	267.34	461.77	(25,671.76)	(98,801.96)	(124,473.72)
TAX												
REC @ END OF PERIOD	564,272.24	2,116,020.87	2,680,293.11	3,805.06	10,654.19	14,459.25	3,849.09	4,625.72	8,474.81	571,926.39	2,131,300.78	2,703,227.17

Financial Statements

Meyer Ranch Municipal Utility District of Comal County

Accountant's Compilation Report

November 30, 2024

The District is responsible for the accompanying financial statements of the governmental activities of Meyer Ranch Municipal Utility District of Comal County, as of and for the two months ended November 30, 2024, 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 Meyer Ranch Municipal Utility District of Comal County.



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

January 2, 2025
Round Rock, TX

Meyer Ranch Municipal Utility District of Comal County
Governmental Funds Balance Sheet
November 30, 2024

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Assets				
Cash and Cash Equivalents				
Cash - Operating	\$ 1,471.72	\$ -	\$ -	\$ 1,471.72
Cash - Manager's Account	36,047.64	-	-	36,047.64
Cash Equivalents	960,406.78	1,857,471.70	928,293.07	3,746,171.55
Receivables				
Accounts Receivable	155,720.70	-	-	155,720.70
Accrued Service Revenue	65,929.00	-	-	65,929.00
Property Taxes	571,926.44	2,131,300.73	-	2,703,227.17
Other	13,700.00	-	-	13,700.00
Interfund	28,682.12	-	-	28,682.12
Prepaid Expense	485.33	-	-	485.33
Total Assets	\$ 1,834,369.73	\$ 3,988,772.43	\$ 928,293.07	\$ 6,751,435.23
Liabilities				
Accounts Payable	\$ 90,443.85	\$ -	\$ -	\$ 90,443.85
Accrued Expenses	18,266.60	-	-	18,266.60
TCEQ Tax Payable	3,746.81	-	-	3,746.81
Payroll Taxes Payable	304.40	-	-	304.40
Interfund	-	27,401.32	1,280.80	28,682.12
Customer Deposits	90,000.00	-	-	90,000.00
Total Liabilities	202,761.66	27,401.32	1,280.80	231,443.78
Deferred Inflows of Resources				
Property Taxes	571,926.44	2,131,300.73	-	2,703,227.17
Total Deferred Inflows of Resources	571,926.44	2,131,300.73	-	2,703,227.17
Fund Balance				
Fund Balances:				
Restricted for				
Debt Service	-	1,830,070.38	-	1,830,070.38
Capital Projects	-	-	927,012.27	927,012.27
Unassigned	1,059,681.63	-	-	1,059,681.63
Total Fund Balances	1,059,681.63	1,830,070.38	927,012.27	3,816,764.28
Total Liabilities and Fund Balances	\$ 1,834,369.73	\$ 3,988,772.43	\$ 928,293.07	\$ 6,751,435.23

See Accountants' Report.

Meyer Ranch Municipal Utility District of Comal County
Statement of Revenues,
Expenditures & Changes in Fund Balance-Governmental Funds
October 1, 2024 - November 30, 2024

	Governmental Funds			Governmental Funds Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Revenues:				
Property Taxes, including penalties	\$ 25,700.70	\$ 98,882.98	\$ -	124,583.68
Wastewater Revenue	132,412.20	-	-	132,412.20
Wastewater Penalties	1,588.76	-	-	1,588.76
Wastewater Tap Fees	10,800.00	-	-	10,800.00
Drainage Fees	15,782.66	-	-	15,782.66
Account Setup	2,250.00	-	-	2,250.00
Interest and Other Income	8,100.38	13,981.61	7,437.71	29,519.70
Total Revenues	\$ 196,634.70	\$ 112,864.59	\$ 7,437.71	\$ 316,937.00
Expenditures:				
District Facilities -				
Operations Expense	15,988.20	-	-	15,988.20
Water Purchases	2,124.77	-	-	2,124.77
Utilities	13,535.12	-	-	13,535.12
Garbage Fees	32,414.50	-	-	32,414.50
Repairs & Maintenance - Sewer	60,539.71	-	-	60,539.71
Pump and Haul	6,278.42	-	-	6,278.42
WQP Maintenance	5,556.93	-	-	5,556.93
Street Lights	2,446.41	-	-	2,446.41
Administrative Services -				
Director Fees, including payroll tax	2,141.20	-	-	2,141.20
Director Reimbursements	80.40	-	-	80.40
Wastewater Billing	12,855.50	-	-	12,855.50
Professional Fees -				
Legal Fees	3,662.04	-	-	3,662.04
Engineering Fees	26,587.52	-	-	26,587.52
Bookkeeping Fees	3,800.00	-	-	3,800.00
Financial Advisor Fees	631.58	2,368.42	-	3,000.00
Total Expenditures	188,642.30	2,368.42	-	191,010.72
Excess/(Deficiency) of Revenues over Expenditures	7,992.40	110,496.17	7,437.71	125,926.28
Fund Balance, October 1, 2024	1,051,689.23	1,719,574.21	919,574.56	3,690,838.00
Fund Balance, November 30, 2024	\$ 1,059,681.63	\$ 1,830,070.38	\$ 927,012.27	\$ 3,816,764.28

See Accountants' Report.

Supplementary Information

Index

General Fund

- Due to Developer
- Budgetary Comparison
- Revenues & Expenses: Actual + Budgeted
- A/P Aging Summary
- Payroll Summary

Debt Service Fund

- Debt Service Schedule

General Fund

**Meyer Ranch MUD of Comal County
Analysis of Due to Developer
November 30, 2024**

Date	Amount
07/27/2017	\$ 50,000.00
03/23/2018	30,000.00
07/20/2018	11,500.00
12/20/2018	15,000.00
05/23/2019	35,000.00
09/24/2019	60,000.00
01/03/2020	30,000.00
02/12/2020	120,000.00
04/15/2020	150,000.00
05/07/2020	50,000.00
05/27/2020	179,975.00
07/24/2020	100,000.00
08/28/2020	240,000.00
09/28/2020	100,000.00
11/02/2020	150,000.00
12/28/2020	50,000.00
01/25/2021	70,000.00
Developer Advances	<u>1,441,475.00</u>
Reimbursements:	
Series 2023	(201,500.00)
Series 2024	(430,000.00)
Due to Developer	<u>809,975.00</u>

See Accountants' Report.

Meyer Ranch Municipal Utility District
Budgetary Comparison Schedule - General Fund
November 30, 2024

	CURRENT MONTH			YEAR TO DATE		
	Actual	Budget	Difference	Actual	Budget	Difference
Revenues:						
Wastewater Revenue	\$ 69,249.10	\$ 63,540.00	\$ 5,709.10	\$ 132,412.20	\$ 126,594.00	\$ 5,818.20
Wastewater Penalties	794.38	625.00	169.38	1,588.76	1,250.00	338.76
Wastewater Tap Fees	6,000.00	3,600.00	2,400.00	10,800.00	7,200.00	3,600.00
Drainage Fees	7,944.68	7,150.00	794.68	15,782.66	14,240.00	1,542.66
Account Setup	1,305.00	540.00	765.00	2,250.00	1,080.00	1,170.00
Property Tax, including penalties	22,550.81	22,000.00	550.81	25,700.70	25,000.00	700.70
Interest and Other Income	3,834.45	3,200.00	634.45	8,100.38	6,400.00	1,700.38
Total Revenues	111,678.42	100,655.00	11,023.42	196,634.70	181,764.00	14,870.70
Expenditures:						
Current-						
District Facilities -						
Operations Expense	8,014.11	10,000.00	1,985.89	15,988.20	20,000.00	4,011.80
Water Purchases	1,141.07	1,500.00	358.93	2,124.77	3,000.00	875.23
Utilities	6,853.65	6,500.00	(353.65)	13,535.12	13,000.00	(535.12)
Garbage Collection	16,363.90	17,232.00	868.10	32,414.50	34,319.00	1,904.50
Repairs & Maintenance - Sewer	31,795.74	34,000.00	2,204.26	60,539.71	68,000.00	7,460.29
WQP Maintenance	1,046.93	10,000.00	8,953.07	5,556.93	20,000.00	14,443.07
Liquid Haul	6,278.42	6,500.00	221.58	6,278.42	13,000.00	6,721.58
Drainage	-	1,000.00	1,000.00	-	2,000.00	2,000.00
Street Lights	1,990.27	850.00	(1,140.27)	2,446.41	1,700.00	(746.41)
Administrative Services -						
Director Fees	884.00	1,105.00	221.00	1,989.00	2,210.00	221.00
Payroll Taxes	67.66	100.00	32.34	152.20	200.00	47.80
Director Reimbursement	40.20	100.00	59.80	80.40	200.00	119.60
Wastewater Billing	6,767.07	6,354.00	(413.07)	12,855.50	12,659.00	(196.50)
Permit Fees	-	-	-	-	1,250.00	1,250.00
Miscellaneous Expense	-	400.00	400.00	-	800.00	800.00
Professional Fees -						
Legal Fees	2,077.57	3,500.00	1,422.43	3,662.04	7,000.00	3,337.96
Accounting Fees	1,900.00	2,350.00	450.00	3,800.00	4,700.00	900.00
Engineering Fees	8,600.52	8,000.00	(600.52)	26,587.52	12,500.00	(14,087.52)
Financial Advisor	-	-	-	631.58	2,000.00	1,368.42
Total Expenditures	93,821.11	109,491.00	15,669.89	188,642.30	218,538.00	29,895.70
Excess/(Deficiency) of Revenues over Expenditures	\$ 17,857.31	\$ (8,836.00)	\$ 26,693.31	\$ 7,992.40	\$ (36,774.00)	\$ 44,766.40

See Accountants' Report.

Meyer Ranch Municipal Utility District of Comal County
Revenues and Expenditures - General Fund: Actual + Budgeted
Fiscal Year 2024-2025

FY 2024-25 Budget Approved 9/12/24		Actual Ocl-24	Actual Nov-24	Budget Dec-24	Budget Jan-25	Budget Feb-25	Budget Mar-25	Budget Apr-25	Budget May-25	Budget Jun-25	Budget Jul-25	Budget Aug-25	Budget Sep-25	Projected Total	Projected Variance
Revenues:															
Property Taxes inc penalties		\$ 603,572	\$ 3,150	\$ 22,551	\$ -	\$ 578,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 604,273	\$ 701
Service Revenue		788,724	63,163	69,249	64,026	64,512	64,998	65,484	66,456	66,942	67,428	67,914	68,400	794,542	5,818
Tap Fees		43,200	4,800	6,000	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	46,800	3,600
Application Fees		6,480	945	1,305	540	540	540	540	540	540	540	540	540	7,650	1,170
Drainage Fees		89,040	7,838	7,945	7,210	7,270	7,330	7,390	7,450	7,510	7,570	7,630	7,690	90,583	1,543
Penalties		7,500	794	794	625	625	625	625	625	625	625	625	625	7,839	339
Interest or Other Income		38,400	4,266	3,834	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	40,100	1,700
Total Revenues		1,576,916	84,956	111,678	79,201	658,319	80,293	80,839	81,931	82,477	83,023	83,569	84,115	1,591,787	14,871
Expenditures:															
District Facilities															
Operations		120,000	7,974	8,014	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	115,988	4,012
Water Purchases		18,000	984	1,141	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,125	875
Utilities		78,000	6,681	6,854	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,535	(535)
Solid Waste		216,191	16,051	16,364	17,376	17,521	17,665	17,810	18,415	18,562	18,709	18,856	19,003	214,287	1,905
Maintenance & Repair		508,000	28,744	31,796	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	34,000	500,540	7,460
Sewer Line Inspection		25,000	-	-	-	-	-	-	-	-	-	-	-	25,000	-
WQP Maintenance		180,000	4,510	1,047	10,000	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	165,557	14,443
Liquid Haul		78,000	-	6,278	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	71,278	6,722
Drainage		12,000	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000	2,000
Street Lights		10,200	456	1,990	850	850	850	850	850	850	850	850	850	10,946	(746)
Permit Fees		1,250	-	-	-	-	-	-	-	-	-	-	-	-	1,250
Administrative Services															
Director Fees, Inc payroll taxes		14,460	1,190	952	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	14,191	269
Director Reimbursements		1,200	40	40	100	100	100	100	100	100	100	100	100	1,080	120
Billing Services		78,872	6,088	6,767	6,403	6,451	6,500	6,548	6,646	6,694	6,743	6,791	6,840	79,069	(197)
Insurance		5,500	-	-	-	-	500	-	-	-	-	-	-	5,500	-
Tax Appraisal/Collection Fees		9,000	-	-	2,250	-	-	2,250	-	-	-	-	2,250	9,000	-
Legal Notices and Publications		1,000	-	-	-	-	-	-	-	-	-	1,000	-	1,000	-
Election Expenditures		5,000	-	-	-	-	-	-	-	-	-	-	5,000	5,000	-
Miscellaneous Expenses		24,400	-	-	400	400	400	20,000	400	400	400	400	400	23,600	800
Professional Fees															
Legal Fees		42,000	1,584	2,078	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	38,662	3,338
Audit Fees		16,500	-	-	-	16,500	-	-	-	-	-	-	-	16,500	-
Accounting Fees		29,200	1,900	1,900	2,350	3,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	28,300	900
Engineering Fees		79,000	17,987	8,401	4,500	4,500	4,500	4,500	10,000	15,000	4,500	4,500	4,500	93,088	(14,088)
Financial Advisor		2,000	632	-	-	-	-	-	-	-	-	-	-	632	1,368
Total Expenditures		1,554,773	94,821	93,821	108,434	126,377	109,570	131,113	119,957	122,911	110,357	111,552	280,498	1,524,877	29,896
Excess/(Deficiency) of Revenues over Expenditures		\$ 22,143	\$ (9,865)	\$ 17,857	\$ (29,233)	\$ 531,942	\$ (29,277)	\$ (50,274)	\$ (33,535)	\$ (40,434)	\$ (27,334)	\$ (27,983)	\$ (196,383)	\$ 66,909	\$ 44,746

See Accountant's Report.

