

GREEN VALLEY SPECIAL UTILITY DISTRICT

General Manager

Phillip K. Gage
Mailing Address:
P.O. Box 99
Marion, TX 78124
Phone : 830-914-2330
www.gvsud.org



Board of Directors

John Frias, President
Jerry Cumby, Vice President
Robert Roberson, Secretary/Treasurer
Shari McDaniel, Director
Brit King, Director
James Hendrix, Director
Nick Sherman, Director

AGENDA

January 22, 2026
9:00 A.M.

Notice is hereby given that a regular meeting of the Board of Directors will be held at 9:00 a.m. on Thursday, January 22, 2026 at the Green Valley Special Utility District (GVSUD) Boardroom, 605 FM 465, Marion, TX 78124 to consider and act upon any lawful subject which may come before said meeting, including, among others, the items listed on the agenda.

This meeting will also be available via the Green Valley SUD YouTube channel [at the link here.](#)

The GVSUD Board of Directors may consider, discuss, and take action on any of the matters identified below. The GVSUD Board may go into executive session under Sections 551.071, 551.072, 551.073, 551.074, and/or 551.076 of the Texas Open Meetings Act, codified in Texas Government Code Chapter 551, and/or matters on which counsel must report under the Texas Disciplinary Rules of Professional Conduct, at any time during the Regular Meeting.

- A. Establish Quorum and Call to Order.
- B. Invocation and Pledge of Allegiance.
- C. Public Comment.

GVSUD welcomes public participation. If you are unable to attend the meeting, a written comment with your name and the topic or agenda item that you wish to address can be emailed or delivered to GVSUD's office located at 605 FM 465, Marion, Texas 78124, attention to Pamela Manchack, Public Information Officer, pmanchack@gvsud.org. Written comments must be submitted and received no later than 3:00 p.m. on January 21, 2026. Please remember that Public Comment is limited to three (3) minutes per person. Time may not be "shared or ceded" to another citizen.

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- D. Consent Agenda

All items listed below are considered to be routine and non-controversial by the Board and will be approved by one motion. There will be no discussion of these items unless a Board member so requests, in which case the item will be removed from the consent agenda and will be considered and action taken as necessary, as part of the order of business.

1. December 18, 2025, Regular Monthly Board Meeting Minutes
 2. December 31, 2025, Balance Sheet
 3. December 31, 2025, Cash Investment Report/Statement of Account Balances, until audited
 4. December 31, 2025, Financial Report, until audited
 5. December 31, 2025, Check Detail
 6. Approve write-off of uncollectable receivables
 7. 1st Quarter FY 2025-26 Investment Report
 8. Declare and approve the sale of office surplus Items
- E. Hear updates on the following items from GVSUD General Manager, Staff, and Committee Chairs.
1. Employee Recognition (Phil Gage)
 2. Business and Operations:
 - i. General Manager updates. (Phil Gage)
 - ii. Operations update. (Brian Plover)
 3. CRWA Board of Trustees post-meeting updates. (Shari McDaniel/Nick Sherman)
 4. CRWA Board of Managers post-meeting updates. (Phil Gage)
 5. ARWA Board of Directors post-meeting updates. (Nick Sherman)
 6. District Engineer Update (Travis Basham)
 7. Committee Reports
 - i. Construction Committee Memo (Nick Sherman)
 - ii. CRWA Construction Committee Memo (Nick Sherman)
 - iii. Finance/Investment Committee (Shari McDaniel)
- F. Approve Audit for the Fiscal Year Ending 2026. (Phil Gage)
- G. Review bids and award contract for the Clearwater Creek 0.2 MGD Package Wastewater Treatment Plant. (Travis Basham)
- H. Consideration and possible action related to Non-Standard Water and/or Wastewater Service Agreement(s) (NSSA):
1. NBISD Long Creek High School Stadium Expansion - Water Non-Standard Service Agreement
- I. Hear updates on the items below from GVSUD General Counsel. “Tex. Gov’t Code Section 551.071”
1. Pending or Threatened Litigation
 2. Legal Changes Affecting the District

Executive Session:

Closed session in accordance with Texas Government Code Section 551.071 – 551.074 and/or 551.076, and/or matters upon which the Attorney has the duty to report under Texas Rules of Disciplinary Conduct:

- J. Discuss personnel matters. “Tex. Gov’t. Code Section 551.074”.
- K. Discuss Project Alpha. “Tex. Gov’t. Code Section 551.071”.

Post Executive Session:

- L. Consideration and possible action on items discussed in the executive session.
- M. Consideration of proposed items to be included on next month's board meeting agenda.
- N. Adjournment.

I, Pamela Manchack, do hereby certify that public notice of the time, place, and purpose of said meeting was given, as required by the Government Code, Chapter 551.041-551.054, Texas Open Meetings Act.

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Regular Board Meeting Minutes December 18, 2025

The Green Valley Special Utility District (GVSUD) Board of Directors met in a regular monthly meeting on November 25, 2025, at the GVSUD Boardroom located at 605 FM 465, Marion, Texas 78124. Board Directors present were John Frias, Brit King, Nick Sherman, Robert Roberson, James Hendrix and Jerry Cumby. GVSUD Staff present were Phillip K. Gage, Gina Buntin, David Gurganus, and Brian Plover. Also present was Shan Rutherford, staff attorney with Terrill & Waldrop Law Firm (virtual), and Garry Montgomery, Utility Engineering Group (UEG).

A. Establish Quorum and Call to Order.

John Frias called the meeting to order at 9:00 a.m.

B. Invocation and Pledge of Allegiance.

Frias gave the invocation and led the Pledge of Allegiance.

C. Public Comment.

GVSUD welcomes public participation. If you are unable to attend the meeting, a written comment with your name and the topic or agenda item that you wish to address can be emailed or delivered to GVSUD's office located at 605 FM 465, Marion, Texas 78124, attention to Pamela Manchack, Public Information Officer, pmanchack@gvsud.org. Written comments must be submitted and received no later than 3:00 p.m. on December 17, 2025. Please remember that Public Comment is limited to three (3) minutes per person. Time may not be "shared or ceded" to another citizen.

D. Consent Agenda

All items listed below are considered to be routine and non-controversial by the Board and will be approved by one motion. There will be no discussion of these items unless a Board member so requests, in which case the item will be removed from the consent agenda and will be considered and action taken as necessary, as part of the order of business.

1. November 20, 2025, Regular Monthly Board Meeting Minutes
2. November 30, 2025, Balance Sheet
3. November 30, 2025, Cash Investment Report/Statement of Account Balances, until audited

4. **November 30, 2025, Financial Report, until audited**
5. **November 30, 2025, Check Detail**
6. **Resolution No. 2025-12A, A resolution of the Board of Directors of Green Valley Special Utility District designating authorized signatories.**
7. **Resolution No. 2025-12B, A resolution of the Board of Directors of Green Valley Special Utility District designating authorized signatories.**
8. **Resolution No. 2025-12C, A resolution of the Board of Directors of Green Valley Special Utility District designating authorized signatories.**
9. **Resolution No. 2025-12D, A resolution of the Board of Directors of Green Valley Special Utility District amending authorized representatives.**

Sherman made a motion to approve agenda items D1 through D9. Seconded by Roberson, All approved. Motion passed.

E. Hear updates on the following items from GVSUD General Manager, Staff, and Committee Chairs.

1. Employee Recognition (Phil Gage)

Gage recognized 9 employees.

- David Retta's recognition was given regarding a letter previously read to the Board from an out-of-state individual praising the integrity and professionalism of the staff.
- Members of the float team were recognized for their efforts in planning, coordination, and design: Pam Manhcack, Kim Hutcheson, Eric Orłowski, Matt Rodriquez, and Jason Baker. Gage thanked the team for their creativity and teamwork, placing third place in the Seguin Evening Parade and first place in the Cibolo Parade, marking the second consecutive year of winning first place.

Gage noted a total of 54 water and wastewater licenses held across the organization, with 12 individuals holding multiple licenses. Individual recognitions for licensing achievements included:

- Robert Mann, who recently obtained his Water Operator B license shortly after joining the organization.
- Jeff Walker, who obtained his Water Operator B license and was recognized for his continued service and contributions.
- Jack Drawdy, who obtained his Water Operator A license and was promoted to Supervisor of the Water Production Department. His achievement was noted as a significant milestone, and appreciation was expressed for his leadership and performance.

2. Business and Operations:

i. General Manager updates. (Phil Gage)

Gage stated the District will be closed the following week for Christmas, December 24th through December 26th.

ii. Operations update. (Brian Plover)

- Meter installations for November decreased slightly, with 45 new meters installed. The District has already exceeded last year's total installations.
 - Total active connections currently stand at 19,638. Year-end projections anticipate between 50 and 200 new connections once December totals are finalized.
- For water production, the District produced or purchased just over 506 acre-feet of water in November.
 - To maximize the most cost-effective source, the production team focused on pumping Edwards water as close to the allocated limit as possible.
 - At the end of November, Edwards usage was at 91 percent of the annual allocation.

- By the end of December, usage is expected to be within 20 to 25 acre-feet of the allocation, reaching approximately 98 to 99 percent.
- Appreciation was expressed to Jack and the water production team for achieving this goal.
- Overall, the District has used approximately 67 percent of its total annual water allocation. Updated figures are included in Attachment One of Operations Report.
- For billing, 545 acre-feet of water were billed, generating just under \$2.5 million in revenue.
- Unbilled water usage totaled approximately 9.22 acre-feet, attributed to flushing, leaks, and similar activities, equating to just under \$250,000.
- Wastewater operations reported 15 new connections in November, reflecting a slower month compared to previous periods.
 - Total wastewater connections for the year are projected to be between 475 and 510 once December numbers are complete.
 - Wastewater billing followed normal trends, with all charts updated in the Operations Report.
- Plant utilization decreased following the startup of the new plant.
 - The District utilized approximately 14.19% of total capacity in November.
 - Capacity is expected to remain well within regulatory requirements for the foreseeable future.
- Staff confirmed plans for an official ribbon cutting and grand opening for the new wastewater treatment plant.
 - A date has not yet been finalized and will depend on completion of final project items.
 - The event is tentatively planned for mid-January to February, with mid-January as the current target.

3. CRWA Board of Trustees post-meeting updates. (Shari McDaniel/Nick Sherman)

- The CRWA Board of Trustees meeting was canceled, resulting in a brief report.
- An Assistant General Manager has been hired.
 - Regina Frankie, formerly the General Manager of Crystal Clear SUD, was appointed and brings significant experience in water management.
- Interviews have begun for the Controller position, which is noted as a critical role, with hopes to fill the position soon.
- Two months of financial statements were pulled due to identified inaccuracies.
 - As a result, no financial statements have been approved since the adoption of the budget.
- The Finance Committee meeting originally scheduled for December was postponed to January to allow completion of the audit.
- No additional updates were reported.

4. CRWA Board of Managers post-meeting updates. (Phil Gage)

- A CRWA Board of Managers meeting was held in December, despite the Trustees not meeting.
- Primary discussion focused on treatment plants and planning for upcoming activities.
- A tour of the Hays Caldwell treatment plant is scheduled for January for the Board of Managers.
 - The tour is intended to be informative and to support system-wide recommendations benefiting the entire CRWA, not just one side of the river.
- No other significant actions or decisions resulted from the meeting.
- Staff continues to encourage CRWA to move forward with developing a system-wide master plan, including water modeling, which is considered critically needed and beneficial to all parties.
- Due to the brief nature of the meeting and the cancellation of the Trustees' meeting, no written memo was included in the board packet.

5. ARWA Board of Directors post-meeting updates. (Nick Sherman)

- Two key operational items were highlighted:
 - Manganese levels in water production are currently at the permit limit of 0.05 mg/L. Operations staff will closely monitor this parameter to ensure continued compliance.
 - The ARWA expansion project was identified as the most significant issue.
- Both the Technical Committee and the full ARWA Board received initial cost information for the expansion program.
 - The original estimated cost for the full program was \$154 million.
 - The Construction Manager at Risk (CMAR) provided initial cost projections of approximately \$272 million, significantly above the original estimate.
 - Some project components are still only at a technical memorandum stage, while the water treatment plant is at approximately 90 percent design and is currently estimated at roughly double its original budget.
 - These cost increases were identified as a serious concern, and sponsors have been requesting timely updates to evaluate financial impacts and participation.
 - Revised cost estimates are expected in mid-January, but if not ready, they will be available for the February ARWA meeting. It is likely that the final cost will exceed the original \$154 million estimate.
 - One additional easement from the original project scope has been finalized. Discussion related to prior clarifications and outstanding issues remains ongoing.
 - Each project sponsor will have the opportunity to decide whether to participate when construction-phase funding is required, which is expected to occur in approximately six to eight months.
 - Concerns were raised about the selection of the CMAR procurement method.
 - It was noted that this method was likely chosen to mitigate risks following cost overruns in earlier project phases.
 - However, no clear analysis has yet been provided comparing this approach to more traditional procurement methods such as design-bid-build or design-build.
 - The current cost premium of approximately 77 percent above original estimates raises concerns about whether sufficient risk reduction justifies the added cost.
 - It was confirmed that when CMAR provides a Guaranteed Maximum Price (GMP), the ARWA Board will have the option to reject it and revert to a traditional competitive bidding process. If that occurs, the engineering firm Haskell would be allowed to compete with other contractors. ARWA would still benefit from CMAR's early review and constructability input, even if the GMP is not accepted.
 - It was emphasized that the need to scrutinize the procurement approach before addressing financing or sponsor commitments, and to ensure the best business decision is being made for the project.

6. District Engineer Update (Travis Basham)

The monthly update was brief, with no major changes to overall project activity.

- There are approximately 154 active projects, including:
 - 80 in design
 - 53 in construction
 - 21 in closeout, with several already closed since the report was issued.
- Additional meters are expected to be set in the coming month.
- Capital Improvement Program updates included:
 - The Plant 3 and Plant 8 generator project will be advertised for bid starting December 30th, with bids closing in January and expected to go to the Construction Committee in February.
 - The Plant 10 rehabilitation project held a design meeting and is expected to reach 60% design in February, with the schedule being accelerated.
 - The Plant 3 fill line from the Co-Op take point has been installed and tested. The only remaining task is connecting it to the ground storage tank, after which the project should be closed out.

- Developer-driven projects:
 - Bids for the Clearwater Creek Wastewater Treatment Plant will be accepted on January 6th, with bid tabulations to be reviewed by the Construction Committee in the first week of January. Contractor interest has been strong.
- Santa Clara Creek expansion:
 - The plant was placed into service last month and is substantially complete.
 - The remaining major item, the hydropneumatic tank for the non-potable system, is currently being installed.
 - The contractor expects to complete work and demobilize within the next few weeks.

7. Committee Reports: *No discussion was held on the following reports.*

- i. **Construction Committee Memo (Nick Sherman)**
- ii. **CRWA Construction Committee Memo (Nick Sherman)**
- iii. **Finance/Investment Committee**
- iv. **Strategic Water Conservation Committee (Jerry Cumby)**
- v. **Director Committee Assignments (John Frias)**

F. Review and approve updates to the Charitable Contribution Policy. (Phil Gage)

The Board previously approved the Charitable Contributions Policy a few months earlier. Since that approval, a Community Engagement and Communications Manager (Ms. Kolbe) has been hired. The only change to the policy was in paragraph five, updating the point of contact for receiving requests from the Financial Controller to the Community Engagement and Communications Manager. No other changes were made to the policy or its scope.

King made a motion to approve the Charitable Contributions Policy as submitted. Second by Mr. Sherman. All voted in favor. Motion passed

G. Consideration and possible action related to Non-Standard Water and/or Wastewater Service Agreement(s) (NSSA):

1. Enclave Subdivision – Water NSSA

The Construction Committee reviewed the Non-Standard Service Agreement for water service to the Enclave subdivision. Staff and the Construction Committee recommended approval.

Sherman made a motion to approve the Non-Standard Service Agreement for water for the Enclave subdivision as presented. Second by Mr. Robertson. All voted in favor. Motion Passed.

H. Hear updates on the items below from GVSUD General Counsel. “Tex. Gov’t Code Section 551.071”

- 1. Pending or Threatened Litigation**
- 2. Legal Changes Affecting the District**

- The Board was updated on pending and threatened litigation matters.
- The Yates lawsuit remains active.
 - A plea to the jurisdiction has been filed.
 - A hearing on that motion is scheduled for January 20th.
- Following the Board’s approval of an eminent domain resolution last month, a lawsuit has been filed to acquire the remaining required parcel of property.
- These are the only two active litigation matters at this time, and both are being managed.

The Board into Executive Session at 9:29 a.m

Executive Session:

Closed session in accordance with Texas Government Code Section 551.071 – 551.074 and/or 551.076, and/or matters upon which the Attorney has the duty to report under Texas Rules of Disciplinary Conduct:

I. Discuss personnel matters. “Tex. Gov’t. Code Section 551.074”.

J. Discuss Project Alpha. “Tex. Gov’t. Code Section 551.071”.

The Board reconvened in open session at 10:00 a.m

Post Executive Session:

K. Consideration and possible action on items discussed in the executive session.

No Action Taken

L. Consideration of proposed items to be included on next month’s board meeting agenda.

M. Adjournment.

McDaniels made a motion to adjourn. Seconded by Roberson. All voted in favor. Motion passed.

The meeting was adjourned at 10:01 a.m.

I certify this to be true and correct records of the proceedings.

Jerry Cumby, Vice-President

Robert Roberson, Secretary-Treasurer

Date

Date



Green Valley Special Utility District
Balance Sheet: 2025 - 2026
For the Period Ending 12/31/2025

Account Number	Account Description	Debit	Credit
Assets			
131.1016	Frost Operating ...6362	\$542,494.96	\$0.00
131.1050	FUB - ...3567 - Operating Credit Cards/A	\$147,198.98	\$0.00
131.1060	SB&T - ...0740 - Operating Reserves	\$723,115.78	\$0.00
131.1070	Texpool - ...0001 - Operating Reserves	\$626,087.42	\$0.00
131.1080	Logic - ...6001 - Operating Reserves	\$16,010,986.59	\$0.00
131.1082	Logic - ...6005 - Water Acquisition Reserves	\$9,290,280.74	\$0.00
131.1083	Logic - ...6006 - CIAC Fees	\$1,002,386.04	\$0.00
Total Balance Sheet	Operating Cash Accounts	\$28,342,550.51	\$0.00
131.7025	Frost TWDB ...6397	\$277,619.68	\$0.00
131.7045	Frost USDA ...6370	\$12,604.10	\$0.00
131.7050	Texpool -...0002 - Impact Fee Reserve	\$577,022.55	\$0.00
131.7060	Logic - ...6002 - Impact Fee Reserves	\$16,269,370.37	\$0.00
131.7090	Logic - Bond Funds ...6007	\$2,379,550.13	\$0.00
Total Balance Sheet	Impact Fee and Bond Accounts	\$19,516,166.83	\$0.00
131.8062	SB&T-CD...5943 -12Mon-Debt Serv Res Fund 2025	\$1,032,363.53	\$0.00
131.8080	Frost Debt Service Reserve ...6354	\$359,567.50	\$0.00
131.8081	Logic - Debt Service ...6008	\$2,145,623.95	\$0.00
Total Balance Sheet	Debt Service & Reserves	\$3,537,554.98	\$0.00
131.8070	Investment in CRWA	\$10,000.14	\$0.00
136.0000	Prepaid Expenses	\$668,844.47	\$0.00
143.1000	Accounts Receivable	\$2,357,059.98	\$0.00
143.2000	Unbilled Water Revenues	\$822,745.89	\$0.00
143.3000	Allow for Uncollectible	\$58,346.76	\$0.00
143.4000	Deferred Charges	\$150,858.60	\$0.00
143.9000	Accounts Receivables - Developers	\$12,632,536.16	\$0.00
154.0000	Materials and Supplies - Inventory	\$274,834.66	\$0.00
155.2000	Other Current Assets	\$2,200.00	\$0.00
190.5040	Escrow Fund - L1001085- New Series 2020 - \$24,985	\$984,891.38	\$0.00
190.5050	Escrow Fund -L1001396 TWDB Series 2021 - \$15,725	\$1,771,799.76	\$0.00
190.5060	Escrow Fund - L1001414 TWDB Series 2021 A - \$19,54	\$493,305.21	\$0.00
190.5070	Escrow Fund - - L10058PUSD TWDB Series 2011	\$84,649.13	\$0.00
300.1001	Software Upgrade - Billing & Map	\$296,505.27	\$0.00
300.9018	Prepaid SARA Sewer Treatment Capacity	\$1,746,000.00	\$0.00
Total Balance Sheet	Other Assets	\$22,354,577.41	\$0.00
107.2000	Construction in Progress	\$14,172,401.30	\$0.00
107.2020	Water - Capital Impact Fee	\$3,277,842.68	\$0.00
107.2111	Water -Developer Professional Service -	\$2,507,662.03	\$0.00
108.0000	Accumulated Depreciation	\$0.00	\$28,700,416.02
300.1006	Water - Meter Replacement (Capital)	\$1,261,613.13	\$0.00



Green Valley Special Utility District
Balance Sheet: 2025 - 2026
For the Period Ending 12/31/2025

Account Number	Account Description	Debit	Credit
300.9003	Edwards Water Rights-Purchased	\$274,539.20	\$0.00
300.9004	River Mill Water Rights -Purch	\$475,000.00	\$0.00
300.9005	Vehicles & Equipment	\$3,202,876.02	\$0.00
300.9006	Land & Easements	\$4,769,687.13	\$0.00
300.9007	Water Distribution Sustainment and Restoration	\$127,759,084.14	\$0.00
300.9008	Water Plant Sustainment and Restoration	\$503,088.77	\$0.00
300.9015	Furniture & Fixtures	\$275,510.78	\$0.00
300.9016	Office Building & Software	\$684,079.00	\$0.00
300.9017	Shop Building & Equipment	\$243,059.00	\$0.00
Total Balance Sheet	Property Plant & Equipment	\$159,406,443.18	(\$28,700,416.02)
107.2100	Water - Capital Projects	\$6,277,227.56	\$0.00
107.2110	Water - Professional Service - Capital P	\$159,438.54	\$0.00
107.2112	Sewer - Capital Project SC 0.5 MGD	\$15,314,811.65	\$0.00
Total Balance Sheet	Bond Funded	\$21,751,477.75	\$0.00

Total Assets

\$226,208,354.64

Liabilities			
232.1000	Accounts Payable	\$0.00	\$3,223,274.65
232.1010	Accrued Compensated Absences	\$0.00	\$181,134.77
232.1020	Accrued Expenses	\$0.00	\$825,431.94
232.1055	Retainage Payable	\$0.00	\$929,395.61
232.1088	Accounts Payable - Escheat - Unclaimed	\$0.00	\$7,512.13
232.1110	Sewer - GBRA Billing	\$81.50	\$0.00
232.1115	Wastewater - GBRA Transfer Fees	\$0.00	\$2,979.71
232.1120	Sewer - Harvest Hills	\$0.00	\$12,640.92
232.1130	Zipp Rd Utilities - Sewer	\$0.00	\$81,279.06
232.1150	Cibolo Franchise Fee	\$0.00	\$14,811.96
232.3010	State Fee Coll./Paid	\$0.00	\$122,508.36
232.3020	State Comptroller - Unclaimed	\$0.00	\$829.18
232.4000	Customer Deposits	\$0.00	\$2,985,584.82
242.3000	Payroll Accrual	\$0.00	\$210,962.23
242.4000	Unapplied Credits (CPA)	\$0.00	\$107,009.39
Total Balance Sheet	Current Payables	\$81.50	(\$8,705,354.73)
201.1000	Contributed Capital	\$0.00	\$2,695,395.30
232.8010	USDA - Series 2003 - \$584,000	\$0.00	\$383,000.00
232.8015	USDA - Series 2020 - \$5,110,000	\$0.00	\$4,148,829.18
232.8020	USDA - Series A 2020 - \$5,290,000	\$0.00	\$4,806,000.00
232.8025	USDA - Series B 2020 - \$2,840,000	\$0.00	\$1,740,275.42
232.8030	TWDB - GREE1021 RB \$15,725,000.00	\$0.00	\$14,570,000.00
232.8035	TWDB - GREE1021 ARB \$ 19,540,000.00	\$0.00	\$18,105,000.00
232.8040	GVSUD Bond Series 2022 - 27,242,856.81	\$0.00	\$26,180,000.00



Green Valley Special Utility District
Balance Sheet: 2025 - 2026
For the Period Ending 12/31/2025

<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>	
232.8042	Series 2020 Refunding Bonds \$8,400,000	\$0.00	\$6,845,000.00	
232.8043	Series 2025 - WW .5mgd Expansion \$14.3M Bond	\$0.00	\$14,365,000.00	
232.8050	New Series 2020 - \$24,985,000	\$0.00	\$21,745,000.00	
232.8051	Premium of Issuance	\$0.00	\$806,184.00	
232.8060	USDA Fed.Bond-\$1,822,570.-Prepaid SARA	\$0.00	\$1,805,000.00	
Total Balance Sheet	Long Term Debt	\$0.00	(\$118,194,683.90)	
	Total Liabilities			\$126,899,957.13
Equities				
201.2000	Retained Earnings	\$0.00	\$85,842,864.45	
Total Balance Sheet	Equity	\$0.00	(\$85,842,864.45)	
	Total Equity			(\$85,842,864.45)
Revenues Less Expenditures			\$13,465,533.06	
	Total Equity			\$99,308,397.51
Total Liabilities and Equity				\$226,208,354.64
Total		\$254,908,852.16	\$254,908,852.16	

**GREEN VALLEY SPECIAL UTILITY DISTRICT
CASH INVESTMENT REPORT / STATEMENT OF ACCOUNT BALANCES**

UNAUDITED

12/31/2025

Operating Cash Accounts	Nov-25	Dec-25	
Frost - Operating	\$ 755,551.88	\$ 542,494.96	
First United Bank - Operating	\$ 181,430.16	\$ 147,198.98	MM Checking Acct. (0.35%)
SB&T - Operating Reserves	\$ 720,525.64	\$ 723,115.78	MM Checking Acct. (4.05%)
Texpool - Operating Reserves	\$ 624,059.01	\$ 626,087.42	Dec Average 3.8270%
Logic - Operating Reserves	\$ 15,599,404.89	\$ 16,010,986.59	Dec Average 3.9519%
Logic - Water Acquisition Reserves	\$ 9,259,205.50	\$ 9,290,280.74	Dec Average 3.9519%
Logic - CIAC	\$ 2,069,396.48	\$ 1,002,386.04	Dec Average 3.9519%
TOTAL Operating Cash Accounts	\$ 29,209,573.56	\$ 28,342,550.51	
Impact Fee & Bond Accounts			
Frost - TWDB	\$ 208,830.95	\$ 277,619.68	
Frost - USDA	\$ 9,987.10	\$ 12,604.10	
Texpool - Impact Fee Reserves	\$ 575,153.12	\$ 577,022.55	Dec Average 3.8270%
Logic - Impact Fee Reserves	\$ 16,500,266.56	\$ 16,269,370.37	Dec Average 3.9519%
Logic - Bond Funds	\$ 3,196,332.62	\$ 2,379,550.13	Dec Average 3.9519%
TOTAL Impact Fee & Bond Accounts	\$ 20,490,570.35	\$ 19,516,166.83	
Debt Service & Reserves			
SB&T - CD - Debt Serv Res Fund 2025 -12Mon-	\$ 1,021,539.41	\$ 1,032,363.53	Matures 03/25/2026 (12 month 4.25%)
Frost - Debt Service Reserve	\$ 319,617.39	\$ 359,567.50	
Logic - Debt Service	\$ 2,138,447.00	\$ 2,145,623.95	Dec Average 3.9519%
Total Texas Water Development Board	\$ 3,479,603.80	\$ 3,537,554.98	
First United Bank	\$ 357,437.88	\$ 351,310.16	
Pledges	\$ 250,000.00	\$ 250,000.00	
	\$ 1,000,000.00	\$ 1,000,000.00	
FUB Total	\$ 1,607,437.88	\$ 1,601,310.16	
Pledges at Schertz Bank & Trust	\$ 3,900,000.00	\$ 3,900,000.00	
Pledges at Frost Bank	\$ 1,723,368.75	\$ 1,353,621.10	

GREEN VALLEY SPECIAL UTILITY DISTRICT
CASH INVESTMENT REPORT / STATEMENT OF ACCOUNT BALANCES

UNAUDITED

12/31/2025

John Frias - President

Phil Gage - General Manager

Robert Roberson - Secretary/Treasurer

Heidi Schnell - Senior Accountant

GREEN VALLEY SPECIAL UTILITY DISTRICT

Unaudited Financial Report / Budget Ending 12/31/2025

Account Description	Dec Actual Water	Dec Actual Sewer	Dec Actual Total	YTD as of Dec, 2025	FY 2026 Budget	%
Revenues						
Water Sales	\$ 1,803,021.24		\$ 1,803,021.24	\$ 5,780,557.45	\$ 24,700,934.13	23%
Water - Acquisition Fee	\$ 3,181,009.65		\$ 3,181,009.65	\$ 7,854,646.90	\$ 8,739,037.50	90%
Water - Meter Installation/Relocate	\$ 126,697.30		\$ 126,697.30	\$ 278,160.12	\$ 1,218,750.00	23%
Inspection, Application and Trip Charges	\$ 23,840.00		\$ 23,840.00	\$ 64,660.00	\$ 281,208.83	23%
Water - Bores and Line Extensions	\$ 3,466.42		\$ 3,466.42	\$ 23,327.87	\$ 75,000.00	31%
Feasibility Study	\$ 3,000.00		\$ 3,000.00	\$ 5,500.00	\$ 20,000.00	28%
Interest Income	\$ 191,546.08		\$ 191,546.08	\$ 575,286.84	\$ 1,644,240.35	35%
Late Fee Charges	\$ 40,529.90		\$ 40,529.90	\$ 105,476.50	\$ 281,590.65	37%
Misc. Income, Sale of Surplus	\$ 30,477.96		\$ 30,477.96	\$ 43,752.95	\$ 60,000.00	73%
Antenna Service Income	\$ 250.00		\$ 250.00	\$ 750.00	\$ 80,281.50	1%
Wastewater - SC WRRF - Treatment Service		\$ 80,543.21	\$ 236,268.95	\$ 236,268.95	\$ 561,911.56	42%
Wastewater - CIAC Fee Capital Revenue		\$ 1,524,181.64	\$ 3,791,908.14	\$ 3,791,908.14	\$ 4,883,300.40	78%
Wastewater - GBRA Billing Service		\$ 5,179.18	\$ 12,826.75	\$ 12,826.75	\$ 77,285.62	17%
Wastewater - Harvest Hills Billing Service		\$ 1,660.00	\$ 5,005.00	\$ 5,005.00	\$ 20,335.34	25%
Wastewater - Zipp Rd Utility Billing Service		\$ 3,110.00	\$ 9,340.00	\$ 9,340.00	\$ 31,900.69	29%
Wastewater - SARA Utility Billing Service Fee 36%		\$ 28,129.44	\$ 84,647.79	\$ 84,647.79	\$ 162,924.03	52%
Water - Impact Fee Capital Revenue	\$ 816,530.00		\$ 816,530.00	\$ 1,863,173.00	\$ 9,278,750.00	20%
Developer Administrative Services	\$ 40,824.19		\$ 40,824.19	\$ 1,161,684.63	\$ 1,500,000.00	77%
Total Revenues	\$ 6,261,192.74	\$ 1,642,803.47	\$ 10,401,189.37	\$ 21,896,972.89	\$ 53,617,450.60	41%

Direct Water and WW Operating Cost	Water	Sewer	Dec-26	YTD FY26	FY 2026 Budget	%
Water Purchase GBRA	\$ 16,083.33		\$ 16,083.33	\$ 48,249.99	\$ 193,199.96	25%
Water - Edwards Aquifer - Permit Fee	\$ 20,218.59		\$ 20,218.59	\$ 60,655.77	\$ 207,748.08	29%
Water Lease - Edwards- Dean Word	\$ 15,661.20		\$ 15,661.20	\$ 46,983.60	\$ 174,429.00	27%
Water Lease - Edwards- Laguna	\$ 7,500.00		\$ 7,500.00	\$ 22,500.00	\$ 90,000.00	25%
Water Lease - Comal Trinity Groundwater	\$ 1,449.06		\$ 1,449.06	\$ 1,449.06	\$ 8,174.84	18%
Water Lease - Nueces River Authority	\$ 10,998.00		\$ 10,998.00	\$ 40,326.00		
Water - CRWA - ARWA	\$ 235,382.43		\$ 235,382.43	\$ 706,147.29	\$ 2,074,702.20	34%
Water - CRWA - Lake Dunlap	\$ 269,072.86		\$ 269,072.86	\$ 817,104.83	\$ 3,418,076.04	24%
Water - CRWA - Bond Lake Dunlap	\$ 26,217.59		\$ 26,217.59	\$ 78,652.77	\$ 314,623.58	25%
Water - CRWA - Mid Cities	\$ 7,708.73		\$ 7,708.73	\$ 23,126.19	\$ 93,147.32	25%
Water - CRWA - Bond Mid Cities	\$ 10,313.93		\$ 10,313.93	\$ 30,941.79	\$ 123,772.06	25%
Water - CRWA - Wells Ranch	\$ 385,631.88		\$ 385,631.88	\$ 1,156,895.64	\$ 4,648,652.35	25%
Water - CRWA - Bond Wells Ranch	\$ 203,574.01		\$ 203,574.01	\$ 610,722.03	\$ 2,442,985.82	25%
Water - CRWA Purchase Contract Addendum	\$ 30,000.00		\$ 30,000.00	\$ 90,000.00	\$ 360,000.00	25%
Water - Operations Material	\$ 68,942.24		\$ 68,942.24	\$ 113,969.03	\$ 490,000.00	23%
Meters	\$ 36,847.85		\$ 36,847.85	\$ 90,899.59	\$ 574,700.00	16%
Water - Plant Maintenance	\$ 13,642.04		\$ 13,642.04	\$ 29,830.05	\$ 138,800.00	21%
Water - Damage Repairs	\$ -		\$ -	\$ 651.78	\$ 100,000.00	1%
Water - Tank Maintenance	\$ -		\$ -	\$ -	\$ -	
Water -Chemicals	\$ -		\$ -	\$ 2,194.50	\$ 31,960.75	7%
Water - Bores and Line Extensions	\$ 3,779.48		\$ 3,779.48	\$ 17,611.98	\$ 75,000.00	23%
Water - Line Repair (Contractor / lg repairs)	\$ -		\$ -	\$ -	\$ 30,000.00	0%
Bad Debt Expense	\$ 9,388.40		\$ 9,388.40	\$ 28,165.20	\$ 90,000.00	31%
Wastewater - O & M Services		\$ 15,300.00	\$ 15,300.00	\$ 27,227.65	\$ 138,440.63	20%
Wastewater - Chemicals		\$ -	\$ -	\$ 31,999.89	\$ 96,402.18	33%
Wastewater - Operation Materials		\$ -	\$ -	\$ 174.98	\$ 12,500.00	1%
Total Water and Waste Water Direct Expenses	\$ 1,372,411.62	\$ 15,300.00	\$ 1,387,711.62	\$ 4,076,479.61	\$ 15,927,314.81	26%
Gross Margin	\$ 4,888,781.12	\$ 1,627,503.47	\$ 9,013,477.75	\$ 17,820,493.28		

General Operating Cost			Dec-25	YTD FY26	FY 2026 Budget	%
Insurance - Bonds			\$ -	\$ 840.00	\$ 1,000.00	84%
Insurance - Liability			\$ 1,531.67	\$ 4,595.01	\$ 18,380.08	25%
Insurance - Property			\$ 7,025.29	\$ 21,075.87	\$ 104,229.55	20%
Insurance - Vehicle/Lrg Equipment			\$ 2,659.83	\$ 7,979.49	\$ 40,708.35	20%
Insurance - Worker's Compensation			\$ 3,579.97	\$ 11,515.77	\$ 61,163.12	19%
Janitorial			\$ 4,343.62	\$ 12,889.23	\$ 52,300.00	25%
Facilities Maintenance			\$ 23,570.95	\$ 68,329.80	\$ 218,600.22	31%
Office Equipment Maintenance & Purchase			\$ 8,904.91	\$ 30,160.70	\$ 156,703.17	19%
Office Supplies, Filings & Misc.			\$ 5,964.57	\$ 13,383.45	\$ 45,919.72	29%
Miscellaneous Expense (Specialties)			\$ -	\$ 316,000.00	\$ 350,000.00	90%
Outsource Billing			\$ 15,418.55	\$ 49,604.05	\$ 251,964.84	20%
Office Furniture & Accessories			\$ -	\$ 1,085.37	\$ 36,050.00	3%
Contracted Services			\$ 1,872.27	\$ 11,725.82	\$ 109,024.78	11%
Professional Services			\$ 61,194.25	\$ 164,220.07	\$ 1,984,170.00	8%
Director Fees, Meetings & Training			\$ 12,215.47	\$ 12,782.49	\$ 60,396.00	21%
Community Outreach			\$ 3,142.02	\$ 5,534.48	\$ 89,500.00	6%
Electricity Expense			\$ 37,291.13	\$ 107,450.81	\$ 493,616.92	22%
Telephone & Communication Expenses			\$ 4,808.69	\$ 17,856.35	\$ 77,924.39	23%
Computers & Supplies			\$ 1,557.77	\$ 33,083.97	\$ 41,424.96	80%
Radio / Communication / SCADA Expense			\$ 5,256.75	\$ 10,014.09	\$ 26,000.00	39%
Sampling			\$ 3,436.00	\$ 9,240.00	\$ 73,667.94	13%
Lab Supplies			\$ 785.95	\$ 2,685.04	\$ 16,435.99	16%
Supplies & Small Tools			\$ 2,746.68	\$ 7,544.55	\$ 43,324.83	17%
Equipment Repairs & Maintenance			\$ 1,651.43	\$ 10,351.71	\$ 106,955.00	10%
Vehicle Repairs & Maintenance			\$ 10,356.28	\$ 25,485.12	\$ 114,232.00	22%
Equipment Rental			\$ -	\$ -	\$ 33,532.58	0%
Vehicle & Generator Fuel			\$ 7,101.11	\$ 21,303.33	\$ 100,000.00	21%
Generator Maintenance			\$ -	\$ 2,071.31	\$ 52,000.00	4%
System Fees			\$ 3,572.71	\$ 12,789.33	\$ 51,250.94	25%
Interest Expense - Long Term Debt			\$ 275,543.98	\$ 826,631.94	\$ 3,306,527.80	25%
Amortization of Deferred Gain/Discount			\$ -	\$ -	\$ 8,300.00	0%
Depreciation Expense			\$ 313,026.89	\$ 939,080.67	\$ 3,536,329.51	27%
Total General Operating Cost			\$ 818,558.74	\$ 2,757,309.82	\$ 11,661,632.69	24%

Personnel Expenses	Dec-25	YTD FY25	FY 2026 Budget	%
Safety & PPE Expense	\$ 7,068.14	\$ 11,225.52	\$ 27,915.36	40%
Wages - Hourly	\$ 237,794.02	\$ 786,614.04	\$ 3,060,635.98	26%
Wages - Salary	\$ 110,629.15	\$ 332,605.85	\$ 1,331,100.00	25%
Wages - Overtime	\$ 12,489.01	\$ 38,338.93	\$ 187,069.77	20%
Payroll Taxes	\$ 26,293.02	\$ 102,150.61	\$ 449,410.41	23%
Retirement Program	\$ 13,156.71	\$ 140,557.26	\$ 433,069.00	32%
Employee Appreciation	\$ 8,240.80	\$ 13,728.31	\$ 27,470.00	50%
Licenses, Dues, Testing	\$ 1,035.58	\$ 6,117.96	\$ 26,924.00	23%
Insurance - Health & Life	\$ 49,655.62	\$ 132,214.36	\$ 558,749.20	24%
Training, Convention, Meeting Expense	\$ 1,829.30	\$ 3,132.72	\$ 60,720.00	5%
Uniforms	\$ 9,135.04	\$ 12,896.05	\$ 75,281.92	17%
HR Services	\$ 6,065.09	\$ 18,068.79	\$ 76,117.16	24%
Total Personnel Expenses	\$ 483,391.48	\$ 1,597,650.40	\$ 6,314,462.80	25%

Total Revenues	\$ 7,903,996.21	\$ 21,896,972.89	\$ 53,617,450.60
Total Water and Wastewater Direct Expense	\$ 1,387,711.62	\$ 4,076,479.61	\$ 15,927,314.81
Gross Margin	\$ 6,516,284.59	\$ 17,820,493.28	\$ 37,690,135.79
Total General Operating Cost	\$ 818,558.74	\$ 2,757,309.82	\$ 11,661,632.69
Total Personnel Expense	\$ 483,391.48	\$ 1,597,650.40	\$ 6,314,462.80
Net Change	\$ 5,214,334.37	\$ 13,465,533.06	\$ 19,714,040.30

