

**Alliance Regional Water Authority  
Board of Directors**

**REGULAR MEETING**



**ALLIANCE WATER**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.

Call-In Number: 1-346-248-7799

Meeting ID: 968 2965 9851

Passcode: 780373

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

This Notice is posted pursuant to the Texas Open Meetings Act (Texas Government Code Chapter 551). The Alliance Regional Water Authority (the Authority) Board of Directors will hold a meeting at 3:00 PM, Wednesday, January 26, 2022, at the County Line Special Utility District Offices, 8870 Camino Real, Kyle, Texas. The presiding officer of the meeting will be physically present at the location noted above. Some directors may participate remotely through videoconference. The public may observe this meeting in person or by using the following videoconference link and/or calling the number and code provided:

**[ZOOM MEETING LINK](#)**

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Members of the public wishing to make public comment during the meeting must (1) be present at the public meeting location or (2) join by videoconference and register by emailing [info@alliancewater.org](mailto:info@alliancewater.org) prior to 3:00 p.m. on January 26, 2022. Public comment is not allowed by call-in. This meeting will be recorded and the audio recording will be available on the Authority's website after the meeting. A copy of the agenda packet will be available on the Authority's website at the time of the meeting. Additional information can be obtained by calling Graham Moore at (512) 294-3214.

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at [info@alliancewater.org](mailto:info@alliancewater.org) before 3:00 p.m.)

D. CONSENT AGENDA

*The items included in the Consent Agenda portion of this meeting agenda can be considered and approved by the Board of Directors by one motion and vote. A Board member may request that an item included in the Consent Agenda be considered separately, in which event the Board of Directors will take action on the remaining Consent Agenda items and then consider the item removed from the Consent Agenda.*

D.1 Consider approval of minutes of the Regular Meeting held December 15, 2021.  
~ Graham Moore, P.E., Executive Director

D.2 Consider approval of the financial reports for October 2021 and November 2021. ~ Graham Moore, P.E., Executive Director

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- D.3 Consider approval of the Quarterly Investment Report for the period ending December 31, 2021. ~ *Graham Moore, P.E., Executive Director*

E. PUBLIC HEARINGS / PRESENTATIONS - None

F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- F.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director*

- F.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities. ~ *Graham Moore, P.E., Executive Director*

G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consider adoption of Resolution 2022-01-26-001 accepting and approving the Audit Report for the 2020-2021 Financial Audit of the Authority. ~ *Phil Vaughan, Armstrong, Vaughan & Associates*

- H.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*

- H.3 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*

- H.4 Consider adoption of Resolution 2022-01-26-002 approving an Interlocal Cooperation Agreement with the City of San Marcos for San Marcos Regional Water Treatment Plant and Blanco Vista Storage Tank Improvements as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*

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- H.5 Consider adoption of Resolution 2022-01-26-003 approving Work Order #6 with Pape-Dawson Engineers, Inc. for Construction Management and Inspection Services on the Authority's Phase 1B Program through December 31, 2022. ~ *Graham Moore, P.E., Executive Director*
- H.6 Discussion and possible creation of a Temporary Committee and designation of Directors to the Committee for the purpose of reviewing the responses to the Authority's Carrizo Water Supply Project Operation and Maintenance Services RFP and recommending selection of a proponent to the Board of Directors. ~ *Graham Moore, P.E., Executive Director*
- H.7 Discussion and possible adoption of the Authority's Board of Directors meeting schedule for 2022. ~ *Graham Moore, P.E., Executive Director*
- H.8 Discussion and possible direction to Staff regarding the Authority's process for mediation. ~ *Graham Moore, P.E., Executive Director*
- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
- J. EXECUTIVE SESSION
  - J.1 *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
    - A. *Water supply partnership options*
    - B. *Groundwater leases*
    - C. *Acquisition of real property for water supply project purposes*
  - J.2 Action from Executive Session on the following matters:
    - A. *Water supply partnership options*
    - B. *Groundwater leases*
    - C. *Acquisition of real property for water supply project purposes*
    - D. *Consideration of Resolution 2022-01-26-004 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and*

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*technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

K. ADJOURNMENT

**NOTE:** *The Board of Directors may meet in Executive Session for any purpose authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, for any item listed on this agenda or as otherwise authorized by law. An announcement will be made of the basis for Executive Session. The Board of Directors may also publicly discuss any item listed on the agenda for Executive Session.*

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**BOARD MEMBER PACKETS**  
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**A. CALL TO ORDER**

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No Backup Information for this Item.

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**B. ROLL CALL**

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<b>NAME</b>	<b>TERM ENDS</b>	<b>PRESENT</b>
Mayor Jane Hughson – Vice-Chair (San Marcos)	April 2023	
Regina Franke (CRWA - General Manager, Crystal Clear SUD)	April 2023	
Tim Samford (Kyle – Treatment Operations Manager)	April 2024	
Blake Neffendorf – Treasurer (Buda – Water Resources Coordinator)	April 2023	
Councilmember Mark Gleason (San Marcos)	April 2022	
Humberto Ramos (CRWA – Water Resources Director)	April 2024	
James Earp – Secretary (Kyle – Assistant City Manager)	April 2024	
Tyler Hjorth (San Marcos – Interim Director, Utilities)	April 2024	
Chris Betz – Chair (CRWA - President, County Line SUD)	April 2022	
Derrick Turley (Kyle – Water Quality Technician)	April 2024	
Vacant (San Marcos)	April 2022	
Pat Allen (CRWA - General Manager, Green Valley SUD)	April 2023	
Paul Kite (San Marcos – Asst. Director of Public Services)	April 2022	

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- C.** PUBLIC COMMENT PERIOD (Note: Each person wishing to speak must register with the Executive Director at [info@alliancewater.org](mailto:info@alliancewater.org) before 3:00 p.m.)
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**D. CONSENT AGENDA**

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Items D.1 through D.3 are presented as part of the consent agenda.

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**D.1** Consider approval of minutes of the Regular Meeting held December 15, 2021. ~  
*Graham Moore, P.E., Executive Director*

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Attachment(s)

- 2021 12 15 Board Meeting Minutes

**Board Decision(s) Needed:**

- Approval of minutes.



**Alliance Regional Water Authority**

**BOARD MEETING**

**MINUTES**

**Wednesday, December 15, 2021**

The following represents the actions taken by the Board of Directors of the Alliance Regional Water Authority (ARWA) in the order they occurred during the meeting. The Board of Directors convened in a meeting on Wednesday, December 15, 2021 at the County Line Special Utility District offices and via video conference call.

- A. CALL TO ORDER.  
**The Alliance Water Board Meeting was called to order at 3:08 p.m. by Mr. Betz.**
  
- B. ROLL CALL.
  - **Present: Franke, Samford, Ramos, Hjorth, Betz, Turley, Allen and Kite.**
  - **Absent: Hughson, Neffendorf, Gleason, Earp and Kalka.**
  
- C. PUBLIC COMMENT PERIOD
  - **None.**
  
- D. CONSENT AGENDA
  - D.1 Consider approval of minutes of the Regular Meeting held November, 2021.
    - **Motion to approve the consent agenda item as presented was made by Mr. Ramos, seconded by Mr. Allen and approved on an 8-0 vote.**
  
- E. PUBLIC HEARINGS / PRESENTATIONS
  - **None.**

## F. ITEMS FOR DISCUSSION NOT REQUIRING ACTION

- F.1 Report on Technical Committee activities.
- F.2 Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and CAPCOG activities.
- **No items opened.**

## G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS

- **No action.**

## H. ITEMS FOR ACTION OR DISCUSSION/DIRECTION

- H.1 Consider adoption of Resolution 2021-12-15-001 awarding a construction contract to Garney Companies, Inc. for the Phase 1B Treated Pipeline Segment B Project, contingent upon approval of the award by the Texas Water Development Board
- **Mr. Kite asked if savings for awarding both the Segment A and B pipeline projects to Garney could be determined.**
  - **Mr. Moore responded that the amount of savings could not be directly determined, but the fact that Garney was the low bidder on Segment B is evidence that there was some savings garnered.**
  - **Mr. Ramos asked if the contract includes cathodic protection.**
  - **Mr. Moore responded that the project includes welded steel pipe that has an impressed current cathodic protection system.**
  - **Motion to adopt Resolution 2022-12-15-001 awarding a construction contract to Garney Companies, Inc. for the Phase 1B Treated Pipeline Segment B Project was made by Mr. Ramos, seconded by Mr. Allen and approved on a 8-0 vote.**
- H.2 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program.
- **Mr. Noe provided an update on the construction of the Phase 1B Program.**
  - **No Action.**
- H.3 Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants.
- **Mr. Sowa provided an update on the Phase 1B Program.**
  - **No Action.**

- H.4 Consider adoption of Resolution 2021-12-15-002 approving Work Order #4 with K Friese & Associates, Inc. for Construction Administration Services on the Authority's Phase 1B Segment B Project, as recommended by the Technical Committee.
- **Motion to adopt Resolution 2022-12-15-002 approving Work Order #4 with K Friese & Associates for Construction Administration Services on the Authority's Phase 1B Segment B Project was made by Mr. Hjorth, seconded by Mr. Ramos and approved on an 8-0 vote.**
- H.5 Consider adoption of Resolution 2021-12-15-003 approving an extension in time to the completion of Work Order #5 with Pape-Dawson Engineers, Inc. for Construction Management & Inspection Services on the Authority's Phase 1B Program.
- **Mr. Moore described the proposal from Pape-Dawson, the Technical Committee's request that more time be taken to review and consider changes before the Board considers the work order and the subsequent need to extend the current work order to allow for continued construction management and inspection.**
  - **Mr. Hjorth asked if it was time to do another RFQ for these services.**
  - **Mr. Moore stated that he did not believe that would be necessary, that he intends to work with Pape-Dawson to find a solution that is satisfactory to all parties.**
  - **Mr. Ramos asked if the construction updates can be more detailed.**
  - **Mr. Moore responded that they will review to add more details.**
  - **Motion to adopt Resolution 2021-12-15-003 approving an extension in time to the completion of Work Order #5 with Pape-Dawson Engineer's, Inc. was made by Mr. Ramos, seconded by Mr. Samford and approved on an 8-0 vote.**
- H.6 Update, discussion and possible direction to Staff regarding timing and financing of project cost increases.
- **Mr. Moore provided an update.**
  - **No Action.**
- H.7 Consider adoption of Resolution 2021-12-15-004 approving an agreement with the Schlueter Group for Government Relations Services with the Authority, as recommended by the temporary committee designed by the Board to review and recommend a selection.
- **Motion to adopt Resolution 2021-12-15-004 approving an agreement with the Schlueter Group for Government Relations Services was made by Mr. Allen, seconded by Mr. Hjorth and approved on an 8-0 vote.**

## I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS

- **No Action.**

J.1 The Board of Directors recessed into Executive Session at 3:56 p.m. pursuant of the Government Code, Section 551.071, to seek the General Counsel's advice regarding matters involving attorney-client privilege, Section 551.072 to discuss water supply project partnership options. The Board of Directors reconvened from Executive Session at 4:14 p.m.

J.2 Action from Executive Session on the following matters:

- A. Water supply partnership options
  - B. Groundwater leases
  - C. Acquisition of real property for water supply project purposes.
  - D. Consideration of Resolution 2021-12-15-005 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.
- **Motion to adopt Resolution 2021-12-15-005 finding Public Convenience and Necessity and authorizing Eminent Domain Proceedings, if necessary, for acquisitions as presented was made by Mr. Ramos, seconded by Mr. Allen and approved on an 8-0 vote.**

K. ADJOURNMENT

- Meeting was adjourned at 4:16 p.m. based on the motion by Mr. Hjorth, seconded by Mr. Turley on an 8-0 vote.

APPROVED: \_\_\_\_\_, 2022

ATTEST:

\_\_\_\_\_  
Chair, Board of Directors

\_\_\_\_\_  
Secretary, Board of Directors

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- D.2** Consider approval of the financial reports for October 2021 and November 2021. ~  
*Graham Moore, P.E., Executive Director*
- 

Background/Information

Attached are the financial reports for the periods ending October 2021 and November 2021.

Attachment(s)

- 2021 10 31 Financial Report
- 2021 11 30 Financial Report

**Board Decision(s) Needed:**

- Approval of the financial reports for the periods ending October 2021 and November 2021.





# **Alliance Regional Water Authority**

**Financial Statements  
(Compilation)**

**For the One Month Ended and Year-to-Date  
October 31, 2021**

## Alliance Regional Water Authority

## Balance Sheet

As of October 31, 2021

12/14/21

Accrual Basis

	Oct 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	-334,896.58
1010 · Broadway Savings (4415)	1,202,400.21
<b>Total 1004 · Broadway Bank</b>	<b>867,503.63</b>
1015 · TexStar (3310)	20,067,968.22
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	607,251.30
1052 · Kyle Debt Service (2787)	420,566.11
1055 · San Marcos Debt Service (6390)	526,130.52
1056 · Buda Debt Service (6391)	93,486.84
<b>Total 1050 · Broadway Bank (Reserved)</b>	<b>1,647,434.77</b>
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	335,074.01
1106 · BOKF, Escrow, Kyle Series 2015B	221,951.16
1107 · BOKF, Escrow, CRWA Series 2017A	266,099.52
1108 · BOKF, Escrow, Kyle Series 2017B	242,547.51
1109 · BOKF, Escrow, SM Series 2017C	333,997.36
1110 · BOKF, Escrow, Buda Series 2017D	43,178.04
1111 · BOKF, Escrow, CRWA Series 2019A	15,068,440.46
1112 · BOKF, Escrow, Kyle Series 2019B	13,741,781.92
1113 · BOKF, Escrow, SM Series 2019C	17,527,307.70
1114 · BOKF, Escrow, Buda Series 2019D	2,405,188.18
1115 · BOKF, Escrow, CRWA Series 2020A	29,069,639.48
1116 · BOKF, Escrow, CRWA 2020A-LM67	8,346,372.54
1117 · BOKF, Escrow, Kyle Series 2020B	26,508,719.64
1118 · BOKF, Escrow, Kyle 2020B-LM68	7,606,179.48
1119 · BOKF, Escrow, SM Series 2020C	33,779,784.87
1120 · BOKF, Escrow, SM 2020C-LM69	9,686,502.11
1121 · BOKF, Escrow, BUDA Series 2020D	4,687,025.08
1122 · BOKF, Escrow, Buda 2020D-LM70	1,365,211.73
<b>Total 1100 · Escrow Accounts</b>	<b>171,235,000.79</b>
<b>Total Checking/Savings</b>	<b>193,817,907.41</b>
<b>Accounts Receivable</b>	
1201 · Accounts Receivable, GBRA	731,936.98
<b>Total Accounts Receivable</b>	<b>731,936.98</b>
<b>Total Current Assets</b>	<b>194,549,844.39</b>
<b>Fixed Assets</b>	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	64,673.27
1420-02 · Hydrogeologic Support	184,089.50
1420-03 · PCCD Permitting	105,095.16
1420-04 · Kyle Water Model	25,000.00
1420-11 · Legal Support, GBRA	45,251.01
<b>Total 1420 · Projects in Progress (Cash)</b>	<b>424,108.94</b>

## Alliance Regional Water Authority

## Balance Sheet

As of October 31, 2021

12/14/21

Accrual Basis

	Oct 31, 21
<b>1430 · Projects in Progress Eng (Cash)</b>	
1430-02 · Engineering - Plumbing Plan	17,663.79
1430-03 · Engineering Fees-ROW	11,594.69
1430-05 · Engineering - Rate Study	50,760.00
1430-06 · DPR Study	59,880.00
1430-07 · Alignment Study	261,120.80
1430-08 · Prelim Engineering-Well Field	65,586.00
1430-09 · GCUWCD Monitoring Wells	129,175.39
1430-10 · 2017 SWIFT Funding Apps	23,107.96
1430-11 · Blanco Basin WW	41,880.00
1430-12 · Phase 1B Programming	107,761.14
1430-13 · ARWA-GBRA MOU Study	15,000.00
1430-14 · Phase 1A GIS	59,840.62
<b>Total 1430 · Projects in Progress Eng (Cash)</b>	<b>843,370.39</b>
<b>1440 · Projects in Prog Eng. (Finance)</b>	
1440-35 · Shared Construction	2,164,968.00
1440-34 · Materials Testing	3,891.25
1440-01 · Engineering-Phase 1A Pipeline	540,838.84
1440-02 · Engineering-Phase 1A Pump Stat	1,001,947.66
1440-03 · Engineering-ROW Acquisition	409,590.45
1440-04 · Phase 1A Const Observation	873,803.16
1440-05 · Phase 1A-Construction Trailer	57,421.27
1440-06 · Phase 1A Segment A Construction	1,734,150.32
1440-07 · Phase 1A BPS Construction	5,142,172.37
1440-08 · Phase 1A Segment B Construction	3,980,928.06
1440-15 · Land Acquisition Phase 1B	16,424,015.37
1440-16 · Phase 1B-Owners Rep	9,230,361.14
1440-17 · Phase 1B Environmental	2,809,838.06
1440-18 · Phase 1B Segment A Design	2,772,605.76
1440-19 · Phase 1B Segment B Design	2,652,195.06
1440-20 · Phase 1B Segment C Design	3,460,400.87
1440-21 · Phase 1B Segment D Design	2,324,967.55
1440-22 · Phase 1B Segment E Design	1,846,941.48
1440-23 · Phase 1B Land Attorney	1,106,548.57
1440-24 · Phase 1B Hydrogeology	518,068.75
1440-25 · Phase 1B WTP Design	4,711,092.25
1440-26 · Raw Water Infr.	1,498,002.00
1440-27 · Phase 1B Program Survey	3,080,046.00
1440-28 · Phase 1B BPS Design	2,578,737.61
1440-29 · GVEC Construction-in-Aid	1,740,143.30
1440-30 · Phase 1B Inline Tanks	219,979.50
1440-31 · Construction Mgmt & Inspection	950,650.48
1440-32 · Phase 1B Construction ARWA Only	2,645,557.00
1440-33 · SCADA Programming	148,679.06
<b>Total 1440 · Projects in Prog Eng. (Finance)</b>	<b>76,628,541.19</b>
<b>1447 · Land &amp; Easements</b>	<b>943,215.70</b>
<b>1448 · Capitalized Interest</b>	
1448-51 · Cap Interest, CRWA Series 2015A	152,369.03
1448-52 · Cap Interest, Kyle Series 2015B	222,143.28
1448-53 · Cap Interest, CRWA Series 2017A	127,269.80
1448-54 · Cap Interest, Kyle Series 2017B	116,100.88
1448-55 · Cap Interest, SM Series 2017C	65,904.35
1448-56 · Cap Interest, Buda Series 2017D	9,576.21
<b>Total 1448 · Capitalized Interest</b>	<b>693,363.55</b>
<b>Total Fixed Assets</b>	<b>81,934,893.97</b>

## Alliance Regional Water Authority

## Balance Sheet

12/14/21

As of October 31, 2021

Accrual Basis

	Oct 31, 21
Other Assets	
1900 · Deferred Outflow	20,688.14
<b>Total Other Assets</b>	<b>20,688.14</b>
<b>TOTAL ASSETS</b>	<b>276,505,426.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	477,362.91
<b>Total Accounts Payable</b>	<b>477,362.91</b>
Credit Cards	
2006 · Chase Bank VISA Card	10,883.65
<b>Total Credit Cards</b>	<b>10,883.65</b>
Other Current Liabilities	
2100 · Payroll Liabilities	289.12
2102 · 401(a) Liability	3,115.01
2103 · Net Pension Liability	-2,332.00
2104 · Pension Deferred Inflows	1,479.00
2106 · Accrued Vacation	42,151.49
2300 · Accrued Costs	330,643.18
2350 · Accrued Interest Payable	
2351 · Accrued Int Payable, CRWA 2015A	12,303.75
2352 · Accrued Int Payable, Kyle 2015B	17,693.45
2353 · Accrued Int Payable, CRWA 2017A	38,502.92
2354 · Accrued Int Payable, Kyle 2017B	43,894.05
2355 · Accrued Int Payable, SM 2017C	35,614.15
2356 · Accrued Int Payable, Buda 2017D	5,011.25
2357 · Accrued Int Payable, CRWA 2019A	122,111.23
2358 · Accrued Int Payable, Kyle 2019B	102,634.70
2359 · Accrued Int Payable, SM 2019C	83,298.15
2360 · Accrued Int Payable, Buda 2019D	11,816.05
2361 · Accrued Int Payable, CRWA 2020A	128,827.00
2362 · Accrued Int Payable, Kyle 2020B	117,477.20
2363 · Accrued Int Payable, SM 2020C	82,148.00
2364 · Accrued Int Payable, Buda 2020D	11,633.75
<b>Total 2350 · Accrued Interest Payable</b>	<b>812,965.65</b>
<b>Total Other Current Liabilities</b>	<b>1,188,311.45</b>
<b>Total Current Liabilities</b>	<b>1,676,558.01</b>
Long Term Liabilities	
2501 · Bond Payable, CRWA Series 2015A	3,030,000.00
2502 · Bond Payable, Kyle Series 2015B	3,075,000.00
2503 · Bond Payable, CRWA Series 2017A	9,075,000.00
2504 · Bond Payable, Kyle Series 2017B	8,275,000.00
2505 · Bond Payable, SM Series 2017C	9,815,000.00
2506 · Bond Payable, Buda Series 2017D	1,395,000.00
2507 · Bond Payable, CRWA Series 2019A	25,790,000.00
2508 · Bond Payable, Kyle Series 2019B	23,525,000.00
2509 · Bond Payable, SM Series 2019C	29,315,000.00
2510 · Bond Payable, Buda Series 2019D	4,160,000.00
2511 · Bond Payable, CRWA Series 2020A	37,865,000.00
2512 · Bond Payable, Kyle Series 2020B	34,530,000.00
2513 · Bond Payable, SM Series 2020C	43,955,000.00
2514 · Bond Payable, Buda Series 2020D	6,225,000.00
<b>Total Long Term Liabilities</b>	<b>240,030,000.00</b>
<b>Total Liabilities</b>	<b>241,706,558.01</b>

**Alliance Regional Water Authority**  
**Balance Sheet**  
As of October 31, 2021

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	<u>Oct 31, 21</u>
Equity	
2925 · Net Investment in Capital Asset	19,754,427.98
2950 · Retained Earnings	15,502,430.76
Net Income	-457,990.25
	<hr/>
Total Equity	34,798,868.49
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>276,505,426.50</b>
	<hr/> <hr/>

**Alliance Regional Water Authority  
Profit Loss / Budget vs. Actual  
For the One Month Ended October 31, 2021**

Ordinary Income/Expense	October 2021	October 2021 October 2021	Annual Budget	Over/Under Budget	% of Budget Annual Budget
<b>Income</b>					
<b>4010 - Project Contribution</b>					
4011 - City of San Marcos	0.00	0.00	6,135,730.00	-6,135,730.00	0.0%
4012 - City of Kyle	0.00	0.00	4,114,580.00	-4,114,580.00	0.0%
4013 - City of Buda	0.00	0.00	873,690.00	-873,690.00	0.0%
4014 - Canyon Regional Water Authority	0.00	0.00	4,571,520.00	-4,571,520.00	0.0%
<b>Total 4010 - Project Contribution</b>	<b>0.00</b>	<b>0.00</b>	<b>15,695,520.00</b>	<b>-15,695,520.00</b>	<b>0.0%</b>
<b>4200 - Shared Water</b>					
4210 - Shared Water, City of Buda	0.00	0.00	0.00	0.00	0.0%
4211 - Shared Water, County Line SUD	0.00	0.00	0.00	0.00	0.0%
<b>Total 4200 - Shared Water</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>4250 - Non Potable Water Sales</b>					
	0.00	0.00	31,600.00	-31,600.00	0.0%
<b>4300 - Broadway Interest Income</b>					
4311 - City of San Marcos	63.66	63.66	550.00	-486.34	11.58%
4312 - City of Kyle	50.32	50.32	425.00	-374.68	11.84%
4313 - City of Buda	6.64	6.64	75.00	-68.36	8.85%
4314 - Canyon Regional Water Authority	61.38	61.38	450.00	-388.62	13.64%
<b>Total 4300 - Broadway Interest Income</b>	<b>182.00</b>	<b>182.00</b>	<b>1,500.00</b>	<b>-1,318.00</b>	<b>45.91%</b>
<b>4350 - Escrow Accounts Income</b>					
4351 - BOKF, CRWA Series 2015A	5.28	5.28	0.00	5.28	100.0%
4352 - BOKF, Kyle Series 2015B	3.49	3.49	0.00	3.49	100.0%
4353 - BOKF, CRWA Series 2017A	4.19	4.19	0.00	4.19	100.0%
4354 - BOKF, Kyle Series 2017B	3.82	3.82	0.00	3.82	100.0%
4355 - BOKF, SM Series 2017C	5.26	5.26	0.00	5.26	100.0%
4356 - BOKF, Buda Series 2017D	0.68	0.68	0.00	0.68	100.0%
4357 - BOKF, CRWA Series 2019A	237.28	237.28	0.00	237.28	100.0%
4358 - BOKF, Kyle Series 2019B	216.38	216.38	0.00	216.38	100.0%
4359 - BOKF, SM Series 2019C	276.00	276.00	0.00	276.00	100.0%
4360 - BOKF, Buda Series 2019D	37.87	37.87	0.00	37.87	100.0%
4361 - BOKF, CRWA Series 2020A	457.74	457.74	0.00	457.74	100.0%
4362 - BOKF, CRWA Series 2020A-LM67	131.43	131.43	0.00	131.43	100.0%
4363 - BOKF, Kyle Series 2020B	417.42	417.42	0.00	417.42	100.0%
4364 - BOKF, Kyle Series 2020B-LM68	119.76	119.76	0.00	119.76	100.0%
4365 - BOKF, SM Series 2020C	531.91	531.91	0.00	531.91	100.0%
4366 - BOKF, SM Series 2020C-LM69	152.53	152.53	0.00	152.53	100.0%
4367 - BOKF, Buda Series 2020D	73.80	73.80	0.00	73.80	100.0%
4368 - BOKF, Buda Series 2020D-LM70	21.50	21.50	0.00	21.50	100.0%
<b>Total 4350 - Escrow Accounts Income</b>	<b>2,696.34</b>	<b>2,696.34</b>	<b>0.00</b>	<b>779.74</b>	<b>400.0%</b>
<b>4370 - TexStar Interest Income</b>					
4371 - City of San Marcos	68.50	68.50	4,300.00	-4,231.50	1.59%
4372 - City of Kyle	53.80	53.80	3,400.00	-3,346.20	1.58%
4373 - City of Buda	9.70	9.70	600.00	-590.30	1.62%
4374 - Canyon Regional Water Authority	59.00	59.00	3,700.00	-3,641.00	1.6%
<b>Total 4370 - TexStar Interest Income</b>	<b>191.00</b>	<b>191.00</b>	<b>12,000.00</b>	<b>-11,809.00</b>	<b>6.39%</b>
<b>Total Income</b>	<b>3,069.34</b>	<b>3,069.34</b>	<b>15,740,620.00</b>	<b>-15,739,467.26</b>	<b>4.52</b>
<b>Expenses</b>					
<b>6000 - Groundwater Reservation Costs</b>					
6010 - Shared Water Costs	0.00	0.00	1,437,600.00	-1,437,600.00	0.0%
6015 - Shared Water, City of Kyle	0.00	0.00	0.00	0.00	0.0%
6020 - Shared Water, City of San Marcos	0.00	0.00	0.00	0.00	0.0%
<b>Total 6010 - Shared Water Costs</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>6200 - Plant Operations &amp; Maintenance</b>					
6201 - O&M, General	1,189.80	1,189.80	9,000.00	-7,810.20	13.22%
6240 - O&M, Buda BPS	0.00	0.00	19,510.00	-19,510.00	0.0%
<b>Total 6200 - Plant Operations &amp; Maintenance</b>	<b>1,189.80</b>	<b>1,189.80</b>	<b>28,510.00</b>	<b>-27,320.20</b>	<b>13.22%</b>
<b>7125 - Auditing fees</b>					
	0.00	0.00	13,000.00	-13,000.00	0.0%
<b>7210 - Bank Fees</b>					
	401.73	401.73	2,500.00	-2,098.27	16.07%
<b>7250 - Interest Expense</b>					
7250-51 - Interest Expense - CRWA 2015	4,921.50	4,921.50	59,058.00	-54,136.50	8.33%
7250-52 - Interest Expense - Kyle 2015B	7,077.38	7,077.38	84,928.50	-77,851.12	8.33%
7250-53 - Interest Expense - CRWA 2017	19,251.46	19,251.46	231,017.50	-211,766.04	8.33%
7250-54 - Interest Expense - Kyle 2017B	17,557.62	17,557.62	210,691.50	-193,133.88	8.33%
7250-55 - Interest Expense - SM 2017C	14,102.66	14,102.66	169,232.00	-155,129.34	8.33%
7250-56 - Interest Expense - Buda 2017D	2,004.50	2,004.50	24,054.00	-22,049.50	8.33%
7250-57 - Interest Expense - CRWA 2019	44,994.20	44,994.20	539,930.50	-494,936.30	8.33%
7250-58 - Interest Expense - Kyle 2019B	41,053.88	41,053.88	492,646.50	-451,592.62	8.33%
7250-59 - Interest Expense - SM 2019C	33,319.26	33,319.26	399,831.00	-366,511.74	8.33%
7250-60 - Interest Expense - Buda 2019D	4,726.42	4,726.42	56,717.00	-51,990.58	8.33%
7250-61 - Interest Expense - CRWA 2020	51,530.80	51,530.80	618,369.50	-566,838.70	8.33%
7250-62 - Interest Expense - Kyle 2020B	46,990.88	46,990.88	563,890.50	-516,899.62	8.33%
7250-63 - Interest Expense - SM 2020C	32,859.20	32,859.20	394,310.50	-361,451.30	8.33%
7250-64 - Interest Expense - Buda 2020D	4,653.50	4,653.50	55,842.00	-51,188.50	8.33%
<b>Total 7250 - Interest Expense</b>	<b>325,043.26</b>	<b>325,043.26</b>	<b>3,900,519.00</b>	<b>-3,575,475.74</b>	<b>16.67%</b>
<b>7325 - Dues</b>					
	5,480.00	5,480.00	7,500.00	-2,020.00	73.07%
<b>7350 - Insurance - Liability, E&amp;O</b>					
	3,073.28	3,073.28	7,000.00	-3,926.72	43.9%