Meyer Ranch MUD of Comal County
A/P Aging Summary

As of November 30, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Aqua-Tech Laboratories, Inc	0.00	5,729.89	0.00	0.00	0.00	5,729.89
Bott & Douthitt, PLLC	1,900.00	0.00	0.00	0.00	0.00	1,900.00
Hill Country Waste Solutions, L.L.C.	16,363.90	0.00	0.00	0.00	0.00	16,363.90
Malone-Wheeler, Inc	8,600.52	0.00	0.00	0.00	0.00	8,600.52
McLean & Howard, LLP	2,077.57	0.00	0.00	0.00	0.00	2,077.57
Municipal Operations & Consulting, Inc.	55,771.97	0.00	0.00	0.00	0.00	55,771.97
TOTAL	<u>84,713.96</u>	<u>5,729.89</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>90,443.85</u>

See Accountants' Report.

Meyer Ranch MUD of Comal County
Payroll Summary
November 2024

	Day, Daniel A		Inselmann, Madison		Slack, Michael		Tucker, Thomas G		Williams, Talley J		TOTAL	
	Nov 24	Oct - Nov 24	Nov 24	Oct - Nov 24	Nov 24	Oct - Nov 24	Nov 24	Oct - Nov 24	Nov 24	Oct - Nov 24	Nov 24	Oct - Nov 24
Employee Wages, Taxes and Adjustments												
Gross Pay												
Director Fees												
Total Gross Pay	221.00	442.00	221.00	442.00	221.00	442.00	0.00	221.00	221.00	442.00	884.00	1,989.00
Adjusted Gross Pay	221.00	442.00	221.00	442.00	221.00	442.00	0.00	221.00	221.00	442.00	884.00	1,989.00
Taxes Withheld												
Federal Withholding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Medicare Employee	-3.20	-6.41	-3.21	-6.41	-3.21	-6.41	0.00	-3.21	0.00	-6.41	-12.83	-28.85
Social Security Employee	-13.70	-27.41	-13.71	-27.41	-13.71	-27.41	0.00	-13.71	-13.71	-27.41	-54.83	-123.35
Medicare Employee Addl Tax	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 Taxes Withheld	-16.90	-33.82	-16.92	-33.82	-16.92	-33.82	0.00	-16.92	-16.92	-33.82	-67.66	-152.20
Additions to Net Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mileage Reimbursement	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 Additions to Net Pay	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Pay	204.10	408.18	204.08	408.18	224.18	448.38	0.00	204.08	224.18	448.38	856.54	1,917.20
Employer Taxes and Contributions												
Medicare Company	3.20	6.41	3.21	6.41	3.21	6.41	0.00	3.21	3.21	6.41	12.83	28.85
Social Security Company	13.70	27.41	13.71	27.41	13.71	27.41	0.00	13.71	13.71	27.41	54.83	123.35
Total Employer Taxes and Contributions	16.90	33.82	16.92	33.82	16.92	33.82	0.00	16.92	16.92	33.82	67.66	152.20

See Accountant's Report.

Debt Service Fund

Debt Service Schedule

[illegible]

See Accountants' Report.

Expenditures to be Approved

Meyer Ranch MUD of Comal County
Director's Fees
January 9, 2025

Date	Source Name	Payroll Item	Amount
01/09/2025	Day, Daniel A	Director Fees	221.00
	Day, Daniel A	Mileage Reimbursement	0.00
	Day, Daniel A	Social Security Employee	(13.70)
	Day, Daniel A	Medicare Employee	(3.20)
			<hr/> 204.10
01/09/2025	Inselmann, Madison	Director Fees	221.00
	Inselmann, Madison	Mileage Reimbursement	0.00
	Inselmann, Madison	Social Security Employee	(13.70)
	Inselmann, Madison	Medicare Employee	(3.20)
			<hr/> 204.10
01/09/2025	Slack, Michael	Director Fees	221.00
	Slack, Michael	Mileage Reimbursement	21.00
	Slack, Michael	Social Security Employee	(13.70)
	Slack, Michael	Medicare Employee	(3.20)
			<hr/> 225.10
01/09/2025	Tucker, Thomas G	Director Fees	221.00
	Tucker, Thomas G	Mileage Reimbursement	0.00
	Tucker, Thomas G	Social Security Employee	(13.70)
	Tucker, Thomas G	Medicare Employee	(3.20)
			<hr/> 204.10
01/09/2025	Williams, Talley J	Director Fees	221.00
	Williams, Talley J	Mileage Reimbursement	21.00
	Williams, Talley J	Social Security Employee	(13.70)
	Williams, Talley J	Medicare Employee	(3.20)
			<hr/> 225.10
TOTAL			<hr/> <hr/> 1,062.50



Invoice

Date	Invoice #
11/30/2024	16745

Bill To
Meyer Ranch MUD c/o Bott & Douthitt PLLC PO Box 2445 Round Rock, TX 78680

Description	Amount
Monthly Accounting Services - Meeting	1,900.00
By/Date Received: <u>YC 12/3/24</u> By/Date Posted: <u>YC 12/3/24</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____ GL#: <u>6333</u>	
Thank you for your business!	Total \$1,900.00

Invoice 132350**HILL COUNTRY WASTE SOLUTIONS, L.L.C**

PO BOX 960
 SPRING BRANCH, TX 78070
 830-885-5512



Date: Thu Dec 19, 2024

Account #: 7949

Please Pay: \$16,773.60

Bill To:

RANCH MUD MEYER
 Bott & Douthitt, PLLC
 PO BOX 2445
 ROUND ROCK, TX 78680-2445

Location

RANCH MUD MEYER
 Robert Long
 9666 Hwy 46 W
 NEW BRAUNFELS, TX 78132

PLEASE WRITE ACCT # ON CHECK

Pay your bill Online at
www.trashbilling.com
 ID#: 641620079490

Page 1

Terms: DUE on the 1st

HILL COUNTRY WASTE SOLUTIONS, L.L.C Acct# 7949

9666 Hwy 46 W, New Braunfels, TX

Date	Description	Amount	Total
12/16/24	PAYMENT #6147	\$-16,363.90	
12/19/24	Trash & Recycle 12/01-12/31 Tkt: 696 x \$24.10	\$16,773.60	
	Invoice 132350 Total:	\$16,773.60	
	Pay your bill and see account information Online at www.trashbilling.com ID#: 641620079490 TO ENSURE ACCURATE PAYMENT APPLICATION, PLEASE NOTE YOUR ACCOUNT NUMBER ON CHECK (FOUND AT TOP RIGHT OF THE BILL)		
	By/Date Received: JB 12-19-24		
	By/Date Posted: JB 1-1-25		
	Approved for Payment:		
	Hand Delivered to:		
	Mailed By/Date:		
	GL#: 6161		
	up to 30 31 to 60 61 to 90 Over 90 Total		
	\$16,773.60 \$0.00 \$0.00 \$0.00 \$16,773.60		



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT

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

To: Meyer Ranch Municipal Utility District
c/o Bott & Douthitt
1930 Rawhide Drive, Suite 314
Round Rock, TX 78681
Project: 21-055-AUS Meyer Ranch MUD

Invoice number: 25189
Date: 12/03/2024
Billing Manager: Dennis Lozano

Professional Services provided through November 30, 2024

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed
001 District Engineering	0.00	210,881.85	219,311.85	8,430.00
Reimbursable Expenses	0.00	2,507.92	2,678.44	170.52
Total	0.00	213,389.77	221,990.29	8,600.52

By/Date Received: JB 12.3.24
By/Date Posted: JB 1-1-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6322

Invoice date 12/03/2024

Invoice number 25189

Invoice date 12/03/2024

Page 1 of 2

001 District Engineering

Professional Fees

	Hours	Rate	Billed Amount
Assistant Project Manager	29.00	175.00	5,075.00
Project Principal	8.50	300.00	2,550.00
EIT 1 / Graduate Engineer 1	7.00	115.00	805.00
Phase subtotal			8,430.00

Reimbursable Expenses

Reimbursables

	Units	Rate	Billed Amount
Mileage	254.50	0.67	170.52
Phase subtotal			170.52

Invoice total 8,600.52

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25189	12/03/2024	8,600.52	8,600.52				
	Total	8,600.52	8,600.52	0.00	0.00	0.00	0.00

Approved by:

Dennis Lozano
Principal

Terms: Due on Receipt

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

**McGrath & Co., PLLC**

2900 North Loop West Suite 880

Houston, TX 77092

invoices@mcgrath-co.com

INVOICE**BILL TO**

Meyer Ranch Municipal Utility District of Comal County

c/o Bott & Douthitt PLLC

P.O. Box 2445

Round Rock, Texas 78680

INVOICE**5802****DATE****12/18/2024****TERMS****Net 45****DUE DATE****02/01/2025**

DESCRIPTION	AMOUNT
Interim and final billing regarding audit of the District's financial statements for the year ended September 30, 2024.	18,000.00

BALANCE DUE**\$18,000.00**

By/Date Received: JB 12-18-24
By/Date Posted: JB 1-1-25
Approved for Payment: _____
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6321

McLean & Howard, L.L.P.

4301 Bull Creek Road
Suite 150
Austin, TX 78731

Ph: 512-328-2008

Fax: 512-328-2409

Meyer Ranch MUD of Comal County
c/o Bott & Douthitt, PLLC
P. O. Box 2445
Round Rock, TX 78680-2445

November 30, 2024

Attention:

File #: 2340-001

Inv #: 51813

RE: General

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-01-24	Draft and distribute packet documents.	0.50	0.00	LJH
Nov-05-24	Review draft meeting documents.	0.30	129.00	ASC
	Draft minutes from October Board meeting.	1.50	187.50	LJH
	Contact consultants regarding backup material.			
Nov-06-24	Arrange for agenda posting.	0.50	62.50	LJH
Nov-08-24	Participate in multiple conferences with Comal County Tax Collector and Comal County Appraisal District regarding levy of taxes on MUD property. Gather and transmit historical information in support of exemption.	2.20	946.00	ASC
Nov-11-24	Contact consultants regarding backup material.	1.50	187.50	LJH
	Prepare and distribute Board packets.			
Nov-14-24	Prepare for and participate in Board of Directors' meeting.	1.00	430.00	ASC
	Prepare for and attend Board meeting.	1.00	125.00	LJH
	Totals	8.50	\$2,067.50	

DISBURSEMENTS

Disbursements

Receipts

Nov-14-24 Conference Call - 10/10 10.07

Totals

By/Date Received: 11-12-24 \$10.07

By/Date Posted: 11-1-25

Approved for Payment: _____

Hand Delivered to: _____

Mailed By/Date: _____

GL#: 6320

\$0.00

Total Fees, Disbursements	\$2,077.57
Previous Balance	\$1,584.47
Previous Payments	\$1,584.47
Balance Due Now	\$2,077.57

Municipal Operations & Consulting, LLC

20141 Schiel Rd
Cypress, TX 77433
Phone: (281) 367-5511
Fax: (281) 367-5517

Invoice: IN-16392

District: Meyer Ranch MUD

Billing Period: NOVEMBER 2024

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
Nov		<u>Operations</u>					
		Wastewater Plant Operations		1	\$ 7,912.50	\$ 7,912.50	\$ 7,912.50
		Total Operations \$7,912.50					
Nov		<u>Administration</u>					
		Photocopies		47	\$ 0.20	\$ 9.40	\$ 9.40
		Elec. Transmitted Letters		1	\$ 2.00	\$ 2.00	\$ 2.00
10/07	Wastewater Plant	Reviewed the new software issue, sent to staff.	Compliance Level I	0.5	\$ 58.03	\$ 29.02	\$ 29.02
11/20	Wastewater Plant	Prepared and submitted November DMR on behalf of district.	Clerical	1.0	\$ 29.54	\$ 29.54	
			CO Officer	0.5	\$ 63.30	\$ 31.65	\$ 61.19
		Total Administration \$101.61					
11/08		<u>Parks, Trails & Common Areas</u>					
		Meyer Pkwy & Meyer Ranch Rd Replaced photocell on streetlight due to lights staying on for five minutes and then off for five minutes.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
		By/Date Received: <u>JB 12-4-24</u> By/Date Posted: <u>JB 1-1-25</u> Approved for Payment: _____ Hand Delivered to: _____ Mailed By/Date: _____	Plant Operator Level III-OT	1.5	\$ 83.88	\$ 125.82	
			Utility Truck	2.0	\$ 18.99	\$ 37.99	\$ 191.77