Beginning Working Capital (Cash & Investments)	\$ 51,396,272.32
Ending Working Capital (Cash & Investments Less Accounts Payable and Deposits)	\$ 45,187,229.48
Less: Bond and Impact Fee Accounts	\$ (19,516,166.83)
Operating Working Capital	\$ 25,671,062.65

Bond Payments - Principal (Loan Payments)

TWDB - Bond Principal			\$ -	\$ -	\$ 2,820,000.00
USDA - Bond Principal			\$ -	\$ -	\$ 256,000.00
X-Caliber Federal Bond			\$ -	\$ -	\$ 10,000.00
Total			\$ -	\$ -	\$ 3,086,000.00

Capital Budget

Capital Improvement - Impact Fee / CIAC			Dec-25	YTD FY25	FY 2026 Budget	%
Capital Improvement - Impact Fee Funded			\$ 1,035,851.24	\$ 1,169,833.04	\$ 12,377,124.83	9%
Capital Improvement - CIAC Fee Funded			\$ 1,072,121.00	\$ 2,638,696.56	\$ 2,500,000.00	106%
Total Capital Improvements			\$ 2,107,972.24	\$ 3,808,529.60	\$ 14,877,124.83	26%

Non-Construction Capital Expenses GV Funded						
Software Upgrade - Billing & Map			\$ -	\$ 8,765.85	\$ 94,000.00	9%
Vehicle & Equipment Purchase (W & WW)			\$ -	\$ 208,974.45	\$ 370,500.00	56%
HQ - Warehouse Fixtures / Equipment			\$ -	\$ -	\$ 54,213.00	0%
Water - Meter AMI Replacements			\$ 21,300.28	\$ 98,509.14	\$ 380,875.00	26%
Inventory Purchase			\$ 9,437.32	\$ 50,547.92	\$ 623,966.30	8%
Total			\$ 30,737.60	\$ 366,797.36	\$ 1,523,554.30	24%

Sustainment and Restoration Green Valley Funded						
Water Distribution Sustainment and Restoration				\$ 9,525.00	\$ 2,234,424.48	0%
Water Plant Sustainment and Restoration			\$ -	\$ 91,090.00	\$ 1,300,000.00	7%
Land & Easement Acquisition - Water & WW				\$ 348,383.75	\$ 1,292,976.00	27%
Total			\$ -	\$ 448,998.75	\$ 4,827,400.48	9%

Green Valley Special Utility District
 Paid Checks Report
 12/1/2025 to 12/31/2025

Check#	Paid To	Description	Check Date	Amount
35218		Utility Refund	12/3/2025	\$1,757.50
35219	Brenntag Southwest, Inc.	6 150# chlorine cylinders for Plant 7	12/3/2025	\$2,194.50
35220	G&R Utility Services, LLC	Road Bore to transfer over to new 12"	12/3/2025	\$4,600.00
35221	Seguin Diesel Truck Ser, Inc.	Work on DT 120/DT 321	12/3/2025	\$504.96
35222	Williams Supply Company	For Plant #8 - lube line, pressure reducing valve.	12/3/2025	\$253.88
35223		Utility Refund	12/3/2025	\$451.32
35224	Bruce F. Smith - S&S Garage	Fuel Filter replace on trk OD 308/133	12/10/2025	\$176.99
35225	Helping Hand Hardware, Inc.	windshield washer fluid for fleet	12/10/2025	\$374.21
35226	Jah-Con Instrumentation, LLC	Annual calibration for flow meter, chart recorder	12/10/2025	\$1,000.00
35227	Loomis	Armored Car Service	12/10/2025	\$657.62
35228	Zipp Road Utilities	Nov 2025 Sewer	12/10/2025	\$17,929.42
35229	G&R Utility Services, LLC	Road bore	12/10/2025	\$2,300.00
35230	DSHS Central Lab MC2004	Water Sampling	12/17/2025	\$976.00
35231	Cumby, Jerry	1st Qu FY 2026 Board Member Payment	12/18/2025	\$1,900.00
35232	Frias, John	1st Qu FY 2026 Board Member Payment	12/18/2025	\$1,450.00
35233	Hendrix, James	1st Qu FY 2026 Board Member Payment	12/18/2025	\$1,450.00
35234	King, Brit	1st Qu FY 2026 Board Member Payment	12/18/2025	\$1,300.00
35235	Roberson, Robert	1st Qu FY 2026 Board Member Payment	12/18/2025	\$1,450.00
35236	Sherman, Nicholas A.	1st Qu FY 2026 Board Member Payment	12/18/2025	\$2,650.00
35237	Bruce F. Smith - S&S Garage	Replace Hydro max O rings on Trk 134/OD 309	12/22/2025	\$380.58
35238	Cierra Pipe, Inc.	Pipe to fix sewer trunk line fence	12/22/2025	\$190.00
35239	Ferguson Waterworks	Material for Buster Project.	12/22/2025	\$4,846.65
35240	Seguin Diesel Truck Ser, Inc.	DOT inspection DT 322	12/22/2025	\$380.00
35241		Utility Refund	12/23/2025	\$47.86
35242		Utility Refund	12/23/2025	\$107.84
35243		Utility Refund	12/23/2025	\$52.91
35244		Utility Refund	12/23/2025	\$137.04
35245		Utility Refund	12/23/2025	\$115.84
35246		Utility Refund	12/23/2025	\$96.49
35247		Utility Refund	12/23/2025	\$101.85
35248		Utility Refund	12/23/2025	\$83.70
35249		Utility Refund	12/23/2025	\$134.98
35250		Utility Refund	12/23/2025	\$117.53
35251		Utility Refund	12/23/2025	\$28.88
35252		Utility Refund	12/23/2025	\$72.28
35253		Utility Refund	12/23/2025	\$48.63
35254		Utility Refund	12/23/2025	\$19.22
35255		Utility Refund	12/23/2025	\$132.44
35256		Utility Refund	12/23/2025	\$51.60
35257		Utility Refund	12/23/2025	\$127.97
35258		Utility Refund	12/23/2025	\$80.00
35259		Utility Refund	12/23/2025	\$66.82
35260		Utility Refund	12/23/2025	\$469.09
35261		Utility Refund	12/23/2025	\$38.07
35262		Utility Refund	12/23/2025	\$126.37
35263		Utility Refund	12/23/2025	\$195.92
35264		Utility Refund	12/23/2025	\$29.90
35265		Utility Refund	12/23/2025	\$106.15
35266		Utility Refund	12/23/2025	\$124.15
35267		Utility Refund	12/23/2025	\$90.56
35268		Utility Refund	12/23/2025	\$58.50
35269		Utility Refund	12/23/2025	\$73.26
35270		Utility Refund	12/23/2025	\$37.25
35271		Utility Refund	12/23/2025	\$77.20
35272		Utility Refund	12/23/2025	\$49.72
35273		Utility Refund	12/23/2025	\$105.76
35274		Utility Refund	12/23/2025	\$196.09
35275		Utility Refund	12/23/2025	\$80.95
35276		Utility Refund	12/23/2025	\$289.55
35277		Utility Refund	12/23/2025	\$10.08
35278		Utility Refund	12/23/2025	\$10.98
35279		Utility Refund	12/23/2025	\$23.99
35280		Utility Refund	12/23/2025	\$30.81
35281		Utility Refund	12/23/2025	\$11.77
35282		Utility Refund	12/23/2025	\$99.71
35283		Utility Refund	12/23/2025	\$45.03
35284		Utility Refund	12/23/2025	\$56.24
35285		Utility Refund	12/23/2025	\$34.23
35286		Utility Refund	12/23/2025	\$24.27
35287		Utility Refund	12/23/2025	\$6.20
35288		Utility Refund	12/23/2025	\$0.25
35289		Utility Refund	12/23/2025	\$30.46
35290		Utility Refund	12/23/2025	\$113.47
35291		Utility Refund	12/23/2025	\$77.10
35292		Utility Refund	12/23/2025	\$71.41
35293		Utility Refund	12/23/2025	\$115.48

35294		Utility Refund	12/23/2025	\$69.60
35295		Utility Refund	12/23/2025	\$1.71
35296		Utility Refund	12/23/2025	\$32.92
35297		Utility Refund	12/23/2025	\$79.16
35298		Utility Refund	12/23/2025	\$129.80
35299		Utility Refund	12/23/2025	\$100.00
35300		Utility Refund	12/23/2025	\$16.91
35301		Utility Refund	12/23/2025	\$254.86
35302		Utility Refund	12/23/2025	\$23.53
35303		Utility Refund	12/23/2025	\$102.92
35304		Utility Refund	12/23/2025	\$54.50
35305		Utility Refund	12/23/2025	\$39.47
35306		Utility Refund	12/23/2025	\$110.88
35307		Utility Refund	12/23/2025	\$513.73
35308		Utility Refund	12/23/2025	\$19.60
35309		Utility Refund	12/23/2025	\$150.00
35310		Utility Refund	12/23/2025	\$68.95
35311		Utility Refund	12/23/2025	\$98.21
35312		Utility Refund	12/23/2025	\$133.21
35313		Utility Refund	12/23/2025	\$82.44
35314		Utility Refund	12/23/2025	\$38.52
35315		Utility Refund	12/23/2025	\$2,455.53
35316		Utility Refund	12/23/2025	\$27.93
35317		Utility Refund	12/23/2025	\$175.19
35318		Utility Refund	12/23/2025	\$67.87
35320		Utility Refund	12/23/2025	\$28.15
35321		Utility Refund	12/23/2025	\$71.74
35322		Utility Refund	12/23/2025	\$150.00
35323		Utility Refund	12/23/2025	\$2.91
35324		Utility Refund	12/23/2025	\$135.81
35325		Utility Refund	12/23/2025	\$88.01
35326		Utility Refund	12/23/2025	\$503.61
35327	Ferguson Waterworks	Parts for hydrant repair	12/29/2025	\$346.19
35328	Texas Rural Water Association	2026 Membership Dues Renewal	12/29/2025	\$6,925.00
35329		Utility Refund	12/29/2025	\$150.00
9901256	Alamo Communications, Inc.	Invoice for Services	12/3/2025	\$1,265.00
9901257	Cavender Stores, LP / Cavender's Boot City	Boot voucher	12/3/2025	\$130.49
9901258	Clifford Power	Generator Maintenance	12/3/2025	\$703.00
9901259	Core & Main LP	Operational materials	12/3/2025	\$7,537.12
9901260	Dell Technologies	20 Replacement computers for non-complaint Windows 11 PCS.	12/3/2025	\$26,944.00
9901261	Duarte & Sons Landscaping	Landscaping November 2025	12/3/2025	\$7,325.00
9901262	Estech Systems, Inc.	Phone System	12/3/2025	\$1,091.76
9901263	Everon, LLC / Iris Group Holdings LLC	Delivery door release button	12/3/2025	\$905.28
9901264	Grease Monkey - Sound Billing, LLC	Oil Change Truck 133	12/3/2025	\$335.66
9901265	Fastest Labs of New Braunfels & Seguin	Drug Test	12/3/2025	\$57.00
9901266	GVEC	Electricity	12/3/2025	\$23,864.00
9901267	Holt Cat	Track roller bearings and hardware for Unit #48E	12/3/2025	\$643.31
9901268	JJ Keller & Assoc, Inc.	First aid kits for fleet vehicles	12/3/2025	\$466.31
9901269	Jurgensen Pump, LLC	Well service (Well 1)	12/3/2025	\$100,615.00
9901270	Kustom Kleaning - Ronald H. Wesch	Janitorial	12/3/2025	\$500.00
9901271	Lone Star Forklift	Repair on Hyundai Forklift unit #307	12/3/2025	\$555.90
9901272	Medical Air Services Association (MASA)	Medical Benefits Dec2025	12/3/2025	\$747.00
9901273	Principal Financial Group	Retirement Plan	12/3/2025	\$2,453.62
9901274	TCDRS - Retirement	Retirement Plan	12/3/2025	\$32,863.47
9901275	Texas Land & Right of Way Co. LLC	Easement Service	12/3/2025	\$17,566.75
9901276	Thompson Safety LLC	rubber safety boots	12/3/2025	\$1,003.92
9901277	Uline	Stackable Bins, labels, duct tape	12/3/2025	\$375.01
9901278	WM Corporate Services, Inc.	Garbage Dec2025	12/3/2025	\$485.24
9901279	AJ'S Tire Shop, Inc.	Two tire replacement for unit #21E	12/10/2025	\$441.02
9901280	Almanza, Blackburn, Dickie & Mitchell LLP	Legal Service - Personnel	12/10/2025	\$3,636.25
9901281	Always Answer	Answering Service	12/10/2025	\$492.00
9901282	America's Construction LLC - Jesus Terrazas	Asphalt patch for leak repair	12/10/2025	\$8,100.00
9901283	Aquestia USA DBA OCV Control Valves	Bushing, Lower 12" TEF. Guiding sleeve in 12" control valve. Plant 2	12/10/2025	\$172.69
9901284	Brookswatson & Co., PLLC	Contracted Services-Progress Billing	12/10/2025	\$14,248.00
9901285	Capitol Bearing Service, Inc.	Repaired hose for vac truck # 141	12/10/2025	\$123.43
9901286	City Public Service	Electricity	12/10/2025	\$12,350.50
9901287	Clifford Power	Generator Maintenance	12/10/2025	\$255.00
9901288	Core & Main LP	Operational materials	12/10/2025	\$4,113.69
9901289	Freese and Nichols	GV and Lower Seguin WL Improvements	12/10/2025	\$30,677.16
9901290	Grainger	Spray paint and a level	12/10/2025	\$151.65
9901291	GVEC	Internet	12/10/2025	\$591.80
9901292	M & M Auto and Truck Parts	wiper blades for HQ 103	12/10/2025	\$48.98
9901293	Monarch Trophy Studio (Drago Investments, LTD)	Tenure Awards	12/10/2025	\$325.65
9901294	Grease Monkey - Sound Billing, LLC	Oil change for truck OD 311/137	12/10/2025	\$123.24
9901295	Stericycle, Inc. - Shred-It	Shred Service	12/10/2025	\$449.33
9901296	TCDRS - Retirement	Retirement Plan	12/10/2025	\$272.80
9901297	The Reinalt - Thomas Corporation - Discount Tire	Fix sensor on HQ 105	12/10/2025	\$308.00
9901298	USA Blue Book	SCN592498 CM	12/10/2025	\$48.88
9901299	Vestis	Uniforms	12/10/2025	\$1,047.41
9901300	Alamo Communications, Inc.	Monthly Hosting Microsoft	12/17/2025	\$3,232.02

9901301	Archer Western Construction, LLC	0.5 MGD WWTP Pay App #10	12/17/2025	\$1,072,121.00
9901302	Atlas Construction, Corp	Weil Rd WL Impr. Pay App #1 (Meritage Homes)	12/17/2025	\$503,513.35
9901303	Cavender Stores, LP / Cavender's Boot City	Boot Voucher	12/17/2025	\$175.00
9901304	Cintas	AED Agreement Cancel Fee	12/17/2025	\$460.07
9901305	Core & Main LP	Operational materials	12/17/2025	\$14,603.88
9901306	Gerard Electric	Wall and Data ports for new furniture	12/17/2025	\$3,106.36
9901307	Grease Monkey - Sound Billing, LLC	Oil Change for OD 303/132	12/17/2025	\$212.08
9901308	Harvest Hills Treatment, LTD.	Sewer Nov. 2025	12/17/2025	\$12,658.35
9901309	Lane Equipment Company	Ice Machine Lease	12/17/2025	\$498.00
9901310	Monarch Trophy Studio (Drago Investments, LTD)	Name tags for 2 board members and 3 managers.	12/17/2025	\$50.00
9901311	On-Site Fuel, Inc.	Fuel for outside pumps	12/17/2025	\$13,730.26
9901312	Pollution Control Services	November Sampling	12/17/2025	\$2,460.00
9901313	Principal Financial Group	Retirement Plan	12/17/2025	\$2,453.62
9901314	QRO Mex Construction Co. Inc.	Plant 3 Fill Line Pay App #4	12/17/2025	\$92,721.87
9901315	Second Nature Compost, LLC	Sludge Transport	12/17/2025	\$3,825.00
9901316	Stericycle, Inc. - Shred-It	Shred Service 10/2025	12/17/2025	\$293.23
9901317	TCDRS - Retirement	Retirement Plan	12/17/2025	\$32,295.36
9901318	TCEQ	Water System Fee	12/17/2025	\$42,872.55
9901319	Thompson Safety LLC	First Aid Cabinet - 3	12/17/2025	\$359.96
9901320	Victor Insurance Managers	PE Directors Bond	12/17/2025	\$840.00
9901321	Westwood Professional Services, Inc.	Plant 10 Rehab	12/17/2025	\$48,915.38
9901322	McDaniel, Shari	1st Qu FY 2026 Board Member Payment	12/18/2025	\$1,650.00
9901323	Dean Word Company, Ltd	Lease for 2026 Payment 1 of 3	12/19/2025	\$387,500.00
9901324	Angel Pest Control, Inc.	Comm-Quarterly	12/23/2025	\$445.00
9901325	Canyon Regional Water Authority	Water Nov 2025	12/23/2025	\$1,142,537.07
9901326	Core & Main LP	Operational materials	12/23/2025	\$13,273.31
9901327	DN Tanks LLC (ACH)	Plant 11 Expansion - GST PAY A PP 1	12/23/2025	\$683,760.15
9901328	Edmunds Govtech	Monthly Hosting	12/23/2025	\$2,317.69
9901329	Garver	Plant 9 Elevated Storage Tank Improvements	12/23/2025	\$147,675.45
9901330	GBRA - Sewer	Nov 2025 Sewer	12/23/2025	\$320,909.44
9901331	GBRA - Water	Water Nov 2025	12/23/2025	\$16,083.33
9901332	GVEC	Electricity	12/23/2025	\$153.41
9901333	Hierholzer Engineering, Inc.	Plant Maintenance	12/23/2025	\$3,891.25
9901334	Ready Refresh	Water	12/23/2025	\$88.72
9901335	San Antonio River Authority	Sewer Nov 2025	12/23/2025	\$50,246.11
9901336	Second Nature Compost, LLC	Sludge Transport	12/23/2025	\$2,975.00
9901337	Texas Excavation Safety System, Inc	Locate Service	12/23/2025	\$610.65
9901338	Utility Engineering Group, PLLC	Winding Creek Ranch	12/23/2025	\$198,551.73
9901339	Verizon - Business	iPhones & iPads	12/23/2025	\$4,316.69
9901340	City Public Service	Electricity	12/30/2025	\$96.50
9901341	Core & Main LP	Operation Materials	12/30/2025	\$6,428.00
9901342	Duarte & Sons Landscaping	Landscaping December 2025	12/30/2025	\$7,325.00
9901343	Fortiline, Inc	HYDRANT METERS, 2"RPZ, HYDRANT METER GASKETS	12/30/2025	\$19,126.30
9901344	Freese and Nichols	GV and Lower Seguin WL Improvements	12/30/2025	\$30,224.60
9901345	Glasshoppers Auto Glass - David Lynn Fos	Replace windshield on WWD 201	12/30/2025	\$429.00
9901346	Grease Monkey - Sound Billing, LLC	Oil change for truck 138/312	12/30/2025	\$82.04
9901347	InfoSend, Inc.	Postage	12/30/2025	\$14,117.24
9901348	JBS Underground, LLC	Winding Creek Reclaimed Water - CNB	12/30/2025	\$76,826.50
9901349	M & M Auto and Truck Parts	windshield wipers for truck OD 306	12/30/2025	\$205.97
9901350	Principal Financial Group	Retirement	12/30/2025	\$2,453.62
9901351	Samsara Inc.	License Dash Cam etc. for Vehicles	12/30/2025	\$24,595.92
9901352	Second Nature Compost, LLC	Sludge Transport	12/30/2025	\$3,400.00
9901353	TCDRS - Retirement	Retirement Plan	12/30/2025	\$32,062.59
9901354	Terrill & Waldrop, PLLC	Legal Services GVSUD-General	12/30/2025	\$34,860.00
9901355	Uline	Supplies for waste water	12/30/2025	\$1,549.34
9901356	Vestis	Uniforms	12/30/2025	\$261.51
9901357	Westwood Professional Services, Inc.	Plant 10 Rehab	12/30/2025	\$34,742.39
9901358	Whitman Land Group, LLC	FM 725 Relo - TxDOT Easement Service	12/30/2025	\$1,358.00
9901359	Williams Supply Company	MALE CAM LOCKS	12/30/2025	\$80.70
9901360	Grease Monkey - Sound Billing, LLC	Oil change for truck OD 310	12/30/2025	\$123.24
9095	Academy Sports and Outdoors	Snap Plug	12/29/2025	\$599.95
9096	Altex Electronics Ltd.	Security Cameras and supplies for installation.	12/29/2025	\$977.68
9097	Amazon	Winter Gear - uniforms.	12/29/2025	\$12,065.15
9098	American Red Cross	First Aid CPR for month of December	12/29/2025	\$320.00
9099	American Water College	Online Class - Surface Water II	12/29/2025	\$749.98
9100	Bexar County Clerk	Easement Filings	12/29/2025	\$54.35
9101	Carhartt	Beanies - winter gear.	12/29/2025	\$586.91
9102	Chick-fil-A	Breakfast for float participants	12/29/2025	\$59.92
9103	DATDJ - Jesse Esquivel	Christmas Party Entertainment	12/29/2025	\$1,052.50
9104	GG'S Corner Cafe	Lunch for float participants	12/29/2025	\$208.78
9105	Government Treasurers' Organization of Texas	Winter Seminar 2026	12/29/2025	\$350.00
9106	Guadalupe County Clerk	Easement Filings	12/29/2025	\$317.29
9107	Hanna Instruments	Ammonia testing supplies	12/29/2025	\$760.70
9108	Harbor Freight Tools	Parade Float	12/29/2025	\$45.98
9109	HEB	Employee Appreciation Luncheon	12/29/2025	\$357.81
9110	HJTM-Harvey Jacobs Catering/The Den	Christmas Party Catering	12/29/2025	\$3,464.57
9111	Holt Cat	Hydraulic hoses, Hoses and hydraulic oil	12/29/2025	\$251.70
9112	Home Depot	Various items for Santa Clara WWTP	12/29/2025	\$742.95
9113	Kings & Queens Ballroom	Christmas Party Beverages	12/29/2025	\$1,493.50
9114	Los Cucos Mexican Cafe	Employee Appreciation Lunch	12/29/2025	\$1,879.00

9115	Metropolis Parking	Parking for easement filings	12/29/2025	\$10.75
9116	Northeast Partnership	December Monthly Luncheon-4 tickets	12/29/2025	\$80.00
9117	Office Depot	Copy Paper	12/29/2025	\$154.60
9118	Orca Scan Ltd	Monthly for Warehouse and Service Fee	12/29/2025	\$60.60
9119	P Terry's	Breakfast CPR Class	12/29/2025	\$60.62
9120	Paddle.net (Jump Desktop)	Teams Enterprise	12/29/2025	\$1,024.16
9121	Paramount Embroidery & Screen Printing	Office Uniforms - Embroidery	12/29/2025	\$320.00
9122	Sam's Club	Trash bags - Janitorial	12/29/2025	\$251.76
9123	Star Awards	Plaque	12/29/2025	\$60.00
9124	TCEQ	License Renewal	12/29/2025	\$338.50
9125	Teledyne Instruments, Inc. dba ISCO	Replacement power supply for refrigerated sampler	12/29/2025	\$1,286.00
9126	Texas A&M Patriots Casa	Test - Water Operator License	12/29/2025	\$120.00
9127	To Have & To Fold	Extra Linens for Christmas Party	12/29/2025	\$28.81
9128	United State Postal Service	Certified Mail - Legal Paperwork	12/29/2025	\$9.45
9129	Vista Print	Business Cards for Board of Directors	12/29/2025	\$61.99
9130	Walmart	Parade Float	12/29/2025	\$125.67
		Total Checks:		\$5,522,430.09

# of Accounts	GL Account Number	Account Description	Total
68	143.1000	4th Qtr Write Offs - 2025	\$18,763.04

Green Valley Special Utility District
Investment Report
October 1 - December 31, 2025

Accounts	October 1, 2025	December 31, 2025	Quarterly Earnings	Interest Rate	Maturity Date	Portfolio %
Operating Accounts						
Frost - Operating	\$ 469,563.22	\$ 542,494.96	\$ -	0.00%	1/1/2026	0.99%
FUB - Credit Cards	\$ 116,788.20	\$ 147,198.98	\$ 177.97	0.35%	1/1/2026	0.27%
SB&T - Operating	\$ 715,754.15	\$ 723,115.78	\$ 7,361.63	4.15%	1/1/2026	1.32%
Total Operating Accounts	\$ 1,302,105.57	\$ 1,412,809.72	\$ 7,539.60			2.58%
Debt Service Reserve Accounts						
Frost TWDB ...6397	\$ 71,253.49	\$ 277,619.68	\$ -	0.00%	1/1/2026	0.51%
Frost USDA ...6370	\$ 4,753.10	\$ 12,604.10	\$ -	0.00%	1/1/2026	0.02%
Frost Debt Service Reserve ...6354	\$ 239,717.17	\$ 359,567.50	\$ -	0.00%	1/1/2026	0.66%
Logic - Debt Service..6008	\$ 2,123,632.91	\$ 2,145,623.95	\$ 21,991.04	4.10%	1/1/2026	3.92%
Total Debt Service Reserve Accounts	\$ 2,439,356.67	\$ 2,795,415.23	\$ 21,991.04			5.11%
Investment Pool Accounts						
Investment Pool - Operating						
Texpool - Operating Reserves	\$ 619,839.46	\$ 626,087.42	\$ 6,247.96	4.03%	1/1/2026	1.14%
Logic - Operating Reserves	\$ 15,646,428.44	\$ 16,010,986.59	\$ 171,590.81	4.10%	1/1/2026	29.25%
Investment Pool - Restricted						
Logic - Water Acquisition	\$ 8,203,111.98	\$ 9,290,280.74	\$ 90,581.62	4.10%	1/1/2026	16.97%
Logic - CIAC	\$ 3,534,447.42	\$ 1,002,386.04	\$ 24,982.18	4.10%	1/1/2026	1.83%
Texpool - Impact Reserves	\$ 571,264.29	\$ 577,022.55	\$ 5,758.26	4.03%	1/1/2026	1.05%
Logic - Impact Reserves	\$ 16,157,259.95	\$ 16,269,370.37	\$ 168,493.46	4.10%	1/1/2026	29.73%
Logic - Bond Funds	\$ 4,706,896.95	\$ 2,379,550.13	\$ 35,781.06	4.10%	1/1/2026	4.35%
Total Pool Accounts	\$ 49,439,248.49	\$ 46,155,683.84	\$ 503,435.35			84.33%
Investment Accounts						
SB&T - CD W&WW Debt Service Reserve Funds 5943	\$ 1,021,539.41	\$ 1,032,363.53	\$ 10,824.12	4.25%	3/25/2026	1.89%
Total Investment Accounts	\$ 1,021,539.41	\$ 1,032,363.53	\$ 10,824.12			1.89%
Escrow Accounts						
BOK - 1085- New Series 2020 - \$24,985	\$ 975,588.82	\$ 984,891.38	\$ 9,302.46	2.39%	1/1/2026	1.80%
BOK -1396 TWDB Series 2021 - \$15,725	\$ 1,755,064.61	\$ 1,771,799.76	\$ 16,735.15	2.39%	1/1/2026	3.24%
BOK - 1414 TWDB Series 2021 A - \$19,54	\$ 488,645.74	\$ 493,305.21	\$ 4,659.47	2.39%	1/1/2026	0.90%
BOK - 0058 TWDB Series 2011	\$ 83,849.58	\$ 84,649.13	\$ 799.55	2.39%	1/1/2026	0.15%
Total Escrow Accounts	\$ 3,303,148.75	\$ 3,334,645.48	\$ 31,496.63			6.09%
Total Cash	\$ 57,505,398.89	\$ 54,730,917.80	\$ 575,286.74			100.00%
WAM * (days)	2.57					

* Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

Phillip Gage, General Manager

Gina Buntin, Controller

Shari McDaniel, Board Director - Finance/Investment Chair

The above reporting is submitted in accordance with Public Fund Investment Act and Investment Strategies as approved by the Board



MEMORANDUM

DATE: JANUARY 15, 2025

TO: GVSUD BOARD OF DIRECTORS

RE: SURPLUS ITEMS

GVSUD Facility Maintenance is asking for approval for the sale of the following items.

- 1. 7 – 4 Drawer File Cabinets**
- 2. 1 -2 Person Cubicle set-up with desk, drawers, and overhead bins with electrical hook-up**
- 3. 1 – Drafting Table**
- 4. Cubicle Walls**



MEMORANDUM

Date: January 14, 2026

To: Green Valley Special Utility District (GVSUD) Board of Directors

From: Phillip K. Gage, General Manager

RE: GVSUD General Manager Update – January 22, 2026 Regular Board Meeting

Staffing

Current Staffing level is 57 employees. We had one employee from the Fleet/Facilities Dept resign since last month's report. We have 4 open positions and are actively recruiting to fill those vacancies. Open jobs are as follows: Meter Technician, Utility Technician I (x2), and Facilities Support Specialist. To date we have had an overwhelming number of applications submitted, and the interview process is ongoing.

Santa Clara Wastewater Treatment Plant Ribbon Cutting

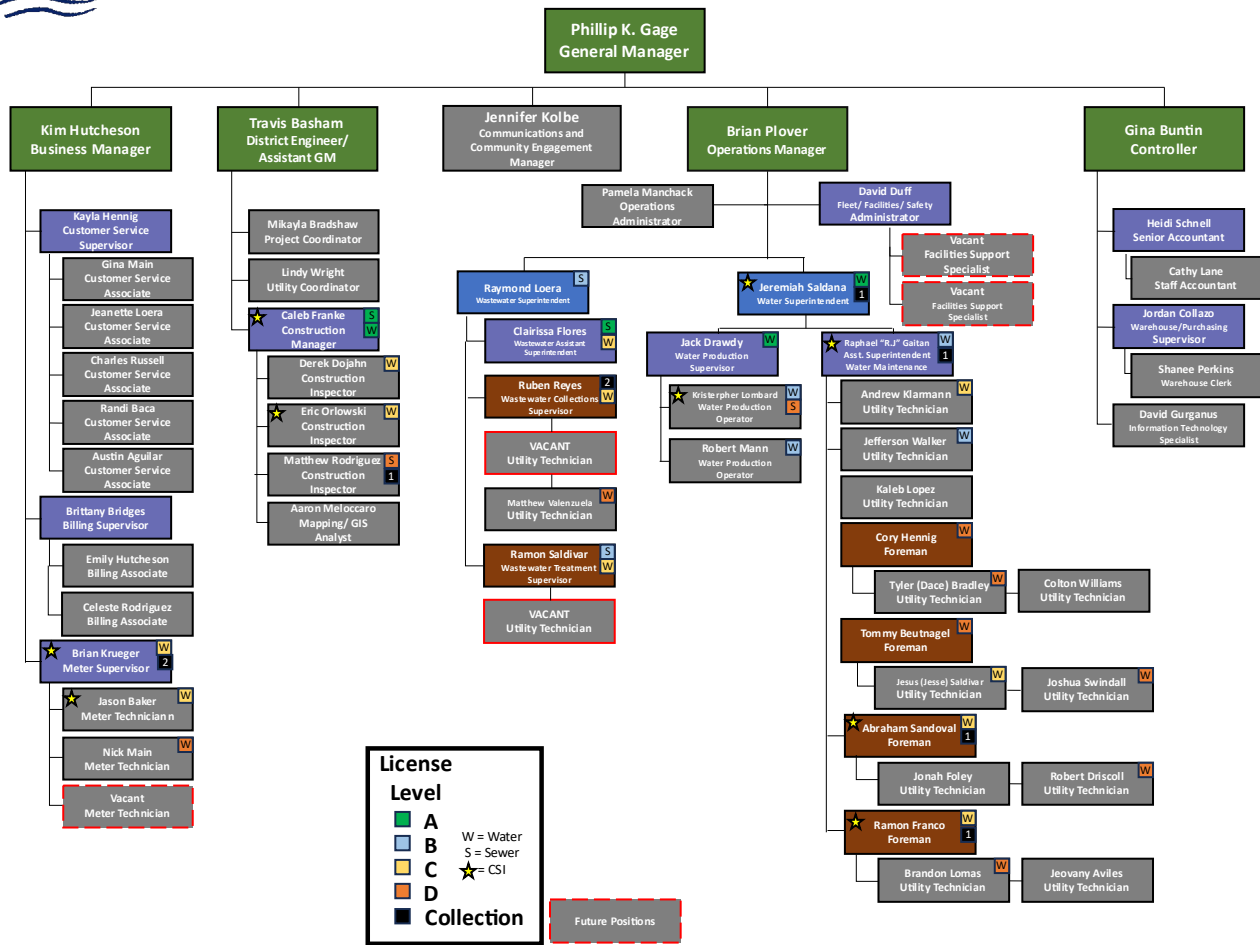
GVSUD will host a ribbon cutting event for our newly expanded Santa Clara Wastewater Treatment plant on February 6, 2026 at 0830. Invitation will be out shortly. This has been a very successful project with exceptional coordination between our general contractor, consultant engineer firms, sub-contractors and GVSUD Staff.

Attachment 1

Please see attachment 1 for the current organizational chart for 2026. The organizational chart reflects a personnel authorization of 61 personnel per the FY2026 budget.



Green Valley Special Utility District Organizational Chart (as of 14 January 2026)



License

Level

- A
- B
- C
- D
- Collection

W = Water
S = Sewer
★ = CSI

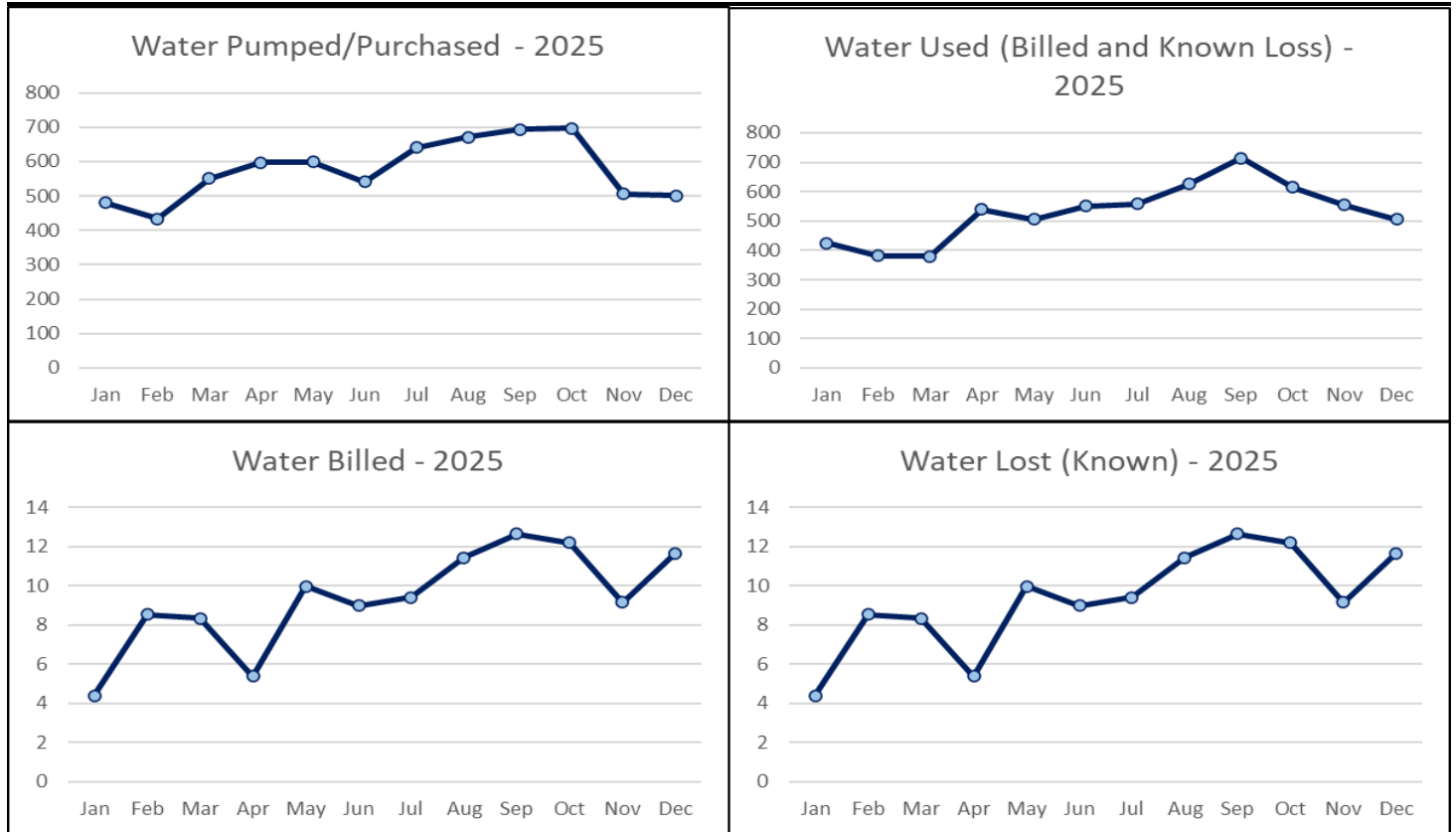
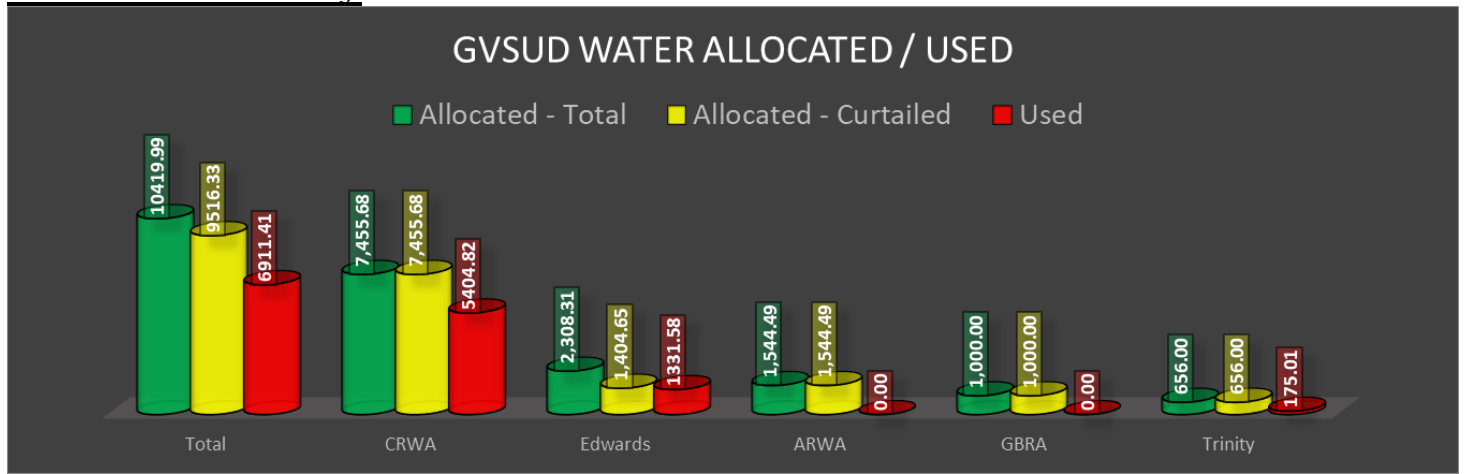
Future Positions



MEMORANDUM

Date: January 23, 2025
 To: Board of Directors
 From: Brian Plover, Operations Manager
 Re: December Operations Report

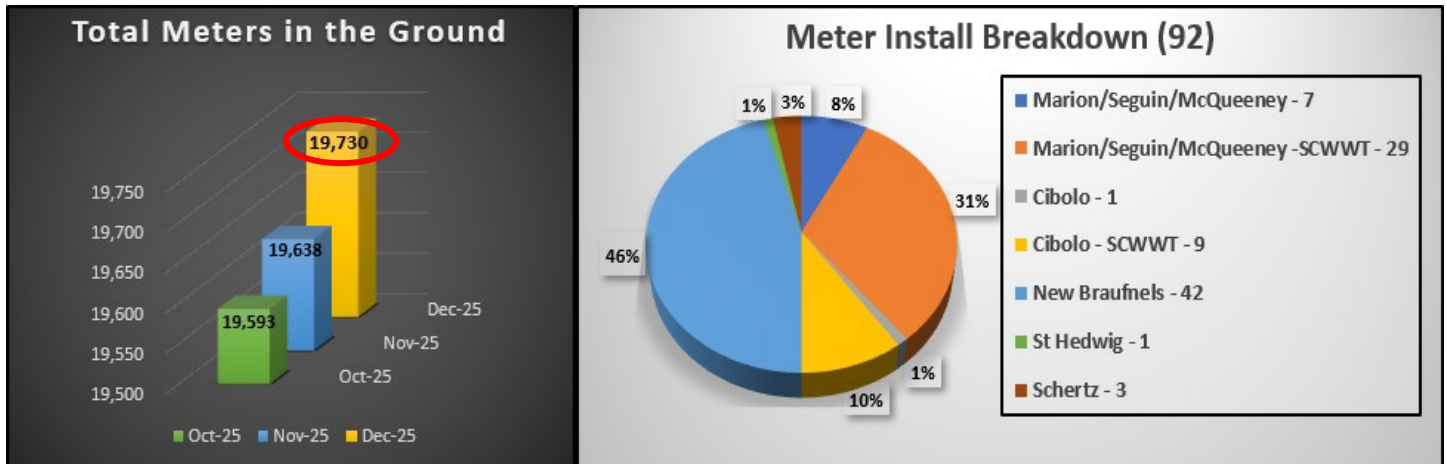
Executive Summary



Water Operations

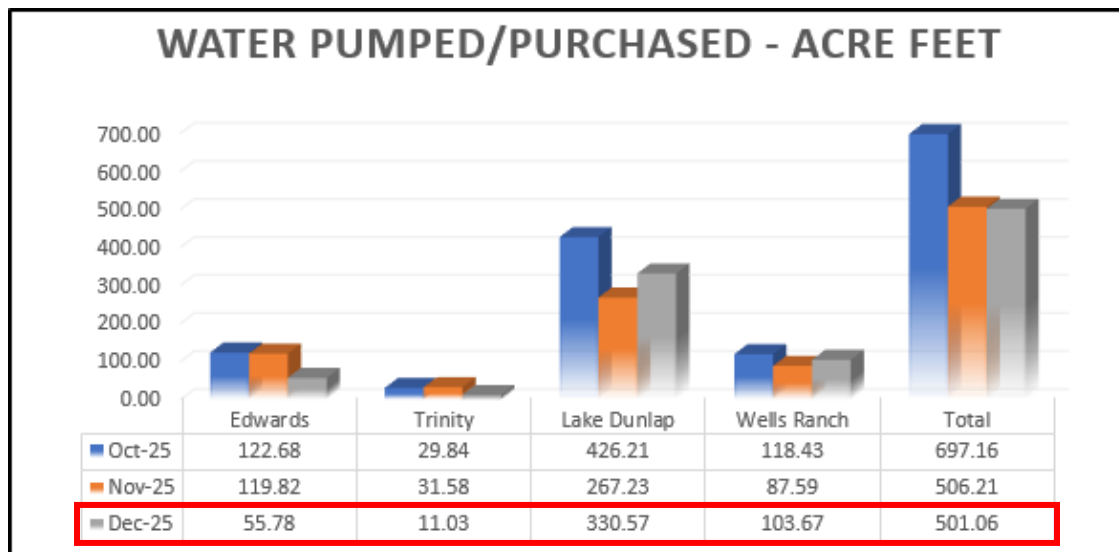
A. **Meter Sets:** Total number of meters across GVSUD is 19,730 (+90). The chart below on the left shows the previous three-month trend.