**Alliance Regional Water Authority  
Profit Loss / Budget vs. Actual  
For the One Month Ended October 31, 2021**

	October 2021	October 2021 October 2021	Annual Budget	Over/Under Budget	% of Budget Annual Budget
<b>7400 - Legal Fees</b>	0.00	0.00	115,000.00	-115,000.00	0.0%
<b>7410 - Newspaper Public Notices</b>	0.00	0.00	3,500.00	-3,500.00	0.0%
<b>7425 - Contract Services-Lobbyist</b>	0.00	0.00	72,000.00	-72,000.00	0.0%
<b>7430 - Agency Mgmt Public Relations</b>	0.00	0.00	50,000.00	-50,000.00	0.0%
<b>7440 - Region L Contributions</b>	0.00	0.00	2,500.00	-2,500.00	0.0%
<b>7450 - Permit &amp; Fees</b>	81,899.87	81,899.87	0.00	81,899.87	100.0%
<b>7500 - Supplies</b>	11,457.10	11,457.10	19,500.00	-8,042.90	58.75%
<b>7600 - Telephone, Telecommunications</b>	126.37	126.37	3,800.00	-3,673.63	3.33%
<b>7700 - Travel, Conferences &amp; Meetings</b>	34.78	34.78	5,000.00	-4,965.22	0.7%
<b>7800 - Employee Expenses</b>					
<b>7810 - Salaries and wages</b>	25,176.82	25,176.82	389,225.19	-364,048.37	6.47%
<b>7820 - Auto Allowance</b>	969.24	969.24	12,600.00	-11,630.76	7.69%
<b>7821 - Phone Allowance</b>	207.70	207.70	2,700.00	-2,492.30	7.69%
<b>7830 - Payroll taxes</b>	1,695.28	1,695.28	27,760.61	-26,065.33	6.11%
<b>7840 - Employee Insurance</b>	2,507.04	2,507.04	47,637.50	-45,130.46	5.26%
<b>7850 - Retirement</b>	1,797.32	1,797.32	33,267.70	-31,470.38	5.4%
<b>7860 - Licenses &amp; Permits</b>	0.00	0.00	2,700.00	-2,700.00	0.0%
<b>7865 - Mileage Reimbursement</b>	0.00	0.00	3,150.00	-3,150.00	0.0%
<b>7870 - Employee Expenses, Other</b>	0.00	0.00	6,000.00	-6,000.00	0.0%
<b>Total 7800 - Employee Expenses</b>	<b>32,353.40</b>	<b>32,353.40</b>	<b>525,041.00</b>	<b>-492,687.60</b>	<b>38.63%</b>
<b>Total Expenses</b>	<b>461,059.59</b>	<b>461,059.59</b>	<b>6,192,970.00</b>	<b>-5,731,910.41</b>	<b>70.78%</b>
<b>Net Ordinary Income</b>	<b>-457,990.25</b>	<b>-457,990.25</b>	<b>9,547,650.00</b>	<b>-10,007,556.85</b>	<b>133.88%</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>8550 - Bond Principal</b>					
<b>8550-51 - Bond Principal - CRWA 2015A</b>	0.00	0.00	190,000.00	-190,000.00	0.0%
<b>8550-52 - Bond Principal - Kyle 2015</b>	0.00	0.00	95,000.00	-95,000.00	0.0%
<b>8550-53 - Bond Principal - CRWA 2017A</b>	0.00	0.00	270,000.00	-270,000.00	0.0%
<b>8550-54 - Bond Principal - Kyle 2017B</b>	0.00	0.00	245,000.00	-245,000.00	0.0%
<b>8550-55 - Bond Principal - SM 2017C</b>	0.00	0.00	550,000.00	-550,000.00	0.0%
<b>8550-56 - Bond Principal - Buda 2017D</b>	0.00	0.00	80,000.00	-80,000.00	0.0%
<b>8550-57 - Bond Principal - CRWA 2019A</b>	0.00	0.00	750,000.00	-750,000.00	0.0%
<b>8550-58 - Bond Principal - Kyle 2019B</b>	0.00	0.00	680,000.00	-680,000.00	0.0%
<b>8550-59 - Bond Principal - SM 2019C</b>	0.00	0.00	1,500,000.00	-1,500,000.00	0.0%
<b>8550-60 - Bond Principal - Buda 2019D</b>	0.00	0.00	215,000.00	-215,000.00	0.0%
<b>8550-61 - Bond Principal - CRWA 2020A</b>	0.00	0.00	1,110,000.00	-1,110,000.00	0.0%
<b>8550-62 - Bond Principal - Kyle 2020B</b>	0.00	0.00	1,010,000.00	-1,010,000.00	0.0%
<b>8550-63 - Bond Principal - SM 2020C</b>	0.00	0.00	2,190,000.00	-2,190,000.00	0.0%
<b>8550-64 - Bond Principal - Buda 2020D</b>	0.00	0.00	310,000.00	-310,000.00	0.0%
<b>Total 8550 - Bond Principal</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-9,195,000.00</b>	<b>9,195,000.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-457,990.25</b>	<b>-457,990.25</b>	<b>352,650.00</b>	<b>-810,640.25</b>	<b>-129.87%</b>

**Alliance Regional Water Authority**  
**Chase VISA Credit Card Transactions**  
**October 31, 2021**

Type	Date	Name	Split	Amount	Balance
<b>2006 · Chase Bank VISA Card</b>					8,620.70
Credit Card Charge	09/27/2021	TX Board Engineering Licen...	7860 · Licenses & P...	40.00	8,660.70
Credit Card Charge	09/28/2021	City of Umland	1440-20 · Phase 1B...	432.00	9,092.70
Credit Card Charge	09/28/2021	Logan's	7700 · Travel, Conf...	48.54	9,141.24
Credit Card Charge	09/30/2021	Spicy Bite	7700 · Travel, Conf...	35.74	9,176.98
Credit Card Charge	09/30/2021	Pedernales Electric	6200 · Plant Operati...	97.97	9,274.95
Credit Card Credit	09/30/2021	Dell Sales & Service	7500 · Supplies	-3.30	9,271.65
Credit Card Credit	09/30/2021	Home Depot	6200 · Plant Operati...	-38.91	9,232.74
Credit Card Charge	10/01/2021	Texas Water Conservation A...	7325 · Dues	1,630.00	10,862.74
Credit Card Charge	10/01/2021	Squarespace Inc	7500 · Supplies	28.15	10,890.89
Credit Card Charge	10/01/2021	UPS Store	7500 · Supplies	59.14	10,950.03
Credit Card Charge	10/01/2021	Amtek Information	1440-19 · Phase 1B...	99.99	11,050.02
Credit Card Charge	10/01/2021	UPS Store	7500 · Supplies	6.00	11,056.02
Credit Card Charge	10/01/2021	Stamps Com	7500 · Supplies	18.17	11,074.19
Credit Card Charge	10/01/2021	Intuit	7500 · Supplies	433.00	11,507.19
Credit Card Charge	10/01/2021	Solve Networks	7500 · Supplies	205.00	11,712.19
Credit Card Charge	10/04/2021	Dell Sales & Service	7500 · Supplies	1,129.00	12,841.19
Credit Card Charge	10/04/2021	Home Depot	6201 · O&M, General	575.76	13,416.95
Credit Card Charge	10/05/2021	Grainger	7500 · Supplies	14.87	13,431.82
Credit Card Charge	10/05/2021	Grainger	7500 · Supplies	74.35	13,506.17
Credit Card Charge	10/05/2021	Grainger	7500 · Supplies	105.00	13,611.17
Credit Card Charge	10/06/2021	Intuit	7500 · Supplies	216.49	13,827.66
Credit Card Charge	10/06/2021	Home Depot	6201 · O&M, General	24.95	13,852.61
Credit Card Charge	10/06/2021	Home Depot	6201 · O&M, General	472.37	14,324.98
Credit Card Charge	10/07/2021	Fedex	7500 · Supplies	23.74	14,348.72
Credit Card Charge	10/07/2021	UPS Store	7500 · Supplies	6.00	14,354.72
Check	10/07/2021	Chase	1005 · Broadway C...	-12,782.13	1,572.59
Credit Card Charge	10/09/2021	Zoom.US	7500 · Supplies	29.98	1,602.57
Credit Card Charge	10/12/2021	Verizon	7600 · Telephone, T...	126.37	1,728.94
Credit Card Charge	10/13/2021	Amtek Information	7500 · Supplies	99.99	1,828.93
Credit Card Charge	10/13/2021	Fedex	7500 · Supplies	23.74	1,852.67
Credit Card Charge	10/13/2021	Lockhart Post Register	7500 · Supplies	431.12	2,283.79
Credit Card Charge	10/14/2021	Avery's Kitchen	7700 · Travel, Conf...	34.78	2,318.57
Credit Card Charge	10/14/2021	Rackspace	7500 · Supplies	216.65	2,535.22
Credit Card Charge	10/15/2021	Office Depot	7500 · Supplies	95.07	2,630.29
Credit Card Charge	10/16/2021	Squarespace Inc	7500 · Supplies	233.82	2,864.11
Credit Card Charge	10/16/2021	Rackspace	7500 · Supplies	115.23	2,979.34
Credit Card Charge	10/19/2021	UPS Store	7500 · Supplies	6.00	2,985.34
Credit Card Charge	10/19/2021	Home Depot	6201 · O&M, General	7.94	2,993.28
Credit Card Charge	10/20/2021	Home Depot	6201 · O&M, General	108.78	3,102.06
Credit Card Charge	10/21/2021	UPS Store	7500 · Supplies	6.00	3,108.06
Credit Card Charge	10/21/2021	A-Line Auto Parts	7500 · Supplies	6.59	3,114.65
Credit Card Charge	10/21/2021	A-Line Outdoor Power	7500 · Supplies	7,539.99	10,654.64
Credit Card Charge	10/22/2021	Fedex	7500 · Supplies	24.01	10,678.65
Credit Card Charge	10/23/2021	Solve Networks	7500 · Supplies	205.00	10,883.65
Total 2006 · Chase Bank VISA Card				2,262.95	10,883.65
<b>TOTAL</b>				<b>2,262.95</b>	<b>10,883.65</b>





# **Alliance Regional Water Authority**

**Financial Statements  
(Compilation)**

**For the One Month Ended and Year-to-Date  
November 30, 2021**

## Alliance Regional Water Authority

## Balance Sheet

01/03/22

As of November 30, 2021

Accrual Basis

	Nov 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1004 · Broadway Bank	
1005 · Broadway Checking (8040)	1,665,261.63
1010 · Broadway Savings (4415)	21,394,632.56
	23,059,894.19
1015 · TexStar (3310)	28,068,160.77
1050 · Broadway Bank (Reserved)	
1051 · CRWA Debt Service (2785)	607,276.25
1052 · Kyle Debt Service (2787)	420,583.39
1055 · San Marcos Debt Service (6390)	526,152.14
1056 · Buda Debt Service (6391)	93,487.61
	1,647,499.39
1100 · Escrow Accounts	
1105 · BOKF, Escrow, CRWA Series 2015A	335,079.83
1106 · BOKF, Escrow, Kyle Series 2015B	221,955.02
1107 · BOKF, Escrow, CRWA Series 2017A	266,104.14
1108 · BOKF, Escrow, Kyle Series 2017B	242,551.72
1109 · BOKF, Escrow, SM Series 2017C	334,003.16
1110 · BOKF, Escrow, Buda Series 2017D	43,178.79
1111 · BOKF, Escrow, CRWA Series 2019A	5,129,222.78
1112 · BOKF, Escrow, Kyle Series 2019B	4,677,755.97
1113 · BOKF, Escrow, SM Series 2019C	5,988,935.19
1114 · BOKF, Escrow, Buda Series 2019D	770,637.68
1115 · BOKF, Escrow, CRWA Series 2020A	29,070,144.51
1116 · BOKF, Escrow, CRWA 2020A-LM67	8,346,517.54
1117 · BOKF, Escrow, Kyle Series 2020B	26,509,180.18
1118 · BOKF, Escrow, Kyle 2020B-LM68	7,606,311.62
1119 · BOKF, Escrow, SM Series 2020C	33,780,371.72
1120 · BOKF, Escrow, SM 2020C-LM69	9,686,670.39
1121 · BOKF, Escrow, BUDA Series 2020D	4,687,106.51
1122 · BOKF, Escrow, Buda 2020D-LM70	1,365,235.45
	139,060,962.20
<b>Total Checking/Savings</b>	191,836,516.55
<b>Accounts Receivable</b>	
1201 · Accounts Receivable, GBRA	731,936.98
	731,936.98
<b>Total Current Assets</b>	192,568,453.53
<b>Fixed Assets</b>	
1405 · Engineering & Construction Cost	2,402,294.20
1420 · Projects in Progress (Cash)	
1420-01 · Legal Support	64,673.27
1420-02 · Hydrogeologic Support	184,089.50
1420-03 · PCCD Permitting	105,095.16
1420-04 · Kyle Water Model	25,000.00
1420-11 · Legal Support, GBRA	45,251.01
	424,108.94
<b>Total 1420 · Projects in Progress (Cash)</b>	424,108.94

## Alliance Regional Water Authority

## Balance Sheet

01/03/22

As of November 30, 2021

Accrual Basis

	Nov 30, 21
<b>1430 · Projects in Progress Eng (Cash)</b>	
1430-02 · Engineering - Plumbing Plan	17,663.79
1430-03 · Engineering Fees-ROW	11,594.69
1430-05 · Engineering - Rate Study	50,760.00
1430-06 · DPR Study	59,880.00
1430-07 · Alignment Study	261,120.80
1430-08 · Prelim Engineering-Well Field	65,586.00
1430-09 · GCUWCD Monitoring Wells	129,175.39
1430-10 · 2017 SWIFT Funding Apps	23,107.96
1430-11 · Blanco Basin WW	41,880.00
1430-12 · Phase 1B Programming	107,761.14
1430-13 · ARWA-GBRA MOU Study	15,000.00
1430-14 · Phase 1A GIS	59,840.62
<b>Total 1430 · Projects in Progress Eng (Cash)</b>	<b>843,370.39</b>
<b>1440 · Projects in Prog Eng. (Finance)</b>	
1440-01 · Engineering-Phase 1A Pipeline	540,838.84
1440-02 · Engineering-Phase 1A Pump Stat	1,001,947.66
1440-03 · Engineering-ROW Acquisition	412,064.67
1440-04 · Phase 1A Const Observation	891,782.16
1440-05 · Phase 1A-Construction Trailer	60,489.29
1440-06 · Phase 1A Segment A Construction	1,734,150.32
1440-07 · Phase 1A BPS Construction	5,142,172.37
1440-08 · Phase 1A Segment B Construction	3,980,928.06
1440-15 · Land Acquisition Phase 1B	17,678,268.75
1440-16 · Phase 1B-Owners Rep	9,438,277.24
1440-17 · Phase 1B Environmental	2,809,838.06
1440-18 · Phase 1B Segment A Design	2,783,615.73
1440-19 · Phase 1B Segment B Design	2,692,798.54
1440-20 · Phase 1B Segment C Design	3,460,400.87
1440-21 · Phase 1B Segment D Design	2,350,081.01
1440-22 · Phase 1B Segment E Design	1,865,178.98
1440-23 · Phase 1B Land Attorney	1,529,196.55
1440-24 · Phase 1B Hydrogeology	528,014.75
1440-25 · Phase 1B WTP Design	4,775,845.79
1440-26 · Raw Water Infr.	1,505,459.50
1440-27 · Phase 1B Program Survey	3,080,046.00
1440-28 · Phase 1B BPS Design	2,583,900.11
1440-29 · GVEC Construction-in-Aid	1,740,143.30
1440-30 · Phase 1B Inline Tanks	219,979.50
1440-31 · Construction Mgmt & Inspection	1,118,268.58
1440-32 · Phase 1B Construction ARWA Only	2,645,557.00
1440-33 · SCADA Programming	195,571.56
1440-34 · Materials Testing	4,767.75
1440-35 · Shared Construction	3,689,744.13
<b>Total 1440 · Projects in Prog Eng. (Finance)</b>	<b>80,459,327.07</b>
<b>1447 · Land &amp; Easements</b>	<b>943,215.70</b>
<b>1448 · Capitalized Interest</b>	
1448-51 · Cap Interest, CRWA Series 2015A	152,369.03
1448-52 · Cap Interest, Kyle Series 2015B	222,143.28
1448-53 · Cap Interest, CRWA Series 2017A	127,269.80
1448-54 · Cap Interest, Kyle Series 2017B	116,100.88
1448-55 · Cap Interest, SM Series 2017C	65,904.35
1448-56 · Cap Interest, Buda Series 2017D	9,576.21
<b>Total 1448 · Capitalized Interest</b>	<b>693,363.55</b>
<b>Total Fixed Assets</b>	<b>85,765,679.85</b>

## Alliance Regional Water Authority

## Balance Sheet

01/03/22

As of November 30, 2021

Accrual Basis

	Nov 30, 21
Other Assets	
1900 · Deferred Outflow	20,688.14
<b>Total Other Assets</b>	<b>20,688.14</b>
<b>TOTAL ASSETS</b>	<b>278,354,821.52</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	477,362.91
<b>Total Accounts Payable</b>	<b>477,362.91</b>
Credit Cards	
2006 · Chase Bank VISA Card	5,055.95
<b>Total Credit Cards</b>	<b>5,055.95</b>
Other Current Liabilities	
2100 · Payroll Liabilities	290.17
2102 · 401(a) Liability	3,265.17
2103 · Net Pension Liability	-2,332.00
2104 · Pension Deferred Inflows	1,479.00
2106 · Accrued Vacation	42,151.49
2300 · Accrued Costs	330,643.18
2350 · Accrued Interest Payable	
2351 · Accrued Int Payable, CRWA 2015A	17,225.25
2352 · Accrued Int Payable, Kyle 2015B	24,770.83
2353 · Accrued Int Payable, CRWA 2017A	67,380.11
2354 · Accrued Int Payable, Kyle 2017B	61,451.67
2355 · Accrued Int Payable, SM 2017C	49,716.81
2356 · Accrued Int Payable, Buda 2017D	7,015.75
2357 · Accrued Int Payable, CRWA 2019A	157,479.70
2358 · Accrued Int Payable, Kyle 2019B	143,688.58
2359 · Accrued Int Payable, SM 2019C	116,617.41
2360 · Accrued Int Payable, Buda 2019D	16,542.47
2361 · Accrued Int Payable, CRWA 2020A	180,357.80
2362 · Accrued Int Payable, Kyle 2020B	164,468.08
2363 · Accrued Int Payable, SM 2020C	115,007.20
2364 · Accrued Int Payable, Buda 2020D	16,287.25
<b>Total 2350 · Accrued Interest Payable</b>	<b>1,138,008.91</b>
<b>Total Other Current Liabilities</b>	<b>1,513,505.92</b>
<b>Total Current Liabilities</b>	<b>1,995,924.78</b>
Long Term Liabilities	
2501 · Bond Payable, CRWA Series 2015A	3,030,000.00
2502 · Bond Payable, Kyle Series 2015B	3,075,000.00
2503 · Bond Payable, CRWA Series 2017A	9,075,000.00
2504 · Bond Payable, Kyle Series 2017B	8,275,000.00
2505 · Bond Payable, SM Series 2017C	9,815,000.00
2506 · Bond Payable, Buda Series 2017D	1,395,000.00
2507 · Bond Payable, CRWA Series 2019A	25,790,000.00
2508 · Bond Payable, Kyle Series 2019B	23,525,000.00
2509 · Bond Payable, SM Series 2019C	29,315,000.00
2510 · Bond Payable, Buda Series 2019D	4,160,000.00
2511 · Bond Payable, CRWA Series 2020A	37,865,000.00
2512 · Bond Payable, Kyle Series 2020B	34,530,000.00
2513 · Bond Payable, SM Series 2020C	43,955,000.00
2514 · Bond Payable, Buda Series 2020D	6,225,000.00
<b>Total Long Term Liabilities</b>	<b>240,030,000.00</b>
<b>Total Liabilities</b>	<b>242,025,924.78</b>

**Alliance Regional Water Authority**

**Balance Sheet**

As of November 30, 2021

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	<u>Nov 30, 21</u>
Equity	
2925 · Net Investment in Capital Asset	19,754,427.98
2950 · Retained Earnings	15,472,720.27
Net Income	1,101,748.49
	<hr/>
Total Equity	36,328,896.74
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>278,354,821.52</b>
	<hr/> <hr/>

**Alliance Regional Water Authority**  
**Profit Loss / Budget vs. Actual**  
**For the One Month and Two Months Ended November 30, 2021**

	November 2021	October 2021 November 2021	Annual Budget	Over/Under Budget	% of Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>4010 · Project Contribution</b>					
4011 · City of San Marcos	0.00	0.00	6,135,730.00	-6,135,730.00	0.0%
4012 · City of Kyle	967,609.27	967,609.27	4,114,580.00	-3,146,970.73	23.52%
4013 · City of Buda	0.00	0.00	873,690.00	-873,690.00	0.0%
4014 · Canyon Regional Water Authority	1,075,950.56	1,075,950.56	4,571,520.00	-3,495,569.44	23.54%
<b>Total 4010 · Project Contribution</b>	<b>2,043,559.83</b>	<b>2,043,559.83</b>	<b>15,695,520.00</b>	<b>-13,651,960.17</b>	<b>13.02%</b>
<b>4200 · Shared Water</b>					
4210 · Shared Water, City of Buda	72,196.00	72,196.00	0.00	72,196.00	100.0%
4211 · Shared Water, County Line SUD	7,745.00	7,745.00	0.00	7,745.00	100.0%
<b>Total 4200 · Shared Water</b>	<b>79,941.00</b>	<b>79,941.00</b>	<b>0.00</b>	<b>79,941.00</b>	<b>100.0%</b>
4250 · Non Potable Water Sales	3,159.75	3,159.75	31,600.00	-28,440.25	10.0%
<b>4300 · Broadway Interest Income</b>					
4311 · City of San Marcos	76.61	140.27	550.00	-409.73	25.5%
4312 · City of Kyle	60.48	110.80	425.00	-314.20	26.07%
4313 · City of Buda	8.56	15.20	75.00	-59.80	20.27%
4314 · Canyon Regional Water Authority	72.33	133.71	450.00	-316.29	29.71%
<b>Total 4300 · Broadway Interest Income</b>	<b>217.98</b>	<b>399.98</b>	<b>1,500.00</b>	<b>-1,100.02</b>	<b>26.67%</b>
<b>4350 · Escrow Accounts Income</b>					
4351 · BOKF, CRWA Series 2015A	5.82	11.10	0.00	11.10	100.0%
4352 · BOKF, Kyle Series 2015B	3.86	7.35	0.00	7.35	100.0%
4353 · BOKF, CRWA Series 2017A	4.62	8.81	0.00	8.81	100.0%
4354 · BOKF, Kyle Series 2017B	4.21	8.03	0.00	8.03	100.0%
4355 · BOKF, SM Series 2017C	5.80	11.06	0.00	11.06	100.0%
4356 · BOKF, Buda Series 2017D	0.75	1.43	0.00	1.43	100.0%
4357 · BOKF, CRWA Series 2019A	261.81	499.09	0.00	499.09	100.0%
4358 · BOKF, Kyle Series 2019B	238.76	455.14	0.00	455.14	100.0%
4359 · BOKF, SM Series 2019C	304.54	580.54	0.00	580.54	100.0%
4360 · BOKF, Buda Series 2019D	41.78	79.65	0.00	79.65	100.0%
4361 · BOKF, CRWA Series 2020A	505.03	962.77	0.00	962.77	100.0%
4362 · BOKF, CRWA Series 2020A-LM67	145.00	276.43	0.00	276.43	100.0%
4363 · BOKF, Kyle Series 2020B	460.54	877.96	0.00	877.96	100.0%
4364 · BOKF, Kyle Series 2020B-LM68	132.14	251.90	0.00	251.90	100.0%
4365 · BOKF, SM Series 2020C	586.85	1,118.76	0.00	1,118.76	100.0%
4366 · BOKF, SM Series 2020C-LM69	168.28	320.81	0.00	320.81	100.0%
4367 · BOKF, Buda Series 2020D	81.43	155.23	0.00	155.23	100.0%
4368 · BOKF, Buda Series 2020D-LM70	23.72	45.22	0.00	45.22	100.0%
<b>Total 4350 · Escrow Accounts Income</b>	<b>2,974.94</b>	<b>5,671.28</b>	<b>0.00</b>	<b>1,640.02</b>	<b>100.0%</b>
<b>4370 · TexStar Interest Income</b>					
4371 · City of San Marcos	69.05	137.55	4,300.00	-4,162.45	3.2%
4372 · City of Kyle	54.24	108.04	3,400.00	-3,291.96	3.18%
4373 · City of Buda	9.78	19.48	600.00	-580.52	3.25%
4374 · Canyon Regional Water Authority	59.48	118.48	3,700.00	-3,581.52	3.2%
<b>Total 4370 · TexStar Interest Income</b>	<b>192.55</b>	<b>383.55</b>	<b>12,000.00</b>	<b>-11,616.45</b>	<b>3.2%</b>
<b>Total Income</b>	<b>2,130,046.05</b>	<b>2,133,115.39</b>	<b>15,740,620.00</b>	<b>-13,611,535.87</b>	<b>13.55%</b>
<b>Expenses</b>					
<b>6000 · Groundwater Reservation Costs</b>					
6010 · Shared Water Costs	166,051.89	166,051.89	1,437,600.00	-1,271,548.11	11.55%
6015 · Shared Water, City of Kyle	22,129.36	22,129.36	0.00	22,129.36	100.0%
6020 · Shared Water, City of San Marcos	21,989.00	21,989.00	0.00	21,989.00	100.0%
<b>Total 6010 · Shared Water Costs</b>	<b>44,118.36</b>	<b>44,118.36</b>	<b>0.00</b>	<b>44,118.36</b>	<b>100.0%</b>
<b>6200 · Plant Operations &amp; Maintenance</b>					
6201 · O&M, General	182.65	1,372.45	9,000.00	-7,627.55	15.25%
6240 · O&M, Buda BPS	349.06	393.00	19,510.00	-19,117.00	2.01%
<b>Total 6200 · Plant Operations &amp; Maintenance</b>	<b>531.71</b>	<b>1,765.45</b>	<b>28,510.00</b>	<b>-26,744.55</b>	<b>6.19%</b>
7125 · Auditing fees	0.00	0.00	13,000.00	-13,000.00	0.0%
7210 · Bank Fees	246.63	648.36	2,500.00	-1,851.64	25.93%
<b>7250 · Interest Expense</b>					
7250-51 · Interest Expense - CRWA 2015A	4,921.50	9,843.00	59,058.00	-49,215.00	16.67%
7250-52 · Interest Expense - Kyle 2015B	7,077.38	14,154.76	84,928.50	-70,773.74	16.67%
7250-53 · Interest Expense - CRWA 2017A	19,251.46	38,502.92	231,017.50	-192,514.58	16.67%
7250-54 · Interest Expense - Kyle 2017B	17,557.62	35,115.24	210,691.50	-175,576.26	16.67%
7250-55 · Interest Expense - SM 2017C	14,102.66	28,205.32	169,232.00	-141,026.68	16.67%
7250-56 · Interest Expense - Buda 2017D	2,004.50	4,009.00	24,054.00	-20,045.00	16.67%
7250-57 · Interest Expense - CRWA 2019A	44,994.20	89,988.40	539,930.50	-449,942.10	16.67%
7250-58 · Interest Expense - Kyle 2019B	41,053.88	82,107.76	492,646.50	-410,538.74	16.67%
7250-59 · Interest Expense - SM 2019C	33,319.26	66,638.52	399,831.00	-333,192.48	16.67%
7250-60 · Interest Expense - Buda 2019D	4,726.42	9,452.84	56,717.00	-47,264.16	16.67%
7250-61 · Interest Expense - CRWA 2020A	51,530.80	103,061.60	618,369.50	-515,307.90	16.67%
7250-62 · Interest Expense - Kyle 2020B	46,990.88	93,981.76	563,890.50	-469,908.74	16.67%
7250-63 · Interest Expense - SM 2020C	32,859.20	65,718.40	394,310.50	-328,592.10	16.67%
7250-64 · Interest Expense - Buda 2020D	4,653.50	9,307.00	55,842.00	-46,535.00	16.67%
<b>Total 7250 · Interest Expense</b>	<b>325,043.26</b>	<b>650,086.52</b>	<b>3,900,519.00</b>	<b>-3,250,432.48</b>	<b>16.67%</b>

**Alliance Regional Water Authority**  
**Profit Loss / Budget vs. Actual**  
**For the One Month and Two Months Ended November 30, 2021**

	November 2021	October 2021 November 2021	Annual Budget	Over/Under Budget	% of Annual Budget
7325 · Dues	0.00	5,480.00	7,500.00	-2,020.00	73.07%
7350 · Insurance - Liability, E&O	0.00	3,073.28	7,000.00	-3,926.72	43.9%
7400 · Legal Fees	0.00	0.00	115,000.00	-115,000.00	0.0%
7410 · Newspaper Public Notices	0.00	0.00	3,500.00	-3,500.00	0.0%
7425 · Contract Services-Lobbyist	0.00	0.00	72,000.00	-72,000.00	0.0%
7430 · Agency Mgmt Public Relations	0.00	0.00	50,000.00	-50,000.00	0.0%
7440 · Region L Contributions	0.00	0.00	2,500.00	-2,500.00	0.0%
7450 · Permit & Fees	0.00	81,899.87	0.00	81,899.87	100.0%
7500 · Supplies	580.71	12,195.83	19,500.00	-7,304.17	62.54%
7600 · Telephone, Telecommunications	0.00	126.37	3,800.00	-3,673.63	3.33%
7700 · Travel, Conferences & Meetings	143.22	251.52	5,000.00	-4,748.48	5.03%
<b>7800 · Employee Expenses</b>					
7810 · Salaries and wages	26,446.46	51,623.28	389,225.19	-337,601.91	13.26%
7820 · Auto Allowance	969.24	1,938.48	12,600.00	-10,661.52	15.39%
7821 · Phone Allowance	207.70	415.40	2,700.00	-2,284.60	15.39%
7830 · Payroll taxes	1,215.12	2,910.40	27,760.61	-24,850.21	10.48%
7840 · Employee Insurance	2,593.52	5,100.56	47,637.50	-42,536.94	10.71%
7850 · Retirement	1,884.01	3,681.33	33,267.70	-29,586.37	11.07%
7860 · Licenses & Permits	0.00	0.00	2,700.00	-2,700.00	0.0%
7865 · Mileage Reimbursement	0.00	0.00	3,150.00	-3,150.00	0.0%
7870 · Employee Expenses, Other	0.00	0.00	6,000.00	-6,000.00	0.0%
<b>Total 7800 · Employee Expenses</b>	<b>33,316.05</b>	<b>65,669.45</b>	<b>525,041.00</b>	<b>-459,371.55</b>	<b>12.51%</b>
<b>Total Expenses</b>	<b>570,031.83</b>	<b>1,031,366.90</b>	<b>6,192,970.00</b>	<b>-5,161,603.10</b>	<b>16.65%</b>
<b>Net Ordinary Income</b>	<b>1,560,014.22</b>	<b>1,101,748.49</b>	<b>9,547,650.00</b>	<b>-8,449,932.77</b>	<b>11.54%</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
8550 · Bond Principal					
8550-51 · Bond Principal - CRWA 2015A	0.00	0.00	190,000.00	-190,000.00	0.0%
8550-52 · Bond Principal - Kyle 2015	0.00	0.00	95,000.00	-95,000.00	0.0%
8550-53 · Bond Principal - CRWA 2017A	0.00	0.00	270,000.00	-270,000.00	0.0%
8550-54 · Bond Principal - Kyle 2017B	0.00	0.00	245,000.00	-245,000.00	0.0%
8550-55 · Bond Principal - SM 2017C	0.00	0.00	550,000.00	-550,000.00	0.0%
8550-56 · Bond Principal - Buda 2017D	0.00	0.00	80,000.00	-80,000.00	0.0%
8550-57 · Bond Principal - CRWA 2019A	0.00	0.00	750,000.00	-750,000.00	0.0%
8550-58 · Bond Principal - Kyle 2019B	0.00	0.00	680,000.00	-680,000.00	0.0%
8550-59 · Bond Principal - SM 2019C	0.00	0.00	1,500,000.00	-1,500,000.00	0.0%
8550-60 · Bond Principal - Buda 2019D	0.00	0.00	215,000.00	-215,000.00	0.0%
8550-61 · Bond Principal - CRWA 2020A	0.00	0.00	1,110,000.00	-1,110,000.00	0.0%
8550-62 · Bond Principal - Kyle 2020B	0.00	0.00	1,010,000.00	-1,010,000.00	0.0%
8550-63 · Bond Principal - SM 2020C	0.00	0.00	2,190,000.00	-2,190,000.00	0.0%
8550-64 · Bond Principal - Buda 2020D	0.00	0.00	310,000.00	-310,000.00	0.0%
<b>Total 8550 · Bond Principal</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>9,195,000.00</b>	<b>-9,195,000.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>-9,195,000.00</b>	<b>9,195,000.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>1,560,014.22</b>	<b>1,101,748.49</b>	<b>352,650.00</b>	<b>1,207,364.22</b>	<b>312.42%</b>

