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

Regular Board Meeting
Agenda
August 27, 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, August 27, 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 August 26, 2026. 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. July 23, 2026, Regular Monthly Board Meeting Minutes
2. July 2026 Balance Sheet
3. July 2026 Cash Investment Report/Statement of Account Balances, until audited
4. July 2026 Financial Report, until audited
5. July 2026 Check Detail

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)
      iii. District Engineer Update (Travis Basham)
   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. Committee Reports
      i. Construction Committee Memo (Nick Sherman)
      ii. CRWA Construction Committee Memo (Nick Sherman)
      iii. Finance/Investment Committee (Shari McDaniel)
      iv. TASUD Update (Phil Gage)

F. Accept Certification of Unopposed Candidates and Adopt Order Calling for Cancellation of the November 3, 2026 Election of 3 Directors. (Phil Gage)

Aceptar la Certificación de Candidatos sin oposición y adoptar la Orden que solicita la cancelación de la Elección de 3 Directores del 3 de noviembre de 2026.

G. Review and approve new rates for FY 2027. (Phil Gage)

H. Review and approve Fiscal Year 2027 Budget. (Phil Gage)

I. Review and approve Operations Policy updates. (Phil Gage/ Shan Rutherford)

J. Review and approve Industrial Waste Order. (Phil Gage/ Travis Basham)

K. Consideration and possible action related to Non-Standard Water and/or Wastewater Service Agreement(s):
   1. FM 725 C-Store - Water Non-Standard Service Agreement

L. 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:

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

N. Discussion and possible action regarding Cibolo Comprehensive Settlement Agreement compliance. “Tex. Gov’t. Code Section 551.071”

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

Post Executive Session:

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

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

R. 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.

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

Regular Board Meeting Minutes
July 23, 2026

The Green Valley Special Utility District (GVSUD) Board of Directors met in a regular monthly meeting on May 28, 2026, at the GVSUD Boardroom located at 605 FM 465, Marion, Texas 78124. Board Directors present were John Frias, Nick Sherman, Robert Roberson, James Hendrix, Jerry Cumby and Shari McDaniel. GVSUD Staff present were Phillip K. Gage, Gina Buntin, David Gurganus, and Kim Hutcheson. Also present was Shan Rutherford, staff attorney with Terrill & Waldrop Law Firm, 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.

Sherman made a motion to excuse Mr. King from the Board Meeting. Second by McDaniel. All voted in favor. Motion passed.

B. **Invocation and Pledge of Allegiance.**

Frias gave the invocation and led the Pledge of Allegiance.

C. **Public Comment.**

None

D. **Hear customer Diana Sanchez grievance under Section 4.12 of GVSUD's Operations Policy**

The Board heard a customer grievance from Diana Sanchez regarding her wastewater winter averaging calculation for her property at 418 White Heron Way. Ms. Sanchez explained that a builder-related irrigation leak during the winter averaging period significantly increased her water consumption, resulting in an inflated wastewater billing baseline. She requested that the Board exercise its authority under the District's Operating Policy to manually adjust her winter average and provide appropriate billing relief.

Staff reported that a leak adjustment had already been applied to the customer's water bill in accordance with District policy and that staff had adjusted the wastewater billing to the standard 7,000-gallon flat-rate, which was the maximum adjustment staff could authorize administratively. Staff advised that any additional relief would require Board action.

The Board discussed the unique circumstances of the case, noting that the customer was a new homeowner, the leak occurred during the initial winter averaging period, the leak resulted from a builder defect, and subsequent usage history demonstrated significantly lower normal consumption. After reviewing the available data, the Board determined that a one-time adjustment was appropriate.

Sherman made a motion to approve a one-time manually adjusted wastewater winter average of 4,678 gallons for the property at 418 White Heron Way, with the adjustment applied retroactively to the affected wastewater billing period. Second by Roberson. All voted in favor. Motion passed.

Ms. Sanchez agreed to withdraw the complaint to the PUC and expressed her appreciation to the Board for its consideration.

Sherman amended the motion to make the adjustment contingent upon the customer withdrawing her pending Public Utility Commission complaint. Second by Roberson. All voted in favor. Motion passed.

E. **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. **June 25, 2026, Regular Monthly Board Meeting Minutes**
2. **June 25, 2026 Workshop Minutes**
3. **June 2026 Balance Sheet**
4. **June 2026 Cash Investment Report/Statement of Account Balances, until audited**
5. **June 2026 Financial Report, until audited**
6. **June 2026 Check Detail**
7. **3rd Quarter FY 2025-2026 Investment Report**
8. **3rd Quarter Cash Flow Report**
9. **Ratify write-off of uncollectable receivables**

Sherman made a motion to approve Items D.1 – D.9. Second by McDaniel. All voted in favor. Motion passed.

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

1. **Employee Recognition (Phil Gage)**

Gage recognized Meter Technician Esaias Grant for earning his Class D Water Operator License. Noting that Esaias obtained his license within approximately two months of employment, demonstrating exceptional initiative and motivation during his probationary period. Management commended his dedication, strong work ethic, and valuable contributions to the Meter Department.

Gage shared a letter of appreciation from Jill and Brett Lasage, parents of Green Valley SUD scholarship recipient Jake Lasage, thanking the District for awarding Jake a $5,000 scholarship. The family noted that the scholarship will assist Jake as he attends Texas State Technical College (TSTC) in Waco to pursue certification as an HVAC technician. Gage also read a thank-you note from Jake expressing his appreciation for the scholarship and his excitement to begin his studies. It was reported that Jake is officially enrolled at TSTC with a full course schedule. The Board congratulated Jake and recognized the positive impact of the District's scholarship program.

2. Business and Operations:

i. General Manager updates. (Phil Gage)

The General Manager reported that the District currently has 58 employees and 5 vacant positions, including Communications Specialist, Utility Technician, Meter Technician, Facilities Specialist, and a newly created Safety and Security position. The Communications Specialist position will remain on hold while staff continue to seek the right candidate. The new Safety and Security position was created by separating safety and security responsibilities from facilities and fleet duties to provide greater emphasis on workplace safety and field oversight.

Staff provided an update on the water rate study, noting that revisions are being made to address disparities between commercial and residential rates. The proposed rates and the Fiscal Year 2027 budget will be presented to the Finance and Investment Committee and subsequently to the Board in August. Management also reported that water revenue is below the previous year's levels due to increased rainfall and reduced water demand. As a result, the proposed budget will emphasize essential expenditures while delaying discretionary equipment replacements and other non-critical purchases.

The General Manager informed the Board that District office hours will change to 7:30 a.m. to 4:00 p.m. to improve operational efficiency by standardizing employee schedules and reducing lunch periods to 30 minutes. Staff reported that customer impacts are expected to be minimal based on historical activity between 4:00 p.m. and 5:00 p.m. Public notification of the change has been posted on the District website and at District facilities.

During Board discussion, staff confirmed that Guadalupe-Blanco River Authority (GBRA) raw water rates are expected to increase, while the Canyon Regional Water Authority (CRWA) is projecting a lower budget than the previous year. Board members also discussed the new Safety and Security position, including its responsibilities, qualifications, recruitment efforts, OSHA-related training expectations, and the use of salary surveys to establish appropriate compensation. Staff reported strong applicant interest, with approximately 80 applications received for the Safety and Security position and noted that interviews are being scheduled. Staff further advised that the Utility Technician position has been filled and recruitment continues for the remaining vacancies.

ii. Operations update. (Brian Plover)

The Operations Manager reported that the District has 20,026 active meters, reflecting 54 new meter installations during June. Although meter growth remains slightly below annual projections, staff anticipates ending the year within the expected range. Water production for June totaled just over 556 acre-feet. Well No. 4 remains out of service while repairs continue, with plans to convert the well to a submersible pump to increase production capacity. Staff also noted that Edwards Aquifer restrictions were reduced to Stage 3 due to recent rainfall, resulting in lower projected curtailment requirements.

Staff reported that June water billing totaled approximately 529 acre-feet, generating just over $2.6 million in revenue. Known water loss was 2.85 acre-feet, while unknown water loss averaged approximately 8% year-to-date, an improvement from 10% during the previous year. Wastewater operations added 23 new connections during the month, and the wastewater treatment plant operated at approximately 25% of capacity while remaining well within permit compliance. Despite significant rainfall, the wastewater collection and treatment systems performed without operational issues. Staff also reported that several manholes requiring repairs may be covered under warranty and will be evaluated accordingly.

The Board discussed current drought conditions and water conservation efforts. Gage recommended maintaining the District at Stage 2 water conservation restrictions until the revised Water Conservation and Drought Contingency Plan is completed. The updated plan is expected to shift toward conservation measures based on available water supply rather than aquifer trigger levels, consistent with approaches being adopted by neighboring utilities.

Clear Water Creek connections continue to increase, with seven connections currently active. Staff anticipates continued growth as additional homes come online. Wastewater billing remained consistent with no significant changes reported. The wastewater treatment plant operated at approximately 24.91% utilization, averaging just under 187,000 gallons per day. July flows were higher as expected due to increased rainfall; however, staff anticipates the facility will remain well within compliance, and maximum treatment capacity was not reached.

Staff reported that plant operations experienced no significant issues during the recent heavy rainfall. Increased inflow and infiltration consisted primarily of water with very little mud, and the system generally performed well. A few manholes were identified as needing repairs, and staff has obtained quotes while determining whether the repairs may be covered under warranty. Staff also discussed establishing calendar reminders to allow crews to inspect facilities in advance of warranty expiration and complete eligible repairs under warranty. A minor correction was noted in the June daily utilization report, changing 1.18 to 0.18.

Regarding water inventory and drought conditions, the District will remain at Drought Stage 2 at this time. Staff is continuing work on the updated Water Conservation and Drought Contingency Plan. The Conservation Committee has reviewed the plan, and additional meetings are anticipated before bringing the updated plan forward for approval. Staff anticipates remaining at Stage 2 for the remainder of the year but will continue to evaluate conditions and provide the Board with a recommendation if a reduction to Stage 1 becomes appropriate.

The updated plan is expected to provide a different approach to conservation triggers, including consideration of conservation requirements based on a percentage of available water supply rather than relying solely on aquifer-based triggers. Staff noted that other regional utilities, including New Braunfels Utilities, Crystal Clear, and East Central, are considering similar percentage-of-supply approaches to water conservation.

iii. District Engineer Update (Travis Basham)

Basham reported that the District currently has 116 active projects, consisting of 61 in design, 48 under construction, and seven in closeout. Several capital improvement projects remain on schedule, with Plant 9 awaiting grant funding authorization before advertising for bids. The Lower Seguin 16-inch transmission line is temporarily delayed pending required archaeological surveys, while work continues on the Plant 3 and Plant 8 generator projects and final testing activities at Plant 11. The Santa Clara Wastewater Treatment Plant expansion is expected to reach the 90% design milestone in August and that development of the District's updated hydraulic model is substantially complete, with additional staff training underway.

The Board discussed the status of the Santa Clara Wastewater Treatment Plant expansion and the Construction Committee's role in reviewing value engineering opportunities. Board members agreed that the Construction Committee should continue working with staff to identify potential cost-saving measures while maintaining the project schedule. Staff recommended performing value engineering during the 90% design review and documenting committee comments through the formal design review process to ensure all recommendations and responses are recorded.

Updates on funding efforts for the wastewater treatment plant expansion, noting that an application for Texas Water Development Board funding must be submitted by September 30 to preserve eligibility for state financing opportunities. Board members emphasized the importance of meeting application deadlines while continuing to evaluate project costs through the value engineering process.

A draft Industrial Waste Ordinance will be presented to the Construction Committee for review, with anticipated Board consideration following committee review or in conjunction with the next Operations Policy update. Board members requested that staff also evaluate the ordinance's practical impacts on day-to-day operations and interactions with developers prior to adoption.

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

The Board received a report on the recent Canyon Regional Water Authority (CRWA) Board of Trustees meeting. A presentation regarding a proposed Public-Private Partnership (P3) approach for development of the Bloomberg water supply project; however, no action was taken on the proposal. Several agenda items, including the P3-related item, were tabled due to the need for additional coordination among CRWA staff and the sponsoring member entities. The only routine consent agenda items, including approval of surplus and salvage property, were acted upon during the meeting.

Green Valley SUD, along with Crystal Clear, Springs Hill, and East Central, previously entered into an option agreement to develop approximately 9,500 acre-feet of water through the Bloomberg project, with Green Valley's share totaling approximately 2,425 acre-feet. Due to recent personnel changes at CRWA and one of the participating utilities, coordination meetings among the four general managers had not occurred prior to the CRWA Board meeting. The participating general managers will meet prior to the next CRWA Board meeting to develop a coordinated recommendation regarding the proposed P3 structure and the selection of an owner's advisor before the item is presented for future consideration.

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

No additional report given

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

The Construction Committee did not hold its regularly scheduled meeting during the reporting period. Sherman attended an all-day project review meeting at Pape-Dawson to evaluate Guaranteed Maximum Price (GMP) Packages 1 and 2. It was noted that Guaranteed Maximum Price Package 3, which is necessary for the complete operation of the plant, was not included in the review. Due to the sensitive nature of the discussion, Sherman requested that further discussion regarding the GMP review be conducted in Executive Session.

6. Committee Reports

i. **Construction Committee Memo (Nick Sherman)**
ii. **CRWA Construction Committee Memo (Nick Sherman)**
iii. **Finance/Investment Committee (Shari McDaniel)**

The Finance and Investment Committee met the previous day and reviewed the District's investment policy, recommending its approval by the Board. The Committee also reviewed the first draft of the proposed 2027 budget. The next Finance and Investment Committee meeting was scheduled for August 18.

iv. **TASUD Update (Phil Gage)**

The Association has finalized two legislative priorities: streamlining Public Utility Commission (PUC) timelines and procedures for CCN transfers and related actions to reduce unnecessary bureaucracy and authorizing Special Utility Districts to adopt single-member district board composition at their discretion. Staff noted that recent non-controversial CCN adjustments have demonstrated the need for the proposed legislation, which would simplify the approval process for agreed-upon transfers.

Association's lobbyist has provided updates from recent legislative committee meetings and that those reports will be distributed to the Board via email. Additional discussion included legislative activity related to groundwater regulation and groundwater conservation districts that may impact utility districts. The Association meets monthly via Microsoft Teams. The Board expressed interest in observing a future meeting. Gage will confirm with the Association that Board member attendance would be appropriate before extending an invitation.

G. **Adopt Order Appointing General Manager to act as Board's Designated Agent in Connection with the November 3, 2026 Election, Authorize Such Future Actions as may be Lawfully Performed by District's Agent in Connection with the Election, and Ratify Prior Actions Taken in Furtherance of Conduct of Election.**

Adoptar un orden en que se nombra el Gerente General para actuar como el agente designado de la junta con respect a las elecciones del 03 de noviembre de 2026, autorizar tales acciones futuras pueden realizarse legalmente por agente del distrito con respecto a la eleccoion, y ratificar las acciones previas tomadas en apoyo del desarrollo de elecciones.

Sherman made a motion to Adopt Order Appointing General Manager to act as Board's Designated Agent in Connection with the November 3, 2026 Election, Authorize Such Future Actions as may be Lawfully Performed by District's Agent in Connection with the Election, and Ratify Prior Actions Taken in Furtherance of Conduct of Election. Second by Roberson. All voted in favor. Motion passed.

H. **Approve Joint Election Agreements and Election Services Contracts with Bexar County, Comal County, and Guadalupe County for the November 3, 2026, Election.**

Aprobar acuedos de la eleccion conjunta y contratos de servicios de elecciones con los Condados de Bexar, Comal y Guadalupe para la eleccion de 03 de noviembre de 2026.

Sherman made a motion to Approve Joint Election Agreements and Election Services Contracts with Bexar County, Comal County, and Guadalupe County for the November 3, 2026, Election. Second by Hendrix. All voted in a favor. Motioned passed.

I. **Adopt Order Calling and Notice of Election of 3 Directors, Setting dates for Election and Early Voting for November 3, 2026, Election.**

Adoptar la Orden de Convocatoria y Aviso de Elección de 3 Directores, Establecer fechas para la Elección y Votación Anticipada para el 3 de noviembre de 2026, Elección.

Sherman made a motion to Adopt Order Calling and Notice of Election of 3 Directors, Setting dates for Election and Early Voting for November 3, 2026, Election. Second by Cumby. All voted in favor. Motioned passed.

J. **Discussion and consider authorizing General Manager to negotiate and execute a lease agreement with East Central Special Utility District (ECSUD) not to exceed 1000 acre-ft per year. (Phil Gage)**

Gage reported that the June 30 expiration of the existing 1,000 acre-foot water lease with New Braunfels Utilities created an opportunity to enter into a new lease agreement with East Central SUD. The proposed agreement would authorize the General Manager to negotiate and execute a lease for up to 1,000 acre-feet of water through CRWA, with the final quantity based on East Central's needs.

The lease would utilize the District's available water inventory and provide cost avoidance through CRWA billing credits rather than direct revenue. Gage explained that the agreement is intended to be short-term, with an initial one-year term and any extensions requiring mutual agreement, allowing both parties to periodically reassess future water supply needs and retain flexibility to reclaim the water if needed.

Board members discussed the proposed term, renewal process, and accounting procedures. Gage advised that CRWA billing credits would be monitored monthly to ensure accuracy, with both Green Valley SUD and East Central SUD reviewing invoices as an additional safeguard.

Sherman made a motion to authorize General Manager to negotiate and execute a lease agreement with East Central Special Utility District (ECSUD) not to exceed 1000 acre-ft per year

K. **Resolution 2026-07-A – A resolution by the Board of Directors of the Green Valley SUD requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.**

Staff presented Resolution No. 2026-07-A requesting financial assistance from the Texas Water Development Board and authorizing submission of an application for funding. The resolution supports an application for up to $21 million for the Plant 9 project on Cibolo Valley, which includes construction of a 1-million-gallon elevated storage tank, a 500,000-gallon ground storage tank, and related infrastructure. Staff noted the estimated project cost is approximately $19 million and stated that securing the funding would provide significant benefit to the District. The resolution is required as part of the application process, which is scheduled for submission by the end of the week. No questions or concerns were raised by the Board.

McDaniel made a motion approving Resolution 2026-07-A – A resolution by the Board of Directors of the Green Valley SUD requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith. Second by Roberson. All voted in favor. Motion passed.

L. **Consideration and possible action related to Non-Standard Water and/or Wastewater Service Agreement(s):**
   1. **O'Reilly Auto Parts – Water Non-Standard Service Agreement**
   2. **Wild West Farms - Water Non-Standard Service Agreement**
   3. **Voigt Tract Subdivision - Water Non-Standard Service Agreement**

The Board considered three service agreements: the O'Reilly Auto Parts water Non-Standard Service Application (NSSA), the Wild West Farms water NSSA, and the Voigt Tract subdivision NSSA. The Construction Committee reported that it had reviewed all three items and unanimously recommended approval in accordance with staff's recommendation.

Sherman made a motion to approve items L.1 through L.3. Second by Roberson. All voted in favor. Motion passed.

M. **Hear updates on the items below from GVSUD General Counsel. "Tex. Gov't Code Section 551.071"**

1. **Pending or Threatened Litigation -** None
2. **Legal Changes Affecting the District**
    i. **Discuss and review applicable statues regarding the obligation to serve water and wastewater customers in the District's Certificates of Convenience and Necessity (CCN). (Shan Rutherford)**

The Board received a legal presentation regarding the District's statutory authority and obligation to provide water and wastewater service within its Certificate of Convenience and Necessity (CCN). Counsel reviewed the legal framework governing Special Utility Districts, explaining that Green Valley SUD is a conservation and reclamation district created under Article XVI, Section 59 of the Texas Constitution and that its powers are limited to those expressly granted by law. Counsel also reviewed the District's authority under Texas Water Code Chapter 65, including its authority to provide water and wastewater service, adopt rules necessary to operate the utility system, and exercise only those powers that are incidental, helpful, or necessary to carry out its statutory responsibilities. The presentation further explained that the District does not have authority over zoning, platting, land use regulation, or development controls, which are generally vested in cities and counties.