- i. Active Accounts: 19,429
- ii. Inactive Accounts: 301

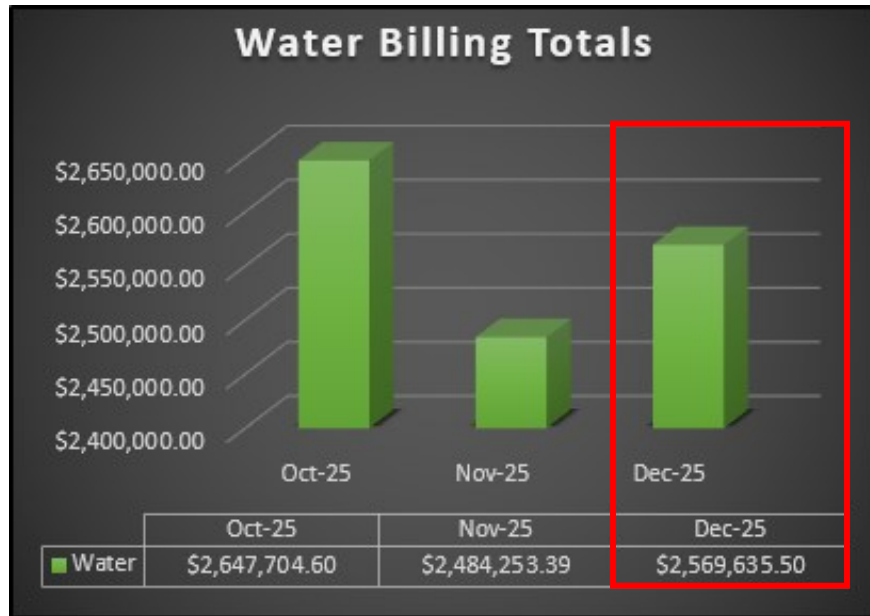


iii. We returned back to a higher level of meter installs in December bringing our yearly installs to a total of 1,201 new water meters across the District. This put us right in the middle of our projections as we anticipated 1,150-1,250 new meters for the year. This number also aligns with our Water Master Plan and our projected growth rate of 6%.

B. **Water Production:** GVSUD produced/purchased a total of 501.06-acre feet (~163,272,348 gallons) of water in December 2025. For CY 25, the District pumped/purchased a total of 6,911.41-acre feet (~2,252,073,348 gallons) of water. We just came under our initial projection ~7,000-acre feet for the year and utilized 73% of our annual allocation across all sources.

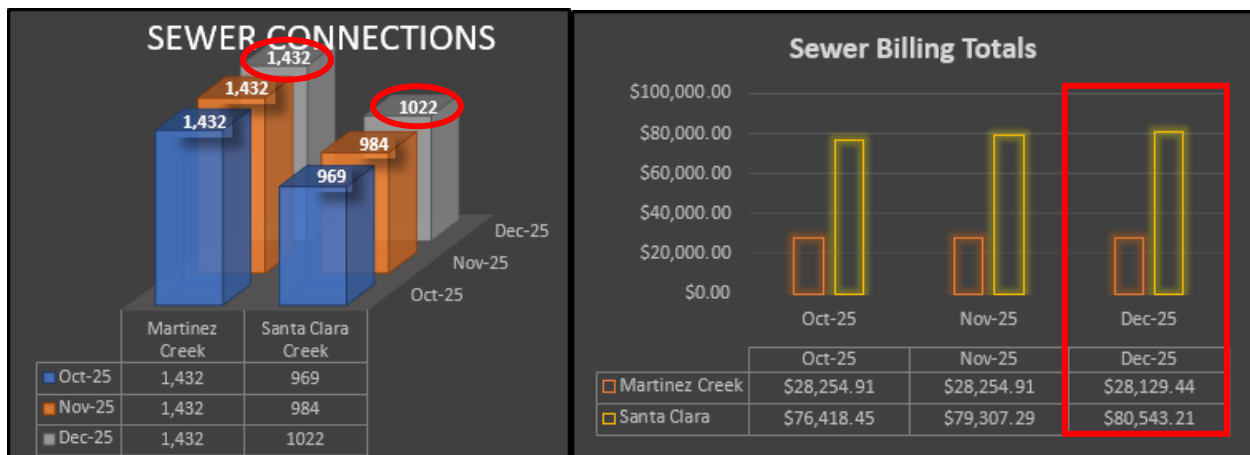


C. **Billing:** GVSUD billed a total of 494.66-acre feet (~161,185,268 gallons) of water bring in just under \$2.57 million in revenue. The chart below shows the last three-month billing. Known water loss (system flushing, leaks reported, and plant maintenance) accounted for 11.67-acre feet (~3,801,135 gallons). Unknown water loss (inventory used but unaccounted for) accounted for 5.26-acre feet (~1,714,703 gallons) which could have generated ~\$17,247 for the District.



Wastewater Operations

A. **Connections:** Wastewater connections increased by 38 in in the month of December. We completed CY 25 with 475 across Martinez Creek and Santa Clara Creek bringing our total wastewater connections to 2,454.



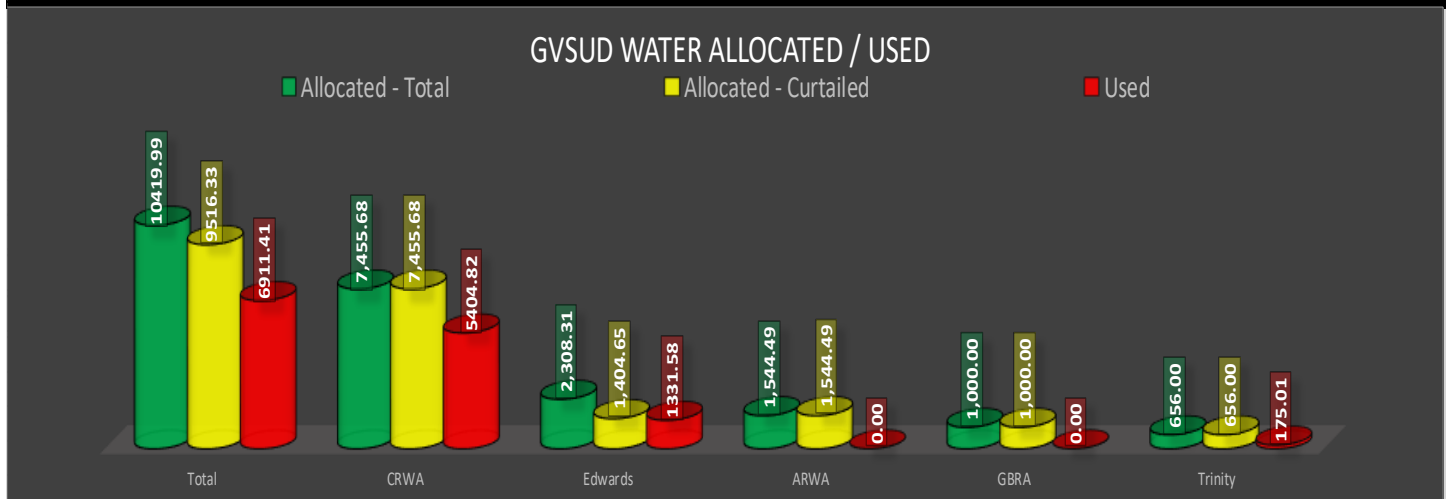
B. **Billing:** Nothing significant to report. Wastewater billing continues to increase as we continue to see more connections come on line.

C. **Plant Utilization:** Plant unitization for December comes in at 15.20% (~114,000 gallons a day).

Wastewater Average Daily Flow Analysis			
	Oct 2025	Nov 2025	Dec 2025
Permitted MG Daily Average	0.25	0.75	0.75
MG Daily Average	0.1313	0.1064	0.1140
% Capacity Utilized	52.52%	14.19%	15.20%

Attachment 1

GVSUD Water Inventory					As of Date:	12-Jan-26		
GVSUD Water Allocation Breakdown								
Type	Owner	Permit # (IRP) / Description	Acre-Feet	Notes				
					Curtailments			
					% Curtailed	Amount Curtailed	Total Available	
Edwards Aquifer								
Ground	GVSUD	P100-776	1,091.81					
Ground	GVSUD	P100-199	309.00					
Ground	Laguna Lease	P100-552	87.50					
Ground	Laguna Lease	P100-551	45.00					
Ground	Dean Word Lease	P201-812	475.00		<i>See EAA Reduction Calculator for Additional Detail</i>			
Ground	Dean Word Lease	P201-821	300.00		EAA Calculated Curtailment	903.66	1,404.65	
Total			2,308.31					
Trinity Aquifer								
Comal Trinity			656.00		0%	-	656.00	
Canyon Regional Water Authority								
Surface	GVSUD	Treatment Plant Cost Lake Dunlap	1,800.00					
Ground	GVSUD	Treatment Plant Cost Wells Ranch PH I	700.00					
Ground	GVSUD	Treatment Plant Cost Wells Ranch PH II	4,955.68	<i>1,000 AF Leased to NBU thru Jun 2026</i>				
Total			7,455.68			0%	-	7,455.68
Guadalupe-Blanca River Authority								
Surface	GBRA	Raw Water (Untreated)	1,000.00		0%	-	1,000.00	
Alliance Regional Water Authority								
Ground	ARWA	Phase I	1,544.49	<i>2 Year Lease - Kyle</i>	0%	-	1,544.49	
GVSUD Total Acre-Feet Available			10,419.99	<i>DOES NOT include leased water</i>	GVSUD Curtailed Total AF Available		9,516.33	



MAKE	MODEL	YEAR	NEW VEHICLE #	ASSIGNED DRIVER	END MILES	DEPARTMENT	
Headquarters Vehicles							Current Mainenance Cost 2025
CHEVROLET	CHEVY COLORADO	2026	HQ 101	Phil Gage	1821	Headquarters	\$4,196.77
	CHEVY COLORADO	2026	HQ 102	Travis Bashem/Brian Plover	874	Headquarters	\$4,242.93
CHEVROLET	TRAVERSE	2021	HQ 103	HQ131 Customer Service	38,736	Headquarters	\$488.68
CHEVY	SILVERADO 2500	2019	HQ 104	FFS	217,908	Headquarters	\$814.93
	SILVERADO LTD	2022	HQ 105	HQ 128 FFS	149,203	Headquarters	\$371.99
							Total for Vehicle
							\$10,115.30
Waste Water Department							
GMC	SIERRA	2020	WWD 201	WWD 102	110,241	Waste Water Department	\$2,637.34
NISSAN	FRONTIER	2019	WWD 202	WWD 118	87,879	Waste Water Department	\$774.28
FORD	F-150	2022	WWD 203	WWD 119	83,136	Waste Water Department	\$414.17
CHEVROLET	SILVERADO	2019	WWD 204	WWD 127	110,849	Waste Water Department	\$1,753.83
PETERBILT	567	2022	WWD 205	WWD 135	43,573	Waste Water Department	\$5,822.27
FORD	F-550	2024	WWD 206	WWD 140	6,892	Waste Water Department	\$387.26
INTERNATIONAL	108SD	2025	WWD 207	WWD 141	1,170	Waste Water Department	\$32.86
							Total for Vehicle
							\$11,822.01
Operations Department							
FORD	F-250	2016	OD 301	OD 104 Jeremiah Saldana	189,381	Operations Department	\$7,271.58
CHEVROLET	SILVERADO	2017	OD 302	OD 107	134,455	Operations Department	\$2,891.43
CHEVROLET	SILVERADO	2022	OD 303	HQ 132	30,184	Operations Department	\$840.23
FORD	F-450	2021	OD 304	OD 121 RJ Gaitan	69,905	Operations Department	\$9,554.83
FORD	F-250	2021	OD 305	OD 122	25,666	Operations Department	\$275.59
CHEVROLET	SILVERADO HD	2019	OD 306	OD 124	156,509	Operations Department	\$1,876.35
GM	SILVERADO MEDIUM D	2019	OD 307	OD 126	32,956	Operations Department	\$1,776.14
CHEVROLET	SILVERADO HD	2022	OD 308	OD 133 Abraham Sandoval	70,440	Operations Department	\$3,937.40
GM	SILVERADO MEDIUM D	2021	OD 309	OD134	78,146	Operations Department	\$3,129.37
FORD	F150	2023	OD 310	OD 136	73,148	Operations Department	\$1,367.32
FORD	F-150	2023	OD 311	OD137 Andrew Klaramann	46,337	Operations Department	\$1,446.59
FORD	F-450	2024	OD 312	OD 138 Ramon Franco	30,739	Operations Department	\$8,137.37
FREIGHTLINER	M2	2014	DT 320	DT105	41,267	Operations Department	\$4,515.77
INTERNATIONAL	MV607	2021	DT 321	DT 120	26,186	Operations Department	\$5,223.51
INTERNATIONAL	HV607	2022	DT 322	DT 123	16,921	Operations Department	\$1,712.33
							Total for Vehicle
							\$53,955.81
Production							
	DODGE 3500	2024	PD 401	KRIS/ROBERT	2,929	Production Department	\$5,864.85
CHEVROLET	SILVERADO	2019	PD 402	PD 125 Jack Drawdy	89,483	Production Department	\$1,473.47
							Total for Vehicle
							\$7,338.32
District Engineer							
GMC	SIERRA	2020	DE 501	DE 106	141,767	District Engineer	\$1,249.46
CHEVROLET	SILVERADO	2020	DE 502	DE 114	52,345	District Engineer	\$225.86
CHEVROLET	SILVERADO	2018	DE 503	DE 117	120,759	District Engineer	\$291.44
CHEVROLET	SILVERADO	2021	DE 504	DE 130	54,062	District Engineer	\$548.86
							Total for Vehicle
							\$2,315.62
Meter Department							
GMC	SIERRA	2020	MD 601	MD101 Jason Baker	100,951	Meter Department	\$3,376.45
CHEVROLET	CHEVY SILVERADO	2021	MD 602	MD 129	58,201	Meter Department	\$2,890.24
FORD	RANGER	2024	MD 603	MD 139 Brian Krueger	19,680	Meter Department	\$95.53
							Total for Vehicle
							\$6,362.22
Grand Total for All Vehicles							
							\$91,909.28
							1/14/2026



MEMORANDUM

Date: January 8, 2026

To: CRWA Board of Trustees

Re: Board of Managers Report, January 7, 2026

From: Phillip K. Gage, GM GVSUD, Chair, CRWA Board of Managers

1. The CRWA Board of Managers convened on January 7, 2026, at Maxwell SUD Headquarters.

2. Thank you to Maxwell SUD for hosting the first Board of Managers Meeting in 2026.

3. Major Items of Discussion.

a. Water Precipitation/ Drought Update. Staff included standard updates in the packet. Nothing significant to highlight from the material provided by staff.

b. Treated Water Production Update and Water Treatment Plant Improvement Project updates. Staff reported generally stable conditions across water treatment plants, consistent with expectations for this time of year, with no significant issues to highlight. Staff noted that the raw water trend across all three treatment plants is down from 2025 levels. This downward trend can most likely be attributed to the extraordinary rain event and flooding from mid-2025 as well as some system adjustments of water source from member entities. In terms of water treatment plant improvement projects, the board discussed necessary change orders required at the LD WTP and HC WTP that were presented to the construction committee earlier in the week. The board is supportive of approving the change orders as presented to the construction committee. The board discussed the requirement for close coordination between the staff, construction committee and the board of managers once plant down time becomes necessary for critical equipment installation. The board toured HC WTP following the meeting. However, the board discussed HD WTP projects in the meeting and noted the need for close coordination with staff members and the HC group as the improvement projects progress.

c. Wells Ranch updates. The board discussed Wells Ranch III and the Blumberg project. Regarding Blumberg, the remaining 4 entities (GVSUD, CCSUD, SHSUD, ECSUD) are preparing to seek approval from their respective boards to proceed with a participation agreement for a ground water project in Guadalupe County, aka Blumberg project. Staff reports that an RFQ for an owner's advisor for

January 8, 2026

RE: Board of Managers Report, January 7, 2026

that project is pending with responses due by February 16, 2026. There is no significant progress with Well Ranch III as the membership has not indicated a desire for additional ground water from that large group of leases in CRWA's possession. CRWA as a collective organization has some significant decisions to make regarding the additional leases and costs to maintain those leases moving forward into 2026. The board had a robust discussion on the status of the specific wells at Well Ranch. Staff informed the board of a maintenance issue with Well 4. We now have two wells down (Well 1 and Well 4) and two wells (Well 2 and Well 14) scheduled for maintenance. The board discussed the need to inspect the remaining wells and verify maintenance records to ensure we don't have more wells to go down for similar issues, especially as we approach peak demand season. Staff informed the board that the required paperwork to drill Well 1 is with TQEC for review and approval.

d. General Topics/ Discussion.

i. Master Plan Development. Staff is working on the RFQ for this project.

ii. Board of Managers meeting dates for 2026 were provided to the board members.

iii. Member entities' primary and alternate points of contact were provided to the board members.

iii. Next Meeting is February 4, 2026. The Board of Managers will meet at the Wells Ranch WTP and tour the facility. Staff will provide details to the board as the date approaches.

e. Review the Board of Trustee's Agenda for the January 12, 2026, meeting. The Board briefly discussed general items of business. A copy of the meeting agenda was not available, but staff verbally briefed the topics.

3. Consensus Recommendations to the Board of Trustees. The Board of Managers support approval of the two changes orders as presented to the construction committee on January 6, 2026.

REGULAR MEETING
Alliance Regional Water Authority Technical Committee

COMMITTEE MEMBER PACKETS

Wednesday, January 14, 2026 at 3:00 P.M.
Meeting ID: 211 928 731 641 44; Code: nS2Mo6cx

A quorum of Alliance Regional Water Authority's (the Authority's) Technical Committee will hold a meeting by telephonic conference call at 3:00 PM, Wednesday, January 14, 2026. The public may participate in this meeting by calling the following number and code:

[TEAMS MEETING LINK](#)

Meeting ID: 211 928 731 641 44
Passcode: nS2Mo6cx

Members of the public wishing to make public comment during the meeting must register by emailing info@alliancewater.org prior to 3:00 p.m. on January 14, 2026. 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 submit a completed Public Comment Form to the Executive Director or his/her designee before the public comment period begins.) **none**

D. CONSENT AGENDA **approved**

D.1 Consider approval of minutes of the Regular Technical Committee Meeting held December 10, 2025. ~ *Graham Moore, P.E., Executive Director*

E. PRESENTATIONS TO THE COMMITTEE

The meter at the Kyle delivery point experienced an issue with the meter itself. The contractor is working to resolve the problem. The manganese level remains within allowable reportable tolerance. Well No. 9's motor is currently under repair under warranty.

E.1 Monthly Operations Report. ~ *Jason Biemer, Director of Operations*

F. ITEMS FOR COMMITTEE ACTION OR DISCUSSION/DIRECTION

F.1 Update and possible direction to Staff regarding construction of the Authority's Phase 1B program. ~ *Toby Flinn, P.E., Pape-Dawson Engineers*
Segment C is the only segment with any work left to be completed.

REGULAR MEETING
Alliance Regional Water Authority Technical Committee

COMMITTEE MEMBER PACKETS

Wednesday, January 14, 2026 at 3:00 P.M.

Meeting ID: 211 928 731 641 44; Code: nS2Mo6cx

- F.2 Update and possible direction to Staff regarding the Carrizo Expansion Program. ~ *Hugh Brightwell, Pape-Dawson Engineers*
Estimated costs are included below. However, the committee did not present much new or substantive information. A third-party estimator has been hired to assist with the cost review under GMPs 1 through 4, yet there is still no clear picture of the total project cost. GMP 1 may be ready as early as March, but GMP 4 may not be available until late summer. This phased approach makes it difficult to understand the full financial exposure, and I have concerns about moving forward without a complete cost picture.
- F.3 Consider approval of Rifle Road regrading proposal from Richard Richter. ~ *Graham Moore, P.E., Executive Director*
\$9575.00 of easement roadway repair. N Sherman made a motion to approve. He also suggested that the \$3000 executive director threshold be reviewed
- F.4 Discussion and possible direction to Staff regarding proposed cellular tower at the Buda Booster Pump Station property. ~ *Graham Moore, P.E., Executive Director*
An unsolicited request was received to place a cell tower on ARWA property. The proposal includes a 75-year lease with either a one-time payment of \$135,000 or monthly payments of \$1,000 with a 7.5% increase every five years. There was a brief discussion on whether ARWA should move forward with considering the proposal.
- F.5 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*
A workshop meeting is scheduled to discuss the Well Mitigation Manual. CRWA and ARWA have submitted comments. Additional information will be provided following the workshop.
- G. EXECUTIVE DIRECTOR REPORT - Update on future meeting dates, locations, consultant invoices paid, approved changed orders, status of Authority procurements, Executive Director activities and other operational activities where no action is required. ~ *Graham Moore, P.E., Executive Director*
There was nothing further to report beyond the written report.
- H. COMMITTEE MEMBER ITEMS OR FUTURE AGENDA ITEMS – Possible acknowledgement by Committee Members of future area events and/or requests for item(s) to be placed on a future agenda where no action is required. **None**
- I. EXECUTIVE SESSION **no need. Adjourned. 350**

REGULAR MEETING
Alliance Regional Water Authority Technical Committee

COMMITTEE MEMBER PACKETS

Wednesday, January 14, 2026 at 3:00 P.M.

Meeting ID: 211 928 731 641 44; Code: nS2Mo6cx

- I.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*

- I.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*

J. ADJOURNMENT

NOTE: *The Technical Committee may meet in Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Technical Committee may also publicly discuss any item listed on the agenda for Executive Session.*



MEMORANDUM

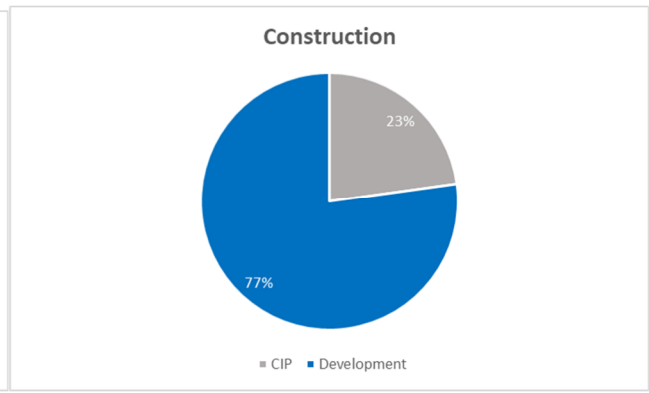
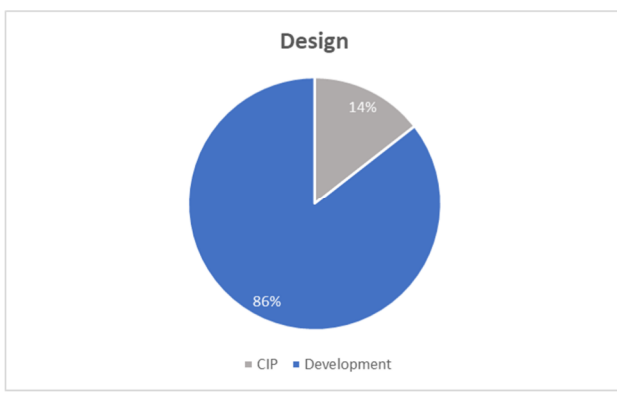
Date: January 22, 2026

To: Board of Directors

From: Travis Basham, District Engineer

RE: Green Valley SUD Engineering Department Status Update

2026 PROJECT SUMMARY - JANUARY				
	Design	Construction	Closeout	Total
Water	42	36	5	83
Wastewater	2	4	2	8
Water & Wastewater	31	16	0	47
Reclaim Water	1	1	0	2
TOTAL	76	57	7	140



Capital Improvement Projects Updates

CAPITAL IMPROVEMENT PROJECT STATUS		
PROJECT NAME	STATUS	COMPLETION DATE
Plant 11 Phase II GST and Pumps	In Construction	7/14/2026
Santa Clara WWTP 1.25 MGD Expansion	60% Design	Q2 2029
Plant 3,8, & 9 Generator	Bid Phase	3/14/2027
Plant 9 EST	100% Design	3/2/2028
24" Water Line connecting Plant 1 to Plant 9 & 16" on Lower Seguin	30% Design	10/24/2026
Plant 10 Rehabilitation	30% Design	TBD
Plant 17 EST and BPS (IH-35 EST)	ROW In Progress	TBD
16" Green Valley Road - Water Main Extension	60% Design	TBD

We had a couple capital projects drop off the list this month and have finished out in the past couple of weeks. Below are some photos from the Plant 11 GST and Pump Upgrade Project. The contractor placed portions of the walls and roof last week. They continue to make good progress and hope to be demobilized by mid-February.





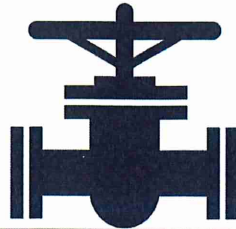


Santa Clara Creek WWTP 0.5 MGD Expansion Update





The final walkthrough was complete on January 14, 2026 and the plant is fully operational!!



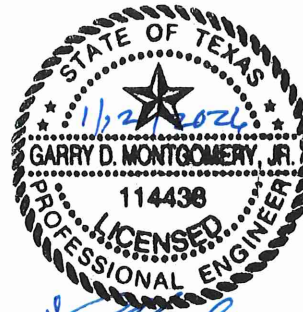
UTILITY ENGINEERING GROUP

Memorandum

Date: January 12, 2026

To: Mr. Travis Basham
District Engineer
Green Valley Special Utility District
605 FM 465
Marion, Texas 78124

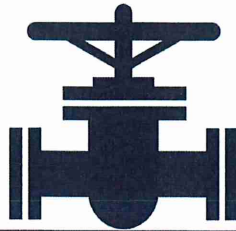
From: Utility Engineering Group, PLLC
Garry Montgomery, P.E.
191 N. Union Avenue
New Braunfels, Texas 78130



RE: Green Valley Special Utility District (GVSUD) Work in Progress – January 2026 Status Report

The following is a status update of all projects, studies, cost assessments, and analysis ongoing with Utility Engineering Group, PLLC as of January 12, 2026:

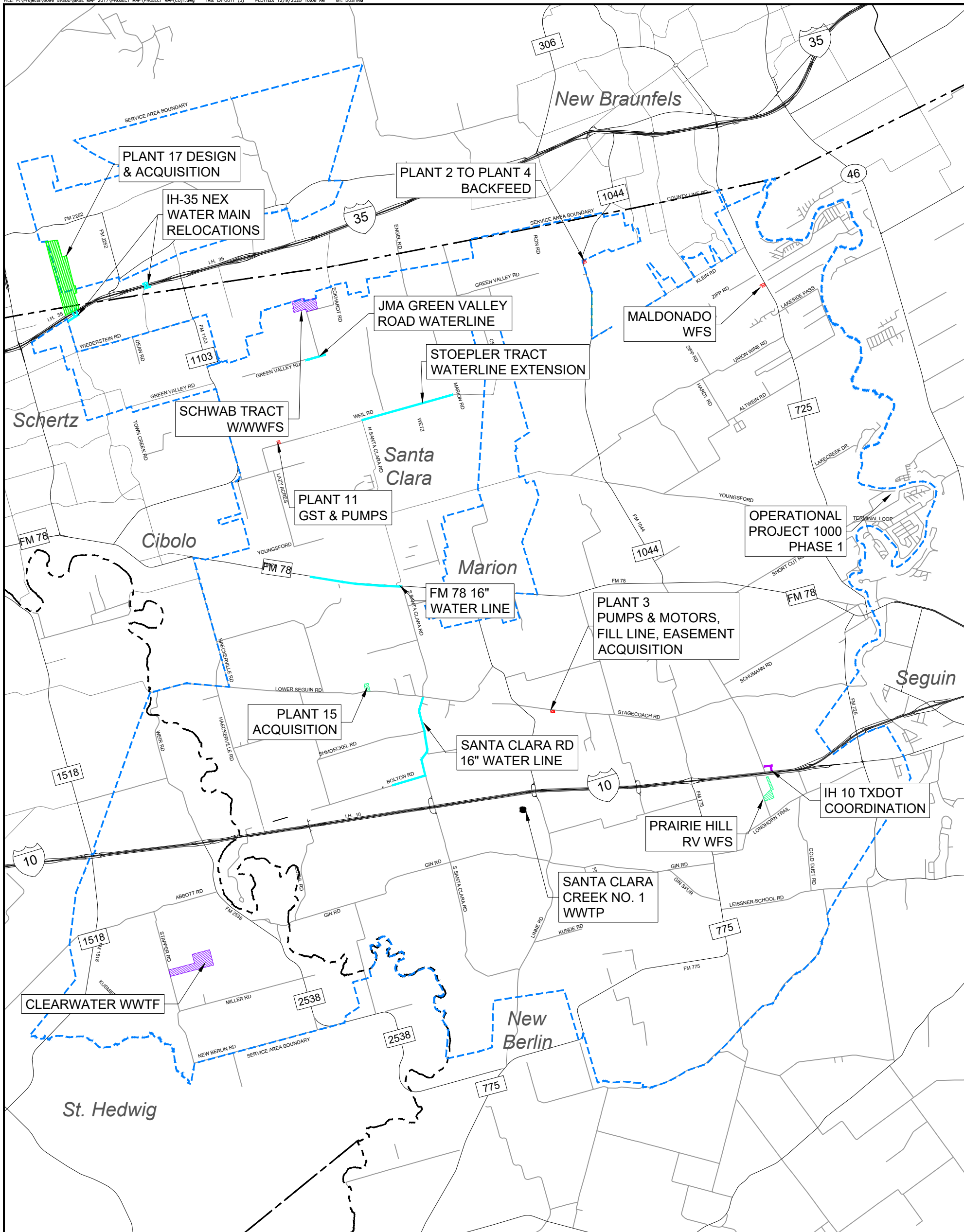
- Clearwater Creek
 - Project bids have been received and are being scored currently for the Board to consider at the January Board meeting.
- Plant 11 Expansion
 - MGC will be performing plant start up this week.
 - DN Tanks has mobilized on the project and is progressing well.
 - Project funded under the TWDB Development Fund Loan totaling \$19,540,000 and CIP reserves.
- Feasibility Studies
 - Prairie Hill RV WFS
 - Maldonado Retail WFS
- Santa Clara WRRF 0.5 MGD & 1.25 MGD
 - Flow has been introduced to the 0.5 MGD package plant and a final walk through is being scheduled. Closeout has begun.
 - Work continues toward the 60% design submittal to be delivered in January.
- I35 NEX
 - The TxDOT Standard Utility Agreement was finalized on 11/25;
 - The project Right-of-Way agent is currently moving forward with the project easement acquisition, currently one of the five required easements for the project has been acquired; and
 - Project funded by operation reserves/line replacement budget and reimbursed by TxDOT at a later date.
- IH-10 – Pioneer Road to FM 464



UTILITY ENGINEERING GROUP

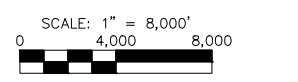
- The project draft TxDOT SUA is currently being finalized by TxDOT's utility conflict coordinator. Once the draft SUA is finalized by TxDOT, UEG will coordinate with GVSUD Staff for approval;
- The project Right-of-Way agent has completed their preliminary work in preparation of easement acquisition; and
- Project funded by operation reserves/line replacement budget and reimbursed by TxDOT at a later date.
- Phase 2 Plant 3 Pumps and Motors
 - NTP was issued April 21, 2025;
 - Startup is being scheduled.
- Phase 3 Plant 3 Fill Line
 - Contractor is progressing well with construction and is entering the closeout phase of the project.
- Weil Road waterline extension
 - Construction is progressing well and the contractor is ahead of schedule.
- Plant 2 to Plant 1 backfeed
 - 100% design plans have been prepared and road crossing permits are in process.
- Operational Project 1000 – McQueeney Area Phase I
 - Design provided to GVSUD for review
- Plant 17
 - Site planning, desktop environmental and site selection is underway;
- Reuse project
 - We have started updating the project bid documents and will be scheduling a call with GBRA and GVSUD soon.
 - Electrical design has begun
- FM 725 waterline
 - Project files have been received and planning is underway
- Water Resource Study
 - Proposal signed for study;
 - RFI has been sent to gather information from ARWA, GVSUD and CRWA to complete the study
- Plant 10 Modeling
 - Preparing model for Plant 10 and working with Westwood on design inputs

- End Memo -



LEGEND

- PARCELS
- COUNTY LINE
- GVSUD WATER CCN



PRELIMINARY FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

GARRY D. MONTGOMERY, JR.
 TYPE OR PRINT NAME
 114438 PE# 12/09/25 DATE

SCALE:	
DATE: 09 December, 2025	
PROJECT NO:	
DESIGNED BY:	
CHECKED BY:	
SHEET NO. 1	
OF 1 SHEETS	
NO.	REVISIONS
APPD.	DATE

GREEN VALLEY SPECIAL UTILITY DISTRICT

PROJECT MAP - December 25

UTILITY ENGINEERING GROUP PLLC

299 Central Ave NEW BRAUNFELS, TEXAS 78130 PH: (830) 214-0221
 Texas Engineering Firm F-18712



13750 San Pedro Avenue
Suite 350
San Antonio, TX 78232

TEL 210.447.6250
www.GarverUSA.com

Garver Progress Status Memorandum – December 2025

To: Mr. Travis Basham
District Engineer
Green Valley Special Utility District
605 FM 465
Marion, Texas 78124

Re: Green Valley Special Utility District (GVSUD) – Garver Project Status Memorandum –
December 2025

Memorandum Purpose:

This purpose of this memorandum is to provide a status update of the projects between Garver and GVSUD for the GVSUD Board meetings.

1. GVSUD Generator and ATS Improvement Project

a. Project Description

GVSUD has selected Garver to prepare a design for a new generator and automatic transfer switch installation at Plant 3 (5167 Stagecoach Rd. Seguin, TX 78155) and Plant 8 (20969 FM 2252 San Antonio, TX 78266). The detailed design scope of services includes the addition of a new emergency backup generator at the two (2) plants and the installation of new Automatic Transfer Switch (ATS) at each plant.

b. Project Status

- Task 1 – Project Management/Administration
 - Progress Meeting No.1 – 1/29/2025
 - Data Request and Review – 2/12/2025
 - Digitization of Critical Data
 - Internal Coordination Meetings
 - Progress Meeting No. 2 - 4/17/25
 - Progress Meeting No. 3 - 6/19/25
 - Progress Meeting No. 4 - 7/17/25
 - Progress Meeting No. 5 – 8/21/25
 - Progress Meeting No. 6 – 11/20/25
- Task 2 – Geotechnical Services
 - Coordinate contract and schedule site visits for Geotechnical Investigations – 2/3/2025
 - Geotech Borings for Cibolo and Seguin Plants – 2/26/2025
 - Geotech Boring for San Antonio Plant – 2/27/2025
 - Internal QAQC review of Draft Report
- Task 3 – 60% Design Deliverable
 - Preliminary site drawings – 2/28/2025
 - Updated One-Line Diagrams
 - Coordinated for generators to have 48-hour fuel tanks
 - Coordinated regarding loads that will be needed for generator at Plant 3
 - Submitted 60% Design Deliverables: Specifications, Drawings, and OPCC – 6/2/2025

- Task 4 – 90% Design Deliverable
 - Reviewed comments received from GVSUD - 7/9/2025
 - Provided updates to design plans, specifications and OPCC in accordance with 60% comments
 - Submitted 90% Design Deliverables: Specifications, Drawings, and OPCC –8/25/2025
 - Received and addressed 90% comments from GVSUD. – 9/22/2025

- Task 5 – 100% Design Deliverable
 - Reviewed comments received from GVSUD
 - Provided updates to design plans, specifications and OPCC in accordance with 60% comments
 - Submitted 90% Design Deliverables: Specifications (unsigned), Drawings (signed & sealed) and OPCC (signed & sealed) –10/22/2025
 - Received 100% comments from GVSUD – 11/18/2025
 - Began addressing 100% comments from GVSUD – 11/18/2025
 - Created meeting agenda for Progress Meeting No. 6 – 11/19/2025
 - Progress Meeting No. 6 – 11/20/2025
 - **Submitted 100% Design Deliverables: Specifications, Drawings, and OPCC – 12/19/2025**

- Task 6 – Bid Phase Services
 - **Project uploaded and advertised for bid on CivCast – 12/30/2025**

- Task 7 – Construction Phase Services

c. Project Schedule

01/17/2024 - Notice to Proceed
 03/18/2025 - Geotechnical Services: Borings Completed (Terracon).
 06/02/2025 - 60% Preliminary Design Phase Submitted
 08/25/2025 – 90% Design Deliverables Submitted
 10/22/2025 – 100% Design Deliverables Submitted (unsigned)
 12/30/2025 – Advertised Date
 1/14/2025 – Pre-bid Date
 3/16/2026 – Proposed Construction Start Date

2. GVSUD Plant 9 Elevated Storage Tank Improvements

a. Project Description

GVSUD has selected Garver to prepare a design for a new 1.0-million-gallon Elevated Storage Tank (EST) to replace the existing 300,000-gallon EST at Plant 9 (4500 Cibolo Valley Dr. Cibolo, TX 78108).