**Alliance Regional Water Authority**  
**Chase VISA Credit Card Transactions**  
**November 2021**

Type	Date	Name	Split	Amount	Balance
<b>2006 · Chase Bank VISA Card</b>					10,883.65
Credit Card Charge	10/25/2021	Adobo Acropro	7500 · Supplies	16.99	10,900.64
Credit Card Charge	10/25/2021	Home Depot	7500 · Supplies	87.71	10,988.35
Credit Card Charge	10/26/2021	Squarespace Inc	7500 · Supplies	28.15	11,016.50
Credit Card Charge	10/26/2021	Schlotzsky's	7700 · Travel, Conf...	36.42	11,052.92
Credit Card Charge	10/27/2021	Willscot Mobile Mini	1440-05 · Phase 1A...	1,303.40	12,356.32
Credit Card Charge	10/27/2021	Barton Publications	1440-19 · Phase 1B...	499.00	12,855.32
Credit Card Charge	10/28/2021	UPS Store	7500 · Supplies	6.00	12,861.32
Credit Card Charge	10/28/2021	United Site Service	1440-05 · Phase 1A...	450.25	13,311.57
Credit Card Charge	10/28/2021	Home Depot	6240 · O&M, Buda ...	43.94	13,355.51
Credit Card Charge	10/28/2021	7-Eleven	7700 · Travel, Conf...	6.14	13,361.65
Credit Card Charge	10/29/2021	Marcos Pizza	7700 · Travel, Conf...	30.96	13,392.61
Credit Card Charge	10/31/2021	GoDaddy.com	7500 · Supplies	19.17	13,411.78
Credit Card Charge	11/01/2021	Walmart	7500 · Supplies	54.00	13,465.78
Credit Card Charge	11/01/2021	7-Eleven	7700 · Travel, Conf...	22.21	13,487.99
Credit Card Charge	11/03/2021	Pedernales Electric	6201 · O&M, General	182.65	13,670.64
Credit Card Charge	11/03/2021	Stamps Com	7500 · Supplies	18.17	13,688.81
Credit Card Charge	11/09/2021	UPS Store	7500 · Supplies	12.00	13,700.81
Credit Card Charge	11/09/2021	Zoom.US	7500 · Supplies	29.98	13,730.79
Credit Card Charge	11/09/2021	Home Depot	6240 · O&M, Buda ...	171.02	13,901.81
Credit Card Charge	11/10/2021	Rackspace	7500 · Supplies	215.00	14,116.81
Credit Card Charge	11/10/2021	Capital Bearing	6240 · O&M, Buda ...	115.50	14,232.31
Credit Card Charge	11/12/2021	UPS Store	7500 · Supplies	12.00	14,244.31
Check	11/15/2021	Chase	1005 · Broadway C...	-10,883.65	3,360.66
Credit Card Charge	11/15/2021	Willscot Mobile Mini	1440-05 · Phase 1A...	1,314.37	4,675.03
Credit Card Charge	11/15/2021	Home Depot	6240 · O&M, Buda ...	50.70	4,725.73
Credit Card Charge	11/16/2021	Fedex	7500 · Supplies	24.39	4,750.12
Credit Card Charge	11/16/2021	UPS Store	7500 · Supplies	6.00	4,756.12
Credit Card Charge	11/16/2021	Rackspace	7500 · Supplies	116.98	4,873.10
Credit Card Charge	11/16/2021	Home Depot	6240 · O&M, Buda ...	11.84	4,884.94
Credit Card Charge	11/19/2021	USPS	7500 · Supplies	50.00	4,934.94
Credit Card Charge	11/22/2021	Kreuz Market	7700 · Travel, Conf...	84.20	5,019.14
Credit Card Charge	11/22/2021	Kreuz Market	7700 · Travel, Conf...	36.81	5,055.95
Total 2006 · Chase Bank VISA Card				-5,827.70	5,055.95
<b>TOTAL</b>				<b>-5,827.70</b>	<b>5,055.95</b>



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- D.3** Consider approval of the Quarterly Investment Report for the period ending December 31, 2021. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

Attached is the Quarterly Investment Report for the period ending December 31, 2021.

Attachment(s)

- 2021 12 31 Quarterly Investment Report

**Board Decision(s) Needed:**

- Approval of the Quarterly Investment Report for the period ending December 31, 2021.

# Alliance Regional Water Authority



## Quarterly Investment Report Ending as of December 31, 2021

Submitted by:

A handwritten signature in blue ink, appearing to read 'G. Moore', is written over a horizontal line.

Graham Moore – Alliance Regional Water Authority Investment Officer

The following reports are submitted in accordance with the Public Funds Investment Act (Chapter 2256) and the Authority's Investment Policy. The report includes an analysis of the cash accounts and investments, an analysis versus the benchmark and rates of returns for the pooled accounts.

**Alliance Regional Water Authority  
Quarterly Investment Report  
September 30, 2021 – December 31, 2021**

**Portfolio Allocation Analysis**

Portfolio as of September 30, 2021

Beginning Book Value    \$200,261,485.92  
Beginning Market Value \$200,261,485.92  
Unrealized Gain / Loss        – 0 –

Portfolio as of December 31, 2021

Ending Book Value                \$190,718,688.06  
Ending Market Value            \$190,718,688.06  
Accrued Interest                 \$10,216.97  
Change in Unrealized Gain/Loss    – 0 –

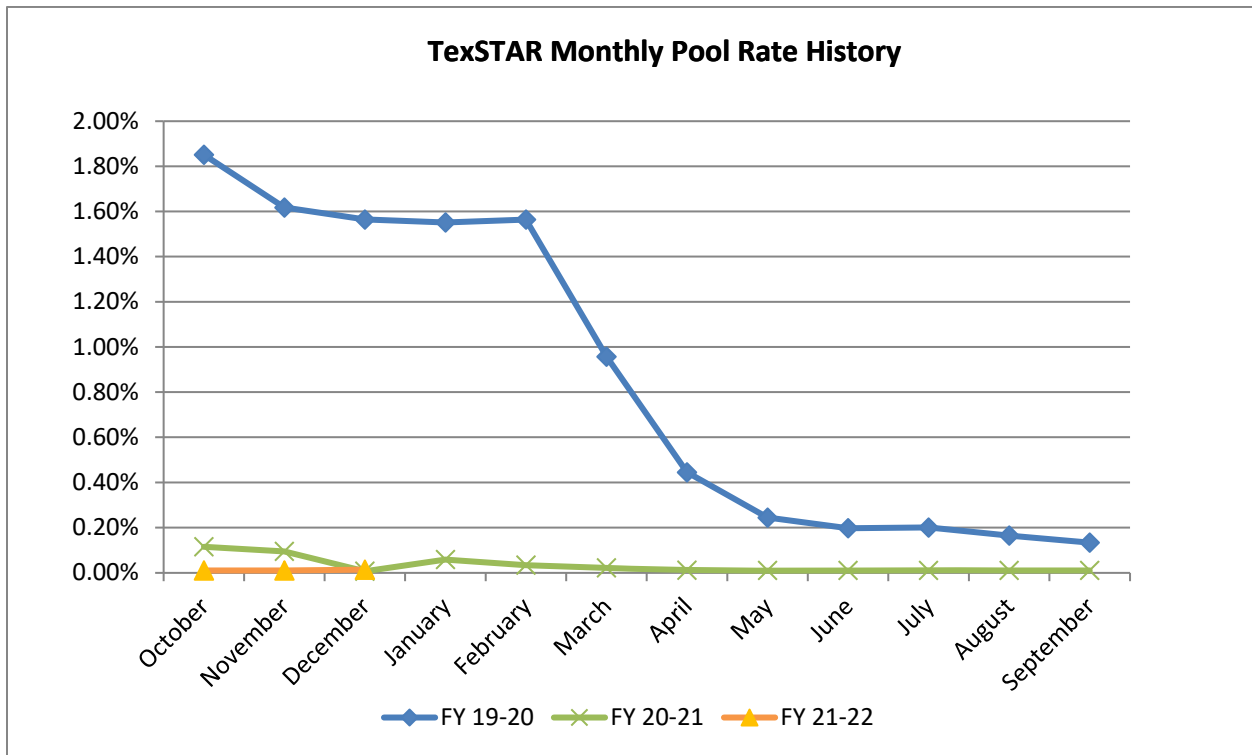
<b>Schedule of Cash Accounts and Investments</b>		
	<b>As of September 30, 2021</b>	<b>As of December 31, 2021</b>
<b>Funds in Investment Pools</b>		
TexSTAR Balance	\$23,067,777.22	\$45,568,672.18
Deposits to TexSTAR in Period	\$25,000,000.00	\$26,500,000.00
Accrued Interest	\$207.04	\$894.96
Percentage of Total Portfolio	11.5%	23.89%
<b>Funds in Checking Accounts</b>		
Broadway Balance	\$227,679.17	\$75,000.00
Deposits to Checking in Period	\$38,589,493.63	\$63,791,788.50
Percentage of Total Portfolio	0.1%	0.0%
<b>Funds in Reserve Accounts</b>		
Reserves Balance	\$1,647,397.99	\$4,736,090.25
Deposits to Reserves in Period	\$2,759,395.29	\$3,088,476.51
Percentage of Total Portfolio	0.5%	1.5%
<b>Funds in Savings Accounts</b>		
Broadway Balance	\$4,086,327.09	\$1,600,803.91
Deposits to Savings in Period	\$4,000,000.00	\$4,000,000.00
Accrued Interest	\$400.27	\$1,011.14
Percentage of Total Portfolio	2.0%	0.8%

<b>Funds in Escrow Accounts</b>		
BoKF - 2015A (CRWA)	\$335,068.73	\$335,084.71
BoKF - 2015B (Kyle)	\$221,947.67	\$221,958.25
BoKF - 2017A (CRWA)	\$266,095.33	\$266,108.02
BoKF - 2017B (Kyle)	\$242,543.69	\$242,555.25
BoKF - 2017C (San Marcos)	\$333,992.10	\$334,008.02
BoKF - 2017D (Buda)	\$43,177.36	\$43,179.42
BoKF - 2019A (CRWA)	\$15,068,203.18	\$5,028,946.50
BoKF - 2019B (Kyle)	\$13,741,565.54	\$4,586,309.46
BoKF - 2019C (San Marcos)	\$17,527,031.70	\$5,872,525.61
BoKF - 2019D (Buda)	\$2,405,150.31	\$754,145.73
BoKF - 2020A (CRWA)	\$37,415,422.85	\$37,417,206.94
BoKF - 2020B (Kyle)	\$34,114,361.94	\$34,115,988.61
BoKF - 2020C (San Marcos)	\$43,465,602.54	\$43,467,675.10
BoKF - 2020D (Buda)	\$6,052,141.51	\$6,052,430.10
Deposits to Escrow in Period	\$0.00	\$0.00
Accrued Interest	\$9,375.50	\$8,065.12
Percentage of Total Portfolio	85.5%	72.7%
<b>Total Investments &amp; Cash Accounts</b>	<b>\$200,261,485.92</b>	<b>\$ 190,718,688.06</b>

<b>Benchmark Analysis</b>	
Benchmark (US Treasury – Daily Bill Rates: 4 weeks)	0.054%
TexSTAR Average Monthly Rate	0.011%
Average Weighted Maturity	42.7 Days

## Schedule of TexSTAR Monthly Rate History October 1, 2018 – September 30, 2022

Month	<u>Average Monthly Rate (FY 18-19)</u>	<u>Average Monthly Rate (FY 19-20)</u>	<u>Average Monthly Rate (FY 20-21)</u>	<u>Average Monthly Rate (FY 21-22)</u>	<u>Average Rate Variance</u>
<b>October</b>	2.16%	1.85%	0.12%	0.01%	-0.11%
<b>November</b>	2.22%	1.62%	0.09%	0.01%	-0.08%
<b>December</b>	2.31%	1.56%	0.01%	0.01%	0.01%
<b>January</b>	2.39%	1.55%	0.06%		
<b>February</b>	2.40%	1.56%	0.03%		
<b>March</b>	2.41%	0.96%	0.02%		
<b>April</b>	2.42%	0.44%	0.01%		
<b>May</b>	2.40%	0.24%	0.01%		
<b>June</b>	2.38%	0.20%	0.01%		
<b>July</b>	2.39%	0.20%	0.01%		
<b>August</b>	2.13%	0.16%	0.01%		
<b>September</b>	2.11%	0.13%	0.01%		



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**F.1 Report on Technical Committee activities. ~ *Graham Moore, P.E., Executive Director***

---

Background/Information

The following items were discussed by the Committee at its 1/12 meeting:

- Received an update on construction of the Phase 1B projects (Item H.2).
- Received an update on the Phase 1B program (Item H.3).
- Reviewed and recommended the Board approve the interlocal agreement with the City of San Marcos for improvements at the San Marcos Regional Water Treatment Plant and the Blanco Vista Elevated Storage Tank improvements. (Item H.4).
- Received an update on the new work order with Pape-Dawson for Construction Management & Inspection in 2022. (Item H.5).
- Staff presented a number of items related to the Phase 1B Program for input by the Technical Committee. The items included:
  - Logos on the Elevated Storage Tanks
  - Possible Increase in Capacity in Segment D
  - Allowing Contractor Personnel to Temporarily Live on Authority Property
- Staff notified the Technical Committee of the project being undertaken by the Union Pacific Railroad to add additional tracks in the area of Kohler's Crossing in northern Kyle and it's possible impacts on the Authority's Phase 1A pipeline.
- Received an update on area water meetings (Item F.2).

**Board Decision(s) Needed:**

- None.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- F.2** Update on status of groundwater management in project target area, and Gonzales County Underground Water Conservation District, Plum Creek Conservation District, Groundwater Management Area 13, Region L Planning Group, Guadalupe-Blanco River Authority, Hays County and Capital Area Planning Group activities.

---

Gonzales County Underground Water Conservation District (GCUWCD)

The GCUWCD met on January 11<sup>th</sup>. The Board officially named Laura Martin as the new General Manager. Laura had served as the Administrative Assistant for the GCUWCD for a number of years. The Board also appointed a new member, filling out the full five members.

Plum Creek Conservation District (PCCD)

The PCCD met on January 18<sup>th</sup>. No items directly impacting the Authority were discussed.

Groundwater Management Area 13

No update.

Region L Planning Group

Region L is scheduled to meet on February 3<sup>rd</sup>.

Guadalupe-Blanco River Authority; Hays County Activities; CAPCOG Activities

No update.

**Board Decision(s) Needed:**

- None.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- G. EXECUTIVE DIRECTOR AND LEGAL COUNSEL REPORTS** - Update on future meeting dates, locations, status of Authority procurements, Executive Director activities, other operational activities and the status of legal issues, where no action is required. ~ *Graham Moore, P.E., Executive Director / Mike Gershon, Lloyd Gosselink Rochelle & Townsend, P.C.*

---

**EXECUTIVE DIRECTOR**

- No updates.



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.1** Consider adoption of Resolution 2022-01-26-001 accepting and approving the Audit Report for the 2020-2021 Financial Audit of the Authority. ~ *Phil Vaughan, Armstrong, Vaughan & Associates*
- 

Background/Information

Armstrong, Vaughan & Associates (AVA) was selected by the Board to provide the financial audit of the Authority. Attached is the full report and the management letter. Phil Vaughan with AVA will attend the meeting and discuss the audit. Below are the significant outcomes from the audit:

*Significant Accounting Policies:*

- No matters came to their attention that require notification to the Board.

*Significant Accounting Estimates:*

- The most sensitive accounting estimate affect the financial statements is the pension related investment return and mortality rates – AVA reviewed and found the key factors and assumptions to be reasonable.

*Financial Statement Disclosures:*

- There are no sensitive disclosures affecting the Authority's financial statements.

*Significant Difficulties Encountered during the Audit:*

- None.

*Uncorrected and Corrected Misstatements:*

- Updated pension balances, contract retainage & timing of GBRA billings.

*Disagreements with Management:*

- None.

*Other Significant Matters, Findings or Issues:*

- None.

*Other Matters:*

- None.

Attachment(s)

- Resolution 2022-01-26-001
- FY 2002-21 Audit Report

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**  
Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**Board Decision(s) Needed:**

- Adoption of Resolution 2022-01-26-001 accepting and approving the Audit Report for the 2020-2021 Financial Audit of the Authority.



**ALLIANCE WATER**

**RESOLUTION NO. 20220126-001**

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS ACCEPTING AND APPROVING THE AUDIT REPORT PREPARED BY ARMSTRONG, VAUGHAN & ASSOCIATES, P.C. FOR THE AUTHORITY'S 2020-21 FISCAL YEAR, AND DECLARING AN EFFECTIVE DATE**

**RECITALS:**

1. The Alliance Regional Water Authority (the "Authority") engaged the independent accounting firm of Armstrong, Vaughan & Associates, P.C. of Universal City, Texas to perform an annual audit of the Authority's financial records.
2. Armstrong, Vaughan & Associates, P.C. performed an audit of the Authority's financial records for the 2020-21 fiscal year and has prepared and presented a report of the audit results to the Authority Board of Directors.
3. The Authority Board of Directors wishes to accept and approve the audit report prepared by Armstrong, Vaughan & Associates, P.C.

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.** The audit report prepared by Armstrong, Vaughan & Associates, P.C. for the Authority's 2020-21 fiscal year is accepted and approved.

**SECTION 2.** This Resolution shall be in full force and effect immediately upon its passage.

**ADOPTED: January 26, 2022.**

**ATTEST:**

\_\_\_\_\_  
Chris Betz  
Chair, Board of Directors

\_\_\_\_\_  
James Earp  
Secretary, Board of Directors



### **Communication with Those Charged with Governance**

To the Board of Directors  
Alliance Regional Water Authority

We have audited the basic financial statements of Alliance Regional Water Authority for the years ended September 30, 2021 and 2020. Professional standards require that we advise you of the following matters relating to our audit.

#### **Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our engagement letter dated July 14, 2021, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Alliance Regional Water Authority solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

#### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

#### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team and others in our firm, as appropriate, have complied with all relevant ethical requirements regarding independence.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Alliance Regional Water Authority is included in Note A to the financial statements. There have been no initial selections of accounting policies and no changes in significant accounting policies or their application during 2021.

No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on 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 markedly from management's current judgments.

The most sensitive accounting estimate affecting the financial statements is:

1. Pension related investment return and mortality rates

We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. There are no sensitive disclosures affecting Alliance Regional Water Authority's financial statements.

## **Significant Difficulties Encountered during the Audit**

We encountered no difficulties in dealing with management relating to the performance of the audit.

## **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statement as a whole. Management has corrected all identified misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. We assisted management with entries to update the pension balances, contract retainage and timing of GBRA billings.

## **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to Alliance Regional Water Authority's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

## **Representations Requested from Management**

We have requested certain written representations from management in a separate letter dated **January 20, 2022**.

## **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

## **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with Alliance Regional Water Authority, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Alliance Regional Water Authority's auditors.

## **Other Information in Documents Containing Audited Financial Statements**

Pursuant to professional standards, our responsibility as auditors for other information in documents containing Alliance Regional Water Authority's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. However, in accordance with such standards, we have read the information and considered whether such information, or the manner of its presentation, was materially consistent with its presentation in the financial statements.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

With respect to the supplementary information accompanying the financial statements, 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.

## **Other Matters**

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 Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the information and use of the Board of Directors and management of Alliance Regional Water Authority and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

A handwritten signature in black ink that reads "Armstrong, Vaughan & Associates, P.C." The signature is written in a cursive, flowing style.

Armstrong, Vaughan & Associates, P.C.

January 20, 2022



# **ALLIANCE WATER**

**ANNUAL FINANCIAL REPORT**

**FISCAL YEARS ENDED  
SEPTEMBER 30, 2021 AND 2020**





**ALLIANCE WATER**

ALLIANCE REGIONAL WATER AUTHORITY  
 ANNUAL FINANCIAL REPORT  
 FOR THE YEAR ENDED SEPTEMBER 30, 2021

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**ALLIANCE WATER**

ANNUAL FILING AFFIDAVIT

STATE OF TEXAS }  
COUNTY OF \_\_\_\_\_ }

I, \_\_\_\_\_ of the  
(Name of Duly Authorized District Representative)

\_\_\_\_\_  
(Name of District)

hereby swear, or affirm, that the District above has reviewed and approved at a meeting of the District's Board of Directors on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, its annual audit report for the fiscal period ended \_\_\_\_\_ and that copies of the annual audit report have been filed in the District's office, located at \_\_\_\_\_  
(Address of the District's Office)

This filing affidavit and the attached copy of the audit report will be submitted to the Texas Commission on Environmental Quality to satisfy the annual filing requirements of Texas Water Code Section 49.194.

Date: \_\_\_\_\_ By: \_\_\_\_\_  
(Signature of District Representative)

\_\_\_\_\_  
(Typed Name and Title of District Representative)

Sworn to and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

(SEAL) \_\_\_\_\_  
(Signature of Notary)

My Commission Expires On: \_\_\_\_\_  
Notary Public in the State of Texas.



Armstrong, Vaughan & Associates, P. C.

Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees  
Alliance Regional Water Authority  
San Marcos, TX

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Alliance Regional Water Authority as of and for the years ended September 30, 2021 and 2020, and the related notes to the financial statements, which collectively comprise Alliance Regional Water Authority's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Alliance Regional Water Authority's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## *Opinion*

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of Alliance Regional Water Authority, as of September 30, 2021 and 2020, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

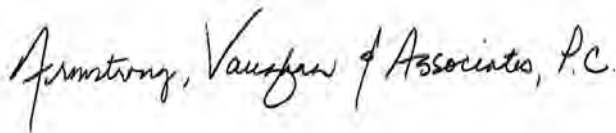
## *Other Matters*

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedule, schedule of changes in net pension liability and schedule of employer pension contributions as listed in the table of contents be presented to supplement the basic financial statements. Such 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 historical context. We have applied 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 Alliance Regional Water Authority's basic financial statements. The supplementary information required by the Texas Commission on Environmental Quality is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary 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. Such 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 supplementary information required by the Texas Commission on Environmental Quality is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Armstrong, Vaughan & Associates, P.C.  
January 20, 2022

## MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of Alliance Regional Water Authority's annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal year ended September 30, 2021. Please read it in conjunction with the Authority's financial statements, which follow this section.

### FINANCIAL HIGHLIGHTS

- The Authority's total net position was \$34.5 million at September 30, 2021.
- During the year, the Authority's operating expenses increased 8% for plant maintenance contract and a full year of three employees. Participating government contributions increased \$3.0 million in support of capital projects and debt service. Overall, net position increased \$9.0 million.
- In November 2020, the Authority issued \$122.6 million in bonds to continue development.

### AUTHORITY HIGHLIGHTS

- The Authority's goal is to secure and develop a long-term water supply for the participating government's communities.
- The Authority has acquired leases for 17,534 surface acres of water. The Authority has also been approved for the production of 11,620 and 4,700 acre feet per year from the Gonzales Underground Water Conservation District and the Plum Creek Conservation District, respectively.
- The Authority has continued working on Phase 1A (an interconnect between Kyle and Buda water systems) and Phase 1B (wells, raw water collection system, water treatment plant, pipelines, booster pump and delivery points for all participating governments).
- The Authority entered into a Water Treatment and Transmission Agreement with the Guadalupe-Blanco River Authority (GBRA) in June 2018. The agreement provides that the Authority will own and size the infrastructure (water treatment plant, pipelines and booster pump station) to treat and deliver the Authority's water along with GBRA's separate Carrizo rights, with GBRA owning capacity in the shared infrastructure. The agreement increases the economies of scale of the overall project and saves the Authority and GBRA significant capital costs.

### OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts—*management's discussion and analysis* (this section), *the basic financial statements* and *required supplementary information*. The basic financial statements consist of the following statements:

- The *Statement of Net Position* shows the financial standing of the authority as of the end of the year, including all assets and liabilities.
- The *Statement of Revenues, Expenses and Changes in Net Position* provides information about the activity of the Authority during the fiscal year. It reports revenues when incurred, regardless of when they are received, and expenses when incurred, regardless of when they are paid.
- The *Statement of Cash Flows* reports the sources and uses of cash during the fiscal year.

The financial statements also include notes that explain a few of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements.

## FINANCIAL ANALYSIS OF THE AUTHORITY

Net position—the difference between the Authority’s assets and liabilities—is one way to measure the Authority’s financial health or *position*. Over time, increases or decreases in the Authority’s net position is an indicator of whether its financial health is improving or deteriorating, respectively.

The Authority’s net position was \$34.5 million at September 30, 2021. Of this amount, \$25.8 million is unrestricted, representing resources available to fund the operations of the Authority next year. (See Table A-1).

**Table A-1**  
Authority's Net Position

	2021	2020	2019
<i>Assets:</i>			
Cash and Investments	\$ 25,932,329	\$ 3,128,514	\$ 6,102,140
Other Current Assets	436,680	2,420,777	2,167,672
Other Assets	172,879,702	95,683,811	19,863,930
Capital Assets (Net)	82,604,304	51,388,414	28,893,015
<i>Total Assets</i>	<u>281,853,015</u>	<u>152,621,516</u>	<u>57,026,757</u>
<i>Deferred Outflows</i>	<u>42,509</u>	<u>20,688</u>	<u>23,797</u>
<i>Liabilities:</i>			
Current	16,544,345	9,718,789	4,989,723
Long Term	230,844,067	117,455,000	36,089,718
<i>Total Liabilities</i>	<u>247,388,412</u>	<u>127,173,789</u>	<u>41,079,441</u>
<i>Deferred Inflows</i>	<u>2,473</u>	<u>1,479</u>	<u>82</u>
<i>Net Position:</i>			
Net Investment in Capital	7,521,344	19,754,428	8,200,007
Restricted for Debt Service	1,159,476	652,096	-
Unrestricted	25,823,819	5,060,412	7,771,024
<i>Total Net Position</i>	<u>\$ 34,504,639</u>	<u>\$ 25,466,936</u>	<u>\$ 15,971,031</u>



The Authority's total operating expenses were \$2.2 million, an 8% increase from the prior year. Operating revenues will begin once the Authority completes construction of the project and begins wholesaling water. Until that time, the participating governments are supporting the operations. (See Table A-2).

**Table A-2**  
Changes in Authority Net Position

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Operating Revenues	\$ 41,482	\$ 35,003	\$ 28,526
Operating Expenses	<u>(2,216,369)</u>	<u>(2,055,072)</u>	<u>(2,062,963)</u>
Operating Income	(2,174,887)	(2,020,069)	(2,034,437)
Nonoperating Income	<u>11,212,590</u>	<u>11,515,974</u>	<u>10,121,051</u>
Change in Net Position	9,037,703	9,495,905	8,086,614
Beginning Net Position	<u>25,466,936</u>	<u>15,971,031</u>	<u>7,884,417</u>
Ending Net Position	<u><u>\$ 34,504,639</u></u>	<u><u>\$ 25,466,936</u></u>	<u><u>\$ 15,971,031</u></u>

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

As of September 30, 2021, the Authority had invested \$82.6 million in land and construction of water infrastructure. Because these projects are not complete and in service yet, no depreciation has been recorded. (See Table A-3). More detailed information about the Authority's capital assets is presented in the notes to the financial statements.

**Table A-3**  
Authority's Capital Assets  
(In thousands of dollars)

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Land and Easements	\$ 17,401	\$ 7,061	\$ 5,212
Construction in Progress	<u>65,203</u>	<u>44,327</u>	<u>23,681</u>
Totals at Historical Cost	<u><u>\$ 82,604</u></u>	<u><u>\$ 51,388</u></u>	<u><u>\$ 28,893</u></u>

**Long-Term Debt**

At year-end, the Authority had \$240 million in principal outstanding on bonded debt, an increase of \$122.6 million. The participating governments have pledged to contribute amounts to the Authority sufficient to service these debts. More detailed information about the Authority’s debt is presented in the notes to the financial statements.

**Table A-4**  
Authority’s Long Term Debt  
(In thousands of dollars)

	<u>2021</u>	<u>2020</u>	<u>2018</u>
Bonds Payable	<u>\$ 240,030</u>	<u>\$ 121,985</u>	<u>\$ 37,485</u>

**ECONOMIC FACTORS AND NEXT YEAR’S BUDGETS AND RATES**

For the fiscal year ending September 30, 2022, the Authority continues to fund the construction in progress. Operations are not expected to change appreciably as wholesale water operations will not commence in fiscal year 2022.

**CONTACTING THE AUTHORITY’S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the Authority’s finances and to demonstrate the Authority’s accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Graham Moore by mail at Alliance Regional Water Authority, 630 East Hopkins, San Marcos, Texas 78666, phone at (512) 294-3214, or email at gmoore@alliancewater.org.