Counsel explained that under Texas Water Code Chapter 13, the District's Certificates of Convenience and Necessity grant Green Valley SUD the exclusive right to provide water and wastewater service within its certificated area while also imposing a duty to provide continuous and adequate service to customers within the CCN. The Board reviewed the limited statutory exceptions that permit the District to deny or discontinue service, including failure to comply with the District's Service Extension Policy, non-payment of authorized charges, non-use of service, and other circumstances authorized by state law.

The Board discussed the District's authority to address customers whose water usage exceeds the equivalent dwelling units (EDUs) or service capacity approved through their applications. Counsel advised that the District may enforce its rules and contractual provisions, including limiting service where customers exceed approved service levels or fail to comply with District requirements. Staff also advised that revisions to service agreement language are being developed to further clarify service limitations for future developments.

The Board also discussed conservation strategies for managing large water users, including the use of appropriately sized meters, conservation-oriented rate structures that discourage excessive consumption, separate irrigation meters for new connections, and the potential use of reclaimed water where available and economically reasonable. Counsel advised that any additional requirements should be reasonable and consistent with applicable law.

The Board took a break at 10:52 a.m. The Board went into Executive Session at 1010 a.m. to discuss Items F.5, M.2, N, O, and P.

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:

N. **Discuss personnel matters. "Tex. Gov't. Code Section 551.074"**

O. **Discuss Project Alpha. "Tex. Gov't. Code Section 551.071"**

P. **Discussion and possible action regarding Cibolo Comprehensive Settlement Agreement compliance. "Tex. Gov't. Code Section 551.071"**

Post Executive Session:

The Board reconvened in open session at 12:34 a.m.

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

Item O - *Hendricks made a motion to authorize the general manager to negotiate and execute a lease of GVSUD's Alliance Regional Water Authority water supply not to exceed 1545 acre- feet per year of water with the City of Kyle water pursuant to the terms discussed in executive session. Second by Roberson. All voted in favor. Sherman was not present for voting. Motion passed.*

R. **Consideration of proposed items to be included on next month's board meeting agenda.**

S. **Adjournment.**

McDaniel made a motion to adjourn. Second by Roberson. All approved. Motion passed.

Meeting was adjourned at 12:38 p.m.

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

John Frias, President

Robert Roberson, Secretary-Treasurer

Date

Date

Green Valley Special Utility District
Balance Sheet: 2025 - 2026
For the Period Ending 7/31/2026

Account Number	Account Description	Debit	Credit
Assets			
131.1016	Frost Operating ...6362	$198,973.90	$0.00
131.1050	FUB - ...3567 - Operating Credit Cards/A	$154,491.19	$0.00
131.1080	Logic - ...6001 - Operating Reserves	$24,873,707.37	$0.00
131.1082	Logic - ...6005 - Water Acquisition Reserves	$24,640,501.92	$0.00
131.1083	Logic - ...6006 - CIAC Fees	$7,337,964.37	$0.00
Total Balance Sheet	**Operating Cash Accounts**	**$57,205,638.75**	**$0.00**
131.7025	Frost TWDB ...6397	$349,140.79	$0.00
131.7045	Frost USDA ...6370	$15,366.62	$0.00
131.7060	Logic - ...6002 - Impact Fee Reserves	$19,829,923.06	$0.00
131.7090	Logic - Bond Funds ...6007	$243,627.83	$0.00
131.9002	Frost Clearwater Creek Escrow..3652	$3,409,545.30	$0.00
Total Balance Sheet	**Impact Fee and Bond Accounts**	**$23,847,603.60**	**$0.00**
131.8080	Frost Debt Service Reserve ...6354	$4,218.27	$0.00
131.8081	Logic - Debt Service ...6008	$3,892,539.59	$0.00
Total Balance Sheet	**Debt Service & Reserves**	**$3,896,757.86**	**$0.00**
131.8070	Investment in CRWA	$10,000.14	$0.00
136.0000	Prepaid Expenses	$449,667.92	$0.00
143.1000	Accounts Receivable	$1,969,424.91	$0.00
143.3000	Allow for Uncollectible	$0.00	$105,870.87
143.4000	Deferred Charges	$142,535.39	$0.00
143.9000	Accounts Receivables - Developers	$19,748,642.19	$0.00
154.0000	Materials and Supplies - Inventory	$471,048.14	$0.00
155.2000	Other Current Assets	$2,200.00	$0.00
190.5040	Escrow Fund - L1001085- New Series 2020 - $24,985	$1,004,426.10	$0.00
190.5050	Escrow Fund -L1001396 TWDB Series 2021 - $15,725	$1,806,942.31	$0.00
190.5060	Escrow Fund - L1001414 TWDB Series 2021 A - $19,54	$503,089.73	$0.00
190.5070	Escrow Fund - - L10058PUSD TWDB Series 2011	$86,328.18	$0.00
300.9018	Prepaid SARA Sewer Treatment Capacity	$1,554,000.00	$0.00
Total Balance Sheet	**Other Assets**	**$27,748,305.01**	**($105,870.87)**
107.2000	Construction in Progress	$12,330,218.34	$0.00
107.2020	Water - Capital Impact Fee	$5,701,093.05	$0.00
107.2111	Water -Developer Professional Service -	$2,564,854.55	$0.00
108.0000	Accumulated Depreciation	$0.00	$31,154,689.26
300.1001	IT Purchases/Upgrades	$1,122,053.86	$0.00
300.1006	Water - Meter Replacement (Capital)	$1,224,408.96	$0.00
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	$3,512,221.11	$0.00
300.9006	Land & Easements	$4,870,873.13	$0.00

Green Valley Special Utility District
Balance Sheet: 2025 - 2026
For the Period Ending 7/31/2026

Account Number	Account Description	Debit	Credit	
300.9007	Water Distribution Sustainment and Restoration	$110,219,562.27	$0.00	
300.9008	Water Plant Sustainment and Restoration	$902,391.41	$0.00	
300.9015	Furniture & Fixtures	$301,030.73	$0.00	
300.9016	Buildings	$21,310,739.68	$0.00	
Total Balance Sheet	**Property Plant & Equipment**	**$164,808,986.29**	**($31,154,689.26)**	
107.2100	Water - Capital Projects	$7,982,968.37	$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**	**$23,457,218.56**	**$0.00**	
	Total Assets			**$269,703,949.94**
Liabilities				
201.1001	Project Clearing Account	$0.00	$2,671,301.30	
232.1000	Accounts Payable	$0.00	$3,485,713.95	
232.1010	Accrued Compensated Absences	$0.00	$63,205.82	
232.1030	Interest Payable	$0.00	$1,126,920.42	
232.1055	Retainage Payable	$0.00	$131,791.99	
232.1088	Accounts Payable - Escheat - Unclaimed	$0.00	$12,103.86	
232.1140	Sewer - Martinez Creek/SARA Connection Fee	$0.00	$16,000.00	
232.1150	Cibolo Franchise Fee	$0.00	$26,504.57	
232.3010	State Fee Coll./Paid	$0.00	$69,832.81	
232.3040	Backflow/VEPO Clearing Account	$0.00	$81.50	
232.4000	Customer Deposits	$0.00	$3,093,884.82	
242.3000	Payroll Accrual	$0.00	$69,854.46	
Total Balance Sheet	**Current Payables**	**$0.00**	**($10,767,195.50)**	
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	
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	$777,476.36	
232.8060	USDA Fed.Bond-$1,822,570.-Prepaid SARA	$0.00	$1,805,000.00	
Total Balance Sheet	**Long Term Debt**	**$0.00**	**($115,470,580.96)**	
	Total Liabilities			**$126,237,776.46**
Equities				
201.2000	Retained Earnings	$0.00	$88,014,386.31	

Green Valley Special Utility District
Balance Sheet: 2025 - 2026
For the Period Ending 7/31/2026

Account Number	Account Description	Debit	Credit	
Total Balance Sheet	**Equity**	**$0.00**	**($88,014,386.31)**	
	Total Equity			**($88,014,386.31)**
Revenues Less Expenditures			**$55,451,787.17**	
	Total Equity			**$143,466,173.48**
Total Liabilities and Equity				**$269,703,949.94**
Total		**$300,964,510.07**	**$300,964,510.07**	

GREEN VALLEY SPECIAL UTILITY DISTRICT
CASH INVESTMENT REPORT / STATEMENT OF ACCOUNT BALANCES
UNAUDITED
07/31/2026

Operating Cash Accounts	Jun-26		Jul-26		
Frost - Operating	$ 469,825.08		$198,973.90		
First United Bank - Operating	$ 138,485.53		$154,491.19		MM Checking Acct. (0.35%)
Logic - Operating Reserves	$ 15,573,612.51		$24,873,707.37		July Average 3.7918%
Logic - Water Acquisition Reserves	$ 22,777,069.98		$24,640,501.92		July Average 3.7918%
Logic - CIAC	$ 7,316,205.26		$7,337,964.37		July Average 3.7918%
TOTAL Operating Cash Accounts	$ 46,275,198.36		$ 57,205,638.75		
Restricted, Impact Fee & Bond Accounts					
Frost - TWDB	$ 280,352.06		$349,140.79		
Frost - USDA	$ 12,749.62		$15,366.62		
Logic - Impact Fee Reserves	$ 19,333,743.68		$19,829,923.06		July Average 3.7918%
Logic - Bond Funds	$ 419,661.90		$243,627.83		July Average 3.7918%
TOTAL Impact Fee & Bond Accounts	$ 20,046,507.26		$ 20,438,058.30		
Debt Service & Reserves					
Frost - Debt Service Reserve	$ 249,268.16		$4,218.27		
Logic - Debt Service	$ 3,595,899.59		$3,892,539.59		July Average 3.7918%
Total Texas Water Development Board	$ 3,845,167.75		$ 3,896,757.86		
First United Bank	$ 305,201.93		$ 295,662.80		
Pledges	$ 250,000.00		$ 250,000.00		
	$ 1,000,000.00		$ 1,000,000.00		
FUB Total	$ 1,555,201.93		$ 1,545,662.80		
Pledges at Frost Bank	$ 5,757,164.14		$ 4,094,810.50		

GREEN VALLEY SPECIAL UTILITY DISTRICT

CASH INVESTMENT REPORT / STATEMENT OF ACCOUNT BALANCES

UNAUDITED

7/31/2026

_____

John Frias - President

_____

Robert Roberson - Secretary/Treasurer

_____

Phil Gage - General Manager

_____

Heidi Schnell - Accounting Manager

GREEN VALLEY SPECIAL UTILITY DISTRICT **Unaudited** **Financial Report / Budget Ending 07/31/2026**

Account Description	July Actual Water	July Actual Sewer	July Actual Total	YTD as of July, 2026	FY 2026 Budget	Amended Budget FY 2026	%
Revenues							
Water Sales	$ 1,760,229.92		$ 1,760,229.92	$ 16,805,682.07	$ 24,700,934.13	$ 24,700,934.13	68%
Water - Acquisition Fee	$ 4,418,672.40		$ 4,418,672.40	$ 35,064,817.51	$ 8,739,037.50	$ 23,801,696.40	147%
Water - Meter Installation/Relocate	$ 93,828.90		$ 93,828.90	$ 849,831.65	$ 1,218,750.00	$ 1,121,250.00	76%
Inspection, Application and Trip Charges	$ 28,975.00		$ 28,975.00	$ 230,975.00	$ 281,208.83	$ 281,208.83	82%
Water - Bores and Line Extensions	$ 10,513.17		$ 10,513.17	$ 114,735.25	$ 75,000.00	$ 100,000.00	115%
Feasibility Study	$ 1,000.00		$ 1,000.00	$ 14,000.00	$ 20,000.00	$ 20,000.00	70%
Interest Income	$ 247,429.84		$ 247,429.84	$ 2,017,031.31	$ 1,644,240.35	$ 1,957,428.99	103%
Late Fee Charges	$ 52,792.32		$ 52,792.32	$ 359,538.61	$ 281,590.65	$ 296,411.21	121%
Misc. Income, Sale of Surplus	$ 12,000.00		$ 12,000.00	$ 36,018.00	$ 60,000.00	$ 53,000.00	68%
Antenna Service Income	$ 250.00		$ 250.00	$ 79,781.50	$ 80,281.50	$ 80,281.50	99%
Wastewater - SC WRRF - Treatment Service		$ 161,101.49	$ 161,101.49	$ 1,002,530.26	$ 561,911.56	$ 811,846.18	123%
Wastewater - CIAC Fee Capital Revenue		$ -	$ -	$ 16,213,268.90	$ 4,883,300.40	$ 14,766,508.58	110%
Wastewater - Martinez Creek WWTP - Connect Charge		$ -	$ -	$ 2,600.00	$ -	$ -	
Wastewater - GBRA Billing Service		$ 5,585.08	$ 5,585.08	$ 51,057.04	$ 77,285.62	$ 77,285.62	66%
Wastewater - Harvest Hills Billing Service		$ 1,695.00	$ 1,695.00	$ 16,780.00	$ 20,335.34	$ 20,335.34	83%
Wastewater - Zipp Rd Utility Billing Service		$ 3,140.00	$ 3,140.00	$ 31,320.00	$ 31,900.69	$ 31,900.69	98%
Wastewater - SARA Utility Billing Service Fee		$ 13,101.40	$ 13,101.40	$ 263,657.33	$ 162,924.03	$ 337,974.57	78%
Water - Impact Fee Capital Revenue	$ 805,395.50		$ 805,395.50	$ 6,461,721.50	$ 9,278,750.00	$ 8,536,450.00	76%
Developer Administrative Services	$ (115,567.85)		$ (115,567.85)	$ 3,687,726.63	$ 1,500,000.00	$ 2,000,000.00	184%
Total Revenues	**$ 7,315,519.20**	**$ 184,622.97**	**$ 7,500,142.17**	**$ 83,303,072.56**	**$ 53,617,450.60**	**$ 78,994,512.03**	105%

Direct Water and WW Operating Cost	Water	Sewer	Jul-26	YTD FY26	FY 2026 Budget	Amended Budget FY 2026	%
Water Purchase GBRA	$ 16,104.01		$ 16,104.01	$ 160,853.98	$ 193,199.96	$ 193,199.96	83%
Water - Edwards Aquifer - Permit Fee	$ 18,658.86		$ 18,658.86	$ 191,269.79	$ 207,748.08	$ 207,748.08	92%
Water Lease - Edwards- Dean Word	$ 64,583.33		$ 64,583.33	$ 499,066.91	$ 174,429.00	$ 624,857.25	80%
Water Lease - Edwards- Laguna	$ 8,439.37		$ 8,439.37	$ 81,575.59	$ 90,000.00	$ 90,000.00	91%
Water Lease - Comal Trinity Groundwater	$ -		$ -	$ 2,115.58	$ 8,174.84	$ 8,174.84	26%
Water Lease - Nueces River Authority	$ -		$ -	$ 84,318.00		$ 146,640.00	58%
Water - CRWA - ARWA	$ 238,367.93		$ 238,367.93	$ 2,383,679.30	$ 2,074,702.20	$ 2,860,529.59	83%
Water - CRWA - Lake Dunlap	$ 267,668.13		$ 267,668.13	$ 2,744,520.85	$ 3,418,076.04	$ 3,418,076.04	80%
Water - CRWA - Bond Lake Dunlap	$ 26,217.59		$ 26,217.59	$ 262,175.90	$ 314,623.58	$ 314,623.58	83%
Water - CRWA - Mid Cities	$ 7,708.73		$ 7,708.73	$ 77,087.30	$ 93,147.32	$ 93,147.32	83%
Water - CRWA - Bond Mid Cities	$ 10,313.93		$ 10,313.93	$ 103,139.30	$ 123,772.06	$ 123,772.06	83%
Water - CRWA - Wells Ranch	$ 385,631.88		$ 385,631.88	$ 3,856,318.80	$ 4,648,652.35	$ 4,648,652.35	83%
Water - CRWA - Bond Wells Ranch	$ 203,574.01		$ 203,574.01	$ 2,035,740.10	$ 2,442,985.82	$ 2,442,985.82	83%
Water - CRWA Purchase Contract Addendum	$ 30,000.00		$ 30,000.00	$ 300,000.00	$ 360,000.00	$ 360,000.00	83%
Water - Operations Material	$ 44,705.05		$ 44,705.05	$ 343,613.26	$ 490,000.00	$ 590,000.00	58%
Meters	$ 38,468.43		$ 38,468.43	$ 316,344.61	$ 574,700.00	$ 574,700.00	55%
Water - Plant Maintenance	$ 19,628.78		$ 19,628.78	$ 83,660.08	$ 138,800.00	$ 135,800.00	62%
Water - Damage Repairs	$ -		$ -	$ -	$ 100,000.00	$ -	0%
Water -Chemicals	$ -		$ -	$ 12,757.50	$ 31,960.75	$ 31,960.75	40%
Water - Bores and Line Extensions	$ 204.50		$ 204.50	$ 42,580.48	$ 75,000.00	$ 75,000.00	57%
Water - Line Repair (Contractor / lg repairs)	$ -		$ -	$ 9,100.00	$ 30,000.00	$ 30,000.00	30%
Bad Debt Expense	$ 9,388.40		$ 9,388.40	$ 93,884.00	$ 90,000.00	$ 123,504.67	76%
Wastewater - O & M Services		$ 10,075.00	$ 10,075.00	$ 82,377.65	$ 138,440.63	$ 161,024.00	51%
Wastewater - Chemicals		$ -	$ -	$ 79,220.03	$ 96,402.18	$ 132,152.18	60%
Wastewater - Operation Materials		$ 774.47	$ 774.47	$ 14,523.39	$ 12,500.00	$ 33,500.00	43%
Total Water and Waste Water Direct Expenses	**$ 1,389,662.93**	**$ 10,849.47**	**$ 1,400,512.40**	**$ 13,859,922.40**	**$ 15,927,314.81**	**$ 17,420,048.49**	80%
Gross Margin	**$ 5,925,856.27**	**$ 173,773.50**	**$ 6,099,629.77**	**$ 69,443,150.16**			

General Operating Cost			Jul-26	YTD FY26	FY 2026 Budget	Amended Budget FY 2026	%
Insurance - Bonds			$ -	$ 769.00	$ 1,000.00	$ 840.00	92%
Insurance - Liability			$ 2,031.67	$ 15,816.70	$ 18,380.08	$ 18,380.08	86%
Insurance - Property			$ 7,025.29	$ 76,080.96	$ 104,229.55	$ 110,057.61	69%
Insurance - Vehicle/Lrg Equipment			$ 2,659.83	$ 26,598.30	$ 40,708.35	$ 40,708.35	65%
Insurance - Worker's Compensation			$ 3,706.35	$ 36,907.85	$ 61,163.12	$ 51,465.89	72%
Janitorial			$ 2,798.17	$ 42,076.61	$ 52,300.00	$ 56,800.00	74%
Facilities Maintenance			$ 21,151.30	$ 197,676.19	$ 218,600.22	$ 252,000.22	78%
Office Equipment Maintenance & Purchase			$ 18,972.96	$ 120,383.66	$ 156,703.17	$ 187,130.17	64%
Office Supplies, Filings & Misc.			$ 3,951.08	$ 45,221.37	$ 45,919.72	$ 60,179.67	75%
Miscellaneous Expense (Specialties)			$ -	$ 536,480.09	$ 350,000.00	$ 685,000.00	78%
Outsource Billing			$ 2,888.52	$ 160,994.31	$ 251,964.84	$ 251,964.84	64%
Office Furniture & Accessories			$ 2,977.55	$ 12,266.02	$ 36,050.00	$ 17,249.00	71%
Contracted Services			$ 7,070.26	$ 48,060.50	$ 109,024.78	$ 109,024.78	44%
Professional Services			$ 129,551.21	$ 861,990.72	$ 1,984,170.00	$ 1,038,000.00	83%
Director Fees, Meetings & Training			$ 641.13	$ 40,925.10	$ 60,396.00	$ 60,396.00	68%
Community Outreach			$ 8,510.10	$ 48,804.17	$ 89,500.00	$ 91,000.00	54%
Electricity Expense			$ 33,036.12	$ 339,278.33	$ 493,616.92	$ 493,616.92	69%
Telephone & Communication Expenses			$ 6,406.66	$ 61,627.52	$ 77,924.39	$ 81,524.39	76%
Computers & Supplies			$ 1,414.18	$ 43,478.91	$ 41,424.96	$ 48,124.96	90%
Radio / Communication / SCADA Expense			$ (499.00)	$ 32,123.78	$ 26,000.00	$ 29,914.50	107%
Sampling			$ 3,557.00	$ 36,018.64	$ 73,667.94	$ 73,667.94	49%
Lab Supplies			$ -	$ 7,991.45	$ 16,435.99	$ 18,935.99	42%
Supplies & Small Tools			$ 2,772.31	$ 37,987.45	$ 43,324.83	$ 51,440.83	74%
Equipment Repairs & Maintenance			$ 7,928.02	$ 72,901.99	$ 106,955.00	$ 106,955.00	68%
Vehicle Repairs & Maintenance			$ 6,150.83	$ 82,991.71	$ 114,232.00	$ 114,232.00	73%
Equipment Rental			$ -	$ 686.11	$ 33,532.58	$ 33,532.58	2%
Vehicle & Generator Fuel			$ 22,812.02	$ 108,740.35	$ 100,000.00	$ 160,000.00	68%
Generator Maintenance			$ -	$ 7,293.31	$ 52,000.00	$ 52,000.00	14%
System Fees			$ 4,072.71	$ 38,369.01	$ 51,250.94	$ 51,250.94	75%
Interest Expense - Long Term Debt			$ 275,543.98	$ 2,642,138.35	$ 3,306,527.80	$ 3,306,527.80	80%
Amortization of Deferred Gain/Discount			$ -	$ -	$ 8,300.00	$ 8,300.00	0%
Amortization of Prepaid SARA Capacity			$ 12,000.00	$ 24,000.00	$ -	$ 120,000.00	20%
Bond Issuance Cost			$ -	$ -	$ -	$ -	
Depreciation Expense			$ 313,026.89	$ 3,130,268.90	$ 3,536,329.51	$ 3,536,329.51	89%
Total General Operating Cost			$ 902,157.14	**$ 8,936,947.36**	**$ 11,661,632.69**	**$ 11,316,549.97**	79%