***Amendment No. 1** (executed 12/18/2025) includes the design and construction services necessary to demolish the site’s existing 0.2-MG bolted steel GST and replace it with a new 0.5-MG GST.

b. Project Status

- Task 1 – Design Management – Ongoing
 - Progress Meeting– 6/5/2025 Site Visit
 - Internal Coordination Meetings
 - Progress Meeting – 8/7/2025
 - Progress Meeting – 12/4/2025
- Task 2 – Topographic Survey (Terracon) – Complete
 - Coordinate and schedule 811 utility markings – 5/21/2025
 - Coordinate and schedule site visits for survey investigations – 5/22/2025
- Task 3 – Geotechnical Engineering – Ongoing
 - Terracon completed the site visit on 10/20/2025.
 - Received and revised draft Geotechnical Report – 11/12/2025
- Task 4– Subsurface Utility Engineering (SAM) – Complete
 - Coordinate and schedule SUE – 8/26/2025 and 8/27/2025
 - Coordinate and schedule site visits for survey investigations – 9/8/2025, 9/9/2025, & 9/15/2025
 - Survey Report provided 9/16/2025
- Task 5 – Hazardous Materials - Completed
 - Subconsultant collected samples from the site for testing on 7/7/2025
 - Submitted Limited Asbestos and Lead-Containing Paint Survey Report – 9/16/2025
- Task 6 – Hydraulic Modeling Analysis – Completed
 - Internal modeling coordination – 7/13/2025
 - Modeling coordination with GVSUD – 7/24/2025 & 7/30/2025
 - Modeling draft and Final TM provided 8/05/2025 and 8/15/2025
 - Submitted Final Technical Memorandum – 9/16/2025
- Task 7 – Preliminary Design (60%)– Complete
 - On-site Meeting – 6/5/2025
 - Internal coordination
 - Preparing 60% Design Set, OPCC, and Specifications.
 - Submitted 60% Design Set, OPCC, Specifications, and Project Schedule – 9/11/2025
 - Held 60% Workshop on October 10th, 2025.
- Task 8 – Final Detailed Design (90% & 100%) – Ongoing
 - Prepared and Submitted Supplemental Scope and Fee – 11/25/2025
 - Submitted 90% Design Set, OPCC, and Specifications – 12/12/2025
- Task 9 – Stakeholder Coordination & Permitting - Ongoing
 - Coordination with City of Cibolo for Demolition Permit – 9/26/2025
 - Coordination for FAA 7460 permits – 9/17/2025, 9/26/2025
 - Coordination with City of Cibolo for Demolition Permit – 10/2/2025, 10/20/2025
 - Coordination for FAA 7460 permits – 10/20/2025
 - Coordination with City of Cibolo for Demolition Permit – 10/2/2025, 10/20/2025
- Task 10 – Bidding Services
- Task 11 – Construction Administration
- Task 12– Construction Observation
- Task 13 – Welding and Coating Inspection

d. Project Schedule

05/01/2025 - Notice to Proceed
05/16/2025 - Kick Off Meeting
06/05/2025 - Progress Meeting #1 (On-site)
07/07/2025 - Hazardous Material Testing
10/10/2025 - 60% Preliminary Design Phase Due
12/12/2025 – 90% Design Phase Due
03/06/2026 - 95% Design Phase Due
4/10/2026 – Proposed 100% Design Phase
4/27/2026 – Proposed Bid Phase Start
7/6/2026 – Proposed Construction Phase Start



**MEMORANDUM
BOARD COMMITTEE MEETING MINUTES**

BOARD COMMITTEE: CONSTRUCTION COMMITTEE

DATE MEETING HELD: JANUARY 7TH 2026

BOARD CHAIR: NICHOLAS A. SHERMAN

COMMITTEE MEMBERS PRESENT: SHERMAN, CUMBY, HENDRIX

TOPIC: NSSA water, Clear Water Creek .2 MGD, CIP project update

SUMMARY OF DISCUSSION:

- **CHS Stadium Upgrade – Long Creek High School, New Braunfels ISD**
 - Located on Klein Road within New Braunfels city limits.
 - 35 EDU; no impact fees assessed, but water acquisition fee of \$245,693.05.
 - No cost to the District.
 - Served via Plant 4 and Plant 12.
 - Staff and committee recommends approval.

- **Clear Water Creek 0.2 MGD WWTP Package Plant Bid Review**
 - Engineer’s estimate was \$7 million; bids received were significantly higher.
 - Scoring is not finalized.
 - Mr. Basham will forward scoring to the committee.
 - Feedback and recommended action will be provided prior to the January Board meeting.

- **CIP Update**
 - Mr. Basham provided a high-level CIP update, including status of each project.
 - He will work on listing projects in order of priority.

NOTICE OF MEETING
CONSTRUCTION COMMITTEE
CANYON REGIONAL WATER AUTHORITY
850 Lakeside Pass, New Braunfels, TX 78130

1:00 P.M. Tuesday, January 6, 2026

Pursuant to the Texas Open Meeting Act (Chapter 551, Texas Government Code) notice is hereby provided that a meeting of the Construction Committee of the Board of Trustees of the Canyon Regional Water Authority will be held in the Board Room at 850 Lakeside Pass New Braunfels, Texas at **1:00 P.M., on Tuesday, January 6, 2026**. The Construction Committee will discuss and may make recommendations to the Board of Trustees on any of the items below.

Item

1 Open Meeting ~ Mr. Sherman

- a. Review of Spreadsheet for Project Timeline
Well number 1 is not shown on the timeline.

2 Transmission Line Projects

- a. TxDOT/CRWA IH-10 Santa Clara/Zuehl Rd Crossing Pipeline Relocation Project Update ~ Mr. Kneuper (UEG)
Still waiting on contractor for closeout information, contractor is being responsive.
- b. TxDOT/CRWA FM 1518 Pipeline Relocation Project Update ~ Mr. Kneuper (UEG)
This project is completed, and the certificate of completion has been issued. TXDOT application for final payment is submitted.
- c. TxDOT/CRWA IH-10 Conflict at Channel D ~ Mr. Kneuper (UEG)
UEG coordinating with TxDOT on the supplemental funding agreement. Plans are complete, and the final funding agreement will return to construction committee.
- d. Hays Caldwell (Reedville) Pipeline ~ Mr. Gallegos
- e. *contractor has 3900 lf in the ground, locating utilities near bore pit 1. Project tracking to be well ahead of the deadline in the wheeling agreement.*

3 Water Treatment Plant Improvements

- a. Lake Dunlap WTP ~ Mr. Averyt
 - Lake Dunlap Interconnect (ARWA) **no update**
 - Facility Upgrades
The temporary strainer foundation has been placed, and demolition is underway as needed. G. Swaboda added a membrane improvement draft plate settler evaluation memo, which is scheduled for delivery next week. The ozone evaluation testing plan will be provided to CRWA staff this week. A draft evaluation technical memo was submitted to CRWA in December; CRWA comments are due back this week, and K. A. confirmed they will respond within that timeframe. B. Rohan noted that Garver should coordinate with CRWA's legislative consultant regarding any additional needs.
- b. Wells Ranch WTP ~ Mr. Averyt
 - Emergency Generator Project
Concrete pads are complete. Work will resume in March following delivery of long-lead electrical components. B. Gonzalez will provide an updated schedule this week. in march upon delivery of long lead electrical components. B Gonzalez will get updated schedule this week.
- c. Hays Caldwell WTP: ~ Mr. Averyt
 - Phase 1 Improvements (Tank, Electrical and Piping)
Completion is anticipated in January, with the contractor expecting to be ready for a substantial completion walk next week. The project is beyond schedule, and staff and consultants were asked to coordinate a recommendation regarding contract duration.

- Phase 2 Improvements
Staff received a recommendation on the repair of the existing tank and will report back to the committee at the next meeting. The tank repair was originally included in Phase 1 but was deferred pending a detailed inspection. Block work for the ozone electrical building is underway, and work has begun on the drain pit and other items. The contractor is proceeding with tasks that can be completed prior to Phase 1 completion. Hays Caldwell Group may incur additional costs related to the tank repair; K. Averit stated that the goal is to complete the repair within the original budget.
- Pall Mobile Membrane Unit
A second mobile trailer exception letter was received from TCEQ, with comments primarily regarding Trailer #1. TCEQ is scheduled to conduct an on-site review in late January. NS reminded Hays Caldwell Group of the need for a third trailer and the associated future costs of that unit.
- Membrane Pilot Study
A Stage Four study (added around Christmas) is underway to evaluate system performance at full capacity. Data are being recorded, and each manufacturer will submit a report in late January. Submission to TCEQ is planned for mid-February, and TCEQ review is expected to take four or more weeks. Preliminary results from all manufacturers were very similar. The next step is for CRWA to review the results and determine which manufacturer to base the design on. M. Saldana noted that the San Marcos intake has been heavily impacted by debris; he inquired what the Construction Committee would need to know regarding this. K. Averit will add this item to next month's agenda.

4 Wells Ranch

- a. Well No. 1 Replacement Project ~ *Mr. McMullen*
Staff is awaiting TCEQ's response to the submitted plans and permit. The land swap has been completed. An additional well has failed, and K. Averit indicated that it may be necessary to move forward with Well No. 1 prior to receiving approval. Well No. 3 is also out of service.
- b. Well Nos. 2 & 14 Upgrades Project ~ *Mr. Rodriguez*
Generator start-up is planned for Units 5 and 13. GVEA is on the critical path for Units 2 and 14. D. McMullen noted that Units 2 and 14 cannot be taken offline while the other units are down.

5 General Topic / Meetings

6 Next Meeting Date/Time Discussion

- a. The next meeting will be on January 27, 2026, at 1:00 PM. **Feb 24 2026**

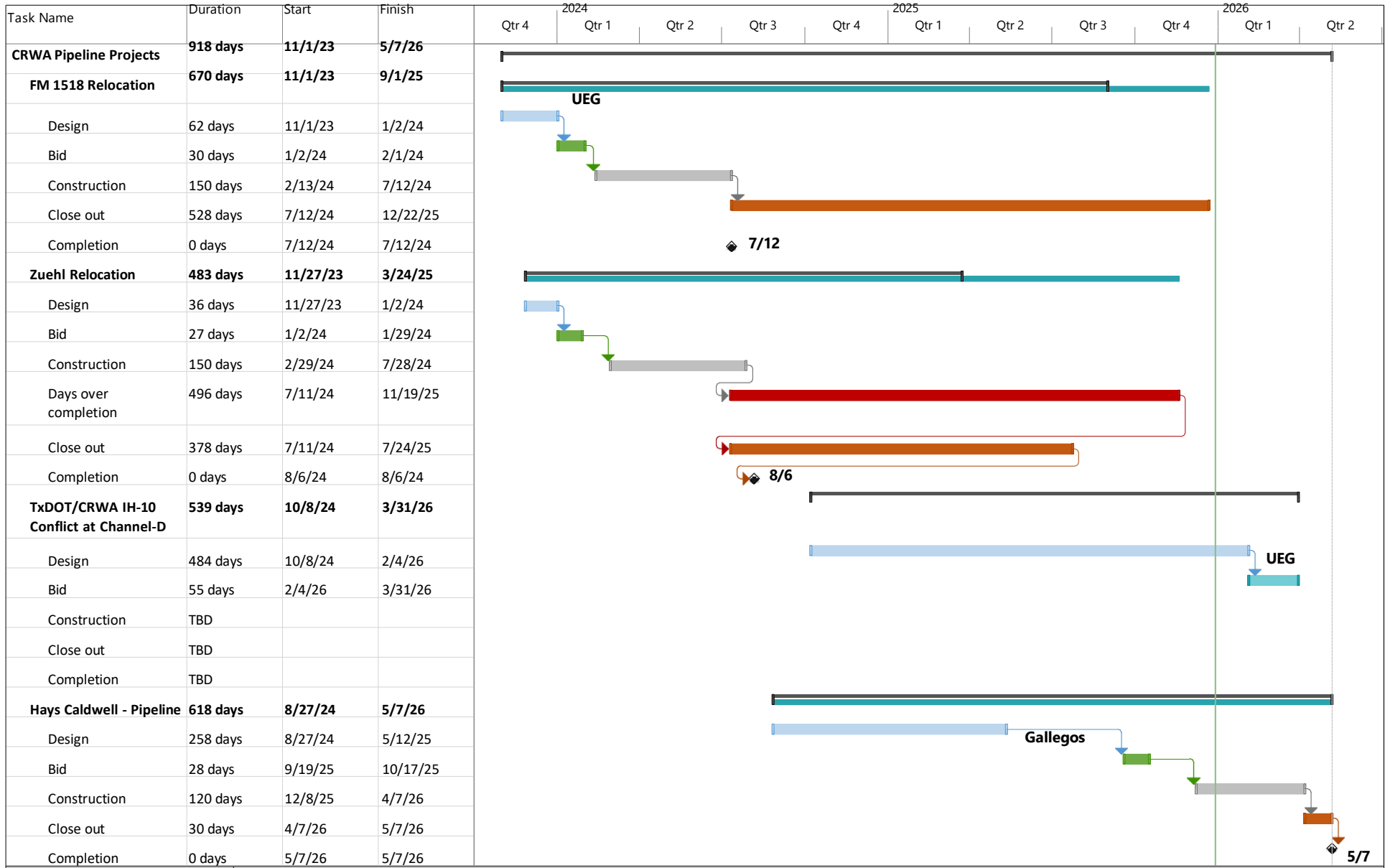
7 Adjourn

Adjourned at 11:44 p.m.

Construction Committee

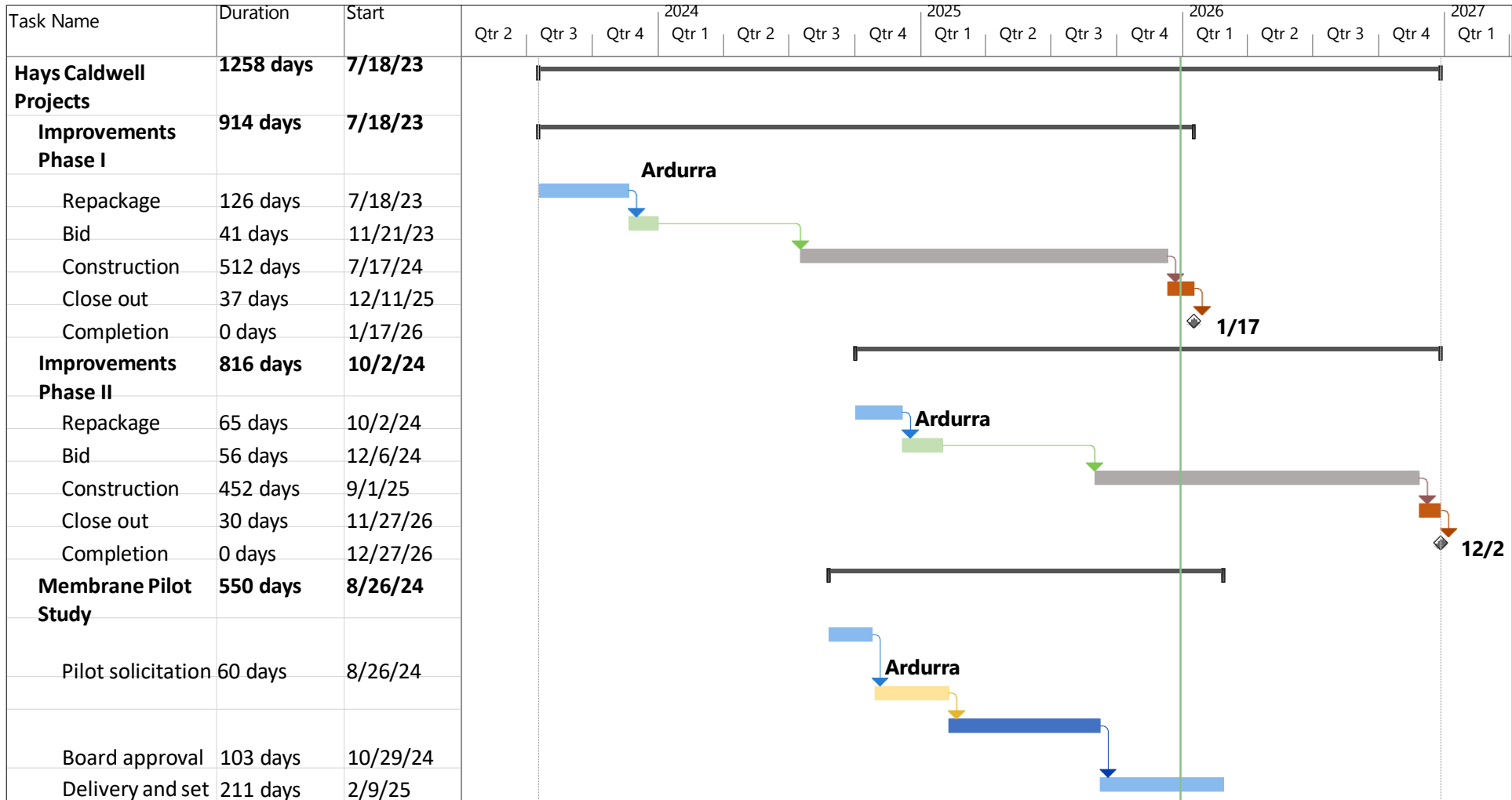
Chairman ~ Nicholas Sherman

Members ~ Brandon Rohan, Justin Ivicic, Tracy Scheel **mike saldana replaces justin ivicic**



Project: Pipeline Projects Timeli
Date: 12/29/25

Task		Inactive Task		Manual Summary Rollup		External Milestone	
Split		Inactive Milestone		Manual Summary		Deadline	
Milestone		Inactive Milestone		Start-only		Progress	
Summary		Inactive Summary		Finish-only		Manual Progress	
Project Summary		Manual Task		External Tasks			
		Duration-only					



Project: Hays CALdwell Timeline
Date: 12/29/25

Pilot testing 172 days 9/8/25

Task Inactive Summary

Split Manual Task

Milestone Duration-only

Summary Manual Summary Rollup

Project Summary Manual Summary

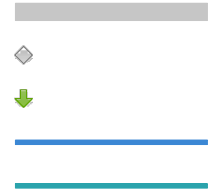
Inactive Task Start-only

Inactive Milestone Finish-only

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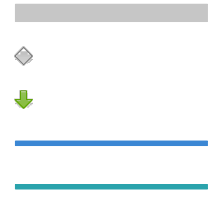
Task Name	Duration	Start	Finish	2025				2026				2027				
				Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	
Lake Dunlap Projects	798 days	8/12/24	10/19/26													
Filter Strainers	798 days	8/12/24	10/19/26													
Design	119 days	8/12/24	12/9/24													
Bid	57 days	12/9/24	2/4/25													
Award	70 days	3/24/25	6/2/25													
Construction	365 days	9/1/25	9/1/26													
Close out	42 days	9/1/26	10/13/26													
Completion	0 days	10/13/26	10/13/26													
Nanostone Improvements	456 days	11/1/24	1/31/26													
Preliminary Design	456 days	11/1/24	1/31/26													
Bid	TBD															
Construction	TBD															
Close out	TBD															
Completion	TBD															

Project: Lake Dunlap Projects
Date: 12/29/25

Task		Inactive Summary
Split		Manual Task
Milestone		Duration-only
Summary		Manual Summary Rollup
Project Summary		Manual Summary
Inactive Task		Start-only
Inactive Milestone		Finish-only

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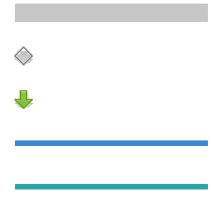
Task Name	Duration	Start	Finish	2025				2026				2027			
				Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	
Wells Ranch Projects	1067 days	8/1/24	7/4/27												
Wells Ranch - Well #2 & #14	576.67 days	8/1/24	3/1/26												
Design	74 days	8/1/24	10/14/24												
Bid	30 days	10/14/24	11/13/24												
Construction	300 days	4/5/25	1/30/26												
Close out	30 days	1/30/26	3/1/26												
Completion	0 days	3/1/26	3/1/26												
Wells Ranch - Generator	1037 days	8/31/24	7/4/27												
Design	149 days	8/31/24	1/27/25												
Bid	32 days	1/27/25	2/28/25												
Construction	682 days	7/1/25	5/14/27												
Close out	60 days	5/5/27	7/4/27												
Completion	0 days	7/4/27	7/4/27												

Project: Wells Ranch Timeline (F
Date: 12/29/25

Task		Inactive Summary	
Split		Manual Task	
Milestone		Duration-only	
Summary		Manual Summary Rollup	
Project Summary		Manual Summary	
Inactive Task		Start-only	
Inactive Milestone		Finish-only	

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GALLEGOS ENGINEERING, INC.

Firm No. F-003084

P.O. BOX 690067
SAN ANTONIO, TEXAS 78269

210-641-0812 PH

DECEMBER 2025 MONTHLY REPORT

DATE: December 29, 2025

TO: Kerry Averyt, General Manager
Canyon Regional Water Authority

FROM: Richard M. Gallegos, P.E.
President, Gallegos Engineering, Inc.

SUBJECT: Hays/Caldwell Reedville 12" Pipeline, PHASE 1

Since the last update, construction began this month and the pipe in the ground is about 35% of the total project. The two main bores will be constructed soon, and we are currently reviewing Civ Con's first pay request. The Contractor is set bore the two major bores coming up in January 2026.

At the time of this memo the overall project currently has an early April 2026, construction completion date.

Project Status Report to Canyon Regional Water Authority

Reporting Date: December 19th, 2025

Project Name: Hays / Caldwell Water Treatment Plant Improvements, Phase 1

Project Manager: Julie Hastings, P.E. **Lead Technical Professional:** Christopher Weeks, P.E.

Construction Administrator: Cobb, Fendley & Associates, Inc.

Design Consultant: Ardurra Group, Inc.

General Contractor: DN Tanks, L.L.C.

Overall Scope of Work on this Project:

1. Construct one new 1.0 MG post-tensioned concrete Finished Water Ground Storage Tank.
2. Provide site grading; drainage swales; driveway culverts; a bio-retention cell with associated piping and vegetation; chain link fencing with gates; and site restoration.
3. Install yard piping modifications and improvements.
4. Construct driveway and roadway improvements.
5. Provide miscellaneous civil site improvements including site demolition, erosion control, and concrete foundations.
6. Provide miscellaneous electrical and instrumentation / controls improvements at the WTP.

Construction Schedule:

The General Contractor's Schedule for Construction of the Ground Storage Tank and associated appurtenances is provided for review as **Attachment No. 1** to this Project Status Report. It was updated by the Contractor on November 17th, 2025.

Completed Work Items To-Date (General):

- The Existing GST was secured and drained.
- Top and bottom 24-inch pipe penetrations were installed at the Existing GST.
- Sunshade was installed at the Tank Level Control Panel.

Near-Term Scheduled Work Items (General):

- Yard Piping Connections to Existing GST penetrations are underway. Keeley is currently assembling and fitting the equalizer pipe and riser pipe.
- Installation of Temporary Irrigation System is being scheduled by DN Tanks.
- Complete Installation of Grounding Ring at New GST is being scheduled by DN Tanks.
- Achieve Substantial Completion of all work items is projected to occur in early January 2026.

Summary of Geotechnical Testing, Concrete Strength Analysis, and Hydrostatic Pressure Testing of Pipe and Fittings completed To-Date:

No Reports from Geotechnical Testing, Concrete Strength Analysis, and Hydrostatic Pressure Testing of Pipe and Fittings were received from the Contractor by the Construction Administrator since the date of the last monthly Report to the CRWA Construction Committee.

Site Photos of Work Items completed To-Date:

The Site Photos of work items completed for construction of the Ground Storage Tank and associated appurtenances since the last reporting period are provided within a group for review as **Attachment No. 2** to this Project Status Report.

Monthly Construction Progress Meeting:

Construction Progress Meeting No. 14 was held virtually on December 11th, 2025. A copy of the Minutes from that meeting is provided for review as **Attachment No. 3** to this Project Status Report.

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Actual Start	Actual Finish	May 2025					June 2025				July 2025				August 2025				September 2025				October 2025						
								8	05	12	19	26	02	09	16	23	30	07	14	21	28	04	11	18	25	01	08	15	22	29	06	13	20	27	
1 - Administration/ Submittals/ Engineering																																			
A2330	Contract Duration 365 Days	365	57	17-Jul-24 A	12-Jan-26	17-Jul-24																													
A3230	Obtain FAA Permit	24	0	17-Jul-24 A	06-Aug-24 A	17-Jul-24	06-Aug-24																												
A2350	Notice to Proceed	0	0	17-Jul-24 A		17-Jul-24																													
A2820	Administrative - Subcontracts Contract Preparation/ Execution	30	0	17-Jul-24 A	01-Oct-24 A	17-Jul-24	01-Oct-24																												
A2210	Tank Final Design Submittal	30	0	01-Aug-24 A	03-Oct-24 A	01-Aug-24	03-Oct-24																												
A2830	Obtain SWPPP Permit	30	0	23-Aug-24 A	23-Aug-24 A	23-Aug-24	23-Aug-24																												
A2220	Tank Final Design Submittal Review/ Approval	12	0	04-Oct-24 A	22-Oct-24 A	04-Oct-24	22-Oct-24																												
A3460	Owner Directed Shut Down	17	0	13-Jun-25 A	08-Jul-25 A	13-Jun-25	08-Jul-25																												
A2340	Contractual Final Completion 7/16/2025	0	0		17-Nov-25*																														
A3180	Punchlist	15	15	17-Nov-25	15-Dec-25																														
A3430	Contractual Substantial Completion Date 06/16/2025	0	0		17-Nov-25*																														
A3440	Projected Substantial Completion	0	0		17-Nov-25																														
A3170	Projected Final Completion	0	0		07-Jan-26																														
A3490	Credited Weather Days	19	19	07-Jan-26	10-Feb-26																														
2 - Procurement																																			
A2230	Keeley Procure Tank Underslab/ Yard Pipe	60	0	23-Sep-24 A	09-Dec-24 A	23-Sep-24	09-Dec-24																												
A3420	Keeley Procure Valves	28	28	28-Aug-24 A	01-Dec-24 A	28-Aug-24	01-Dec-24																												
3 - Site Work																																			
A2770	Install SWPPP	4	0	26-Aug-24 A	26-Aug-24 A	26-Aug-24	26-Aug-24																												
A3380	Remove Existing Fence	2	0	26-Aug-24 A	27-Aug-24 A	26-Aug-24	27-Aug-24																												
A2880	Tank Excavation to Subgrade	10	0	30-Aug-24 A	03-Sep-24 A	30-Aug-24	03-Sep-24																												
A3400	Remove & Re-Compact 3'-0" of Native Soil	8	0	04-Sep-24 A	11-Sep-24 A	04-Sep-24	11-Sep-24																												
A3220	Install Select Fill	10	0	12-Sep-24 A	13-Sep-24 A	12-Sep-24	13-Sep-24																												
A2960	Install / Grade Leveling Base	5	0	14-Sep-24 A	23-Dec-24 A	14-Sep-24	23-Dec-24																												
	Install GST Laydown / Casting / Winding Track	10	0	17-Sep-24 A	20-Sep-24 A	17-Sep-24	20-Sep-24																												
	Install Underslab Piping	5	0	20-Nov-24 A	12-Dec-24 A	20-Nov-24	12-Dec-24																												
	Install Overflow Structure & Rip Rap Channel	10	0	01-Apr-25 A	08-May-25 A	01-Apr-25	08-May-25																												
A3280	CRWA-TW-A1	8	0	07-Apr-25 A	08-May-25 A	07-Apr-25	08-May-25																												
A3410	Tank Backfill	4	0	18-Apr-25 A	10-Sep-25 A	18-Apr-25	10-Sep-25																												
A3290	CRWA-TW-A2	4	0	01-May-25 A	09-May-25 A	01-May-25	09-May-25																												
A3300	CRWA-TW-B1	6	0	01-May-25 A	08-May-25 A	01-May-25	08-May-25																												
A3310	CRWA-TW-B2	2	0	01-May-25 A	09-May-25 A	01-May-25	09-May-25																												
A3320	CRWA-EQ	4	0	14-May-25 A	20-May-25 A	14-May-25	20-May-25																												
A3390	Remove Existing HMAC	2	0	14-May-25 A	16-May-25 A	14-May-25	16-May-25																												
A3350	Remove Existing Pavement Drive	8	0	16-May-25 A	19-May-25 A	16-May-25	19-May-25																												
A3330	Concrete Pavement at Gate	8	0	29-May-25 A	04-Jun-25 A	29-May-25	04-Jun-25																												
A3340	Gravel Pavement	8	0	17-Jun-25 A	19-Jun-25 A	17-Jun-25	19-Jun-25																												
A3360	Remove Existing Trees	3	0	17-Jun-25 A	20-Jun-25 A	17-Jun-25	20-Jun-25																												
A2900	Site Restoration	8	8	17-Nov-25	02-Dec-25																														
A3450	Yard Piping Connections to Existing Tank Penetrations	5	5	25-Nov-25	05-Dec-25																														
A3200	Temp Irrigation Install	2	2	03-Dec-25	05-Dec-25																														
A3190	Hydroseeding	2	2	08-Dec-25	10-Dec-25																														
A3210	Establish Vegetation	14	14	06-Dec-25 A	07-Aug-26 A	06-Dec-25	07-Aug-26																												
4 - Tank Construction																																			
A1140	DN Tanks Mobilize & Setup Jobsite	3	0	06-Dec-24 A	14-Dec-24 A	06-Dec-24	14-Dec-24																												
A1160	Mill Lumber	4	0	10-Dec-24 A	19-Dec-24 A	10-Dec-24	19-Dec-24																												
A1170	Build Casting Beds	4	0	16-Dec-24 A	20-Dec-24 A	16-Dec-24	20-Dec-24																												

Remaining Work

Remaining Level of Effort

Actual Level of Effort

Actual Work

Critical Remaining Work

Milestone

Summary

Date	Revision	Checked	Approved
17-Nov-25	Schedule Update - 11-17-2025		

Project Manager: Rey Moreno

Project Engineer: Preston Sidwell

Checked

Approved

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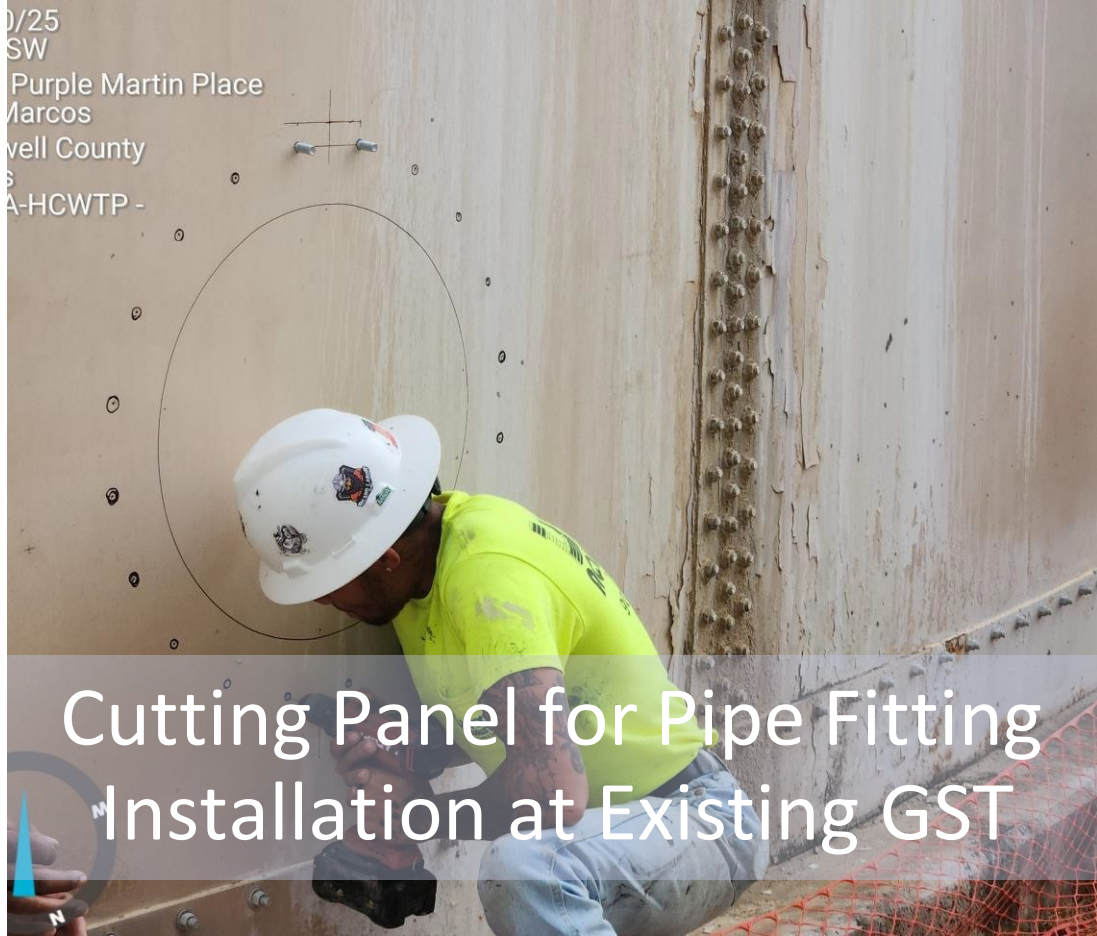
Roof Panel Removal at Existing GST

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Roof Panel Removed from Existing GST

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Cutting Panel for Pipe Fitting Installation at Existing GST



Preparation of Openings at Existing GST (Interior)



Pipe Fitting Connection to
Roof Panel Piece

25
E
A-HCWTP -



Installation of Roof Panel Piece with Pipe Fitting at Existing GST

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S
A-HCWTP -



Securing Panel Piece to Roof of Existing GST



Assembly of Fittings and Pipe Segments for Riser Pipe Installation

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SE
A-HCWTP -



Lifting Riser Pipe Assembly
into place at Existing GST

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Installation of Pipe Fitting at Side Panel of Existing GST

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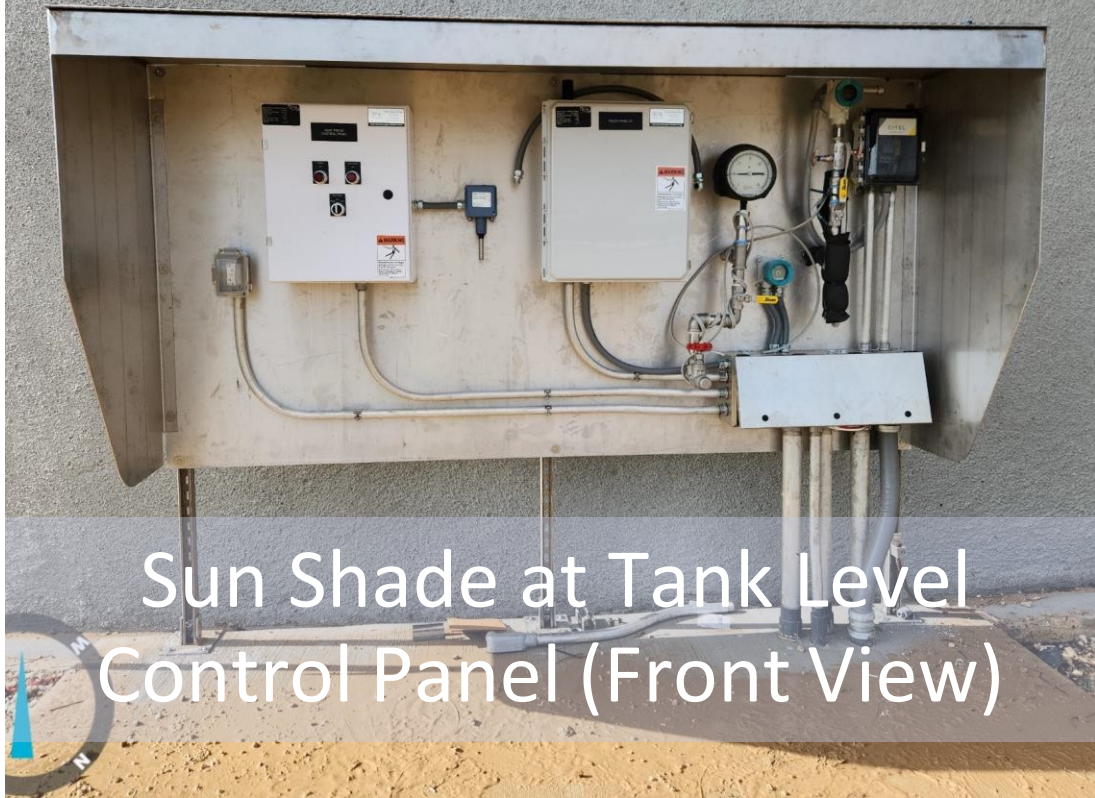


Installed Pipe Fitting at Side
Panel of Existing GST



Installation of Buried Pipe for Connection to Side Panel of Existing GST

8/25
SW
A-HCWTP -



Sun Shade at Tank Level
Control Panel (Front View)

8/25
W
A-HCWTP -



Sun Shade at Tank Level
Control Panel (Side View)

Hays Caldwell WTP Improvements Project – Phase 1 (1.0 MG Ground Storage Tank and Appurtenances)

Construction Progress Meeting No. 14 Minutes

December 11th, 2025 – 9:00 AM Virtual Meeting with MS Teams

1. Attendance Sign-In Sheet

- An Attendance Sign-In Sheet for Construction Progress Meeting No. 14 is attached to this document.

2. Review and Comment on Previous Construction Progress Meeting Minutes

- The minutes from the previous construction progress meeting were reviewed. No additional comments on, or revisions to, the minutes from the previous construction progress meeting were noted.

3. Construction Progress Since Last Monthly Meeting

- **The Existing GST was secured and drained.**
- **Top and bottom 24-inch pipe penetrations** were installed at the Existing GST.

4. Three Week Look-Ahead Construction Plan

- **Yard Piping Connections** to Existing GST penetrations are being scheduled by DN Tanks. Keeley is currently assembling and fitting the equalizer pipe and riser pipe.
- **Installation of Temporary Irrigation System** is being scheduled by DN Tanks.
- **Complete Installation of Grounding Ring** at New GST is being scheduled by DN Tanks.
- **Achieve Substantial Completion** of all work items is projected to occur in early January 2026.

5. Overall Construction Schedule Overview

- Used 512 days of 401 days contract time, which equates to 127.7% of available contract time expended.
- NTP: July 17th, 2024.
- Adjusted Contract Substantial Completion Date: July 22nd, 2025.
- Adjusted Contract Final Completion Date: August 21st, 2025.
- Contractor's Projected Contract Final Completion Date: January 7th, 2026.
- CRWA emphasized the need to "wrap up the project" by January to report good news to the Board of Trustees.

6. Submittals and Submittal Review Log

- Currently, the Design Engineer (Ardurra) has received 89 Submittal Documents, and has returned 89 of those documents back to the Contractor.
- A copy of the most current Submittal Review Log as provided by Ardurra to CobbFendley is attached to these Minutes for review and consideration.

7. RFIs and RFI Review Log

- To date, 15 total RFIs have been received and processed for response by

Ardurra.

- A copy of the most current RFI Review Log as provided by Ardurra to CobbFendley is attached to these Minutes for review and consideration.

8. Pay Applications

- **Pay Application No. 13rev1:** Chris Weeks received the “red line” plan markups from Rey Moreno and will review them. Upon approval, he will send the No. 13rev1 Pay Application to Ardurra for countersignature and approval.
- **Pay Application No. 14:** Pay Application No. 14 was returned to DN Tanks (Lisa Key) on December 9th for revision and resubmittal. Rey Moreno will call Chris Weeks later today to discuss his comments on the Pay Application.

9. Critical Updates and Potential Delays

- **Pipe Connectors:** An on-site observation indicated that Keeley needs to order two MJ flange coupling adapters, which will likely cause a delay. Rey Moreno will follow up on this today.
- **Grounding Wells:** Chris Weeks noted that only three ground rods were visible at the Tank Site when the construction plans show that four ground rods are to be installed. Rey Moreno confirmed that one rod is currently buried and not visible. The buried ground rod connection must be uncovered for inspection and weld check.
- **Quality of Work:** Chris Weeks advised Rey Moreno to check the quality of the recently installed insulation on piping segments as it was not considered “workmanlike.”
- **Pending Items:** The installation of heat tracing and insulation along with the sunscreen at the Tank Level Transmitter Rack are still awaiting completion.
- **Substantial Completion List:** Rey Moreno is compiling the formal written statement of compliance for substantial completion and expects to send it to Chris Weeks by the end of tomorrow (December 12th, 2025).
- **Substantial Completion Walkthrough Inspection:** The walkthrough inspection scheduling is pending DN Tanks' submittal of a formal written readiness statement.

10. Adjournment

- The meeting was adjourned at approximately 9:25 AM.
- **Next (Tentatively) Scheduled Meeting – January 8th, 2026.** This should be the last Construction Progress Meeting before project completion, excluding the Substantial Completion walkthrough inspection.



Hays Caldwell WTP Improvements Project – Phase 1 (1.0 MG Ground Storage Tank and Appurtenances)

Construction Progress Meeting No. 14

December 11th, 2025

SIGN-IN SHEET

PRINTED NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS	SIGNATURE (IF IN ATTENDANCE)
1.Christopher Weeks	CobbFendley	(512) 834-4335	Christopher.Weeks@cobbfendley.com	Virtual Attendee
2.Jason Phillippi	DN Tanks	(817) 475-5267	Jason.phillippi@dntanks.com	Absent
3.Preston Sidwell	DN Tanks	(214) 970-5215	Preston.sidwell@dntanks.com	Virtual Attendee
4.Rey Moreno	DN Tanks	(469) 625-8038	Reynaldo.moreno@dntanks.com	Virtual Attendee
5.Yue Sun	Ardurra	(713) 208-9463	ysun@ardurra.com	Virtual Attendee
6.Celine Nicolas	Ardurra	(832) 419-6658	cnicolas@ardurra.com	Virtual Attendee
7.David McMullen	CRWA	(512) 581-8544	mcmullen@crwa.com	Absent
8.Bobby Rodriguez	CRWA	(830) 500-0107	brodriguez@crwa.com	Virtual Attendee
9.Stanley Fees	CobbFendley	(512) 646-4349	sfees@cobbfendley.com	Absent
10.Jonathan Stein	RHSI	(210) 889-8143	jstein@rhsitx.com	Virtual Attendee
11.Kerry Averyt	CRWA	(830) 609-0543	kaveryt@crwa.com	Absent
12.				
13.				
14.				
15.				