**ALLIANCE WATER**

## BASIC FINANCIAL STATEMENTS

The basic financial statements include:

- Statement of Net Position
- Statement of Revenues, Expenses and Changes in Net Position
- Statement of Cash Flows

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

ALLIANCE REGIONAL WATER AUTHORITY  
STATEMENTS OF NET POSITION  
SEPTEMBER 30, 2021 AND 2020

	2021	2020
<b>ASSETS</b>		
<i>Current Assets:</i>		
Cash and Cash Equivalents	\$ 25,932,329	\$ 3,128,514
Receivables - Participating Governments	15,497	768,804
Receivables - Transmission and Treatment Agreement	421,183	1,651,973
<i>Total Current Assets</i>	26,369,009	5,549,291
<i>Other Assets:</i>		
Restricted Cash for Construction	171,232,304	94,740,921
Restricted Cash for Debt Service	1,647,398	940,558
Capital Assets	82,604,304	51,388,414
Net Pension Asset	-	2,332
<i>Total Other Assets</i>	255,484,006	147,072,225
<b>TOTAL ASSETS</b>	281,853,015	152,621,516
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred Pension Related Outflows	42,509	20,688
<b>LIABILITIES</b>		
<i>Current Liabilities:</i>		
Accounts Payable	6,488,629	4,527,533
Accrued Groundwater Reservation Payments	330,643	330,643
Accrued Interest, Payable from Restricted Assets	487,922	288,462
Accrued Compensated Absences	42,151	42,151
Bonds Payable - Current	9,195,000	4,530,000
<i>Total Current Liabilities</i>	16,544,345	9,718,789
<i>Long-term Liabilities:</i>		
Bonds Payable	230,835,000	117,455,000
Net Pension Liability	9,067	-
<i>Total Long-term Liabilities</i>	230,844,067	117,455,000
<b>TOTAL LIABILITIES</b>	247,388,412	127,173,789
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred Pension Related Inflows	2,473	1,479
<b>NET POSITION</b>		
Net Investment in Capital Assets	7,521,344	19,754,428
Restricted for Debt Service	1,159,476	652,096
Unrestricted	25,823,819	5,060,412
<b>TOTAL NET POSITION</b>	\$ 34,504,639	\$ 25,466,936

ALLIANCE REGIONAL WATER AUTHORITY  
 STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
 FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

	2021	2020
<b>Operating Revenues:</b>		
Water Sales	\$ 41,482	\$ 35,003
<b>Total Operating Revenues</b>	41,482	35,003
<b>Operating Expenses:</b>		
Groundwater Reservation Leases	1,390,615	1,336,205
Amortization of Reservation Lease Acquisition Costs	-	43,937
Professional Fees	255,833	202,542
Personnel Costs	414,021	356,522
Permits and Fees	74,454	75,538
Administrative Expenses	44,018	40,328
Plant Operations & Maintenance	37,428	-
<b>Total Operating Expenses</b>	2,216,369	2,055,072
<b>Operating Income (Loss)</b>	(2,174,887)	(2,020,069)
<b>Non-Operating Revenues (Expenses):</b>		
Participating Government Contributions	11,064,619	8,037,206
Transmission and Treatment Agreement	5,363,527	6,362,088
Interest Income	38,457	462,865
Bond Issue Costs	(1,545,582)	(1,237,824)
Interest Expense	(3,708,431)	(2,108,361)
<b>Total Non-Operating Revenues (Expenses)</b>	11,212,590	11,515,974
<b>Change in Net Position</b>	9,037,703	9,495,905
Net Position at Beginning of Year	25,466,936	15,971,031
Net Position at End of Year	\$ 34,504,639	\$ 25,466,936

ALLIANCE REGIONAL WATER AUTHORITY  
STATEMENTS OF CASH FLOWS  
FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

	2021	2020
<b>Cash Flows from Operating Activities</b>		
Cash Received from Customers	\$ 41,482	\$ 38,163
Cash Payments to Suppliers for Goods and Services	1,110,541	1,868,522
Cash Payments to Employees for Services	(423,449)	(346,259)
<b>Net Cash Provided (Used) by Operating Activities</b>	728,574	1,560,426
<b>Cash Flows from Capital and Related Financing Activities</b>		
Bond Principal Payments	(4,530,000)	(1,400,000)
Proceeds from Bonds Issued	122,575,000	85,900,000
Contributions from Participating Governments	11,817,926	8,037,057
Contributions from Interlocal Agreements	6,594,317	6,030,434
Bond Issuance Costs Paid	(1,545,582)	(1,237,824)
Cash Paid for Interest	(3,508,971)	(1,920,275)
Purchase of Capital Assets	(32,167,683)	(24,544,823)
<b>Net Cash Provided (Used) by Capital Financing Activities</b>	99,235,007	70,864,569
<b>Cash Flows from Investing Activities</b>		
Interest and Investment Income	38,457	462,865
<b>Net Cash Provided (Used) by Investing Activities</b>	38,457	462,865
 Net Increase (Decrease) in Cash and Cash Equivalents	 100,002,038	 72,887,860
<b>Beginning Cash</b>		
Cash and Cash Equivalents	\$ 3,128,514	\$ 6,102,140
Restricted Cash	95,681,479	19,819,993
	98,809,993	25,922,133
<b>Ending Cash</b>		
Cash and Cash Equivalents	25,932,329	3,128,514
Restricted Cash	172,879,702	95,681,479
	\$ 198,812,031	\$ 98,809,993

See accompanying notes to basic financial statements.

ALLIANCE REGIONAL WATER AUTHORITY  
STATEMENTS OF CASH FLOWS (CONT.)  
FOR THE YEARS ENDED SEPTEMBER 30, 2021 AND 2020

	2021	2020
<b>Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities</b>		
Operating Income (Loss)	\$ (2,174,887)	\$ (2,020,069)
Adjustments to Reconcile Income from Operations to Net Cash Provided by Operating Activities:		
Amortization	-	43,937
Change in Assets and Liabilities:		
(Increase) Decrease in Other Receivables	-	3,160
(Increase) Decrease in Prepaid Expenses	-	75,538
(Increase) Decrease in Pension Deferred Outflows	(21,821)	3,109
Increase (Decrease) in Accounts Payable	2,912,889	3,447,597
Increase (Decrease) in Accrued Compensated Absences	-	12,807
Increase (Decrease) in Net Pension Liability (Asset)	11,399	(7,050)
Increase (Decrease) in Pension Deferred Inflows	994	1,397
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ 728,574</b>	<b>\$ 1,560,426</b>



ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS  
SEPTEMBER 30, 2021 AND 2020

**NOTE A -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Hays Caldwell Public Utility Agency (the HCPUA) was incorporated January 2007 pursuant to the provisions of Chapter 572, Texas Local Government Code, Public Utility Agencies for Provision of Water or Sewer Service. In 2017, the HCPUA was formally converted to the Alliance Regional Water Authority (the Authority). The conversion assigned all assets, liabilities, and all other rights and obligations of the HCPUA to the Authority. The Authority was organized to aid, assist, and act on behalf of the organizing participants, collectively and individually, to achieve economies of scale in providing essential water and sewage systems to the public, and provide environmentally sound protection of the State's future water and wastewater needs.

The organizing sponsors (the Sponsors) are the City of San Marcos, City of Buda, City of Kyle and Canyon Regional Water Authority.

The Authority meets the criteria of a joint venture between the Sponsors with an ongoing financial responsibility. The Sponsors have pledged revenues from existing water utility systems to finance the operations and long-term debt of the Authority, either through purchasing water from the Authority or subsidizing through direct payments (reflected as "Contributions from Participating Governments"). The Authority is actively pursuing the development of alternate water sources. The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below:

**1. REPORTING ENTITY**

In evaluating how to define the government for financial purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GASB Statement 14, "The Financial Reporting Entity" and GASB Statement 39 "Determining Whether Certain Organizations are Component Units". The definition of the reporting entity is based primarily on the concept of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. The Authority has no component units.

**2. ENTERPRISE FUND**

The Authority is an enterprise fund. Enterprise funds are proprietary funds used to account for business-type activities provided to the general public or other governmental entities. The activities are financed by charges to member entities and the measurement of financial activity focuses on net income similar to the private sector. Revenues are recognized when earned, and expenses are recognized when incurred.

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE A -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**3. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION**

Revenues are classified as *operating* and *non-operating*. Operating revenues include charges to member entities for water pursuant to their contractual agreements. Non-operating revenues are expense reimbursements from member entities, interest income, and other revenues not related to the sale of wholesale water.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

**4. CASH AND INVESTMENTS**

State statutes authorize the Authority to invest in (a) obligations of the United States or its agencies, and instrumentalities; (b) direct obligations of the State of Texas or its agencies; (c) other obligations, the principal and interest of which are unconditionally guaranteed or insured by the State of Texas or the United States; (d) obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than A or its equivalent; (e) certificates of deposit by state and national banks domiciled in this state that are (i) guaranteed or insured by the Federal Deposit Insurance Corporation, or its successor; or, (ii) secured by obligations that are described by (a) – (e). Statutes also allow investing in local government investment pools organized and rated in accordance with the Interlocal Cooperation Act, whose assets consist exclusively of the obligations of the United States or its agencies and instrumentalities and repurchase assessments involving those same obligations.

Investments are stated at fair value (plus accrued interest) except for money market investments and participating interest-earning investment contracts (U.S. Treasuries) that have a remaining maturity at time of purchase of one year or less. Those investments are stated at amortized cost, which approximates fair value.

The Authority reports investments at fair value based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Authority's investments in pools and money market funds are reported at an amount determined by the fair value per share of the pool's underlying portfolio, unless the pool is 2a7-like, in which case they are reported at share value. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

The Authority considers cash and cash equivalents to be amounts in checking accounts, savings accounts, money market accounts, local government investment pools and certificates of deposit with a maturity date within three months or less from the date of purchase.

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE A -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**5. ACCOUNTS RECEIVABLE**

Accounts receivable consists of amounts due from member entities. Participating governments are billed a flat amount each year based on budgeting operating costs plus a provision for either debt service or cash requirements of construction projects. Any budgeted amounts unpaid at year end are recorded as a receivable on the statement of net position. Interlocal agreements with other governments are treated similarly.

**6. PREPAID EXPENSES**

Expenses paid during the year that have a benefit beyond the current fiscal year are recorded on the balance sheet as prepaid expenses.

**7. GROUNDWATER LEASE ACQUISITION COSTS**

Costs incurred to purchase or reserve groundwater (leases) for future consumption are capitalized. Those costs consist of incentive payments to landowners and professional fees for contract negotiations. The costs are being amortized over an estimated 10-year minimum lease term.

**8. CAPITAL ASSETS**

The Authority is in the process of constructing assets to develop potable water sources. All costs related to the projects are capitalized. Once placed in service, the assets will be depreciated. Donated capital assets are recorded at estimated fair market value at the date of donation.

The Costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Purchases in excess of \$5,000 with a useful life in excess of one year are capitalized and depreciated using the straight-line method. Lives have not been estimated as they have not yet been placed in service.

**9. DEFERRED INFLOWS AND OUTFLOWS**

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period while a deferred inflow of resources is an acquisition of net position. These items are presented in separate sections following assets (deferred outflows) or liabilities (deferred inflows) on the statement of net position.

**10. LONG-TERM OBLIGATIONS**

Bonds, notes and capital leases are recorded as liabilities on the statement of net position. Bond issue costs are expensed in the period they are incurred. Bonds payable are reported net of the applicable bond premium or discount.

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE A -- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**11. PENSIONS**

The net pension liability, deferred inflows, and outflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas County District Retirement System (TCDRS), and additions to and deductions from TCERS's fiduciary net position have been determined on the same basis as they are reported by TCERS. For this purpose, benefit payments (including refund of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**12. NET POSITION**

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. When expenses qualify for restricted and unrestricted resources, the Authority's policy is to use restricted resources first.

**13. 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 and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**14. RECLASSIFICATIONS**

Certain transactions are classified differently on the September 30, 2021 financial statements than previous fiscal years. These reclassifications had no effect on net income.

**NOTE B -- CASH AND INVESTMENTS**

**1. Cash and Cash Equivalents**

The Authority's funds are deposited and invested under the terms of a depository contract. The depository bank deposits for safekeeping and trust with the Authority's agent bank approved pledge securities in an amount sufficient to protect Authority funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC") insurance. At September 30, 2021, the Authority's bank deposits were fully covered by a combination of federal deposit insurance and pledged securities.

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE B -- CASH AND INVESTMENTS (Continued)**

2. Investments

The Authority had the following investments included in cash and cash equivalents:

	Balances at		Rating
	9/30/21	9/30/20	
TexStar Local Government Pool	\$ 23,067,777	\$ 2,566,326	AAAm
Money Market Funds	171,232,304	94,740,921	AAAm
	<u>\$ 194,300,081</u>	<u>\$ 97,307,247</u>	

Both TexStar and the money market funds report in a manner consistent with Rule 2a7. Therefore, the investments are reported at \$1 per share, which approximates fair value. These investments are reported in cash and cash equivalents. The Authority was not exposed to significant investment rate, credit, or custodial credit risks.

3. Investment Compliance

The Authority is required by the Public Funds Investment Act to adopt an investment policy defining authorized investments, name an investment officer, obtain required training and regular reporting of investment activities. The Authority has complied with the requirements in the Public Funds Investment Act.

**NOTE C -- CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2021 was as follows:

	Balances at		Transfers/ Disposals	Balances at 9/30/2021
	10/1/20	Additions		
Land and Easements	\$ 7,061,318	\$ 10,340,251	-	\$ 17,401,569
Construction in Progress	44,327,096	20,875,639	-	65,202,735
Capital Assets, Net	<u>\$ 51,388,414</u>	<u>\$ 31,215,890</u>	<u>-</u>	<u>\$ 82,604,304</u>

	Balances at		Transfers/ Disposals	Balances at 9/30/20
	10/1/19	Additions		
Land and Easements	\$ 5,212,417	\$ 1,848,901	-	\$ 7,061,318
Construction in Progress	23,680,598	20,646,498	-	44,327,096
Capital Assets, Net	<u>\$ 28,893,015</u>	<u>\$ 22,495,399</u>	<u>-</u>	<u>\$ 51,388,414</u>

Land and Construction in Progress are not depreciated.

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE D -- LONG-TERM DEBT**

The Authority's long-term debt consists of bonds with interest payable on February 15 and interest and principal payable on August 15 of each year.

<u>Series Name</u>	<u>Original Issue</u>		<u>Interest Rate</u>	<u>Maturity Date</u>
	<u>Amount</u>	<u>Date</u>		
<i>2015 Contract Revenue Bonds</i>				
2015A Canyon Regional Water Authority	\$ 3,960,000	11/15/2015	0.38-2.41%	2035
2015B City of Kyle	3,530,000	11/15/2015	0.45-3.21%	2045
<i>2017 Contract Revenue Bonds</i>				
2017A Canyon Regional Water Authority	9,865,000	11/22/2017	0.77-3.08%	2047
2017B City of Kyle	8,995,000	11/22/2017	0.77-3.08%	2047
2017C City of San Marcos	11,450,000	11/22/2017	0.63-2.29%	2037
2017D City of Buda	1,625,000	11/22/2017	0.63-2.29%	2037
<i>2019 Contract Revenue Bonds</i>				
2019A Canyon Regional Water Authority	26,530,000	11/20/2019	1.02-2.70%	2049
2019B City of Kyle	24,200,000	11/20/2019	1.02-2.70%	2049
2019C City of San Marcos	30,800,000	11/20/2019	0.84-1.94%	2039
2019D City of Buda	4,370,000	11/20/2019	0.84-1.94%	2039
<i>2020 Contract Revenue Bonds</i>				
2020A Canyon Regional Water Authority	37,865,000	11/20/2020	0.14%-2.48%	2050
2020B City of Kyle	34,530,000	11/20/2020	0.14%-2.48%	2050
2020C City of San Marcos	43,955,000	11/20/2020	0.12%-1.55%	2040
2020D City of Buda	6,225,000	11/20/2020	0.12%-1.55%	2040

All of the Authority's bonds are private placements without subjective acceleration clauses or significant events of default with finance related consequences.

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE D -- LONG-TERM DEBT (Continued)**

The Authority's long-term debt activity as of and for the year ending September 30, 2021 is as follows:

Bond Series	Balance			Balance 9/30/2021	Due Within One Year
	Outstanding 10/1/2020	Additions	Retirements		
2015A	\$ 3,220,000	\$ -	\$ (190,000)	\$ 3,030,000	\$ 190,000
2015B	3,170,000	-	(95,000)	3,075,000	95,000
2017A	9,340,000	-	(265,000)	9,075,000	270,000
2017B	8,515,000	-	(240,000)	8,275,000	245,000
2017C	10,365,000	-	(550,000)	9,815,000	550,000
2017D	1,475,000	-	(80,000)	1,395,000	80,000
2019A	26,530,000	-	(740,000)	25,790,000	750,000
2019B	24,200,000	-	(675,000)	23,525,000	680,000
2019C	30,800,000	-	(1,485,000)	29,315,000	1,500,000
2019D	4,370,000	-	(210,000)	4,160,000	215,000
2020A	-	37,865,000	-	37,865,000	1,110,000
2020B	-	34,530,000	-	34,530,000	1,010,000
2020C	-	43,955,000	-	43,955,000	2,190,000
2020D	-	6,225,000	-	6,225,000	310,000
Totals	<u>\$ 121,985,000</u>	<u>\$ 122,575,000</u>	<u>\$ (4,530,000)</u>	<u>\$ 240,030,000</u>	<u>\$ 9,195,000</u>

The annual requirements to amortize all debt outstanding as of September 30, 2021, including interest payments, are as follows:

Year End September 30,	Principal Payments	Interest Payments	Total
2022	\$ 9,195,000	\$ 3,900,521	\$ 13,095,521
2023	9,235,000	3,850,242	13,085,242
2024	9,285,000	3,796,032	13,081,032
2025	9,335,000	3,736,821	13,071,821
2026	9,400,000	3,673,073	13,073,073
2027-2031	48,235,000	17,084,083	65,319,083
2032-2036	51,290,000	13,706,419	64,996,419
2037-2041	44,615,000	8,959,321	53,574,321
2042-2046	29,265,000	4,915,408	34,180,408
2047-2050	20,175,000	1,180,586	21,355,586
Total	<u>\$ 240,030,000</u>	<u>\$ 64,802,506</u>	<u>\$ 304,832,506</u>

ALLIANCE REGIONAL WATER AUTHORITY  
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
 SEPTEMBER 30, 2021

**NOTE E -- GROUNDWATER LEASES**

The Authority has contracted to purchase water from several landowners. Each contract stipulates an initial term with extensions for as long as the Authority makes the lease payments. Initial costs to acquire these leases are amortized over the initial term. The Authority intends to maintain these leases in perpetuity. Future minimum lease payments under current conditions are \$1.3 million per year.

**NOTE F -- SPONSORING GOVERNMENTS**

The sponsoring governments have pledged revenues to support the budgeted operating costs and debt service of the Authority based on their anticipated usage of the resulting water produced from the project. Because the Authority is still constructing its plant, no water has been sold other than non-potable water. Contributions from the sponsoring governments are broken down as follows:

Sponsoring Government	Share
City of San Marcos	35.86%
Canyon Regional Water Authority	30.89%
City of Kyle	28.17%
City of Buda	5.08%
Total	100%

**NOTE G – TRANSMISSION AND TREATMENT INTERLOCAL AGREEMENT**

In 2018, the Authority reached an agreement with Guadalupe Blanco River Authority (GBRA) for the use of Authority plant pipelines and treatment facilities. The agreement involves increasing the capacity of the Authority’s system to treat and transmit GBRA water. In exchange, GBRA has agreed to fund a portion of the construction costs and ongoing operational costs once in production. A portion of the plant capacity will be reserved for GBRA’s use. GBRA is billed their pro-rata share of agreed upon costs as they are incurred.

**NOTE H -- TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM**

Plan Description

The Authority participates as one of 800 plans in the nontraditional, defined benefit pension plan in the statewide Texas County and District Retirement System (TCDRS). TCDRS is an agency created by the state of Texas and administered in accordance with the TCDRS Act as an agent multiple-employer retirement system for County and District employees in the State of Texas. The Board of Trustees of TCDRS is responsible for the administration and management of the system. TCDRS in the aggregate issues a comprehensive annual financial report (CAFR) on a calendar year basis. The CAFR is available upon written request from the TCDRS Board of Trustees at PO Box 2034, Austin, Texas 78768-2034.

The plan provisions are adopted by the governing body of the Authority, within the options available in the state statutes governing TCDRS. Members can retire at age 60 and above with 5 or more years of service or with 30 years regardless of age or when the sum of their age and years of service equals 80 or more. A member is vested after 5 years but must leave his accumulated contributions in the plan.



ALLIANCE REGIONAL WATER AUTHORITY  
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
 SEPTEMBER 30, 2021

**NOTE H -- TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM (Cont.)**

Benefit amounts are determined by the sum of the employee’s contributions to the plan, with interest, and employer-financed monetary credits. The level of these monetary credits is adopted by the governing body of the Authority within the actuarial constraints imposed by the TCDRS Act so the resulting benefits can be expected to be adequately financed by the employer’s commitment to contribute. At retirement, death or disability, the benefit is calculated by converting the sum of the employee’s accumulated contributions and the employer-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

Contributions

The Authority has elected the annually determined contribution rate plan provisions of the TCDRS Act. The plan is funded by monthly contributions from both employee members and the employer based on the covered payroll of employee members. Under the TCDRS Act, the contribution rate of the Authority is actuarially determined annually. The Authority contributed using the actuarially determined rate of 6.83% and 6.82% for the calendar years of 2020 and 2021, respectively.

The contribution rate payable by the employee members is 5% as adopted by the governing body of the Authority. The employee deposit rate and the employer contribution rate may be changed by the governing body of the employer within the options available in the TCDRS Act.

Benefits Provided

TCDRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the Authority, within the options available in the state statutes governing TCDRS. At retirement, the benefit is calculated as if the sum of the employee’s contributions, with interest, and the Authority-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Members may choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member’s deposits and interest.

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

	12/31/2020
Inactive Employees Receiving Benefits	0
Inactive Employees	0
Active Employees	3
	3

Net Pension Liability

The Authority’s Net Pension Liability (NPL) was measured as of December 31, 2020, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE H -- TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM (Cont.)**

Actuarial Assumptions

The Total Pension Liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions:

Real rate of return	5.00%
Inflation	2.50%
Long-term Investment return	7.50%

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The long-term expected rate of return on pension plan investments is 8.00%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TCDRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TCDRS.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Expected Real Rate of Return (Geometric)
US Equities	11.5%	4.25%
Global Equities	2.5%	4.55%
International Equities - Developed	5.0%	4.25%
International Equities - Emerging	6.0%	4.75%
Investment-Grade Bonds	3.0%	-0.85%
Strategic Credit	9.0%	2.11%
Direct Lending	16.0%	6.70%
Distressed Debt	4.0%	5.70%
REIT Equities	2.0%	3.45%
Master Limited Partnerships (MLPs)	2.0%	5.10%
Private Real Estate Partnerships	6.0%	4.90%
Private Equity	25.0%	7.25%
Hedge Funds	6.0%	1.85%
Cash Equivalents	2.0%	-0.70%
	100.0%	

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
SEPTEMBER 30, 2021

**NOTE H -- TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM (Cont.)**

Discount Rate

The discount rate used to measure the Total Pension Liability was 7.60%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

The following presents the net pension liability of the Authority, calculated using the discount rate of 7.60%, as well as what the Authority's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Discount Rate 6.60%	Discount Rate 7.60%	Discount Rate 8.60%
Net Pension Liability (Asset)	\$ 45,336	\$ 9,067	\$ (20,660)

Changes in Net Pension Liability

The below schedule presents the changes in the Net Pension Liability as of December 31, 2020:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at December 31, 2019	\$ 117,453	\$ 119,785	\$ (2,332)
Changes for the year:			
Service Cost	28,296	-	28,296
Interest on total pension liability	11,806	-	11,806
Change of Benefit Terms	-	-	-
Economic/Demographic gains or losses	4,777	-	4,777
Changes of Assumptions	15,462	-	15,462
Refund of Contributions	-	-	-
Benefit Payments	-	-	-
Administrative Expense	-	(123)	123
Member Contributions	-	15,009	(15,009)
Net Investment Income	-	12,447	(12,447)
Employer Contributions	-	20,545	(20,545)
Other	-	1,064	(1,064)
Net Changes	60,341	48,942	11,399
Balance at December 31, 2020	\$ 177,794	\$ 168,727	\$ 9,067

ALLIANCE REGIONAL WATER AUTHORITY  
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
 SEPTEMBER 30, 2021

**NOTE H -- TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM (Cont.)**

Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TCDRS financial report. That report may be obtained at [www.tcdrs.com](http://www.tcdrs.com).

Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended September 30, 2021, the Authority recognized pension expense of \$15,665. Also as of September 30, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows Outflows of of Resources	Deferred Inflows Inflows of of Resources
Differences between Expected and Actual Economic Experience	\$ 11,133	\$ 403
Changes in Actuarial Assumptions	14,766	45
Net difference between projected and Actual Earnings	-	2,025
Contributions Subsequent to the Measurement Date	16,610	-
	\$ 42,509	\$ 2,473

Deferred outflows of resources in the amount of \$16,610 result from contributions subsequent to the measurement date, and will be recognized as a reduction of the net pension liability for the plan year ending December 31, 2021. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year ended December 31,	
2021	\$ 975
2022	1,329
2023	82
2024	1,125
2025	1,384
Thereafter	18,531
	\$ 23,426

**NOTE I -- LITIGATION**

The Authority acquires a significant amount of easements and real property to support pipelines. Legal proceedings are required in certain cases of condemnation. However, management and legal counsel are not aware of any litigation that will have a material effect on the Authority's financial position.

ALLIANCE REGIONAL WATER AUTHORITY  
 NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)  
 SEPTEMBER 30, 2021

**NOTE J -- COMMITMENTS**

As of September 30, 2021, the Authority had several contracts in place as follows:

	Total <u>Commitment</u>	Expended to Date	Estimated <u>Remaining</u>
Engineering & Right of Way	\$ 18,644,440	\$ 15,668,942	\$ 2,975,498
Construction	<u>59,288,372</u>	<u>4,137,603</u>	<u>55,150,769</u>
	<u>\$ 77,932,812</u>	<u>\$ 19,806,545</u>	<u>\$ 58,126,267</u>

REQUIRED SUPPLEMENTARY INFORMATION

ALLIANCE REGIONAL WATER AUTHORITY  
BUDGETARY COMPARISON SCHEDULE  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>Budget Amounts</u>		Actual Results (Budgetary Basis)	Variance With Final Budget- Positive (Negative)
	<u>Original</u>	<u>Final</u>		
<b>Operating Revenues:</b>				
Water Sales	\$ 31,600	\$ 31,600	\$ 41,482	\$ 9,882
<b>Total Operating Revenues</b>	<u>31,600</u>	<u>31,600</u>	<u>41,482</u>	<u>9,882</u>
<b>Operating Expenses:</b>				
Groundwater Reservation Leases	1,355,600	1,355,600	1,390,615	(35,015)
Professional Fees	246,000	246,000	255,833	(9,833)
Personnel Costs	445,254	445,254	414,021	31,233
Permits and Fees	90,300	90,300	74,454	15,846
Administrative Expenses	44,050	44,050	44,018	32
Plant Operations & Maintenance	20,010	20,010	37,428	(17,418)
<b>Total Operating Expenses</b>	<u>2,201,214</u>	<u>2,201,214</u>	<u>2,216,369</u>	<u>(15,155)</u>
<b>Operating Income (Loss)</b>	<u>(2,169,614)</u>	<u>(2,169,614)</u>	<u>(2,174,887)</u>	<u>(5,273)</u>
<b>Non-Operating Revenues (Expenses)</b>				
Participating Government Contributions	11,064,614	11,064,618	11,064,619	1
Interest Income	13,500	13,500	38,457	24,957
Debt Service	<u>(8,639,620)</u>	<u>(8,639,620)</u>	<u>(8,038,971)</u>	<u>600,649</u>
<b>Non-Operating Revenues</b>	<u>2,438,494</u>	<u>2,438,498</u>	<u>3,064,105</u>	<u>625,607</u>
<b>Net Income (Budgetary Basis)</b>	<u>\$ 268,880</u>	<u>\$ 268,884</u>	889,218	<u>\$ 620,334</u>
Transmission and Treatment Agreement			5,363,527	
Bond Issuance Costs			(1,545,582)	
Bond Principal Payments			4,530,000	
Change in Accrued Interest			<u>(199,460)</u>	
<b>Net Income (GAAP Basis)</b>			<u>\$ 9,037,703</u>	

ALLIANCE REGIONAL WATER AUTHORITY  
NOTES TO BUDGETARY COMPARISON SCHEDULE  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

The Authority budgets on a basis of accounting similar to cash basis. Thus, certain items are presented as reconciling items between the budgetary comparison schedule and the statement of revenues, expenses and changes in net position.



ALLIANCE REGIONAL WATER AUTHORITY  
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS  
LAST SEVEN CALENDAR YEARS

Total Pension Liability				
	2014	2015	2016	2017
Service Cost	\$ 1,883	\$ 12,694	\$ 14,034	\$ 15,763
Interest (on the Total Pension Liability)	75	624	1,903	4,235
Changes of Benefit Terms	-	(1,079)	793	-
Difference between Expected and Actual Experience	2	1,923	3,569	(35)
Change of Assumptions	-	102	-	(56)
Benefit Payments, Including Refunds of Employee Contributions	-	-	-	-
Net Change in Total Pension Liability	1,960	14,264	20,299	19,907
Total Pension Liability - Beginning	-	1,960	16,224	36,523
Total Pension Liability - Ending	<u>\$ 1,960</u>	<u>\$ 16,224</u>	<u>\$ 36,523</u>	<u>\$ 56,430</u>
Plan Fiduciary Net Position				
	2014	2015	2016	2017
Contributions - Employer	\$ 1,132	\$ 7,763	\$ 7,697	\$ 9,785
Contributions - Employee	1,038	7,123	7,088	7,366
Net Investment Income	9	(151)	1,291	5,198
Benefit Payments, Including Refunds of Employee Contributions	-	-	-	-
Administrative Expense	(1)	(7)	(15)	(37)
Other	-	(1)	756	229
Net Change	2,178	14,727	16,817	22,541
Beginning Plan Fiduciary Net Position	-	2,178	16,905	33,722
Ending Plan Fiduciary Net Position	<u>\$ 2,178</u>	<u>\$ 16,905</u>	<u>\$ 33,722</u>	<u>\$ 56,263</u>
Net Pension Liability - Ending	\$ (218)	\$ (681)	\$ 2,801	\$ 167
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	111.12%	104.20%	92.33%	99.70%
Covered Payroll	\$ 124,618	\$ 142,452	\$ 141,750	\$ 147,311
Net Pension Liability as a Percentage of Covered Payroll	-0.17%	-0.48%	1.98%	0.11%

Information in this schedule is being accumulated until ten years are presented.  
See Independent Auditor's Report.

Total Pension Liability		
2018	2019	2020
\$ 16,759	\$ 27,060	\$ 28,296
5,928	8,833	11,806
-	-	-
-	(424)	4,777
2,867	-	15,462
-	-	-
25,554	35,469	60,341
56,430	81,984	117,453
<u>\$ 81,984</u>	<u>\$ 117,453</u>	<u>\$ 177,794</u>

Plan Fiduciary Net Position		
2018	2019	2020
\$ 12,131	\$ 16,531	\$ 20,545
9,107	12,411	15,009
(811)	12,659	12,447
-	-	-
(62)	(91)	(123)
638	1,009	1,064
21,003	42,519	48,942
56,263	77,266	119,785
<u>\$ 77,266</u>	<u>\$ 119,785</u>	<u>\$ 168,727</u>

\$ 4,718	\$ (2,332)	\$ 9,067
----------	------------	----------

94.25%	101.99%	94.90%
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\$ 182,150	\$ 248,222	\$ 300,185
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2.59%	-0.94%	3.02%
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ALLIANCE REGIONAL WATER AUTHORITY  
SCHEDULE OF EMPLOYER CONTRIBUTIONS – PENSION PLAN-  
LAST SEVEN FISCAL YEARS

Fiscal Year Ending September 30,	Actuarially Determined Contribution	Actual Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions As Percent of Payroll
2021	\$ 20,503	\$ 22,586	(2,083)	\$ 332,916	6.78%
2020	19,107	19,107	-	283,824	6.73%
2019	16,336	16,336	-	245,291	6.66%
2018	10,369	10,372	(3)	155,797	6.66%
2017	9,260	9,260	-	145,921	6.35%
2016	7,714	7,714	-	141,926	5.44%
2015	6,954	6,954	-	127,609	5.45%

**Valuation Timing:**

Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

**Methods and Assumptions Used to Determine Contribution Rates:**

Actuarial Cost Method	Entry Age
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	20.0 years (based on contribution rate calculated in 12/31/20 valuation)
Asset Valuation Method	5 Year Smoothed Market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.6% average over career including inflation.
Investment Rate of Return	7.50%, net of investment expenses, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	130% of the RP-2014 Healthy Annuitant Mortality Table for males and 110% of the RP-2014 Health Annuitant Mortality Table for females, both projected with 110% of the MP-2014 Ultimate Scale after 2014.
Changes in Assumptions	2015: New inflation, mortality and other assumptions 2017: New mortality assumptions were reflected
Changes in Plan Provisions	2017: Employer contributions reflect that the current service matching rate was increased to 200% for future benefits. Also, new Annuity Purchase Rates were reflected for benefits earned after 2017.