Personnel Expenses			Jul-26	YTD FY26	FY 2026 Budget	Amended Budget FY 2026	%
Safety & PPE Expense			$ 2,937.41	$ 47,462.09	$ 27,915.36	$ 44,371.87	107%
Wages - Hourly			$ 228,056.39	$ 2,389,720.99	$ 3,060,635.98	$ 3,134,226.72	76%
Wages - Salary			$ 101,053.05	$ 1,055,248.26	$ 1,331,100.00	$ 1,358,130.02	78%
Wages - Overtime			$ 17,539.95	$ 130,662.86	$ 187,069.77	$ 187,648.83	70%
Payroll Taxes			$ 28,454.58	$ 312,415.79	$ 449,410.41	$ 456,584.86	68%
Retirement Program			$ 63,699.12	$ 465,043.84	$ 433,069.00	$ 572,000.00	81%
Employee Appreciation			$ 1,680.44	$ 23,074.89	$ 27,470.00	$ 30,570.00	75%
Licenses, Dues, Testing			$ 1,877.64	$ 52,243.16	$ 26,924.00	$ 77,373.00	68%
Insurance - Health & Life			$ 45,232.37	$ 464,026.20	$ 558,749.20	$ 559,223.67	83%
Training, Convention, Meeting Expense			$ 281.62	$ 18,540.77	$ 60,720.00	$ 63,420.00	29%
Uniforms			$ 3,156.09	$ 28,931.11	$ 75,281.92	$ 80,139.88	36%
HR Services			$ 7,338.41	$ 67,045.67	$ 76,117.16	$ 78,963.16	85%
Total Personnel Expenses			**$ 501,307.07**	**$ 5,054,415.63**	**$ 6,314,462.80**	**$ 6,642,652.00**	76%

Total Revenues			**$ 7,500,142.17**	**$ 83,303,072.56**	**$ 53,617,450.60**	**$ 78,994,512.03**
Total Water and Wastewater Direct Expense			**$ 1,400,512.40**	**$ 13,859,922.40**	**$ 15,927,314.81**	**$ 17,420,048.49**
Gross Margin			**$ 6,099,629.77**	**$ 69,443,150.16**	**$ 37,690,135.79**	**$ 61,574,463.54**
Total General Operating Cost			**$ 902,157.14**	**$ 8,936,947.36**	**$ 11,661,632.69**	**$ 11,316,549.97**
Total Personnel Expense			**$ 501,307.07**	**$ 5,054,415.63**	**$ 6,314,462.80**	**$ 6,642,652.00**
Net Change			**$ 4,696,165.56**	**$ 55,451,787.17**	**$ 19,714,040.30**	**$ 43,615,261.58**

Working Capital (Cash & Investments)				**$ 84,950,000.21**
Ending Working Capital (Cash & Investments Less Accounts Payable and Deposits)				**$ 78,370,401.44**
Less: Bond and Impact Fee Accounts				**$ 23,847,603.60**
Operating Working Capital				**$ 54,522,797.84**

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			**Jul-26**	**YTD FY26**	**FY 2026 Budget**	**Amended Budget FY 2026**	**%**
Capital Improvement - Impact Fee Funded			$ 123,306.00	$ 4,385,864.05	$ 12,377,124.83	$9,755,996.63	45%
Capital Improvement - CIAC Fee Funded			$ 1,800.00	$ 3,552,655.17	$ 2,500,000.00	$3,500,000.00	102%
Total Capital Improvements			$ 125,106.00	$ 7,938,519.22	**$ 14,877,124.83**	**$13,255,996.63**	60%

Non-Construction Capital Expenses GV Funded							
Software Upgrade - Billing & Map			$ 51,371.22	$ 172,780.07	$ 94,000.00	$283,830.00	61%
Vehicle & Equipment Purchase (W & WW)			$ 150,350.00	$ 518,319.54	$ 370,500.00	$517,224.50	100%
Furnitures & Fixtures				$ 174,903.15	$ 54,213.00	$71,000.00	246%
Buildings			$ -	$ -	$ -	$541,580.00	0%
Water - Meter AMI Replacements			$ 31,820.22	$ 415,818.40	$ 380,875.00	$318,150.00	131%
Inventory Purchase			$ -	$ 789,515.68	$ 623,966.30	$651,506.38	121%
Total			**$ 233,541.44**	**$ 2,071,336.84**	**$ 1,523,554.30**	$2,383,290.88	87%

Sustainment and Restoration Green Valley Funded							
Water Distribution Sustainment and Restoration			$ 51,188.70	$ 89,992.53	$ 2,234,424.48	$1,696,775.32	5%
Water Plant Sustainment and Restoration				$ 490,392.64	$ 1,300,000.00	$1,485,000.00	33%
Land & Easement Acquisition - Water & WW			$ 13,250.00	$ 449,569.75	$ 1,292,976.00	$1,200,300.90	37%
Total			**$ 64,438.70**	**$ 1,029,954.92**	**$ 4,827,400.48**	**$4,382,076.22**	24%

Green Valley Special Utility District
Paid Checks Report
7/1/2026 to 7/31/2026

Check#	Paid To	Description	Check Date	Amount
36210	Hild Brothers, Inc.	Makaze Herbicide	7/8/2026	$116.00
36211	[redacted]	Utility Refund	7/8/2026	$106.65
36212	[redacted]	Utility Refund	7/8/2026	$93.88
36213	Seguin Electric	Customer electric service was hit while trying to repair a leak	7/8/2026	$875.10
36214	Zipp Road Utilities	June 2026 Sewer	7/8/2026	$20,698.58
36215	Laguna Water II, Ltd.	2026 Water Lease 2nd Installment	7/9/2026	$50,636.20
36216	Bluebonnet Motors	Purchase of three new trucks	7/15/2026	$140,497.00
36217	Crown Equipment Corporation dba Crown Lift Trucks	Replace motor on Presto lift.	7/15/2026	$1,527.50
36218	Eliot, Mark P	Easement	7/15/2026	$4,250.00
36219	Loomis	Armored Car Service	7/15/2026	$789.79
36220	Tri-County Fence Company	Fence Repairs - Multiple Sites	7/15/2026	$11,750.00
36221	Voigt, Clarence L.	Easements	7/15/2026	$4,500.00
36222	[redacted]	Utility Refund	7/22/2026	$1,688.16
36223	DSHS Central Lab MC2004	Sampling	7/22/2026	$941.00
36224	Heggy, Joseph	Easement	7/22/2026	$4,500.00
36225	Helping Hand Hardware, Inc.	Twine.	7/22/2026	$517.84
36226	Advanced Flow Technologies	Fire Line backflow test (2)	7/29/2026	$484.00
36227	Core & Main LP	Valve box cleaning tools for service trucks	7/29/2026	$219.00
36228	UTEC-Plus	Upfitting for new truck PD 404 F-250	7/29/2026	$3,360.00
36229	Werts Welding & Tank Service Inc.	Suction hose	7/29/2026	$190.82
36230	[redacted]	Utility Refund	7/31/2026	$122.43
36231	[redacted]	Utility Refund	7/31/2026	$90.27
36232	[redacted]	Utility Refund	7/31/2026	$63.36
36233	[redacted]	Utility Refund	7/31/2026	$4.76
36234	[redacted]	Utility Refund	7/31/2026	$104.28
36235	[redacted]	Utility Refund	7/31/2026	$22.27
36236	[redacted]	Utility Refund	7/31/2026	$35.91
36237	[redacted]	Utility Refund	7/31/2026	$82.45
36238	[redacted]	Utility Refund	7/31/2026	$8.51
36239	[redacted]	Utility Refund	7/31/2026	$2,810.83
36240	[redacted]	Utility Refund	7/31/2026	$107.28
36241	[redacted]	Utility Refund	7/31/2026	$65.59
36242	[redacted]	Utility Refund	7/31/2026	$48.65
36243	[redacted]	Utility Refund	7/31/2026	$13.76
36244	[redacted]	Utility Refund	7/31/2026	$120.49
36245	[redacted]	Utility Refund	7/31/2026	$22.15
36246	[redacted]	Utility Refund	7/31/2026	$125.83
36247	[redacted]	Utility Refund	7/31/2026	$75.27
36248	[redacted]	Utility Refund	7/31/2026	$97.36
36249	[redacted]	Utility Refund	7/31/2026	$60.19
36250	[redacted]	Utility Refund	7/31/2026	$76.87
36251	[redacted]	Utility Refund	7/31/2026	$103.62
36252	[redacted]	Utility Refund	7/31/2026	$11.40
36253	[redacted]	Utility Refund	7/31/2026	$60.74
36254	[redacted]	Utility Refund	7/31/2026	$0.54
36255	[redacted]	Utility Refund	7/31/2026	$101.06
36256	[redacted]	Utility Refund	7/31/2026	$52.70
36257	[redacted]	Utility Refund	7/31/2026	$107.27
36258	[redacted]	Utility Refund	7/31/2026	$9.85
36259	[redacted]	Utility Refund	7/31/2026	$80.87
36260	[redacted]	Utility Refund	7/31/2026	$1,952.95
36261	[redacted]	Utility Refund	7/31/2026	$51.78
36262	[redacted]	Utility Refund	7/31/2026	$104.71
36263	[redacted]	Utility Refund	7/31/2026	$83.83
36264	[redacted]	Utility Refund	7/31/2026	$86.62
36265	[redacted]	Utility Refund	7/31/2026	$161.77
36266	[redacted]	Utility Refund	7/31/2026	$126.27
36267	[redacted]	Utility Refund	7/31/2026	$106.82
36268	[redacted]	Utility Refund	7/31/2026	$156.79
36269	[redacted]	Utility Refund	7/31/2026	$175.87
36270	[redacted]	Utility Refund	7/31/2026	$133.73
36271	[redacted]	Utility Refund	7/31/2026	$102.46
36272	[redacted]	Utility Refund	7/31/2026	$90.87
36273	[redacted]	Utility Refund	7/31/2026	$47.57
36274	[redacted]	Utility Refund	7/31/2026	$47.90
36275	[redacted]	Utility Refund	7/31/2026	$102.82
36276	[redacted]	Utility Refund	7/31/2026	$72.54
36277	[redacted]	Utility Refund	7/31/2026	$40.14
36278	[redacted]	Utility Refund	7/31/2026	$3.37
36279	[redacted]	Utility Refund	7/31/2026	$124.15
36280	[redacted]	Utility Refund	7/31/2026	$74.95
36281	[redacted]	Utility Refund	7/31/2026	$106.95
36282	[redacted]	Utility Refund	7/31/2026	$150.00
36283	[redacted]	Utility Refund	7/31/2026	$107.75
36284	[redacted]	Utility Refund	7/31/2026	$94.69
36285	[redacted]	Utility Refund	7/31/2026	$83.20
36286	[redacted]	Utility Refund	7/31/2026	$108.42
36287	[redacted]	Utility Refund	7/31/2026	$145.22
36288	[redacted]	Utility Refund	7/31/2026	$30.00

36289	[redacted]	Utility Refund	7/31/2026	$51.46
36290	[redacted]	Utility Refund	7/31/2026	$93.08
36291	[redacted]	Utility Refund	7/31/2026	$114.84
36292	[redacted]	Utility Refund	7/31/2026	$50.99
36293	[redacted]	Utility Refund	7/31/2026	$49.10
36294	[redacted]	Utility Refund	7/31/2026	$81.58
36295	[redacted]	Utility Refund	7/31/2026	$16.87
36296	[redacted]	Utility Refund	7/31/2026	$47.08
36297	[redacted]	Utility Refund	7/31/2026	$108.93
36298	[redacted]	Utility Refund	7/31/2026	$125.71
36299	[redacted]	Utility Refund	7/31/2026	$83.70
36300	[redacted]	Utility Refund	7/31/2026	$53.46
36301	[redacted]	Utility Refund	7/31/2026	$86.11
36302	[redacted]	Utility Refund	7/31/2026	$150.00
36303	[redacted]	Utility Refund	7/31/2026	$52.34
36304	[redacted]	Utility Refund	7/31/2026	$65.20
36305	[redacted]	Utility Refund	7/31/2026	$58.61
36306	[redacted]	Utility Refund	7/31/2026	$45.31
36307	[redacted]	Utility Refund	7/31/2026	$530.92
36308	[redacted]	Utility Refund	7/31/2026	$34.38
36309	[redacted]	Utility Refund	7/31/2026	$29.72
36310	[redacted]	Utility Refund	7/31/2026	$111.67
36311	[redacted]	Utility Refund	7/31/2026	$150.00
36312	[redacted]	Utility Refund	7/31/2026	$32.86
36313	[redacted]	Utility Refund	7/31/2026	$146.23
36314	[redacted]	Utility Refund	7/31/2026	$15.69
36315	[redacted]	Utility Refund	7/31/2026	$95.59
36316	[redacted]	Utility Refund	7/31/2026	$63.93
36317	[redacted]	Utility Refund	7/31/2026	$56.67
36318	[redacted]	Utility Refund	7/31/2026	$288.23
36319	[redacted]	Utility Refund	7/31/2026	$258.59
36320	[redacted]	Utility Refund	7/31/2026	$11.34
36321	[redacted]	Utility Refund	7/31/2026	$54.71
36322	[redacted]	Utility Refund	7/31/2026	$31.72
36323	[redacted]	Utility Refund	7/31/2026	$57.63
36324	[redacted]	Utility Refund	7/31/2026	$150.00
36325	[redacted]	Utility Refund	7/31/2026	$150.00
36326	[redacted]	Utility Refund	7/31/2026	$135.66
36327	[redacted]	Utility Refund	7/31/2026	$85.02
36328	[redacted]	Utility Refund	7/31/2026	$39.42
36329	[redacted]	Utility Refund	7/31/2026	$26.19
36330	[redacted]	Utility Refund	7/31/2026	$150.00
36331	[redacted]	Utility Refund	7/31/2026	$100.56
36332	[redacted]	Utility Refund	7/31/2026	$77.08
36333	[redacted]	Utility Refund	7/31/2026	$89.39
36334	[redacted]	Utility Refund	7/31/2026	$62.61
36335	[redacted]	Utility Refund	7/31/2026	$63.07
36336	[redacted]	Utility Refund	7/31/2026	$56.74
36337	[redacted]	Utility Refund	7/31/2026	$107.01
36338	[redacted]	Utility Refund	7/31/2026	$380.98
36339	[redacted]	Utility Refund	7/31/2026	$120.11
36340	[redacted]	Utility Refund	7/31/2026	$2,388.84
36341	[redacted]	Utility Refund	7/31/2026	$111.25
36342	[redacted]	Utility Refund	7/31/2026	$1.62
36343	[redacted]	Utility Refund	7/31/2026	$37.81
36344	[redacted]	Utility Refund	7/31/2026	$127.01
36345	[redacted]	Utility Refund	7/31/2026	$84.09
36346	[redacted]	Utility Refund	7/31/2026	$301.97
36347	[redacted]	Utility Refund	7/31/2026	$76.53
36348	[redacted]	Utility Refund	7/31/2026	$64.91
36349	[redacted]	Utility Refund	7/31/2026	$126.40
36350	[redacted]	Utility Refund	7/31/2026	$83.09
36351	[redacted]	Utility Refund	7/31/2026	$30.21
36352	[redacted]	Utility Refund	7/31/2026	$67.25
36353	[redacted]	Utility Refund	7/31/2026	$133.82
36354	[redacted]	Utility Refund	7/31/2026	$69.78
36355	[redacted]	Utility Refund	7/31/2026	$105.16
36356	[redacted]	Utility Refund	7/31/2026	$53.48
36357	[redacted]	Utility Refund	7/31/2026	$41.22
36358	[redacted]	Utility Refund	7/31/2026	$84.33
36359	[redacted]	Utility Refund	7/31/2026	$150.00
36360	[redacted]	Utility Refund	7/31/2026	$150.00
36361	[redacted]	Utility Refund	7/31/2026	$150.00
36362	[redacted]	Utility Refund	7/31/2026	$150.00
36363	[redacted]	Utility Refund	7/31/2026	$150.00
36364	[redacted]	Utility Refund	7/31/2026	$58.78
36365	[redacted]	Utility Refund	7/31/2026	$136.99
36366	[redacted]	Utility Refund	7/31/2026	$200.00
36367	[redacted]	Utility Refund	7/31/2026	$32.62
36368	[redacted]	Utility Refund	7/31/2026	$86.74
36369	[redacted]	Utility Refund	7/31/2026	$141.92
36370	[redacted]	Utility Refund	7/31/2026	$101.78
36371	[redacted]	Utility Refund	7/31/2026	$10.59