Canyon Regional Water Authority
Hays Caldwell WTP Improvements Phase 1
SUBMITTAL REVIEW LOG
Contractor: DN Tanks
Project Manager: Yue Sun

Submittal No.	Vendor/Supplier	Manufacturer	Spec Section	Submittal Description	Date of Submittal	Date of Submittal Returned	Code 1	Code 2	Code 3	Code 4	Code 5	Code 6
							APPROVED	App. As Noted/Comments Attached	App. As Noted/CONFIRM	App. As Noted Resubmit	NOT APPROVED Resubmit	RECEIPT ACKNOWLEDGE D
01 32 16-01	DN Tanks	DN Tanks	01 32 16	Baseline Schedule	8/30/2024	9/18/2024		X				
03 15 00-01	DN Tanks	Concrete Sealants, Inc.	03 15 00	Joint Sealer (Valve Casing)	8/8/2024	8/21/2024	X					
03 15 00-02	DN Tanks	Sika Corporation	03 15 00	Sika - 1A	8/27/2024	9/19/2024	X					
03 15 00-03	DN Tanks	DCA Construction Products, LLC	03 15 00	Waterstop - Type 9	8/27/2024	9/19/2024	X					
03 15 00-04	DN Tanks	DCA Construction Products, LLC	03 15 00	Waterstop - Type 10	9/9/2024	9/19/2024	X					
03 15 00-05	DN Tanks	Multiple	03 15 00	Concrete & Shotcrete Mix Designs	10/28/2024	10/30/2024		X				
03 20 00-01	DN Tanks	White Cap	03 20 00	Concrete Paving Shop Drawings	5/6/2025	5/8/2025		X				
03 30 00-01	DN Tanks	TEX MIX	03 30 00	Concrete (4000-3000 PSI)	7/11/2024	8/7/2024				X		
03 30 00-01-A	DN Tanks	TEX MIX	03 30 00	Concrete (4000-3000 PSI)	8/8/2024	8/22/2024	X					
03 30 00-02	DN Tanks	SpecChem	03 30 00	Concrete Curing Compound	8/5/2024	8/19/2024	X					
03 30 00-03	DN Tanks	Quikrete	03 30 00	Concrete Bag (Vault Casing/Cradling)	8/8/2024	8/21/2024	X					
03 30 00-04	DN Tanks	SpecChem	03 30 00	Flowable Grout	8/8/2024	8/21/2024	X					
03 30 00-05	DN Tanks	W. R. Meadows/ Inc.	03 30 00	Fiber Expansion	8/23/2024	9/19/2024	X					
03 30 00-06	DN Tanks	Sika Corporation	03 30 00	Joint Sealant	8/23/2024	9/19/2024	X					
03 30 00-07	DN Tanks	Multiple	03 30 00	GST Concrete & Shotcrete Mix Designs	11/5/2024	11/8/2024	X					
03 30 00 08	DN Tanks	TEXMIX	03 30 00	2500 PSI (Valve Cradle)	2/18/2025	3/3/2025					X	
03 30 00 08-A	DN Tanks	TEXMIX	03 30 00	2500 PSI (Valve Cradle)	3/21/2025	3/24/2025	X					
09 90 00-01	Cohen Industrial Supply Co.	Sherwin Williams	09 90 00	Exposed Pipe Coating	11/11/2024	12/11/2024		X				
09 90 00-02	Cohen Industrial Supply Co.	Allstates Coatings Co.	09 90 00	Underground Pipe Coating	11/11/2024	12/11/2024		X				
26 00 00-01	DN Tanks	Control Panels USA Inc.	26 00 00	Electrical Controls & Instrumentation	10/9/2024	10/10/2024					X	
31 20 00-01	DN Tanks	Martin Marietta	31 20 00	5x3 Gabion	7/9/2024	7/26/2024	X					
31 20 00-02	DN Tanks	Martin Marietta	31 20 00	#67	7/9/2024	7/26/2024	X					
31 20 00-03	DN Tanks	Martin Marietta	31 20 00	#57	7/9/2024	7/26/2024	X					

Canyon Regional Water Authority
Hays Caldwell WTP Improvements Phase 1
SUBMITTAL REVIEW LOG
Contractor: DN Tanks
Project Manager: Yue Sun

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							APPROVED	App. As Noted/Comments Attached	App. As Noted/CONFIRM	App. As Noted Resubmit	NOT APPROVED Resubmit	RECEIPT ACKNOWLEDGE D
31 20 00-04	DN Tanks	Martin Marietta	31 20 00	Flex Base	7/9/2024	7/26/2024		X				
31 20 00-05	DN Tanks	TenCate Geosynthetics Americas (A Solmax Company)	31 20 00	Geotextile - Mirafi 1160N	7/9/2024	7/26/2024	X					
31 20 00-06	DN Tanks	TenCate Geosynthetics Americas (A Solmax Company)	31 20 00	Geotextile - Mirafi 1100N	7/9/2024	7/26/2024						X
31 20 00-07	DN Tanks	Tensar	31 20 00	Geotextile - Tensar TX5	7/9/2024	7/26/2024	X					
31 20 00-08	DN Tanks	TenCate Geosynthetics Americas (A Solmax Company)	31 20 00	Geotextile - Mirafi 500x	7/9/2024	7/26/2024	X					
31 20 00-09	DN Tanks	Terracon	31 20 00	Terracon Proof Roll Observation Letter	12/18/2024	1/10/2025						X
31 37 00-01	DN Tanks	Keeley Construction	31 37 00	12x6 Rip Rap	8/22/2024	9/10/2024	X					
32 31 13-01 (previously 32 92 13-02-C)	DN Tanks	Multiple	32 31 13	Security Fence	6/16/2025	6/25/2025	X					
32 92 13-01	DN Tanks	Douglas King Seeds	32 92 13	Seeds (Permeant Vegetative Covering)	8/8/2024	8/14/2024					X	
32 92 13-01-A	DN Tanks	Douglas King Seeds	33 92 13	Seeds (Permeant Vegetative Covering)	8/23/2024	8/27/2024		X				
32 92 13-02	DN Tanks	Multiple	32 92 13	Security Fence	2/14/2025	3/3/2025	GAI				X	
32 92 13-02-A	DN Tanks	Multiple	32 92 13	Security Fence	3/28/2025	4/16/2025				GAI	X	
32 92 13-02-B	DN Tanks	Multiple	32 92 13	Security Fence	5/9/2025	5/22/2025					X	
32 92 13-02-C	DN Tanks	Multiple	32 92 13	Security Fence	5/28/2025	6/16/2025		GAI	X			
33 01 10.58-01	DN Tanks	Solenis	33 01 10	Disinfect & Tie-In Plan	5/15/2025	6/4/2025		X				
33 01 12-01	DN Tanks	Keeley Construction	33 01 12	Underslab Pipe Hydrostatic Test Results	12/19/2024	1/13/2025						X
33 01 12-02	DN Tanks	Keeley Construction	33 01 10	Pressure Test CRWA-TW-A1 & B1 Report	5/19/2025	5/27/2025						X
33 01 12-03	DN Tanks	Keeley Construction	33 01 10	Pressure Test CRWA-TW-A2 & B2 Report	5/19/2025	5/27/2025						X
33 01 12-04	DN Tanks	Keeley Construction	33 01 12	Bac-T Testing CRWA-TW-A1 & B2	5/28/2025	6/4/2025						X
33 05 26-01	DN Tanks	Presco	33 05 26	Non-Detectable Tape	2/20/2025	3/11/2025		X				
33 11 10-01	DN Tanks	Multiple	33 11 10	Mechanical Joint Restraint	8/5/2024	9/9/2024				X		
33 11 10-01-A	DN Tanks	Multiple	33 11 10	Mechanical Joint Restraint	9/20/2024	10/3/2024		X				

Canyon Regional Water Authority
Hays Caldwell WTP Improvements Phase 1
SUBMITTAL REVIEW LOG
Contractor: DN Tanks
Project Manager: Yue Sun

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							APPROVED	App. As Noted/Comments Attached	App. As Noted/CONFIRM	App. As Noted Resubmit	NOT APPROVED Resubmit	RECEIPT ACKNOWLEDGE D
33 11 10-02	DN Tanks	Multiple	33 11 10	DI Pipe & Polyethylene	8/5/2024	9/9/2024			X			
33 11 10-02-A	DN Tanks	Multiple	33 11 10	DI Pipe & Polyethylene	9/24/2024	10/3/2024			X			
33 11 10-03	DN Tanks	Multiple	33 11 10	DI Pipe Fittings	8/5/2024	9/9/2024			X			
33 11 10-03-A	DN Tanks	Multiple	33 11 10	DI Pipe Fittings	9/20/2024	10/3/2024		X				
33 11 10-04	DN Tanks	ITP	33 11 10 40 05 19 40 05 23	Bolts	8/8/2024	9/9/2024		X				
33 11 10-05	DN Tanks	Custom Pipe & Fabrication Inc.	33 11 10	DI Pipe Fabricated	9/24/2024	10/3/2024		X				
33 11 10-06	DN Tanks	American Flow Control	33 11 10	30 Inch Flanged Gate Valve	9/25/2024	10/3/2024		X				
40 05 06-01	DN Tanks	EBAA Iron Inc.	40 05 06	Mega Coupling	11/20/2024	12/11/2024			X			
40 05 06-02	DN Tanks	General Rubber	40 05 06	Expansion Joint	2/28/2025	3/18/2025			X			
40 05 06-02-A	DN Tanks	General Rubber	40 05 06	Expansion Joint - Critical	3/21/2025	4/4/2025		X				
40 05 19-01	DN Tanks	Keeley Construction	40 05 19	Pipe Install Work Sequence - Critical	3/24/2025	4/8/2025			X			
40 05 19-01-A	DN Tanks	Keeley Construction	40 05 19	Pipe Install Work Sequence - Critical	4/25/2025	5/19/2025			X			
40 05 24-01	DN Tanks	Felker Fabrication	40 05 24	Fabricated Stainless Steel	8/22/2024	9/18/2024			X			
40 05 51-01	DN Tanks	Tyler Union	40 05 51	Valve Box	8/5/2024	9/9/2024		X				
40 05 51-01-A	DN Tanks	Tyler Union	40 05 51	Valve Box - Critical	3/21/2025	4/8/2025						
40 05 61-01	DN Tanks	American Flow Control	40 05 61	Gate Valves	8/5/2024	9/9/2024		X				
40 41 00-01	DN Tanks	Control Panels USA Inc.	40 41 00	Electrical Heat Trace	12/13/2024	1/20/2025				X		
40 41 00-01-A	DN Tanks	Control Panels USA Inc.	40 41 00	Electrical Heat Trace	2/10/2025	3/3/2025		X				
40 61 00-01	DN Tanks	Control Panels USA Inc.	40 61 00	Electrical Controls & Instrumentation	10/15/2024	10/25/2024					X	
40 66 00-01	DN Tanks	Control Panels USA Inc.	40 66 00	Communications Interface Equipment	12/13/2024	1/7/2025	X					
40 72 00-01	DN Tanks	Control Panels USA Inc.	40 72 00	Level Instruments	12/13/2024	1/7/2025	X					
43 41 63-01	DN Tanks	DN Tanks	43 41 63	DN Tanks Foundation Drawings	8/19/2024	9/19/2024		N. Green		X		
43 41 63-02	DN Tanks	DN Tanks	43 41 63	Tank Design Drawings & Engineer Response Letter	10/4/2024	10/22/2024	A. Ayala	X				
43 41 63-03	DN Tanks	DN Tanks	43 41 63	Tank Design Calculations	10/4/2024	10/17/2024	X					
43 41 63-04	DN Tanks	DN Tanks	43 41 63	Tank Fabrication Drawings	10/4/2024	11/4/2024	N. Green				X	

Canyon Regional Water Authority
Hays Caldwell WTP Improvements Phase 1
SUBMITTAL REVIEW LOG
Contractor: DN Tanks
Project Manager: Yue Sun

Submittal No.	Vendor/Supplier	Manufacturer	Spec Section	Submittal Description	Date of Submittal	Date of Submittal Returned	Code 1	Code 2	Code 3	Code 4	Code 5	Code 6
							APPROVED	App. As Noted/Comments Attached	App. As Noted/CONFIRM	App. As Noted Resubmit	NOT APPROVED Resubmit	RECEIPT ACKNOWLEDGE D
43 41 63-04-A	DN Tanks	DN Tanks	43 41 63	Tank Fabrication Drawings	1/31/2025	2/18/2025			X			
43 41 63-05	DN Tanks	Sika Corporation	43 41 63	Steel Diaphragm	10/18/2024	10/30/2024	X					
43 41 63-06	DN Tanks	Sika Corporation	43 41 63	PVC Waterstop	10/4/2024	10/18/2024	X					
43 41 63-07	DN Tanks	Multiple	43 41 63	Polysulfide Sealants	10/4/2024	10/17/2024	X					
43 41 63-08	DN Tanks	Gerard Packing and Belting Corporation	43 41 63	Natural Rubber Bearing Pads	10/4/2024	10/17/2024	X					
43 41 63-09	DN Tanks	Gerard Packing and Belting Corporation	43 41 63	Neoprene Bearing Pads	10/4/2024	10/17/2024				X		
43 41 63-10	DN Tanks	Dayton Superior	43 41 63	Concrete Curing Compound	10/4/2024	10/17/2024	X					
43 41 63-11	DN Tanks	Solomon Colors, Inc.	43 41 63	Concrete Finishing Aid	10/4/2024	10/17/2024	X					
43 41 63-12	DN Tanks	GT Industries	43 41 63	Sponge Rubber Filler	10/4/2024	10/17/2024	X					
43 41 63-13	DN Tanks	Commercial Grade Quikrete	43 41 63	Quikrete Grout	10/4/2024	10/17/2024	X					
43 41 63-14	DN Tanks	HILTI	43 41 63	Epoxy Coating System	10/4/2024	10/17/2024	X					
43 41 63-15	DN Tanks	Chase Associates	43 41 63	Manway	10/4/2024	11/4/2024	A. Ayala		X			
43 41 63-16	DN Tanks	USF Fabrication	43 41 63	Tank Roof Hatch	10/4/2024	11/4/2024				C. Nicolas, Y. Sun	X	
43 41 63-17	DN Tanks	French Creek Production	43 41 63	Ladder Fall Prevention (Exterior Ladder)	10/4/2024	11/4/2024	A. Ayala				X	
43 41 63-18	DN Tanks	Euclid Chemical	43 41 63	Tank Architectural Coating	10/4/2024	11/4/2024		X				
43 41 63-19	DN Tanks	Atlantic Fabricators	43 41 63	Tank Roof Vent (AIS)	10/18/2024	11/4/2024	X					
43 41 63-20	DN Tanks	DCA Construction Products, LLC	43 41 63	Waterstop Type 11	10/25/2024	10/30/2024	X					
43 41 63-20	DN Tanks	White Cap	43 41 63	Rebar Shop Drawings (Overflow Structure)	11/20/2024	12/9/2024	X					
43 41 63-22	DN Tanks	DN Tanks	43 41 63	Tank Penetrations Work Plan	9/29/2025	10/13/2025						X

**Hays Caldwell WTP
Ph 1 Improvements
RFI REVIEW LOG**

Contractor: DN Tanks
Project Manager: Yue Sun

RFI No.	Vendor/Supplier	Reference	RFI Subject	Date of RFI Received by Ardurra	Date of RFI Returned
001	DN Tanks	Geotechnical Report	Allowable Bearing Capacity PSF	8/5/2024	8/13/2024
002	DN Tanks	Geotechnical Report	Site Classification	8/5/2024	8/13/2024
003	DN Tanks	N/A	Overflow Wing Wall Rebar Details	8/21/2024	8/26/2024
004	DN Tanks	03 30 00	GST Concrete Fly Ash Content - Critical	9/24/2024	9/25/2024
005	DN Tanks	09 90 00	Exterior Overflow Pipe Coating	10/25/2024	10/28/2024
006	DN Tanks	03 30 00	Elevation Discrepancy	1/2/2025	1/2/2025
007	DN Tanks	43 41 63	Tie-In Clarification	3/26/2025	3/31/2025
008	DN Tanks	43 41 63	Tie-In Clarification (#2)	3/31/2025	4/4/2025
009	DN Tanks	03 30 00	Valve Box (Alternate) Review Comments Clarification	4/8/2025	Retracted
010	DN Tanks	Sheet C4 and E49	Sliding Gate Discrepancy - Critical	4/14/2025	4/23/2025
011	DN Tanks	31 20 00	Pavement Install - Critical	4/16/2025	4/23/2025
012	DN Tanks	01 11 00	Pipes Moved Due to Penetration Sub Layout	5/5/2025	5/13/2025
013	DN Tanks	31 20 00	Key Pad Locations - Critical	5/6/2025	5/14/2025
014	DN Tanks	Sheet C17	CRWA-TW-A2 Gate Valve - Critical	5/12/2025	5/14/2025
015	DN Tanks	C17, 32 31 13	Security Fence Layout Changes - Critical	6/20/2025	6/26/2025



To:	From:	Subject:
Canyon Regional Water Authority (CRWA)	STV, Inc. Marisa Vergara, PE	CRWA Project No. 2024-002 November Monthly Progress Report 12/29/2025

Service Order No. 2024002-01

Task Order 1 Wells Ranch Well No. Pumping Upgrades Project

Task Manager: David Stanley, PE

Scope

- Increase Well 2 and Well 14 pumping capacity up to approx. 1,000 gpm to Wells Ranch WTP. Includes new well pumps, motors, variable frequency drives, and electrical service. Also includes relocation of existing 350 kW Well 2 Generator to Well 14 and installation of two existing 150 kW generators at Wells 5 and Well 13 sites.

Scope Elements Added/Removed

- None this month

December 2025 Progress

- Monthly Construction Progress Meeting held on December 1st
- All equipment has been received by Contractor.
- Major electrical work at Well 5 & 13 was completed. Well 5 & 13 startup occurred. Well 5 motor was damaged during startup and replaced with new motor.
- Continued coordination with RW Harden (Hydrologist Consultant to CRWA) for required increased permitted pumping capacity for Wells 2 and 14. Permitting process will be delayed until Winter 2025 due to awaiting GCUWCD modeling requirements.

January 2026 Progress Planned

- Monthly construction progress meeting.
- Conduct coordination meeting with GVEC for Well 2 electrical upgrades.
- Start work on Well 2 & 14 new pump installations.

Project Schedule Summary

- TCEQ Permit Anticipated Approval: January 2026
- Construction Substantial Completion: January 2026
- Status – Delayed due to increased electrical equipment lead times. Revised schedule indicates Substantial Completion for 1Q 2026. Monitoring GCUWCD permitting approval process. Zero cost Change Order was executed to extend Construction Contract substantial and final completion dates accordingly due to electrical equipment delivery delays.

STV Service Order No.: 02 and 03 Wells Ranch Phase 3 Water Supply Study Task Manager – David Stanley, PE

WO 02 Scope

- Water supply study of the Wells Ranch Phase 3 project for additional groundwater supplies and associated evaluations. Includes a new wellfield located in Gonzales County in the Brown Tract. Study evaluated overall infrastructure requirements including transmission and treatment for a complete water supply.

WO 03 Scope

- Water supply study for Wells Ranch Expansion including Wells 2, 14, 10 and Phase 3 expansion. Preliminary engineering report to for the addition of Well No. 10. Developed conceptual process mechanical and hydraulic modeling to evaluate the existing capacity of the Wells Ranch well collection lines, water treatment plant (WTP), high service pump station (HSPS), and transmission pipeline and the development of conceptual recommendations for improvements.

December 2025 Progress

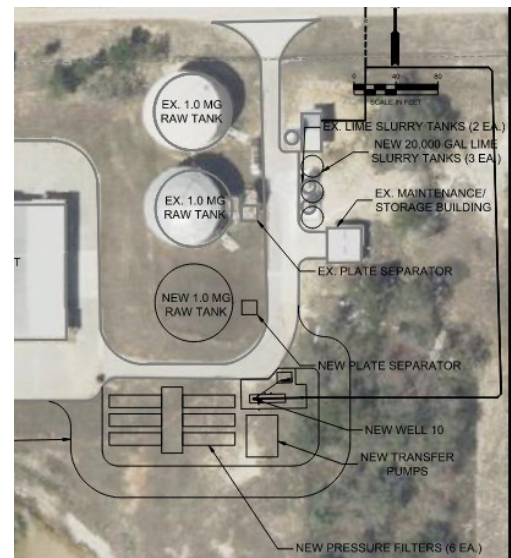
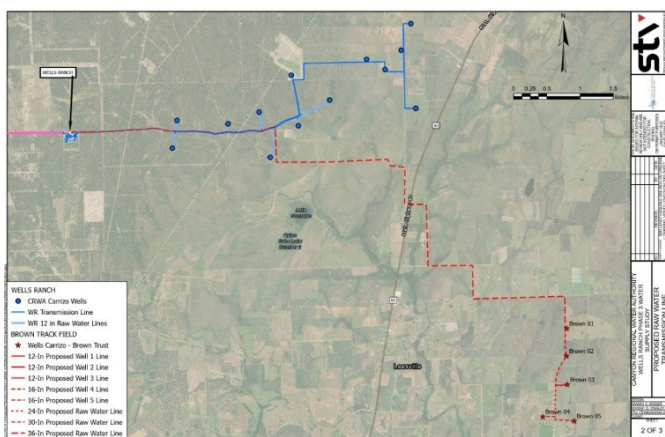
- Continued coordination meetings with CRWA staff related to permitting allocations and water supply planning.
- Scope and schedule development for near term design improvements and water supply program and funding planning.

January 2026 Progress Planned

- Discussions and considerations of Wilcox formation supply.

Project Schedule Summary

- Pending NTP in Winter 2025
 - Blumberg Test Wells and Study



STV Service Order No.: 05

**Update of EPA Risk & Resilience Assessment and Emergency Response Plan
Task Manager – Gil Barnett, PE**

Scope

- This work includes updating CRWA’s Water System Risk and Resilience Assessment and the Emergency Response Plans to ensure continued compliance with Sec. 2013 of AWIA 2018. The certification due dates are March 31, 2025, for the updated RRA, and September 30, 2025, for the updated ERP.

December 2025 Progress

- Requirements for updating the AWIA documents and certifications is complete. The next update will be required in 2030.

January 2025 Projected Progress Planned

- Discussion with CRWA Staff and Board to inquire if a Board update/presentation on the completion of the project would be welcomed.

Project Schedule Summary

- Final Updated Risk and Resilience Assessment – Submitted March 31, 2025
- Final Emergency Response Plan – Submitted September 24, 2025
- Certifications to EPA completed.
- Status: Complete.

STV Service Order No.: 06
Wells Ranch Wells Ranch Well 10 & HSPS Expansion
Task Manager – David Stanley, PE

Scope

- This work includes topographic survey, geotechnical engineering, design and construction engineering services of Well No. 10 and an additional two (2) high service pumps (HSPs) at the Wells Ranch Water Treatment Plant (WTP).
- Well No. 10 will be located onsite of the WTP and is anticipated to be approximately 420 feet below ground surface, completed in the Carrizo formation. Design will include the drilling of Well 10, well pump, discharge piping, and connection to the existing raw water line at the WTP. R.W. Harden and Associates, Inc (RWH&A), as a subconsultant to STV, will perform the design and construction engineering services associated with Well 10.
- The additional 2 HSPs will be located on the existing Clearwell #1 at the WTP. Design will include the pumps, associated electrical, and approximate 1,000 linear foot water line connection to the existing 12” water line at the WTP that connects to the Springs Hill SUD system.

December 2025 Progress

- Hydraulic analysis for HSP sizing complete.
- List developed for CRWA and Springs Hill RFI on documents required for TCEQ submittals for the Interconnect Between Two Public Water Systems.
- Topographic Design Survey field work completed.

January 2026 Projected Progress Planned

- Receive Topographic Design Survey CAD files.
- Geotechnical drilling.
- Groundwater modelling by RWH&A.
- 60% Plan Submittal and Review with CRWA Staff.
- Meetings with CRWA and Springs Hill Staff for RFI documents.

Project Schedule Summary

- | | |
|--|---------------|
| • Groundwater Modeling Completed with Recommendations for design: | December 2025 |
| • Well 10 TCEQ Submittal: | January 2026 |
| • Interconnection Between Two Public Water Systems TCEQ Submittal: | March 2026 |
| • Completed Plans and Specifications: | March 2026 |
| • Bidding – Recommend Award: | June 2026 |
| • Construction Completed (9 months duration): | June 2027 |
| • Status: On schedule. | |



PROJECT STATUS REPORTS

PROJECT STATUS REPORT SUMMARY

REPORT DATE

December 22, 2025

PREPARED BY

David Kneuper, P.E. – Utility Engineering Group

TXDOT/CRWA IH-10 (SANTA CLARA & ZUEHL) TRANSMISSION LINE ENCASEMENT STATUS SUMMARY

The project includes the addition of approximately 190 LF of steel split casing on the existing CRWA transmission main at Santa Clara Road and the relocation and encasement of approximately 200 LF of the transmission main at Zuehl Road. The project is required due to the reconstruction of the two intersections by the Texas Department of Transportation (TxDOT) with their IH-10 expansion project.

The project pre-construction meeting was held on 2/27/24. The project Notice-to-Proceed has been issued for 2/29/24, giving the Contractor 120 calendar days to reach Substantial Completion and 150 calendar days (total) to reach Final Project Completion. The Contractor mobilized to the site and started work on 4/23/24. As of 5/23/24, the Contractor has completed the split casing and pavement restoration work at the Santa Clara intersection.

The project bore and casing pipe installation was completed on 12/10/24. The Contractor is currently waiting for delivery of the HDPE pipe and fittings, as well as coordination with the tie-in sub-contractor, to complete the work at the site. UEG provided a notice to the Contractor on 7/16/24, on 8/29/24, 10/16/24, 1/5/25, 2/25/25, 3/25/25, 5/8/25, and most recently on 6/17/25, of the final completion date and outlined the requirements for delays in the Contractor's progress as provided in the contract documents.

A site meeting was held on 7/22/25 to discuss RAM's work plan to complete the project. RAM and their subcontractor submitted a project schedule showing re-mobilization the week of 7/21 and a completion date approximately one month later. Actual re-mobilization occurred on 8/4. The new HDPE pipe has been fused and was installed in the casing pipe; however deficiencies were noted and a call was held on 10/30 to discuss the issues. RAM is currently addressing the issues. Once approved, RAM will be allowed to test the pipe and prepare for the final pipeline ties. UEG has requested a schedule of completion update from the contractor. Completion will be dependent on scheduling final pipeline tie-ins with CRWA.

The contract amount is currently \$541,424.21, which includes the original bid and approved Change Order's No. 1 and No. 2, all of which are fully reimbursable. A request for reimbursement was submitted to TxDOT on 12/18/24 for a partial project payment in the amount of \$213,969.43. Updated reimbursement request information was submitted to TxDOT on 11/11/2025.

TXDOT/CRWA FM 1518 TRANSMISSION LINE RELOCATION STATUS SUMMARY

The project includes the offset and bore of a new section of 30-Inch CRWA transmission main, approximately 250 LF, across FM 1518 at the intersection with Lower Seguin Road. The project is required due to the TxDOT widening of FM 1518 and associated drainage improvements.

The project Notice-to-Proceed was issued for 2/13/24, giving the Contractor 120 calendar days to reach Substantial Completion and 150 calendar days (total) to reach Final Project Completion. UEG prepared and submitted to the Contractor a project work area notice letter for their continued use of adjacent property outside of the identified project construction limits and CRWA easement. A second project work area notice was issued on 6/28/24. UEG provided a notice to the Contractor on 7/15/24, 8/29/24, 10/17/24, 1/6/25, 2/25/25, 3/25/2025, 5/8/25, and most recently on 6/17/25 of the final completion date and outlined the requirements for delays in the Contractor's progress as provided in the contract documents.

All work has been completed on the project, and the project notice of acceptability was issued for 10/14/2025. All close-out documentation has been received, and the final retainage payment application was approved on 12/16/2025.

The current construction contract amount is \$634,121.15 based on Change Order No. 1 (-106,537.24) and Change Order No. 2 (\$9,237.60). A request for reimbursement was submitted to TxDOT on 12/17/24 for a partial project payment in the amount of \$116,553.40. TxDOT has requested a supplemental agreement to project due to the major scope change included in Change Order No. 1. The draft supplemental agreement was prepared by UEG and sent to TxDOT for their review on 12/9/2025.

TXDOT IH-10 CRWA CONFLICT AT CHANNEL D RELOCATION STATUS SUMMARY

The project includes the relocation design of CRWA's existing 30" water transmission main that crosses IH-10, just west of the intersection of Santa Clara Road and IH-35. The existing 30" transmission main was originally constructed with CRWA's IH-10 Bore Crossing Project in 2014. The relocation will include approximately 500 linear feet of 30" transmission main, associated casing pipe, and connections to the existing CRWA 24" concrete pressure pipe (C303) along IH-10 as well as the existing 30" ductile iron main running perpendicular to the highway. This proposed relocation is required due to a conflict with TxDOT's proposed Channel D, along the east bound frontage road at TxDOT centerline STA 15102+70. The proposed drainage improvements are associated with TxDOT's IH-10 expansion project between the Cibolo Creek and Linne Road (TxDOT Project No. CSJ 0025-03-097).

Utility Engineering Group was authorized by CRWA on 10/8/24 to begin work on the project. UEG's survey sub-consultant provided the project existing conditions survey file to UEG on 1/2/25. UEG finalized and submitted the preliminary relocation plan set and project cost estimate to CRWA for review on 2/28/25. On 4/11/25, UEG provided the draft plans and reimbursement cost estimate to TxDOT for review.

On 5/20/25, a site visit was held with TxDOT, UEG, and CRWA staff to discuss the possibility of a modification to TxDOT's plans to allow the contractor to continue working, avoid TxDOT contractor delays, and provide CRWA additional time to relocate the main. Based on the site meeting, a solution was developed and agreed to by all parties. UEG provided an updated set of plans to CRWA for review on 8/13. On 9/17/25, CRWA approved the draft plans. Based on the CRWA plan approved, UEG prepared the draft supplemental standard utility agreement with submittal to TxDOT for review on 9/26/2025. A meeting was held on 12/9/2025 between UEG and TxDOT to discuss TxDOT comments on the draft supplemental standard utility agreement. Based on the meeting, TxDOT is currently finalizing the draft document for final review.



13750 San Pedro Ave.
Suite 350
San Antonio, TX 78232
TEL 210.447.6250

www.GarverUSA.com

Canyon Regional Water Authority Lake Dunlap WTP Improvements

To: Kerry Averyt, PE
General Manager
Canyon Regional Water Authority

From: Greg Swoboda, PE

Date: December 29, 2025

RE: Lake Dunlap WTP Imp Project
Project Status Report

Below is a status update for the Lake Dunlap WTP Improvements.

Strainer Improvements

1. Garver incorporated CRWA comments into a 100% design package.
2. Contractor outreach was conducted prior to advertising the project.
3. Garver delivered the 100% design/bid documents and uploaded to CivCast on 12/9/24.
4. A non-mandatory pre-bid meeting was held on 12/17/24.
5. Five (5) general contractors attended the pre-bid meeting.
6. Garver issued Addendum No. 1 on 12/19/24.
7. Garver issued Addendum No. 2 on 1/8/25 (to change bid date).
8. Garver issued Addendum No. 3 on 1/21/25.
9. Proposal opening (for Competitive Sealed Proposal) took place on 2/4/25.
10. Three (3) proposals were received.
11. Preliminary evaluation (ranking) of proposals was conducted.
12. Provided Draft Recommendation for best value proposer.
13. Conducted discussion with CRWA and with best value proposer.
14. Selected Keeley Construction as best value proposer.
15. Board of Trustees approved Keely Construction at meeting on 4/14/25.
16. Construction Phase.
 - a. Pre-Construction Meeting held 6/24/25.
 - b. Contractor NTP issued on 9/1/25.
 - c. Substantial Completion No. 1 – 180 days
 - d. Substantial Completion No. 2 – 250 days
 - e. Final Completion – 270 days
 - f. Contractor conducted initial site investigation.

- g. Submittals – 41 received, 40 reviewed, 1 under review.
- h. RFIs - 12 received, 12 reviewed, 0 under review.
- i. Contractor Pay Apps – Pay App No. 2 being processed.
- j. Coordination with Contractor (Keeley) for revisions associated with site investigation/yard piping.

Membrane Improvements

1. Scope of work and fee approved.
2. Task Order signed on 8/15/25.
3. Kick-off Meeting held on 8/27/25.
4. Tank inspection conducted on 10/1/25.
5. Conducted Tank Inspection Findings Meeting with CRWA on 10/28.
 - a. Meeting and inspection findings yielded decision to postpone tank rehabilitation work in favor of longer-term master planning of Clearwell storage alternates.
6. Membrane Improvements Evaluation Memo meeting held with CRWA on 11/18.
7. Membrane Improvements Evaluation TM submitted to CRWA on 12/12.
 - a. CRWA comments on Evaluation TM are requested by January 9, 2026.
8. Planned scope of work includes.
 - a. Topographic survey.
 - b. Geotechnical services.
 - c. Membrane improvements evaluation for consideration for 14.4 to 16.0 mgd.
 - d. Tank rehabilitation work package (per Item #5, intent is to modify work scope to align with master planning and/or detailed design of tank replacement).
 - e. Pre-treatment evaluation.
 - i. Clarifier and plate/tube settler evaluation.
 - ii. Ozone relocation.
 - iii. Coagulant evaluation.
 - iv. TTHM Evaluation
 - v. TCEQ BIN Classification Support
 - f. Membrane improvements design-preliminary and final.
 - i. Membrane skids.
 - ii. Membrane feed pumps.
 - iii. Membrane backwash pump and yard piping.
 - iv. Backwash plant drain system.
 - v. Electrical and I&C improvements.
 - vi. Correspondence with TCEQ.
 - vii. OPCC
 - g. Clarifier and plate/tube settler design.
 - h. Bid phase services.
 - i. Construction phase services.

Mr. Kerry Averyt
12/29/25
Page 3 of 3

Xc: David McMullen, CRWA
Adam Telfer, CRWA
Bobby Rodriguez, CRWA
Buddy Boysen, Garver
Tyson Hann, Garver

Memo

To: Kerry Averyt, General Manager
Canyon Regional Water Authority

From: Yue Sun, P.E., BCEE

Date: January 6th, 2026

Re: Project Status Report for:
Hays Caldwell WTP Improvements
Wells Ranch Emergency Generator Improvements

Below is the Project Status Report for the Hays Caldwell Water Treatment Plant Improvements, and Wells Ranch Emergency Generator Improvements projects:

HC WTP Facility Improvements:

- Phase 1 Construction Status
 - Received and returned 89 submittals.
 - Received 15 RFIs and all have been reviewed and returned.
 - Reviewed and approved pay applications.
 - Attended monthly progress meetings and continued misc. coordination with CMCI team and General Contractor.

- Phase 2 Ozone Improvements Construction Status
 - Project NTP date is 9/1/2025.
 - Received 112 submittals and all have been returned.
 - Received 32 RFIs and 31 have been returned.
 - Reviewed and approved pay applications.
 - Attended a coordination meeting with CRWA and Keeley on October 21, 2025 to discuss misc. coordination items.

- HC WTP Membrane Replacement
 - Pilot update – All three skids have completed the 3 TCEQ required Stages. All three skids are in Stage 4 testing. All three Pilots are set to be decommissioned on the week of January 5th, 2026.

Wells Ranch WTP Improvements:

- Received 19 submittals and returned 19 submittals.
- Received Pay App #4 and reviewed.
- Received submittals for ATS equipment for each site and new main Circuit Breaker for the Dead Man Well site. Reviewed and returned comments to the Contractor. Last major equipment submittal needed for review from the Contractor is the Wells Ranch Treatment Plant Service No.1 new switchboard section with Main Breaker included.
- Contractor progress:
 - Mobilized to project sites
 - Removed conductors of generator feeders currently not connected to the electrical system at each site.
 - Removed fuel from each existing generator to prep for removal of generators from their pads
 - Removed and temporarily relocated generators at each site to prepare for installation of new underground conduit system
 - New duct banks and generator pads have been installed at each site.

HC WTP TWDB SWIFT Application:

- TWDB Board approved this application on July 23, 2024. CRWA decided not to pursue.

TWDB DWSRF Application:

- Project Information Form (PIF) submitted on March 1, 2024.
- Two separate PIFs, one for HC WTP Expansion (Phase 2 +Membrane), and one for Pipeline.
- Both CRWA HC WTP and Pipeline projects are on the approved intended use plan list.

The logo features a stylized Texas state flag with a white star on a blue field, a white horizontal stripe, and a red horizontal stripe. The flag is set against a dark blue background that has a wavy, ribbon-like shape extending from the top left towards the bottom right.

**GREEN VALLEY
SPECIAL UTILITY DISTRICT**

**2025
ANNUAL
FINANCIAL
REPORT**

FOR FISCAL YEAR ENDED
SEPTEMBER 30, 2025

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ANNUAL FINANCIAL REPORT

of the

Green Valley Special Utility District

**For the Year Ended
September 30, 2025**

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Green Valley Special Utility District

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September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the
Green Valley Special Utility District:

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities and the major fund of Green Valley Special Utility District (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities of the District, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Green Valley

Special Utility District's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied 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 Green Valley Special Utility District's basic financial statements. The Texas Supplementary Information ("TSI") schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The TSI 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 TSI is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



BrooksWatson & Co., PLLC
Certified Public Accountants
Houston, Texas
January 15, 2026

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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Green Valley Special Utility District

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Year Ended September 30, 2025

As management of the Green Valley Special Utility District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2025.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the District exceeded its liabilities and deferred inflows (net position) at September 30, 2025 by \$88,083,407.
- The District's total net position increased by \$20,451,778. The unrestricted portion of net position is \$23,401,117.
- At the end of the fiscal year, the District's capital assets totaled \$146,788,598, net of accumulated depreciation.

OVERVIEW OF THE FINANCIAL STATEMENTS

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of the District for the year ended September 30, 2025. The analysis is based on currently known facts, decisions, or economic conditions. It presents a short and long-term analysis of the District's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the District's financial statements, which follow this section.

The District's basic financial statements include (1) Statement of Net Position; (2) Statement of Revenues, Expenses, and Changes in Net Position; (3) statement of cash flows; and (4) notes to the financial statements.

Basic Financial Statements

The Statement of Net Position presents information on all of the District's assets, deferred outflows, and liabilities, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. Other nonfinancial factors, such as the District's property tax base and the condition of the District's infrastructure, need to be considered to assess the overall health of the District.

The Statement of Revenues, Expenses, and Changes in Net Position presents information showing how the District's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows, which is the accrual method.

Green Valley Special Utility District

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended September 30, 2025

The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position present the District using one class of activity:

1. Business-Type Activities – The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position present the District using one class of activity:

The statement of cash flows presents information about the District's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities and provides answers to such questions as where cash came from, what was cash used for, and what was the change in the cash balance during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements.

The basic financial statements can be found after the MD&A within this report.

Notes to Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to basic financial statements, the MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes a budgetary comparison schedule for the proprietary fund. RSI can be found after the notes to the basic financial statements. The District adopts an annual unappropriated budget for its proprietary fund. A budgetary comparison schedule has been provided for the proprietary fund to demonstrate compliance with this budget. Additionally, Texas Supplementary Information (TSI) has been included to comply with state reporting requirements.

Government-wide Overall Financial Analysis

As noted earlier, net position over time, may serve as a useful indicator of the District's financial position. The District's assets and deferred outflows of resources exceeded liabilities by \$88,083,407 at the close of the most recent fiscal year.