GL#: 6120 8,014.11 6220 1,990.27
6200 38,442.24 6210 1,644.93
6217 6,278.42

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
09/17	1430 Meyer Ranch Parkway						
		Total Parks, Trails & Common Areas \$191.77					
		<u>Lift Station</u>					
		Found pump ragged up; scheduled for contractor to come and pull.	Supervisor	1.0	\$ 51.70	\$ 51.70	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 70.69
10/23	1430 Meyer Ranch Parkway	Exercised generator for proper operations.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 37.46
10/30	1430 Meyer Ranch Parkway	Alterman, Inc. Lift station pump #1 overload was tripped. Several attempts were made reversing the rotation to try to kick out blockage but was unsuccessful. Motor passed an insulation test, customer was advised to pull the pump and check for blockage.	Contractor	1.0	\$ 0.00	\$ 780.45	\$ 780.45 ✓
		Total Lift Station \$888.60					
		<u>Mowing</u>					
11/08	Wastewater Plant	Alamo City Services Mowing Maintenance	Contractor	1.0	\$ 0.00	\$ 550.00	\$ 550.00 ✓
		Total Mowing \$550.00					
		<u>Residential Inspections</u>					
Oct		Sewer Tap Inspections		5	\$ 50.00	\$ 250.00	\$ 250.00
		Total Residential Inspections \$250.00					
		<u>Sewer Collection</u>					
10/23		Located and marked sewer lines in district.	Plant Operator Level III	2.5	\$ 55.92	\$ 139.80	
			Supervisor	2.5	\$ 51.70	\$ 129.25	
			Utility Truck	5.0	\$ 18.99	\$ 94.96	\$ 364.01
		Total Sewer Collection \$364.01					

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
		<u>Wastewater Plant</u>					
10/03	Wastewater Plant	Discovered that both onsite lift station pumps had tripped. Reset the VFDs and tested the pumps, ensuring they returned to normal operation.	Plant Operator Level III	1.0	\$ 55.92	\$ 55.92	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 74.91
10/03	Wastewater Plant	Assisted with replacing the UV bulbs on membranes #1 and #2.	Plant Operator Level III	1.5	\$ 55.92	\$ 83.88	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 112.37
10/03	Wastewater Plant	Assisted in de-ragging the transducer on the EQ tank. After reinstalling it, noticed it wasn't reading the correct level. Scheduled contractor to investigate and make any needed repairs.	Plant Operator Level III	1.0	\$ 55.92	\$ 55.92	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 74.91
10/03	Wastewater Plant	Encountered an issue with the new plant UV, which had tripped. Reset the breaker, and verified that the EQ level was at 13 ft, ensuring normal operation was restored. Additionally, the fine screen in the new plant wasn't receiving washdown water and was making a loud grinding noise (metal-on-metal). Recorded a video to send to the engineer for further evaluation.	Plant Operator Level III	1.5	\$ 55.92	\$ 83.88	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 112.37
10/04	Wastewater Plant	Checked the centrifuge settings on both membrane #1 and #2. Increased wasting by 100 gallons on both membranes. Cleaned up rags from the Raptor fine screen and removed the door on the rotating auger before the trash chute to clear a blockage.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
			Plant Operator Level III-OT	3.0	\$ 83.88	\$ 251.64	
			Utility Truck	3.5	\$ 18.99	\$ 66.47	\$ 346.07
10/12	Wastewater Plant	Performed CIP on membrane #2.	Plant Operator Level III-OT	3.5	\$ 83.88	\$ 293.58	
			Utility Truck	3.5	\$ 18.99	\$ 66.47	\$ 360.05

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
10/15	Wastewater Plant	Assisted with replacing the UV bulbs on membrane #1.	Plant Operator Level III	1.0	\$ 55.92	\$ 55.92	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 74.91
10/17	Wastewater Plant	Met with district consultants and contractors to go over the new plant and final inspection.	Plant Operator Level III	5.5	\$ 55.92	\$ 307.56	
			Utility Truck	5.5	\$ 18.99	\$ 104.45	\$ 412.01
10/18	Wastewater Plant	Met with the contractor to unload the light poles and oversee the chemical delivery. Continued with general plant maintenance and testing as scheduled. Investigated the issue with run times and consulted with the area supervisor for further insights. Additionally, met with the lab team to review the drawn samples, and take necessary action to clear and reset breakers. 10/15 - 10/18	Plant Operator Level III	10.5	\$ 55.92	\$ 587.16	
			Utility Truck	10.5	\$ 18.99	\$ 199.41	\$ 786.57
10/18	Wastewater Plant	Met with contractor to go over action items at facility that need to be repaired.	Plant Operator Level III	1.0	\$ 55.92	\$ 55.92	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 74.91
10/18	Wastewater Plant	Additional time for process control.	Supervisor	2.0	\$ 51.70	\$ 103.40	
			Utility Truck	2.0	\$ 18.99	\$ 37.98	\$ 141.38
10/20	Wastewater Plant	Removed rags from trash cans and transferred them to the dumpster.	Supervisor-OT	2.5	\$ 77.55	\$ 193.88	
			Utility Truck	2.5	\$ 18.99	\$ 47.48	\$ 241.36
10/21	Wastewater Plant	Attended a Zoom meeting to review the final inspection walkthrough and discuss action items.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	\$ 27.96
10/21	Wastewater Plant	Additional time for process control.	Supervisor	1.5	\$ 51.70	\$ 77.55	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 106.04

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
10/22	Wastewater Plant	Picked up trash around facility.	Supervisor	1.5	\$ 51.70	\$ 77.55	
			1-Ton Utility Truck	1.5	\$ 29.54	\$ 44.31	\$ 121.86
10/22	Wastewater Plant	Reinstalled the discharge pipe and secured it to the fine Raptor screen at the top of the headworks. Rags had been shooting down for the past two weeks, but the screen has been functioning without issues. Ran the centrifuge and tested phosphorus, ammonia, and pH levels on all three effluent. Wasted manually for 1 hour to help reduce solids from both sides.	Plant Operator Level II-OT	3.0	\$ 77.55	\$ 232.65	
			Plant Operator Level III-OT	2.0	\$ 83.88	\$ 167.76	
			Utility Truck	5.0	\$ 18.99	\$ 94.95	\$ 495.36
10/23	Wastewater Plant	Performed CIP on membrane #2.	Plant Operator Level III	3.0	\$ 55.92	\$ 167.76	
			Plant Operator Level III-OT	0.5	\$ 83.88	\$ 41.94	
			Supervisor	3.0	\$ 51.70	\$ 155.10	
			Supervisor-OT	0.5	\$ 77.55	\$ 38.78	
			Utility Truck	7.0	\$ 18.99	\$ 132.96	\$ 536.54
10/23	Wastewater Plant	Replaced the tubing on the bleach line for CIP on membrane #2. (Materials previously billed)	Supervisor	0.5	\$ 51.70	\$ 25.85	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 35.35
10/23	Wastewater Plant	Swapped the vacuum gauges on the feed forward pump and the EQ pump.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 37.46
10/23	Wastewater Plant	Replaced the bleach feed line into the pump for CIP.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 37.46

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
10/23	Wastewater Plant	Additional time for process control.	Supervisor	0.5	\$ 51.70	\$ 25.85	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 35.35
10/24	Wastewater Plant	Met with lab to pull samples at facility.	Supervisor	4.0	\$ 51.70	\$ 206.80	
			1-Ton Utility Truck	4.0	\$ 29.54	\$ 118.16	\$ 324.96
10/24	Wastewater Plant	Picked up trash around facility.	Supervisor	1.5	\$ 51.70	\$ 77.55	
			1-Ton Utility Truck	1.5	\$ 29.54	\$ 44.31	\$ 121.86
10/25	Wastewater Plant	Scheduled maintenance for chemical pumps. Contractor replaced pumps and roller assembly.	Contractor	1.0	\$ 0.00	\$ 3,433.09	
			Supervisor	0.5	\$ 51.70	\$ 25.85	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 3,468.44
10/25	Wastewater Plant	Diamondback Electrical Services, LLC Found the generator in an alarm for battery charger CAN fault. Cleared the fault. Started the engine cranked for two seconds and then went into ECM. Comm loss shut down. Made a couple more attempts to start the engine and same result. Started investigating why I was losing comms with the ECM. Pulled out the wiring diagram. Checked everything coming in and out of the ECM. Saw that the CAN bus was connected between the ECM and the battery charger. Went over to the battery charger and unplugged the CAN plug. Went back to controller and started the unit. Unit cranked up and started. Ran the unit for about 30 minutes to verify proper operation. Shut down the unit. The battery charger.CAN plug being faulty is causing the ECM loss. We need to quote to replace the 10 amp battery charger.	Contractor	1.0	\$ 0.00	\$ 1,663.20	\$ 1,663.20
10/25	Wastewater Plant	Additional time for process control.	Supervisor	2.5	\$ 51.70	\$ 129.25	
			Utility Truck	2.5	\$ 18.99	\$ 47.48	\$ 176.73
10/26	Wastewater Plant	Performed CIP on membrane #1.	Plant Operator Level III-OT	3.5	\$ 83.88	\$ 293.58	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
10/26	Wastewater Plant	Installed a new air relief valve on the permeate line.	Utility Truck	3.5	\$ 18.99	\$ 66.47	\$ 360.05
			Plant Operator Level III-OT	0.5	\$ 83.88	\$ 41.94	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	
			Materials			\$ 280.28	\$ 331.72
10/26	Wastewater Plant	Performed a CIP on MBR #1 and installed a new air relief valve on the permeate pumps. (Materials previously billed.)	Supervisor-OT	2.0	\$ 77.55	\$ 155.10	
			1-Ton Utility Truck-OT	2.0	\$ 29.54	\$ 59.08	\$ 214.18
10/28	Wastewater Plant	Met with lab to pull samples at facility.	Supervisor	1.5	\$ 51.70	\$ 77.55	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 106.04
10/28	Wastewater Plant	Additional time for process control.	Supervisor	1.0	\$ 51.70	\$ 51.70	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 70.69
10/29	Wastewater Plant	Met with lab to pull samples at facility.	Supervisor	1.0	\$ 51.70	\$ 51.70	
			Supervisor-OT	0.5	\$ 77.55	\$ 38.78	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 118.97
10/30	Wastewater Plant	Alterman, Inc. Reuse pump 1 VFD replacement. Includes automation, instrumentation and controls.	Contractor	1.0	\$ 0.00	\$ 14,620.10	\$ 14,620.10 ✓
10/30	Wastewater Plant	Alterman, Inc. Arrived on site and removed transducer from tank. Inspected wires and diaphragm. Removed diaphragm and reset sensor. Sensor performed correctly after and notified operator.	Contractor	1.0	\$ 0.00	\$ 600.60	\$ 600.60 ✓
10/30	Wastewater Plant	Replaced the feeding tube on the Micro C pump.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 37.46

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
10/30	Wastewater Plant	Attended a Teams meeting for technical support on the new plant.	Supervisor	1.0	\$ 51.70	\$ 51.70	\$ 51.70
10/30	Wastewater Plant	Additional time for process control.	Supervisor	3.0	\$ 51.70	\$ 155.10	
			Utility Truck	3.0	\$ 18.99	\$ 56.97	\$ 212.07
10/31	Wastewater Plant	Met with lab to pull samples at facility.	Supervisor	1.5	\$ 51.70	\$ 77.55	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 106.04
11/01	Wastewater Plant	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
11/01	Wastewater Plant	Monthly data line services.	Rate	1.0	\$ 47.00	\$ 47.00	\$ 47.00
11/01	Wastewater Plant	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
11/01	Wastewater Plant	Additional time for process control.	Supervisor	1.0	\$ 51.70	\$ 51.70	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 70.69
11/05	Wastewater Plant	Additional time for process control.	Supervisor	2.5	\$ 51.70	\$ 129.25	
			Utility Truck	2.5	\$ 18.99	\$ 47.48	\$ 176.73
11/07	Wastewater Plant	Attended a Teams meeting with Cloacina to discuss the operations of the new plant.	Supervisor	0.5	\$ 51.70	\$ 25.85	\$ 25.85
11/07	Wastewater Plant	Additional time for process control.	Supervisor	0.5	\$ 51.70	\$ 25.85	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 35.35
11/08	Wastewater Plant	Scheduled chemical delivery for facility; Aluminum Sulfate Liquid and MicroC 2000	Contractor	1.0	\$ 0.00	\$ 6,572.60	
			Plant Operator Level III-OT	0.5	\$ 83.88	\$ 41.94	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 6,624.04