36372	[redacted]	Utility Refund	7/31/2026	$1,809.38
36373		Utility Refund	7/31/2026	$89.38
36374		Utility Refund	7/31/2026	$10.72
36375		Utility Refund	7/31/2026	$26.00
36376		Utility Refund	7/31/2026	$427.60
36377		Utility Refund	7/31/2026	$66.96
36378		Utility Refund	7/31/2026	$40.88
36379		Utility Refund	7/31/2026	$150.00
36380		Utility Refund	7/31/2026	$90.50
36381		Utility Refund	7/31/2026	$66.65
36382		Utility Refund	7/31/2026	$95.37
36383		Utility Refund	7/31/2026	$73.11
901995	Austin Armature Works, LP	Plant 1 - Booster Pumps	7/15/2026	$33,729.30
901996	City of Cibolo (Franchise)	2nd Qtr 2026 Franchise Fees	7/15/2026	$27,445.98
901997	Comal Trinity Groundwater	2nd Qtr 2026 Water	7/15/2026	$131.84
901998	Core & Main LP	operational materials	7/15/2026	$4,332.89
901999	Council Automotive Supply	parts for backhoe repair	7/15/2026	$135.94
902000	Delta T LLC dba Big Ass Fans	Installation of warehouse fan	7/15/2026	$11,634.10
902001	Duarte & Sons Landscaping	Cleanup for Homestead Elevated tower	7/15/2026	$2,500.00
902002	Everon, LLC / Iris Group Holdings LLC	Fire line connection for fan in the warehouse	7/15/2026	$509.00
902003	Grease Monkey - Sound Billing, LLC	Oil change MD 601	7/15/2026	$147.30
902004	GVEC	Internet	7/15/2026	$349.05
902005	Hierholzer Engineering, Inc.	Labor to reprogram Plants 7 and 8 to run together using Pressure PIDs, etc.	7/15/2026	$3,800.00
902006	J & C Welding Supply Co.	Welding Jackets - PPE	7/15/2026	$237.90
902007	M & M Auto and Truck Parts	Ring terminal and connector for Kawasaki Mule	7/15/2026	$16.48
902008	Noble General Contractors, LLC	Plant 3 & 8 Generator and ATS Improvements	7/15/2026	$99,621.00
902009	Northern Tool + Equipment	Oil and filter element for compressor mounted on truck WWD 206	7/15/2026	$94.99
902010	NOVA 401(K) Associates	Fees Pension Plan	7/15/2026	$800.00
902011	On-Site Fuel, Inc.	Fuel for HQ tanks.	7/15/2026	$21,736.63
902012	Pitney Bowes, Inc (Auto Pay)	Outsource Billing - Lease Invoice 4/20/2026-7/19/2026	7/15/2026	$492.06
902013	Principal Financial Group	Retirement Plan	7/15/2026	$3,600.90
902014	Second Nature Compost, LLC	Sludge Transport	7/15/2026	$1,275.00
902015	Smart Office Automation LLC	Sharp Equipment (Printer/Copier) Lease	7/15/2026	$1,978.86
902016	Stericycle, Inc. - Shred-It	Shred Service	7/15/2026	$128.75
902017	TCDRS - Retirement	Retirement Plan TCDRS	7/15/2026	$32,820.32
902018	The Reinalt - Thomas Corporation - Discount Tire	Tire replacement for OD 311	7/15/2026	$657.58
902019	Thompson Safety LLC	Hi-Vis Rain Jackets	7/15/2026	$405.00
9901966	Air Rescue AC & Heating	Repairs on plant 11 ac	7/8/2026	$188.00
9901967	AJ'S Tire Shop, Inc.	Rim repair for WWD 206	7/8/2026	$85.00
9901968	Angel Pest Control, Inc.	Comm Rodent - Monthly	7/8/2026	$81.00
9901969	Archer Western Construction, LLC	Clearwater Creek WWTP 0.2 MGD Package Plant App 4	7/8/2026	$1,178,327.00
9901970	Armstrong, Vaughan & Associates, PC	Professional development	7/8/2026	$750.00
9901971	Butler & Land Technologies, LLC	Megohmmeter for Plants	7/8/2026	$701.52
9901972	Cavender Stores, LP / Cavender's Boot City	Boot Voucher	7/8/2026	$175.00
9901973	City Public Service	Electricity	7/8/2026	$7,652.68
9901974	Core & Main LP	Operational Materials	7/8/2026	$64,312.99
9901975	Estech Systems, Inc.	Phone System	7/8/2026	$958.34
9901976	Fastest Labs of New Braunfels & Seguin	Drug Testing	7/8/2026	$236.00
9901977	Freese and Nichols	GV and Lower Seguin WL Improvements	7/8/2026	$25,874.94
9901978	Grease Monkey - Sound Billing, LLC	Oil change OD 305	7/8/2026	$192.98
9901979	GVEC	Electricity	7/8/2026	$23,847.64
9901980	Harvest Hills Treatment, LTD.	Sewer June 2026	7/8/2026	$12,729.44
9901981	Hierholzer Engineering, Inc.	Various Work Orders - Water and Wastewater	7/8/2026	$5,913.01
9901982	J & C Welding Supply Co.	Welding/Shop materials	7/8/2026	$206.84
9901983	Kustom Kleaning - Ronald H. Wesch	Janitorial - WW Treatment Plant - June 2026	7/8/2026	$500.00
9901984	Lane Equipment Company	Warehouse Ice machine PM	7/8/2026	$535.23
9901985	M & M Auto and Truck Parts	parts for OD 308	7/8/2026	$169.98
9901986	Ready Refresh	Water	7/8/2026	$88.72
9901987	Second Nature Compost, LLC	Sludge Transport	7/8/2026	$2,125.00
9901988	Texas Excavation Safety System, Inc	Locate Services	7/8/2026	$692.30
9901989	Texas First Rentals, LLC	Skid steer rental	7/8/2026	$2,438.70
9901990	The Reinalt - Thomas Corporation - Discount Tire	tire replacement for PD 403	7/8/2026	$300.75
9901991	Vestis	Uniforms	7/8/2026	$310.53
9901992	Vestis	Uniforms	7/8/2026	$184.93
9901993	Westwood Professional Services, Inc.	Plant 10 Rehab	7/8/2026	$26,193.50
9901994	WM Corporate Services, Inc.	Garbage July2026	7/8/2026	$289.13
9901995	ABM Industry Groups, LLC	Janitorial Services June 2026	7/22/2026	$2,936.83
9901996	Almanza, Blackburn, Dickie & Mitchell LLP	Legal Service	7/22/2026	$200.00
9901997	Canyon Regional Water Authority	June Water	7/22/2026	$1,176,386.10
9901998	Cavender Stores, LP / Cavender's Boot City	Boot Voucher	7/22/2026	$166.49
9901999	City of Cibolo (Sewer)	June 2026 Sewer	7/22/2026	$227,551.12
9902000	Core & Main LP	Operational Materials	7/22/2026	$48,599.95
9902001	Digital D-Signs, LLC	Logos for three new trucks. Ranger, F-150, F-20	7/22/2026	$664.50
9902002	DSS Driving Safety Services, LLC	Drug Testing	7/22/2026	$285.00
9902003	Edmunds GovTech	ERP	7/22/2026	$15,000.00
9902004	Fortiline, Inc	Fire hydrant parts	7/22/2026	$1,867.10
9902005	GBRA - Sewer	June 2026 Sewer	7/22/2026	$343,780.62
9902006	GBRA - Water	Water June 2026	7/22/2026	$16,083.33
9902007	Gerard Electric	warehouse light replacement	7/22/2026	$1,212.80
9902008	GVEC	Electricity	7/22/2026	$336.22
9902009	InfoSend, Inc.	Postage	7/22/2026	$14,356.33
9902010	Lane Equipment Company	Ice Machine Lease	7/22/2026	$249.00
9902011	PKM Industries	Plant 1 - Sign Replacement	7/22/2026	$350.00

9902012	San Antonio River Authority	Sewer June 2026	7/22/2026	$49,170.79
9902013	Utility Engineering Group, PLLC	June projects	7/22/2026	$266,917.06
9902014	AJ'S Tire Shop, Inc.	Flat repair for WWD 203	7/29/2026	$16.00
9902015	Alamo Communications, Inc.	Monthly Hosting Microsoft	7/29/2026	$5,008.99
9902016	Always Answer	Answering Service	7/29/2026	$624.51
9902017	Apache Disposal Inc.	Trash Service Jul2026	7/29/2026	$117.70
9902018	Core & Main LP	operational materials	7/29/2026	$6,948.96
9902019	Edmunds GovTech	Monthly Hosting	7/29/2026	$2,398.67
9902020	Everon, LLC / Iris Group Holdings LLC	Alarm System Monitoring - WWTP	7/29/2026	$469.22
9902021	Ferguson Waterworks	Valve setters for heavy service trucks	7/29/2026	$3,463.68
9902022	Garver	June projects	7/29/2026	$44,978.75
9902023	Grease Monkey - Sound Billing, LLC	Oil change for DE 502	7/29/2026	$221.88
9902024	Northern Tool + Equipment	Grease gun	7/29/2026	$350.55
9902025	Principal Financial Group	Retirement	7/29/2026	$3,613.07
9902026	Second Nature Compost, LLC	Sludge Transport	7/29/2026	$425.00
9902027	TCDRS - Retirement	Retirement Plan	7/29/2026	$33,196.86
9902028	Texas Land & Right of Way Co. LLC	Easement Services July 2026	7/29/2026	$8,400.70
9902029	America's Construction LLC - Jesus Terrazas	Road bore crew payment for River Haven Project	7/29/2026	$48,750.00
9902030	Principal Financial Group	Principal Fees	7/29/2026	$531.25
9320	4imprint	Customer Appreciation	7/28/2026	$4,804.77
9321	Altex Electronics Ltd.	Ubiquiti UniFi 24 Port POE Switch	7/28/2026	$419.99
9322	Amazon	Various items for wastewater	7/28/2026	$5,548.91
9323	Chick-fil-A	Safety Meeting	7/28/2026	$53.85
9324	Chili's	GVSUD and UEG lunch meeting	7/28/2026	$38.95
9325	Dollar General	Watch Batteries	7/28/2026	$10.41
9326	Embro Identity (Visa)	Embroidery for hats and shirts.	7/28/2026	$854.92
9327	Foxit	PDF Editor+ with AC Yearly	7/28/2026	$518.37
9328	Green Valley SUD (credit card test)	GVSUD Credit Card Test	7/28/2026	$25.75
9329	Guadalupe Co. TX Road and Bridge	Road Bore permit	7/28/2026	$204.50
9330	Guadalupe County Clerk	Easement Filings	7/28/2026	$438.06
9331	HEB	Safety Meeting	7/28/2026	$128.42
9332	Home Depot	Electrical tools for trucks	7/28/2026	$1,354.07
9333	IdentoGo	TWUA Membership Dues & Training Class	7/28/2026	$75.56
9334	Indeed	June Sponsored Job Ads	7/28/2026	$1,438.32
9335	Intuit, Inc (Visa)	QuickBooks Online	7/28/2026	$289.85
9336	Los Cucos Mexican Cafe	Quarterly Safety Meeting	7/28/2026	$1,639.35
9337	North Central Texas Council of Governments	Public Funds Investment Act Training Course 8/24/2026	7/28/2026	$120.00
9338	Northeast Partnership	July Monthly Luncheon-4 tickets	7/28/2026	$160.00
9339	Olive Garden	Workshop Lunch	7/28/2026	$372.95
9340	Orca Scan Ltd	Orca Scan Business-Monthly for Warehouse and Service Fee	7/28/2026	$60.60
9341	Sam's Club	Kitchen items	7/28/2026	$347.87
9342	Seguin Gazette-Enterprise	2026 Sponsorship	7/28/2026	$1,000.00
9343	Star Awards	Plaque plate engraving	7/28/2026	$7.00
9344	TCEQ	License Applications	7/28/2026	$338.50
9345	Texas Water Utilities Assoc.	TWUA Class - Resiliency Overview	7/28/2026	$530.00
9346	The Key Depot	Key cabinet for office	7/28/2026	$230.00
9347	TMS International	Slag for driveway repair	7/28/2026	$126.06
9348	Tuttle Outdoor Power	Sight Window, Gearbox 85mm for Case tractor	7/28/2026	$31.90
9349	US Postal Service	Shipping for Meter Test	7/28/2026	$13.55
9350	Vista Print	Notepads and envelopes for GM.	7/28/2026	$133.40
		Total Payments:		$4,222,241.98

GREEN VALLEY
SPECIAL UTILITY DISTRICT

MEMORANDUM

Date: August 20, 2026

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

From: Phillip K. Gage, General Manager

RE: GVSUD General Manager Update – August 27, 2026 Regular Board Meeting

Staffing

Current Staffing level is 59 employees. We have four vacant positions: Communications Specialist, Utility Technician I, Wastewater Utility Tech 1, and Facilities Specialist. We are actively recruiting for the Wastewater Utility Technician position. In the last month, we have filled the meter technician position and safety/security admin position. Updated organization chart is attached.

Rate Study for FY 27

The rate study is complete and will be presented during this board meeting. The Strategic Water Conservation Committee reviewed the study on June 30th and had some recommended adjustments to the study. The Finance/Investment Committee reviewed the presentation and recommendation on August 18th.

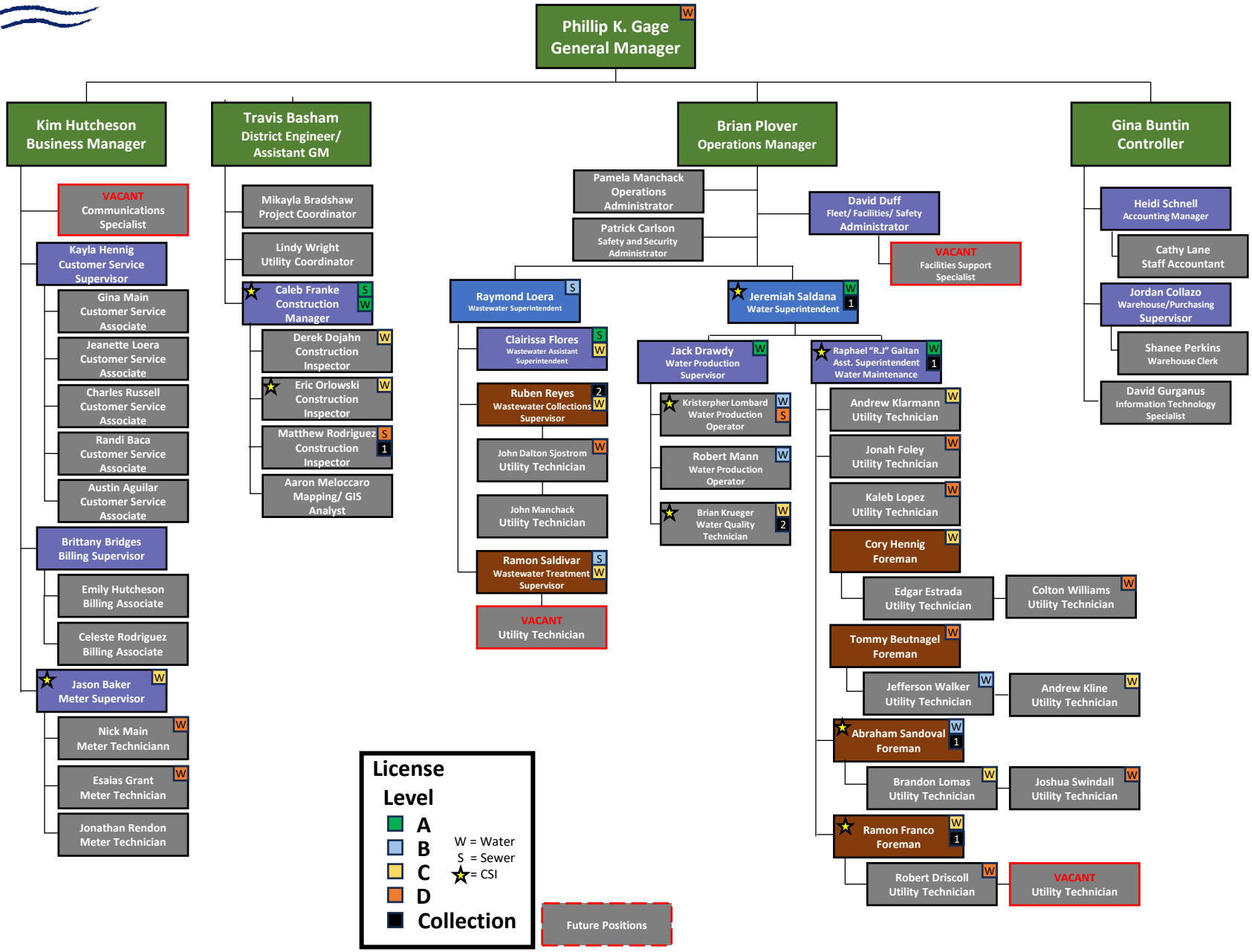
Upcoming Financial Milestones for the Fiscal Year

The District completed all steps for the FY2027 Budget presentation The following are the key Milestones for the Board of Directors Action for the remainder of the Fiscal Year:

- February – Review and Amend (as required) District Master Plans (COMPLETE)
- March – Review and Approve CIAC, and Water Acquisition Fees (COMPLETE)
- April – Review and Approve the FY26 Amended Budget (COMPLETE)
- July – Review and Approve Rate Structure for FY27 (August Board Meeting)
- August – Review and Approve the Annual Budget for FY27 (August Board Meeting)
- September – Review and Approve the Operations Policy Amendments for FY27 (codifies rates and fees)

Green Valley Special Utility District
Organizational Chart (as of 18 August 2026)

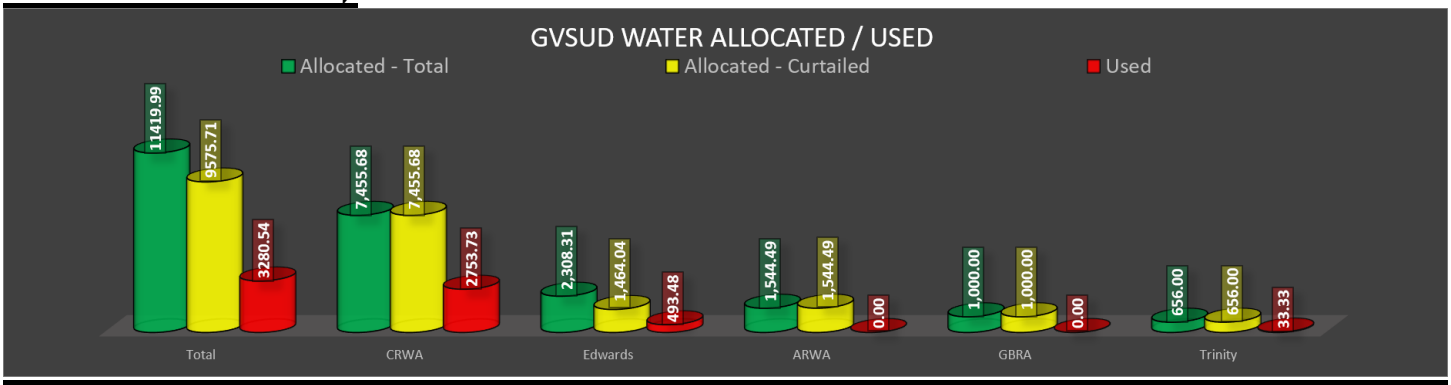
Total Positions: 63
Current Strength: 59
Vacant Positions: 4

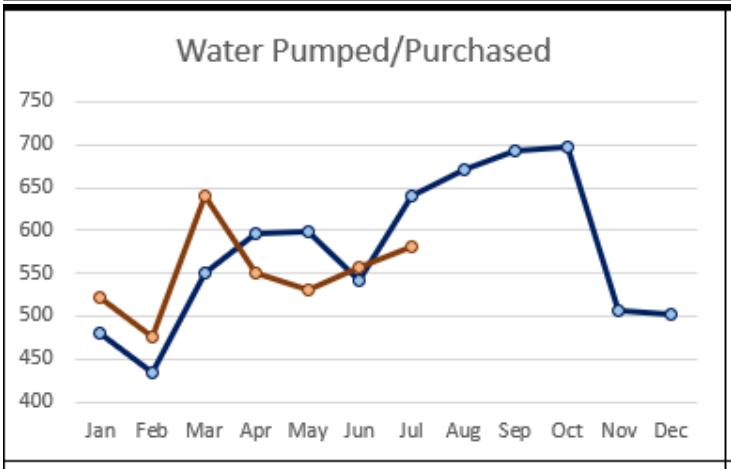


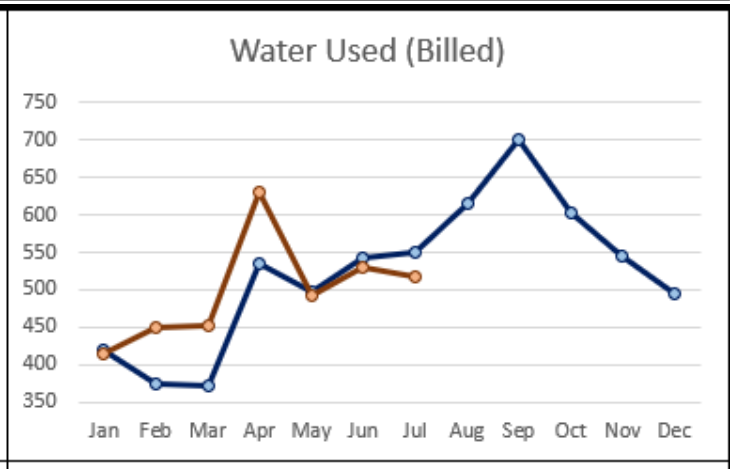
MEMORANDUM

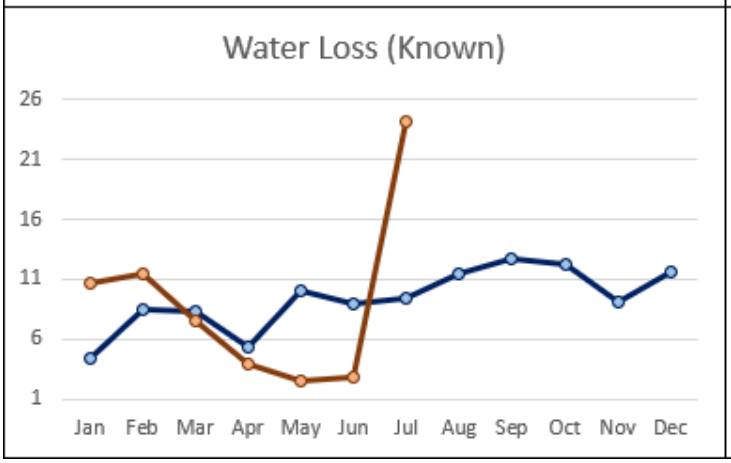
Date: August 27, 2025
To: Board of Directors
From: Brian Plover, Operations Manager
Re: July Operations Report