An important portion of the District's net position, is \$35,723,285, which reflects its investments in capital assets (e.g., land, building, machinery, equipment, infrastructure, etc.), less any debt used to acquire those assets that is still outstanding. The District uses these capital assets to

Green Valley Special Utility District

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended September 30, 2025

provide services to citizens; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	Business-Type Activities		
	2025	2024	Variance
Current and other assets	\$ 66,481,992	\$ 54,409,192	\$ 12,072,800
Capital assets, net	146,788,598	122,136,920	24,651,678
Total Assets	213,270,590	176,546,112	36,724,478
Deferred outflows of resources	142,535	150,859	(8,324)
Long-term liabilities	112,456,555	101,134,512	11,322,043
Other liabilities	12,873,163	7,930,830	4,942,333
Total Liabilities	125,329,718	109,065,342	16,264,376
Net position:			
Net investment in capital	35,723,285	32,948,012	2,775,273
Restricted	28,959,005	15,919,525	13,039,480
Unrestricted	23,401,117	18,764,092	4,637,025
Total Net Position	\$ 88,083,407	\$ 67,631,629	\$ 20,451,778

A portion of the District's net position represents resources that are subject to restrictions on how they may be used, which is \$28,959,005. \$35,723,285 of the net position represents the net investment in capital assets. The remaining balance of unrestricted net position may be used to meet the District's ongoing obligation to citizens and creditors. The financial condition of the District increased due primarily to capital recovery revenue and revenue from connections.

The District's net position increased \$20,451,778 to \$88,083,407. The District's net investment in capital assets increased when compared to the prior year primarily due to new utility infrastructure improvements and new equipment purchases in the current year. Current and other assets increased by \$12,072,800, or 22%, due primarily to greater cash on hand, resulting from new 2025 bond proceeds received in the current year. Capital assets increased by \$24,651,678, or 20%, due to the continued expansion of utility infrastructure improvements added in the current year. Other liabilities increased by \$4,942,333, or 62%, as a result of nonrecurring payables for new capital improvements and timing of repayments subsequent to yearend. Long-term liabilities increased by \$11,322,043, or 11%, as a result of nonrecurring bond issuances in the current year.

Green Valley Special Utility District

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended September 30, 2025

Statement of Activities:

The following table provides a summary of the District's changes in net position for the years ended September 30:

	<u>Business-Type Activities</u>		
	<u>2025</u>	<u>2024</u>	<u>Variance</u>
Operations			
Program revenues	\$ 24,535,387	\$ 22,022,055	\$ 2,513,332
Operating expenses	(24,697,208)	(23,748,832)	(948,376)
Operating Income (Loss)	<u>(161,821)</u>	<u>(1,726,777)</u>	<u>1,564,956</u>
Nonoperating Revenues (Expenses)			
Other revenues	12,736,144	4,169,477	8,566,667
Capital recovery revenue	6,699,620	3,525,068	3,174,552
Developer contributions	2,461,808	3,248,413	(786,605)
Gain (loss) on disposal of property	(111,739)	1,083,050	(1,194,789)
Interest income	2,732,499	2,294,798	437,701
Interest expense and bond issuance costs	(3,904,733)	(2,856,258)	(1,048,475)
Change in Net Position	<u>20,451,778</u>	<u>9,737,771</u>	<u>9,149,051</u>
Beginning Net Position	<u>67,631,629</u>	<u>57,893,858</u>	<u>9,737,771</u>
Ending Net Position	<u>\$ 88,083,407</u>	<u>\$ 67,631,629</u>	<u>\$ 20,451,778</u>

Compared to the prior year, program revenues increased by \$2,513,332, or 11%, primarily due to consumption demand and meter installations, fueled by growth. Other revenues increased by \$8,566,667, or over 100%, primarily due to an increase in water acquisition fees caused by the continued expansion in the District. Capital recovery revenues increased by \$3,174,552, or 90%, from the prior year primarily due to greater impact fees collected. Loss on disposal of property decreased over 100%, due to the nonrecurring loss on sale of assets totaling \$111,739 in the current year. Developer contributions decreased \$786,605, or 24%, primarily due to fewer completed assets contributed during the current year. Interest income increased \$437,701, or 19%, due to greater prime interest rates and higher balances held in interest bearing accounts. There was an increase of \$1,048,475, or 37%, in interest expense and bond issuance costs primarily due to the nonrecurring bond issuance issued in the current year.

Proprietary Fund Budgetary Highlights

Actual proprietary fund revenues were less than budgeted revenues by \$1,890,075 during the year primarily due to less than anticipated revenue received for connection charges. Budgeted

Green Valley Special Utility District

MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)

For the Year Ended September 30, 2025

proprietary fund operating expenses were less than actual expenses by \$1,733,447 during the year primarily due to personnel expense, professional fees, repairs and maintenance, and purchase water services coming in under budget. Nonoperating revenues and expenses had a positive budget variance of \$7,589,078, primarily due to greater water acquisition fees, capital recovery revenue, and developer contributions received during the year. Overall, the budget reflected a total positive budget variance of \$3,965,556.

Capital Assets

At the end of the year, the District's business-type activities had invested \$146,788,598 in a variety of capital assets, net of accumulated depreciation. This represents a net increase of \$24,651,678 during the fiscal year. The increase in capital assets is primarily due to an increase in construction in progress in relation to plant development.

Major capital asset additions during the year included the purchase of two excavators, a backhoe, a sewer combination pipe hunter and cleaner machine, plant infrastructure, and additions to construction projects in progress.

More detailed information about the District's capital assets is presented in note 7 to the financial statements.

Long-Term Debt

At the end of the year, the District reported total long-term debt of \$115,470,581 (net of discount and premium). The District made \$2,810,000 of debt principal payments in the current year.

More detailed information about the District's long-term liabilities is presented in note 8 to the financial statements.

Economic Factors

The District will continue to expand with growth in the area. It is the District's aim to continue to provide quality services while maintaining a reasonable level of expenses in the area. The total budgeted operating expenses, bond payments, and capital outlay, for fiscal year ended September 30, 2026, are \$29,317,832, \$3,086,000, and \$14,877,125, respectively.

Requests for Information

This financial report is designed to provide a general overview of the finances of the District. Questions concerning this report or requests for additional financial information should be directed to the District at P.O. Box 99, Marion, Texas 78124-0099.

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FINANCIAL STATEMENTS

Green Valley Special Utility District

STATEMENT OF NET POSITION

PROPRIETRY FUND

September 30, 2025

	Enterprise Fund
<u>Assets</u>	
Current Assets:	
Cash	\$ 29,305,933
Receivables	5,977,052
Inventory	415,895
Prepaid items	1,824,107
Restricted Current Assets:	
Cash	27,177,927
Investments	1,021,539
Total Current Assets	65,722,453
Noncurrent Assets:	
Capital Assets:	
Land	4,421,303
Construction in progress	33,510,575
Depreciable capital assets, net of accumulated depreciation	108,856,720
Other Assets:	
Water rights	759,539
Total Noncurrent Assets	147,548,137
Total Assets	\$ 213,270,590
<u>Deferred Outflows of Resources</u>	
Deferred charge on refunding	142,535
Total Deferred Outflows of Resources	142,535
<u>Liabilities</u>	
Current Liabilities:	
Accounts payable and accrued liabilities	\$ 6,596,999
Customer deposits	3,014,307
Accrued interest payable	67,896
Compensated absences - due within one year	107,961
Bonds payable - due within one year	3,086,000
Total Current Liabilities	12,873,163
Noncurrent liabilities:	
Compensated absences - due after one year	71,974
Bonds payable - due after one year	112,384,581
Total Noncurrent Liabilities	112,456,555
Total Liabilities	\$ 125,329,718
<u>Net Position</u>	
Net investment in capital assets	35,723,285
Restricted for:	
Water rights	759,539
Debt service	3,384,889
Capital improvements	24,814,577
Unrestricted	23,401,117
Total Net Position	\$ 88,083,407

See Notes to Financial Statements.

Green Valley Special Utility District

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION PROPRIETARY FUND

For the Year Ended September 30, 2025

	Enterprise Fund
<u>Operating Revenues</u>	
Charges for water services	\$ 19,928,606
Meter installations and trip charges	1,327,769
Penalties & other connection charges	3,213,949
Miscellaneous income	65,063
Total Revenues	24,535,387
<u>Operating Expenses</u>	
Service Operations:	
Personnel	5,003,496
Professional fees	1,075,459
Edwards' Aquifer fees	147,094
Repairs and maintenance	1,148,067
Purchased water services	11,836,154
Utilities	395,812
Materials and supplies	499,961
Office supplies	610,398
Other	122,901
Depreciation	3,857,866
Total Operating Expenses	24,697,208
Operating Income (Loss)	(161,821)
<u>Nonoperating Revenues (Expenses)</u>	
Interest (expense)	(3,075,405)
Issuance costs	(829,328)
Interest income	2,732,499
Loss on disposal of property	(111,739)
Antenna service income	75,020
Water acquisition	12,661,124
Capital recovery revenue	6,699,620
Developer contributions	2,461,808
Total Nonoperating Revenues	20,613,599
Change in Net Position	20,451,778
Beginning Net Position	67,631,629
Ending Net Position	\$ 88,083,407

See Notes to Financial Statements.

Green Valley Special Utility District

STATEMENT OF CASH FLOWS (Page 1 of 2)

PROPRIETARY FUND

For the Year Ended September 30, 2025

	<u>Enterprise Fund</u>
<u>Cash Flows from Operating Activities</u>	
Payments to employees	\$ (4,995,390)
Payments to suppliers	(11,087,853)
Receipts from customers	22,395,384
Net Cash Provided (Used) by Operating Activities	<u>6,312,141</u>
 <u>Cash Flows from Nonoperating Activities</u>	
Water acquisition	12,661,124
Intergovernmental	75,020
Net Cash Provided (Used) by Nonoperating Activities	<u>12,736,144</u>
 <u>Cash Flows from Capital and Related Financing Activities</u>	
Acquisition and construction of capital assets	(28,621,283)
Capital contributions and developer payments	9,161,428
Capital debt issued	14,433,509
Debt issuance expense	(829,328)
Interest paid on capital debt	(3,141,194)
Principal paid on capital debt	(2,810,000)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(11,806,868)</u>
 <u>Cash Flows from Investing Activities</u>	
Reacquisition (purchase) of investments	1,584,125
Interest on investments	2,732,499
Net Cash Provided (Used) by Investing Activities	<u>4,316,624</u>
 Net Increase (Decrease) in Cash and Cash Equivalents	11,558,041
Beginning cash and cash equivalents	<u>44,925,819</u>
Ending Cash and Cash Equivalents (including restricted cash)	<u><u>\$ 56,483,860</u></u>

See Notes to Financial Statements.

Green Valley Special Utility District

STATEMENT OF CASH FLOWS (Page 2 of 2)

PROPRIETARY FUND

For the Year Ended September 30, 2025

	<u>Enterprise Fund</u>
<u>Reconciliation of Operating Income (Loss)</u>	
<u>to Net Cash Provided (Used) by Operating Activities</u>	
Operating Income (Loss)	\$ (161,821)
Adjustments to reconcile operating income (loss) to net cash provided (used):	
Depreciation	3,857,866
Changes in Operating Assets and Liabilities:	
(Increase) Decrease in:	
Accounts receivable	(2,443,525)
Inventory	402,704
Prepaid items	(58,063)
Increase (Decrease) in:	
Accounts payable and accrued liabilities	4,403,352
Customer deposits	303,522
Compensated absences	8,106
Net Cash Provided (Used) by Operating Activities	<u><u>\$ 6,312,141</u></u>

See Notes to Financial Statements.

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Green Valley Special Utility District

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended September 30, 2025

NOTE 1 – CREATION OF DISTRICT

The Green Valley Special Utility District (the “District”) was created May 4, 1992 by a vote of the members of the Green Valley Water Supply Corporation. The District operates under the Texas Constitution, Article XVI, Section 59, Chapter 65 of the Texas Water Code. The District’s services are as follows:

- To purchase, own, hold, lease, and otherwise acquire sources of water supply;
- To build, operate, and maintain facilities for the transportation of water;
- To sell water to towns, cities, other political subdivisions, and to private individuals and businesses;
- To protect, preserve, and restore the purity and sanitary condition of water; and
- To carry out the duties and powers of a Special Utility District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements and accounting policies of the District are prepared in conformity with generally accepted accounting principles for local governmental units as prescribed by the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District’s significant accounting policies are described below.

A. Reporting Entity

The District has adopted Governmental Accounting Standards Board Statement No. 61, *The Financial Reporting Entity*. In accordance with these statements, a financial reporting entity consists of the primary government, organizations for which the primary government is financially accountable, and other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. There are no component units that are legally separate for which the District is considered financially accountable.

The District is governed by a board of directors consisting of seven individuals who are residents or owners of property within the District and are elected by voters within the District. Board members that resign prior to the completion of their term are appointed by the board. As required by generally accepted accounting principles, these financial statements present the activities of the District, which is considered to be the primary government, as well as the reporting entity. There are no other organizations which meet the criteria for inclusion herein as part of the financial reporting entity.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

B. Basis of accounting

The District is a proprietary fund accounted for on an accrual basis, which is a flow of economic resources measurement focus. Revenues and expenses are recognized in the accounting period in which they are earned and incurred, respectively, and in which net income is determined.

1. *Proprietary Fund Types*

Proprietary funds are used to account for activities that are similar to those often found in the private sector. All assets and deferred outflows, liabilities and deferred inflows, equities, revenues, expenses, and transfers relating to the government's business activities are accounted for through proprietary funds. The measurement focus is on determination of net income, financial position, and cash flows. Proprietary funds distinguish operating revenues and expenses from nonoperating items.

Operating revenues include charges for services. Operating expenses include costs of materials, contracts, personnel, and depreciation. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

The proprietary fund types used by the District include the following:

Enterprise Fund

The enterprise fund is used to account for water operations. The services are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on a continuing basis will be financed or recovered primarily through user charges. The enterprise fund is considered a major fund for reporting purposes.

2. *Budget*

An unappropriated budget is adopted for the proprietary fund. The budget is prepared using the same method of accounting as for financial reporting and serves as a planning tool. Encumbrance accounting is not utilized.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

C. Assets, liabilities, deferred outflows/inflows of resources, and net position/fund balance

1. *Cash and cash equivalents*

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. *Investments*

Temporary investments consist of certificates of deposit and time deposits and are stated at cost, which approximates market value.

Applicable state laws and regulations allow the District to invest its funds in direct or indirect obligations of the United States, the State, or any county, city, school district, or other political subdivision of the State. Funds may also be placed in certificates of deposit of state or national banks or savings and loan associations (depository institutions) domiciled within the State. Related state statutes and provisions included in the District's bond resolutions require that all funds invested in depository institutions be guaranteed by federal depository insurance and/or be secured in the manner provided by law for the security of public funds.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the District reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940 are reported using the pools' share price.

Credit Risk – Investments. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At year end, the District's investment in money market mutual funds was rated AAAM by Standard & Poor's and Aaa-mf by Moody's.

Interest Rate Risk – Investments. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in the money market mutual fund to have a maturity of less than one year due to the fact the share positions can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

3. *Fair Value*

The District has applied Governmental Accounting Standards Board (“GASB”) Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

4. *Receivables and Payables*

Accounts receivable consists of amounts due from customers of the District. Accounts payable consist of trade payables and other accrued expenses including accrued payroll taxes.

5. *Capital Assets*

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., water lines, sewer lines, and storm sewers), are reported in the applicable business-type activities columns in the government-wide financial statements. In accordance with GASB Statement No. 34, infrastructure has been capitalized retroactively. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

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.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful years:

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Property improvements	5 to 30 years
Water supply system plant and distribution system	25 to 50 years
Machinery and equipment	5 to 10 years

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

6. *Water Rights*

Water rights are a non-depreciable asset. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed.

7. *Inventories and prepaid items*

The costs of business-type fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The inventories are valued at the lower of cost or market using the first-in/first-out method. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

8. *Deferred outflows/inflows of resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

The District has only one type of item, which results from the difference in the carrying value of refunded debt and its reacquisition price. A deferred charge on refunding is deferred and amortized over the shorter of the life of the refunded or refunding debt.

9. *Net position flow assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

10. Compensated absences

It is the District's policy to permit employees to accumulate an amount of earned but unused vacation, which will be paid to employees upon separation from the District's service.

11. Customer Deposits

The District requires customers to make deposits to provide service. These deposits are refundable upon the termination of services. These deposits are not set aside in restricted bank accounts by the District.

12. Long-term obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable business-type activities statement of net position. The long-term debt consists primarily of revenue bonds payable.

Assets acquired under the terms of leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease.

13. 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 the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

NOTE 4 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

The original budget is adopted by the Board of Directors prior to the beginning of the year. Management may not amend the budget without the approval of the Board.

The District has adopted a non-appropriated budget in accordance with Title 30 of the Texas Administrative Code, Section 293.97. The budget is prepared using the same method of accounting as for financial reporting and a budgetary comparison schedule for the proprietary fund is presented as supplementary information to the basic financial statements.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

NOTE 5 – CASH AND TEMPORARY INVESTMENTS

A. Deposits and Investments

Custodial credit risk – deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The District requires funds on deposit at the depository bank to be collateralized by securities. As of yearend, the District’s bank balances were fully covered by FDIC and pledged securities.

Interest rate risk: In compliance with the District’s Investment Policy, as of September 30, 2025, the District minimized the interest rate risk, related to current events market turmoil in the portfolio by: limiting the effective duration of security types not to exceed two years with the exception of securities purchases related to reserve funds; structuring the investment portfolio so that securities matured to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the secondary market prior to maturity; monitoring credit ratings of portfolio positions to assure compliance with rating requirements imposed by the Public Funds Investment Act; and investing operating funds primarily in certificates of deposit and money market mutual funds.

As of September 30, 2025, the District had the following investments:

<u>Investment Type</u>	<u>Value</u>	<u>Weighted Average Maturity (years)</u>
Investment pools	\$ 51,562,881	0.13
Certificates of deposit	1,021,539	0.48
Portfolio total	<u>\$ 52,584,420</u>	<u>0.18</u>

Green Valley Special Utility District

NOTES TO THE FINANCIAL STATEMENTS (Continued)

For the Year Ended September 30, 2025

LOGIC

The Local Government Investment Cooperative (LOGIC) was organized in conformity with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and operates under the Public Funds Investment Act (the "Act"), Chapter 2256 of the Texas Government Code. The Act allows eligible local governments, state agencies, and nonprofit corporations of the State (each a "Government Entity") to jointly invest their funds in permitted investments. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the LOGIC investment policies. The LOGIC's governing body is a six-member Board of Directors (the "Board") comprised of employees, officers, or elected officials of participant Government Entities or individuals who do not have a business relationship with LOGIC and are qualified to advise it. A maximum of two advisory Board members represents the co-administrators of LOGIC. As of September 30, 2025, the District had \$50,371,777 invested in LOGIC. Accounts for review. There were no limitations or restrictions on withdrawals.

TexPool

TexPool was established as a trust company with the Treasurer of the State as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rates TexPool 'AAAm'. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review. As of September 30, 2025, the District had \$1,191,104 invested in TexPool. Accounts for review. There were no limitations or restrictions on withdrawals.

TexPool is an external investment pool measured at amortized cost. In order to meet the criteria to be recorded at amortized cost, TexPool must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity, and diversification requirements within TexPool. TexPool transacts at a net asset value of \$1.00 per share, has weighted average maturities of 60 days or less, and weighted average lives of 120 days or less. Investments held are highly rated by nationally recognized statistical rating organizations, have no more than five percent of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. TexPool has a redemption notice period of one day and may redeem daily. TexPool's authority may only impose restrictions on

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool's liquidity.

B. Fair Value Measurement

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. 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. Investments that are remeasured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The District's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

The District's financial instruments consist of cash and cash equivalents, investments in certificates of deposits maturing in greater than three months, bonds, accounts payable and accounts receivable. The estimated fair value of cash, cash equivalents, investments, accounts payable and accounts receivable approximate their carrying amounts due to the short-term nature of these instruments. Certificates of deposit with a year or less maturity are recorded at face value.

NOTE 6 – RECEIVABLES

The following comprise the receivable balances at year end:

	Enterprise
Accounts receivable	\$ 3,824,505
Developer receivables	2,206,100
Allowance	(53,553)
	\$ 5,977,052

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

NOTE 7 – PREPAID ITEMS

Prepaid items consist of pre-purchased capacity of Living Unit Equivalents (LUEs) with San Antonio River Authority under a wholesale agreement. The District pre-purchased 291 LUEs with a total cost of \$1,746,000. During the current year, the District used 28 LUEs, for a total cost of \$168,000, which leaves a remaining LUE prepaid balance of \$1,578,000.

In addition, the District recorded other prepaid items summarized below.

Description	Prepaid Balance
Dean Word Company 300 acre-feet water lease	\$ 46,957
Nueces River Authority 6,000 acre-feet water reservation fee	73,320
Edwards Acquifer Authority program management fees	60,656
Various material inventories	65,174
	\$ 246,107

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

NOTE 8 – CHANGES IN CAPITAL ASSETS

A summary of changes in capital assets for the year ended is as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>(Decreases)</u>	<u>Ending Balances</u>
Capital assets, not being depreciated:				
Land and land improvements	\$ 3,618,839	\$ 802,464	\$ -	\$ 4,421,303
Construction in progress	11,519,374	25,421,422	(3,430,221)	33,510,575
Total capital assets not being depreciated	<u>15,138,213</u>	<u>26,223,886</u>	<u>(3,430,221)</u>	<u>37,931,878</u>
Capital assets, being depreciated:				
Furniture and fixtures	367,544	97,148	(50,825)	413,867
Lines, pumps, equipment, and plant	127,749,559	1,220,591	3,430,221	132,400,371
Office building and equipment	684,079	-	-	684,079
Ship building and equipment	518,085	149,383	(275,026)	392,442
Vehicles and equipment	2,951,573	930,275	(887,947)	2,993,901
Total capital assets being depreciated	<u>132,270,840</u>	<u>2,397,397</u>	<u>2,216,423</u>	<u>136,884,660</u>
Less accumulated depreciation	<u>(25,272,133)</u>	<u>(3,857,866)</u>	<u>1,102,059</u>	<u>(28,027,940)</u>
Net capital assets being depreciated	<u>106,998,707</u>	<u>(1,460,469)</u>	<u>3,318,482</u>	<u>108,856,720</u>
Total Capital Assets	<u><u>\$ 122,136,920</u></u>	<u><u>\$ 24,763,417</u></u>	<u><u>\$ (111,739)</u></u>	<u><u>\$ 146,788,598</u></u>

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

**NOTE 9 – CHANGES IN LONG-TERM DEBT, DEBT SERVICE REQUIREMENTS, AND
BOND RESOLUTION REQUIREMENTS**

The following is a summary of changes in the District's total governmental long-term liabilities for the year ended. In general, the District uses the enterprise fund to liquidate governmental long-term liabilities:

	Beginning Balance	Additions	Retired	Ending Balance	Amounts Due Within One Year
Revenue bonds payable					
Series 2003	\$ 397,000	\$ -	\$ (14,000)	\$ 383,000	\$ 15,000
Series 2020 Refunding	7,185,000	-	(340,000)	6,845,000	355,000
Series 2020 TWDB	22,575,000	-	(830,000)	21,745,000	830,000
Series 2020 USDA	4,230,829	-	(82,000)	4,148,829	84,000
Series 2020A USDA	4,906,000	-	(100,000)	4,806,000	102,000
Series 2020B USDA	1,794,275	-	(54,000)	1,740,275	55,000
Series 2021 TWDB	14,965,000	-	(395,000)	14,570,000	405,000
Series 2021A TWDB	18,595,000	-	(490,000)	18,105,000	500,000
Series 2022	26,675,000	-	(495,000)	26,180,000	515,000
Series 2024	1,815,000	-	(10,000)	1,805,000	10,000
Series 2025	-	14,365,000	-	14,365,000	215,000
Plus: Premium - Series 2022, 2025	737,676	68,509	(28,708)	777,477	-
Total	\$ 103,875,780	\$ 14,433,509	\$ (2,838,708)	\$ 115,470,581	\$ 3,086,000
					\$ 112,384,581

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

Bonds payable as of September 30, 2025 are comprised of the following:

	Amounts	Interest	Maturity	Callable
	Outstanding	Rates	Interest	Call Date
			Payment Dates	
Series 2003	\$ 383,000	3.75% to 5.50%	March 15, September 15	Any date
Series 2020 Refunding	6,845,000	2.00% to 4.00%	March 15, September 15	Any date
Series 2020 TWDB	21,745,000	0.00% to 1.40%	March 15, September 15	March 15, 2030
Series 2020 USDA	4,148,829	2.75%	March 15, September 15	September 15, 2025
Series 2020A USDA	4,806,000	1.88%	March 15, September 15	Any date
Series 2020B USDA	1,740,275	1.88%	March 15, September 15	Any date
Series 2021 TWDB	14,570,000	0.47% to 2.91%	March 15, September 15	September 15, 2031
Series 2021A TWDB	18,105,000	0.47% to 2.91%	March 15, September 15	September 15, 2031
Series 2022	26,180,000	4.17%	March 15, September 15	September 15, 2031
Series 2024	1,805,000	6.98%	March 15, September 16	September 15, 2031
Series 2025	14,365,000	4.375% to 5.00%	March 15, September 16	September 15, 2034
	<u>\$ 114,693,104</u>			

As of September 30, 2025, the debt service requirements on bonds outstanding were as follows:

Due During		
Fiscal Year		
Ended		
September 30	Principal	Interest
2026	\$ 3,086,000	\$ 3,267,968
2027	3,162,000	3,196,412
2028	3,253,000	3,120,205
2029	3,325,000	3,043,076
2030	3,410,000	2,961,028
2031-2035	18,405,000	13,506,968
2036-2040	21,043,000	11,065,726
2041-2045	22,189,000	8,111,977
2046-2050	24,026,000	4,737,811
2051-2055	10,951,275	1,349,535
2056-2060	1,482,829	267,434
2061-2063	360,000	51,681
Total	<u>\$ 114,693,104</u>	<u>\$ 54,679,821</u>

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

Deferred Charges on Refunding

Deferred charges resulting from the issuance of series 2020 refunding bonds have been recorded as deferred outflows of resources and are being amortized to interest expense annually over the term of the refunding bonds. The current balance totaled \$142,535 as of year end. Current year amortization expense totaled \$8,324.

C. Federal Arbitrage

The Tax Reform Act of 1986 instituted certain arbitrage restrictions consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service (IRS) at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed, or are not performed correctly, a substantial liability to the District could result. The District periodically engages an arbitrage consultant to perform the calculations in accordance with IRS rules and regulations.

NOTE 10 – COMPENSATED ABSENCES

The following summarizes the changes in the compensated absences balances of the District during the year.

	<u>Beginning Balance</u>	<u>Increase</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Amounts Due within One Year</u>
Business-Type Activities:					
Compensated absences	\$ 171,829	\$ 162,752	\$ (154,646)	\$ 179,935	\$ 107,961
Total Business-Type Activities	<u>\$ 171,829</u>	<u>\$ 162,752</u>	<u>\$ (154,646)</u>	<u>\$ 179,935</u>	<u>\$ 107,961</u>
Other long-term liabilities due in more than one year				<u>\$ 71,974</u>	

NOTE 11 – DEFINED CONTRIBUTION

The District has a defined contribution plan (the "Plan") for employees. Benefits depend solely on amounts contributed plus investment earnings. Employees are eligible to participate after one month of employment. On a monthly basis, the employees may make contributions. The District matches these employee contributions up to 6% of the base pay. On an annual basis, the District makes an additional contribution of 4% of the employee's annual base salary.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

The regular vesting schedule of the Plan is as follows: less than one year of service is 0% vested, one year of service is 25% vested, two years of service is 50% vested, three years of service is 75% vested, and four years of service is 100% vested.

Current year employer discretionary contributions amounted to \$280,724.

NOTE 12 – WATER RIGHTS

The District purchased the right to pump 309 acre-feet of Edwards' Aquifer water from the Regional Water Resources Development Group (RWRDG) for \$274,539, and 190 acre-feet of Guadalupe Water for \$475,000. Additionally, the District has invested \$10,000 toward Canyon Regional Water Authority (CRWA).

NOTE 13 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries insurance coverage. There have been no significant reductions in coverage from the prior year.

NOTE 14 – COMMITMENTS AND CONTINGENCIES

The District entered into contracts with various entities for water supply, sewer outfall construction, and wholesale wastewater service.

Water Supply Contracts

The District has acquired certain water rights and entered into supply contracts with Canyon Regional Water Authority (CRWA), Well Ranch, Dean Word, Laguna Water II LTD, Hays Caldwell Public Utility Agency (HCPUA), and Guadalupe-Blanco River Authority (GBRA) that will require payments that may change based on the actual rates and consumption.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

The estimated commitments are as follows:

Fiscal Year	Laguna						Totals
	CRWA	Wells Ranch	Dean Word	Water II, LTD	HCPUA	GBRA	
2026	\$ 2,550,930	\$ 5,136,112	\$ 775,000	\$ 86,898	\$ 1,830,269	\$ 185,227	\$ 10,564,436
2027	2,652,967	5,341,556	794,375	90,374	1,903,480	192,636	10,975,388
2028	2,759,086	5,555,218	814,234	93,989	1,979,619	200,341	11,402,487
2029	2,869,449	5,777,427	834,590	97,749	2,058,804	208,355	11,846,374
2030	2,984,227	6,008,524	855,455	101,659	2,141,156	216,689	12,307,710
2031-2035	15,517,980	31,244,325	-	-	11,134,011	1,126,783	59,023,099
2036-2040	16,138,699	32,494,098	-	-	11,579,371	1,171,854	61,384,022
2041-2045	16,784,247	33,793,862	-	-	12,042,546	1,218,728	63,839,383
2046-2050	17,455,617	35,145,616	-	-	12,524,248	779,986	65,905,467
2051-2055	18,153,842	36,551,441	-	-	13,025,218		67,730,501
2056-2060	18,879,996	38,013,499	-	-	13,546,227		70,439,722
2061-2064	11,781,118	23,720,423	-	-	8,452,846		43,954,387
	<u>\$128,528,158</u>	<u>\$258,782,101</u>	<u>\$ 4,073,654</u>	<u>\$ 470,669</u>	<u>\$ 92,217,795</u>	<u>\$ 5,300,599</u>	<u>\$489,372,976</u>

Sewer Outfall Construction Agreement

On May 4, 2017, the District entered into a interlocal agreement with San Antonio River Authority (the "Authority") for sewer outfall construction. The Authority owns and operates the wastewater treatment system. The District contracts with the Authority to construct a sanitary sewer outfall line to serve current and future customers. The District will pay the actual cost line minus the Developer's contribution for the line extension. The District will be the owner of the sanitary sewer outfall line.

Wholesale Wastewater Services Agreement

In November 2021, the District amended its wholesale wastewater services agreement (the "Agreement") with the City of Marion, Texas (the "City"). The City owns and operates a wastewater system and treatment facility. The District obtains wholesale wastewater treatment and disposal services from the City. The District will be responsible for construction of any improvements necessary to collect wastewater from the District's customers within the Woods of St. Clare subdivision. The City agrees to expend and improve the City's sewer system to provide adequate service to the District.

This Agreement shall become effective upon the effective date and shall extend for a term of five years unless terminated earlier. The District provides at least six months written notice to the City and it may renew this Agreement for one additional term of five years.

Green Valley Special Utility District
NOTES TO THE FINANCIAL STATEMENTS (Continued)
For the Year Ended September 30, 2025

NOTE 15 – RELATED PARTY

Cibolo Creek Municipal Authority has an intergovernmental arrangement with the District for wastewater services. As an employee of Cibolo Creek Municipal Authority, Board of Directors member Nicholas Sherman has disclosed a potential conflict of interest and abstained from all related voting.

NOTE 16 – SUBSEQUENT EVENTS

We have evaluated subsequent events through January 15, 2026, the date the financial statements were issued. There were no subsequent events through this date which materially impact the financial statements.

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REQUIRED SUPPLEMENTARY INFORMATION

Green Valley Special Utility District

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

BUDGETARY COMPARISON SCHEDULE (Page 1 of 2)

PROPRIETARY FUND

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Operating Revenues				
Charges for water services	\$ 20,023,824	\$ 20,023,824	\$ 19,928,606	\$ (95,218)
Meter installations and trip charges	1,100,000	1,032,000	1,327,769	295,769
Penalties & other connection charges	9,105,358	5,297,309	3,213,949	(2,083,360)
Miscellaneous income	47,000	72,329	65,063	(7,266)
Total Operating Revenues	30,276,182	26,425,462	24,535,387	(1,890,075)
Operating Expenses				
Personnel	5,483,915	5,797,270	5,003,496	793,774
Professional fees	1,516,491	1,575,000	1,075,459	499,541
Edwards' Aquifer fees	179,196	103,499	147,094	(43,595)
Repairs and maintenance	1,521,470	1,319,884	1,148,067	171,817
Purchased water services	10,992,700	12,082,611	11,836,154	246,457
Utilities	303,600	500,000	395,812	104,188
Materials and supplies	783,727	728,183	499,961	228,222
Office supplies	596,866	657,426	610,398	47,028
Other	35,811	130,452	122,901	7,551
Depreciation	2,876,350	3,536,330	3,857,866	(321,536)
Total Operating Expenditures	24,290,126	26,430,655	24,697,208	1,733,447
Operating Income (Loss)	5,986,056	(5,193)	(161,821)	(3,623,522)

Green Valley Special Utility District

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

BUDGETARY COMPARISON SCHEDULE (Page 2 of 2)

PROPRIETARY FUND

For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Nonoperating Revenues (Expenses)				
Interest (expense)	(2,762,684)	(3,275,997)	(3,075,405)	200,592
Issuance costs	-	(829,328)	(829,328)	-
Interest income	1,386,659	1,600,000	2,732,499	1,132,499
Loss on disposal of property	-	-	(111,739)	(111,739)
Antenna service income	92,500	74,770	75,020	250
Water acquisition	2,000,000	9,932,474	12,661,124	2,728,650
Capital recovery revenue	3,490,000	4,943,779	6,699,620	1,755,841
Developer administrative services	-	578,823	-	(578,823)
Developer contributions	-	-	2,461,808	2,461,808
Total Nonoperating Revenues (Expenses)	4,206,475	13,024,521	20,613,599	7,589,078
Change in Net Position	\$ 10,192,531	\$ 13,019,328	\$ 20,451,778	\$ 3,965,556
Beginning Net Position			67,631,629	
Ending Net Position			\$ 88,083,407	

Notes to Required Supplementary Information:

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP), with the exception that capital outlay is budgeted but excluded from above.

Change in Net Position - GAAP	\$ 13,019,328
Capital Outlay	12,900,213
Change in Net Position - Budget	\$ 119,115

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TEXAS SUPPLEMENTARY INFORMATION

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Green Valley Special Utility District

TSI-1 SERVICES AND RATES

For the Year Ended September 30, 2025

1. Services provided by the District:

<u>X</u>	Retail Water	<u>X</u>	Wholesale Water	<u> </u>	Drainage
<u>X</u>	Retail Sewer	<u> </u>	Wholesale Sewer	<u> </u>	Irrigation
<u> </u>	Parks/Recreation	<u> </u>	Fire Protection	<u> </u>	Security
<u> </u>	Solid Waste/Garbage	<u> </u>	Flood Control	<u> </u>	Roads
<u> </u>	Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)				
<u> </u>	Other (specify): _____				

2. a. Retail rates based on 5/8" meter

The most prevalent type of meter (if not a 5/8"):

Retail rates not applicable

Not applicable

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1,000 Gallons Over Minimum</u>	<u>Usage Levels</u>
Water	<u>\$ 35.62</u>	<u>2,000</u>	<u>N</u>	<u>\$4.91</u>	<u>2,001 to 5,000</u>
				<u>\$6.33</u>	<u>5,001 to 10,000</u>
				<u>\$7.84</u>	<u>10,001 to 15,000</u>
				<u>\$9.54</u>	<u>15,001 to 25,000</u>
				<u>\$12.56</u>	<u>25,001 to 50,000</u>
				<u>\$15.71</u>	<u>50,001 and up</u>
Waste	<u>\$ 60.44</u>	<u>-</u>		<u>Y</u>	<u>(Martinez Creek)</u>
Waste	<u>\$ 26.91</u>	<u>4.78 per 1000</u>		<u>Y</u>	<u>(Martinez Creek-Winter Avg)</u>
Waste	<u>\$ 75.89</u>	<u>-</u>		<u>Y</u>	<u>(Santa Clara Flat)</u>
Waste	<u>\$ 27.03</u>	<u>6.98 per 1000</u>		<u>Y</u>	<u>(Santa Clara-Winter Avg)</u>
Surcharge	<u>N/A</u>	<u>N/A</u>		<u>N/A</u>	

District employs winter averaging for retail water and/or wastewater usage? Yes X No

Total water and sewer charges per 10,000 gallons usage (including surcharges)

158.30 - Flat

179.72 Winter Avg

b. Water and Wastewater Retail Connections: Number of retail water and/or wastewater connections * within the District as of the fiscal year end. Provide actual numbers and single family equivalents (ESFC) as noted:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFCs</u>
5/8"	19,155	19,055	x 1.0	19,055
< 3/4"	19	31	x 1.5	46.5
1"	108	108	x 2.5	270
1 1/2"	26	26	x 5.0	130
2"	32	32	x 8.0	256
3"	67	67	x 15.0	1,005
4"	3	3	x 25.0	75
6"	-	-	x 50.0	-
8"	1	1	x 50.0	50.0
Total water	<u>19,411</u>	<u>19,323</u>		<u>20,888</u>

* Number of connections relates to water service, if provided. Otherwise, the number of wastewater connections should be provided.

3. Total Water Consumption (In Thousands) During the Fiscal Year:

Gallons pumped into system:	2,243,634,000	<u>Water Accountability Ratio:</u>
Gallons billed to customers:	2,060,303,604	91.8%

(includes billed & known water loss)

Green Valley Special Utility District

TSI-2 PROPRIETARY FUND EXPENSES

For the Year Ended September 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<u>Operating Expenses</u>		
Water purchases	\$ 11,836,154	\$ 11,409,375
Salaries and labor	3,866,422	3,647,650
Payroll taxes and employee benefits	1,137,074	1,021,236
Edwards' Aquifer fees	147,094	134,931
Materials and supplies	499,961	757,474
Utilities	395,812	303,283
Repairs and maintenance	1,148,067	1,223,212
Office and operations	610,398	446,473
Professional fees	1,075,459	1,068,568
Depreciation	3,857,866	3,536,330
Other	122,901	200,300
Total Operating Expenses	<u>24,697,208</u>	<u>23,748,832</u>
<u>Nonoperating Expenses</u>		
Interest expense and issuance costs	\$ 3,904,733	\$ 2,855,624
	<u>3,904,733</u>	<u>2,855,624</u>
Total Expenses	<u>\$ 28,601,941</u>	<u>\$ 26,604,456</u>

(1) The District operates as an enterprise fund and, accordingly, this presentation is for an enterprise fund since there is no general fund.