Information in this schedule is being accumulated until ten years are presented.  
See Independent Auditor's Report.

SUPPLEMENTARY INFORMATION

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-1 SERVICES AND RATES  
YEAR ENDING SEPTEMBER 30, 2021

1. Services Provided by the District during the Fiscal Year

Not Yet in Production

2. Retail Service Providers

Not Applicable

3. Total Water Consumption during the Fiscal Year

Not Yet in Production

4. Standby Fees

Not Applicable

5. Location of District

Counties: Hays, Guadalupe, Caldwell, Comal

Cities: Buda, Kyle, San Marcos, Cibolo, Converse, Niederwald, Staples,  
Uhland, Martindale

Board Members Board members are appointed by each participating government  
(City of San Marcos, City of Kyle, City of Buda, Canyon Regional  
Water Authority)

ALLIANCE REGIONAL WATER AUTHORITY  
 TSI-2 EXPENSES  
 FOR THE YEAR ENDING SEPTEMBER 30, 2021

<b>Personnel Expenditures</b> (including benefits)	\$	414,021
<b>Professional Fees:</b>		
Legal		118,125
Accounting and Audit		10,930
Other		126,778
<b>Water and Transmission Costs</b>		1,390,615
<b>Administrative Expenses</b>		118,472
<b>Plant Operations &amp; Maintenance</b>		37,428
<b>Depreciation and Amortization</b>		-
<b>Interest and Debt Related Costs</b>		<u>5,254,013</u>
<b>Total Expenses</b>	\$	<u><u>7,470,382</u></u>
Total number of persons employed by the District	Full-Time	<u>3</u>
	Part-Time	<u>0</u>

TSI-3 TEMPORARY INVESTMENTS  
 TSI-4 TAXES LEVIED AND RECEIVABLE

OMITTED AS NOT APPLICABLE  
 OMITTED AS NOT APPLICABLE

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT

Contract Revenue Bonds 2015A			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 190,000	\$ 59,058	\$ 249,058
2023	195,000	56,854	251,854
2024	195,000	54,319	249,319
2025	200,000	51,609	251,609
2026	205,000	48,669	253,669
2027	210,000	45,307	255,307
2028	210,000	41,506	251,506
2029	215,000	37,390	252,390
2030	220,000	32,875	252,875
2031	225,000	28,035	253,035
2032	230,000	22,905	252,905
2033	240,000	17,569	257,569
2034	245,000	11,881	256,881
2035	250,000	6,025	256,025
	\$ 3,030,000	\$ 514,002	\$ 3,544,002

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2015B			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 95,000	\$ 84,929	\$ 179,929
2023	95,000	83,607	178,607
2024	100,000	82,117	182,117
2025	100,000	80,437	180,437
2026	100,000	78,677	178,677
2027	105,000	76,707	181,707
2028	105,000	74,407	179,407
2029	110,000	71,929	181,929
2030	110,000	69,135	179,135
2031	115,000	66,220	181,220
2032	120,000	63,058	183,058
2033	120,000	59,698	179,698
2034	125,000	56,266	181,266
2035	130,000	52,666	182,666
2036	135,000	48,883	183,883
2037	140,000	44,684	184,684
2038	140,000	40,330	180,330
2039	145,000	35,976	180,976
2040	150,000	31,452	181,452
2041	155,000	26,772	181,772
2042	160,000	21,812	181,812
2043	165,000	16,692	181,692
2044	175,000	11,396	186,396
2045	180,000	5,778	185,778
	\$ 3,075,000	\$ 1,283,628	\$ 4,358,628



ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2017A			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 270,000	\$ 231,018	\$ 501,018
2023	270,000	228,048	498,048
2024	275,000	224,727	499,727
2025	275,000	221,042	496,042
2026	280,000	216,972	496,972
2027	285,000	212,548	497,548
2028	290,000	207,760	497,760
2029	295,000	202,395	497,395
2030	300,000	196,318	496,318
2031	310,000	189,568	499,568
2032	315,000	182,035	497,035
2033	325,000	174,065	499,065
2034	330,000	165,583	495,583
2035	340,000	156,739	496,739
2036	350,000	147,457	497,457
2037	360,000	137,762	497,762
2038	370,000	127,646	497,646
2039	380,000	117,064	497,064
2040	390,000	105,702	495,702
2041	400,000	93,963	493,963
2042	415,000	81,923	496,923
2043	425,000	69,431	494,431
2044	435,000	56,299	491,299
2045	450,000	42,857	492,857
2046	465,000	28,952	493,952
2047	475,000	14,630	489,630
	\$ 9,075,000	\$ 3,832,504	\$ 12,907,504

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2017B			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 245,000	\$ 210,692	\$ 455,692
2023	245,000	207,997	452,997
2024	250,000	204,983	454,983
2025	250,000	201,633	451,633
2026	255,000	197,933	452,933
2027	260,000	193,904	453,904
2028	265,000	189,536	454,536
2029	270,000	184,634	454,634
2030	275,000	179,072	454,072
2031	280,000	172,884	452,884
2032	290,000	166,080	456,080
2033	295,000	158,743	453,743
2034	305,000	151,044	456,044
2035	310,000	142,870	452,870
2036	320,000	134,407	454,407
2037	330,000	125,543	455,543
2038	335,000	116,270	451,270
2039	345,000	106,689	451,689
2040	355,000	96,373	451,373
2041	365,000	85,688	450,688
2042	375,000	74,701	449,701
2043	385,000	63,414	448,414
2044	400,000	51,517	451,517
2045	410,000	39,157	449,157
2046	425,000	26,488	451,488
2047	435,000	13,398	448,398
	\$ 8,275,000	\$ 3,495,650	\$ 11,770,650

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2017C			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 550,000	\$ 169,232	\$ 719,232
2023	555,000	164,282	719,282
2024	560,000	158,677	718,677
2025	570,000	152,517	722,517
2026	575,000	145,620	720,620
2027	580,000	138,202	718,202
2028	590,000	130,256	720,256
2029	600,000	121,347	721,347
2030	610,000	111,267	721,267
2031	620,000	100,104	720,104
2032	630,000	87,828	717,828
2033	645,000	74,850	719,850
2034	660,000	61,112	721,112
2035	675,000	46,724	721,724
2036	690,000	31,739	721,739
2037	705,000	16,145	721,145
	\$ 9,815,000	\$ 1,709,902	\$ 11,524,902

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2017D			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 80,000	\$ 24,054	\$ 104,054
2023	80,000	23,334	103,334
2024	80,000	22,526	102,526
2025	80,000	21,646	101,646
2026	80,000	20,678	100,678
2027	80,000	19,646	99,646
2028	85,000	18,550	103,550
2029	85,000	17,267	102,267
2030	85,000	15,839	100,839
2031	90,000	14,283	104,283
2032	90,000	12,501	102,501
2033	90,000	10,647	100,647
2034	95,000	8,730	103,730
2035	95,000	6,659	101,659
2036	100,000	4,550	104,550
2037	100,000	2,290	102,290
	\$ 1,395,000	\$ 243,200	\$ 1,638,200

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2019A			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 750,000	\$ 539,931	\$ 1,289,931
2023	755,000	532,131	1,287,131
2024	760,000	524,128	1,284,128
2025	770,000	515,844	1,285,844
2026	775,000	507,374	1,282,374
2027	785,000	498,461	1,283,461
2028	790,000	488,963	1,278,963
2029	800,000	479,167	1,279,167
2030	810,000	468,927	1,278,927
2031	820,000	457,263	1,277,263
2032	830,000	443,733	1,273,733
2033	845,000	428,627	1,273,627
2034	860,000	411,389	1,271,389
2035	875,000	393,415	1,268,415
2036	895,000	374,777	1,269,777
2037	915,000	354,461	1,269,461
2038	930,000	333,141	1,263,141
2039	950,000	311,007	1,261,007
2040	970,000	289,537	1,259,537
2041	995,000	264,123	1,259,123
2042	1,020,000	238,054	1,258,054
2043	1,050,000	211,330	1,261,330
2044	1,075,000	183,820	1,258,820
2045	1,100,000	155,655	1,255,655
2046	1,125,000	125,955	1,250,955
2047	1,155,000	95,580	1,250,580
2048	1,180,000	64,395	1,244,395
2049	1,205,000	32,535	1,237,535
	\$ 25,790,000	\$ 9,723,723	\$ 35,513,723

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2019B			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 680,000	\$ 492,647	\$ 1,172,647
2023	690,000	485,575	1,175,575
2024	695,000	478,261	1,173,261
2025	700,000	470,685	1,170,685
2026	705,000	462,985	1,167,985
2027	715,000	454,878	1,169,878
2028	720,000	446,226	1,166,226
2029	730,000	437,298	1,167,298
2030	735,000	427,954	1,162,954
2031	745,000	417,370	1,162,370
2032	760,000	405,078	1,165,078
2033	770,000	391,246	1,161,246
2034	785,000	375,538	1,160,538
2035	800,000	359,131	1,159,131
2036	815,000	342,091	1,157,091
2037	835,000	323,591	1,158,591
2038	850,000	304,135	1,154,135
2039	870,000	283,905	1,153,905
2040	885,000	264,243	1,149,243
2041	910,000	241,056	1,151,056
2042	935,000	217,214	1,152,214
2043	955,000	192,717	1,147,717
2044	980,000	167,696	1,147,696
2045	1,005,000	142,020	1,147,020
2046	1,030,000	114,885	1,144,885
2047	1,050,000	87,075	1,137,075
2048	1,075,000	58,725	1,133,725
2049	1,100,000	29,700	1,129,700
	\$ 23,525,000	\$ 8,873,925	\$ 32,398,925

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2019C			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 1,500,000	\$ 399,831	\$ 1,899,831
2023	1,510,000	387,081	1,897,081
2024	1,520,000	373,944	1,893,944
2025	1,530,000	360,416	1,890,416
2026	1,540,000	346,646	1,886,646
2027	1,555,000	332,170	1,887,170
2028	1,570,000	316,776	1,886,776
2029	1,580,000	300,919	1,880,919
2030	1,595,000	284,487	1,879,487
2031	1,615,000	265,825	1,880,825
2032	1,635,000	244,184	1,879,184
2033	1,655,000	219,823	1,874,823
2034	1,680,000	192,350	1,872,350
2035	1,710,000	163,790	1,873,790
2036	1,735,000	134,036	1,869,036
2037	1,765,000	101,938	1,866,938
2038	1,795,000	68,403	1,863,403
2039	1,825,000	33,580	1,858,580
	\$ 29,315,000	\$ 4,526,199	\$ 33,841,199

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2019D			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 215,000	\$ 56,717	\$ 271,717
2023	215,000	54,890	269,890
2024	215,000	53,019	268,019
2025	215,000	51,106	266,106
2026	220,000	49,171	269,171
2027	220,000	47,103	267,103
2028	225,000	44,925	269,925
2029	225,000	42,652	267,652
2030	225,000	40,312	265,312
2031	230,000	37,680	267,680
2032	230,000	34,598	264,598
2033	235,000	31,171	266,171
2034	240,000	27,270	267,270
2035	240,000	23,190	263,190
2036	245,000	19,014	264,014
2037	250,000	14,481	264,481
2038	255,000	9,731	264,731
2039	260,000	4,784	264,784
	\$ 4,160,000	\$ 641,814	\$ 4,801,814



ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2020A			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 1,110,000	\$ 618,370	\$ 1,728,370
2023	1,110,000	616,816	1,726,816
2024	1,115,000	614,929	1,729,929
2025	1,115,000	612,476	1,727,476
2026	1,120,000	609,465	1,729,465
2027	1,125,000	604,985	1,729,985
2028	1,130,000	599,023	1,729,023
2029	1,140,000	591,904	1,731,904
2030	1,145,000	583,240	1,728,240
2031	1,155,000	573,622	1,728,622
2032	1,170,000	560,801	1,730,801
2033	1,185,000	545,240	1,730,240
2034	1,205,000	527,347	1,732,347
2035	1,225,000	508,308	1,733,308
2036	1,245,000	487,973	1,732,973
2037	1,270,000	466,434	1,736,434
2038	1,300,000	443,828	1,743,828
2039	1,325,000	420,168	1,745,168
2040	1,360,000	395,523	1,755,523
2041	1,390,000	369,683	1,759,683
2042	1,420,000	337,157	1,757,157
2043	1,445,000	303,929	1,748,929
2044	1,475,000	270,116	1,745,116
2045	1,505,000	235,601	1,740,601
2046	1,540,000	200,384	1,740,384
2047	1,575,000	162,192	1,737,192
2048	1,615,000	123,132	1,738,132
2049	1,655,000	83,080	1,738,080
2050	1,695,000	42,036	1,737,036
	\$ 37,865,000	\$ 12,507,757	\$ 50,372,757

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2020B			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 1,010,000	\$ 563,891	\$ 1,573,891
2023	1,015,000	562,477	1,577,477
2024	1,015,000	560,751	1,575,751
2025	1,020,000	558,518	1,578,518
2026	1,020,000	555,764	1,575,764
2027	1,025,000	551,684	1,576,684
2028	1,030,000	546,252	1,576,252
2029	1,040,000	539,763	1,579,763
2030	1,045,000	531,859	1,576,859
2031	1,055,000	523,081	1,578,081
2032	1,065,000	511,370	1,576,370
2033	1,080,000	497,206	1,577,206
2034	1,100,000	480,898	1,580,898
2035	1,115,000	463,518	1,578,518
2036	1,135,000	445,009	1,580,009
2037	1,160,000	425,373	1,585,373
2038	1,185,000	404,725	1,589,725
2039	1,210,000	383,158	1,593,158
2040	1,240,000	360,652	1,600,652
2041	1,265,000	337,092	1,602,092
2042	1,295,000	307,491	1,602,491
2043	1,320,000	277,188	1,597,188
2044	1,345,000	246,300	1,591,300
2045	1,375,000	214,827	1,589,827
2046	1,405,000	182,652	1,587,652
2047	1,435,000	147,808	1,582,808
2048	1,470,000	112,220	1,582,220
2049	1,510,000	75,764	1,585,764
2050	1,545,000	38,316	1,583,316
	\$ 34,530,000	\$ 11,405,602	\$ 45,935,602

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2020C			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 2,190,000	\$ 394,311	\$ 2,584,311
2023	2,190,000	391,683	2,581,683
2024	2,195,000	388,617	2,583,617
2025	2,200,000	384,446	2,584,446
2026	2,210,000	379,386	2,589,386
2027	2,215,000	372,093	2,587,093
2028	2,225,000	362,347	2,587,347
2029	2,235,000	350,777	2,585,777
2030	2,250,000	336,920	2,586,920
2031	2,265,000	321,395	2,586,395
2032	2,285,000	300,784	2,585,784
2033	2,310,000	276,106	2,586,106
2034	2,340,000	247,693	2,587,693
2035	2,375,000	217,507	2,592,507
2036	2,410,000	185,207	2,595,207
2037	2,450,000	151,226	2,601,226
2038	2,490,000	115,701	2,605,701
2039	2,535,000	78,600	2,613,600
2040	2,585,000	40,068	2,625,068
	\$ 43,955,000	\$ 5,294,861	\$ 49,249,861

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Contract Revenue Bonds 2020D			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 310,000	\$ 55,842	\$ 365,842
2023	310,000	55,470	365,470
2024	310,000	55,036	365,036
2025	310,000	54,447	364,447
2026	315,000	53,734	368,734
2027	315,000	52,695	367,695
2028	315,000	51,309	366,309
2029	315,000	49,671	364,671
2030	320,000	47,718	367,718
2031	320,000	45,510	365,510
2032	325,000	42,598	367,598
2033	330,000	39,088	369,088
2034	330,000	35,029	365,029
2035	335,000	30,772	365,772
2036	340,000	26,216	366,216
2037	345,000	21,422	366,422
2038	355,000	16,419	371,419
2039	360,000	11,130	371,130
2040	365,000	5,658	370,658
	\$ 6,225,000	\$ 749,758	\$ 6,974,758

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-5 LONG-TERM BONDED DEBT (CONTINUED)

Total Requirements for All Series			
Fiscal Year Ending September 30,	Principal Due Each Year	Interest Due Each Year	Total
2022	\$ 9,195,000	\$ 3,900,522	\$ 13,095,522
2023	9,235,000	3,850,244	13,085,244
2024	9,285,000	3,796,033	13,081,033
2025	9,335,000	3,736,822	13,071,822
2026	9,400,000	3,673,074	13,073,074
2027	9,475,000	3,600,383	13,075,383
2028	9,550,000	3,517,835	13,067,835
2029	9,640,000	3,427,112	13,067,112
2030	9,725,000	3,325,922	13,050,922
2031	9,845,000	3,212,839	13,057,839
2032	9,975,000	3,077,552	13,052,552
2033	10,125,000	2,924,078	13,049,078
2034	10,300,000	2,752,128	13,052,128
2035	10,475,000	2,571,312	13,046,312
2036	10,415,000	2,381,357	12,796,357
2037	10,625,000	2,185,349	12,810,349
2038	10,005,000	1,980,329	11,985,329
2039	10,205,000	1,786,060	11,991,060
2040	8,300,000	1,589,207	9,889,207
2041	5,480,000	1,418,377	6,898,377
2042	5,620,000	1,278,352	6,898,352
2043	5,745,000	1,134,701	6,879,701
2044	5,885,000	987,144	6,872,144
2045	6,025,000	835,895	6,860,895
2046	5,990,000	679,316	6,669,316
2047	6,125,000	520,683	6,645,683
2048	5,340,000	358,472	5,698,472
2049	5,470,000	221,061	5,691,061
2050	3,240,000	80,352	3,320,352
	\$ 240,030,000	\$ 64,802,506	\$ 304,832,506



**ALLIANCE WATER**

ALLIANCE REGIONAL WATER AUTHORITY  
TSI-6 CHANGES IN LONG-TERM BONDED DEBT

	Contract Revenue Bonds Series 2015A	Contract Revenue Bonds Series 2015B	Contract Revenue Bonds Series 2017A	Contract Revenue Bonds Series 2017B	Contract Revenue Bonds Series 2017C
Interest Rate	0.38-2.41%	0.45-3.21%	0.77-3.08%	0.77-3.08%	0.63-2.29%
Dates Interest Payable	Feb 15, Aug 15	Feb 15, Aug 15	Feb 15, Aug 15	Feb 15, Aug 15	Feb 15, Aug 15
Maturity Dates	August 2035	August 2045	August 2047	August 2047	August 2037
Beginning Bonds					
Outstanding	\$ 3,220,000	\$ 3,170,000	\$ 9,340,000	\$ 8,515,000	\$ 10,365,000
Bonds Sold During The Fiscal Year	-	-	-	-	-
Bonds Retired During The Fiscal Year	(190,000)	(95,000)	(265,000)	(240,000)	(550,000)
Ending Bonds					
Outstanding	<u>\$ 3,030,000</u>	<u>\$ 3,075,000</u>	<u>\$ 9,075,000</u>	<u>\$ 8,275,000</u>	<u>\$ 9,815,000</u>
Interest Paid During The Fiscal Year	<u>\$ 60,977</u>	<u>\$ 86,087</u>	<u>\$ 233,561</u>	<u>\$ 212,995</u>	<u>\$ 173,522</u>
Paying Agent's Name and City	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX
<i>Bond Authority</i>					
Amount Authorized by The Board of Trustees	\$ 3,775,000	\$ 3,440,000	\$ 9,865,000	\$ 8,995,000	\$ 11,450,000
Amount Issued	<u>3,775,000</u>	<u>3,440,000</u>	<u>9,865,000</u>	<u>8,995,000</u>	<u>11,450,000</u>
Remaining to be Issued	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See Independent Auditor's Report.

Contract Revenue Bonds Series 2017D	Contract Revenue Bonds Series 2019A	Contract Revenue Bonds Series 2019B	Contract Revenue Bonds Series 2019C	Contract Revenue Bonds Series 2019D	Contract Revenue Bonds Series 2020A
0.63-2.29% Feb 15, Aug 15 August 2037	1.02-2.70% Feb 15, Aug 15 August 2049	1.02-2.70% Feb 15, Aug 15 August 2049	0.84-1.94% Feb 15, Aug 15 August 2039	0.84-1.94% Feb 15, Aug 15 August 2039	0.14%-2.48% Feb 15, Aug 15 August 2039
\$ 1,475,000	\$ 26,530,000	\$ 24,200,000	\$ 30,800,000	\$ 4,370,000	\$ -
-	-	-	-	-	37,865,000
<u>(80,000)</u>	<u>(740,000)</u>	<u>(675,000)</u>	<u>(1,485,000)</u>	<u>(210,000)</u>	<u>-</u>
<u>\$ 1,395,000</u>	<u>\$ 25,790,000</u>	<u>\$ 23,525,000</u>	<u>\$ 29,315,000</u>	<u>\$ 4,160,000</u>	<u>\$ 37,865,000</u>
<u>\$ 24,678</u>	<u>\$ 547,478</u>	<u>\$ 499,531</u>	<u>\$ 412,305</u>	<u>\$ 58,481</u>	<u>\$ 455,188</u>
BOKF, NA Dallas, TX	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX	BOKF, NA Dallas, TX
\$ 1,625,000 1,625,000	\$ 26,530,000 26,530,000	\$ 24,200,000 24,200,000	\$ 30,800,000 30,800,000	\$ 4,370,000 4,370,000	\$ 37,865,000 37,865,000
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See Independent Auditor's Report.



ALLIANCE REGIONAL WATER AUTHORITY  
TSI-6 CHANGES IN LONG-TERM BONDED DEBT (CONT.)

	Contract Revenue Bonds Series 2020B	Contract Revenue Bonds Series 2020C	Contract Revenue Bonds Series 2020D	Total
Interest Rate	0.14% -2.48%	0.12% -1.55%	0.12% -1.55%	
Dates Interest Payable	Feb 15, Aug 15	Feb 15, Aug 15	Feb 15, Aug 15	
Maturity Dates	August 2039	August 2039	August 2039	
Beginning Bonds				
Outstanding	\$ -	\$ -	\$ -	\$ 121,985,000
Bonds Sold During				
The Fiscal Year	34,530,000	43,955,000	6,225,000	122,575,000
Bonds Retired During				
The Fiscal Year	-	-	-	(4,530,000)
Ending Bonds				
Outstanding	<u>\$ 34,530,000</u>	<u>\$ 43,955,000</u>	<u>\$ 6,225,000</u>	<u>\$ 240,030,000</u>
Interest Paid During				
The Fiscal Year	<u>\$ 415,086</u>	<u>\$ 290,256</u>	<u>\$ 38,826</u>	<u>\$ 3,508,971</u>
Paying Agent's	BOKF, NA	BOKF, NA	BOKF, NA	
Name and City	Dallas, TX	Dallas, TX	Dallas, TX	
<i>Bond Authority</i>				
Amount Authorized by				
The Board of Trustees	\$ 34,530,000	\$ 43,955,000	\$ 6,225,000	\$ 247,625,000
Amount Issued	<u>34,530,000</u>	<u>43,955,000</u>	<u>6,225,000</u>	<u>247,625,000</u>
Remaining to be				
Issued	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Debt Service Fund Cash and Temporary Investments as of September 30				<u>\$ 1,647,398</u>
Average Annual Debt Service Payment (principal & interest) for Remaining Term of Debt				<u>\$ 10,511,466</u>

See Independent Auditor's Report.



**ALLIANCE WATER**

ALLIANCE REGIONAL WATER AUTHORITY  
 TSI-7 COMPARATIVE SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
 LAST FOUR FISCAL YEARS

	2018	2019	2020	2021
Operating Revenues:				
Water Sales	\$ -	\$ 28,526	\$ 35,003	\$ 41,482
Total Operating Revenues	<u>-</u>	<u>28,526</u>	<u>35,003</u>	<u>41,482</u>
Operating Expenses:				
Groundwater Reservation Leases	1,240,976	1,192,172	1,336,205	1,390,615
Amortization of Initial Lease Costs	204,810	204,810	43,937	-
Professional Fees	220,963	230,066	202,542	255,833
Personnel Costs	194,334	332,814	356,522	414,021
Permits and Fees	62,878	71,311	75,538	74,454
Administrative Expenses	26,695	31,790	40,328	44,018
Plant Operations & Maintenance	-	-	-	37,428
Total Operating Expenses	<u>1,950,656</u>	<u>2,062,963</u>	<u>2,055,072</u>	<u>2,216,369</u>
Operating Income (Loss)	(1,950,656)	(2,034,437)	(2,020,069)	(2,174,887)
Non-Operating Revenues (Expenses)				
Participating Government Contributions	4,221,926	6,476,552	8,037,206	11,064,619
Transmission and Treatment Agreement	736,853	3,887,232	6,362,088	5,363,527
Interest Income	4,579	568,877	462,865	38,457
Miscellaneous Income	6,500	-	-	-
Bond Issue Costs	(798,270)	-	(1,237,824)	(1,545,582)
Interest Expense	-	(811,610)	(2,108,361)	(3,708,431)
Total Non-Operating Revenues (Expenses)	<u>4,171,588</u>	<u>10,121,051</u>	<u>11,515,974</u>	<u>11,212,590</u>
Change in Net Position	<u>\$ 2,220,932</u>	<u>\$ 8,086,614</u>	<u>\$ 9,495,905</u>	<u>\$ 9,037,703</u>

The year ending September 30, 2018 was the first full fiscal year of the Authority. Information is being accumulated for this schedule until five years are presented.

See Independent Auditor's Report.

Percent of Fund Total Revenues			
2018	2019	2020	2021
0%	100%	100%	100%
0%	100%	100%	100%
0%	4179%	3817%	3352%
0%	718%	126%	0%
0%	807%	579%	617%
0%	1167%	1019%	998%
0%	250%	216%	179%
0%	111%	115%	106%
0%	0%	0%	90%
0%	7232%	5871%	5343%
0%	-7132%	-5771%	-5243%
0%	22704%	22961%	26673%
0%	13627%	18176%	12930%
0%	1994%	1322%	93%
0%	0%	0%	0%
0%	0%	-3536%	-3726%
0%	-2845%	-6023%	-8940%
0%	35480%	32900%	27030%
0%	28348%	27129%	21787%

See Independent Auditor's Report.

ALLIANCE REGIONAL WATER AUTHORITY  
 TSI-8 BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS  
 FOR THE YEAR ENDING SEPTEMBER 30, 2021

Names:	Term of Office (Elected or Appointed) or Date Hired	Fees of Office Paid 9/30/21	Expense Reimbursements 9/30/21	Title at Year End
<b>Board of Trustees:</b>				
Regina Franke	9/21-4/23	---	---	Director
Humberto Ramos	4/21-4/24	---	---	Director
Chris Betz	6/17-4/22	---	---	Chair
Pat Allen	6/17-4/23	---	---	Director
Mark Gleason	1/21-4/22	---	---	Director
Jane Hughson	6/17-4/23	---	---	Vice-Chair
Marie Kalka	1/21-4/22	---	---	Director
Paul Kite	1/21-4/22	---	---	Director
Tyler Hjorth	4/21-4/24	---	---	Director
Tim Samford	4/21-4/24	---	---	Director
Derrick Turley	4/21-4/24	---	---	Director
James Earp	4/21-4/24	---	---	Secretary
Blake Neffendorf	4/20-4/23	---	---	Treasurer
<b>Key Administrative Personnel:</b>				
Graham Moore	6/15/2017	\$ 180,358	\$ -	Exec. Director

See Independent Auditor's Report.

ALLIANCE REGIONAL WATER AUTHORITY  
 TSI-8 BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (CONT.)  
 FOR THE YEAR ENDING SEPTEMBER 30, 2021

**Consultants:**

Alan Plummer & Associates, Inc.	\$ 183,031	Engineer
Archer Western Construction	\$ 2,164,968	Construction
Armstrong, Vaughan & Associates, P.C.	\$ 10,930	Auditor
BGE, Inc.	\$ 3,189,686	Engineer
Bierhalter & Associates	\$ 253,779	Engineer
Blanton & Associates	\$ 840,718	Engineer
CBRE	\$ 1,011,070	Appraiser
CD & P	\$ 65,598	Public Relations Advisor
CP&Y	\$ 886,035	Surveyor
Davidson, Troilo, Ream & Garza	\$ 1,299,554	Attorney
Freese & Nichols	\$ 2,326,643	Engineer
HDR Engineering, Inc.	\$ 16,125	Engineer
Hicks & Co.	\$ 8,367	Hydrogeology
Hydro Resources Mid Continent, Inc.	\$ 3,085,752	Engineer
James R. Tolles, Jr	\$ 252,584	Construction Observer
Kent Sick	\$ 10,390	Attorney
K Friese & Associates	\$ 1,021,701	Engineer
Kimley-Horn & Associates	\$ 3,310,713	Engineer
Law Offices of Patricia Carls	\$ 2,715	Attorney
Lloyd Gosselink	\$ 133,040	Attorney
LNV, Inc. dba. Ardurra	\$ 292,298	Engineer
Lockwood, Andrews & Newnam	\$ 1,583,853	Engineer
Pape-Dawson Engineer, Inc.	\$ 860,960	Engineer
R.W. Harden & Associates, Inc.	\$ 371,993	Hydrogeology
Smith Contracting	\$ 989,426	Construction
Texas Solutions Group	\$ 84,000	Lobbyist
Walker Partners	\$ 2,657,190	Engineer



**ALLIANCE WATER**

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**H.2** Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Chris Noe, P.E., Pape-Dawson Engineers*

---

Background/Information

Chris Noe with Pape Dawson will update the Board on recent construction activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Construction Update – January 26, 2022

**Board Decision(s) Needed:**

- None.