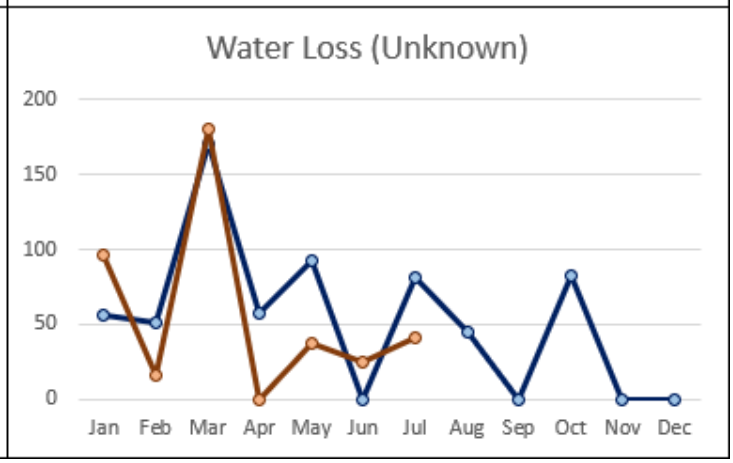
Executive Summary





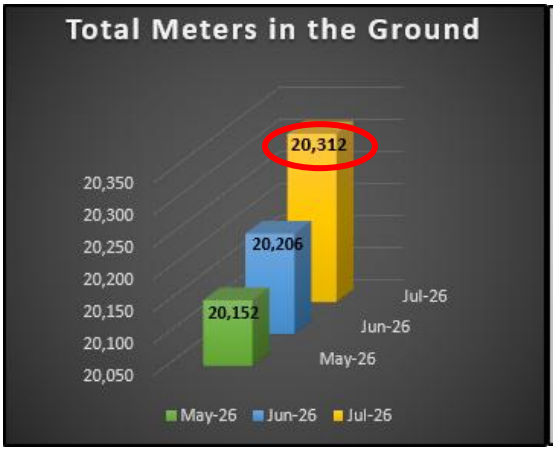


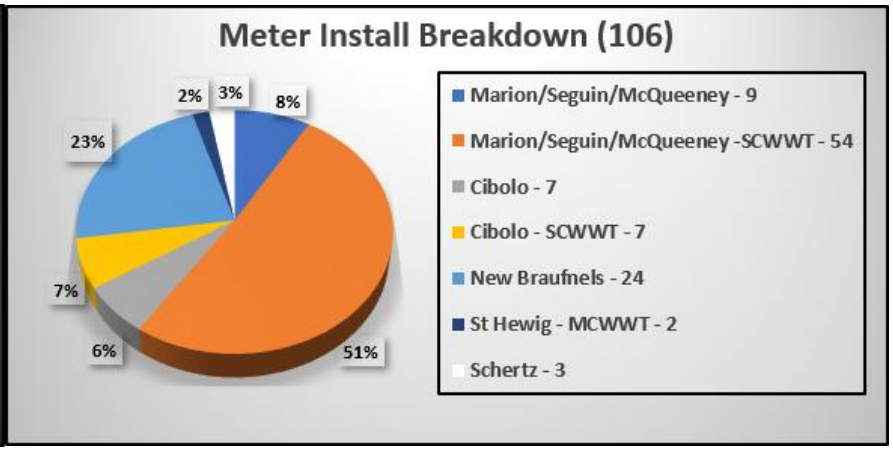




Water Operations

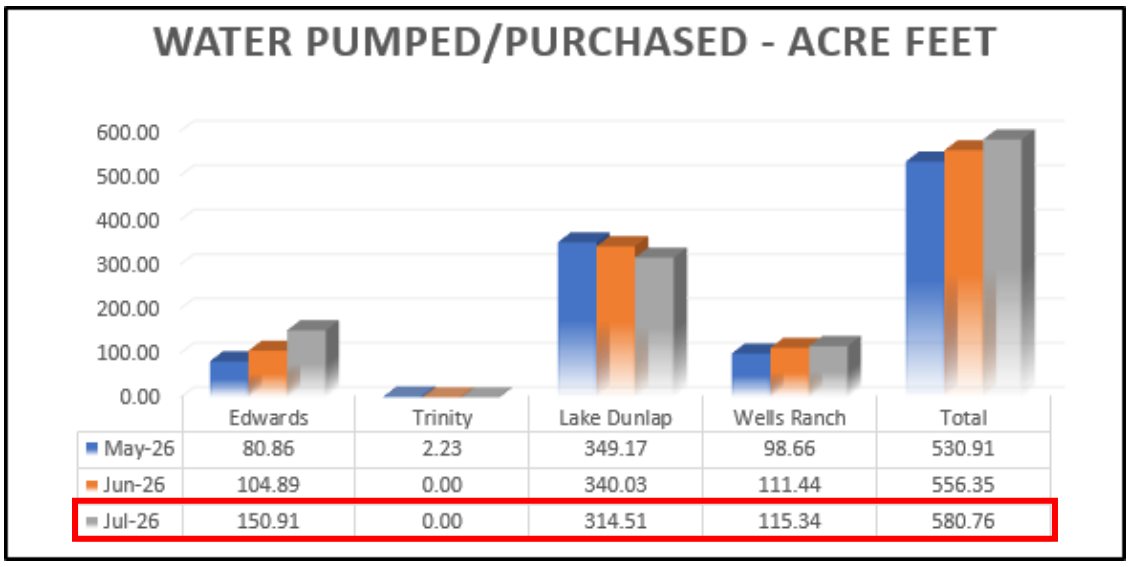
A. **Meter Sets:** Total number of meters across GVSUD is 20,312 (+106). The chart below on the left shows the previous three-month trend.
   i. Active Accounts: 20,024
   ii. Inactive Accounts: 288





   iii. Meter installs for July increased significantly as projected. We should see monthly numbers consistent with our anticipated monthly average for the remainder of the year. Projects still remain the same for the year with the district anticipating over 1,000 new connections.

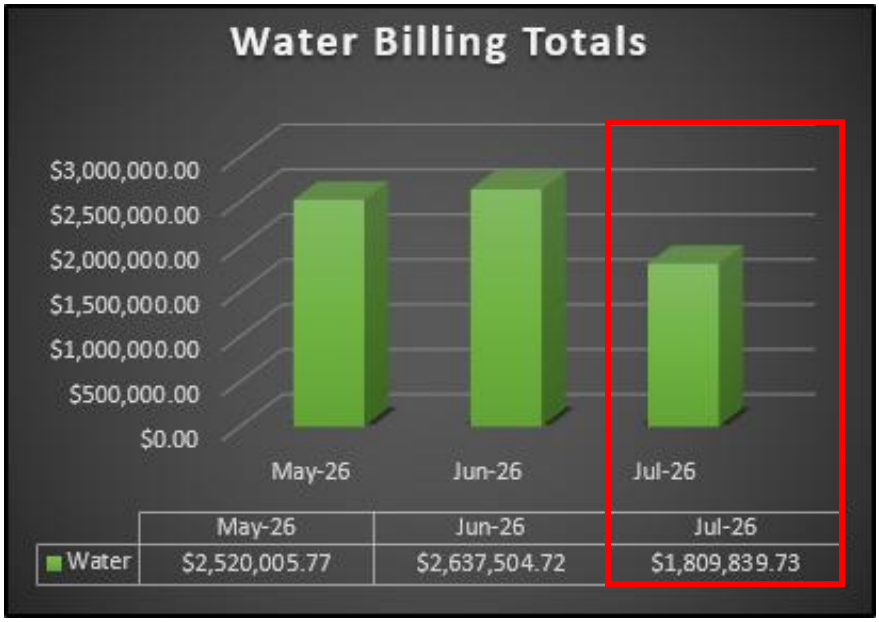
B. **Water Production:** GVSUD produced/purchased a total of 580.76-acre feet (~189,239,933 gallons) of water in June 2026. Well 4 is still out of service as part of our maintenance plan. An electrical contractor was found and conducted an assessment of the site. Jurgenson is awaiting the final quote on the necessary electrical upgrades and should have that in the coming days.



	Edwards	Trinity	Lake Dunlap	Wells Ranch	Total
May-26	80.86	2.23	349.17	98.66	530.91
Jun-26	104.89	0.00	340.03	111.44	556.35
Jul-26	150.91	0.00	314.51	115.34	580.76

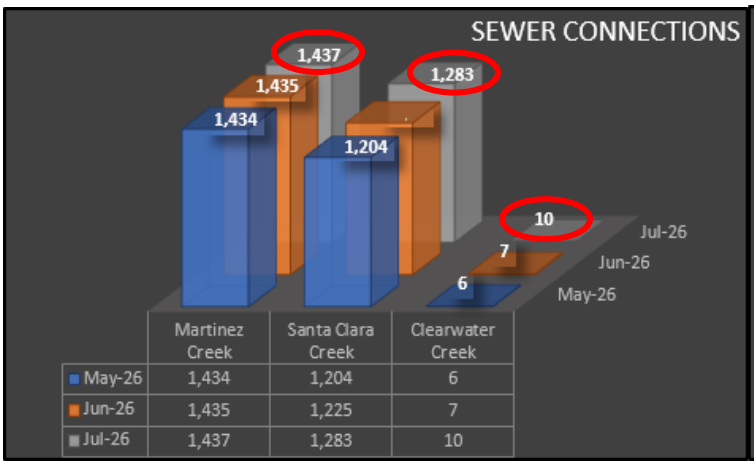
C. **PFAS Testing:** This month the District underwent the new TCEQ requirement of completing our first polyfluoroalkyl substances (PFAS) testing. 25 tests were completed with 24 samples coming back completely clear. One (1) test was found to have a tiny trace of perfluorobutanesulfonic acid (PFBS) at a rate of 0.00135 parts per billion. This small amount falls well under the EPA standards. Our remaining entry points (2 more to complete) will be done sometime between now and 2QFY2. Overall, we anticipate no issues from this new requirement and it will be added to our regularly scheduled testing requirements. Attached to this report is the full PFAS report for the boards review.

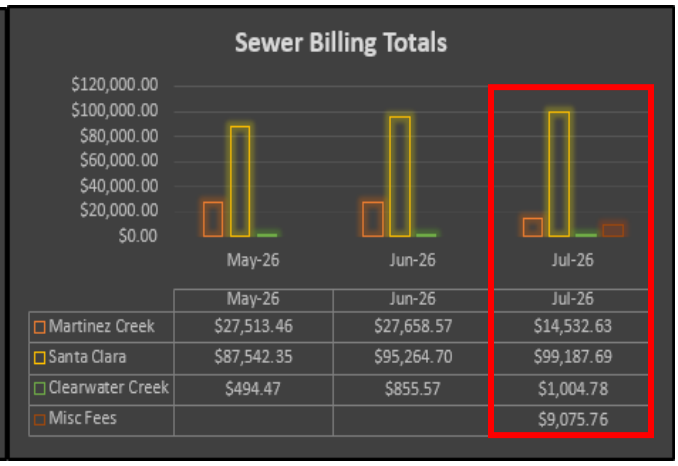
D. **Billing:** GVSUD billed a total of 516.14-acre feet (~168,185,657 gallons) of water bring in just over $1.8 million in revenue. Known water loss (system flushing, leaks reported, and plant maintenance) accounted for 24.14-acre feet (~7,865,062 gallons). Unknown water loss (inventory used but unaccounted for) came in at 40.45-acre feet (~13,189,214444 gallons) which equates to ~$194,000 in potential revenue. Current water loss percentage for the year for GVSUD is 8% (5% below last year at this time.)



Wastewater Operations

A. **Connections:** Wastewater connections increased by 63 in the month of July bringing us to a total of 2,730 connections.





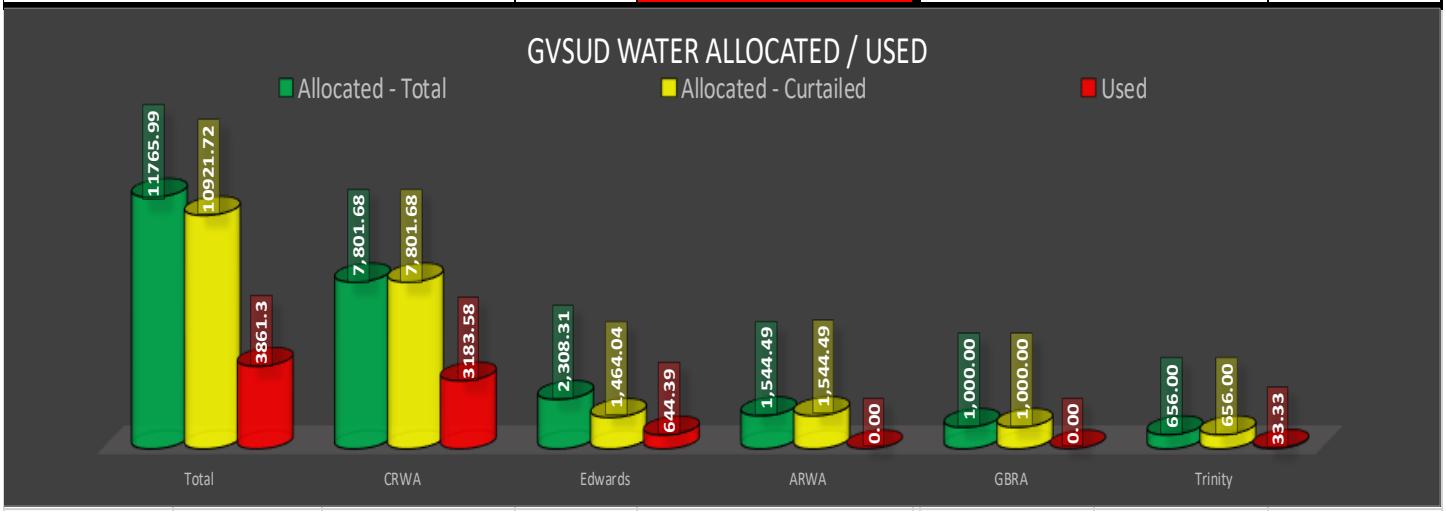
B. **Billing:** Nothing significant to report. Billing remains consistent with the increase in meters throughout the district. Steady growth equals steady revenue increase when it comes to wastewater.

C. **Plant Utilization:** Plant unitization for June comes in at 24.25% (~181,875 gallons a day). Flow remains steady and increasing accordingly based on our growth.

Wastewater Average Daily Flow Analysis			
	May 2026	June 2026	July 2026
Permitted MG Daily Average	0.75	0.75	0.75
MG Daily Average	0.1704	1.1868	1.1819
% Capacity Utilized	22.72%	24.91%	24.25%

Attachment 1

GVSUD Water Inventory					As of Date:		12-Aug-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		*See EAA Reduction Calculator for Additional Detail*		
Ground	Dean Word Lease	P201-821	300.00		EAA Calculated Curtailment	844.27	**1,464.04**
		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	5,301.68				
		Total	7,801.68		0%	-	**7,801.68**
Guadalupe-Blance 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	*2 Year Lease - Kyle*	0%	-	**1,544.49**
GVSUD Total Acre-Feet Available			**11,765.99**	***DOES NOT include leased water***	**GVSUD Curtailed Total AF Available**		**10,921.72**



Attachment 2

2026 July Estimated Leaks

Address	Line Size	Leakage Rate	Estimated time of Leak	Estimated Water Lost	Cause of Leak
1208 Schumann Rd	0.75	2.37	2 days	6843.10	Compression Nut Leak
1319 Pecan Dr SE	2.00	9.67	1 day	13936.56	1 1/2" Split
Across 7032 FM 2538	6.00	19.29	4 hrs	4631.61	4" Split
Across 7032 FM 2538	4.00	4.82	1 day	6951.59	1" Split
1319 Pecan Dr SE	2.00	4.82	5 days	34757.95	1 1/2" Split
6939 FM 2538	4.00	4.98	5 days	35897.86	1" Split
8860 FM 725	2.00	2.52	8 days	29140.15	Union Leak
526 Cypress Ridge	2.00	10.3	4 hours	2472.76	2" Split
4681 Lower Seguin Rd	4.00	4.82	6 days	41709.54	1" Split
312 Short Weyel Rd	4.00	5.28	2 days	15230.17	1" Split
149 Placid Cove	1.00	5.04	14 days	101762.69	Service Leak
3259 FM 1044	12.00	10.11	1 day	14572.43	2" Split
1000 Lower Seguin	4.00	10.11	6 hrs	3643.10	2" Split
115 Twisted Oaks	4.00	20.17	1 day	29057.60	4" Split
437 Zipp Rd E	4.00	1.14	1 day	21815.01	3" Split
2080 Liessner School Rd	1.50	14.48	8 days	166904.96	3" Split
3440 Kusmiet Rd	4.00	10.11	4 hrs	2428.73	2" Split
105 Bob White	1.00	88.62	5 min	443.12	Angle head Leak
105 Robin Dr	1.00	88.62	5 min	443.12	Angle head Leak
811 Teinert	2.00	15.42	4 hrs	3701.74	1" Split
FM 725 & Longhorn Trl	2.00	15.14	4 hrs	3635.83	3" Split
16377 New Berlin Rd	2.00	10.14	6 hrs	3651.83	2" Split
208 Global Dr	4.00	60.59	5 hrs	18179.18	1' Split
1689 Youngsford Rd	2.00	10.11	10 days	204014.03	2" Split
1665 Lower Seguin Rd	2.00	1.21	14 days	24432.81	Pin Hole
304 Windmill Way	1.00	157.56	10 min	1575.55	Service Leak
323 Short Weyel Rd	4.00	5.04	2 Days	14537.52	1" Split
7981 FM 482	1.00	5.04	4 hrs	1211.46	Service Leak
4620 Abbott Rd	2.00	29.89	3 hrs	5381.18	Dresser Leak
Corner of Schwab & FM 78	2.00	10.11	4 hrs	2428.73	Bell Leak
15920 Miller Rd	4.00	25.26	3 hrs	4548.43	5" Split
486 Schumanns Beach	4.00	118.2	3 hrs	21276.29	2' Split
Johnson St & Altwein	6.00	181.79	3 hrs	32722.52	3' Split
2005 FM 465	6.00	10.11	3 hrs	1821.55	2" Split
7705 FM 482	6.00	5.04	22 days	159912.79	Collar Leak
237 Rosewood Trl	4.00	181.79	3 hrs	32722.52	3' Split
4636 Wosnig Rd	4.00	10.11	4 hrs	2428.73	2" Split
956 Weil Rd	0.75	88.62	10 min	886.20	Angle head Leak
117 Placid Cove	1.00	88.62	5 min	443.10	Angle head Leak
			TOTAL WATER LOSS	1,072,154.04	

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

August 05, 2026

JACK DRAWDY
GREEN VALLEY SUD
PO BOX 99
Marion, TX 78124
jdrawdy@gvsud.org

RE: Final Analytical Report Q2634008

Attn: JACK DRAWDY

Enclosed are the analytical results for sample(s) received by LCRA Environmental Laboratory Services. Results reported herein conform to the most current NELAP standards, where applicable, unless otherwise narrated in the body of the report. This final report provides results related only to the sample(s) as received for the above referenced work order.

Thank you for selecting ELS for your analytical needs. If you have any questions regarding this report, please contact us at (512) 730-6022 or environmental.lab@lcra.org. We look forward to assisting you again.