Green Valley Special Utility District

TSI-3 CASH AND TEMPORARY INVESTMENTS

For the Year Ended September 30, 2025

Funds	Interest Rate (%)	Maturity Date	Restricted Balance	Unrestricted Balance	Total Balance
<u>Frost Bank</u>					
Operating Account	Various	Various	\$ -	\$ 469,563	\$ 469,563
Operating Web Cks	Various	Various	-	-	-
USDA Bonds	Various	Various	4,753	-	4,753
TWDB Construction	Various	Various	71,253	-	71,253
Debt Service Reserve	Various	Various	239,717	-	239,717
<u>Schertz Bank & Trust</u>					
Operating Account	0.05%	N/A	-	715,754	715,754
I & S Fund	5.00%	6/30/2025	-	-	-
CD - Operating Account	4.25%	3/25/2026	1,021,539	-	1,021,539
<u>First United Bank</u>					
Operating Account	Various	Demand	-	116,789	116,789
<u>Bank of Texas</u>					
Escrow Account	Various	Demand	-	-	-
<u>TexPool</u>					
Operating Account	Various	N/A	-	619,839	619,839
Capital Recovery Account	Various	N/A	571,264	-	571,264
<u>Logic</u>					
Operating Account	Various	N/A	-	15,646,429	15,646,429
Operating Account II	Various	N/A	-	-	-
Water Acquisition Reserves	Various	N/A	-	8,203,112	8,203,112
CIAC Fee	Various	Various	-	3,534,447	3,534,447
Capital Recovery Account	Various	N/A	16,157,260	-	16,157,260
Bond Funds	Various	N/A	4,706,897	-	4,706,897
Debt Service	Various	N/A	2,123,633	-	2,123,633
<u>Held in Escrow</u>					
Escrow - Series 2020	Various	N/A	975,589	-	975,589
Escrow - Series 2021 TWDB	Various	N/A	1,755,065	-	1,755,065
Escrow - Series 2021A TWDB	Various	N/A	488,646	-	488,646
Escrow - Series 2011 TWDB	Various	N/A	83,850	-	83,850
Total			\$ 28,199,466	\$ 29,305,933	\$ 57,505,399

Green Valley Special Utility District
TSI-5 LONG-TERM DEBT SERVICE REQUIREMENTS BY YEARS
For the Year Ended September 30, 2025

Due During Fiscal Year Ending Sept 30,	Bond Series 2003			Bond Series 2020 Refunding		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 15,000	\$ 16,278.00	\$ 31,278	\$ 355,000	\$ 162,188	\$ 517,188
2027	15,000	15,640.00	30,640	365,000	151,538	516,538
2028	16,000	15,003.00	31,003	380,000	140,588	520,588
2029	17,000	14,323.00	31,323	385,000	132,988	517,988
2030	17,000	13,600.00	30,600	395,000	125,288	520,288
2031	18,000	12,878.00	30,878	400,000	117,388	517,388
2032	19,000	12,113.00	31,113	405,000	109,388	514,388
2033	20,000	11,305.00	31,305	420,000	101,288	521,288
2034	20,000	10,455.00	30,455	425,000	101,288	526,288
2035	21,000	9,605.00	30,605	435,000	83,325	518,325
2036	22,000	8,713.00	30,713	440,000	73,538	513,538
2037	23,000	7,778.00	30,778	455,000	63,638	518,638
2038	24,000	6,800.00	30,800	455,000	52,263	507,263
2039	25,000	5,780.00	30,780	475,000	40,888	515,888
2040	26,000	4,718.00	30,718	485,000	29,013	514,013
2041	27,000	3,613.00	30,613	285,000	15,675	300,675
2042	28,000	2,465.00	30,465	285,000	7,838	292,838
2043	30,000	1,275.00	31,275	-	-	-
2044	-	-	-	-	-	-
2045	-	-	-	-	-	-
2046	-	-	-	-	-	-
2047	-	-	-	-	-	-
2048	-	-	-	-	-	-
2049	-	-	-	-	-	-
2050	-	-	-	-	-	-
2051	-	-	-	-	-	-
2052	-	-	-	-	-	-
2053	-	-	-	-	-	-
2054	-	-	-	-	-	-
2055	-	-	-	-	-	-
2056	-	-	-	-	-	-
2057	-	-	-	-	-	-
2058	-	-	-	-	-	-
2059	-	-	-	-	-	-
2060	-	-	-	-	-	-
2061	-	-	-	-	-	-
2062	-	-	-	-	-	-
2063	-	-	-	-	-	-
Totals	<u>\$ 383,000</u>	<u>\$ 172,342</u>	<u>\$ 555,342</u>	<u>\$ 6,845,000</u>	<u>\$ 1,508,120</u>	<u>\$ 8,353,120</u>

Green Valley Special Utility District

TSI-5 LONG-TERM DEBT SERVICE REQUIREMENTS BY YEARS (Continued)

For the Year Ended September 30, 2025

Due During Fiscal Year Ending Sept 30,	Bond Series 2020 TWDB			Bond Series 2020 USDA		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 830,000	\$ 217,690	\$ 1,047,690	\$ 84,000	\$ 77,791	\$ 161,791
2027	830,000	215,864	1,045,864	87,000	76,216	163,216
2028	835,000	213,623	1,048,623	89,000	74,584	163,584
2029	835,000	211,201	1,046,201	92,000	72,916	164,916
2030	840,000	208,279	1,048,279	94,000	71,191	165,191
2031	845,000	204,163	1,049,163	97,000	69,428	166,428
2032	850,000	199,008	1,049,008	99,000	67,609	166,609
2033	855,000	192,803	1,047,803	102,000	65,753	167,753
2034	860,000	185,536	1,045,536	105,000	63,841	168,841
2035	870,000	177,538	1,047,538	108,000	61,872	169,872
2036	880,000	169,012	1,049,012	111,000	59,847	170,847
2037	885,000	159,860	1,044,860	114,000	57,766	171,766
2038	895,000	150,213	1,045,213	117,000	55,628	172,628
2039	905,000	140,100	1,045,100	120,000	53,434	173,434
2040	920,000	129,421	1,049,421	123,000	51,184	174,184
2041	930,000	118,197	1,048,197	127,000	48,878	175,878
2042	940,000	106,572	1,046,572	130,000	46,497	176,497
2043	950,000	94,540	1,044,540	134,000	44,059	178,059
2044	965,000	82,095	1,047,095	138,000	41,547	179,547
2045	980,000	69,260	1,049,260	141,000	38,959	179,959
2046	990,000	56,030	1,046,030	145,000	36,316	181,316
2047	1,005,000	42,467	1,047,467	149,000	33,597	182,597
2048	1,020,000	28,598	1,048,598	153,000	30,803	183,803
2049	1,030,000	14,420	1,044,420	158,000	27,934	185,934
2050	-	-	-	162,000	24,972	186,972
2051	-	-	-	166,000	21,934	187,934
2052	-	-	-	171,000	18,822	189,822
2053	-	-	-	176,000	15,616	191,616
2054	-	-	-	180,000	12,316	192,316
2055	-	-	-	185,000	8,941	193,941
2056	-	-	-	191,000	5,472	196,472
2057	-	-	-	100,829	1,891	102,720
2058	-	-	-	-	-	-
2059	-	-	-	-	-	-
2060	-	-	-	-	-	-
2061	-	-	-	-	-	-
2062	-	-	-	-	-	-
2063	-	-	-	-	-	-
Totals	<u>\$ 21,745,000</u>	<u>\$ 3,386,490</u>	<u>\$ 25,131,490</u>	<u>\$ 4,148,829</u>	<u>\$ 1,437,614</u>	<u>\$ 5,586,443</u>

Green Valley Special Utility District

TSI-5 LONG-TERM DEBT SERVICE REQUIREMENTS BY YEARS (Continued)

For the Year Ended September 30, 2025

Due During Fiscal Year Ending Sept 30,	Bond Series 2020A USDA			Bond Series 2020B USDA		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 102,000	\$ 90,113	\$ 192,113	\$ 55,000	\$ 32,630	\$ 87,630
2027	104,000	88,200	192,200	56,000	31,599	87,599
2028	106,000	86,250	192,250	57,000	30,549	87,549
2029	108,000	84,263	192,263	58,000	29,480	87,480
2030	110,000	82,238	192,238	59,000	28,393	87,393
2031	112,000	80,175	192,175	60,000	27,286	87,286
2032	114,000	78,075	192,075	61,000	26,161	87,161
2033	117,000	75,938	192,938	63,000	25,018	88,018
2034	119,000	73,744	192,744	64,000	23,836	87,836
2035	121,000	71,513	192,513	65,000	22,636	87,636
2036	123,000	69,244	192,244	66,000	21,418	87,418
2037	126,000	66,938	192,938	67,000	20,180	87,180
2038	128,000	64,575	192,575	69,000	18,924	87,924
2039	130,000	62,175	192,175	70,000	17,630	87,630
2040	133,000	59,738	192,738	71,000	16,318	87,318
2041	135,000	57,244	192,244	73,000	14,986	87,986
2042	138,000	54,713	192,713	74,000	13,618	87,618
2043	140,000	52,125	192,125	75,000	12,230	87,230
2044	143,000	49,500	192,500	77,000	10,824	87,824
2045	146,000	46,819	192,819	78,000	9,380	87,380
2046	148,000	44,081	192,081	80,000	7,918	87,918
2047	151,000	41,306	192,306	81,000	6,418	87,418
2048	154,000	38,475	192,475	83,000	4,899	87,899
2049	157,000	35,588	192,588	84,000	3,343	87,343
2050	160,000	32,644	192,644	86,000	1,768	87,768
2051	163,000	29,644	192,644	8,275	155	8,430
2052	166,000	26,588	192,588	-	-	-
2053	169,000	23,475	192,475	-	-	-
2054	172,000	20,306	192,306	-	-	-
2055	175,000	17,081	192,081	-	-	-
2056	179,000	13,800	192,800	-	-	-
2057	182,000	10,443	192,443	-	-	-
2058	185,000	7,031	192,031	-	-	-
2059	190,000	3,563	193,563	-	-	-
2060	-	-	-	-	-	-
2061	-	-	-	-	-	-
2062	-	-	-	-	-	-
2063	-	-	-	-	-	-
Totals	<u>\$ 4,806,000</u>	<u>\$ 1,737,605</u>	<u>\$ 6,543,605</u>	<u>\$ 1,740,275</u>	<u>\$ 457,597</u>	<u>\$ 2,197,872</u>

Green Valley Special Utility District

TSI-5 LONG-TERM DEBT SERVICE REQUIREMENTS BY YEARS (Continued)

For the Year Ended September 30, 2025

Due During Fiscal Year Ending Sept 30,	Bond Series 2021			Bond Series 2021A		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 405,000	\$ 331,757	\$ 736,757	\$ 500,000	\$ 412,319	\$ 912,319
2027	415,000	328,881	743,881	515,000	408,769	923,769
2028	425,000	325,312	750,312	530,000	404,340	934,340
2029	435,000	321,105	756,105	540,000	399,093	939,093
2030	445,000	316,189	761,189	555,000	392,991	947,991
2031	460,000	310,582	770,582	570,000	385,998	955,998
2032	470,000	304,372	774,372	585,000	378,303	963,303
2033	480,000	297,604	777,604	595,000	369,879	964,879
2034	495,000	289,108	784,108	610,000	359,348	969,348
2035	505,000	279,258	784,258	630,000	347,209	977,209
2036	520,000	268,198	788,198	645,000	333,412	978,412
2037	530,000	256,342	786,342	660,000	318,706	978,706
2038	545,000	243,781	788,781	675,000	303,064	978,064
2039	560,000	230,538	790,538	695,000	286,661	981,661
2040	570,000	216,538	786,538	710,000	269,286	979,286
2041	585,000	201,946	786,946	730,000	251,110	981,110
2042	600,000	186,677	786,677	745,000	232,057	977,057
2043	615,000	170,777	785,777	765,000	212,315	977,315
2044	630,000	154,418	784,418	785,000	191,966	976,966
2045	645,000	137,534	782,534	805,000	170,928	975,928
2046	665,000	120,119	785,119	825,000	149,193	974,193
2047	680,000	102,098	782,098	845,000	126,835	971,835
2048	695,000	83,534	778,534	865,000	103,767	968,767
2049	715,000	63,587	778,587	885,000	78,941	963,941
2050	730,000	42,995	772,995	910,000	53,453	963,453
2051	750,000	21,825	771,825	930,000	27,063	957,063
2052	-	-	-	-	-	-
2053	-	-	-	-	-	-
2054	-	-	-	-	-	-
2055	-	-	-	-	-	-
2056	-	-	-	-	-	-
2057	-	-	-	-	-	-
2058	-	-	-	-	-	-
2059	-	-	-	-	-	-
2060	-	-	-	-	-	-
2061	-	-	-	-	-	-
2062	-	-	-	-	-	-
2063	-	-	-	-	-	-
Totals	<u>\$ 14,570,000</u>	<u>\$ 5,605,075</u>	<u>\$ 20,175,075</u>	<u>\$ 18,105,000</u>	<u>\$ 6,967,006</u>	<u>\$ 25,072,006</u>

Green Valley Special Utility District

TSI-5 LONG-TERM DEBT SERVICE REQUIREMENTS BY YEARS (Continued)

For the Year Ended September 30, 2025

Due During Fiscal Year Ending Sept 30,	Bond Series 2022			Bond Series 2024		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 515,000	\$ 1,169,816	\$ 1,684,816	\$ 10,000	\$ 126,061	\$ 136,061
2027	540,000	1,133,767	1,673,767	10,000	125,363	135,363
2028	565,000	1,095,967	1,660,967	10,000	124,664	134,664
2029	590,000	1,056,416	1,646,416	15,000	123,966	138,966
2030	615,000	1,015,116	1,630,116	15,000	122,918	137,918
2031	645,000	972,068	1,617,068	15,000	121,871	136,871
2032	675,000	926,918	1,601,918	15,000	120,823	135,823
2033	705,000	899,917	1,604,917	15,000	119,776	134,776
2034	735,000	871,717	1,606,717	20,000	118,728	138,728
2035	765,000	842,317	1,607,317	20,000	117,331	137,331
2036	800,000	811,716	1,611,716	20,000	115,934	135,934
2037	840,000	779,716	1,619,716	20,000	114,538	134,538
2038	875,000	746,118	1,621,118	25,000	113,141	138,141
2039	915,000	711,118	1,626,118	25,000	111,395	136,395
2040	955,000	674,516	1,629,516	25,000	109,649	134,649
2041	1,000,000	636,317	1,636,317	30,000	107,903	137,903
2042	1,045,000	596,317	1,641,317	30,000	105,808	135,808
2043	1,090,000	554,518	1,644,518	35,000	103,712	138,712
2044	1,140,000	510,917	1,650,917	35,000	101,268	136,268
2045	1,190,000	465,318	1,655,318	40,000	98,824	138,824
2046	1,245,000	416,230	1,661,230	40,000	96,030	136,030
2047	1,300,000	364,874	1,664,874	45,000	93,236	138,236
2048	1,360,000	311,249	1,671,249	45,000	90,094	135,094
2049	1,420,000	255,149	1,675,149	50,000	86,951	136,951
2050	1,485,000	195,509	1,680,509	55,000	83,459	138,459
2051	1,550,000	133,140	1,683,140	55,000	79,618	134,618
2052	1,620,000	68,039	1,688,039	60,000	75,776	135,776
2053	-	-	-	65,000	71,586	136,586
2054	-	-	-	70,000	67,046	137,046
2055	-	-	-	75,000	62,158	137,158
2056	-	-	-	80,000	56,920	136,920
2057	-	-	-	85,000	51,332	136,332
2058	-	-	-	90,000	45,396	135,396
2059	-	-	-	95,000	39,110	134,110
2060	-	-	-	105,000	32,476	137,476
2061	-	-	-	110,000	25,142	135,142
2062	-	-	-	120,000	17,460	137,460
2063	-	-	-	130,000	9,079	139,079
Totals	<u>\$ 26,180,000</u>	<u>\$ 18,214,780</u>	<u>\$ 44,394,780</u>	<u>\$ 1,805,000</u>	<u>\$ 3,386,542</u>	<u>\$ 5,191,542</u>

Green Valley Special Utility District

TSI-5 LONG-TERM DEBT SERVICE REQUIREMENTS BY YEARS (Continued)

For the Year Ended September 30, 2025

Due During Fiscal Year Ending Sept 30,	Bond Series 2025			Total		
	Principal	Interest	Total	Principal	Interest	Total
2026	\$ 215,000	\$ 631,325	\$ 846,325	\$ 3,086,000	\$ 3,267,968	\$ 6,353,968
2027	225,000	620,575	845,575	3,162,000	3,196,412	6,358,412
2028	240,000	609,325	849,325	3,253,000	3,120,205	6,373,205
2029	250,000	597,325	847,325	3,325,000	3,043,076	6,368,076
2030	265,000	584,825	849,825	3,410,000	2,961,028	6,371,028
2031	275,000	571,575	846,575	3,497,000	2,873,412	6,370,412
2032	290,000	557,825	847,825	3,583,000	2,780,595	6,363,595
2033	305,000	543,325	848,325	3,677,000	2,702,606	6,379,606
2034	320,000	528,075	848,075	3,773,000	2,625,676	6,398,676
2035	335,000	512,075	847,075	3,875,000	2,524,679	6,399,679
2036	350,000	495,325	845,325	3,977,000	2,426,357	6,403,357
2037	370,000	477,825	847,825	4,090,000	2,323,287	6,413,287
2038	390,000	463,025	853,025	4,198,000	2,217,532	6,415,532
2039	410,000	447,425	857,425	4,330,000	2,107,144	6,437,144
2040	430,000	431,025	861,025	4,448,000	1,991,406	6,439,406
2041	450,000	413,825	863,825	4,372,000	1,869,694	6,241,694
2042	470,000	395,825	865,825	4,485,000	1,748,387	6,233,387
2043	495,000	377,025	872,025	4,329,000	1,622,576	5,951,576
2044	520,000	356,606	876,606	4,433,000	1,499,141	5,932,141
2045	545,000	335,156	880,156	4,570,000	1,372,178	5,942,178
2046	575,000	312,675	887,675	4,713,000	1,238,592	5,951,592
2047	600,000	288,956	888,956	4,856,000	1,099,787	5,955,787
2048	635,000	263,456	898,456	5,010,000	954,875	5,964,875
2049	665,000	236,469	901,469	5,164,000	802,382	5,966,382
2050	695,000	207,375	902,375	4,283,000	642,175	4,925,175
2051	730,000	176,969	906,969	4,352,275	490,348	4,842,623
2052	770,000	145,031	915,031	2,787,000	334,256	3,121,256
2053	805,000	111,344	916,344	1,215,000	222,021	1,437,021
2054	850,000	76,125	926,125	1,272,000	175,793	1,447,793
2055	890,000	38,938	928,938	1,325,000	127,118	1,452,118
2056	-	-	-	450,000	76,192	526,192
2057	-	-	-	367,829	63,666	431,495
2058	-	-	-	275,000	52,427	327,427
2059	-	-	-	285,000	42,673	327,673
2060	-	-	-	105,000	32,476	137,476
2061	-	-	-	110,000	25,142	135,142
2062	-	-	-	120,000	17,460	137,460
2063	-	-	-	130,000	9,079	139,079
Totals	\$ 14,365,000	\$ 11,806,650	\$ 26,171,650	\$ 114,693,104	\$ 54,679,821	\$ 169,372,925

Green Valley Special Utility District

TSI-6 CHANGE IN LONG-TERM BONDED DEBT

For the Year Ended September 30, 2025

	Bond Issues				
	Series 2003	Series 2020 Refunding	Series 2020 TWDB	Series 2020 USDA	Series 2020A USDA
Interest rate	3.75 to 5.50%	2.00 to 4.00%	0.00 to 1.40%	2.75%	1.88%
Dates interest payable	3/15 and 9/15	3/15 and 9/15	3/15 and 9/15	3/15 and 9/15	3/15 and 9/15
Maturity dates	2043	2042	2049	2057	2059
Bonds outstanding at beginning of current year	\$ 397,000	\$ 7,185,000	\$ 22,575,000	\$ 4,230,829	\$ 4,906,000
Bonds issued	-	-	-	-	-
Bonds sold or refunded	-	-	-	-	-
Principal retirements	(14,000)	(340,000)	(830,000)	(82,000)	(100,000)
Bonds Outstanding at End of Current Year	\$ 383,000	\$ 6,845,000	\$ 21,745,000	\$ 4,148,829	\$ 4,806,000
Interest Retirements	\$ 16,873	\$ 175,788	\$ 219,267	\$ 116,348	\$ 91,988

Lender's Name and Address

Series 2003, Series 2020 USDA, Series 2020A USDA, Series 2020B USDA;

US Department of Agriculture
3251 N. Highway 123 Bypass
Seguin, TX 78155-7415

Series 2020 TWDB, 2020 Refunding, Series 2021 TWDB, Series 2021A TWDB, and Series 2022;

Texas Water Development Board
PO Box 13231
Austin, TX 78711-3231

Series 2025 Prior Lien Water and Wastewater System Revenue Bonds

Crews & Associates, Inc.
521 President Clinton Avenue, Suite 800
Little Rock, AR 72201

Bond Issues

Series 2020B USDA	Bond Series 2021	Bond Series 2021A	Bond Series 2022	Bond Series 2024	Bond Series 2025	Total
1.88%	0.47 to 2.91%	0.47 to 2.91%	4.00 to 7.00%	4.00 to 7.00%	4.375 to 5.00%	
3/15 and 9/15	3/15 and 9/15	3/15 and 9/15	3/15 and 9/15	3/15 and 9/15	3/15 and 9/15	
2051	2051	2051	2052	2063	2055	
\$ 1,794,275	\$ 14,965,000	\$ 18,595,000	\$ 26,675,000	\$ 1,815,000	\$ -	\$ 103,138,104
-	-	-	-	-	14,365,000	14,365,000
-	-	-	-	-	-	-
(54,000)	(395,000)	(490,000)	(495,000)	(10,000)	-	(2,810,000)
<u>\$ 1,740,275</u>	<u>\$ 14,570,000</u>	<u>\$ 18,105,000</u>	<u>\$ 26,180,000</u>	<u>\$ 1,805,000</u>	<u>\$ 14,365,000</u>	<u>\$ 114,693,104</u>
<u>\$ 33,643</u>	<u>\$ 334,048</u>	<u>\$ 415,161</u>	<u>\$ 1,204,469</u>	<u>\$ 126,760</u>	<u>\$ 406,854</u>	<u>\$ 3,141,195</u>

Bond Authority

Tax Bonds

Amount authorized by voters	\$ 9,544,000
Amount issued	9,544,000
Remaining	<u>\$ -</u>

Restricted cash and temporary investment for debt service as of Sept 30, 2025 \$ 3,384,889

Average annual debt service payment (Principal and Interest)
for remaining term of all debt: \$ 4,484,109

Green Valley Special Utility District
TSI-7 COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES
Last Five Fiscal Years Ending September 30

	Amounts				
	2025	2024	2023	2022	2021
<u>Operating Revenues</u>					
Water Service	\$ 19,928,606	\$ 16,729,392	\$ 16,373,048	\$ 14,508,874	\$ 12,123,288
Meter installations	1,327,769	989,005	844,551	822,003	865,681
Penalties, fees, and other charges	3,279,012	4,303,658	4,807,831	3,897,445	2,540,465
Total Operating Revenues	24,535,387	22,022,055	22,025,430	19,228,322	15,529,434
<u>Operating Expenses</u>					
Water purchases	11,836,154	11,409,375	10,721,301	8,921,234	7,636,923
Salaries and related costs	5,003,496	4,668,886	4,322,763	3,929,769	3,087,732
Edwards' Aquifer fees	147,094	134,931.00	153,998.00	153,998.00	167,298
Materials and supplies	499,961	757,474	920,066	1,128,570	866,124
Utilities	395,812	303,283	277,817	331,361	528,445
Repairs and maintenance	1,148,067	1,223,212	818,798	1,584,738	1,182,575
Office and operations	733,299	646,773	486,019	484,395	576,857
Professional fees	1,075,459	1,068,568	983,741	1,122,826	1,208,549
Depreciation	3,857,866	3,536,330	2,876,350	2,216,050	1,684,865
Total Operating Expenses	24,697,208	23,748,832	21,560,853	19,872,941	16,939,368
Operating Income (Loss)	\$ (161,821)	\$ (1,726,777)	\$ 464,577	\$ (644,619)	\$ (1,409,934)
<u>Nonoperating Revenues (Expenses)</u>					
Interest revenue	2,732,499	2,294,798	2,148,314	257,152	63,839
Issuance costs	(829,328)	(139,000)	-	-	-
Antenna service	75,020	72,014	695	96,035	94,210
Gain (loss) on disposal of property	(111,739)	1,083,050	-	-	-
Capital recovery revenue	6,699,620	3,525,068	2,976,098	3,807,590	5,026,088
Water acquisition	12,661,124	4,097,463	2,150,500	2,247,000	2,902,757
Developer contribution	2,461,808	3,248,413	3,251,379	-	-
Intergovernmental revenue	-	-	-	1,230,725	1,129,867
Interest expense	(3,075,405)	(2,717,258)	(2,596,209)	(3,048,443)	(635,254)
Total Nonoperating Revenues	20,613,599	11,464,548	7,930,777	4,590,059	8,581,507
Change in Net Position	\$ 20,451,778	\$ 9,737,771	\$ 8,395,354	\$ 3,945,440	\$ 7,171,573

Percent of Total Fund Revenues

<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
81.2 %	76.0 %	74.3 %	75.5 %	78.1 %
5.4	4.5	3.8	4.3	5.6
13.4	19.5	21.8	20.3	16.4
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
48.2	51.8	48.7	46.4	49.2
20.4	21.2	19.6	20.4	19.9
0.60	0.6	0.7	0.8	1.1
2.0	3.4	4.2	5.9	5.6
1.6	1.4	1.3	1.7	3.4
4.7	5.6	3.7	8.2	7.6
3	2.9	2.2	2.5	3.7
4.4	4.9	4.5	5.8	7.8
15.7	16.1	13.1	11.5	10.8
<u>100.7</u>	<u>107.8</u>	<u>97.9</u>	<u>103.4</u>	<u>109.1</u>
<u>(0.7) %</u>	<u>(7.8) %</u>	<u>2.1 %</u>	<u>(3.4) %</u>	<u>(9.1) %</u>
11.1	10.4	9.8	1.3	0.4
(3.4)	(0.6)	0.0	0.0	0.0
0.3	0.3	0.0	0.5	0.6
(0.5)	4.9	0.0	0.0	0.0
27.3	16.0	13.5	19.8	32.4
51.6	18.6	9.8	11.7	18.7
10.0	14.8	14.8	0.0	0.0
0.0	0.0	0.0	6.4	7.3
<u>(12.5)</u>	<u>(12.3)</u>	<u>(11.8)</u>	<u>(15.9)</u>	<u>(4.1)</u>
<u>84.0</u>	<u>52.1</u>	<u>36.0</u>	<u>23.9</u>	<u>55.3</u>
<u>83.4 %</u>	<u>44.2 %</u>	<u>38.1 %</u>	<u>20.5 %</u>	<u>46.2 %</u>

Green Valley Special Utility District
TSI-8 BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS
For the Year Ended September 30, 2025

District's Mailing Address: Green Valley Special Utility District
P.O. Box 99
Marion, TX 78124

District's Business Telephone Number: (830) 914-2330

<u>Board Members</u>	<u>Term</u>	<u>Fees</u>	<u>Expenses</u>	<u>Title</u>
John Frias	11/25-11/28	\$ 4,200	\$ -	President
Shari McDaniel	11/24-11/27	\$ 6,150	\$ -	Vice President
James Hendrix	11/24-11/27	\$ 3,500	\$ -	Secretary/Treasurer
Steve Cooper	11/21 - 11/24	\$ 450	\$ -	Director
Brit King	11/25-11/28	\$ 3,350	\$ -	Director
Robert Roberson	11/23-11/26	\$ 3,600	\$ -	Director
Nicholas Sherman	11/23-11/26	\$ 7,050	\$ -	Director CRWA Representative
Jerry Cumby	11/24-11/27	\$ 4,050	\$ -	Director

Submission date of the most recent District registration form: January 2020

Limit on fees of office that a director may receive during a fiscal year: \$7,200

Name	Date Hired	Fees and Expenses	Title
<u>Key Administrative Personnel</u>			
Phillip Gage	06/24	N/A	General Manager
Gina Buntin	05/24	N/A	Controller
Travis Basham	09/24	N/A	District Engineer/AGM
Kim Hutcheson	04/25	N/A	Business Manager
Heidi Schnell	9/21	N/A	Senior Accountant
Brian Plover	6/25	N/A	Operations Manager
<u>Consultants</u>			
Terrill & Waldrop	2018	\$ 660,627	Attorney
Tri - Hydro	2018	\$ 310,850	Engineering
Utility Engineering Group	2018	\$ 3,662,411	Engineering
BrooksWatson & Co., PLLC	2023	\$ 41,500	Auditor
<u>Investment Officers</u>			
Philip Gage			
Shari McDaniel			
Gina Buntin			

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UTILITY ENGINEERING GROUP

January 12th, 2026

Mr. Travis Basham
District Engineer - AGM
Green Valley Special Utility District
605 FM 465
Marion, Texas 78124

**Re: Green Valley Special Utility District
Clearwater Creek 0.2 MGD Package Plant**

Dear Mr. Basham,

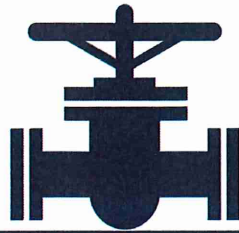
Utility Engineering Group, PLLC (UEG) and GVSUD staff have reviewed the bids received on Tuesday, January 6th, 2026 for the referenced project under the competitive sealed proposal method of procurement. The District received four (4) qualified bids for this project. We consider the bids to be qualified if all documents required by the bid proposal are provided and the bidder provides bid surety. The project was advertised in the Seguin Gazette on November 23rd and November 30th, posted to the GVSUD website as well as placed on Civcast for bid advertisement and distribution.

We have attached a bid tabulation for the received bids as well as the scoring summary shown below. The bids were scored by the Owner (GVSUD), the design team (UEG), and the developer (Lennar).

Clearwater Creek WWTP 0.2 MGD Package Plant Scoring Summary for CSP				
	Archer Western	Associated Construction Partners	CC Carlton	TTE
GVSUD	93	83.5	88	78
Design Team - UEG	90.4	83.3	73.2	84
Lennar	60	75	65	55
Average	81.1	80.6	75.4	72.3

UEG recommends award to the highest net score under this solicitation, Archer Western, for the total combined project cost of \$14,565,200.00. Archer Western has provided the required insurance certificate, information required of the bidder, contractor certifications and bid bond as required by the bid documents and is in good standing with GVSUD, therefore we have no reservation recommending approval of this project to Archer Western.

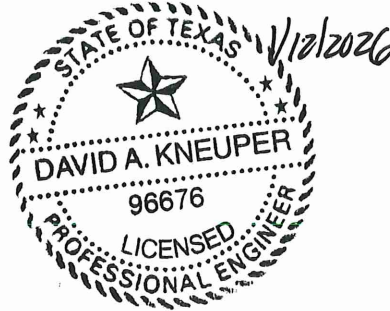
This initial phase of the Clearwater Creek WWTP will be fully developer funded by Lennar.



UTILITY ENGINEERING GROUP

Sincerely,

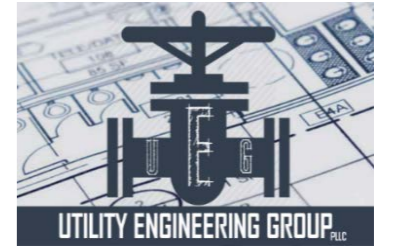

David Kneuper, P.E.
Utility Engineering Group, PLLC
Office: (830) 214-0521
davidk@uegpros.com



Attachments: Bid Tabulation

Green Valley Special Utility District - CLEARWATER CREEK 0.2 MGD PACKAGE PLANT

Project Name and Phase : CLEARWATER CREEK 0.2 MGD PACKAGE PLANT
 Engineering Firm: UTILITY ENGINEERING GROUP
 Prepared By : Garry Montgomery, P.E.



Bid Tabulations

Line No	Item Description	TTE, LLC				ASSOCIATED CONSTRUCTION PARTNERS			CC CARLTON			ARCHER WESTERN		
		Unit	Unit Price	Quantity	Total Amount	Unit Price	Quantity	Total Amount	Unit Price	Quantity	Total Amount	Unit Price	Quantity	Total Amount
BASE BID														
1	Bonds and Insurance (not to exceed 2% of total Contract Price)	LS	\$ 250,000.00	1	\$ 250,000.00	\$ 250,000.00	1	\$ 250,000.00	\$ 250,000.00	1	\$ 250,000.00	\$ 250,000.00	1	\$ 250,000.00
2	Mobilization (not to exceed 3% of total Contract Price)	LS	\$ 375,000.00	1	\$ 375,000.00	\$ 400,000.00	1	\$ 400,000.00	\$ 350,000.00	1	\$ 350,000.00	\$ 200,000.00	1	\$ 200,000.00
3	Site Civil including Erosion and Sedimentation Control Plan, Implementation, Restoration, Demolition, Earthwork, Driveways, Drainage, Sidewalks, and Existing Plant Electrical Improvements and Modifications, etc.	LS	\$ 1,400,000.00	1	\$ 1,400,000.00	\$ 4,500,000.00	1	\$ 4,500,000.00	\$ 2,700,000.00	1	\$ 2,700,000.00	\$ 3,799,800.00	1	\$ 3,799,800.00
4	Aeration, Clarification and Post Aeration Package	LS	\$ 3,325,000.00	1	\$ 3,325,000.00	\$ 3,500,000.00	1	\$ 3,500,000.00	\$ 4,175,000.00	1	\$ 4,175,000.00	\$ 3,595,900.00	1	\$ 3,595,900.00
5	Tertiary Filtration	LS	\$ 950,000.00	1	\$ 950,000.00	\$ 750,000.00	1	\$ 750,000.00	\$ 1,060,000.00	1	\$ 1,060,000.00	\$ 792,500.00	1	\$ 792,500.00
6	Chemical Feed System	LS	\$ 500,000.00	1	\$ 500,000.00	\$ 590,000.00	1	\$ 590,000.00	\$ 680,000.00	1	\$ 680,000.00	\$ 552,500.00	1	\$ 552,500.00
7	UV Disinfection	LS	\$ 560,000.00	1	\$ 560,000.00	\$ 650,000.00	1	\$ 650,000.00	\$ 540,000.00	1	\$ 540,000.00	\$ 763,000.00	1	\$ 763,000.00
8	Influent Lift Station and Forcemain	LS	\$ 2,700,000.00	1	\$ 2,700,000.00	\$ 1,355,000.00	1	\$ 1,355,000.00	\$ 1,531,000.00	1	\$ 1,531,000.00	\$ 2,074,800.00	1	\$ 2,074,800.00
9	Non-Potable Water System	LS	\$ 360,000.00	1	\$ 360,000.00	\$ 250,000.00	1	\$ 250,000.00	\$ 439,500.00	1	\$ 439,500.00	\$ 773,000.00	1	\$ 773,000.00
10	Electrical Canopy and Main Distribution Equipment	LS	\$ 1,310,000.00	1	\$ 1,310,000.00	\$ 210,000.00	1	\$ 210,000.00	\$ 207,000.00	1	\$ 207,000.00	\$ 355,800.00	1	\$ 355,800.00
11	Backup Generator		\$ 280,000.00	1	\$ 280,000.00	\$ 110,000.00	1	\$ 110,000.00	\$ 300,000.00	1	\$ 300,000.00	\$ 113,000.00	1	\$ 113,000.00
12	Power Supply Upgrades for GVEC service		\$ 15,000.00	1	\$ 15,000.00	\$ 17,000.00	1	\$ 17,000.00	\$ 20,000.00	1	\$ 20,000.00	\$ 55,900.00	1	\$ 55,900.00
13	Pre-Engineered Metal Office Building	LS	\$ 300,000.00	1	\$ 300,000.00	\$ 410,000.00	1	\$ 410,000.00	\$ 919,000.00	1	\$ 919,000.00	\$ 534,900.00	1	\$ 534,900.00
14	Headworks Facility	LS	\$ 495,000.00	1	\$ 495,000.00	\$ 750,000.00	1	\$ 750,000.00	\$ 604,500.00	1	\$ 604,500.00	\$ 649,100.00	1	\$ 649,100.00
ALLOWANCE ITEMS														
1	Electrical Utility Service	LS	\$ 55,000.00	1	\$ 55,000.00	\$ 55,000.00	1	\$ 55,000.00	\$ 55,000.00	1	\$ 55,000.00	\$ 55,000.00	1	\$ 55,000.00
TOTAL BASE BID ITEMS(1-14)					\$ 12,820,000.00			\$ 13,742,000.00			\$ 13,776,000.00			\$ 14,510,200.00
TOTAL BASE BID + ALLOWANCES					\$ 12,875,000.00			\$ 13,797,000.00			\$ 13,831,000.00			\$ 14,565,200.00



MEMORANDUM

Date: January 14, 2026

Project Name: NBISD Long Creek High School Stadium Expansion - Water Non-Standard Service Agreement

Applicant: New Braunfels Independent School District

Location: 4150 Klein Meadows, New Braunfels, Texas 78130

Water Development Plan

The subject tract is located within the City of New Braunfels City Limits and Guadalupe County. The property is located in the southwest area of the intersection between Klein Meadows and W Klein Road, approximately 0.4 miles northeast of the intersection of W Klein Road and FM 1044. The property currently is developed and has access to water service from GVSUD. The applicant intends to add two domestic meters on the 106-acre tract. The applicant has requested a total of 2 3-inch water meters in addition to the existing meters for a total of 35 Equivalent Dwelling Units (EDU) (17.5 each for 3-inch meter). With the 0.4 acre-feet per connection demand, this request totals 14 acre-feet per year. GVSUD currently has adequate water supply available to meet the application request under the Canyon Regional Water Authority (CRWA) Water Supply Contract through the Wells Ranch Phase II and the ARWA Phase I agreement. To aid in GVSUD's long-term planning efforts, we encourage developers to manage the water resources in the most efficient manner. GVSUD currently has adequate water supply for this development through the District's Wholesale Provider, Canyon Regional Water Authority (CRWA) and the ARWA Phase I project. GVSUD will serve this development from the Plant 4 and Plant 12 Elevated Tanks. These facilities provide adequate pump, storage and production capacity to meet the long-term need of the property based on the application for service. No additional water rights or production capacity is required for the District to meet the request of this application. GVSUD has an existing 12-inch distribution waterline within this tract. The applicant will be responsible for the cost of design and installation of their internal waterlines as well as all other appurtenances including fire hydrants within the property which must be compliant with the fireflow criteria of the local jurisdiction. No additional distribution system upgrades will be required by the District. The county will require compliance with the International Fire Code and the applicant requests 2,000 GPM at 20 PSI residual pressure. This is common for commercial land uses.

Estimated Costs

The applicant has requested 35 EDUs of service with 2 – 3-inch potable meters. The District is exempt from impact fees however water acquisition fees totaling \$244,693.05 will be due at the time of construction plan approval. The meter costs, installation, inspection and deposit fees will be set at the time of installation. There are no additional costs to the District at this time.

Recommended Board Action: GVSUD recommends approval. The proposed development can be feasibly served by GVSUD, subject to the developer meeting all requirements and paying associated fees.

GREEN VALLEY SPECIAL UTILITY DISTRICT NON-STANDARD WATER SERVICE AGREEMENT

THIS AGREEMENT is made and entered into by and between New Braunfels ISD (“Developer”) and Green Valley Special Utility District (“GVSUD” or “The District”) (collectively, the “Parties”).

WHEREAS, GVSUD currently provides service to the Long Creek High School on an approximately 106.4-acre tract of land located southwest of the intersection of Klein Meadows and West Klein Road within the City of New Braunfels, Guadalupe County, Texas, said land being hereinafter referred to as “the Property” and described by the recorded plat attached hereto as Exhibit A and incorporated in this Agreement by reference; and

WHEREAS, GVSUD owns and operates a water system which supplies potable water for human consumption and other domestic uses to customers within its state-certificated service area certificate of convenience and necessity (“CCN”) No. 10646 and district boundaries; and

WHEREAS, Developer is planning to expand the stadium facilities and has requested two additional 3-inch meters for a total of 35 Equivalent Dwelling Units (“EDU”) of new service; and

WHEREAS, Developer has requested that GVSUD provide such water service to the Property through an extension of GVSUD’s water system, such extension being hereinafter referred to as the “Water System Extension”.

NOW THEREFORE, LET IT BE KNOWN, that for and in consideration of the mutual promises hereinafter expressed, and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the Parties, Developer and GVSUD agree as follows:

1. Water System Extension.

The non-standard infrastructure improvements required for the District to provide the requested service (hereinafter, the “Water System Extension”) are set forth in the October 16, 2025 Long Creek High School Extension Water Service Feasibility Study prepared by Utility Engineering Group, PLLC, attached hereto and incorporated herein for all purposes as Exhibit B. The Water System Extension must be sized to provide continuous and adequate water service to the Property based on plans for the development of the Property provided to GVSUD by the Developer.

The terms and conditions for the extension of GVSUD's retail public water utility service to the Property are specified in Exhibit B and GVSUD's Operations Policy. In the absence of a necessary term or in the event of conflict with any provision in this general Agreement, except as specifically provided herein as to the number of EDUs of service, the terms in Exhibit B shall control.

As further specified in Exhibit B, the Water System Extension shall include all water lines, service lines, meters and appurtenances, inclusive of fire hydrants compliant with the specifications of all local jurisdictions, and any required pressure-reducing valves within the boundaries of the Property and all required facilities for interconnection to the existing 12-inch line located within the Property. The Water System Extension shall be engineered and designed by Developer's consulting engineer, who shall also be responsible for overseeing the construction of the Water System Extension under the applicable rules of the Texas Commission on Environmental Quality ("TCEQ"), the Texas Board of Professional Engineers ("TBPE"), GVSUD Water Standards and Design Criteria, and GVSUD Standard Water Details. All engineering plans for the Water System Extension must be reviewed and approved by GVSUD's consulting engineer prior to the commencement of any utility system construction on the Property. Any changes made to the infrastructure or design must be approved by GVSUD.

The Developer shall construct, at its expense, all of the water utility infrastructure necessary to provide public utility and fire-fighting services to the Property. The Developer shall bear all costs of such design and construction. The Developer shall also reimburse GVSUD for all costs incurred by the District in having its engineers review and oversee the Developer's plans and construction for the Subdivision System

If the requirements to serve the Property change due to material changes to the requested service plan by the Developer or changes in TCEQ Public Water System rules by the TCEQ, the changes in GVSUD's facilities and service capacities necessitated by these actions shall be designed and constructed by GVSUD at the Developer's cost.

2. Fire Flows.

Developer has requested and GVSUD has agreed to provide additional water service capacities to the Property sufficient to provide fire flows to the extent and in the manner described in Exhibit B. Developer must comply with all state and federal regulations and all applicable local fire flow requirements at Developer's sole cost. If the requirements for fire-fighting service capacity imposed by any lawful regulatory body are changed, the Developer or its successors (including a homeowners' association) shall be obligated to pay for any modifications to or additional service capacities from the District System necessary to accommodate those changes.