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
11/08	Wastewater Plant	Additional time for process control.	Supervisor	1.0	\$ 51.70	\$ 51.70	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 70.69
11/11	Wastewater Plant	WWTS Sludge hauls from WWTP. 10/3, 10/10, 10/17, 10/23, 10/25 & 10/31	Contractor	1.0	\$ 0.00	\$ 6,278.42	\$ 6,278.42
11/18	Wastewater Plant	Scheduled chemical delivery for facility; Polyphosphate DPD.	Supervisor	0.5	\$ 51.70	\$ 25.85	
			1-Ton Utility Truck	0.5	\$ 29.54	\$ 14.77	
			Materials			\$ 139.99	\$ 180.61
11/18	Wastewater Plant	Hill County Waste Trash Pickup	Contractor	1.0	\$ 0.00	\$ 745.80	\$ 745.80
11/19	Wastewater Plant	Diamondback A/C, Heating, Refrigeration & Electrical Services Replaced the damaged wire to the light fixture and reattached the head. Turned power back on, tested voltage and determined the driver was no longer good. Was unable to get specs from the current driver.	Contractor	1.0	\$ 0.00	\$ 1,135.87	\$ 1,135.87
11/21	Wastewater Plant	Diamondback A/C, Heating, refrigeration & Electrical Services 12/23/23 - Light pole was hit in the subdivision. Installed a 6 x 6 PVC box over the exposed wires and landed them accordingly inside. Turned on power and ensured it had proper voltage.	Contractor	1.0	\$ 0.00	\$ 378.99	\$ 378.99
		Total Wastewater Plant				\$42,668.05	
		<u>Detention Pond</u>					
10/31		Installed new signs for the detention pond and repaired those that were broken or leaning. 10/30 & 10/31	Plant Operator Level I	8.0	\$ 47.48	\$ 379.84	
			Plant Operator Level I-OT	4.0	\$ 71.22	\$ 284.88	
			Plant Operator	1.5	\$ 83.88	\$ 125.82	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
11/05		Freedom Enterprizes Electrical & Generator Services Removed the existing street pole that was leaning and bent, then took the damaged pole to the waste yard. Picked up a new pole and returned to the site, where it was assembled and installed onto the pedestal.	Level/Truck		\$	\$	\$
			Utility Truck	13.5	\$ 18.99	\$ 256.39	\$ 1,046.93
			Contractor	1.0	\$ 0.00	\$ 1,798.50	\$ 1,798.50
		Total Detention Pond		\$2,845.43			
				Total:		\$55,771.97	

Municipal Operations & Consulting, LLC

20141 Schiel Rd
Cypress, TX 77433
Phone: (281) 367-5511
Fax: (281) 367-5517

Invoice: IN-16450

District: Meyer Ranch MUD

Billing Period: DECEMBER 2024

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
Dec	Wastewater Plant	<u>Operations</u>					
		Wastewater Plant Operations		1	\$ 7,912.50	\$ 7,912.50	\$ 7,912.50
		Total Operations					\$7,912.50
<u>Administration</u>							
Photocopies			43	\$ 0.20	\$ 8.60	\$ 8.60	
Prepared and submitted December DMR on behalf of district.		Clerical	1.0	\$ 29.54	\$ 29.54		
		CO Officer	0.5	\$ 63.30	\$ 31.65	\$ 61.19	
Total Administration						\$69.79	
<u>Laboratory Fees</u>							
12/13		Wastewater Plant	Aqua-Tech Laboratories, Inc. Lab Fees	Contractor	1.0	\$ 0.00	\$ 6,716.86
		Total Laboratory Fees					\$6,716.86
12/11	Wastewater Plant	<u>Mowing</u>					
		Alamo City Services Mowing Maintenance	Contractor	1.0	\$ 0.00	\$ 550.00	\$ 550.00 ✓
		Total Mowing					\$550.00
			By/Date Received: 1/31/25				
			By/Date Posted: 1/31/25				
			Approved for Payment: _____				
			Hand Delivered to: _____				

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Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
Nov		<u>Residential Inspections</u>					
		Sewer Tap Inspections		6	\$ 50.00	\$ 300.00	\$ 300.00
		Total Residential Inspections \$300.00					
09/20	Wastewater Plant	<u>Wastewater Plant</u>					
		Additional time for process control. 09/16, 09/11 & 09/20	Supervisor	5.5	\$ 51.70	\$ 284.35	
			Utility Truck	5.5	\$ 18.99	\$ 104.46	\$ 388.81
10/03	Wastewater Plant	Scheduled chemical delivery for facility;	Supervisor	0.5	\$ 51.70	\$ 25.85	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 35.35
10/18	Wastewater Plant	Scheduled calibration on flow meter.	Compliance Level I	0.5	\$ 58.03	\$ 29.02	\$ 29.02
10/31	Wastewater Plant	Dug post holes and set post for agitator.	Plant Operator Level I	2.5	\$ 47.48	\$ 118.70	
			Plant Operator Level I-OT	0.5	\$ 71.22	\$ 35.61	
			Utility Truck	3.0	\$ 18.99	\$ 56.98	\$ 211.29
11/01	Wastewater Plant	Pressure washed in-between membrane chambers. 10/31 & 11/01	Plant Operator Level I	2.5	\$ 47.48	\$ 118.70	
			Plant Operator Level I-OT	4.5	\$ 71.22	\$ 320.49	
			Pressure Washer	1.0	\$ 125.00	\$ 125.00	
			Utility Truck	7.0	\$ 18.99	\$ 132.94	
			Materials			\$ 160.72	\$ 857.85
11/08	Wastewater Plant	Purchased materials for winterizing facility.	Plant Operator Level III	1.0	\$ 55.92	\$ 55.92	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
11/11	Wastewater Plant	Additional time for process control.	Materials			\$ 30.80	\$ 105.71
			Supervisor	1.0	\$ 51.70	\$ 51.70	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 70.69
11/14	Wastewater Plant	Performed CIP on membrane #2.	Plant Operator Level III	3.0	\$ 55.92	\$ 167.76	
			Utility Truck	3.0	\$ 18.99	\$ 56.98	\$ 224.74
11/14	Wastewater Plant	Discovered gearbox oil leaking on the permeate pumps at the new plant, took pictures and sent them to contractor. Tightened the fittings and ensured there were no further leaks. Also, found a leak on the CIP line before the solenoid valve, tightened the fittings to stop the leak. Additionally, identified a leak on the UV transmitter, took pictures, and sent them to the contractor.	Plant Operator Level III	2.0	\$ 55.92	\$ 111.84	
			Utility Truck	2.0	\$ 18.99	\$ 37.98	\$ 149.82
11/14	Wastewater Plant	Attended Zoom meeting to go over trouble shooting and life cycle support for new plant.	Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	\$ 27.96
11/15	Wastewater Plant	Responded to an auto dialer call regarding plant shutdown. Upon arrival, investigated a generator failure and ensured the plant was operating correctly. Started the CIP on membrane #2. Performed routine plant maintenance, including cleaning the sidewalls of the basins. Met with the lab to discuss and collect samples. Collected rags and disposed of them in the dumpster. 11/11 - 11/15	Plant Operator Level III	15.0	\$ 55.92	\$ 838.80	
			Plant Operator Level III-OT	1.0	\$ 83.88	\$ 83.88	
			Utility Truck	16.0	\$ 18.99	\$ 303.87	\$ 1,226.55
11/16	Wastewater Plant	Met with the contractor to review action items, including the transducer, cracked disconnects, and missing blowers.	Plant Operator Level III-OT	0.5	\$ 83.88	\$ 41.94	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 51.44

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
11/17	Wastewater Plant	Cleaned rags from the plant and disposed of them in the dumpster.	Plant Operator Level III-OT	3.5	\$ 83.88	\$ 293.58	
			Utility Truck	3.5	\$ 18.99	\$ 66.47	\$ 360.05
11/18	Wastewater Plant	Responded to message that the new plant's auger on the influent screen was continuously running due to a float being stuck in the corner. Moved the float, cleared the alarm on the HMI, and confirmed that operations returned to normal with no further issues.	Plant Operator Level III-OT	1.0	\$ 83.88	\$ 83.88	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 102.87
11/18	Wastewater Plant	Additional time for process control.	Supervisor	3.0	\$ 51.70	\$ 155.10	
			Utility Truck	3.0	\$ 18.99	\$ 56.97	\$ 212.07
11/19	Wastewater Plant	Additional time for process control.	Supervisor	1.0	\$ 51.70	\$ 51.70	
			Utility Truck	1.0	\$ 18.99	\$ 18.99	\$ 70.69
11/20	Wastewater Plant	Additional time for process control.	Supervisor	2.5	\$ 51.70	\$ 129.25	
			Utility Truck	2.5	\$ 18.99	\$ 47.48	\$ 176.73
11/21	Wastewater Plant	Additional time for process control.	Supervisor	4.0	\$ 51.70	\$ 206.80	
			Utility Truck	4.0	\$ 18.99	\$ 75.96	\$ 282.76
11/22	Wastewater Plant	Hawkins, Inc. Aluminum Sulfate, Azone 15, Micro C 2000.	Contractor	1.0	\$ 0.00	\$ 8,737.29	\$ 8,737.29
11/22	Wastewater Plant	Picked up supplies to winterize facility.	Supervisor	2.0	\$ 51.70	\$ 103.40	
			Utility Truck	2.0	\$ 18.99	\$ 37.98	\$ 141.38
11/22	Wastewater Plant	Found that all lift station pumps and irrigation pumps were tripped, as well as the mixers and membrane blowers at membrane #1, membrane #2, and the Cloacina plant. Reset the VFDs and breakers, ensuring all operations were restored to normal.	Plant Operator Level III-OT	0.5	\$ 83.88	\$ 41.94	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 51.44

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
11/25	Wastewater Plant	Met with the contractor at the sewer plant to conduct flow meter testing and verify the accuracy of the flow meters on membrane #1 and membrane #2.	Plant Operator Level III	1.5	\$ 55.92	\$ 83.88	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 112.37
11/25	Wastewater Plant	Additional time for process control.	Supervisor	2.5	\$ 51.70	\$ 129.25	
			Utility Truck	2.5	\$ 18.99	\$ 47.48	\$ 176.73
11/26	Wastewater Plant	Purchased materials for facility use; insulation, pressure gauges, and vacuum gauges.	Plant Operator Level III	4.5	\$ 55.92	\$ 251.64	
			Utility Truck	4.5	\$ 18.99	\$ 85.46	
			Materials			\$ 602.09	\$ 939.19
11/26	1430 Meyer Ranch Parkway	Pump Solutions, Inc. Investigated the pump tripping issue and found a plumber's plug lodged inside. Cleared the obstruction, reseated the pump, and ran the station for testing. All functions were ok.	Contractor	1.0	\$ 0.00	\$ 831.60	\$ 831.60 ✓
11/26	Wastewater Plant	Made repairs to the discharge pipe coming from the irrigation filters into the pond. Flushed the filters for 5 cycles, ensuring that only clear water was coming out of the flush pipe.	Plant Operator Level III	1.5	\$ 55.92	\$ 83.88	
			Plant Operator Level III-OT	1.0	\$ 83.88	\$ 83.88	
			Utility Truck	2.5	\$ 18.99	\$ 47.48	\$ 215.24
11/26	Wastewater Plant	Additional time for process control.	Supervisor	0.5	\$ 51.70	\$ 25.85	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 35.35
11/27	Wastewater Plant	Changed the gearbox oil on 12 pumps at membrane #1 and membrane #2, as well as both blowers.	Plant Operator Level I	7.5	\$ 47.48	\$ 356.10	
			Plant Operator Level I-OT	1.5	\$ 71.22	\$ 106.83	
			Plant Operator Level III	2.0	\$ 55.92	\$ 111.84	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
11/27	Wastewater Plant	Additional time for process control.	Utility Truck	11.0	\$ 18.99	\$ 208.90	\$ 783.67
			Supervisor	1.5	\$ 51.70	\$ 77.55	
			Utility Truck	1.5	\$ 18.99	\$ 28.49	\$ 106.04
11/29	Wastewater Plant	Met with lab to pull samples at facility.	Plant Operator Level II	3.0	\$ 51.70	\$ 155.10	
			Utility Truck	3.0	\$ 18.99	\$ 56.98	\$ 212.08
11/30	Wastewater Plant	Met with lab to pull samples at facility.	Plant Operator Level II-OT	0.5	\$ 77.55	\$ 38.78	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 48.28
12/02	Wastewater Plant	Purchased material for facility use; blower oil and gear box oil.	Plant Operator Level III-OT	0.5	\$ 83.88	\$ 41.94	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	
			Materials			\$ 308.26	\$ 359.70
12/02	Wastewater Plant	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
12/02	Wastewater Plant	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
12/02	Wastewater Plant	Monthly auto dialer service.	Rate	1.0	\$ 34.00	\$ 34.00	\$ 34.00
12/03	Wastewater Plant	Fluid Meter Service Field tested meters.	Contractor	1.0	\$ 0.00	\$ 1,980.00	\$ 1,980.00 ✓
12/03	Wastewater Plant	STP Services Rebuilt 8 stage vertical pump for irrigation system. (Done 7/9/24)	Contractor	1.0	\$ 0.00	\$ 10,945.00	\$ 10,945.00 ✓
12/03	Wastewater Plant	STP Services Rebuilt 25 HP Flygt pump and replaced bearings and seals. (Done 7/9/24)	Contractor	1.0	\$ 0.00	\$ 6,490.00	\$ 6,490.00 ✓