Authorized for release by:

Kelly Kukowski

Kelly Kukowski
Account Manager
Kelly.Kukowski@LCRA.ORG

Enclosures:
CC:KRISTERPHER LOMBARD,JOHN DAVENPORT

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Workorder: Q2634008
Workorder Description: TX0940020_PFASINITMON
Client: GREEN VALLEY SPECIAL UTILITY DIST
Profile: PFOAS TCEQ INITIAL MONITORING
Sampled By: Andrew Boswell

Report To: JACK DRAWDY
GREEN VALLEY SUD
PO BOX 99
Marion, TX 78124

Sample Summary

Lab ID	Sample ID	Matrix	Method	Date Collected	Date Received	Analytes Reported
Q2634008001	EP002	DW	E533 Perfluor Alkyl Acid	07/28/2026 09:30	07/28/2026 11:17	25
Q2634008002	EP002 FIELD BLANK	DW		07/28/2026 09:30	07/28/2026 11:17	0

Report Definitions

MRL - Minimum Reporting Limit
LOD - Limit of Detection
ML - Maximum Limit - Client Specified
MCL - Maximum Contaminant Level
LOQ - Limit of Quantitation - Client Specified
DF - Dilution Factor
(S) - Surrogate Spike
MDL - Method Detection Limit
RPD - Relative Percent Difference

Qualifier Definitions

J - Analyte detected below quantitation limit
R - RPD outside duplicate precision limit
S - Spike recovery outside limit
B- Analyte detected in method blank
N - Not Accredited
M - Analyte Detected Above Maximum Contaminant Level
SL - Spike Recovery Low
SH - Spike Recovery High
H - Analyzed Past Hold Time
CR - Confirmed Result
CH - Result confirmed by historical data

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Workorder Summary

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Analytical Results

Client ID: TX0940020
Lab ID: Q2634008001
Sample ID: EP002
Project ID: PFOAS TCEQ INITIAL MONITORING

Date Collected: 07/28/2026 09:30
Date Received: 07/28/2026 11:17
Location:
Facility:
Sample Point:

Matrix: Drinking Water
Sample Type: SAMPLE

Perfluorinated Alkyl Acids (E533 Perfluor Alkyl Acid)

Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier
PFBA (CAS 375-22-4)	<0.00467	ug/L	0.00467	0.00467		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFMPA (CAS 377-73-1)	<0.00373	ug/L	0.00373	0.00373		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFPeA (CAS 2706-90-3)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFBS (CAS 375-73-5)	0.00135	ug/L	0.00280	0.00125		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	J
PFMBA (CAS 863090-89-5)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFEESA (CAS 113507-82-7)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
NFDHA (CAS 151772-58-6)	<0.0187	ug/L	0.0187	0.0187		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
4:2FTS (CAS 757124-72-4)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFHxA (CAS 307-24-4)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFPeS (CAS 2706-91-4)	<0.00373	ug/L	0.00373	0.00373		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
HFPO-DA (CAS 13252-13-6)	<0.00467	ug/L	0.00467	0.00168	0.01	1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	
PFHpA (CAS 375-85-9)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFHxS (CAS 355-46-4)	<0.00280	ug/L	0.00280	0.00133	0.01	1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	
ADONA (CAS 919005-14-4)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
6:2FTS (CAS 27619-97-2)	<0.00373	ug/L	0.00373	0.00373		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFOA (CAS 335-67-1)	<0.00373	ug/L	0.00373	0.00187	0.004	1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	
PFHpS (CAS 375-92-8)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFNA (CAS 375-95-1)	<0.00373	ug/L	0.00373	0.00166	0.01	1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	
PFOS (CAS 1763-23-1)	<0.00373	ug/L	0.00373	0.00187	0.004	1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	
9Cl-PF3ONS (CAS 756426-58-1)	<0.00187	ug/L	0.00187	0.00187		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
8:2FTS (CAS 39108-34-4)	<0.00467	ug/L	0.00467	0.00467		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFDA (CAS 335-76-2)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFUnA (CAS 2058-94-8)	<0.00187	ug/L	0.00187	0.00187		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
11Cl-PF3OUdS (CAS 763051-92-9)	<0.00467	ug/L	0.00467	0.00467		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N
PFDoA (CAS 307-55-1)	<0.00280	ug/L	0.00280	0.00280		1	08/03/2026 16:30	AF	08/04/2026 19:57	KRD	N

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Analytical Results

Client ID:	TX0940020	**Date Collected:**	07/28/2026 09:30	**Matrix:**	Drinking Water
Lab ID:	Q2634008001	**Date Received:**	07/28/2026 11:17	**Sample Type:**	SAMPLE
Sample ID:	EP002	**Location:**			
Project ID:	PFOAS TCEQ INITIAL MONITORING	**Facility:**			
		Sample Point:			

Perfluorinated Alkyl Acids (E533 Perfluor Alkyl Acid)

Parameter	Results	Units	MRL	LOD	ML	DF	Prepared	By	Analyzed	By	Qualifier

Surrogates

Parameter	Units	%Spike Recovery	Control Limits %	Qualifier
13C2-4:2FTS (S)	%	121.0	50 - 200	
13C2-6:2FTS (S)	%	133.0	50 - 200	
13C2-8:2FTS (S)	%	102.0	50 - 200	
13C2-PFDoA (S)	%	45.9	50 - 200	S
13C3-HFPO-DA (S)	%	76.0	50 - 200	
13C3-PFBS (S)	%	99.3	50 - 200	
13C3-PFHxS (S)	%	104.0	50 - 200	
13C4-PFBA (S)	%	76.8	50 - 200	
13C4-PFHpA (S)	%	87.1	50 - 200	
13C5-PFHxA (S)	%	83.4	50 - 200	
13C5-PFPeA (S)	%	84.9	50 - 200	
13C6-PFDA (S)	%	63.3	50 - 200	
13C7-PFUnA (S)	%	52.5	50 - 200	
13C8-PFOA (S)	%	79.9	50 - 200	
13C8-PFOS (S)	%	102.0	50 - 200	
13C9-PFNA (S)	%	74.0	50 - 200	

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Analytical Results

Client ID:	TX0940020	**Date Collected:**	07/28/2026 09:30	**Matrix:**	Drinking Water
Lab ID:	Q2634008002	**Date Received:**	07/28/2026 11:17	**Sample Type:**	FB
Sample ID:	EP002 FIELD BLANK	**Location:**			
Project ID:	PFOAS TCEQ INITIAL MONITORING	**Facility:**			
		Sample Point:			

Sample results did not require analysis of the Field Blank sample.

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Continuing Calibration Check-H (2458075)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery%	Control Limits %	Qualifier
PFBA (CAS 375-22-4)	ug/L	31.2	33.9	108.0	70 - 130	
PFMPA (CAS 377-73-1)	ug/L	25.0	28.1	112.0	70 - 130	
PFPeA (CAS 2706-90-3)	ug/L	18.8	21.0	112.0	70 - 130	
PFBS (CAS 375-73-5)	ug/L	16.6	17.8	107.0	70 - 130	
PFMBA (CAS 863090-89-5)	ug/L	18.8	20.7	110.0	70 - 130	
PFEESA (CAS 113507-82-7)	ug/L	16.7	17.9	107.0	70 - 130	
NFDHA (CAS 151772-58-6)	ug/L	125.0	142.0	114.0	70 - 130	
4:2FTS (CAS 757124-72-4)	ug/L	17.6	20.6	117.0	70 - 130	
PFHxA (CAS 307-24-4)	ug/L	18.8	21.1	112.0	70 - 130	
PFPeS (CAS 2706-91-4)	ug/L	23.5	25.3	108.0	70 - 130	
HFPO-DA (CAS 13252-13-6)	ug/L	31.2	34.3	110.0	70 - 130	
PFHpA (CAS 375-85-9)	ug/L	18.8	20.2	108.0	70 - 130	
PFHxS (CAS 355-46-4)	ug/L	17.1	18.3	107.0	70 - 130	
ADONA (CAS 919005-14-4)	ug/L	17.7	19.0	107.0	70 - 130	
6:2FTS (CAS 27619-97-2)	ug/L	29.8	33.3	112.0	70 - 130	
PFOA (CAS 335-67-1)	ug/L	25.0	27.4	110.0	70 - 130	
PFHpS (CAS 375-92-8)	ug/L	17.9	19.2	107.0	70 - 130	
PFNA (CAS 375-95-1)	ug/L	25.0	27.4	109.0	70 - 130	
PFOS (CAS 1763-23-1)	ug/L	23.2	25.2	109.0	70 - 130	
9Cl-PF3ONS (CAS 756426-58-1)	ug/L	11.7	13.1	112.0	70 - 130	
8:2FTS (CAS 39108-34-4)	ug/L	30.0	33.7	112.0	70 - 130	
PFDA (CAS 335-76-2)	ug/L	18.8	20.7	110.0	70 - 130	
PFUnA (CAS 2058-94-8)	ug/L	12.5	13.9	111.0	70 - 130	
11Cl-PF3OUdS (CAS 763051-92-9)	ug/L	29.5	32.8	111.0	70 - 130	
PFDoA (CAS 307-55-1)	ug/L	18.8	20.6	110.0	70 - 130	

Surrogates

Parameter	Units	Spike Recovery%	Control Limits %	Qualifier
13C2-4:2FTS (S)	%	89.1	70 - 130	
13C2-6:2FTS (S)	%	95.6	70 - 130	
13C2-8:2FTS (S)	%	96.9	70 - 130	
13C2-PFDoA (S)	%	98.6	70 - 130	
13C3-HFPO-DA (S)	%	98.7	70 - 130	
13C3-PFBS (S)	%	95.2	70 - 130	

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Surrogates

Parameter	Units	Spike Recovery%	Control Limits %	Qualifier
13C3-PFHxS (S)	%	96.9	70 - 130	
13C4-PFBA (S)	%	96.2	70 - 130	
13C4-PFHpA (S)	%	97.6	70 - 130	
13C5-PFHxA (S)	%	95	70 - 130	
13C5-PFPeA (S)	%	94.6	70 - 130	
13C6-PFDA (S)	%	97	70 - 130	
13C7-PFUnA (S)	%	96.3	70 - 130	
13C8-PFOA (S)	%	96.4	70 - 130	
13C8-PFOS (S)	%	94.7	70 - 130	
13C9-PFNA (S)	%	97.3	70 - 130	

Continuing Calibration Check-M (2458074)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery%	Control Limits %	Qualifier
PFBA (CAS 375-22-4)	ug/L	6.25	7.0	112.0	70 - 130	
PFMPA (CAS 377-73-1)	ug/L	5.0	5.91	118.0	70 - 130	
PFPeA (CAS 2706-90-3)	ug/L	3.75	4.25	113.0	70 - 130	
PFBS (CAS 375-73-5)	ug/L	3.33	3.5	105.0	70 - 130	
PFMBA (CAS 863090-89-5)	ug/L	3.75	4.09	109.0	70 - 130	
PFEESA (CAS 113507-82-7)	ug/L	3.34	3.54	106.0	70 - 130	
NFDHA (CAS 151772-58-6)	ug/L	25.0	28.3	113.0	70 - 130	
4:2FTS (CAS 757124-72-4)	ug/L	3.52	4.17	119.0	70 - 130	
PFHxA (CAS 307-24-4)	ug/L	3.75	4.27	114.0	70 - 130	
PFPeS (CAS 2706-91-4)	ug/L	4.7	5.38	114.0	70 - 130	
HFPO-DA (CAS 13252-13-6)	ug/L	6.25	7.28	117.0	70 - 130	
PFHpA (CAS 375-85-9)	ug/L	3.75	4.16	111.0	70 - 130	
PFHxS (CAS 355-46-4)	ug/L	3.42	3.92	115.0	70 - 130	
ADONA (CAS 919005-14-4)	ug/L	3.54	3.87	109.0	70 - 130	
6:2FTS (CAS 27619-97-2)	ug/L	5.95	7.07	119.0	70 - 130	
PFOA (CAS 335-67-1)	ug/L	5.0	5.49	110.0	70 - 130	
PFHpS (CAS 375-92-8)	ug/L	3.58	3.87	108.0	70 - 130	
PFNA (CAS 375-95-1)	ug/L	5.0	5.69	114.0	70 - 130	
PFOS (CAS 1763-23-1)	ug/L	4.64	5.2	112.0	70 - 130	
9Cl-PF3ONS (CAS 756426-58-1)	ug/L	2.34	2.67	114.0	70 - 130	
8:2FTS (CAS 39108-34-4)	ug/L	6.0	7.19	120.0	70 - 130	
PFDA (CAS 335-76-2)	ug/L	3.75	4.14	110.0	70 - 130	

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery%	Control Limits %	Qualifier
PFUnA (CAS 2058-94-8)	ug/L	2.5	2.85	114.0	70 - 130	
11Cl-PF3OUdS (CAS 763051-92-9)	ug/L	5.9	6.74	114.0	70 - 130	
PFDoA (CAS 307-55-1)	ug/L	3.75	4.14	110.0	70 - 130	

Surrogates

Parameter	Units	Spike Recovery%	Control Limits %	Qualifier
13C2-4:2FTS (S)	%	100	70 - 130	
13C2-6:2FTS (S)	%	96.7	70 - 130	
13C2-8:2FTS (S)	%	98.9	70 - 130	
13C2-PFDoA (S)	%	99.4	70 - 130	
13C3-HFPO-DA (S)	%	95	70 - 130	
13C3-PFBS (S)	%	98.9	70 - 130	
13C3-PFHxS (S)	%	96	70 - 130	
13C4-PFBA (S)	%	97.1	70 - 130	
13C4-PFHpA (S)	%	98.3	70 - 130	
13C5-PFHxA (S)	%	95.9	70 - 130	
13C5-PFPeA (S)	%	99.6	70 - 130	
13C6-PFDA (S)	%	98.7	70 - 130	
13C7-PFUnA (S)	%	94.3	70 - 130	
13C8-PFOA (S)	%	97.7	70 - 130	
13C8-PFOS (S)	%	95.5	70 - 130	
13C9-PFNA (S)	%	98.6	70 - 130	

Laboratory Reagent Blank(2457408)

Parameter	Units	Results	MRL	LOD	Qualifier
PFBA (CAS 375-22-4)	ug/L	<0.00500	0.005	0.005	
PFMPA (CAS 377-73-1)	ug/L	<0.00400	0.004	0.004	
PFPeA (CAS 2706-90-3)	ug/L	<0.00300	0.003	0.003	
PFBS (CAS 375-73-5)	ug/L	<0.00300	0.003	0.00134	
PFMBA (CAS 863090-89-5)	ug/L	<0.00300	0.003	0.003	
PFEESA (CAS 113507-82-7)	ug/L	<0.00300	0.003	0.003	
NFDHA (CAS 151772-58-6)	ug/L	<0.0200	0.02	0.02	
4:2FTS (CAS 757124-72-4)	ug/L	<0.00300	0.003	0.003	
PFHxA (CAS 307-24-4)	ug/L	<0.00300	0.003	0.003	
PFPeS (CAS 2706-91-4)	ug/L	<0.00400	0.004	0.004	
HFPO-DA (CAS 13252-13-6)	ug/L	<0.00500	0.005	0.0018	

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Parameter	Units	Results	MRL	LOD	Qualifier
PFHpA (CAS 375-85-9)	ug/L	<0.00300	0.003	0.003	
PFHxS (CAS 355-46-4)	ug/L	<0.00300	0.003	0.00142	
ADONA (CAS 919005-14-4)	ug/L	<0.00300	0.003	0.003	
6:2FTS (CAS 27619-97-2)	ug/L	<0.00400	0.004	0.004	
PFOA (CAS 335-67-1)	ug/L	<0.00400	0.004	0.002	
PFHpS (CAS 375-92-8)	ug/L	<0.00300	0.003	0.003	
PFNA (CAS 375-95-1)	ug/L	<0.00400	0.004	0.00178	
PFOS (CAS 1763-23-1)	ug/L	<0.00400	0.004	0.002	
9Cl-PF3ONS (CAS 756426-58-1)	ug/L	<0.00200	0.002	0.002	
8:2FTS (CAS 39108-34-4)	ug/L	<0.00500	0.005	0.005	
PFDA (CAS 335-76-2)	ug/L	<0.00300	0.003	0.003	
PFUnA (CAS 2058-94-8)	ug/L	<0.00200	0.002	0.002	
11Cl-PF3OUdS (CAS 763051-92-9)	ug/L	<0.00500	0.005	0.005	
PFDoA (CAS 307-55-1)	ug/L	<0.00300	0.003	0.003	

Surrogates

Parameter	Units	Spike Recovery%	Control Limits %	Qualifier
13C2-4:2FTS (S)	%	114	50 - 200	
13C2-6:2FTS (S)	%	143	50 - 200	
13C2-8:2FTS (S)	%	99.8	50 - 200	
13C2-PFDoA (S)	%	81.3	50 - 200	
13C3-HFPO-DA (S)	%	85.7	50 - 200	
13C3-PFBS (S)	%	96.6	50 - 200	
13C3-PFHxS (S)	%	98.6	50 - 200	
13C4-PFBA (S)	%	93	50 - 200	
13C4-PFHpA (S)	%	90.2	50 - 200	
13C5-PFHxA (S)	%	90	50 - 200	
13C5-PFPeA (S)	%	95.4	50 - 200	
13C6-PFDA (S)	%	77.1	50 - 200	
13C7-PFUnA (S)	%	78.5	50 - 200	
13C8-PFOA (S)	%	84.9	50 - 200	
13C8-PFOS (S)	%	96.7	50 - 200	
13C9-PFNA (S)	%	82.2	50 - 200	

Continuing Calibration Check-L (2458072)

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery%	Control Limits %	Qualifier
PFBA (CAS 375-22-4)	ug/L	1.25	1.36	109.0	50 - 150	
PFMPA (CAS 377-73-1)	ug/L	1.0	1.22	122.0	50 - 150	
PFPeA (CAS 2706-90-3)	ug/L	0.75	0.802	107.0	50 - 150	
PFBS (CAS 375-73-5)	ug/L	0.666	0.756	114.0	50 - 150	
PFMBA (CAS 863090-89-5)	ug/L	0.75	0.813	108.0	50 - 150	
PFEESA (CAS 113507-82-7)	ug/L	0.669	0.7	105.0	50 - 150	
NFDHA (CAS 151772-58-6)	ug/L	5.0	5.37	107.0	50 - 150	
4:2FTS (CAS 757124-72-4)	ug/L	0.703	0.89	127.0	50 - 150	
PFHxA (CAS 307-24-4)	ug/L	0.75	0.78	104.0	50 - 150	
PFPeS (CAS 2706-91-4)	ug/L	0.941	1.03	110.0	50 - 150	
HFPO-DA (CAS 13252-13-6)	ug/L	1.25	1.4	112.0	50 - 150	
PFHpA (CAS 375-85-9)	ug/L	0.75	0.794	106.0	50 - 150	
PFHxS (CAS 355-46-4)	ug/L	0.684	0.795	116.0	50 - 150	
ADONA (CAS 919005-14-4)	ug/L	0.709	0.756	107.0	50 - 150	
6:2FTS (CAS 27619-97-2)	ug/L	1.19	1.44	121.0	50 - 150	
PFOA (CAS 335-67-1)	ug/L	1.0	1.1	110.0	50 - 150	
PFHpS (CAS 375-92-8)	ug/L	0.715	0.785	110.0	50 - 150	
PFNA (CAS 375-95-1)	ug/L	1.0	1.1	110.0	50 - 150	
PFOS (CAS 1763-23-1)	ug/L	0.928	1.09	118.0	50 - 150	
9Cl-PF3ONS (CAS 756426-58-1)	ug/L	0.467	0.522	112.0	50 - 150	
8:2FTS (CAS 39108-34-4)	ug/L	1.2	1.52	127.0	50 - 150	
PFDA (CAS 335-76-2)	ug/L	0.75	0.854	114.0	50 - 150	
PFUnA (CAS 2058-94-8)	ug/L	0.5	0.556	111.0	50 - 150	
11Cl-PF3OUdS (CAS 763051-92-9)	ug/L	1.18	1.32	112.0	50 - 150	
PFDoA (CAS 307-55-1)	ug/L	0.75	0.835	111.0	50 - 150	

Surrogates

Parameter	Units	Spike Recovery%	Control Limits %	Qualifier
13C2-4:2FTS (S)	%	105	70 - 130	
13C2-6:2FTS (S)	%	101	70 - 130	
13C2-8:2FTS (S)	%	99.7	70 - 130	
13C2-PFDoA (S)	%	100	70 - 130	
13C3-HFPO-DA (S)	%	98	70 - 130	
13C3-PFBS (S)	%	99.9	70 - 130	
13C3-PFHxS (S)	%	100	70 - 130	