# PHASE 1B CONSTRUCTION UPDATE

## BOARD OF DIRECTORS MEETING

CMI Progress

January 26 2022

Water Resources | Transportation | Land Development | Surveying | Environmental



## ONGOING PROGRESS



### Procurement / Construction Status

#### Water Treatment Plant & Raw Water Infrastructure

- All-weather temporary access road inside plant completed
- Flow EQ Basin walls are being formed and placed
- Recycle Pump Station footing forms removed, steel for reinforcing walls is being tied
- Rapid Mix Basin excavated, subgrade scarified and compacted, density tests taken prior to the placement of the concrete mud slab
- Additional excavation occurred at the Clearwell due to the response to RF10028, subgrade scarified and compacted, density and moisture tests taken prior to placement of select fill backfill
- Excavation for the Filter Complex continued this period, excess spoils moved to the designated disposal area
- Alterman tied up duct bank conduit and reinforcing steel cages



# ONGOING PROGRESS

## Procurement / Construction Status

### Booster Pump Station

- MWH continues mobilization
- Office trailers were delivered and setup on site
- Temporary water and sanitary sewer services were connected
- Crushed limestone base was placed for the staging and laydown yard
- Crushed limestone base access road constructed to STA 10+40
- Ground storage tank was excavated, subgrade scarified and compacted, tested to verify compliance with specifications
- Site clearing, grubbing, and majority of tree removal completed
- Detention pond excavated to grade



# ONGOING PROGRESS

## Procurement / Construction Status

### Segment A

- Obtained required Contract documents from Garney
- Purchased locks for access gates
- Received approval of landowner notification plan
- Conducted first construction progress meeting

### Segment B

- Issued Notice of Award to Garney



# OVERSIGHT RECAP

PROJECT	RFIs		Submittals		Test Reports	
	This Period	To Date	This Period	To Date	This Period	To Date
WTP/RWI	3	32	19	129	6	39
BPS	2	5	8	22	4	22
Seg A	3		6			

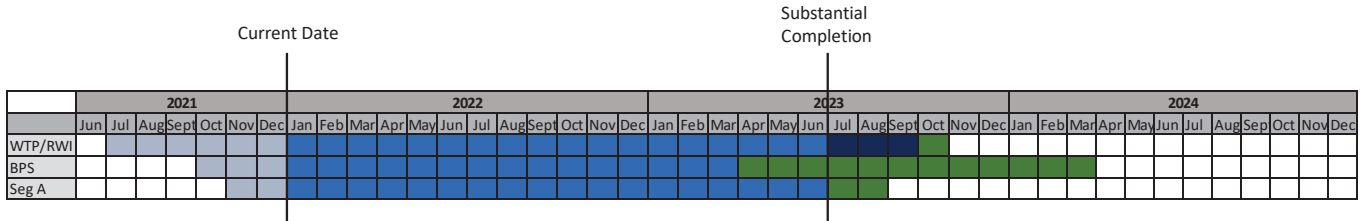
5

# CONTRACT VALUES

PROJECT	CONTRACT VALUE	BILLED TO DATE	REMAINING	% COMPLETE
WTP/RWI	\$54,599,281.00	\$4,154,268.50	\$50,445,012.50	7.61%
BPS	\$19,759,331.00	\$1,209,652.00	\$18,549,679.00	6.12%
EST	\$0.00	\$0.00	\$0.00	0.00%
Seg A	\$49,471,384.71	\$0.00	\$49,471,384.71	0.00%
Seg B	\$37,629,104.42	\$0.00	\$37,629,104.42	0.00%
Seg D	\$0.00	\$0.00	\$0.00	0.00%
Seg C	\$0.00	\$0.00	\$0.00	0.00%
Seg E	\$0.00	\$0.00	\$0.00	0.00%

6

# SCHEDULE DURATIONS



Project	Contract Status	Notice to Proceed	Substantial Completion	Sub Comp Status	Final Completion
WTP/RWI	Awarded	7/16/2021	9/3/2023	Behind 3 mo	11/2/2023
BPS	Awarded	10/25/2021	3/19/2023	On Time	3/18/2024
Seg A	Awarded	11/16/2021	6/9/2023	On Time	8/8/2023

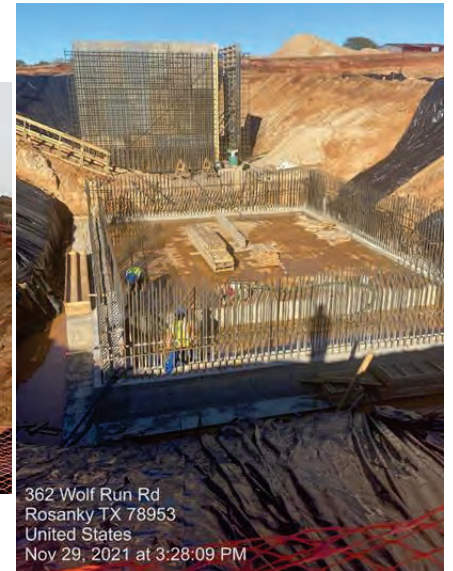
# PROGRESS PHOTOS



WTP/RWI – Rapid Mix Basin mud slab



WTP/RWI – Flow EQ Basin wall



WTP/RWI – Recycle Pump Station foundation

# PROGRESS PHOTOS



WTP/RWI – Clearwell backfill



WTP/RWI – Filter Complex excavation



BPS – Office Trailer, staging, laydown area

9

# PROGRESS PHOTOS



BPS - Access Road construction



BPS – Ground Storage Tank excavation



BPS – Detention Pond excavation

10



# QUESTIONS?

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.3** Update and discussion regarding the status of the Authority's Phase 1B program, and direction to staff and consultants. ~ *Ryan Sowa, P.E., Kimley-Horn & Associates*
- 

Background/Information

Ryan Sowa with Kimley-Horn will update the Board on their recent activities associated with the Phase 1B program.

Attachment(s)

- Phase 1B Program Update – January 26, 2022
- Kimley-Horn Monthly Summary of Activities for December 2021

**Board Decision(s) Needed:**

- None.



# Phase 1B Program Update

Board of Directors Meeting  
January 26, 2022



**ALLIANCE WATER**

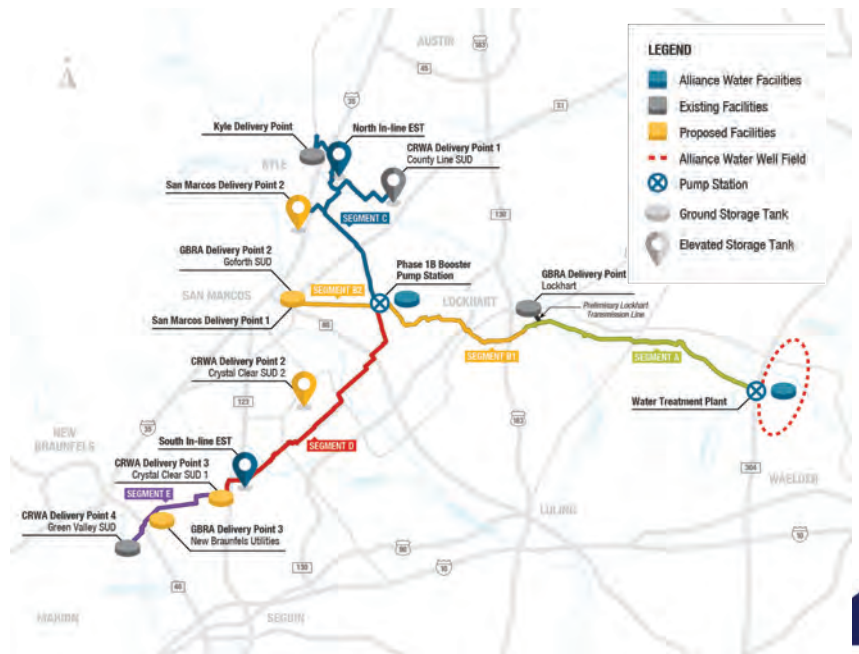
Kimley»Horn  
Expect More. Experience Better.

PRESENTED BY

## Ongoing Progress

### ► Design Milestone Status

- Design Submittals
  - Segment E – 100% submittals anticipated in February
  - Segment C – 100% submittals anticipated in February
- TWDB Reviews
  - Segment A
    - Land Acquisition Release in Preparation
  - Segment B
    - Final Design, Procurement Funding Release Submitted
    - Construction Approval Submittal in Preparation
- Pipeline Segment B
  - Anticipated NTP to Contractor: Late January





# Pipeline Easement Acquisition Status

Pipeline Segment	Number of Parcels	STATUS						
		(A) Appraisal/Offer in Development	(B) Negotiation (Initial Offer)	(C) Negotiation (Final Offer)	(D) = (A+B+C) Appraisal / Negotiation	(E) Condemnation in Process	(F) = (D+E) Possession Still Needed	(G) Purchase Agreement Signed / Possession Obtained
A	39	0	0	0	0	0	0	39
B	52	0	0	0	0	4	4	48
D	57	0	0	3	3	24	27	30
C	74	1	29	4	34	27	58	16
E	37	0	10	0	10	22	32	5
Well Field	20	13	0	1	14	0	14	6
<b>Total</b>	<b>279</b>						<b>135</b>	<b>144</b>



## COST UPDATES BASED ON DECEMBER MILESTONE SUBMITTALS

		ORIGINAL (FEB. 2019)	REVISED	
Construction Package		ARWA Total Projected Cost	ARWA Total Projected Cost	DIFFERENCE
<b>Submittal (%)</b>	<b>Combined Program Infrastructure</b>			
Const.	Water Treatment Plant	\$ 25,200,000	\$ 29,500,000	\$ 4,300,000
Const.	Booster Pump Station & GBRA Meter Stations	\$ 12,100,000	\$ 13,400,000	\$ 1,300,000
60	Inline EST (South)	\$ 3,600,000	\$ 4,100,000	\$ 500,000
Const.	Pipeline Segment A	\$ 27,200,000	\$ 28,600,000	\$ 1,400,000
Const.	Pipeline Segment B	\$ 27,100,000	\$ 33,800,000	\$ 6,700,000
100	Pipeline Segment D	\$ 36,300,000	\$ 43,700,000	\$ 7,400,000
90	Pipeline Segment E	\$ 9,500,000	\$ 10,900,000	\$ 1,400,000
	<b>Subtotal</b>	<b>\$141,000,000</b>	<b>\$164,000,000</b>	<b>\$ 23,000,000</b>
	<b>ARWA-Only Infrastructure</b>			
Const.	Well Drilling	\$ 3,800,000	\$ 3,300,000	(\$ 500,000)
Const.	Raw Water Infrastructure	\$ 7,000,000	\$ 10,600,000	\$ 3,600,000
Const.	ARWA Booster Pump Station & Delivery Points	\$ 7,700,000	\$ 4,800,000	(\$ 2,900,000)
30	Inline EST (North)	\$ 5,400,000	\$ 6,500,000	\$ 1,100,000
90	Pipeline Segment C	\$ 64,500,000	\$ 68,600,000	\$ 4,100,000
90	Pipeline Segment E (ARWA-Only)	\$ 6,700,000	\$ 12,600,000	\$ 5,900,000
No Design	Administration and Operations Building	\$ 4,300,000	\$ 4,200,000	(\$ 100,000)
	<b>Subtotal</b>	<b>\$ 99,400,000</b>	<b>\$110,600,000</b>	<b>\$ 11,200,000</b>
	<b>Total</b>	<b>\$240,400,000</b>	<b>\$274,600,000</b>	<b>\$34,200,000</b>

JANUARY 2021 UPDATE

NO CHANGE FROM  
DECEMBER UPDATE

# Future Updates

## ▶ Water Quality

- Ongoing Coordination with TCEQ
- Update in February Meeting

## ▶ Schedule & Budget

- Detailed Updates in February Meeting



## Questions?

ALLIANCE REGIONAL WATER AUTHORITY  
 ATTN: GRAHAM MOORE  
 1040 HIGHWAY 123  
 SAN MARCOS, TX 78666

Please send payments to:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 P.O. BOX 951640  
 DALLAS, TX 75395-1640

Invoice No: 068706604-1221  
 Invoice Date: Dec 31, 2021  
 Invoice Amount: \$ 101,146.73  
 Project No: 068706604  
 Project Name: ARWA PROGRAM YEAR 4  
 Project Manager: SOWA, RYAN

Work Order No. 4  
 Duration: March 2021 - Feb. 2022

Invoice Duration: Dec. 1, 2021 to Dec. 31, 2021

Federal Tax Id: 56-0885615

### COST PLUS MAX

KHA Ref # 068706604.3-20423381

Description	Contract Value	Amount Billed to Date	Previous Amount Billed	Current Amount Due
PROGRAM MANAGEMENT PLAN UPDATES	32,262.00	5,305.80	5,305.80	0.00
STAKEHOLDER COORDINATION	279,683.00	196,620.71	178,465.18	18,155.53
BUDGETING	110,861.00	103,422.04	100,236.09	3,185.95
SCHEDULE	81,192.00	63,637.27	61,092.62	2,544.65
REPORTING	47,110.00	46,540.00	43,022.50	3,517.50
DATA MANAGEMENT	91,576.00	81,612.12	62,075.07	19,537.05
ENVIRONMENTAL MANAGEMENT	84,390.00	83,198.50	77,016.50	6,182.00
LAND ACQUISITION MANAGEMENT	509,587.00	468,268.69	463,868.69	4,400.00
TWDB MANAGEMENT	83,558.00	72,219.30	67,408.79	4,810.51
DESIGN STANDARDS	84,403.00	58,119.83	55,274.48	2,845.35
ENGINEERING DESIGN MANAGEMENT	361,276.00	318,817.00	304,057.75	14,759.25
QUALITY ASSURANCE	17,966.00	9,892.75	9,187.75	705.00
ELECTRICAL POWER PLANNING	51,073.00	24,035.00	24,035.00	0.00
PERMIT COORDINATION/TRACKING	50,094.00	39,274.45	36,980.95	2,293.50
PROCUREMENT AND CONSTRUCTION PHASE SERVICES	408,057.00	214,823.52	198,494.87	16,328.65
PROJECT ADMINISTRATION	52,870.00	28,189.84	26,308.06	1,881.78
OTHER SERVICES	78,995.00	34,298.26	34,298.26	0.00
ENVIRONMENTAL CONSTRUCTION PHASE SERVICES	260,480.00	6,199.49	6,199.49	0.00
Subtotal	2,685,433.00	1,854,474.55	1,753,327.83	101,146.73
Total COST PLUS MAX				101,146.73

Total Invoice: \$ 101,146.73

If you have questions regarding this invoice, please call Cecile Wells at (281) 612-9031.

January 21, 2022

## **Project Monthly Summary**

### **December 2021 Tasks Performed:**

- Task 2 – Stakeholder Coordination
  - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
  - Continued weekly task coordination with Alliance Water.
  - Prepared and presented Technical Committee Meeting Update.
  - Prepared and presented the Board Meeting Update.
  - Prepared and presented the Project Advisory Committee Meeting Update.
  - Prepared for and held Monthly Status Meeting with Alliance Water.
  
- Task 3 – Budgeting
  - Prepared and presented the monthly Budget Update for the Technical Committee and Board meetings.
  - Continued updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
  
- Task 4 – Schedule
  - Revised Project Deliverable Schedule based on the feedback received from ARWA and Design Consultants.
  - Coordinated with Program team to integrate each project schedule into overall Program schedule. Developed and distributed the monthly Program schedule summary.
  
- Task 6 – Data Management
  - Coordinated with Ardurra to transfer Phase 1A GIS WebMap Data and began incorporating the Phase 1A Data within the Phase 1B WebMap Application.
  - Ongoing maintenance of Microsoft SharePoint Online program.
  - Continued updating of web-based GIS for easement acquisition process and alignment changes.
  
- Task 7 – Environmental Management
  - Continued coordination with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
  - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segments C and E.
  - Performed coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continued coordination between Program Environmental Consultant and Design Engineers.
- Reviewed Program Environmental invoices, schedule, and risk log.
- Task 8 – Land Acquisition Management
  - Coordinated the appraisal process for Segments C, D, E, and W parcels.
  - Coordinated with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
  - Performed weekly QC of parcel files in SharePoint, provided comments to Land Acquisition team.
  - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
  - Reviewed Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
  - Continued field work coordination to notify landowners of upcoming field work by consultants.
- Task 9 – Texas Water Development Board Management
  - Continued coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.
- Task 10 – Design Standards
  - Coordinated with Pipeline Manufacturers to review potential cost savings measures to consider.
  - Reviewed the Pipeline Construction Standards considering Contractor recommendations for cost savings.
- Task 11 – Engineering Design Management
  - Pipelines:
    - Segment A
      - Continue coordination with Design Consultant for construction phase services.
    - Segment B
      - Continued coordination with Design Consultant for procurement phase services.
    - Segment C
      - Continued coordination with Design Consultant for final design.
      - Continued coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.
    - Segment D

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Continued coordination with Design Consultant for final design and preparation for procurement.
    - Segment E
      - Continued coordination with Design Consultant for final design.
  - Wellfield:
    - Continued coordination regarding the completion of construction for Wells 6-9.
  - Raw Water Infrastructure:
    - Continued coordination with Design Consultant for construction phase services.
  - Water Treatment Plant:
    - Continued coordination with Design Consultant concerning Hydraulics/Surge development.
    - Continued coordination with Design Consultant for construction phase services.
  - Booster Pump Station:
    - Coordinated with Design Consultant for construction phase services.
  - Inline Elevated Storage Tanks:
    - Continued coordination with Design Consultant for 90% design development.
  - Other:
    - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield, booster pump station).
    - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
  - Continued coordination with ARWA and GVEC to develop agreement language for service to the well field.
  - Continued coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
  - Continued Permit coordination with Pipeline Consultants.
  - Continued coordination with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
  - Continued coordination with Caldwell, Guadalupe, and Hays Counties regarding on going permit reviews.
  - Continued General Coordination with GVEC and BBEC.
  - On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
  - Continued coordinated with Segment A and BPS Design Consultants during the construction phase.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Coordination with Segment B during procurement phase.
- On-going coordination with WTP and RWI Design Consultants during the construction phase.

**January 2022 Projection:**

- Task 2 – Stakeholder Coordination
  - Coordination and/or meetings with entities including: Caldwell County, Guadalupe County, GVEC, Bluebonnet Electric Coop, TxDOT, TCEQ, and TWDB.
  - Continue weekly task coordination with Alliance Water.
  - Prepare and present the Technical Committee Update.
  - Prepare and present Project Advisory Committee Meeting Update.
  - Prepare and present Board Meeting Update.
  - Prepare for and hold Monthly Status Meeting with Alliance Water.
  
- Task 3 – Budgeting
  - Continue updates to Budget Workbook to include monthly tracking of actual costs for ARWA review.
  
- Task 4 – Schedule
  - Revise the Project Deliverable Schedule based on the feedback received from ARWA and Design Consultants.
  - Coordinate with Program team to integrate each project schedule into overall Program schedule. Develop and distribute schedule update and memorandum.
  
- Task 6 – Data Management
  - Finalize the incorporation of the Phase 1A Data within the Phase 1B WebMap Application.
  - Ongoing maintenance of Microsoft SharePoint Online program.
  - Continued updating of web-based GIS for easement acquisition process and alignment changes.
  
- Task 7 – Environmental Management
  - Review the Segment C Hazmat Phase II and Technical Documents report prepared by the Environmental Consultant.
  - Continue coordination with Program Environmental Consultant concerning the comment responses to the United States Army Corps of Engineers.
  - Continued coordination with the Program Environmental Consultant regarding additional hazmat studies for Segment C and E.
  - Perform coordination between Program Environmental Consultant and Land Acquisition Consultant to clarify environmental field work to be done on properties as part of right-of-entry process.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Monthly progress meeting and ongoing coordination with Program Environmental Consultant.
- Continue coordination between Program Environmental Consultant and Design Engineers.
- Review Program Environmental invoices, schedule, and risk log.
  
- Task 8 – Land Acquisition Management
  - Coordinate the appraisal process for Segment C, D, E, and W parcels.
  - Coordinate with Program Survey Consultant, Program Environmental Consultant, and Land Acquisition team to address questions that arise as part of the field work coordination process.
  - Perform weekly QC of parcel files in SharePoint, provide comments to Land Acquisition team.
  - Weekly coordination meeting with land agents to discuss status of rights-of-entry and to provide Program clarification on any questions/requests that have come from landowners.
  - Review Program Land Acquisition team, Program Appraiser, and Program Survey invoices.
  - Continue field work coordination to notify landowners of upcoming field work by consultants.
  
- Task 9 – Texas Water Development Board Management
  - Continue coordination with TWDB Staff to track all EFRs, environmental reports, and bid documents currently under review.
  
- Task 10 – Design Standards
  - Review and update the Construction Standards for ARWA’s review respective of the Pipeline Manufacturers and Contractor recommendations for cost savings.
  
- Task 11 – Engineering Design Management
  - Pipelines:
    - Segment A
      - Continue coordination with Design Consultant for construction phase services.
    - Segment B
      - Continue coordination with Design Consultant for procurement phase services.
    - Segment C
      - Continue coordination with Design Consultant for final design.
      - Continue coordination with Design Consultant regarding ongoing field work and pipeline alignment considerations.
    - Segment D



**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- Continue coordination with Design Consultant for final design and preparation for procurement.
    - Segment E
      - Continue coordination with Design Consultant for final design.
  - Wellfield:
    - Continue coordination regarding the completion of construction of Wells 6-9.
  - Raw Water Infrastructure:
    - Continued coordination with Design Consultant for construction phase services.
  - Water Treatment Plant:
    - Continue coordination with Design Consultant concerning Hydraulics/Surge development.
    - Continued coordination with Design Consultant for construction phase services.
  - Booster Pump Station:
    - Coordination with Design Consultant for construction phase services.
  - Inline Elevated Storage Tanks:
    - Coordination with Design Consultant for 90% design development.
  - Other:
    - Monthly progress meetings with all Design Consultants (pipelines, water treatment plant, raw water infrastructure, wellfield).
    - Review invoices, schedules, and risk logs for consultants.
- Task 13 – Electrical Power Planning
  - Continue coordination with ARWA and GVEC to develop agreement language for service to the well field.
  - Continue coordination with GVEC regarding electric service to the WTP and wellfield.
- Task 14 – Permit Coordination/Tracking
  - Continue Permit coordination with Pipeline consultants
  - Coordinate with Hays County concerning the Site Development Permit.
  - General Coordination with TxDOT.
  - Coordinate with Caldwell, Guadalupe, and Hays County TxDOT offices concerning roadway crossings.
  - Continue General Coordination with GVEC and BBEC.
  - On-going Permit Tracking Log Updates.
- Task 15 – Procurement and Construction Phase Services
  - On-going coordination with Segment A and BPS Design Consultants during the construction phase.
  - Coordination with Segment B during procurement phase and the construction phase.

**Alliance Water – Phase 1B Infrastructure – Owner’s Representative**

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- On-going coordination with WTP and RWI Design Consultants during the construction phase.
- Task 16 – Other Services
  - Finalize and submit the City of San Marcos Watershed Protection Plan for the Booster Pump Station Plat.

**Scope Elements Added/Removed:**

None at this time.

**Outstanding Issues/Concerns:**

None at this time.

**HUB Participation:**

59.9 % allotted by Contract (based on contract total fee)

54.0% to date of Billing

Design Consultant Certifications: N/A

Sub Consultant	Sub Consultant Certifications	Task Description	Contract Value (\$)	Percent Complete to Date (%)	Amount Billed to Date (\$)	Amount Paid to Date (\$)
Foster CM Croup, Inc.	DBE; AABE; MBE; SBE	Budgeting, Schedule, and Data Management	\$170,814.00	80.8%	\$151,823.83	\$144,626.46
CP&Y, an STV Company	N/A*	Program Standards, Compliance, and Project Management	\$926,211.00	46.4%	\$472,476.79	\$436,919.29
Grubb Engineering, Inc.	ESBE; SBE; WBE	Electrical Power Planning	\$44,200.00	45.2%	\$21,984.97	\$21,984.97
Spitzer and Associates, Inc.	SBE; WBE	Land Acquisition Management	\$446,290.00	95.5%	\$425,986.02	\$425,986.02
V&A Consulting Engineers, Inc.	SBE; HABE; MBE	Cathodic Protection Standards	\$22,015.00	0.0%	\$-	\$2,680.00
		Subtotal	\$1,609,530.00	55.5%	\$957,963.74	\$1,032,196.75

\*Given recent ownership changes, CP&Y, an STV Company is no longer HUB Certified.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.4** Consider adoption of Resolution 2022-01-26-002 approving an Interlocal Cooperation Agreement with the City of San Marcos for San Marcos Regional Water Treatment Plant and Blanco Vista Storage Tank Improvements as recommended by the Technical Committee. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

Alliance Water and the City of San Marcos have been working together on two projects associated with the delivery of the new Carrizo water. The City and GBRA decided to expand the finished water storage capacity at the San Marcos Regional Water Treatment Plant (SMRWTP) and to make some improvements at the high service pump stations at the plant. Alliance Water and the City agreed that having a pipeline connecting the Authority's Segment B pipeline to the high service pump station would be advantageous to Alliance Water as it would allow for the SMRWTP to provide water for commissioning of the Phase 1B facilities and could also serve as an emergency interconnect should it be necessary in the future. The basic improvements are shown on the next page in red.

The second project is at the City of San Marcos's second delivery point north of the Blanco Vista subdivision. The City is planning an elevated storage tank at this location. Both parties agree that because Alliance Water is also going to construct two composite elevated storage tanks that the economies of scale could be improved by bidding all three projects together with San Marcos for the Blanco Vista tank.

The City of San Marcos has prepared the attached Interlocal Cooperation Agreement to describe how the costs for the two projects will be split between the two entities. For the SMRWTP project, Alliance Water will be responsible for its share of construction, \$10,000 in design fees, plus its share of construction administration services for the SMRWTP project. San Marcos will be responsible for the construction costs of the Blanco Vista EST along with construction management and inspection charges not to exceed \$110,000 (San Marcos is paying for the design directly).

The City has already bid the SMRWTP project with Archer-Western identified as the low bidder with a total bid of \$12.95 million. ARWA's share of the construction cost is \$1.54 million inclusive of 10% increase for possible change orders.

The attached agreement has been reviewed by legal and coordinated with the City of San Marcos Staff. They intend to take the agreement and award of the SMRWTP project to the San Marcos council in January. Staff is seeking the Committee's recommendation to the Board to approve the agreement.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640



Attachment(s)

- Resolution 2022-01-26-002
- Draft Interlocal Agreement with San Marcos

**Board Decision(s) Needed:**

- Adoption of Resolution 2022-01-26-002 approving the Interlocal Agreement with San Marcos for improvements at the San Marcos Regional Water Treatment Plant and the Blanco Vista Elevated Storage Tank.



## ALLIANCE WATER

### RESOLUTION NO. 20220126-002

#### A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING AN AGREEMENT WITH THE CANYON REGIONAL WATER AUTHORITY FOR THE ADDITION OF A DELIVERY POINT, AND DECLARING AN EFFECTIVE DATE

##### RECITALS:

1. The Alliance Regional Water Authority's ("Alliance Water") is developing a Carrizo-Wilcox Aquifer water supply project (the "Project") for the public purposes of supplying wholesale water to its Sponsors, including the City of San Marcos ("San Marcos").
2. Alliance Water and San Marcos recognize that certain improvements for Alliance Water at needed at the San Marcos Regional Water Treatment Plant, including pumping equipment at the High Service Pump Station to supply the Alliance Water line for testing and commissioning services and a long-term emergency interconnect.
3. Alliance Water and San Marcos recognize that including these improvements within the design and construction contract of improvements by San Marcos at the San Marcos Regional Water Treatment Plant is beneficial to both parties.
4. Similarly, there are water storage tank improvements that will be constructed by Alliance Water and San Marcos can benefit by including its Blanco Vista Storage Tank improvements in the Alliance Water construction project.
5. The purpose of the attached interlocal agreement is to outline the responsibilities of Alliance Water and San Marcos for the design and construction of the needed San Marcos Regional Water Treatment Plant improvements and the construction of the Blanco Vista Storage Tank and the manner in which the respective costs will be determined and allocated.

##### BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY:

**SECTION 1.** The attached Interlocal Agreement between Alliance Water and the City of San Marcos is approved, pending review of any non-substantive changes by the Authority's Legal Counsel, Mike Gershon.

**SECTION 2.** Alliance Water's Executive Director, Graham Moore, is authorized to execute the attached agreement on behalf of Alliance Water, upon approval of the agreement by the Authority's Legal Counsel.

Resolution 20220126-002  
ARWA-San Marcos ILA for SMRWTP & BVST Improvements

**SECTION 3.** This Resolution shall be in full force and effect immediately upon its passage.

**ADOPTED: January 26, 2022**

**ATTEST:**

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Chris Betz  
Chair, Board of Directors

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James Earp  
Secretary, Board of Directors

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.5** Consider adoption of Resolution 2022-01-26-003 approving Work Order #6 with Pape-Dawson Engineers, Inc. for Construction Management and Inspection Services on the Authority's Phase 1B Program through December 31, 2022. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

The Authority issued RFQ 2019-003 in December 2019 for the Construction Management & Inspection Services for the Authority's Phase 1B Program. In May 2021 the Authority issued a work order to Pape-Dawson for Construction Management and Inspection on the Phase 1B Program through the end of 2021. These same services are needed in 2022 as construction continues on the Water Treatment Plant and Booster Pump Station and as construction starts on the Segment A and B pipelines.

The Executive Director negotiated the scope and fee for the construction management and inspection services and brought the proposal to the Technical Committee in December for possible recommendation. The committee had questions and subsequently scheduled a call with a sub-set of the Committee to discuss the proposal and possible ways to reduce the effort. As a result of the discussion, the Executive Director worked with Pape-Dawson to revise the proposal to reduce one layer in the organization chart and to reduce the effort by approximately \$200,000. The basic revisions were discussed with the Technical Committee in January and the sub-committee was provided the revised proposal shortly after that meeting. The Executive Director is not aware of any further concerns regarding the revised proposal.

In addition to the typical observation and inspection efforts (observing construction, periodic contractor meetings, submittal/RFI coordination, review of pay apps, schedules and change order requests, etc.), the scope of services includes fee to maintain the electronic document tracking system and maintaining construction trailers at the treatment plant and booster pump station.

Staff anticipates multiple work orders over the next several years with Pape-Dawson for the construction management and inspection work.

Below are some of the key facts regarding the proposal:

**Firm:** Pape-Dawson Engineers, Inc.

**Fee:** \$5,804,358

**Work Order Type:** Hourly Rate, Not-to-Exceed

**Anticipated Duration:** 12 months

**Project Manager:** Chris Noe, P.E.

**Key Subconsultants:** Foster CM Group, TEC Consulting & JH Engineering

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

Staff is requesting Board approval of the Work Order#6 with a fee not-to-exceed \$5,804,358.

Attachment(s)

- Resolution 2022-01-26-003
- ARWA Phase 1B CM&I Proposal for 2022 revised January 12, 2022

**Board Decision(s) Needed:**

- Adoption of Resolution 2022-01-26-003 approving Work Order #6 for Construction Management & Inspection for the Authority's Phase 1B Program.





## ALLIANCE WATER

### RESOLUTION NO. 201220126-003

**A RESOLUTION OF THE ALLIANCE REGIONAL WATER AUTHORITY BOARD OF DIRECTORS APPROVING WORK ORDER #6 BETWEEN THE AUTHORITY AND PAPE-DAWSON ENGINEERS, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES RELATED TO THE AUTHORITY'S PHASE 1B PROGRAM AND RELATED MATTERS, AND DECLARING AN EFFECTIVE DATE**

#### **RECITALS:**

1. Alliance Regional Water Authority (the "Authority") entered into a master agreement with Pape-Dawson Engineers, Inc. ("Pape-Dawson") for professional construction management and inspection services and related matters in May 2020.
2. The Authority hired Kimley-Horn & Associates to serve as the Owner's Representative for the Authority's Phase 1B Program. The Owner's Representative role is to assist the Authority with development of the whole Phase 1B Program, including coordination with all consultants after selection through completion of the Program.
3. The Authority entered into a work order with Pape-Dawson for construction management and inspection work for the Authority's Phase 1B projects in May 2021.
4. The Authority requires additional construction management and inspection services for the Authority's Phase 1B projects associated with the actual construction activities of the Phase 1B Program through 2022.
5. The Work Order was negotiated by the Executive Director on behalf of the Authority. The work order references terms and conditions in the Master Agreement between the Authority and Pape-Dawson.

#### **BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.** The attached work order for Construction Management and Inspection Services for the Phase 1B Program between the Authority and Pape-Dawson is approved.

**SECTION 2.** The Authority's Executive Director, Graham Moore, is authorized to execute the attached Work Order #6 on behalf of the Authority.