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
12/03	Wastewater Plant	Additional time for process control.	Supervisor	0.5	\$ 51.70	\$ 25.85	\$ 35.35
			Utility Truck	0.5	\$ 18.99	\$ 9.50	
12/04	Wastewater Plant	Met with lab to pull samples at facility.	Supervisor	1.5	\$ 51.70	\$ 77.55	\$ 106.04
			Utility Truck	1.5	\$ 18.99	\$ 28.49	
12/04	Wastewater Plant	Additional time for process control.	Supervisor	2.5	\$ 51.70	\$ 129.25	\$ 176.73
			Utility Truck	2.5	\$ 18.99	\$ 47.48	
12/05	Wastewater Plant	Met with lab to pull samples at facility.	Supervisor	2.0	\$ 51.70	\$ 103.40	\$ 141.38
			Utility Truck	2.0	\$ 18.99	\$ 37.98	
12/05	Wastewater Plant	Additional time for process control.	Supervisor	4.0	\$ 51.70	\$ 206.80	\$ 282.76
			Utility Truck	4.0	\$ 18.99	\$ 75.96	
12/06	Wastewater Plant	Picked up new chemical pumps for micro c and alum and also purchased tubing couplers.	Plant Operator Level III	1.5	\$ 55.92	\$ 83.88	\$ 2,048.77
			Utility Truck	1.5	\$ 18.99	\$ 28.49	
			Materials			\$ 1,936.40	
12/06	Wastewater Plant	Met with lab to pull samples at facility.	Supervisor	1.5	\$ 51.70	\$ 77.55	\$ 106.04
			Utility Truck	1.5	\$ 18.99	\$ 28.49	
12/06	Wastewater Plant	Additional time for process control.	Supervisor	0.5	\$ 51.70	\$ 25.85	\$ 35.35
			Utility Truck	0.5	\$ 18.99	\$ 9.50	
12/11	Wastewater Plant	Scheduled chemical delivery for facility; Aluminum Sulfate Liquid and MicroC 2000	Contractor	1.0	\$ 0.00	\$ 7,358.91	\$ 7,410.35
			Plant Operator Level III-OT	0.5	\$ 83.88	\$ 41.94	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
12/11	Wastewater Plant	WWTS Sludge Haul 11/5, 11/7 , 11/12, 11/14, 11/19, 11/21, 11/26	Contractor	1.0	\$ 0.00	\$ 7,324.81	\$ 7,324.81 ✓
12/18	Wastewater Plant	Scheduled chemical delivery for facility; Aluminum Sulfate, Azone 15, Micro C 2000.	Contractor	1.0	\$ 0.00	\$ 6,279.83	✓
			Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 6,317.29
12/18	Wastewater Plant	Alterman, Inc. Found 2 bad blower and took for inspection and repairs.	Contractor	1.0	\$ 0.00	\$ 462.31	\$ 462.31 ✓
12/18	Wastewater Plant	Hill County Waste Trash Pickup	Contractor	1.0	\$ 0.00	\$ 372.90	\$ 372.90 ✓
		Total Wastewater Plant				\$61,671.84	
		<u>Water Distribution - Reuse</u>					
11/22		Checked pressure settings at the pump station and inspected the district for leaks on the reuse line following reports of lower pressure. No leaks were found, and the discharge valve was also confirmed to be closed.	Plant Operator Level III	1.0	\$ 55.92	\$ 55.92	
			Plant Operator Level III-OT	1.5	\$ 83.88	\$ 125.82	
			Supervisor	0.5	\$ 51.70	\$ 25.85	
			Supervisor-OT	2.5	\$ 77.55	\$ 193.88	
			Utility Truck	5.5	\$ 18.99	\$ 104.46	\$ 505.93
12/13		1595 Frankies Cove Met with contractor to inspect 4" RPZ backflow preventer.	Contractor	1.0	\$ 0.00	\$ 814.00	✓
			Plant Operator Level III	0.5	\$ 55.92	\$ 27.96	
			Utility Truck	0.5	\$ 18.99	\$ 9.50	\$ 851.46

Date	Service Location	Work Description	Material/Labor Cost				Job Total
			Labor/Equip	Qty	Rate	Amount	
11/14		Total Water Distribution - Reuse				\$1,357.39	
		<u>Park</u>					
		Meter Pkwy and Frankies Cove to Heritage Maples Customer reported street lights out at the addresses above. Upon arrival, bypassed the photocell and wired the lights directly into the breaker. The issue is likely a bad sensor or faulty photocell. An electrician is scheduled to replace all photocells. The breaker will need to be turned off in the morning, but the lights are functioning properly for now.	Plant Operator Level III	2.0	\$ 55.92	\$ 111.84	
			Plant Operator Level III-OT	1.0	\$ 83.88	\$ 83.88	
			Utility Truck	3.0	\$ 18.99	\$ 56.97	\$ 252.69
		Total Park				\$252.69	
						Total:	\$78,831.07

Expenditures Paid – Bookkeeper’s Account



AQUA-TECH

LABORATORIES, INC.

635 Phil Gramm Blvd., Bryan TX 77807

P: (979)778-3707, F: (979)778-3193

email: accounting@aquatechlabs.com

Invoice

Invoice Number: 73752

Invoice Date: 10/18/2024

Bill To:	Comments:
Municipal Operations and Consulting, Inc. 151 Trinity Hills Dr Austin, TX 78737	Meyer Ranch MUD WWTP September 2024 Analysis

Customer ID	Customer PO	Payment Terms	Due Date	Discount
Municipal Operations and Co...	*	Net 60	12/17/2024	

Quantity	Item ID & Matrix	Description (see key below)	Unit Price	Amount
		Meyer Ranch MUD WWTP		
2	A Alkalinity NP	Alkalinity Probe SM 2320 B [NEL]	27.00	54.00
2	A BOD NP	Biochemical Oxygen Demand Probe SM 5210 B [NEL]	26.89	53.78
8	A CBOD NP	Carbonaceous BOD Probe SM 5210 B [NEL]	26.89	215.12
21	A E. Coli by MPN NP	E. Coli by MPN SM 9223B [NEL]	50.25	1,055.25
4	A Field DO	Dissolved Oxygen	18.05	72.20
8	A Field pH	pH-Field	18.05	144.40
4	A NO2N NP	Nitrite Spec SM 4500 NO2 B [NEL]	25.58	102.32
4	NO3N NO2N NP	Combined Nitrate + Nitrite as N RFA SM4500 NO3 F [ANR]	26.96	107.84
4	A NO3N NP Calc	NO3N NP Calc SM4500 [NEL]	11.25	45.00
4	N Total Calc	Total Nitrogen Calc [ANR]	11.25	45.00
4	TKN NP	Total Kjeldahl Nitrogen as N RFA EPA 351.2 [NEL]	36.34	145.36
6	A P NP	Phosphorous at P Spec SM 4500-P B.5 + E [NEL]	31.57	189.42
2	A PO4-P NP	Orthophosphate as P Spec SM4500 P E [NEL]	31.50	63.00
1	A TDS NP	Total Dissolved Solids SM 2540 C [NEL]	24.70	24.70
6	A TSS NP	Total Suspended Solids Grav SM 2540 D [NEL]	22.12	132.72
8	A Turbidity NP	Turbidity Neph SM 2130 B [NEL]	20.75	166.00
6	NH3N NP	Ammonia Nitrogen AUTO SM 4500 G [NEL]	26.74	160.44
1	TDS NP	Total Dissolved Solids Grav SM20 2540 C [NEL]	24.70	24.70
2	TSS NP	Total Suspended Solids Grav SM20 2540 D [NEL]	22.12	44.24
23	A Flow Wt Comp F...	Flow Weighted Composite Fee	18.00	414.00
21	A Sample Fee	Sample/Pick Up/Drop Off Fee	25.50	535.50
21	A Fuel Fee	Truck & Fuel Costs	12.50	262.50
4	A Weekend Work ...	Weekend Work Fee	182.00	728.00
5	A Sample Fee-Ext	Extra time at site per 15 minutes	15.25	76.25

Received: JB 11-19-24

By: JB 11-19-24

Accepted for Payment: JB 11-22-24

Delivered to: JB 11-22-24

By Date: JB 11-22-24

Location: A-Austin Laboratory Parameter (all others through Bryan Laboratory)

Matrix Codes: NP-Non Potable Water, DW-Drinking Water, SL-Solid

NEL-NELAC Accredited, SUB-Subcontracted, INF-Informational (not certified)

DWP-Accredited through the TCEQ DW Commercial Lab Approval Program

ANR-Accreditation Not Required

Empty sample containers, which may contain site references, will be bagged and disposed via municipal waste collection.

Go paperless! If you prefer to have your invoices e-mailed, please send a request to accounting@aquatechlabs.com and we will make the change for you.

Thank you for your business!

Total Invoice Amount	6200	\$4,861.74
Payments/Credits Applied		\$0.00
TOTAL		\$4,861.74



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00192137-00	11/27/2024	\$69.03

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1105 U MEYER PARKWAY
Account Number: 00192137-00
Cycle - Route: 04-51
Statement Date: 10/30/2024

NBU Charges

Current Charges Electric.....	\$69.03
CURRENT NBU CHARGES.....	\$69.03

Current Total

TOTAL CURRENT CHARGES.....	\$69.03
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Account Summary

Previous Balance.....	\$69.76
Payments Received.....	-\$69.76
Current Charges.....	\$69.03
ACCOUNT BALANCE.....	\$69.03
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	

By/Date Received: JB 11-1-24
By/Date Posted: JB 11/4-24
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: _____
GL#: 6160

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
 - The New Charges on the bill are due on the date specified on the billing statement. Payments received after the due date will be considered delinquent and subject to a 10% late fee. If new charges are unpaid by the due date, service will be subject to disconnection for non-payment 10 days after due date and a processing fee will apply. Late Payments may affect a customer's NBU credit rating.
 - NBU may transfer an unpaid previous balance to a customer's current account.
 - NBU standard office hours are Monday - Friday 8:00 a.m. - 5:00 p.m. Please contact Customer Service or visit our website for a list of observed holidays or for any billing questions.
- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 1D SGL 148470AC30-C-1
1354 3 SP 1.250



MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1105 U MEYER PARKWAY
Statement Date: 10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00192137-00	\$69.03	\$69.03

Current Charges \$69.03
ACCOUNT BALANCE \$69.03
Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$69.03

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

0019213700000000690300000069031



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00192138-00	11/27/2024	\$71.21

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1225 U MEYER PARKWAY
Account Number: 00192138-00
Cycle - Route: 04-51
Statement Date: 10/30/2024

NBU Charges

Current Charges Electric.....	\$71.21
CURRENT NBU CHARGES.....	\$71.21

Current Total

TOTAL CURRENT CHARGES.....	\$71.21
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Account Summary

Previous Balance.....	\$71.19
Payments Received.....	-\$71.19
Current Charges.....	\$71.21
ACCOUNT BALANCE.....	\$71.21
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	\$71.21

By/Date Received: 11/11-24
By/Date Posted: 11/11-24
Approved for Payment: ACT
Hand Delivered to: ACT
Mailed By/Date: _____
GL#: 6160

Payment Information

- Postdated checks are not accepted.
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NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
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Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 10 SGL 148470AC30-C-1
1354 3 SP 1.250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1225 U MEYER PARKWAY
Statement Date: 10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00192138-00	\$71.21	\$71.21

Current Charges \$71.21
ACCOUNT BALANCE \$71.21
Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$71.21

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0019213800000000712100000071218



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00192136-00	11/27/2024	\$51.65

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1317 U MEYER PARKWAY
Account Number: 00192136-00
Cycle - Route: 04-51
Statement Date: 10/30/2024

NBU Charges

Current Charges Electric.....	\$51.65
CURRENT NBU CHARGES.....	\$51.65

Current Total

TOTAL CURRENT CHARGES.....	\$51.65
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Account Summary

Previous Balance.....	\$52.78
Payments Received.....	-\$52.78
Current Charges.....	\$51.65
ACCOUNT BALANCE.....	\$51.65
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	
	\$51.65