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Surrogates

Parameter	Units	Spike Recovery%	Control Limits %	Qualifier
13C4-PFBA (S)	%	101	70 - 130	
13C4-PFHpA (S)	%	100	70 - 130	
13C5-PFHxA (S)	%	100	70 - 130	
13C5-PFPeA (S)	%	103	70 - 130	
13C6-PFDA (S)	%	100	70 - 130	
13C7-PFUnA (S)	%	97.5	70 - 130	
13C8-PFOA (S)	%	99.3	70 - 130	
13C8-PFOS (S)	%	99.9	70 - 130	
13C9-PFNA (S)	%	102	70 - 130	

Laboratory Fortified Blank Low (2457409)

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery%	Control Limits %	Qualifier
PFBA (CAS 375-22-4)	ug/L	0.0052	0.005	95.8	50 - 150	
PFMPA (CAS 377-73-1)	ug/L	0.004	0.0042	104.0	50 - 150	
PFPeA (CAS 2706-90-3)	ug/L	0.003	0.003	98.3	50 - 150	
PFBS (CAS 375-73-5)	ug/L	0.0027	0.0026	98.2	50 - 150	
PFMBA (CAS 863090-89-5)	ug/L	0.003	0.003	100.0	50 - 150	
PFEESA (CAS 113507-82-7)	ug/L	0.0027	0.0025	93.1	50 - 150	
NFDHA (CAS 151772-58-6)	ug/L	0.02	0.0191	95.6	50 - 150	
4:2FTS (CAS 757124-72-4)	ug/L	0.0028	0.0029	102.0	50 - 150	
PFHxA (CAS 307-24-4)	ug/L	0.003	0.003	98.9	50 - 150	
PFPeS (CAS 2706-91-4)	ug/L	0.0038	0.0037	97.9	50 - 150	
HFPO-DA (CAS 13252-13-6)	ug/L	0.0052	0.0048	92.2	50 - 150	
PFHpA (CAS 375-85-9)	ug/L	0.003	0.0029	95.4	50 - 150	
PFHxS (CAS 355-46-4)	ug/L	0.0027	0.0029	107.0	50 - 150	
ADONA (CAS 919005-14-4)	ug/L	0.0028	0.0026	92.7	50 - 150	
6:2FTS (CAS 27619-97-2)	ug/L	0.0048	0.0051	105.0	50 - 150	
PFOA (CAS 335-67-1)	ug/L	0.004	0.0038	95.0	50 - 150	
PFHpS (CAS 375-92-8)	ug/L	0.0029	0.003	102.0	50 - 150	
PFNA (CAS 375-95-1)	ug/L	0.004	0.0039	96.4	50 - 150	
PFOS (CAS 1763-23-1)	ug/L	0.0037	0.0038	102.0	50 - 150	
9Cl-PF3ONS (CAS 756426-58-1)	ug/L	0.0019	0.0018	95.5	50 - 150	
8:2FTS (CAS 39108-34-4)	ug/L	0.0048	0.0052	108.0	50 - 150	
PFDA (CAS 335-76-2)	ug/L	0.003	0.003	99.4	50 - 150	
PFUnA (CAS 2058-94-8)	ug/L	0.002	0.002	98.1	50 - 150	

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Parameter	Units	Spiked Amount	Spike Result	Spike Recovery%	Control Limits %	Qualifier
11Cl-PF3OUdS (CAS 763051-92-9)	ug/L	0.0048	0.0045	94.4	50 - 150	
PFDoA (CAS 307-55-1)	ug/L	0.003	0.0028	93.6	50 - 150	

Surrogates

Parameter	Units	Spike Recovery%	Control Limits %	Qualifier
13C2-4:2FTS (S)	%	115	50 - 200	
13C2-6:2FTS (S)	%	136	50 - 200	
13C2-8:2FTS (S)	%	109	50 - 200	
13C2-PFDoA (S)	%	95.6	50 - 200	
13C3-HFPO-DA (S)	%	94.8	50 - 200	
13C3-PFBS (S)	%	106	50 - 200	
13C3-PFHxS (S)	%	106	50 - 200	
13C4-PFBA (S)	%	103	50 - 200	
13C4-PFHpA (S)	%	98.1	50 - 200	
13C5-PFHxA (S)	%	99.7	50 - 200	
13C5-PFPeA (S)	%	104	50 - 200	
13C6-PFDA (S)	%	89.6	50 - 200	
13C7-PFUnA (S)	%	90.6	50 - 200	
13C8-PFOA (S)	%	97.6	50 - 200	
13C8-PFOS (S)	%	104	50 - 200	
13C9-PFNA (S)	%	97.5	50 - 200	

LFSM-M (2457410); LFSMDM (2457411); Original: Q2634008001

Parameter	Units	Spiked Amount	Spike Result	%Spike Recovery	Control Limits %	Duplicate Result	%Duplicate Recovery	RPD	RPD Limit	Qualifier
PFBA (CAS 375-22-4)	ug/L	0.0243	0.0268	110.0		0.0272	107.0	2.76		
PFMPA (CAS 377-73-1)	ug/L	0.0187	0.0205	110.0		0.0202	103.0	6.57		
PFPeA (CAS 2706-90-3)	ug/L	0.014	0.015	107.0		0.0156	106.0	0.94		
PFBS (CAS 375-73-5)	ug/L	0.0125	0.0147	107.0		0.0152	105.0	1.89		
PFMBA (CAS 863090-89-5)	ug/L	0.014	0.016	114.0		0.0156	106.0	7.27		
PFEESA (CAS 113507-82-7)	ug/L	0.0125	0.0129	103.0		0.0136	103.0	0.0		
NFDHA (CAS 151772-58-6)	ug/L	0.0934	0.0908	97.1		0.0946	96.3	0.827		
4:2FTS (CAS 757124-72-4)	ug/L	0.0131	0.0144	110.0		0.0152	111.0	0.905		
PFHxA (CAS 307-24-4)	ug/L	0.014	0.0149	106.0		0.0153	104.0	1.9		
PFPeS (CAS 2706-91-4)	ug/L	0.0176	0.0189	107.0		0.0195	106.0	0.939		

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

Environmental Laboratory Services
The Solution Lab

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

Quality Control Results

QC Batch: ORG/15199
Preparation Method: E533 Perfluor Alkyl Acid
Associated Lab IDs: Q2634008001
Analysis Method: E533 Perfluor Alkyl Acid

Parameter	Units	Spiked Amount	Spike Result	%Spike Recovery	Control Limits %	Duplicate Result	%Duplicate Recovery	RPD	RPD Limit	Qualifier
HFPO-DA (CAS 13252-13-6)	ug/L	0.0243	0.0256	105.0		0.0261	102.0	2.9		
PFHpA (CAS 375-85-9)	ug/L	0.014	0.0153	109.0		0.016	109.0	0.0		
PFHxS (CAS 355-46-4)	ug/L	0.0127	0.0146	111.0		0.015	109.0	1.82		
ADONA (CAS 919005-14-4)	ug/L	0.0133	0.0127	96.0		0.0139	99.6	3.68		
6:2FTS (CAS 27619-97-2)	ug/L	0.0224	0.025	112.0		0.0257	109.0	2.71		
PFOA (CAS 335-67-1)	ug/L	0.0187	0.0198	106.0		0.0209	106.0	0.0		
PFHpS (CAS 375-92-8)	ug/L	0.0135	0.0148	110.0		0.015	106.0	3.7		
PFNA (CAS 375-95-1)	ug/L	0.0187	0.0207	111.0		0.0212	108.0	2.74		
PFOS (CAS 1763-23-1)	ug/L	0.0174	0.0197	113.0		0.0199	109.0	3.6		
9Cl-PF3ONS (CAS 756426-58-1)	ug/L	0.0088	0.0096	109.0		0.0096	104.0	4.69		
8:2FTS (CAS 39108-34-4)	ug/L	0.0224	0.0261	116.0		0.0272	115.0	0.866		
PFDA (CAS 335-76-2)	ug/L	0.014	0.0152	108.0		0.0154	105.0	2.82		
PFUnA (CAS 2058-94-8)	ug/L	0.0093	0.0101	108.0		0.0105	107.0	0.93		
11Cl-PF3OUdS (CAS 763051-92-9)	ug/L	0.0224	0.0242	108.0		0.0244	103.0	4.74		
PFDoA (CAS 307-55-1)	ug/L	0.014	0.015	107.0		0.0153	104.0	2.84		

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

LCRA Environmental Laboratory Services
3505 Montopolis Drive
Austin, TX 78744
Phone (512)730-6022
Fax (512)730-6021

QC Cross Reference

Lab ID	Sample ID	Prep Batch	Prep Method
ORG/15199 - E533 Perfluor Alkyl Acid			
Q2634008001	EP002	OEXT/13301	E533 Perfluor Alkyl Acid

End of Report

This report shall not be reproduced, except in full, and with written approval from LCRA Environmental Laboratory Services.

LCRA Environmental Laboratory Services

Request for Analysis Chain-of-Custody Record

LCRA - Environmental Lab
3505 Montopolis Dr
Austin, TX 78744

Phone: (512) 730-6022 or 1-800-776-5272
Fax: (512) 730-6021
https://els.lcra.org

12519

Lab ID#: Q2634008
Client PO: PFAS INIT MON

Project:	PFAS INITIAL MONITORING - GREE	**Client:**	GREEN VALLEY SPECIAL UTILITY
Collector:	Andrew Bosuell	**Contact:**	JACK DRAWDY
Event#:	1834801	**Phone:**	

Report to: JACK DRAWDY
GREEN VALLEY SUD
PO BOX 99
Marion, TX 78124

Invoice to: JACK DRAWDY
GREEN VALLEY SUD
PO BOX 99
Marion, TX 78124

	Sample ID *	Collected: Date*	Collected: Time HH:MM*	Matrix* (AQ = Aqueous, DW = Drinking Water, S = Solid, T = Tissue)	COMPOSITE Y/N	FILTERED Y/N	Containers: 250P533	Requested Analysis *: 533-AU
1	**EP002** 20199 FM 2252, GARDEN R	7/28/26	09:30	DW	N	N	6	X
2	**EP002 FIELD BLANK** 20199 FM 2252, GARDEN R	7/28/26	↓	DW	N	N	1	X

Transfers	Relinquished By	Date/Time	Received By	Date/Time	Cooler Temp (°C): T#	Obs'l	CF	Corr
1	Andrew Bosuell	7/28/26 11:17		7/28/26 11:17	TR10	~~2.0~~	~~0.3~~	
2					TR10	2.0	0.0	2.0
3								

Client Special Instructions:

Note: Relinquishing sample(s) and signing the COC, client agrees to accept and is bound by the ELS Standard Terms and Conditions. All fields with an asterisk (*) are required to be completed.

Q2634008
764232

July Fleet Report

Green Valley Special Utility District Vehicle Tracker

Vehilce #	Year	Make/Model	Vin #	License Plate	Current Mileage	Operator	NOTES
HQ 101	2026	Chevy Colorado	1GCPTEEK8T1112797	161 1284	6,088	Phil	
HQ 102	2026	Chevy Colorado	1GCPTEEK6T1135818	161 1283	4,981	Brian / Travis	
HQ 103	2021	Cheevy Traverse	1GNERFKW0MJ219466	144 0830	40,028	Customer Service	
HQ 104	2019	Chevy Silverado 2500	1GC1KWEY4HF105441	134 3033	223,709	Fleet/Facilities	
HQ 105	2022	Chevy Silverado 1500	3GCUYAEF6KG298470	137 3288	151,972	Warehouse	
WWD 201	2020	GMC Sierra 1500	3GTU9AEF5LG344062	143 6668	118,455		
WWD 202	2019	Nissan Frontier	1N6BDOCT5KN709657	137 3247	94,570	RJ S.	
WWD 203	2022	Ford F-150	1FTFW1E51NKD96714	155 1615	88,207	Raymond	
WWD 204	2026	Ford F 2-50 NEW	1FD7W2BA1TEC23696	162 0493	6,270		New Vehicle
WWD 205	2022	Peterbuilt 567 - Pump & Haul	1NPCLP0X0ND811896	143 6698	54,353		
WWD 206	2024	Ford F-550	1FD0W5HT2REF10226	160 5991	12,276	Ruben R.	
WWD 207	2025	Freightliner 108SD - VAC Truck	1HTEJMML7NH388256	159 4090	2,921		
OD 301	2016	Ford F-250	1FT7W2BT1GEC61652	129 4281	199,249		Spare
OD 303	2022	Chevy Silverado 1500	1GCUYDED3NZ110251	144 0852	36,568	Jeremiah S.	
OD 304	2021	Ford F-450	1FD0X4HT1MEC70506	142 4055	79,417	Tommy	
OD 305	2021	Ford F-250	1FT7W2BN0MEE15572	142 4077	31,930	RJ G.	
OD 306	2019	Chevy Silverado 2500	2GC2KREG5K1211988	137 3286	162,528		Leak Check / On-Call
OD 307	2019	Chevy Silverado 4500	1HTKHPVK6KH827996	140 4731	38,097		
OD 308	2022	Chevy Silverado 3500	1GB4YSEY6NF198208	144 7544	81,996	Abraham S.	
OD 309	2021	Chevy _500	1HTKJPVKXMH141127	144 7540	89,221	Cory H.	
OD 310	2023	Ford F-150	1FTFW1E50PKE10489	156 3806	89,527		Run Tickets
OD 311	2023	Ford F-150	1FTFW1E53PKE10499	156 3805	60,494		Locates
OD 312	2024	Ford F-450	1FDOW4HT3REX09278	158 4806	40,866	Ramon F.	
OD 313	2026	Ram 3500	3C7WRTCL3TG244347	164 8217	9,815		New Vehicle
DT 320	2014	Freightliner M2 Dump Truck	1FVHC5DVXEHFL8962	139 9181	42,794		Cannot carry wet spoil-give to WW
DT 321	2021	International MV607 Dump Truck	3HAEUTAN9ML553160	143 6680	29,030		
DT 322	2022	International HV607 Dump Truck	1HTEJMML7NH388256	155 1760	19,793		
PD 401	2024	Dodge Ram 3500 - Crane Truck	3C7WRTCLRG266036	WRT 8556	11,524	Kris L.	
PD 402	2019	Chevy Silverado 2500	2GC2KREG0K1215172	137 3280	100,527	Jack D.	
PD 403	2024	Ford Ranger	1FTER4PHXRLE02702	158 4810	28,115	Brian K.	
PD 404	2026	Ford F-250	1FTBF2BA8TED07044	163 5348	1,390		New Vehicle
DE 501	2020	GMC Sierra 1500	1GTU9AEFXLZ356420	143 6671	144,602	Eric O.	Blown Transmission
DE 502	2020	Chevy Silverado 1500	3GCUYAEF0LG350659	144 0754	58,451	Derek D.	
DE 503	2018	Chevy Silverado 1500	3GCULREC8JG361959	137 1623	125,846	Matt R.	
DE 504	2026	Ford Ranger	1FTER4PH5TLE27353	163 5351	539	Inspectors	NEW VEHICLE
MD 601	2020	GMC Sierra 1500	3GTU9AEF3LG341449	143 6669	108,937	Jason B.	
MD 602	2021	Chevy Silverado 1500	3GCUYAEF3MG285274	144 0829	66,295	Nick M.	Blown Rear Main Seal
MD 603	2026	Ford F-150	1FTEW1LP3TKE43741	163 5352	537		New Vehicle

LEGEND

Mileage		0-120,000 Miles
		120,000 - 180,000
		180,000 and higher

Notes		No issues / Random Note
		In Shop and Why
		Inoperable/ Surplus

MEMORANDUM

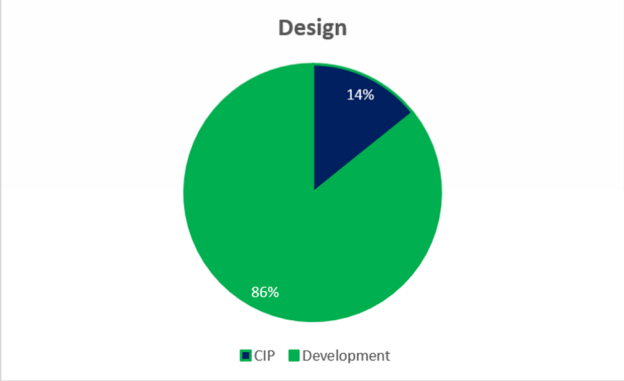
Date: August 27, 2026

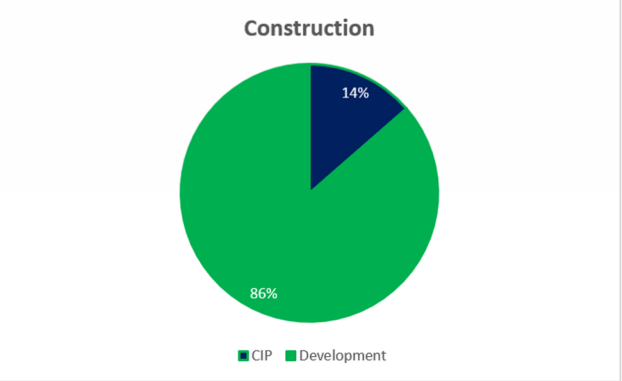
To: Board of Directors

From: Travis Basham, District Engineer

RE: Green Valley SUD Engineering Department Status Update

2026 PROJECT SUMMARY - AUGUST				
	Design	Construction	Closeout	Total
Water	38	25	5	**68**
Wastewater	1	2	1	**4**
Water & Wastewater	26	19	0	**45**
Reclaim Water	0	2	0	**2**
TOTAL	**65**	**48**	**6**	**119**





ENGINEERING CONTRACTS			
	Design	Construction	Total
UEG	5	6	**11**
Garver	3	1	**4**
Westwood	1		**1**
LAN	1		**1**
Freese & Nichols	2		**2**
TOTAL	**12**	**7**	**19**

Capital Improvement Projects Updates

CAPITAL IMPROVEMENT PROJECT STATUS				
PROJECT NAME	STATUS	COMPLETION DATE	DESIGN FIRM	CONTRACTOR
Plant 9 Elevated Storage Tank & Generator	100% Design	3/2/2028	Garver	TBD
Plant 9 Ground Storage Tank	100% Design	3/2/2028	Garver	TBD
Santa Clara WWTP 1.25 MGD Expansion	90% Design	Q1 2029	UEG	TBD
16" Waterline - Lower Seguin Rd - Haeckerville to SSC	30% Design	TBD	FNI	TBD
16" Green Valley Rd Waterline	60% Design	TBD	FNI	TBD
Plant 3 & 8 Generators and Automatic Transfer Switch	In Construction	3/14/2027	Garver	Noble
Plant 11 Phase II Ground Storage Tank and Pump/Electrical Improvemer	In Close out	9/14/2026	UEG	DN Tanks
Plant 15 EST and BPS	30% Design	TBD	UEG	TBD
Plant 10 Rehabilitation	90% Design	TBD	Westwood	TBD
Plant 17 EST and BPS land Aquation	ROW In Progress	TBD	UEG	TBD

The Plant 11 upgrades are waiting on testing and disinfection to complete the final items on the contract. Plant 3 & 8 generators continue to stay ahead of schedule with concrete work to be finished soon. The Plant 10 90% design should be submitted by the end of this month. The Santa Clara WWTP 1.25 MGD Expansion 90% design is with GVSUD for review. Finally, we have given the ROW consultant the green light to proceed with easement acquisition on Lower Seguin Road for the future 16” waterline.

Progress Photos:



Placing concrete for the Plant 8 generator pad.



The Plant 3 generator pad prior to electrical conduit installation.





Clearwater Creek WWTP progress as of 8/13/2026.