**SECTION 3.** This Resolution shall be in full force and effect immediately upon its passage.

Resolution 20220126-003  
Phase 1B CM&I Services

**ADOPTED: January 26, 2022.**

**ATTEST:**

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Chris Betz  
Chair, Board of Directors

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James Earp  
Secretary, Board of Directors

December 7, 2021  
(Revised January 12, 2022)

Mr. Graham Moore, P.E.  
Alliance Regional Water Authority  
630 E. Hopkins  
San Marcos, TX 78666

Re: ARWA Phase 1B CM&I – Work Order #6

Dear Mr. Moore:

We are pleased to present this proposal for providing Construction Management and Inspection (CMI) services in connection with the above referenced project. Our proposed scope of services and associated fees are as follows:

**I. GENERAL TASKS**

**A. Program Construction Manager Services**

- Perform construction observation and construction administration tasks as ARWA’s designated Owner’s Representative during construction.
- Serve as the primary point of contact for the Owner’s Project Team (OPT) in the administration of the construction program. The OPT consists of ARWA, Kimley-Horn, Pape-Dawson, the Design Consultants and the Material Testing Service. Pape-Dawson will establish the construction oversight processes and procedures and conduct progress meetings for the program.
- Suggest required staffing levels and make assignments as necessary to see that construction activities are adequately covered and that the needs of the program are being met. Provide a Construction Management Team (CMT) of qualified personnel to execute the responsibilities of the Owner’s Representative. Major team roles to be staffed include:
  - *Owner’s Representative during Construction (referred to as the CMI in Specification Section 00 73 00 of the Contract Documents)*
    - The single-point of contact for the OPT for Construction Phase activities and is responsible for the execution of Owner’s Representative Services across the Program.
  - *Construction Managers*
    - Provide on-site, full-time Construction Manager for facilities projects for coordination and oversight of Project Contractor and Design Consultant activities on behalf of Program Manager and Owner.
    - Provide on-site, full-time Construction Manager for pipeline projects for coordination and oversight of project Contractor and Design Consultant activities on behalf of Program Manager and Owner.

- *Owner's Field Representatives*
  - Provide on-site, full-time Owner's Field Representatives for facilities projects for observation of construction activities on behalf of ARWA.
  - Provide on-site, full-time Owner's Field Representatives for pipeline projects for observation of construction activities on behalf of ARWA.
  - Provide specialized Owner's Field Representatives for as needed to support facility and pipeline Owner's Field Representatives. Examples include activities such as electrical, welding, and tunneling.
- *Owner's Representative Scheduler*
  - Provide Owner's Representative Scheduler for facility and pipeline projects.
- *Commissioning Manager*
  - Provide Commissioning Manager to oversee Program's commissioning and startup planning and execution activities.
- Implement, and execute a Construction Management Plan to assist in the administration of the construction contracts in accordance with the Program's requirements and Construction Documents. The Construction Management Plan (CMP) establishes standard operating procedures, protocols and forms for construction management and administration activities, including submittals, substitution requests, construction schedule, requests for information, requests for change in the Contract Amount or the Contract Time, applications for payment, as-builts, records drawings, materials testing, record-keeping, and operating and maintenance manuals.
  - Review schedules, project costs and project progress payment requests from the Contractor and approve or reject.
  - Provide monthly status reports which include at a minimum:
    - Pape-Dawson progress pay requests
    - Risk Register updates
    - Updates to Program Schedule milestones which are mutually agreed upon by ARWA, Pape-Dawson and Kimley-Horn
    - Overall Work completed to Date
    - Tasks completed in the last 30 days
    - Tasks to be completed in the next 30 days
    - Overall Work to be completed
    - Reasons & Solutions for Delays
- Develop, implement, and maintain an Electronic Document Management System (EDMS) using Microsoft SharePoint. Pape-Dawson will host the SharePoint site and provide access to individuals involved in Construction Phase activities. Pape-Dawson intends to maintain documents in electronic format to the extent possible to be sustainable and also for ease of search and retrieval. Documentation includes drawings, logs, RFIs, submittals, correspondence, letters and reports. Manage access to EDMS.
- Provide temporary field offices at the Water Treatment Plant and Booster Pump Station for Pape-Dawson use. The Contractor will provide temporary services and connections to the CMT trailer and provide a level gravel pad to support the

trailer. Pape-Dawson is responsible for monthly service charges which will be invoiced to ARWA.

- Provide a Field Observation Report platform that promotes consistency in data collections, is searchable using metadata, and provides near-real time information to the OPT. Pape-Dawson intends to use Headlight to provide this service.

#### **B. Field Construction Manager Services**

- Manage and administer the day-to-day Owner Representative requirements of the Projects.
- Serve as the liaison between the construction contractors and the OPT. Provide leadership to the assigned Field Staff in the performance of their duties and manage the administrative efforts required to support construction of the Projects.
- Execute the Construction Management Plan. This includes such activities as determination of pay application quantities, review of schedule updates, coordination of change orders, coordinate material testing, lead daily site observations, and coordinate quality assurance activities with the OPT.
- Maintain and monitor project risk using a risk register. Project risk registers will initially be the Design Consultant's list of open risk items remaining at the end of the Design Phase. The risk register will be reviewed by the OPT and Contractor during progress meetings. As risks to the project develop or change, the register will be updated and reported in Pape-Dawson's monthly status report to ARWA.

#### **C. Owner's Field Representative Services**

- Perform observation and documentation of construction activities for conformance to the Contract Documents as directed by the Construction Manager.
- Provide adequate, qualified staff to conduct daily, on-site, full-time observation services.
- Provide daily quality assurance of the Contractor's quality control process.
- Coordinate Material Testing Service verification testing with Contractors.

#### **D. Commissioning**

Serve as ARWA's designated representative as the Program-wide commissioning manager responsible for integrating the commissioning and startup activities of the Program's multiple Projects. Review the Contractor's Facility Startup and Performance Plan, functional and performance test results, completed unit process startup forms, and completed facility performance demonstration/certification forms. Check the Contractor's scheduled tasks and timelines against the Contractor's Facility Startup and Performance plan for adequacy to meet Program milestones. Coordinate specialists or technical advisers required from the Design Consultant. Work directly with ARWA to facilitate seamless handover to operations

staff prior to Commercial Operations. Attend facility startup meetings conducted by the Contractor.

## II. SIGNIFICANT SPECIFIC TASKS

### A. Bidding Support Services

1. Participate as a member of the Competitive Seal Proposal evaluation team.
2. Compile contract documents from the Contractor and provide to the Program Team.

### B. Schedule and Conduct Construction Meetings

1. Preconstruction Conferences  
Coordinate and conduct preconstruction conferences with OPT and Contractors. Prepare the meeting agenda packet and meeting minutes for Project meetings and distribute copies as directed by ARWA.
2. Construction Meetings  
Coordinate and conduct construction meetings with OPT and Contractors for purposes of conforming with Program schedule goals.

### C. Monitor Contractor Activities During Construction Phase to Check Conformance with Program Schedule, Budget and Quality Goals

1. Site Visits  
Prepare daily field reports and representative photos that generally document the Contractor's personnel, hours on job site, equipment in use and idle, general safety observations, quality control activities, weather conditions, data relative to extras or deductions in bid items, Work in progress and accomplished, whether Work is in general conformance with the Contract Documents, general observations and documentation of testing procedures and results. Identify deviations in the Work from the Contract Documents, note the deviations in daily reports, notify the Contractor and, as needed, the OPT of the deviations, and monitor the deviations until they are resolved.

Review documentation and Contractor resources to check that Contractor, Subcontractor, and other Project team members have the required qualifications, training, licenses, and certifications as specified.

2. Design Consultant Observation  
Monitor Design Consultant observations of the progress and quality of the executed work and coordinate responses to Contractors when work is not proceeding according to contract requirements.

3. Contractor Pay Requests

Before the Contractor submits applications for payment to the Design Consultant under Section 12.1 of the TWDB Supplemental Contract Conditions, review each application in draft form, check whether the amount requested reflects the progress of the Work and is in accordance with the Contract Documents, and approve or reject the application.

4. Contractor Schedule

Review, analyze, and check logic, sequencing, and required milestones in the Contractor's initial schedule. Check Contractor's WBS against SOV to facilitate future payment review process. Translate Contractor's detailed WBS into Program Master Schedule WBS.

Review schedule for variances Contractor's schedule as part of the monthly pay application review process and notify OPT of potential concerns in delivering the Project on time.

5. Contractor Redlines

Maintain records of construction activity, approved changes, and contract deviations to support the preparation of accurate Record Drawings at the conclusion of construction.

6. Quality Assurance

Monitor the Contractor for implementation, documentation, and verification of the Contractor's Quality Control Plan. Receive, log, and distribute QA and testing results from the Material Testing Service. Review submittals and Certified Test Reports. Conduct preparatory meetings of the three-phase control system with CMT, Design Consultant, and Contractor.

7. Change Order Documentation

Monitor and coordinate with the Design Consultant the preparation of supporting documentation and/or design, and review of final draft of Change Order documents. Coordinate with the Design Consultant in the preparation, maintenance, and distribution of the Project Change Order log.

8. Substantial Completion Coordination

Coordinate with OPT and Contractor to conduct an on-site review. Maintain records of list of Work corrections (punch-list items) that need to be addressed for Final Completion and provide to Contractor.

9. Final Completion Coordination

Coordinate with the OPT and Contractor to conduct an on-site review upon notification by Contractor that Work is ready for final inspection and acceptance, and receipt of Contractor's final Application for Payment. Support

the Design Consultant with preparation of the final Application for Payment upon work being found acceptable.

**E. Monitor, Review and Coordinate RFIs, Change Orders, Field Revisions, Punch Lists, and other Actions during Construction.**

1. RFI Coordination

Coordinate monitor and log Design Consultant responses to requests for information (RFI) submitted by the Contractor. Prepare, maintain and distribute a Project RFI log. Assist in the resolution of RFI's as needed.

2. Technical Documentation Coordination

Coordinate the provision of technical documentation to support the resolution of claims, disputes and other matters relating to the execution or progress of the construction work or interpretation of the Contract Documents.

3. Change Management

Track the progress of changes (potential and approved). Notify ARWA and Kimley-Horn of potential change requests based on RFI submitted by the Contractor, or discussions of the work. Review Contractor change orders and delay claims and make recommendations to ARWA. Assist the Design Consultant in the preparation of change requests for review, approval or rejection by ARWA providing photographs, field records, testing results and other documentation as needed to help evaluate the change request.

4. Substantial and Final Completion

Coordinate and support the Design Consultants professional inspections to determine the dates of substantial completion and final completion for the Project, to evaluate the work for acceptable conformance with the construction contract documents and to verify that any minor deviations from the construction contract documents have been corrected. Coordinate with the Design Consultants to receive and review written warranties and related documents required by the construction contract documents and assembled by the Contractor.

5. Submittals

- Monitor and record the progress of Contractor submittals such as shop drawings, product data, samples, schedules, laboratory, quarry, shop and mill tests of material and equipment. Coordinate and monitor Design Consultant progress in review and processing of Contractor submittals.
- Identify if submittals are reviewed and returned to the Contractor by the Design Consultants with recommendation for action to be taken
- Prepare, maintain and provide updated electronic copies of the Master Submittal Log. The Master Submittal Log will indicate the accurate status of project submittal requirements. Maintain status of submittals such as Reviewed, Reviewed with Comments, Revise and Resubmit or Other



Action. The Contractor will prepare a Submittal Schedule, based on the Master Submittal Log. The Master Submittal Log will be distributed as requested by ARWA.

6. As-built Surveys

Perform as-built survey activities using GPS equipment. GPS performance requirements to be provided by ARWA.

**F. Monitor and Coordinate Program and Project Close Out**

1. Record Drawings

Coordinate and monitor the Design Consultant's review of contractor as-built drawings and check that compiled field changes and orders, and permit corrections are complete and correctly reflected on drawings according to best available information and knowledge. Production of the record drawings will be done by the Design Consultant.

2. Close Out Procedure

Work with the Design Consultants and ARWA to check that close out paperwork required by the TWDB and Contract Documents is completed and submitted to receive release of retainage and Certificate of Approval for each Project.

**Estimate of costs: See attached Exhibit A.**

**THIS PROPOSAL ASSUMES AND/OR EXCLUDES THE FOLLOWING:**

- *Because the construction phase Owner's Representative support services are dependent on the number and duration of individual construction projects, this scope and fee is only an estimate to establish an initial funding of the Owner's Representative's work. The fee will be reevaluated as work progresses and additional fees may be required.*
- *Field observation staffing is estimated at 48 hours per week per pipeline segment based on the Program construction time frames shown in Exhibit C.*
- *Work will be invoiced on an hourly basis using the attached rate schedule (Exhibit D). Rates are valid through 2022.*
- *Microsoft SharePoint services are estimated based upon standard cloud business deployment. Program needs that escalate those standard deployments, such as cyber-security requirements, will require additional fees.*
- *Direct expenses for reproduction, travel, express mail, and special deliveries will be invoiced at cost per the Master Agreement.*
- *Additional services requested by ARWA which may arise, and are not outlined above, to be compensated for on an hourly basis or negotiated to a lump sum fee.*

**COMPENSATION**

**Basis of Compensation**

Pape-Dawson's compensation for the above services will be a charge for personnel services plus an hourly charge for specialized equipment and computers. A budget of **\$5,804,358** is the estimated cost of Pape-

Dawson’s current understanding of the services identified above. This also includes estimated expenses for field office trailers, temporary field office services, a cloud-based field reporting system, and direct expenses as defined below. This budget figure does not include applicable sales tax on services. If this budget figure is exceeded, Pape-Dawson may request modification of this Agreement.

Direct Expenses include reproduction, travel, express mail, special deliveries and subcontractor expenses related to these services. Direct Expenses will be charged at cost.

**Agreement**

Upon the signing of this Proposal by Client, this Proposal to be governed by the existing Master Agreement for Professional Engineering Services by and between Client and Engineer, dated effective as of the **27th** day of **May 2020**, with the same force and effect as if all of the terms of such Master Agreement were recited verbatim herein. Conflicts between the Master Agreement and this Proposal to be governed and controlled by this Proposal.

We appreciate the opportunity to work with you on this project. If this proposal meets with your approval, please acknowledge such by signing this proposal letter and returning it to our office via email, fax or US Mail for our records. Receipt of the executed document serves as authorization for us to proceed with the work.

Sincerely,  
Pape-Dawson Engineers, Inc.



Chris Noe, P.E.  
Associate Vice President



Cara C. Tackett, P.E.  
Sr. Vice President

**Attachments**

- Exhibit A – Estimate of Costs
- Exhibit B – CMI Organization Chart
- Exhibit C – Estimated Staffing Matrix for 2022
- Exhibit D – 2022 Hourly Rate Schedule

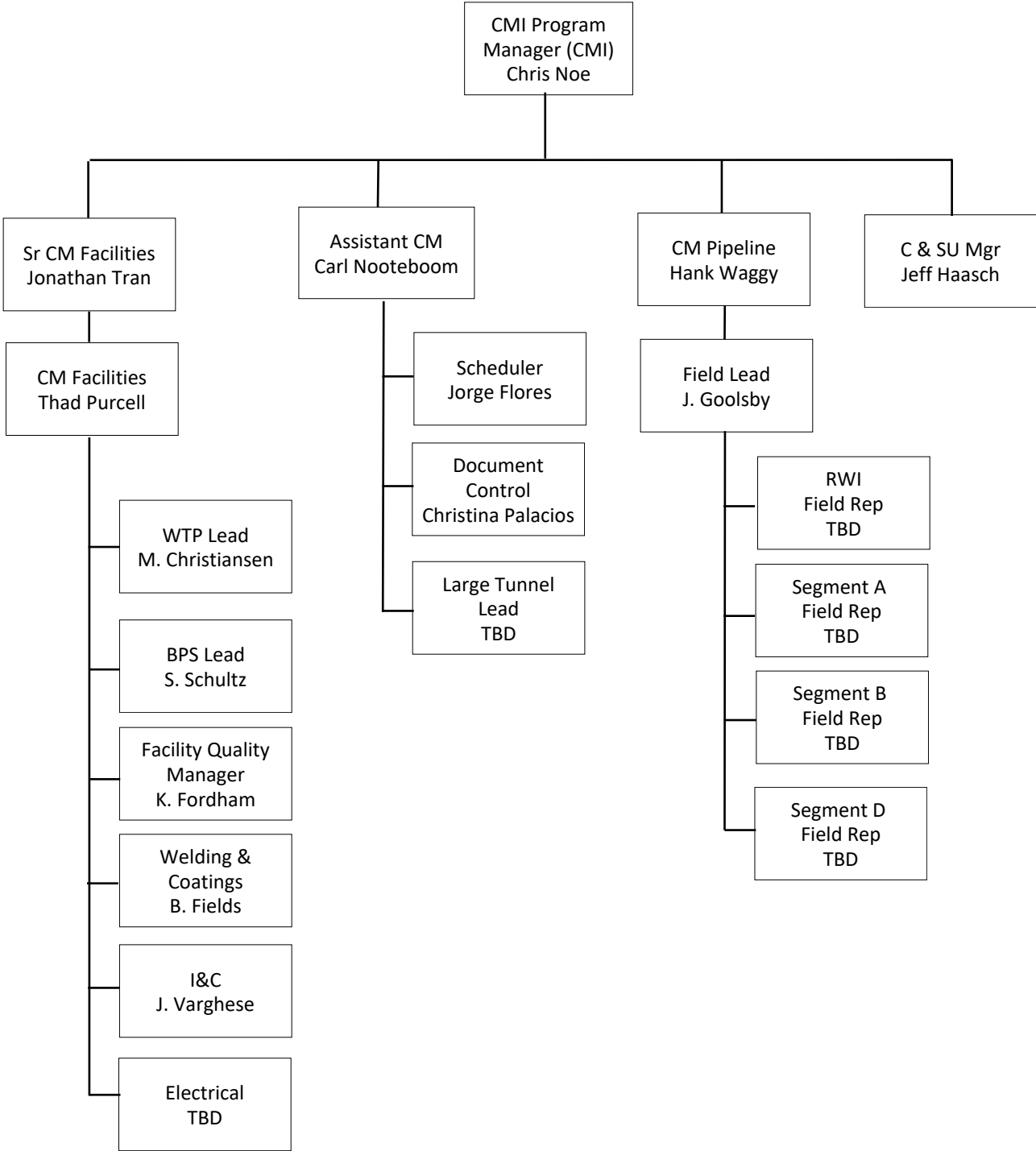
EXHIBIT A  
Estimate of Costs

		2022	
		<u>Hr - total</u>	<u>Fee</u>
<b>A. Program Construction Manager Services</b>			
<b>Develop, Implement and Execute CMP</b>		Jan -Dec 2022 (12 months)	
CMI Program Manager (PD)	520	119,600	
Assistant CM (PD)	2,288	480,480	
Scheduler (FCM)	1,560	296,400	
Administrative (PD)	520	54,600	
<b>Develop, Implement and Maintain EDMS</b>		Jan -Dec 2022 (12 months)	
Document Control Manager	2,288	297,440	
<b>Provide Field Observation Platform</b>		Jan -Dec 2022 (12 months)	
		<u>Total</u>	<u>Fee</u>
Headlight Platform (10 seats x 12 months)	120	34,980	
GPS Equipment	60	7,920	
<b>Provide Temporary Field Offices</b>		Jan -Dec 2022 (12 months)	
		<u>Total</u>	<u>Fee</u>
WTP Trailer (Rent/mo)	12	21,120	
WTP Utilities (Monthly)	12	2,640	
BPS Trailer (Rent)	12	21,120	
BPS Utilities	12	2,640	
<b>Labor Subtotal</b>	7,176	1,248,520	
<b>Non-Labor Subtotal</b>		90,420	
<b>B. Field Construction Manager Services</b>			
<b>Execute CMP</b>		Jan -Dec 2022 (12 months)	
Senior CM Facilities (TEC)	104	22,880	
CM Facilities (TEC)	2,496	549,120	
CM Pipelines (FCM)	1,560	343,200	
<b>Labor Subtotal</b>	4,160	915,200	
<b>C. Owner's Field Representative Services</b>			
<b>WTP Field Observation and Reporting</b>		Jan -Dec 2022 (12 months)	
WTP Lead Field Representative	2,496	449,280	
Facility Quality Manager	260	44,200	
Facility - Welding and Coatings Field Rep	260	44,200	
Facility Electrical Field Representative	1,040	197,600	
Facilities - I&C Field Representative	520	111,800	
<b>BPS Field Observation and Reporting</b>		Jan -Dec 2022 (12 months)	
BPS Lead Field Representative	2,496	449,280	
Facility Quality Manager	260	44,200	
Facility - Welding and Coatings Field Rep	260	44,200	
Facility Electrical Field Representative	1,040	197,600	
Facilities - I&C Field Representative	520	111,800	

EXHIBIT A  
Estimate of Costs

	2022	
	<u>Hr - total</u>	<u>Fee</u>
<b>Senior Pipeline Field Oversight</b>	Jan -Dec 2022 (12 months)	
Large Tunnel Lead (PE)	1,440	288,000
Pipe Lead Field Representative	2,496	424,320
<b>RWI Field Observation and Reporting</b>	Jun -Oct 2022 (5 months)	
Inspector	704	109,120
<b>Segment A Field Observation and Reporting</b>	Jan-Dec 2022 (12 months)	
Inspector	2,304	391,680
<b>Segment B Field Observation and Reporting</b>	Feb-Dec 2022 (11 months)	
Inspector	2,112	359,040
<b>Segment C Field Observation and Reporting</b>	Not Started	
Inspector	-	-
<b>Segment D Field Observation and Reporting</b>	Sep-Dec 2022 (4 months)	
Inspector	624	102,960
<b>Segment E Field Observation and Reporting</b>	Not Started	
Inspector	-	-
<b>EST Field Observation and Reporting</b>	Not Started	
Inspector	-	-
<b>Labor Subtotal</b>	18,832	3,369,280
<b>D. Commissioning Services</b>		
<b>Program-Wide Commissioning and Startup Oversight</b>	Jan -Dec 2022 (12 months)	
Facility - Commissioning and Startup Manager	260	68,900
<b>Labor Subtotal</b>	260	68,900
<b>TOTALS</b>		
Labor Total	30,428	5,601,900
Non-Labor Total		90,420
Estimated Direct Expenses (2% of Labor)		112,038
<b>Grand Total</b>		5,804,358

# EXHIBIT B CMI Organization Chart



**EXHIBIT C**  
Estimated Staffing for 2022

	NTP	2022												Hours	
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
<b>A. Program Construction Manager Services</b>															
<b>Develop, Implement and Execute CMP</b>															
CMI Program Manager (PD)	Chris Noe	45	43	43	43	43	43	43	45	43	43	43	43	520	
Assistant CM (PD)	Carl Nootboom	192	190	192	190	190	190	192	192	190	190	190	190	2,288	
Scheduler (FCM)	Jorge Flores	130	130	130	130	130	130	130	130	130	130	130	130	1,560	
Administrative (PD)	Gabriele Dooley	44	44	44	44	44	44	44	44	44	44	44	36	520	
<b>Develop, Implement and Maintain EDMS</b>															
Document Control Manager	Christina Palacios	192	190	192	190	190	190	192	192	190	190	190	190	2,288	
<b>B. Field Construction Manager Services</b>															
<b>Execute CMP</b>															
Senior CM Facilities (TEC)	Jonathan Tran	9	9	9	9	9	9	9	9	9	9	9	5	104	
CM Facilities (TEC)	Thad Purcell	208	208	208	208	208	208	208	208	208	208	208	208	2,496	
CM Pipelines (FCM)	Hank Waggy	130	130	130	130	130	130	130	130	130	130	130	130	1,560	
<b>C. Owner's Field Representative Services</b>															
<b>WTP Field Observation and Reporting</b>															
WTP Lead Field Representative	Mark Christiansen	Jul-21	208	208	208	208	208	208	208	208	208	208	208	2,496	
Facility Quality Manager	Kirkland Fordham		18	22	22	22	22	22	22	22	22	22	22	260	
Facility - Welding and Coatings Field Rep	Billy Fields		-	-	26	26	26	26	26	26	26	26	26	260	
Facility Electrical Field Representative	TBD		-	-	104	104	104	104	104	104	104	104	104	1,040	
Facilities - I&C Field Representative	Josh Varghese		-	-	52	52	52	52	52	52	52	52	52	520	
<b>BPS Field Observation and Reporting</b>															
BPS Lead Field Representative	Stephanie Schultz	Oct-21	208	208	208	208	208	208	208	208	208	208	208	2,496	
Facility Quality Manager	Kirkland Fordham		18	22	22	22	22	22	22	22	22	22	22	260	
Facility - Welding and Coatings Field Rep	Billy Fields		-	-	26	26	26	26	26	26	26	26	26	260	
Facility Electrical Field Representative	TBD		-	-	104	104	104	104	104	104	104	104	104	1,040	
Facilities - I&C Field Representative	Josh Varghese		-	-	52	52	52	52	52	52	52	52	52	520	
<b>Delivery Points Field Observation and Reporting</b>															
BPS Lead Field Representative	Stephanie Schultz	Nov-21	Included in WTP & BPS Effort												-
BPS Electrical Field Representative	TBD		Included in WTP & BPS Effort												-
Facility Quality Manager	Kirkland Fordham		Included in WTP & BPS Effort												-
<b>Senior Pipeline Field Oversight</b>															
Tunnel Field Representative (PE)	TBD - PE		-	-	-	-	-	-	140	260	260	260	260	1,440	
Pipe Lead Field Representative	James Goolsby		208	208	208	208	208	208	208	208	208	208	208	2,496	
<b>Field Observation and Reporting</b>															
RWI Field Observation and Reporting	TBD	Jul-21	-	-	-	176	176	176	176	-	-	-	-	704	
Segment A Field Observation and Reporting	TBD	Oct-21	16	208	208	208	208	208	208	208	208	208	208	2,304	
Segment B Field Observation and Reporting	TBD	Jan-22	-	32	208	208	208	208	208	208	208	208	208	2,112	
Segment C Field Observation and Reporting	TBD	Nov-22	-	-	-	-	-	-	-	-	-	-	-	-	
Segment D Field Observation and Reporting	TBD	Aug-22	-	-	-	-	-	-	-	-	208	208	208	624	
Segment E Field Observation and Reporting	TBD	Nov-22	-	-	-	-	-	-	-	-	-	-	-	-	
Elevated Storage Tanks	TBD	Oct-22	-	-	-	-	-	-	-	-	-	-	-	-	
<b>D. Commissioning Services</b>															
<b>Program-Wide Commissioning and Startup Oversight</b>															
Facility - Commissioning and Startup Manager	Jeff Haasch	Jan-22	-	26	26	26	26	26	26	26	26	26	13	13	260
<b>TOTALS</b>														<b>30,428</b>	

**EXHIBIT D**  
**2022 HOURLY RATES**

<b>Key Staff</b>		<b>Range (\$/Hr)</b>	
Principal In Charge		\$300	
Project Manager (CMI)		\$230	
Construction Manager		\$220	
Assistant Construction Manager		\$210	\$215
Commissioning Manager		\$265	
<b>Full-Time Inspectors <sup>(1)</sup></b>		<b>Range (\$/Hr)</b>	
Pipeline (Senior)		\$155	\$170
Pipeline (Junior)		\$110	\$120
Facility - Building/Structural/Mechanical		\$180	\$205
Facility - Quality Manager		\$160	\$180
<b>As-Needed Inspectors <sup>(2)</sup></b>		<b>Range (\$/Hr)</b>	
Electrical / I&C		\$200	\$220
CWI/Coatings		\$155	\$175
Cathodic Protection		\$190	\$220
Process Equipment		\$180	\$205
Tunnel (P.E.)		\$200	\$225
<b>Support</b>		<b>Range (\$/Hr)</b>	
Scheduler		\$190	\$200
Administrative		\$100	\$110
SharePoint Manager		\$150	\$170
SharePoint Tech		\$110	\$130
Document Control Manager		\$130	\$135
Document Control Assistant		\$85	\$100
<b>Notes</b>			
(1) Rates <b>include</b> costs for vehicle, per diem, and lodging			
(2) Mileage, vehicle, and lodging costs may be charged for this group at standard allowable rates			

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- H.6** Discussion and possible creation of a Temporary Committee and designation of Directors to the Committee for the purpose of reviewing the responses to the Authority's Carrizo Water Supply Project Operation and Maintenance Services RFP and recommending selection of a proponent to the Board of Directors. ~ *Graham Moore, P.E., Executive Director*
- 

Background/Information

Staff issued an RFP in December for Operations and Maintenance Services for the Authority's Carrizo Water Project. Responses are currently due from Proponents by 3:00 PM on Thursday, February 24th.

Staff recommends that a Temporary Committee of Board Directors review the submissions, if necessary interview one or more of the Proponents, and make a recommendation to the Board as to which Proponent to contract with for the Operations and Maintenance Services.

Below is an excerpt from the Authority's Bylaws regarding the use of Temporary Committees for purposes such as this.

*B. Temporary Committees.* The Board may, by resolution or by motion and vote, designate three or more Directors, as voting members, and one or more persons who are not Directors as non-voting members, to constitute a temporary committee to address one or more topics. A temporary committee will function only in an advisory role to the Board. The Board may limit the duration of a temporary committee, and may remove or add members. A temporary committee will report on its activities to the Board, but it is not required to keep minutes of its meetings. Because of its purely advisory role, notice of a temporary committee's meetings under the Open Meetings Act is not required.

**Board Decision(s) Needed:**

- Creation of a Temporary Committee for the purposes of reviewing, possibly interviewing and recommending selection of a Proponent to the Board of Directors for Operation and Maintenance Services for the Authority's Carrizo Water Supply Project and appointing members to the Committee.



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**H.7** Discussion and possible adoption of the Authority's Board of Directors meeting schedule for 2022. ~ *Graham Moore, P.E., Executive Director*

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Background/Information

The Board typically meets on the fourth Wednesday of every month, except toward the end of the year when the holidays interfere with this schedule. Below is the suggested meeting schedule for the remainder of 2022, taking into account the holiday schedule:

- Wednesday, February 23<sup>rd</sup>
- Wednesday, March 23<sup>rd</sup>
- Wednesday, April 27<sup>th</sup>
- Wednesday, May 25<sup>th</sup>
- Wednesday, June 22<sup>nd</sup>
- Wednesday, July 27<sup>th</sup>
- Wednesday, August 24<sup>th</sup>
- Wednesday, September 28<sup>th</sup>
- Wednesday, October 26<sup>th</sup>
- **Wednesday, November 16<sup>th</sup> (3<sup>rd</sup> Wednesday of the month)**
- **Wednesday, December 21<sup>st</sup> (3<sup>rd</sup> Wednesday of the month)**

**Board decision needed:**

- Adoption of the Board meeting schedule for the remainder of 2022.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**H.8** Discussion and possible direction to Staff regarding the Authority's process for mediation. ~ *Graham Moore, P.E., Executive Director*

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Background/Information

Alliance Water has entered into eminent domain on a number of parcels in order to acquire easements associated with the Phase 1B Program. The best way to resolve some of these legal issues is through mediation. Staff is seeking input from the Board as to how they would prefer to deal with the mediation process. There are any number of ways the mediation can be handled, below are a few options for consideration by the Board:

1. Designate authority to the Executive Director and set approval limits.
2. Designate a committee of Board members to participate in the mediation and set approval limits.
3. Designate a committee of Board members to receive a briefing after mediation and to determine whether to approve settlements.

The first mediation for Alliance Water is scheduled in early March, therefore the Authority's approach to mediation will need to be resolved on or before the February Board meeting.

**Board decision needed:**

- Possible direction to Staff.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- I. BOARD MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Board Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required.
- 

Background/Information

The Board Members have an opportunity to make announcements or to request that items be added to future Board or Committee agendas.