By/Date Received: JB 11-1-24

By/Date Posted: 11-4-24

Approved for Payment: _____

Hand Delivered to: ACH

Mailed By/Date: _____

GL#: 6160

Payment Information

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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 10 SGL 148470AC30-C-1
1354 3 SP 1-250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location:

1317 U MEYER PARKWAY

Statement Date:

10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00192136-00	\$51.65	\$51.65

Current Charges \$51.65

ACCOUNT BALANCE \$51.65

Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$51.65

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

0019213600000000516500000051652



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00205048-00	11/27/2024	\$82.70

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1428 U GRACE AVE LIGHT
Account Number: 00205048-00
Cycle - Route: 04-51
Statement Date: 10/30/2024



NBU Charges

Current Charges Electric.....	\$82.70
CURRENT NBU CHARGES.....	\$82.70

Current Total

TOTAL CURRENT CHARGES.....	\$82.70
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Account Summary

Previous Balance.....	\$81.31
Payments Received.....	-\$81.31
Current Charges.....	\$82.70
ACCOUNT BALANCE.....	\$82.70
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	\$82.70

By/Date Received: JB 11-1-24

By/Date Posted: JB 11-4-24

Approved for Payment:

Hand Delivered to: ACH

Mailed By/Date:

GL#: 6160

Payment Information

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- Past Due Balances are subject to immediate disconnection.
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NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 10 SGL 148470AC30-C-1
1354 3 SP 1.250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location:

1428 U GRACE AVE LIGHT

Statement Date:

10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00205048-00	\$82.70	\$82.70

Current Charges \$82.70

ACCOUNT BALANCE \$82.70

Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$82.70

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

0020504800000000827000000082701



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00198516-00	11/27/2024	\$112.27

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNT
Service Location: 1430 U MEYER PARKWAY
Account Number: 00198516-00
Cycle - Route: 04-51
Statement Date: 10/30/2024



NBU Charges

Current Charges Electric.....	\$112.27
CURRENT NBU CHARGES.....	\$112.27

Current Total

TOTAL CURRENT CHARGES.....	\$112.27
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Account Summary

Previous Balance.....	\$118.99
Payments Received.....	-118.99
Current Charges.....	\$112.27
ACCOUNT BALANCE.....	\$112.27
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	\$112.27

Payment Information

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NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
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Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		

By/Date Received: 11-1-24
By/Date Posted: 11-1-24
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: 11-1-24
GL#: 6160



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



AUTOMIXED AADC 750 7 MAAD 148470AC30-A-1
1306 1 MB 0-617

MEYER RANCH MUD OF COMAL COUNT
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1430 U MEYER PARKWAY
Statement Date: 10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00198516-00	\$112.27	\$112.27

Current Charges	\$112.27
ACCOUNT BALANCE	\$112.27
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	\$112.27

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

0019851600000001122700000112277



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00198515-00	11/27/2024	\$120.54

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1509 U MEYER RANCH ROAD
Account Number: 00198515-00
Cycle - Route: 04-51
Statement Date: 10/30/2024



NBU Charges

Current Charges Electric.....	\$120.54
CURRENT NBU CHARGES.....	\$120.54

Current Total

TOTAL CURRENT CHARGES.....	\$120.54
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Account Summary

Previous Balance.....	\$101.31
Payments Received.....	-101.31
Current Charges.....	\$120.54
ACCOUNT BALANCE.....	\$120.54
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	\$120.54

By/Date Received: 11/11/24
By/Date Posted: 11/14/24
Approved for Payment: [Signature]
Mail Delivered to: ACH
Mailed By/Date: CL# 6160

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
 - The New Charges on the bill are due on the date specified on the billing statement. Payments received after the due date will be considered delinquent and subject to a 10% late fee. If new charges are unpaid by the due date, service will be subject to disconnection for non-payment 10 days after due date and a processing fee will apply. Late Payments may affect a customer's NBU credit rating.
 - NBU may transfer an unpaid previous balance to a customer's current account.
 - NBU standard office hours are Monday - Friday 8:00 a.m. - 5:00 p.m. Please contact Customer Service or visit our website for a list of observed holidays or for any billing questions.
- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 1D SGL 148470AC30-C-1
1354 3 SP 1.250



MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1509 U MEYER RANCH ROAD
Statement Date: 10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00198515-00	\$120.54	\$120.54

Current Charges	\$120.54
ACCOUNT BALANCE	\$120.54
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	\$120.54

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0019851500000001205400000120540



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00193412-01	11/27/2024	\$6,238.16

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1585 U FRANKIES CV WWTP
Account Number: 00193412-01
Cycle - Route: 04-51
Statement Date: 10/30/2024



NBU Charges

Current Charges Electric.....	\$6,238.16
CURRENT NBU CHARGES.....	\$6,238.16

Current Total

TOTAL CURRENT CHARGES.....	\$6,238.16
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Account Summary

Previous Balance.....	\$6,079.38
Payments Received.....	-\$6,079.38
Current Charges.....	\$6,238.16
ACCOUNT BALANCE.....	\$6,238.16
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	
	\$6,238.16

By/Date Received: JB 11-1-24
By/Date Posted: JB 11-4-24
Approved for Payment:
Hand Delivered to: ACH
Mailed By/Date:
GL#: 6160

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
 - The New Charges on the bill are due on the date specified on the billing statement. Payments received after the due date will be considered delinquent and subject to a 10% late fee. If new charges are unpaid by the due date, service will be subject to disconnection for non-payment 10 days after due date and a processing fee will apply. Late Payments may affect a customer's NBU credit rating.
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 - NBU standard office hours are Monday - Friday 8:00 a.m. - 5:00 p.m. Please contact Customer Service or visit our website for a list of observed holidays or for any billing questions.
- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 10 SGL 148470AC30-C-1
1354 3 SP 1-250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1585 U FRANKIES CV WWTP
Statement Date: 10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00193412-01	\$6,238.16	\$6,238.16

Current Charges	\$6,238.16
ACCOUNT BALANCE	\$6,238.16
Amount Auto Drafted <u>before</u> 5:00 p.m. 11/27/2024	
	\$6,238.16

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0019341201000062381600006238160



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00197472-00	11/27/2024	\$72.63

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1738 U KNEUPPER FARM HOA ST LGHT
Account Number: 00197472-00
Cycle - Route: 04-51
Statement Date: 10/30/2024

NBU Charges

Current Charges Electric..... \$72.63
CURRENT NBU CHARGES..... \$72.63

Current Total

TOTAL CURRENT CHARGES..... \$72.63

Account Summary

Previous Balance..... \$71.29
Payments Received..... -\$71.29
Current Charges..... \$72.63
ACCOUNT BALANCE..... \$72.63
Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$72.63

By/Date Received: JB 11-1-24
By/Date Posted: JB 11-1-24
Approved for Payment: ACT
Hand Delivered to: ACT
Mailed By/Date: _____
GL#: 6160

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
 - The New Charges on the bill are due on the date specified on the billing statement. Payments received after the due date will be considered delinquent and subject to a 10% late fee. If new charges are unpaid by the due date, service will be subject to disconnection for non-payment 10 days after due date and a processing fee will apply. Late Payments may affect a customer's NBU credit rating.
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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
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Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 10 SGL 148470AC30-C-1
1354 3 SP 1-250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1738 U KNEUPPER FARM HOA ST LGHT
Statement Date: 10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00197472-00	\$72.63	\$72.63

Current Charges \$72.63
ACCOUNT BALANCE \$72.63
Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$72.63

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0019747200000000726300000072637



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00095974-00	11/27/2024	\$35.46

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1941 S CRANES MILL RD
Account Number: 00095974-00
Cycle - Route: 04-51
Statement Date: 10/30/2024

NBU Charges

Current Charges Electric..... \$35.46
CURRENT NBU CHARGES..... \$35.46

Current Total

TOTAL CURRENT CHARGES..... \$35.46

Account Summary

Previous Balance..... \$35.46
Payments Received..... -\$35.46
Current Charges..... \$35.46
ACCOUNT BALANCE..... \$35.46
Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$35.46

By/Date Received: 11/17/24

By/Date Posted: 11/17/24

Approved for Payment:

Hand Delivered to: ACH

Mailed By/Date:

GL#: 6160

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 1D SGL 148470AC30-C-1
1354 3 SP 1-250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location:

1941 S CRANES MILL RD

Statement Date:

10/30/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00095974-00	\$35.46	\$35.46

Current Charges \$35.46
ACCOUNT BALANCE \$35.46
Amount Auto Drafted before 5:00 p.m. 11/27/2024 \$35.46

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

0009597400000000354600000035462

TEXAS WATER COMPANY

www.txwaterco.com

The Texas Water Company
P.O. Box 1742
Canyon Lake, Texas 78133

This address is not valid for payments

Phone: 830-312-4600
Office Hours: 8:00 a.m. - 4:30 p.m.

Monday - Friday / Except Holidays

ACCOUNT NUMBER	CUSTOMER NAME		DATE BILL MAILED	DUE DATE
00035870	MEYER RANCH MUD		11/15/24	11/30/24
RATE CLASS	SERVICE LOCATION		SERVICE PERIOD	CURRENT CHARGES
R4-2"	1585U FRANKIES COVE		10/02/24 - 11/05/24	1,071.17
METER NUMBER	PREVIOUS READING	CURRENT READING	# OF DAYS	GALLONS USED
1566786010	4898800	4995100	34	96300
DESCRIPTION				AMOUNT DUE
PREVIOUS BALANCE				913.80
PAYMENT AS OF 10/31/24				(913.80)
BALANCE FORWARD				0.00
WATER				963.51
FED TAX CHNG CREDIT				(55.63)
TCEQ				10.61
WATER PASS THROUGH				115.56
SICWATER				37.12
CURRENT CHARGES:				1,071.17

By/Date Received: 11/11/24
By/Date Posted: 11/12/24
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: [Signature]
GL#: 0150

MESSAGES:
Too Much Paper in Your Life? When you go paperless, you will reduce clutter, help the environment, and save time. Call us today at 830-312-4600 to learn how to go paperless. We encourage our customers to visit our website to learn how to prepare their water supply inside and outside during wintry weather at <https://url.us.m.mimecastprotect.com/s/TdP8CQWrxDF9WLqi9NMke?domain=txwaterco.com>

Enrolled in Auto Pay

AFTER DUE DATE	BY DUE DATE
1,177.23	1,071.17

DISCONNECT DATE

12/10/2024

Payments received after 4:30 p.m.
Will post the next business day!

KEEP THIS PORTION FOR YOUR RECORDS

IF PAYING BY CHECK PLEASE MAKE CHECKS PAYABLE TO:

TEXAS WATER COMPANY



The Texas Water Company

P.O. Box 733390
Dallas, Texas 75373-3390

SERVICE LOCATION	
1585U FRANKIES COVE	
DUE DATE	ACCOUNT NUMBER
11/30/24	00035870
AFTER DUE DATE	BY DUE DATE
1,177.23	1,071.17
CHECK NUMBER	AMOUNT PAID
	\$

Pay online at www.txwaterco.com - Sign up for Auto Pay for worry free bill pay.
For other payment options, please visit <https://www.sjwtx.com/customer-care/billing-and-payments>

313004 NO_PRINT
5243

MEYER RANCH MUD
PO BOX 2445
ROUND ROCK, TX 78680

REMIT TO:
The Texas Water Company
PO Box 733390
Dallas, TX 75373-3390



7333900000035870000010711700001177235

TEXAS WATER COMPANY

www.txwaterco.com

The Texas Water Company
P.O. Box 1742
Canyon Lake, Texas 78133

This address is not valid for payments

Phone: 830-312-4600
Office Hours: 8:00 a.m. - 4:30 p.m.

Monday - Friday / Except Holidays

ACCOUNT NUMBER	CUSTOMER NAME		DATE BILL MAILED	DUE DATE
00043919	MEYER RANCH MUD OF COMAL COUNTY		11/15/24	11/30/24
RATE GLASS	SERVICE LOCATION		SERVICE PERIOD	CURRENT CHARGES
R10-3/4"	1430U MEYERS PARKWAY		10/08/24 - 11/07/24	69.90
METER NUMBER	PREVIOUS READING	CURRENT READING	# OF DAYS	GALLONS USED
1572844784	13900	13900	30	0
DESCRIPTION				AMOUNT DUE
PREVIOUS BALANCE				69.90
PAYMENT AS OF 10/31/24				(69.90)
BALANCE FORWARD				0.00
WATER				66.00
FED TAX CHNG CREDIT				(3.75)
TCEQ				0.69
SICWATER				6.96
CURRENT CHARGES:				69.90

By/Date Received: JB 11-10-24
By/Date Posted: JB 12-3-24
Approved for Payment: ACT
Hand Delivered to: ACT
Mailed By/Date: 6150
GL#: 6150

MESSAGES:
Too Much Paper in Your Life? When you go paperless, you will reduce clutter, help the environment, and save time. Call us today at 830-312-4600 to learn how to go paperless. We encourage our customers to visit our website to learn how to prepare their water supply inside and outside during wintry weather at <https://url.us.mimecastprotect.com/s/TdP8CQWrxDF9WLqi9NMke?domain=txwaterco.com>

Enrolled in Auto Pay



AFTER DUE DATE	BY DUE DATE
76.82	69.90

DISCONNECT DATE

12/10/2024

Payments received after 4:30 p.m.
Will post the next business day!