3. Required Easements or Rights-of-Way.

Developer shall be responsible for dedicating any GVSUD-required easements through or across the Property at its sole cost. All pipeline easements assigned to GVSUD inside and outside of the Property shall be not less than 20-feet in width. The pipeline easement(s) shall be located on private property along a route that best facilitates the most reliable and efficient operation of the Water System Extension. If such optimal route adversely affects the easement grantor, Developer may request an alternate course of the easement except that when the pipeline(s) or plant is installed, the easement herein granted shall be limited to a strip of land 20-feet in width from the centerline or center-point thereof. GVSUD's consulting engineer shall have the final decision on where any easement must be located.

There shall be a construction easement of no less than 10 feet in width parallel and adjacent to said pipeline easements for the period necessary to construct and test public utility pipelines and such other utility plant with the easement. After the newly constructed pipeline, utility plant or other facilities have been constructed and placed into commercial operation, the construction easement shall terminate. Thereafter, the easement shall be only 20-feet in width.

4. Service from the Water System Extension.

(a) After proper completion and dedication of the Water System Extension to GVSUD, GVSUD shall provide continuous and adequate water service to the Property under the requirements of GVSUD's state-issued certificate of convenience and necessity, TCEQ regulations, and all duly adopted rules and regulations of GVSUD and payment of the following:

- (1) All standard rates, fees and charges as reflected in GVSUD's approved Operations Policy; and
- (2) GVSUD's then-effective water acquisition charge at the time such payment is due and owing pursuant to this Agreement..

(b) Unless the prior approval of GVSUD is obtained, the Developer shall not:

- (1) Construct or install additional water lines or facilities to service areas outside the Property;
- (2) Add any additional lands to the Property for which water service is to be provided pursuant to this agreement; or
- (3) Connect or serve any person or entity who, in turn, sells water service directly or indirectly to another person or entity.

5. Subdivision Restrictions.

Developer shall create and enforce a permanent and irrevocable subdivision deed, plat, or other restriction and/or covenant running with the land that shall prohibit the construction of private potable water systems or water wells within the subdivision. These prohibitions need not apply to non-potable water sources used for irrigation purposes only, provided that they do not encroach on or in any way hazard GVSUD's source of water. No interconnection between a private water supply and GVSUD's water supply may be constructed or maintained except in strict conformance with applicable state or federal health, safety, environmental or utility regulations.

6. Cost Changes.

Due to the variable market for needed materials and supplies, quotations for the cost of construction of utility plant and/or upgrades, if any, that will be necessary to meet the service demands of the service application shall be valid and effective only for the date of presentation by GVSUD's consulting engineer. For purposes of this Agreement, the "date of presentation" means the date the quotations and Water System Extension plans were presented to and approved by GVSUD's Board of Directors. Following the date of presentation, materials and supplies for construction may include an adjustment to reflect current market prices if such changes are found reasonable and approved in writing by GVSUD's consulting engineer. All costs of change orders or other modifications of the engineered design and/or TCEQ-approved plans shall be borne by Developer unless such changes or modifications are made at GVSUD's request for the sole benefit of other GVSUD customers.

7. Construction of the Water System Extension.

(a) Developer shall select its own contractor for the construction of the Water System Extension, subject to GVSUD's right to reject such selection if GVSUD, its consulting engineer, or its attorney has had an unsatisfactory prior experience with said contractor and/or its work. If GVSUD rejects Developer's designated contractor, Developer shall be authorized to select another contractor or to request GVSUD to obtain a suitable contract through the same bid procedures to be used for the District System improvements. No construction shall commence until plans and specifications for the District System have been submitted to and approved by the TCEQ and any other required regulatory agency, as may be required by law.

(2) The Water System Extension shall be constructed in accordance with the approved plans and specifications. The District shall have the right to inspect all phases of the construction of the Water System Extension. Developer must give written notice to GVSUD of the date on which construction of the Water

System Extension is scheduled to begin so that GVSUD may assign an inspector. GVSUD may charge reasonable inspection fees based on the actual costs of labor, travel, and incidental expenses of the inspectors.

(3) Limitation of Liability.

GVSUD shall have no liability of any kind to Developer occasioned by delays or difficulties in obtaining any required governmental approvals, permits, licenses, certificates, or contractor acceptable to both GVSUD and Developer. GVSUD shall have no liability whatsoever for the acts and omissions of Developer, its engineer(s), its contractor(s) or its subcontractor(s). GVSUD shall have no liability or responsibility to third persons for the materials and supplies used by Developer. Developer shall be responsible and liable for the safety of the work site and the preservation of materials and equipment related to the Water System Extension. Developer shall hold GVSUD harmless for any claims, demands, suits or causes of action related to the Developer-constructed Water System Extension prior to and for one year following its dedication to GVSUD. All rights and protections of GVSUD in this Paragraph shall be extended to GVSUD's directors, officers, employees, attorney(s), engineer(s), contractor(s), and subcontractor(s).

8. Dedication of Water System Extension to GVSUD.

Upon proper completion of construction of the Water System Extension and final inspection thereof by GVSUD, the Water System Extension shall be dedicated to GVSUD by an appropriate legal instrument approved by GVSUD's Attorney. Developer shall bear any costs of remediation or rehabilitation necessary to bring the Water System Extension into compliance with all state, federal, and GVSUD standards before acceptance by GVSUD. GVSUD shall have the sole decision of when the Water System Extension is acceptable. The Water System Extension shall thereafter be owned and maintained by GVSUD; however, Developer shall warrant the construction and suitability of the same for a period of one (1) calendar year and shall bear all costs of repairs and improvements during this warranty period.

9. Cost of the Water System Extension.

(a) Developer shall pay all costs associated with the Water System Extension as a contribution in aid of construction, including without limitation the cost of the following:

- (1) Engineering and design;
- (2) Easement or right-of-way acquisition;

- (3) Construction;
- (4) Inspection;
- (5) Attorneys' fees;
- (6) Governmental or regulatory approvals required to lawfully provide service; and
- (7) GVSUD's water acquisition charge.

(b) GVSUD acknowledges that Developer, a Texas school district, is exempt from the requirement to pay GVSUD's prescribed capital recovery fee/impact fee (by anticipated meter size).

(c) Developer shall indemnify GVSUD and hold GVSUD harmless from all of the foregoing costs.

(d) Payment Timing:

(1) A Non-Standard Service Investigation Fee in an amount set by the GVSUD's General Manager, in consultation with the GVSUD's consulting engineer and counsel, shall be paid by ACH or cashier's check to GVSUD at the time of initial application for service.

(2) Water acquisition charges for all proposed service connections shall be paid in the amount then in effect under GVSUD's Operations Policy and shall be due and payable at the time of construction plan approval for each platted unit. Water acquisition charges shall not be "grandfathered."

(e) Except for the one-year warranty provided in the Agreement, nothing herein shall be construed as obligating the Developer to maintain the Water System Extension subsequent to its dedication and acceptance for maintenance by GVSUD and the expiration of the warranty period.

(f) If Developer requests GVSUD to install meters at service locations during the construction of the Subdivision System infrastructure, Developer shall pay the normal monthly service rates for each meter beginning with the date of installation. Unless the service meter is for the Developer's own permanent use and not for property to be resold to the public in the ordinary course of business, Developer shall pay a customer service deposit then in effect pursuant to GVSUD's Operations Policy per 5/8-inch meter. The deposit shall be increased by the meter equivalency factors in GVSUD's approved Operations Policy for larger meters. Failure to timely pay the service charges and/or deposits for any individual meter shall be grounds for discontinuance and/or refusal of service for all other meters held by Developer.

10. Term of Contract and Connection Fees.

Execution of this Agreement shall bind the Parties for a period of five calendar years. GVSUD may in its sole discretion extend the Agreement after the initial five-year term at its sole option and under such terms and conditions as the District deems appropriate at that time. If the full service requested and contracted for is not placed into operation at the end of this five-year term, those service capacities may be forfeited by the Developer and may be used without reimbursement or compensation by GVSUD to serve other properties within its service area.

11. Effect of Force Majeure.

In the event either party is rendered unable by force majeure to carry out any of its obligations under this Agreement, in whole or in part, then the obligations of that party, to the extent affected by the force majeure shall be suspended during the continuance of the inability, provided however, that due diligence is exercised to resume performance at the earliest practical time. As soon as reasonably possible after the occurrence of the force majeure relied upon to suspend performance, the party whose contractual obligations are affected thereby shall give notice and full particulars of the force majeure to the other party.

The cause, as far as possible, shall be remedied with all reasonable diligence. The term "force majeure" includes acts of God, strikes, lockouts or other industrial disturbances, acts of the public enemy, orders of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, pandemics, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and civil disturbances, explosions, breakage, or accidents to equipment, pipelines, or canals, partial or complete failure of water supply, and any other inability of either party, whether similar to those enumerated or otherwise, that are not within the control of the party claiming the inability and that could not have been avoided by the exercise of due diligence and care. It is understood and agreed that the settlement or strikes and lockouts shall be entirely within the discretion of the party having the difficulty and that the requirement that any force majeure be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demands of the opposing party if the settlement is unfavorable to it in the judgment of the party having the difficulty.

12. Notices.

Any notice to be given hereunder by either party to the other party shall be in writing and may be effected by personal delivery or by sending said notices by registered or certified mail, return receipt requested, to the address set forth below. Notice shall be deemed given when deposited with the United States Postal Service with sufficient postage affixed. Any notice mailed to the GVSUD shall be addressed:

Green Valley Special Utility District
Attn: General Manager
P O Box 99
Marion, Texas 78124
Fax (830) 420-4138

with copy to:

Shan Rutherford
Terrill & Waldrop, PLLC
810 West 10th Street
Austin, Texas 78701
Tel. (512) 474-9100

Any notice mailed to Developer shall be addressed to:

New Braunfels Independent School District
Attn: William Kidd
902 West San Antonio Street
New Braunfels, Texas 78130

Either party may change the address for notice by giving notice of such change in accordance with the provisions of this paragraph.

13. Severability.

The provisions of this Agreement are severable, and if any word, phrase, clause, sentence, paragraph, section, or other part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such word, phrase, clause, sentence, paragraph, section, or other part of this Agreement to other persons or circumstances shall not be affected thereby and this Agreement shall be construed as if such invalid or unconstitutional portion had never been contained therein.

14. Entire Agreement.

This Agreement, including any exhibits attached hereto and made a part hereof, constitutes the entire agreement between the Parties relative to the subject matter of this Agreement. All prior agreements, covenants, representations, or warranties, whether oral or in writing, between the Parties are merged herein.

15. Amendment.

No amendment of this Agreement shall be effective unless and until it is duly approved by each party and reduced to a writing signed by the authorized representatives of GVSUD and the Developer, respectively, which amendment shall incorporate this Agreement in every particular not otherwise changed by the amendment.

16. Governing Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligations of the Parties are expressly deemed performable within the state-certificated service area of GVSUD.

17. Venue.

Venue for any civil suit arising hereunder shall be in Guadalupe County, Texas. Venue for any administrative law action arising hereunder shall be vested in the applicable state agency and the appropriate courts of Travis County, Texas.

18. Successors and Assigns.

This Agreement shall be binding on and shall inure to the benefit of the heirs, successors and assigns of the Parties.

19. Assignability.

The rights and obligations of the Developer hereunder may not be assigned without the prior written consent of GVSUD, which consent will not be unreasonably withheld. GVSUD may assign this Agreement to a successor to GVSUD's rights and obligations as a retail public utility authorized by the TCEQ and/or Public Utility Commission of Texas to serve the Property.

20. Effective Date.

This Agreement shall be effective from and after the date of due execution by all Parties.

21. Conflict.

In the event there is determined to be a conflict between the terms of this Agreement and the provisions in GVSUD's Operations Policy governing the same matter, GVSUD's Operations Policy shall prevail, with the exception that no capital recovery/impact fees shall be due and owing by Developer to GVSUD under this Agreement.

22. Recitals Incorporated.

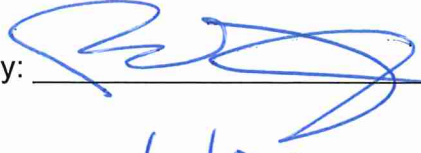
The recitals to this Agreement are incorporated herein by reference for all purposes.

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed by its duly authorized representative in multiple copies, each of equal dignity, on the date or dates indicated below.

GVSUD

DEVELOPER

By: _____

By:  _____

Date: _____

Date: 1/13/20 _____

**GREEN VALLEY SPECIAL UTILITY DISTRICT
NON-STANDARD SERVICE AGREEMENT**

Exhibit A – Legal Description of the “Property”

2/0

12-007977

VOL 3121 PG 0239

NEW SUBDIVISION PLAT FILING

SUBDIVISION NAME: NB SID Legend Pond

Map and Plat Records

Vol 8 Page 6-8

GUADALUPE COUNTY CLERK

BY: Rebecca Jones
Deputy Clerk

Rtc City of NB

FILED FOR RECORD
12 MAY -2 PM 3:59

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY: [Signature]

STATE OF TEXAS
COUNTY OF GUADALUPE
I certify this instrument was FILED on the
date and at the time stamped thereon and
was duly recorded in the Official Public
Records of Guadalupe County, Texas.



Teresa Kiel
TERESA KIEL
Guadalupe County Clerk

Issue Date : 3/6/2012
03/21/12 10240

TAX CERTIFICATE

Office of Taylor Murphy Tax Assessor-Collector

Guadalupe Tax Office

307 W. Court

Seguin, TX 78155

Ph: (830) 379-2315 Fax: (830) 303-3421

This certificate includes tax years up to 2011

Entities to which this certificate applies

RLT - Lateral Roads

GGU - Guadalupe County

Property Information

Property ID : 2G0103-0000-03130-0-00

Quick-Ref ID : R639898

Value Information

Land HS	:	\$0.00
Land NHS	:	\$559,495.00
Imp HS	:	\$0.00
Imp NHS	:	\$0.00
Ag Mkt	:	\$0.00
Ag Use	:	\$0.00
Tim Mkt	:	\$0.00
Tim Use	:	\$0.00
HS Cap Adj	:	\$0.00
Assessed	:	\$0.00

KLEIN RD

ABS: 103 SUR: SARAH

DEWITT 108.2700 AC

Owner Information

Owner ID : 00126889

NEW BRAUNFELS INDEPENDENT
SCHOOL DISTRICT

Ownership: 100.00%

This Document is to certify that after a careful check of the Tax Records of this Office, the following Current or Delinquent Taxes, Penalties, and Interest are due on the Property for the Taxing Entities described above:

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
GGU	2011	0.00	0.00	0.00	0.00	0.00
RLT	2011	0.00	0.00	0.00	0.00	0.00

Total for current bills if paid by 3/31/2012 : \$0.00

Total due on all bills 3/31/2012 : \$0.00

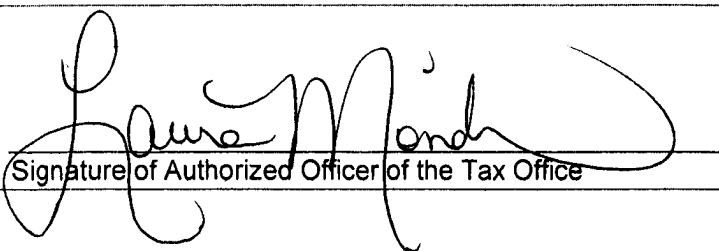
2011 taxes paid for entity GGU \$0.00

2011 taxes paid for entity RLT \$0.00

2011 Total Taxes Paid : \$0.00

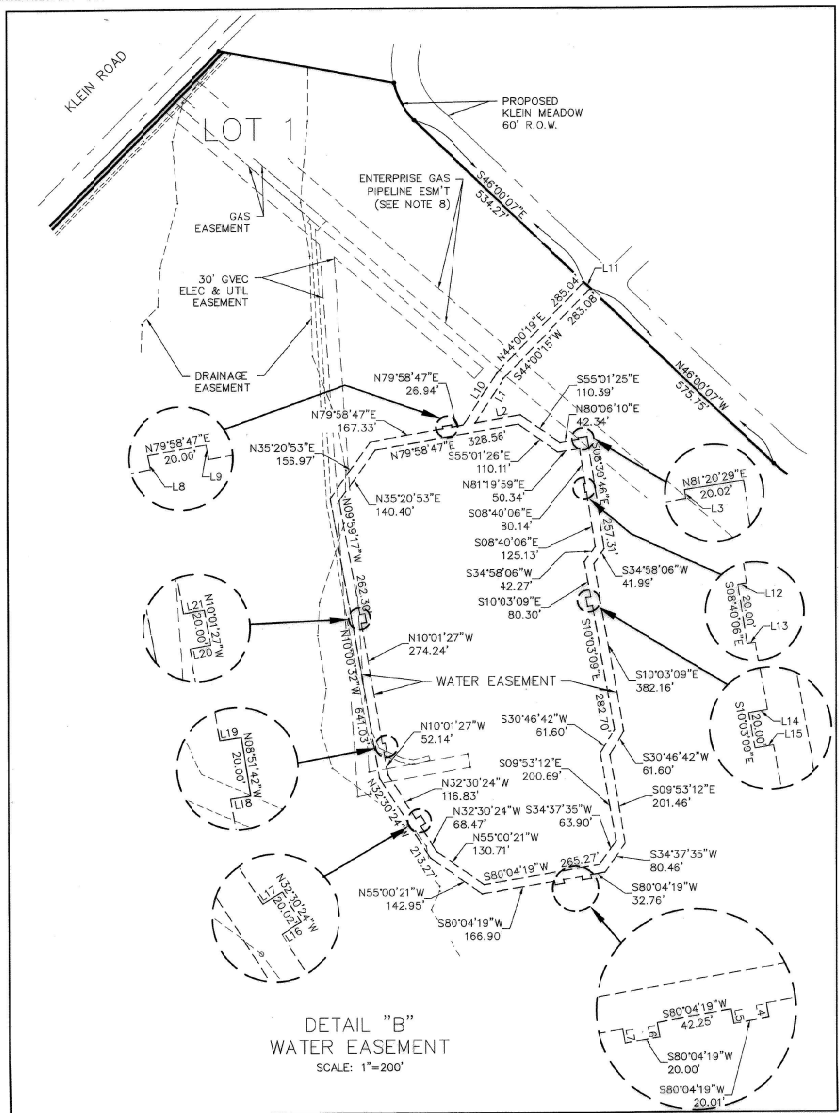
If applicable, the above-described property is receiving special valuation based on its use. Additional rollback taxes that may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43, Paragraph (i) of the Texas Property Tax Code.



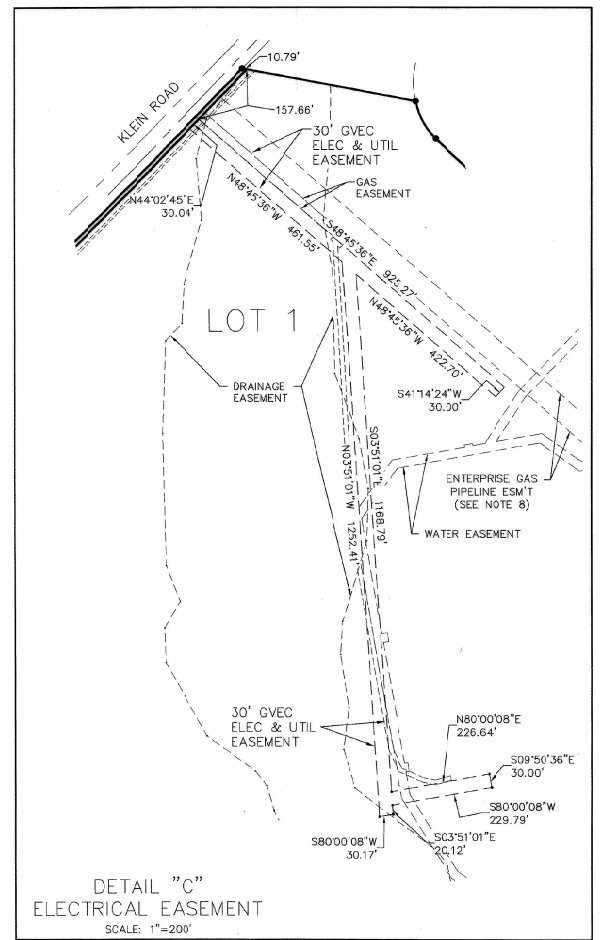
Signature of Authorized Officer of the Tax Office

Date of Issue : 03/06/2012
 Requestor : NEW BRAUNFELS INDEPENDENT SCHC
 Receipt : SG-2012-828534
 Fee Paid : \$10.00
 Payer : HMT ENGINEERING

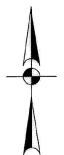


DETAIL "B"
WATER EASEMENT
SCALE: 1"=200'

LINE TABLE		
LINE	LENG-TH	BEARING
L1	120.24'	S32°40'37"W
L2	103.57'	N79°58'47"E
L3	3.12'	N08°36'10"W
L4	8.16'	S09°55'41"E
L5	8.16'	N09°55'41"W
L6	8.30'	S09°55'41"E
L7	8.30'	N09°55'41"W
L8	5.00'	N10°01'51"W
L9	5.00'	S10°01'13"E
L10	140.70'	N32°40'37"E
L11	20.00'	S46°00'07"E
L12	2.93'	S81°19'54"W
L13	2.93'	N81°19'54"E
L14	13.56'	S79°56'51"W
L15	10.56'	N79°56'51"E
L16	12.85'	N57°29'36"E
L17	12.85'	S57°29'36"W
L18	7.03'	N81°08'18"E
L19	7.33'	S81°08'18"W
L20	12.02'	N79°58'33"E
L21	12.02'	S79°58'33"W



DETAIL "C"
ELECTRICAL EASEMENT
SCALE: 1"=200'



- LEGEND
- P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - = 1/2" IRON PIN SET (HMT CAP)
 - = IRON PIN FOUND (WILKE CAP)
 - = TYPE 1 TXDOT MON FND

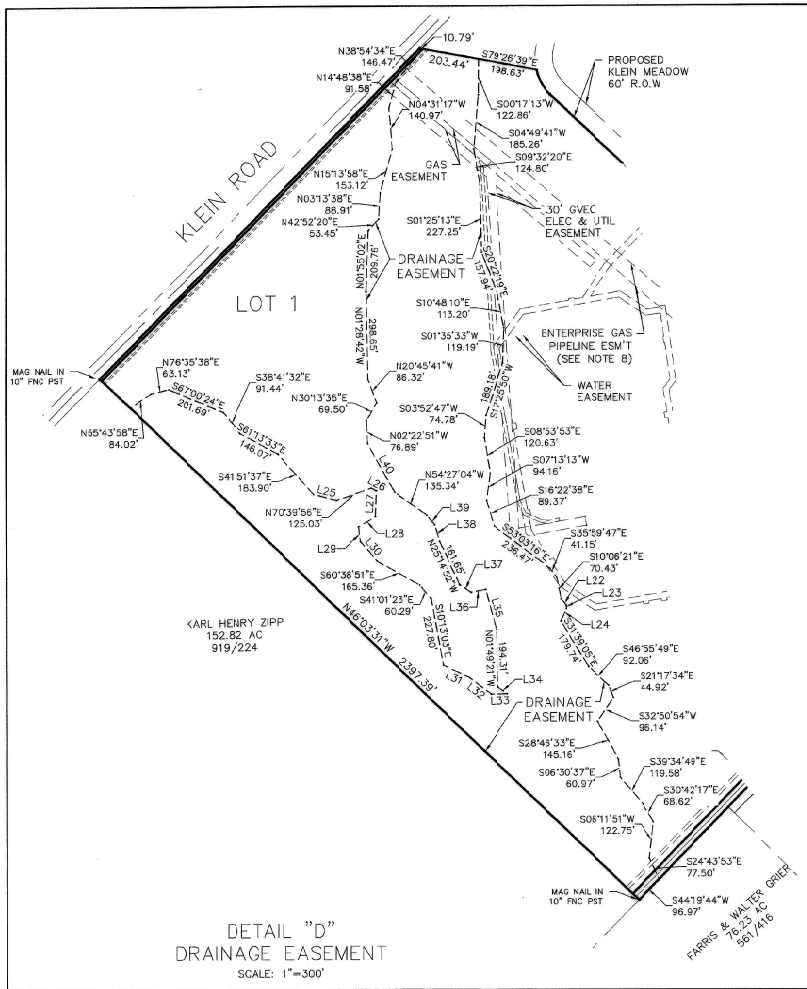
SUBDIVISION PLAT ESTABLISHING

NBISD LEGEND POND

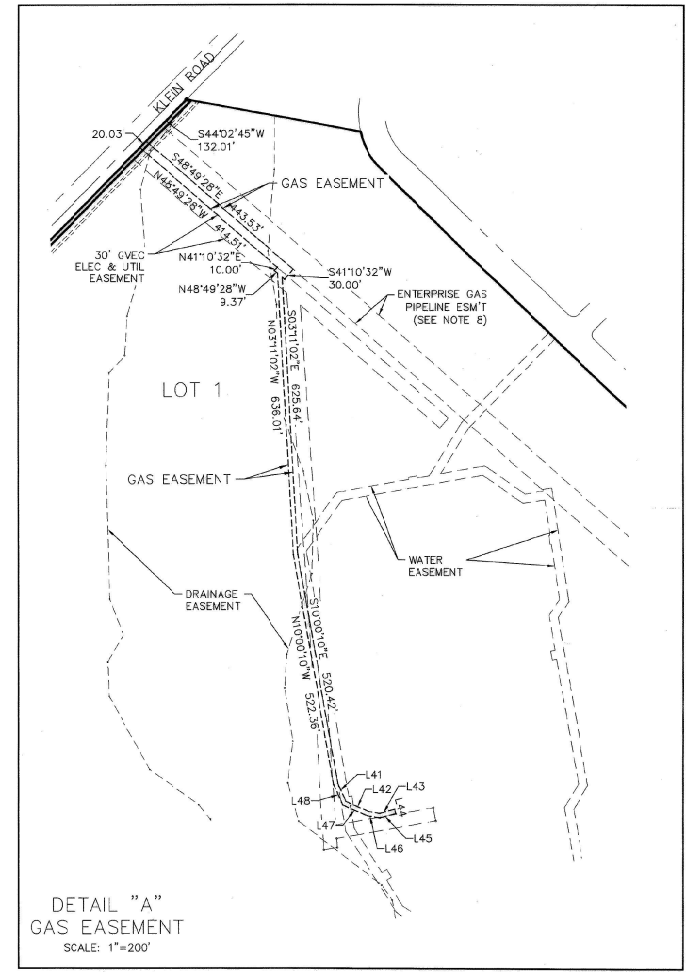
BEING A 108.233 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 1C3, GUADALUPE COUNTY, TEXAS, BEING OUT OF A 150 ACRE TRACT OF LAND DESCRIBED IN VOLUME 574, PAGE 919, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

Drawing Name: S:\Projects\NBISD\NBISD1.202 - Platting\Plot\NBISD1-PLAT_REV.dwg User: thornhillw Feb 26, 2012 5:37pm

HMT
ENGINEERING & SURVEYING
410 N. SEQUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
www.HMTNB.com
FH: (830)625-8555
FAX: (830)625-8556



LINE TABLE		
LINE	LENGTH	BEARING
L22	28.67'	S39°30'10"E
L23	11.07'	S00°50'47"W
L24	46.27'	S23°38'53"W
L25	80.54'	S75°25'24"E
L26	19.53'	S61°50'00"E
L27	87.36'	S02°04'59"W
L28	67.63'	S58°45'24"W
L29	49.75'	S07°46'23"E
L30	86.48'	S40°59'25"E
L31	98.09'	S64°55'20"E
L32	92.27'	S52°26'33"E
L33	54.59'	N88°56'02"E
L34	38.76'	N54°08'37"W
L35	139.02'	N1°41'18"W
L36	50.51'	S78°22'05"W
L37	45.87'	N55°54'59"W
L38	57.68'	N16°16'25"W
L39	41.39'	N38°58'14"W
L40	188.82'	N29°14'07"W
L41	44.64'	S25°20'35"E
L42	54.13'	S66°30'39"E
L43	36.02'	N75°02'06"E
L44	10.00'	S14°57'54"E
L45	38.25'	S75°02'06"W
L46	30.54'	N79°51'05"W
L47	59.06'	N66°30'39"W
L48	49.54'	N25°20'35"W



Drawing Name: S:\Projects\NBISD\NBISD 200' - Platting\Print\NBISD - PLAT REV.dwg User: ThomHillTW Mar 01, 2012 - 9:16am

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410 N. SEQUIN AVE.
NEW BRAUNFELS,
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- LEGEND:**
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 - BL = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - = 1/2" IRON PIN SET (HMT CAP)
 - = IRON PIN FOUND (WILKE CAP)
 - = UNLESS OTHERWISE STATED
 - = TYPE 1 TxDOT CON FND

SUBDIVISION PLAT ESTABLISHING
NBISD LEGEND POND

BEING A 108.238 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. '03, GUADALUPE COUNTY, TEXAS, BEING OUT OF A 150 ACRE TRACT OF LAND DESCRIBED IN VOLUME 574, PAGE 919, DEED RECORDS, GUADALUPE COUNTY, TEXAS.

**GREEN VALLEY SPECIAL UTILITY DISTRICT
NON-STANDARD SERVICE AGREEMENT**

Exhibit B – Water Service Feasibility Study for the Property



TRANSMITTAL

TRANSMITTAL ID: 07292025B

DATE: 10/28/2025

PURPOSE: Water Feasibility Study Review and Approval

VIA: EMAIL

GVSUD PROJECT NAME: NBISD Long Creek High School Stadium Expansion

GVSUD PROJECT NUMBER: 01-02-075

SUBJECT: NBISD LCHS Stadium Expansion - WFS Review and Approval

FROM

NAME	COMPANY	EMAIL	PHONE
Mikayla Bradshaw	GVSUD	mbradshaw@gvsud.org	210-480-7756

TO

NAME	COMPANY	EMAIL	PHONE
Paul Mclarty	NBISD	paulmclarty@nbisd.org	830-643-5758

WE ARE SENDING YOU **ATTACHED** **UNDER SEPARATE COVER VIA** _____

- Feasibility Study
 Plan Approval Letter
 Revised Plans/Plats
 Documents
 NSSA
 Invoice
 Testing Reports
 Other _____

QUANTITY	DESCRIPTION
1	Water Services Memo
1	Water Services Feasibility Study

THESE ARE TRANSMITTED as checked below:

- For Approval
 For Correction
 Approved
 For Your Use
 For Signature
 As Requested
 For Review and Comment

REMARKS:

This Feasibility study will expire six months from the date of this transmittal. Please review & if there are any questions or concerns, please email me at mbradshaw@gvsud.org with those concerns. If you wish to go to contract after reviewing the study & transmittal, please return this transmittal signed to mbradshaw@gvsud.org, consenting GVSUD to move this study forward into composing a non-standard service agreement (NSSA), aka contract. The NSSA will take 45-60 days to complete, then it will be scheduled to be provided to the GVSUD Board of Directors at the next available monthly BOD meeting for approval consideration. The GVSUD BOD meets once monthly, typically on the fourth Thursday of each month. If approved, the NSSA will be provided to the applicant for execution. Contact mbradshaw@gvsud.org or developer@gvsud.org with any questions regarding the study as it will be binding with the NSSA.

COPY TO:

SIGNED:

10/28/25



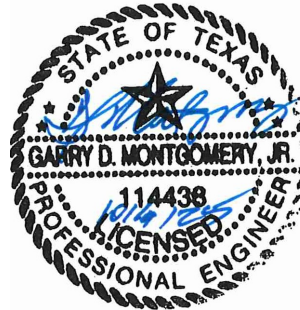
UTILITY ENGINEERING GROUP

Memorandum

Date: October 16, 2025

To: Mr. Travis Basham
District Engineer - AGM
Green Valley Special Utility District
605 FM 465
Marion, Texas 78124

From: Utility Engineering Group, PLLC
Garry Montgomery, P.E.
191 N. Union Avenue
New Braunfels, Texas 78130



RE: Long Creek High School Extension – City of New Braunfels – Water Service Request

Project Name: Long Creek High School Extension
Equivalent Dwelling Unit (EDU) requested: 35 Commercial EDUs

Project Description: GVSUD received a request for service for a 35 EDU development within the District's water CCN.

Project Service Requirements: To serve the tract, the applicant will be required to connect to the existing 12 inch waterline within the site and provide all required easements and backflow prevention.

Developer Cost: The developer cost associated with these meter sets for water acquisition fees are estimated to total \$244,693.05. The actual cost of the meter, installation, deposit and inspection will be provided at the time the meters are ordered. The 3 inch meters should be ordered well in advance of the installation deadline due to limited supply and delivery times associated with larger meters. The District is exempt from impact fees per Chapter 395 of the local government code, therefore no impact fees are included in this estimate, saving the school district \$259,805 at current rates.

GVSUD Cost: There are no GVSUD related infrastructure costs for this development.

Contract Conditions: All standard contract provisions apply.

- End Memo -



Green Valley Special Utility District

Long Creek High School Extension Water Service Feasibility Study

July 2025

Revised October 2025

Prepared by:
Utility Engineering Group, PLLC
191 N. Union Avenue
New Braunfels, Texas 78130
Phone: (830) 214-0521 (Office)
TBPE Firm No. 18712
UEG Project No. 6096-316

Location Map:

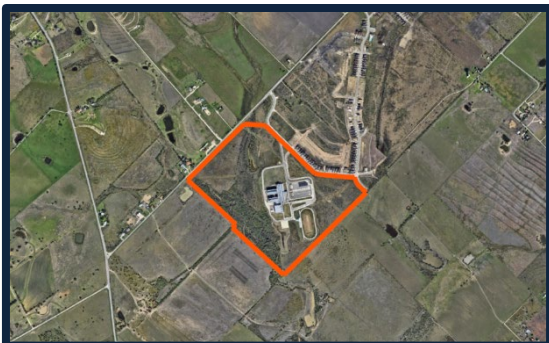


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1. Introduction

Green Valley Special Utility District (GVSUD) received the subject application for commercial service from New Braunfels Independent School District for Long Creek High School, on June 2, 2025 and a revised application on October 1, 2025. Utility Engineering Group, PLLC (UEG) was authorized to prepare a water feasibility study for the proposed development.

This feasibility study reviews and analyzes the proposed development layout, required easements, and projected water demand. UEG has included water use projections based on the application for service and historical water use for the District.

Once this feasibility study has been reviewed by GVSUD staff and presented to the GVSUD Board of Director's the applicant will receive a copy for review, and if the terms are acceptable a water service contract will be established for the development.

2. Land Use Projections

The subject tract is located within the City of New Braunfels City Limits and Guadalupe County. The property is located in the southwest area of the intersection between Klein Meadows and W Klein Road, approximately 0.4 miles northeast of the intersection of W Klein Road and FM 1044. The property currently is developed and has access to water service from GVSUD. The applicant intends to add two domestic meters on the 106-acre tract. The applicant has requested a total of 2 3-inch water meters in addition to the existing meters for a total of 35 Equivalent Dwelling Units (EDU) (17.5 each for 3 inch meter). The historic water demand for connections within the District has been 0.34 acre-feet per connection, however we typically project a demand of 0.4 acre-feet per connection as a conservative assumption. With the 0.4 acre-feet per connection demand, this request totals 14 acre-feet per year.

3. Water Availability

GVSUD currently has adequate water supply available to meet the application request under the Canyon Regional Water Authority (CRWA) Water Supply Contract through the Wells Ranch Phase II and the ARWA Phase I agreement. To aid in GVSUD's long-term planning efforts, we encourage developers to manage the water resources in the most efficient manner. This can be achieved by reducing irrigation demand, water conservation efforts and ensuring that waterline installation is completed correctly, and with adequate bedding materials. This reduces the number of leaks and associated water losses within the system over time.

Based on the number of services and amount of water requested in this application, UEG concludes that GVSUD has adequate water supply to meet the request for potable water for the proposed development.

4. Existing GVSUD Infrastructure

The following section quantifies the impact to existing GVSUD storage, pumping and distribution infrastructure. This analysis also investigates the impact of the request on the GVSUD water supplies. These supplies include well water and surface/groundwater from the District's Wholesale Provider(s).

4.1 Impact to Water Supply

GVSUD currently has adequate water supply for this development through the District's Wholesale Provider, Canyon Regional Water Authority (CRWA) and the ARWA Phase I project. GVSUD will serve this development from the Plant 4 and Plant 12 Elevated Tanks. These facilities provide adequate pump, storage and production capacity to meet the long-term need of the property based on the application for service. No additional water rights or production capacity is required for the District to meet the request of this application.

4.2 Impact to the District's Distribution System

Currently, GVSUD has an existing 12-inch distribution waterline within this tract. The applicant will be responsible for the cost of design and installation of their internal waterlines as well as all other appurtenances including fire hydrants within the property which must be compliant with the fireflow criteria of the local jurisdiction. No additional distribution system upgrades will be required by the District. The District will need to ensure that easements are secured as needed to address any maintenance and access to the proposed extensions.

4.3 Calculated Pressure

The development will be served by the Plant 4 and Plant 12 elevated tank, which has an overflow elevation of 830 feet msl. Based on the topographic survey, the development has an approximate maximum elevation of 680 feet msl. This equates to 150 feet of head, or a static pressure of 65 psi with the tank full. The lowest elevation on the tract is 640 msl. This equates to 190 feet of head, or a static pressure of 83 psi.

4.4 Impact to Water Storage

The Plant 4 and 12 Elevated Storage Tanks currently have a combined capacity of 1,500,000 Gallons of Storage Capacity onsite for retail customers. No additional storage is required to meet this request.

5. Fireflow Demand Request

The applicant is required to meet the fireflow requirements for the authority having jurisdiction over the property location. In this case the applicant's property falls within the City of New Braunfels City Limits and Guadalupe County. The county will require compliance with the International Fire Code and the applicant requests 2,000 gpm at 20 psi residual pressure. This is common for commercial land uses.

The District has adequate water supply, pumping capacity and distribution lines to meet

the fireflow demand requested with the line extensions proposed in Section 4 of this report. The applicant will be responsible for ensuring that the internal water distribution system for the development is adequately sized to meet the required flows and spacing requirements of the applicable local codes.

6. Estimated Costs

The applicant has requested 35 EDUs of service with 2 – 3-inch potable meters. The District is exempt from impact fees however water acquisition fees totaling \$244,693.05 will be due at the time of construction plan approval. The meter costs, installation, inspection and deposit fees will be set at the time of installation.

7. Conclusions and Recommendations

Green Valley Special Utility District's existing water system is capable of serving this proposed development with domestic water service. The conclusions and recommendations outlined in this report are met by the proposed development and approved by the GVSUD Board of Directors.

The following conditions are provided for GVSUD's consideration:

- A. The applicant complies with GVSUD's current policies and pays all applicable fees at the time of Development.
- B. The required easement certification is provided on the recorded plat and any required easements are dedicated to the District. Attachment 2 contains the certification required by the District. If a right-of-way dedication is required by the City, additional easement and expenses may be assessed.
- C. GVSUD staff and consultants approve the location, size, material type and all appurtenances prior to construction and final acceptance of the project. GVSUD standard waterline specifications and details shall be followed and a GVSUD inspector shall be present during installation and testing of the infrastructure.
- D. Electric, telephone, and any other utilities shall remain outside of the GVSUD easement unless specifically agreed to in writing by GVSUD.
- E. Fire hydrants shall be spaced as required by the International Fire Code and City

of New Braunfels.

- F. After construction completion and GVSUD acceptance, all water distribution improvements shall be dedicated to and maintained by GVSUD. The contractor and/or developer shall warranty all construction and material for a period of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval prior to construction. Any work completed without approved plans and inspection by GVSUD will be removed and/or replaced by the applicant at the sole expense of the applicant.
- G. The applicant is responsible for the design and construction of its internal waterline through the development. All easements required by GVSUD shall be granted and/or acquired by the developer. The applicant is also responsible for the cost of their fire hydrants and all other appurtenances within the development as well as tying in to the existing 12 inch waterline within the site.

This water service feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD. This study is based on the application for service submitted October 2025, if changes or additions are made to the development this study should be revisited.

Attachment 1 – Easement Certification

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service to each lot in this Subdivision, by Agreement with the Developer.

Agent
Green Valley Special Utility District

EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement marked as “Waterline Easement” or “Utility Easement” with the right to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, maintain, replace, upgrade, parallel and remove water or waste-water transmission, collection and/or distribution lines and appurtenances and any other facilities necessary to serve Grantors’ property, as well as the Grantee’s current and future system-wide customers, together with the right of ingress and egress under, over and across Grantor’s adjacent lands and in all streets and byways for the purpose for which the above mentioned rights are granted, including the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto. It is agreed and understood that no building, concrete slab or walls will be placed within said Easement areas. No other utility lines may be located within 36” parallel to water lines.

Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but is not obligated to restore it to a pre-existing condition.

The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

Attachment 3 – Utility Plan