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- J.1** *Executive Session pursuant to the Government Code, Section 551.071 (Consultation with Attorney) and/or Section 551.072 (Real Property Deliberations) regarding:*
- A. Water supply partnership options*
  - B. Groundwater leases*
  - C. Acquisition of real property for water supply project purposes*
-

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**  
Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**J.2** Action from Executive Session on the following matters:

- A. *Water supply partnership options*
  - B. *Groundwater leases*
  - C. *Acquisition of real property for water supply project purposes*
-

**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**

Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

- D. *Consideration of Resolution 2022-01-26-004 finding Public Convenience and Necessity for and authorizing the acquisition of certain water pipeline easements and temporary construction easements and certain fee estates for the Alliance Regional Water Authority, Phase 1B Water Line Project in connection therewith, over, across, upon and under certain privately owned real estate properties; authorizing all appropriate actions by the Board of Directors, staff, retained attorneys and engineering and technical consultants in the institution and prosecution of condemnation proceedings to acquire any such needed fee estates and easements and temporary construction easements and related rights of ingress and egress that cannot be acquired through negotiation; declaring further negotiations futile; ratifying and affirming all acts and proceedings heretofore done or initiated by employees, agents, and attorneys of ARWA to acquire such property interests including necessary acts for any applicable lienholders for such properties; authorizing all other lawful action necessary and incidental to such acquisitions or eminent domain proceedings to survey, specify, define, and secure the necessary interests in real property; declaring the sections of the resolution to be severable one from the other in the event any section of the resolution is determined to be invalid; establishing an effective date; and finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law.*

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Attachment(s)

- Resolution 2022-01-26-004

**Board Decision(s) Needed:**

- Adoption of Resolution 2022-01-26-004.



## ALLIANCE WATER

### RESOLUTION NO. 20220126-004

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE ALLIANCE REGIONAL WATER AUTHORITY FINDING PUBLIC CONVENIENCE AND NECESSITY FOR AND AUTHORIZING THE ACQUISITION OF CERTAIN WATER PIPELINE EASEMENTS, TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS, PHASE 1 B WATER LINE PROJECT IN CONNECTION THEREWITH, OVER, ACROSS, UPON AND UNDER CERTAIN PRIVATELY OWNED REAL PROPERTIES; AUTHORIZING ALL APPROPRIATE ACTION BY THE BOARD OF DIRECTORS, STAFF, RETAINED ATTORNEYS AND ENGINEERING AND TECHNICAL CONSULTANTS IN THE INSTITUTION AND PROSECUTION OF CONDEMNATION PROCEEDINGS TO ACQUIRE ANY SUCH NEEDED FEE ESTATES AND EASEMENTS AND TEMPORARY CONSTRUCTION, ACCESS, AND ASSOCIATED EASEMENTS AND RELATED RIGHTS OF INGRESS AND EGRESS THAT CANNOT BE ACQUIRED THROUGH NEGOTIATION; DECLARING FURTHER NEGOTIATIONS FUTILE; RATIFYING AND AFFIRMING ALL ACTS AND PROCEEDINGS HERETOFORE DONE OR INITIATED BY EMPLOYEES, AGENTS, AND ATTORNEYS OF ARWA TO ACQUIRE SUCH PROPERTY INTERESTS INCLUDING NECESSARY ACTS FOR ANY APPLICABLE LIENHOLDERS FOR SUCH PROPERTIES; AUTHORIZING ALL OTHER LAWFUL ACTION NECESSARY AND INCIDENTAL TO SUCH ACQUISITIONS OR EMINENT DOMAIN PROCEEDINGS TO SURVEY, SPECIFY, DEFINE, AND SECURE THE NECESSARY INTERESTS IN REAL PROPERTY; DECLARING THE SECTIONS OF THE RESOLUTION TO BE SEVERABLE ONE FROM THE OTHER IN THE EVENT ANY SECTION OF THE RESOLUTION IS DETERMINED TO BE INVALID; ESTABLISHING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, in order to promote public health, safety, and welfare, ALLIANCE REGIONAL WATER AUTHORITY (“ARWA”) hereby finds that public convenience and necessity require acquisition of permanent Pipeline and Right-of-Way Easements and, in some instances, temporary, and access easements (cumulatively, “Easements”) over, or fee simple title to certain tracts of land identified in the attached Exhibit being more specifically described by metes and bounds in Exhibit “A” for the public use to construct, reconstruct, operate, inspect, maintain and repair water transmission lines and related facilities and improvements of Phase 1 B of the project (the “Project”); and

WHEREAS, in order to effectuate the Project, it will be necessary and convenient that agents, representatives, or employees of ARWA lay out the Project, and acquire these property rights from properties for the purpose of construction, reconstruction, operation, inspection, maintenance and repair of the Project; and

WHEREAS, ARWA has entered into agreements with Guadalupe-Blanco Regional Authority (“GBRA”) for the installation of certain water pipelines within the Easements respectively in support of the Project; and

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies,

architects, or other persons or companies to effect the laying out, establishment, and acquisition of land rights necessary to effectuate said Project; and

WHEREAS, in order to acquire the necessary land rights, it will be or has been necessary for ARWA's agents, representatives, or employees to enter upon the above- described properties for the purpose of surveying and establishing said land titles and to determine adequate compensation for said land rights, to conduct tests, and to negotiate with the owners thereof for the purchase of necessary land rights; and

WHEREAS, it was necessary to set out procedures for the establishment and approval of just compensation for the necessary land rights to be acquired for the Project; and

WHEREAS, as provided for by Texas Water Code, Chapter 65, including Sections 65.201, and the Texas Special District Local Laws Code Chapter 11010, including Sections 11010.101, 11010.102 and 11010.103, the Board finds and determines that each of the parcels of land listed below, and more particularly described in the attached Exhibits (parcels), are necessary or convenient as a part of the system of water pipelines to be constructed, reconstructed, operated, inspected, maintained, or repaired and it is necessary to acquire the Easements and fee simple title in the parcels or such lesser property interests as set forth in the attached Exhibits as part of the Project; and

WHEREAS, the Board finds and determines that the water pipeline facilities to be constructed or improved on the parcels identified and listed below and those property interests acquired; and

WHEREAS, the Board finds and determines that condemnation of the parcels is required; and

WHEREAS, the initiation of condemnation proceedings for the parcels is adopted and authorized by a single order for the parcels, and this first vote by the Board applies to all of the parcels.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALLIANCE REGIONAL WATER AUTHORITY:**

**SECTION 1.**

1. That in order to promote the public health, safety, and welfare, public convenience and necessity require ARWA's acquisition of Easements, fee simple interests, and any such lesser property interests for the public use for construction, reconstruction, operation, maintenance, inspection and repair of water transmission lines and appurtenances over those certain parcels of land described with particularity on Exhibit "A," attached and incorporated herein by reference as if fully set out.

2. That ARWA's agents, representatives, or employees are hereby authorized to:

a. Lay out the exact location of the land area needed for the necessary property interests described herein;

b. Hire such engineers, surveyors, appraisers, title companies, architects, and other persons or companies needed to effect the laying out of the facilities, the establishment and acquisition of easement rights and other rights necessary for the Project;

c. Enter upon any property necessary for the purpose of surveying and establishing title, to determine adequate compensation for the necessary land rights, and to conduct tests;

d. Negotiate with the owners of any such properties for the purchase thereof;



e. To purchase any necessary easements and rights-of-way on, over, under and across each of the Easements and execute all documents necessary to acquire such necessary land rights;

f. Initiate eminent domain proceedings against the owner(s) of each of the Easements for acquisition thereof in the event the owner(s) fail to accept a bona fide offer to purchase each of the respective Easements; and

g. Take whatever further actions deemed appropriate to economically effect the establishment of the Project and appurtenances thereto.

3. That all previous acts and proceedings done or initiated by ARWA's agents, representatives, or employees for establishment of the Project, including the negotiation for and/or acquisition of any necessary property rights for any of the Easements are hereby authorized, ratified, approved, confirmed, and validated. This resolution shall take effect immediately from and after its passage.

**SECTION 2.** That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the \_\_\_\_ day of January 2022.

**ALLIANCE REGIONAL WATER AUTHORITY**

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Chris Betz  
Chair of the Board of Directors of  
ALLIANCE REGIONAL WATER AUTHORITY

**ATTEST:**

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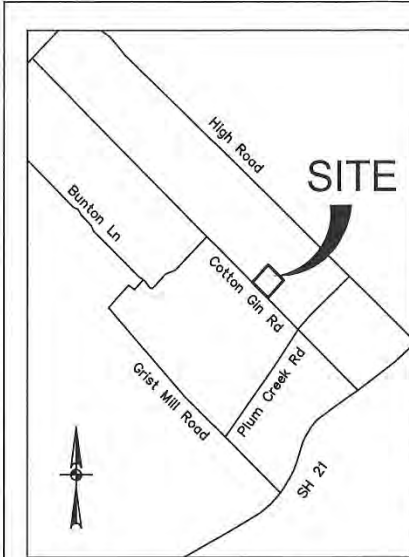
James Earp  
Secretary of the Board of Directors of  
ALLIANCE REGIONAL WATER AUTHORITY

EXHIBIT "A"

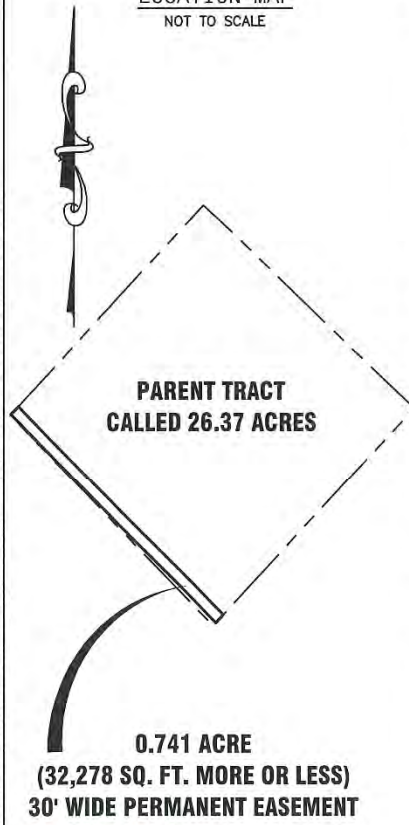
<u>Parcel Number</u>	<u>Landowner</u>	<u>County</u>	<u>Survey</u>	<u>Abstract</u>	<u>Acres Owned</u>	<u>Property(ies)</u>
C085H	GTL Uhland, Ltd.	Hays	John Stewart	No. 14	26.37	PE – 0.741 TCE – 0.741

**Parcel C085H PE**

PARCEL C085H  
GTL UHLAND, LTD.  
HAYS COUNTY, TEXAS  
ALLIANCE WATER PH 1B



**LOCATION MAP**  
NOT TO SCALE



**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

**SCHEDULE B COMMENTS:**

TITLE RESOURCES GUARANTY COMPANY  
OF# T-151294  
ISSUE DATE: AUGUST 9, 2021

- 1.) Restrictive covenants of record itemized below: Instrument No.(s) 2016-16011552, 17042706, 18044886, 19042035 and 21038679, Official Public Records, Hays County, Texas. (DOES AFFECT)
- 10.1) Easements and easement rights as set out in Instrument No. 2016-16011552 O.P.R.H.C.T. (DOES AFFECT)
- 10.2) An electric distribution and/or transmission line and/or system easement granted to Pedernales Electric Cooperative, Inc. as described in Volume 118, Page 577 D.R.H.C.T. (MAY OR MAY NOT AFFECT, INSUFFICIENT DESCRIPTION, BLANKET BY NATURE)
- 10.3) A permanent water storage and temporary detention easement granted to Plum Creek Conservation District as described in Volume 217, Page 30 D.R.H.C.T. (DOES NOT AFFECT SUBJECT TRACT, BUT DOES AFFECT PARENT TRACT; ACCESS DOES AFFECT, BLANKET BY NATURE)
- 10.4) A water pipeline easement granted to County Line Water Supply Corporation as described in Volume 833, Page 509 D.R.H.C.T. (DOES NOT AFFECT)
- 10.5) An electric distribution line and/or system easement granted to Pedernales Electric Cooperative Inc. as described in Volume 3147, Page 708 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10.6) A water lines easement granted to County Line Special Utility District as described in Volume 5134, Page 622 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10.7) A water lines easement granted to County Line Special Utility District as described in Volume 5134, Page 628 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10.8) A water lines easement granted to County Line Special Utility District as described in Volume 5134, Page 634 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10.9) A water line easement granted to County Line Special Utility District as described in Volume 5277, Page 479 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10.10) An electric distribution and/or transmission line and/or system easement granted to Pedernales Electric Cooperative Inc. as described in Instrument No. 2016-16018887 O.P.R.H.C.T. (DOES NOT AFFECT)
- 10.12) All terms, conditions and provisions of that certain Boundary Agreement of record in Volume 1832, Page 611 O.P.R.H.C.T. (DOES AFFECT)
- 10.13) All terms, conditions and provisions of that certain Development Agreement for Cotton Gin Estates evidenced in Memorandum of record in Instrument No. 2016-16010953 O.P.R.H.C.T. (DOES AFFECT)
- 10.14) All terms, conditions and provisions of that certain Development Agreement of record in Instrument No. 2016-16012095 and amended in Instrument No.(s) 18027256 and 19034141 O.P.R.H.C.T. (DOES AFFECT)
- 10.15) Transportation Fee or Charge as set out in Instrument No. 2016-16011552 of the Official Public Records of Hays County, Texas. (DOES AFFECT)
- 10.16) Subject to all charges, liens, and assessments, in favor of Cotton Gin Estates Property Owners Association, as set forth in Instrument No. 2016-16011552, of the Official Public Records of Hays County, Texas. (DOES AFFECT)

Date: Oct 13, 2021, 11:57am User: dm mchelling  
File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEGMENT C TITLES - Hays County\C085H\EXHIBIT EASEMENT\C085H\_PE\_R02.dwg



200 W. Hwy 6, Suite 620, Waco, Texas 76712  
254.772.9272 TBPELS 10194124



Partners for a Better Quality of Life

**Legal Description  
0.741 Acre (32,278 Square Foot, more or less)  
30 Foot Wide Permanent Easement**

BEING A 0.741 ACRE, 30 FOOT WIDE PERMANENT EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 26.37 ACRE TRACT OF LAND DESCRIBED IN DEED TO GTL UHLAND, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERKS NUMBER 21038680 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.741 ACRE, 30 FOOT WIDE PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found, being the westerly common corner of said 26.37 acre tract and that called 50.0 acre tract of land described in deed to Albert H. Nickel and Hedwig Nickel, as recorded in Volume 154, Page 551 of the Deed Records of Hays County, Texas (D.R.H.C.T.) also lying in the northeast Right of Way (ROW) line of County Road 129 (variable width ROW) commonly known as Cotton Gin Road;

**THENCE** N 43° 58' 26" E, leaving said ROW line, along the common line of said 26.37 acre and 50.0 acre tracts, a distance of 14.27 feet, to a point lying in the northeast line of that called 20 foot wide utility easement described to Pedernales Electric Cooperative, Inc., as recorded in County Clerks Number 2016-16013338 of said O.P.R.H.C.T. for the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

**THENCE** leaving said common line, over and across said 26.37 acre tract, the following three (3) courses and distances:

- 1) N 44° 55' 25" W, along said 20 foot utility easement, a distance of 164.65 feet, to an angle point hereof;
- 2) N 46° 09' 25" W, along said 20 foot utility easement, a distance of 255.37 feet, to an angle point hereof;
- 3) N 45° 05' 27" W, leaving said 20 foot utility easement, a distance of 655.70 feet, to a point lying in the common northwest line of said 26.37 acre tract and the southeast line of that called 34.803 acre tract of land described in deed to Danny R. Wilson and Beate S. M. Wilson, Trustees under the Wilson Family Trust, dated February 8, 2016, as recorded in County Clerks File Number 16032374 of said O.P.R.H.C.T. for the northwest corner hereof. From which a found 5 inch wood post fence corner, being the westerly common corner of said 26.37 acre and 34.803 acre tracts bears S 43° 55' 14" W, a distance of 10.00 feet;

**THENCE** N 43° 55' 14" E, along said common line, a distance of 30.00 feet, to a point for the northeast corner hereof. From which a found 8 inch wood post fence corner, being the north corner of said 26.37 acre tract bears N 43° 55' 14" E, a distance of 1,007.40 feet;

**THENCE** leaving said common line, over and across said 26.37 acre tract, the following three (3) courses and distances:

- 1) S 45° 05' 27" E, a distance of 655.94 feet, to an angle point hereof;
- 2) S 46° 09' 25" E, a distance of 255.50 feet, to an angle point hereof;
- 3) S 44° 55' 25" E, a distance of 164.39 feet, to a point lying in the common line of said 26.37 acre and 50.0 acre tracts for the southeast corner hereof. From which a 1/2 inch iron rod found, being the common corner of said 26.37 acre and 50.0 acre tracts, also that called 15.22 acre tract of land described in deed to Georgina Chaires-Garcia as recorded in Volume 3704, Page 881 of said O.P.R.H.C.T., and that called 22.285 acre tract of land described in deed to David J. DeArmon and Judy L. DeArmon, as recorded in Volume 2471, Page 223 of said O.P.R.H.C.T. bears N 43° 58' 26" E, a distance of 1,043.30 feet;



**THENCE** S 43° 58' 26" W, along said common line a distance of 30.01 feet, to the **POINT OF BEGINNING** and containing 0.741 acre, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-20-21

October 22, 2020

Revised: April 28, 2021

Revised : August 20, 2021



CALLED 34.803 ACRES  
 DANNY R. WILSON & BEATE S.M. WILSON,  
 TRUSTEES UNDER THE WILSON FAMILY TRUST,  
 DATED FEBRUARY 8, 2016  
 INST. NO. 16032374  
 O.P.R.H.C.T.

PARCEL C085H  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B  
 EXHIBIT A

JOHN STEWART LEAGUE  
 ABSTRACT NO. 14

CALLED 26.37 ACRES  
 GTL UHLAND, LTD, A TEXAS  
 LIMITED PARTNERSHIP  
 INST NO 21038680  
 O.P.R.H.C.T.

LINE	BEARING	DISTANCE
L1	N 43°58'26" E	14.27'
L2	S 43°55'14" W	10.00'
L3	N 43°55'14" E	30.00'
L4	S 43°58'26" W	30.01'

20' UTILITY EASEMENT  
 ALONG LINE AS INSTALLED  
 PEDERNALES ELECTRIC COOPERATIVE, INC.  
 INST. NO. 2016-16013338  
 O.P.R.H.C.T.

CR 129 / COTTON GIN RD  
 (Variable width ROW)

N 46°09'25" W  
 255.37'

S 46°09'25" E  
 255.50'

0.741 ACRE  
 (32,278 SQ. FT., MORE OR LESS)  
 30' WIDE PERMANENT EASEMENT

N 44°55'25" W  
 164.65'

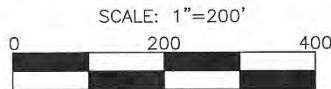
S 44°55'25" E  
 164.39'

(N 43°58'11" W)  
 N 43°58'26" E 1043.30'

POINT OF COMMENCING

POINT OF BEGINNING  
 N: 13903716.64  
 E: 2348845.01  
 SURFACE

CALLED 50.0 ACRES  
 ALBERT H. NICKEL & HEDWIG NICKEL  
 VOLUME 154, PAGE 551  
 D.R.H.C.T.



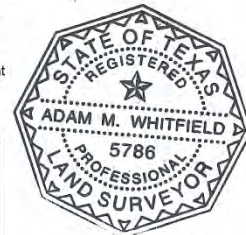
200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124

- LEGEND
- △ = Calculated Point
  - = Found 1/2 Inch Iron Rod, Unless Otherwise Noted
  - = Found Fence Post, as noted
  - = Proposed Permanent Easement
  - - - = Adjoining Boundary (approx.)
  - x — = Barbed Wire Fence
  - - - = Existing Easement, as noted
  - E — = Overhead Electric Line
  - O.P.R.H.C.T. = Official Public Records Hays County, Texas
  - D.R.H.C.T. = Deed Records Hays County, Texas
  - (XX) = Record Call
  - CM = Controlling Monument
  - ⊙ = Power Pole

803' CONTOUR SPILLWAY  
 BASED ON TOP OF EMERGENCY  
 OF FLOOD REGARDING STRUCTURE NO. 7  
 CALLED 1.5 ACRE  
 EMERGENCY FLOODING DETENTION  
 PLUM OVER CONCRETE DISTRICT  
 VOLUME 2471, PAGE 30  
 O.P.R.H.C.T.

CALLLED 22.285 ACRES  
 DAVID J. DEARMON  
 AND JUDY L. DEARMON  
 VOLUME 2471, PAGE 223,  
 O.P.R.H.C.T.

CALLLED 15.22 ACRES  
 GEORGINA CHAIRES-GARCIA  
 VOLUME 3704, PAGE 881,  
 O.P.R.H.C.T.



PAGE 4 of 4

Revised Date: August 20, 2021  
 ADAM M. WHITFIELD, RPLS NO. 5786  
 WORK ORDER ARWA1800532 DIGITAL FILE C085H PE.dwg Revision # 02 DRAWN BY MDH

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Parcel C085H TCE

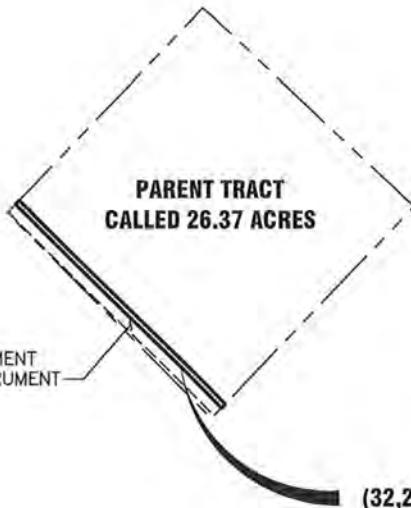
PARCEL C085H  
 GTL UHLAND, LTD.  
 HAYS COUNTY, TEXAS  
 ALLIANCE WATER PH 1B



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00.
3. AREAS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET. TO CONVERT TO GRID, APPLY THE COMBINED SCALE FACTOR OF 1.00013.
4. ANY UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON VISIBLE ABOVE GROUND LOCATION ONLY. ALL UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED NEITHER ANY SUBSURFACE UTILITY ENGINEERING LEVELS A-D WERE PERFORMED BY CP&Y. THERE MAY BE ADDITIONAL UTILITIES THAT CP&Y HAS NOT BEEN ADVISED OF. THERE MAY BE EASEMENTS, (DEFINED OR UNDEFINED), AND/OR RIGHTS-OF-WAYS THAT AFFECT THE SUBJECT TRACT THAT CP&Y HAS NOT BEEN ADVISED OF.

LOCATION MAP  
 NOT TO SCALE



30' WIDE PERMANENT EASEMENT  
 PROPOSED BY SEPARATE INSTRUMENT

**0.741 ACRE**  
**(32,278 SQ. FT. MORE OR LESS)**  
**30' WIDE TEMPORARY**  
**CONSTRUCTION EASEMENT**

Date: Aug 20, 2021, 11:01am User: id: smith  
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200 W. Hwy 6, Suite 620, Waco, Texas 76712  
 254.772.9272 TBPELS 10194124



Partners for a Better Quality of Life

**Legal Description  
0.741 Acre (32,278 Square Foot, more or less)  
30 Foot Wide Temporary Construction Easement**

BEING A 0.741 ACRE, 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN THE JOHN STEWART LEAGUE, ABSTRACT NO. 14, HAYS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 26.37 ACRE TRACT OF LAND DESCRIBED IN DEED TO GTL UHLAND, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERKS NUMBER 21038680 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T.). SAID 0.741 ACRE, 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found, being the westerly common corner of said 26.37 acre tract and that called 50.0 acre tract of land described in deed to Albert H. Nickel and Hedwig Nickel, as recorded in Volume 154, Page 551 of the Deed Records of Hays County, Texas (D.R.H.C.T.) also lying in the northeast Right of Way (ROW) line of County Road 129 (variable width ROW), commonly known as Cotton Gin Road;

**THENCE** N 43° 58' 26" E, leaving said ROW line, along the common line of said 26.37 acre and 50.0 acre tracts, a distance of 44.28 feet, to a point at the east corner of a proposed 30 foot wide Permanent Easement (PE) to be dedicated by separate instrument for the **POINT OF BEGINNING** and the southwest corner of the herein described tract;

**THENCE** leaving said common line, over and across said 26.37 acre tract and along the northeast line of said PE, the following three (3) courses and distances:

- 1) N 44° 55' 23" W, a distance of 164.31 feet, to an angle point hereof;
- 2) N 46° 09' 25" W, a distance of 255.50 feet, to an angle point hereof;
- 3) N 45° 05' 27" W, a distance of 655.94 feet, to a point lying in the common northwest line of said 26.37 acre tract and the southeast line of that called 34.803 acre tract of land described in deed to Danny R. Wilson and Beate S. M. Wilson, Trustees under the Wilson Family Trust, dated February 8, 2016, as recorded in County Clerks File Number 16032374 of said O.P.R.H.C.T. for the northwest corner hereof and the northeast corner of said PE. From which a found 5 inch wood fence corner post, being the westerly common corner of said 26.37 acre and 34.803 acre tracts bears S 43° 55' 14" W, a distance of 40.01 feet;

**THENCE** N 43° 55' 14" E, leaving said PE, along the common line of said 26.37 acre and 34.803 acre tracts, a distance of 30.00 feet, to a point for the northeast corner hereof. From which a found 8 inch wood post fence corner, being the north corner of said 26.37 acre tract bears N 43° 55' 14" E, a distance of 977.40 feet;

**THENCE** leaving said common line, over and across said 26.37 acre tract, the following three (3) courses and distances:

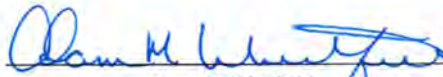
- 1) S 45° 05' 27" E, a distance of 656.18 feet, to an angle point hereof;
- 2) S 46° 09' 25" E, a distance of 255.54 feet, to an angle point hereof;
- 3) S 44° 55' 23" E, a distance of 164.06 feet, to a point lying in the common line of said 26.37 acre and 50.0 acre tracts for the southeast corner hereof. From which a 1/2 inch iron rod found, being the common corner of said 26.37 acre and 50.0 acre tracts, also that called 15.22 acre tract of land described in deed to Georgina Chaires-Garcia as recorded in Volume 3704, Page 881 of said O.P.R.H.C.T., and that called 22.285 acre tract of land described in deed to David J. DeArmon and Judy L. DeArmon, as recorded in Volume 2471, Page 223 of said O.P.R.H.C.T. bears N 43° 58' 26" E, a distance of 1,013.30 feet;





THENCE S 43° 58' 26" W, along said common line a distance of 30.01 feet, to the POINT OF BEGINNING and containing 0.741 acre, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are in U.S. Survey Feet and may be converted to grid by applying the combined scale factor of 1.00013.



Adam M. Whitfield  
Registered Professional Land Surveyor  
Texas Registration Number 5786

Date: 08-20-21

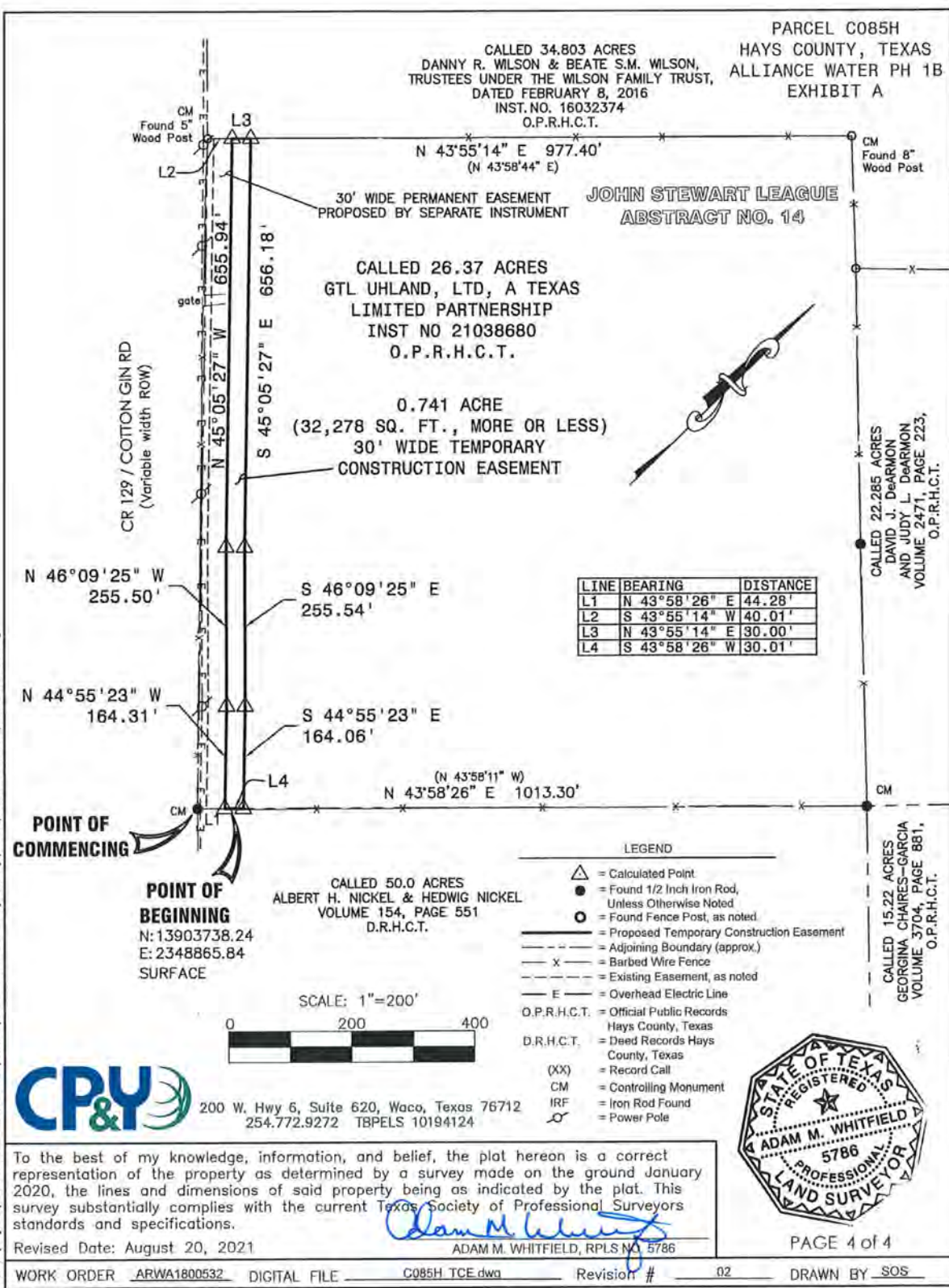
October 22, 2020

Revised: April 28, 2021

Revised: August 20, 2021



Date: Aug 20, 2021, 11:01am User ID: samth  
 File: G:\Projects\ARWA1800532-Alliance Water\SURVEY\SEMENT C TITLES - Hays County\CO85H\EXHIBIT EASEMENT\CO85H\_TCE ROW.dwg



**REGULAR MEETING**  
**Alliance Regional Water Authority Board of Directors**

**BOARD MEMBER PACKETS**  
Wednesday, January 26, 2022 at 3:00 P.M.  
County Line SUD Offices, 8870 Camino Real, Kyle, TX 78640

**K. ADJOURNMENT**

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