KEEP THIS PORTION FOR YOUR RECORDS

IF PAYING BY CHECK PLEASE MAKE CHECKS PAYABLE TO:

TEXAS WATER COMPANY



The Texas Water Company

P.O. Box 733390
Dallas, Texas 75373-3390



SERVICE LOCATION	
1430U MEYERS PARKWAY	
DUE DATE	ACCOUNT NUMBER
11/30/24	00043919
AFTER DUE DATE	BY DUE DATE
76.82	69.90
CHECK NUMBER	AMOUNT PAID
	\$

Pay online at www.txwaterco.com - Sign up for Auto Pay for worry free bill pay.
For other payment options, please visit <https://www.sjwtx.com/customer-care/billing-and-payments>

313004 NO_PRINT
5244

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK, TX 78680

REMIT TO:
The Texas Water Company
PO Box 733390
Dallas, TX 75373-3390



7333900000043919000000699000000076823



AQUA-TECH

LABORATORIES, INC.

635 Phil Gramm Blvd., Bryan TX 77807
P: (979)778-3707, F: (979)778-3193
email: accounting@aqua-techlabs.com

Invoice

Invoice Number: 74179
Invoice Date: 11/7/2024

Bill To:	Comments:
Municipal Operations and Consulting, Inc. 151 Trinity Hills Dr Austin, TX 78737	Meyer Ranch MUD WWTP October 2024 Analysis

Customer ID	Customer PO	Payment Terms	Due Date	Discount
Municipal Operations and Co...	*	NET 30 Days	12/7/2024	

Quantity	Item ID & Matrix	Description (see key below)	Unit Price	Amount
		Meyer Ranch MUD WWTP		
2	A Alkalinity NP	Alkalinity Probe SM 2320 B [NEL]	27.00	54.00
2	A BOD NP	Biochemical Oxygen Demand Probe SM 5210 B [NEL]	26.89	53.78
10	A CBOD NP	Carbonaceous BOD Probe SM 5210 B [NEL]	26.89	268.90
23	A E. Coli by MPN NP	E. Coli by MPN SM 9223B [NEL]	50.25	1,155.75
6	A Field DO	Dissolved Oxygen	18.05	108.30
11	A Field pH	pH-Field	18.05	198.55
6	A NO2N NP	Nitrite Spec SM 4500 NO2 B [NEL]	25.58	153.48
6	NO3N NO2N NP	Combined Nitrate + Nitrite as N RFA SM4500 NO3 F [ANR]	26.96	161.76
6	A NO3N NP Calc	NO3N NP Calc SM4500 [NEL]	11.25	67.50
6	N Total Calc	Total Nitrogen Calc [ANR]	11.25	67.50
6	TKN NP	Total Kjeldahl Nitrogen as N RFA EPA 351.2 [NEL]	36.34	218.04
8	A P NP	Phosphorous at P Spec SM 4500-P B.5 + E [NEL]	31.57	252.56
2	A PO4-P NP	Orthophosphate as P Spec SM4500 P E [NEL]	31.50	63.00
2	A TDS NP	Total Dissolved Solids SM 2540 C [NEL]	24.70	49.40
7	A TSS NP	Total Suspended Solids Grav SM 2540 D [NEL]	22.12	154.84
10	A Turbidity NP	Turbidity Neph SM 2130 B [NEL]	20.75	207.50
8	NH3N NP	Ammonia Nitrogen AUTO SM 4500 G [NEL]	26.74	213.92
3	TSS NP	Total Suspended Solids Grav SM20 2540 D [NEL]	22.12	66.36
26	A Flow Wt Comp F...	Flow Weighted Composite Fee	18.00	468.00
24	A Sample Fee	Sample/Pick Up/Drop Off Fee	25.50	612.00
24	A Fuel Fee	Truck & Fuel Costs	12.50	300.00
4	A Weekend Work ...	Weekend Work Fee	182.00	728.00
7	A Sample Fee-Ext	Extra time at site per 15 minutes	15.25	106.75

By/Date Received: JB 12-4-24
By/Date Posted: JB 12-12-24
Approved for Payment:
Hand Delivered to: _____
Mailed By/Date: WB 12-13-24

Location: A-Austin Laboratory Parameter (all others through Bryan Laboratory)

Matrix Codes: NP-Non Potable Water, DW-Drinking Water, SL-Solid

NEL-NELAC Accredited, SUB-Subcontracted, INF-Informational (not certified)

DWP-Accredited through the TCEQ DW Commercial Lab Approval Program

ANR-Accreditation Not Required

GL#:	Total Invoice Amount	\$5,729.89
	Payments/Credits Applied	\$0.00
	TOTAL	\$5,729.89

Empty sample containers, which may contain site references, will be bagged and disposed via municipal waste collection.

Go paperless! If you prefer to have your invoices e-mailed, please send a request to accounting@aqua-techlabs.com and we will make the change for you.

Thank you for your business!

HILL COUNTRY WASTE SOLUTIONS, L.L.C
PO BOX 960
SPRING BRANCH, TX 78070
830-885-5512



Invoice 130123

Date: Wed Nov 20, 2024

Account #: 7949

Please Pay: \$16,363.90

Bill To:

RANCH MUD MEYER
Bott & Douthitt, PLLC
PO BOX 2445
ROUND ROCK, TX 78680-2445

Location

RANCH MUD MEYER
Robert Long
9666 Hwy 46 W
NEW BRAUNFELS, TX 78132

PLEASE WRITE ACCT # ON CHECK

Pay your bill Online at
www.trashbilling.com
ID#: 641620079490

Page 1

Terms: Due on the 1st

HILL COUNTRY WASTE SOLUTIONS, L.L.C Acct# 7949 9666 Hwy 46 W, New Braunfels, TX

Date	Description	Amount	Total
11/18/24	PAYMENT #6128	\$-16,050.60	
11/20/24	Trash & Recycle 11/01-11/30 Tkt: 679 x \$24.10	\$16,363.90	
	Invoice 130123 Total:	\$16,363.90	
	up to 30 31 to 60 61 to 90 Over 90 Total		
	\$16,363.90 \$0.00 \$0.00 \$0.00 \$16,363.90		
Pay your bill and see account information Online at www.trashbilling.com ID#: 641620079490 TO ENSURE ACCURATE PAYMENT APPLICATION, PLEASE NOTE YOUR ACCOUNT NUMBER ON CHECK (FOUND AT TOP RIGHT OF THE BILL)			
Jb 11-20-24 Jb 12-13-24 4141			



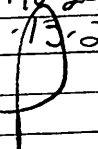
263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00192137-00	12/27/2024	\$69.20

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1105 U MEYER PARKWAY
Account Number: 00192137-00
Cycle - Route: 04-51
Statement Date: 12/02/2024

By/Date Received: VC 12-10-24
By/Date Posted: 12-13-24
Approved for Payment: 
Hand Delivered to: ACH
Mailed By/Date: _____
GL#: 6160

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
 - The New Charges on the bill are due on the date specified on the billing statement. Payments received after the due date will be considered delinquent and subject to a 10% late fee. If new charges are unpaid by the due date, service will be subject to disconnection for non-payment 10 days after due date and a processing fee will apply. Late Payments may affect a customer's NBU credit rating.
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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only. No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1-250



MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

NBU Charges

Current Charges Electric.....	\$69.20
CURRENT NBU CHARGES.....	\$69.20

Current Total

TOTAL CURRENT CHARGES.....	\$69.20
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Account Summary

Previous Balance.....	\$69.03
Payments Received.....	-\$69.03
Current Charges.....	\$69.20
ACCOUNT BALANCE.....	\$69.20
Amount Auto Drafted <u>before</u> 5:00 p.m. 12/27/2024	\$69.20

Keep top portion for your records. Please return this portion with payment.

Service Location: 1105 U MEYER PARKWAY
Statement Date: 12/02/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00192137-00	\$69.20	\$69.20

Current Charges	\$69.20
ACCOUNT BALANCE	\$69.20
Amount Auto Drafted <u>before</u> 5:00 p.m. 12/27/2024	\$69.20

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

0019213700000000692000000069209



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

NBU Charges

Current Charges Electric.....	\$70.61
CURRENT NBU CHARGES.....	\$70.61

Current Total

TOTAL CURRENT CHARGES.....	\$70.61
-----------------------------------	----------------

ACCOUNT NUMBER

00192138-00

DUE DATE

12/27/2024

AMOUNT DUE

\$70.61

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1225 U MEYER PARKWAY
Account Number: 00192138-00
Cycle - Route: 04-51
Statement Date: 12/02/2024

Account Summary

Previous Balance.....	\$71.21
Payments Received.....	-\$71.21
Current Charges.....	\$70.61
ACCOUNT BALANCE.....	\$70.61
Amount Auto Drafted <u>before</u> 5:00 p.m. 12/27/2024	\$70.61

By/Date Received: VC 12-19-24
By/Date Posted: J/12-13-24
Approved for Payment:
Hand Delivered to: ACH
Mailed By/Date:
GL#: 6140

Payment Information

- Postdated checks are not accepted.
- Past Due Balances are subject to immediate disconnection.
- The New Charges on the bill are due on the date specified on the billing statement. Payments received after the due date will be considered delinquent and subject to a 10% late fee. If new charges are unpaid by the due date, service will be subject to disconnection for non-payment 10 days after due date and a processing fee will apply. Late Payments may affect a customer's NBU credit rating.
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- NBU standard office hours are Monday - Friday 8:00 a.m. - 5:00 p.m. Please contact Customer Service or visit our website for a list of observed holidays or for any billing questions.
- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1-250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1225 U MEYER PARKWAY
Statement Date: 12/02/2024

ACCOUNT NUMBER

00192138-00

CURRENT CHARGES DUE

\$70.61

ACCOUNT BALANCE

\$70.61

Current Charges	\$70.61
ACCOUNT BALANCE	\$70.61
Amount Auto Drafted <u>before</u> 5:00 p.m. 12/27/2024	\$70.61

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

66 of 76



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00192136-00	12/27/2024	\$52.06

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1317 U MEYER PARKWAY
Account Number: 00192136-00
Cycle - Route: 04-51
Statement Date: 12/02/2024

By/Date Received: VC 12-10-24

By/Date Posted: 12-13-24

Approved for Payment: ACH

Hand Delivered to: ACH

Mailed By/Date: 6/16/0

GL#: 6/16/0

NBU Charges

Current Charges Electric..... \$52.06
CURRENT NBU CHARGES..... \$52.06

Current Total

TOTAL CURRENT CHARGES..... \$52.06

Account Summary

Previous Balance..... \$51.65
Payments Received..... -\$51.65
Current Charges..... \$52.06
ACCOUNT BALANCE..... \$52.06
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$52.06

Payment Information

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NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1-250



MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1317 U MEYER PARKWAY
Statement Date: 12/02/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00192136-00	\$52.06	\$52.06

Current Charges \$52.06
ACCOUNT BALANCE \$52.06
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$52.06

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0019213600000000520600000052064



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00205048-00	12/27/2024	\$82.82

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1428 U GRACE AVE LIGHT
Account Number: 00205048-00
Cycle - Route: 04-51
Statement Date: 12/02/2024

By/Date Received: VC 12-10-24
By/Date Posted: 12-13-24
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: [Signature]
GL#: 6160

NBU Charges

Current Charges Electric..... \$82.82
CURRENT NBU CHARGES..... \$82.82

Current Total

TOTAL CURRENT CHARGES..... \$82.82

Account Summary

Previous Balance..... \$82.70
Payments Received..... -\$82.70
Current Charges..... \$82.82
ACCOUNT BALANCE..... \$82.82
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$82.82

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1-250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1428 U GRACE AVE LIGHT
Statement Date: 12/02/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00205048-00	\$82.82	\$82.82

Current Charges \$82.82
ACCOUNT BALANCE \$82.82
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$82.82

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0020504800000000828200000082823



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00198515-00	12/27/2024	\$91.50

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1509 U MEYER RANCH ROAD
Account Number: 00198515-00
Cycle - Route: 04-51
Statement Date: 12/02/2024

By/Date Received: VC 12-10-24
By/Date Posted: 12/13/24
Approved for Payment: [Signature]
Hand Delivered to: ACH
Mailed By/Date: _____
GL#: 6160

NBU Charges

Current Charges Electric.....	\$91.50
CURRENT NBU CHARGES.....	\$91.50

Current Total

TOTAL CURRENT CHARGES.....	\$91.50
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Account Summary

Previous Balance.....	\$120.54
Payments Received.....	-\$120.54
Current Charges.....	\$91.50
ACCOUNT BALANCE.....	\$91.50
Amount Auto Drafted <u>before</u> 5:00 p.m. 12/27/2024	\$91.50

Payment Information

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 - Past Due Balances are subject to immediate disconnection.
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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1-250

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1509 U MEYER RANCH ROAD
Statement Date: 12/02/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00198515-00	\$91.50	\$91.50

Current Charges	\$91.50
ACCOUNT BALANCE	\$91.50
Amount Auto Drafted <u>before</u> 5:00 p.m. 12/27/2024	\$91.50

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0019851500000000915000000073508



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00193412-01	12/27/2024	\$6,122.22

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1585 U FRANKIES CV WWTP
Account Number: 00193412-01
Cycle - Route: 04-51
Statement Date: 12/02/2024

By/Date Received: VC 12-10-24
By/Date Posted: 12-13-24
Approved for Payment: ACH
Hand Delivered to: _____
Mailed By/Date: _____
GL#: 6160

NBU Charges

Current Charges Electric..... \$6,122.22
CURRENT NBU CHARGES..... \$6,122.22

Current Total

TOTAL CURRENT CHARGES..... \$6,122.22

Account Summary

Previous Balance..... \$6,238.16
Payments Received..... -\$6,238.16
Current Charges..... \$6,122.22
ACCOUNT BALANCE..... \$6,122.22
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$6,122.22

Payment Information

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 - Past Due Balances are subject to immediate disconnection.
 - The New Charges on the bill are due on the date specified on the billing statement. Payments received after the due date will be considered delinquent and subject to a 10% late fee. If new charges are unpaid by the due date, service will be subject to disconnection for non-payment 10 days after due date and a processing fee will apply. Late Payments may affect a customer's NBU credit rating.
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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1-250



MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1585 U FRANKIES CV WWTP
Statement Date: 12/02/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00193412-01	\$6,122.22	\$6,122.22

Current Charges \$6,122.22
ACCOUNT BALANCE \$6,122.22
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$6,122.22

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

001934120100006122220000112222



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
00197472-00	12/27/2024	\$72.54

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1738 U KNEUPPER FARM HOA ST LGHT
Account Number: 00197472-00
Cycle - Route: 04-51
Statement Date: 12/02/2024

By/Date Received: VC 12.19.24
By/Date Posted: 12/13/24
Approved for Payment: ACH
Hand Delivered to: ACH
Mailed By/Date: _____
GL#: 6160

NBU Charges

Current Charges Electric..... \$72.54
CURRENT NBU CHARGES..... \$72.54

Current Total

TOTAL CURRENT CHARGES..... \$72.54

Account Summary

Previous Balance..... \$72.63
Payments Received..... -\$72.63
Current Charges..... \$72.54
ACCOUNT BALANCE..... \$72.54
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$72.54

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
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Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only, No Cash
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San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1.250



MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1738 U KNEUPPER FARM HOA ST LGHT
Statement Date: 12/02/2024

ACCOUNT NUMBER	CURRENT CHARGES DUE	ACCOUNT BALANCE
00197472-00	\$72.54	\$72.54

Current Charges \$72.54
ACCOUNT BALANCE \$72.54
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$72.54

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED \$

0019747200000000725400000072549



263 Main Plaza
New Braunfels, TX 78130
830.629.8400

Hours of Operation: Monday-Friday, 8:00 a.m. - 5:00 p.m.
After Hours Emergency: 830.629.4628
Website: nbutexas.com

ACCOUNT NUMBER

00095974-00

DUE DATE

12/27/2024

AMOUNT DUE

\$35.46

Account Information

Account Name: MEYER RANCH MUD OF COMAL COUNTY
Service Location: 1941 S CRANES MILL RD
Account Number: 00095974-00
Cycle - Route: 04-51
Statement Date: 12/02/2024

By/Date Received: VC 12-10-24

By/Date Posted: 12-13-24

Approved for Payment:

Hand Delivered to: ACH

Mailed By/Date:

GL#: 6160

NBU Charges

Current Charges Electric..... \$35.46
CURRENT NBU CHARGES..... \$35.46

Current Total

TOTAL CURRENT CHARGES..... \$35.46

Account Summary

Previous Balance..... \$35.46
Payments Received..... -\$35.46
Current Charges..... \$35.46
ACCOUNT BALANCE..... \$35.46
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$35.46

Payment Information

- Postdated checks are not accepted.
 - Past Due Balances are subject to immediate disconnection.
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- NBU 830.629.8400 Toll Free: 866.629.8400 Metro: 830.606.2074 Fax: 830.629.2119 Online: www.nbutexas.com

Payment Methods

Pay-By-Phone	Visa, Mastercard, Discover, and eChecks	844.863.7360
Online Payments	Visa, Mastercard, Discover, and eChecks	www.nbutexas.com
Automated Bill Pay (Bank Draft)	Contact NBU Customer Service	830.629.8400 or Toll Free: 866.629.8400
By Mail	P.O. Box 660, San Antonio, TX 78293-0660	Checks and Money Orders Only. No Cash
Pay-In-Person	Main Office, 263 Main Plaza	Office hours are Monday - Friday 8:00 a.m. - 5:00 p.m.
Authorized Payment Centers: For an up to date list of authorized payment centers, visit www.nbutexas.com		
Payment Depositories: Located at the Drive-Through at the Main Office, 263 Main Plaza. Checks and Money Order Only, No Cash		



Please Remit Payment to
P O Box 660
San Antonio, TX 78293-0660



**SINGLE-PIECE 11 SGL 149069AC02-C-1
1654 3 SP 1-250



MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK TX 78680-2445

Keep top portion for your records. Please return this portion with payment.

Service Location: 1941 S CRANES MILL RD
Statement Date: 12/02/2024

ACCOUNT NUMBER

00095974-00

CURRENT CHARGES DUE

\$35.46

ACCOUNT BALANCE

\$35.46

Current Charges \$35.46
ACCOUNT BALANCE \$35.46
Amount Auto Drafted before 5:00 p.m. 12/27/2024 \$35.46

Visit nbutexas.com/billassist to apply or donate to the NBU Utility Bill Assistance Program.

AMOUNT ENCLOSED

\$

0009597400000000354600000035462



COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVE
NEW BRAUNFELS, TX 78130

Phone: 830-625-8597
Fax: 830-625-8598
Email: comalad@co.comal.tx.us

Invoice# 2025-0023
Invoice Date November 20, 2024

Bill to:
%JESSICA BENSON
MEYER RANCH MUD OF CC
P O BOX 2445
ROUND ROCK, TX 78680
XC: LAUREN HUGHES

PAYMENT DUE: December 31, 2024

* Subsequent to due date, PENALTY & INTEREST
will be assessed per Sec. 6.06(e) of the Texas Property
Tax Code.

2025-1st QUARTER CONTRIBUTION INVOICE

	2024 TAX LEVY	% OF BUDGET	TOTAL 2025 CONTRIBUTION	CONTRIBUTION BALANCE **
	\$2,946,090.28	0.005248294	\$30,778.92	\$30,778.92
			REMITTED	DUE
1st QTR	Due 12/31/2024 After 12/31/2024 *			\$7,694.73 ✓ \$8,143.59

By/Date Received: JB 12-24-24
By/Date Posted: JB 12-26-24
Approved for Payment: [Signature]
Hand Delivered to: [Signature]
Mailed By/Date: WB 12-31-24
Gl #: 6330 1619.94
1173 6074.79

** BALANCE MAY BE PAID IN FULL AT ANY TIME
PRIOR TO THE DUE DATE

COMAL APPRAISAL DISTRICT
900 S. SEGUIN AVE
NEW BRAUNFELS, TX 78130

REMITTANCE: MEYER RANCH MUD OF CC
INVOICE# 2025-0023
DUE DATE: December 31, 2024
AMOUNT DUE: \$7,694.73
AMOUNT ENCLOSED: _____

TEXAS WATER COMPANY

www.txwaterco.com

The Texas Water Company
P.O. Box 1742
Canyon Lake, Texas 78133

This address is not valid for payments

Phone: 830-312-4600
Office Hours: 8:00 a.m. - 4:30 p.m.

Monday - Friday / Except Holidays

ACCOUNT NUMBER	CUSTOMER NAME		DATE BILL MAILED	DUE DATE
00043919	MEYER RANCH MUD OF COMAL COUNTY		12/12/24	12/31/24
RATE CLASS	SERVICE LOCATION		SERVICE PERIOD	CURRENT CHARGES
R10-3/4"	1430U MEYERS PARKWAY		11/07/24 - 12/10/24	69.90
METER NUMBER	PREVIOUS READING	CURRENT READING	# OF DAYS	GALLONS USED
1572844784	13900	13900	33	0
DESCRIPTION				AMOUNT DUE
PREVIOUS BALANCE				69.90
PAYMENT AS OF 11/30/24				(69.90)
BALANCE FORWARD				0.00
WATER				66.00
FED TAX CHNG CREDIT				(3.75)
TCEQ				0.69
SICWATER				6.96
CURRENT CHARGES:				69.90

By/Date Received: 1/3 12-23-24
By/Date Posted: 1/5 12-27-24
Approved for Payment: ACF
Hand Delivered to: ACF
Mailed By/Date: ACF
GL#: 6150

MESSAGES:
Effective January 01, 2025, payments will no longer be accepted at any of our offices. Moving forward, we ask that all payments, including your payment coupon, be mailed directly to our banks lockbox at the following address: Texas Water Company, P.O. Box 733390, Dallas, TX 75373-3390

Enrolled in Auto Pay



AFTER DUE DATE	BY DUE DATE
76.82	69.90

DISCONNECT DATE 1/10/2025

Payments received after 4:30 p.m.
Will post the next business day!

KEEP THIS PORTION FOR YOUR RECORDS.

IF PAYING BY CHECK PLEASE MAKE CHECKS PAYABLE TO:

TEXAS WATER COMPANY



The Texas Water Company

P.O. Box 733390
Dallas, Texas 75373-3390



SERVICE LOCATION	
1430U MEYERS PARKWAY	
DUE DATE	ACCOUNT NUMBER
12/31/24	00043919
AFTER DUE DATE	BY DUE DATE
76.82	69.90
CHECK NUMBER	AMOUNT PAID
	\$

Pay online at www.txwaterco.com - Sign up for Auto Pay for worry free bill pay.
For other payment options, please visit <https://www.sjwtx.com/customer-care/billing-and-payments>

315709 NO_PRINT
5298

MEYER RANCH MUD OF COMAL COUNTY
PO BOX 2445
ROUND ROCK, TX 78680

REMIT TO:
The Texas Water Company
PO Box 733390
Dallas, TX 75373-3390



7333900000043919000000699000000076823

TEXAS WATER COMPANY

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Canyon Lake, Texas 78133

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Monday - Friday / Except Holidays

ACCOUNT NUMBER	CUSTOMER NAME		DATE BILL MAILED	DUE DATE
00035870	MEYER RANCH MUD		12/12/24	12/31/24
RATE CLASS	SERVICE LOCATION		SERVICE PERIOD	CURRENT CHARGES
R4-2"	1585U FRANKIES COVE		11/05/24 - 12/05/24	995.01
METER NUMBER	PREVIOUS READING	CURRENT READING	# OF DAYS	GALLONS USED
1566786010	4995100	5080900	30	85800
DESCRIPTION				AMOUNT DUE
PREVIOUS BALANCE				1,071.17
PAYMENT AS OF 11/30/24				(1,071.17)
BALANCE FORWARD				0.00
WATER				896.83
FED TAX CHNG CREDIT				(51.75)
TCEQ				9.85
WATER PASS THROUGH				102.96
SICWATER				37.12
CURRENT CHARGES:				995.01

By/Date Received: 12/23/24
By/Date Posted: 12/27/24
Approved for Payment: ACH
Hand Delivered to: ACH
Mailed By/Date: 1/5/25
GL#: 6150

MESSAGES:
Effective January 01, 2025, payments will no longer be accepted at any of our offices. Moving forward, we ask that all payments, including your payment coupon, be mailed directly to our banks lockbox at the following address: Texas Water Company, P.O. Box 733390, Dallas, TX 75373-3390



AFTER DUE DATE	BY DUE DATE
1,093.53	995.01

DISCONNECT DATE

1/10/2025

Payments received after 4:30 p.m.
Will post the next business day!

Enrolled in Auto Pay

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IF PAYING BY CHECK PLEASE MAKE CHECKS PAYABLE TO:

TEXAS  WATER
COMPANY



The Texas Water Company

P.O. Box 733390
Dallas, Texas 75373-3390



SERVICE LOCATION	
1585U FRANKIES COVE	
DUE DATE	ACCOUNT NUMBER
12/31/24	00035870
AFTER DUE DATE	BY DUE DATE
1,093.53	995.01
CHECK NUMBER	AMOUNT PAID
	\$

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315709 NO. PRINT
5297

MEYER RANCH MUD
PO BOX 2445
ROUND ROCK, TX 78680

REMIT TO:
The Texas Water Company
PO Box 733390
Dallas, TX 75373-3390



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