UTILITY ENGINEERING GROUP

Memorandum

Date: August 10, 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 – August 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 August 10, 2026:

- Clearwater Creek
  - Contracts are in place. NTP issued March 9, 2026;
  - The contractor, Archer Western, has mobilized and is currently working on electrical and site piping;
  - Coordination with CPS is ongoing;
  - The treatment plant site access road is complete;
  - Coordination on plant expansion is in process; and
  - Permitting is in process with Bexar County.
- Plant 11 Expansion
  - MGC is entering closeout phase for the pumps, some remaining electrical work is pending final tank construction;
  - DN Tanks has completed the tank and the control valve has been installed. They are currently working on the concrete swale, site cleanup and then the tank will be ready for testing/closeout; and
  - Project funded under the TWDB Development Fund Loan totaling $19,540,000 and CIP reserves.
- Feasibility Studies
  - Genevieve Moore Elementary School;
  - Santa Clara Industrial Rev 2;
- Santa Clara WRRF 1.25 MGD
  - 90% design milestone was reached in August and will be submitted for District staff review by 8/11;
  - A workshop and construction committee meeting was held;
  - A pre-development meeting with Guadalupe County was held on 2/11/2026;

  - A pre-development meeting with City of Cibolo was held in July;
  - We met with GVEC to begin coordinating power upgrades;
  - The maintenance building bidding documents have been prepared and will be advertised for bid soon.
- I35 NEX
  - The project has been advertised and bids open on 8/13;
- IH-10 – Pioneer Road to FM 464
  - We are preparing the bid package for bidding and final approval.
- Reuse project
  - Contracts are in place and the pre-construction conference is being scheduled;
  - Reclaimed waterline and takepoint are ongoing. A notice of potential default letter was provided to the contractor and bond company due to the project being over time and no meaningful progress being made by the contractor;
  - Reuse Plant – TTE, LLC - We held the pre-construction conference for the plant and construction will begin soon.
- FM 725 waterline
  - UEG is coordinating with the District's ROW consultant for the remaining easements; and
  - UEG is currently updating the final plan set for District review.
- Water Resource Study
  - We are finalizing the report and mapping for where water should be delivered and evaluating various water supply projects in the region.
- Plant 15 Meter Station, Pump Station, GST and EST
  - Design is underway;
  - Platting is nearing completion;
  - A meeting will be scheduled soon with CRWA to discuss the take point;
  - Environmental and geotechnical investigations have been conducted and reports are being prepared;
- TWDB Grant
  - This application has been submitted and we are monitoring information from TWDB as it becomes available.

- End Memo -

FILE: P:\Projects\6096 GVSUD\BASE MAP 2017\PROJECT MAP\PROJECT MAP(CO)1.dwg TAB: LAYOUT1 (3) PLOTTED: 8/10/2026 5:07 PM BY: DUSTINM

PLANT 17 ACQUISITION

IH-35 NEX WATER MAIN RELOCATIONS

REUSE PROJECT

PLANT 11 GST & PUMPS

PLANT 15 DESIGN

GENEVIEVE MOORE ES WFS

IH 10 TXDOT COORDINATION

SANTA CLARA CREEK NO. 1 WWTP

CLEARWATER WWTF

New Braunfels

Schertz

Santa Clara

Cibolo

Marion

Seguin

New Berlin

St. Hedwig

SERVICE AREA BOUNDARY

LEGEND

PARCELS

COUNTY LINE

GVSUD WATER CCN

SCALE: 1" = 8,000'

0 4,000 8,000

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#

8/10/26 DATE

SCALE:				
DATE: 10 August, 2026				
PROJECT NO:				
DESIGNED BY:				
CHECKED BY:				
SHEET NO. 1 OF 1 SHEETS	NO.	REVISIONS	APPD.	DATE

GREEN VALLEY SPECIAL UTILITY DISTRICT

PROJECT MAP - August 26

UTILITY ENGINEERING GROUP PLLC
256 Comal Ave NEW BRAUNFELS, TEXAS 78130 PH: (830) 214-0521
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 – July 2026

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 – July 2026

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
  - Internal Coordination Meetings

- 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
  - Submitted Addendum 1 to GVSUD – 1/20/2026
  - Bid Opening read at GVSUD – 1/27/2026
  - Evaluated the 6 bids received – 1/28/2026
  - Submitted Draft Letter of Recommendation and Bid Score Tabulation to GVSUD – 2/3/2026
  - Coordination with Contractors – 2/10/2026 & 2/13/2026
  - Submitted finalized Letter of Recommendation to GVSUD – 2/18/2026
  - Submitted Draft Notice of Award to GVSUD – 2/27/2026
  - Submitted Notice of Award and Extracted Contract Agreement to GVSUD – 2/27/2026

- Task 7 – Construction Phase Services
  - Submitted Notice of Award and Extracted Contract Agreement to Contractor – 3/3/206
  - Coordinated dates for Pre-Construction meeting – 3/4/3036
  - Created Pre-Construction Agenda – 3/6/2026
  - Pre-Construction Meeting at GVSUD Office – 3/10/2026
  - Received Submittal No. 1 Diesel Generator Submittal – 3/11/2026
  - Submitted meeting minutes – 3/11/2026
  - Received Contractors CIQ, 2023 W9, and Form 1295 – 3/12/2026
  - Received Submittal No.2 Automatic Transfer Switches – 3/19/2026
  - Responded to Submittal No. 1 on Procore – 3/20/2026
  - Received Revised Submittal No. 1 – 3/20/2026
  - Responded to Submittal No. 2 on Procore – 3/26/2026
  - Responded to Revised Submittal No. 1 – 3/26/2026
  - Received Submittal No. 3 – 4/14/2026
  - Received Submittal No. 4 – 4/14/2026
  - Received Submittal No. 5 – 4/14/2026
  - Received Submittal from J&K Utility – 4/24/2026
  - Coordination with Contractor on Submittals and schedule – 4/14/2026
  - Responded to Submittal No. 2 on Procore – 4/24/2026
  - Responded to Submittal No. 2 on Procore – 4/24/2026
  - Responded to Submittal No. 2 on Procore – 4/24/2026
  - Received RFI No. 1 – 5/8/2026

- Received RFI No. 2 – 5/8/2026
- Received RFI No. 3 – 5/8/2026
- Created Construction Meeting Agenda -5/10/2026
- Construction meeting – 5/12/2026
- Created Construction Meeting Minutes – 5/12/2026
- Responded to RFI No. 1 – 5/13/2026
- Responded to RFI No. 2 – 5/13/2026
- Responded to RFI No. 3 – 5/13/2026
- Responded to Submittal from J&K Utility – 5/14/2026
- Revised Generator Pad dimensions for Plant 8 – 5/15/2026
- Received additional information on RFI No. 3 -5/15/2026
- Received CPM Schedule – 5/19/2026
- Submitted Revised Drawings for RFI No. 2 – 5/22/2026
- Responded to RFI No. 3 – 5/27/2026
- Submitted Revised Drawings for RFI No. 3 – 5/27/2026
- Received Change Orders 1 & 2 – 6/2/2026
- Submitted internal comments on change orders to GVSUD – 6/9/2026
- Received RFI No. 4 – 6/10/2026
- Monthly Construction Progress Meeting – 6/10/2026
- Submitted Progress Meeting Minutes No. 2 – 6/11/2026
- Received RFI No. 5 – 6/12/2026
- Submitted change order responses to Contractor – 6/15/2026
- Responded to RFI No. 5 – 6/15/2026
- Responded to RFI No. 4 – 6/15/2026
- Responded to Submitted SD-006 – 6/18/2026
- Received additional information for Change Order No. 2 from Contractor – 6/24/2026
- Coordination with Contractor for Change Order No. 1 – 6/24/2026
- Submitted corrected change orders to GVSUD – 6/24/2026
- Received Pay App No. 1 – 6/25/2026
- Received Submittal SD-007 – 6/25/2026
- Responded to Submitted SD-007 – 6/26/2026
- Received updated CPM from Contractor – 6/26/2026
- Coordination with GVSUD for Pay App review – 6/26/2026
- **Submitted Pay App No. 1 to Contractor – 7/1/2026**
- **Conducted monthly site visit – 7/2/2026**
- **Submitted Site Observation Report –**
- **Monthly Construction Progress Meeting – 7/8/2026**
- **Submitted Progress Meeting Minutes No. 2 – 7/8/2026**
- **Submitted July Observation Report – 7/8/2026**
- **Submitted signed Change Orders 1 and 2 to GVSUD – 7/8/2026**
- **Received RFI #6 from Contractor – 7/15/2026**
- **Received RFI #7 from Contractor – 7/15/2026**
- **Submitted a response to RFI #7 on Procore – 7/16/2026**
- **Submitted a response to RFI #6 on Procore – 7/22/2026**
- **Received a response for RFI #6 from Contractor – 7/28/2026**
- **Received a response for RFI #7 from Contractor – 7/28/2026**
- **Submitted a response to RFI #6 on Procore – 7/29/2026**
- **Submitted a response to RFI #6 on Procore – 7/30/2026**

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
12/19/2025 – 100% Design Deliverables Submitted
12/30/2025 – Advertised Date
1/14/2026 – Pre-bid Date
1/27/2026 – Bid Opening Date
3/10/2026 –Construction Start Date

2. GVSUD Plant 9 Elevated Storage Tank Improvements

****ON HOLD UNTIL FUNDING OPPURTINITY DETERMINED****

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– 06/05/2025 Site Visit
  - Internal Coordination Meetings
  - Progress Meeting – 08/07/2025
  - Progress Meeting – 12/04/2025
  - Progress Meeting – 01/28/2026

- 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 – Complete
  - Terracon completed the site visit on 10/20/2025.
  - Received and revised draft Geotechnical Report – 11/12/2025
  - Coordination with Terracon for Option 1 Boring – 1/22/2025
  - Coordination with Terracon for Option 1 Boring – 2/4/2026
  - Coordination with Terracon for Draft Subcontract Amendment - 2/12/2026
  - Received Terracon Subcontract Amendment – 2/17/2026
  - Submitted executed Agreement to Terracon – 2/20/2026
  - Coordination with Terracon for site visit – 2/26/2026

- 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
    - Coordination with SAM for existing gas line that was missed – 3/4/2026
    - Coordination with SAM for revised deliverable – 3/10/2026
    - Received revised deliverable with extended limits – 3/12/2026

- 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 – Complete
    - 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
    - Began Hydraulic Model Verification of GST – 2/3/2026

- Task 7 – Preliminary Design (60%)– Complete
    - On-site Meeting – 6/5/2025
    - 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%, 95% & 100%) – Complete
    - Prepared and Submitted Supplemental Scope and Fee – 11/25/2025
    - Submitted 90% Design Set, OPCC, and Specifications – 12/12/2025
    - Preparing 95% Design Set, OPCC, and Specifications – 1/15/2026
    - Preliminary Tank Modeling – 1/18/2026, 2/4/2026
    - Submitted 95% Design Set, OPCC, and Specifications – 3/6/2026
    - Preparing 100% Split packages Design Set, OPCC, and Specifications
    - Received comments for the 95% Design set – 4/7/2026
    - Coordination with GVSUD on 95% Design set comments – 4/7/2026
    - Submitted 100% EST Design Set, OPCC, Specifications, and Book of Details – 4/14/2026
    - Submitted 100% GST Design Set, OPCC, Specifications, and Book of Details – 4/14/2026
    - Received comments for the 100% EST Design set – 5/18/2026
    - Received comments for the 100% GST Design set – 5/19/2026
    - Coordination with GVSUD on 100% Design set comments – 5/26/2026
    - Submitted 100% EST Design Set, OPCC, Specifications, and Book of Details – 6/5/2026
    - Submitted 100% GST Design Set, OPCC, Specifications, and Book of Details – 6/5/2026
    - **Coordination with GVSUD on 100% Design approval for EST and GST plan sets – 7/7/2026**
    - **Coordination with GVSUD for FAA Determination – 7/13/2026**

- 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

- Ran Pre-Screening Tool to verify if the additional GST will require coordination with FAA – 01/13/2026
- Submitted TCEQ Permit for EST – 4/29/2026
- Submitted TCEQ Permit for GST – 4/29/2026
- Coordination with City of Cibolo for ROW and Commercial Building permits – 4/29/2026
- Coordination with TCEQ for GST permit – 5/6/2026
- Coordination with TCEQ for EST permit – 5/6/2026
- Received Approval for GST ROW permit – 5/11/2026
- Received comments from TCEQ for EST permit – 5/7/2026
- Received comments from TCEQ for GST permit - 5/12/026
- Submitted revised plans to TCEQ for EST permit – 5/13/2026
- Received approval letter for EST TCEQ Permit – 5/15/2026
- Submitted revised plans to TCEQ for GST permit – 5/21/2026
- Received approval letter for EST TCEQ Permit – 5/27/2026
- Coordination with City of Cibolo for ROW and Commercial Building permits – 6/10/2026, 6/11/2026, 6/16/2026

- Task 10 – Bidding Services
- Task 11 – Construction Administration
- Task 12– Construction Observation
- Task 13 – Welding and Coating Inspection

c. 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
06/5/2026 – 100% Design Phase Due
10/27/2026 – Proposed Bid Phase Start
01/06/2027 – Proposed Construction Phase Start

CANYON REGIONAL water authority

MEMORANDUM

Date: August 6, 2026

To: CRWA Board of Trustees

Re: Board of Managers Report, August 5, 2026

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

1. The CRWA Board of Managers (BOM) met on August 5 2026, at CRWA Headquarters. This meeting followed the standard meeting agenda. In additional to the standard agenda, the Board focused on the FY 2027 Budget.

2. Major Items of Discussion.

a. Water Precipitation/ Drought Update. Staff included standard updates in the Board packet. Nothing significant to report.

b. Treated Water Production Update and Water Treatment Plant Improvement Project updates. Of significance, the CRWA staff traveled to Austin to meet with TCEQ on the BIN Classification of the Lake Dunlap Treatment plant. The BIN Classification has to do with the water quality entering the plant from Lake Dunlap. Based on the water quality, the BIN Classification dictates the integrity testing frequency of the filters, the lower the BIN classification the less testing required, the less water loss, and labor involved - so, less money required to operate. Lake Dunlap is BIN 2 currently. This meeting was to discuss moving to BIN 1. If this occurs, we will collectively see lower costs; that's why this is an important effort. TCEQ does not currently have a procedure to reduce a BIN classification once initially established. The CRWA staff was well prepared, and CRWA received a commitment from TCEQ to work toward lowering the BIN Classification from BIN 2 to BIN 1. This is fantastic news. With TCEQ follow through, CRWA could save ~600 AF of water per year in the treatment process and money too. Excellent effort, and nice to see the staff getting this done.

c. General topics. The Board spent the majority of the meeting discussing the FY 2027 Draft Budget. Of note, the budget increase over last year is dramatically lower that previous years and under the ~2% overall. This can be attributed to a couple significant adjustments related to minimum balances in repair and replacement funds per project and the application of prior year funds to budget categories. Personnel costs will remain constant for this next budget year; however, the Board recognizes that total compensation for employees needs to be deliberately examined. The Board

discussed the HC treatment plant intake project noting that staff would later meet with the HC group to reduce the $1M budget item to a more realistic number. Additionally, the Board noted that legal fees for the budget were too high considering the relatively recent resolution of two cases and no pending or anticipated cases.

3. Consensus Recommendations to the Board of Trustees.

a. Recommend the Board of Trustees establish a committee to examine with management the over all compensation of all employees of CRWA. This should include salary surveys, retirement vesting, medical and paid time off. All of these categories affect the budget directly.

b. Recommend the Board of Trustees move forward with budget approval for FY2027. This recommendation includes a reduction of the legal fees category and no changes to personnel costs provided the recommendation in item a above.

c. Recommend the Board of Trustees direct the staff to bring a recommendation to deal with the 5000 AF of unpermitted ground water leases that was previously funded by County Line and Maxwell.

d. Recommend the Board of Trustees approve RFQ#25-003 Public-Private Owner's Advisor.

e. Recommend the Board of Trustees approve RFQ#2026-001 CRWA Operational Master Plan.

MEMORANDUM
BOARD COMMITTEE MEETING MINUTES

BOARD COMMITTEE: CONSTRUCTION COMMITTEE

DATE MEETING HELD: AUGUST 5TH, 2026

BOARD CHAIR: NICHOLAS A. SHERMAN

COMMITTEE MEMBERS PRESENT: SHERMAN, HENDRIX, CUMBY

Board chairs, complete this memo for all meetings held and provide a memo to assigned GVSUD staff to be provided in agenda packets for all monthly board meetings. If nothing new was discussed, please return the memo with the statement of "nothing new to report".

TOPIC: Value engineering

SUMMARY OF DISCUSSION:

Value Engineering WW plant expansion:
Extended discussion on the few value engineering items presented by UEG. Several additional suggestions to evaluate were discussed.

Industrial/Commercial waste order:
Reviewed the draft industrial waste order. The group had several additional suggestions on refinement. Staff suggestions a presentation for approval at the September Board of Directors meeting.

Non-Standard service agreement Water.
FM 725 C Store WFS. 2.5 EDU, Seguin ETJ adequate fire flow, total fees $29,813.46 plus meter cost fees. Staff recommend approval, committee recommend approval.

GREEN VALLEY
SPECIAL UTILITY DISTRICT

MEMORANDUM

Date: August 20, 2026

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

From: Phillip K. Gage, General Manager

RE: Texas Alliance of Special Utility Districts (TASUD) Update – August 27, 2026 Regular Board Meeting

1. Purpose. The purpose of the memorandum is to provide an update on the activities of the Texas Alliance of Special Utility Districts to the Board of Directors.

2. Since the last update in June, TASUD has been actively engaging elected officials and agency leadership.

a. Legislative actions. TASUD has two proposed bills turned into the Legislative Counsel's office for review. One bill is Public Utility Commission (PUC) focused and deals with timelines for uncontested/ agreed to CCN boundary change processing timelines. The second bill is Texas Water Code focused on chapter 65 adjustments permitting SUDs to establish single member districts for elected officials. As previously mentioned, TASUD has gained support from Chairman Cody Harris, House of Representatives, to carry our bills into the next session.

b. Legislative engagements. On August 26, GMs of TASUD traveled to Austin to meet in person with Chairman Harris and his staff regarding the upcoming session and superficially on the needs of large SUDs in our association. Due to the timing of the trip and the GVSUD board meeting, a verbal read-out will be provided at the board meeting.

c. Regulatory engagements. On August 18, TASUD GMs had two engagements with PUC commissioners virtually. The first meeting was with Commissioner Jackson and the second meeting was with Commissioner Hjaltman. The meetings were introductory to TASUD with each GM providing a brief description of the systems represented and the growth all are experiencing in our respective service areas. We introduced the discussion on the proposed legislation for CCN transfers and received generally positive responses. The group made clear that we want to work with the regulatory agency to make the process better while accepting their input and support for the changes.

On August 26, TASUD GM met with Director Morgan of the Texas Water Development Board (TWDB). The TWDB is the key agency in terms of state level water planning and project funding. Due to the timing of the trip and the GVSUD board meeting, a verbal read-out will be provided at the board meeting.

2. Membership remains constant since the last report. Five large SUDs are active members. One SUD is under recruitment. Next TASUD board meeting to discuss legislative priorities and regulatory priorities will occur in person on August 16 while in Austin.

CERTIFICATION OF UNOPPOSED CANDIDATES
FOR OTHER POLITICAL SUBDIVISIONS
CERTIFICACIÓN DECANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS

To: John Frias, President Green Valley SUD
Al: John Frias Presidente de Green Valley SUD

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on November 3, 2026.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 3 de noviembre 2026 .

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) ***Cargo(s)***	**Candidate(s)** ***Candidato(s)***
Director/directores generales	***Robert Roberson***
Director/directores genrales	***Shari McDaniel***
Director/directores genrales	***Nicholas Sherman***

Phillip K Gage, General Manager (Gerente General)

SEAL/Sello

August 27, 2026
Date of signing (Fecha de firma)

ORDER OF CANCELLATION
DE ORDEN DE CANCELACIÓN

The Green Valley Special Utility District hereby cancels the election scheduled to be held on
(official name of governing body)
November 3, 2026 in accordance with Section 2.053(a) of the Texas
(date on which election was scheduled to be held)
Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El Green Valley Special Utility District por la presente cancela la elección que, de lo contrario,
(nombre oficial de la entidad gobernante)
se hubiera celebrado el 3 de noviembre 2026 de conformidad, con
(fecha en que se hubiera celebrado la elección)
la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a continuación:

Candidate *(Candidato)*	**Office Sought *(Cargo al que presenta candidatura)***
Robert Roberson	**Director/directore generales**
Shari McDaniel	**Director/directore generals**
Nicholas Sherman	**Director/directore generals**

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.

President *(Presidente)* **Vice-President *(Vicepresidenta)***

August, 27 2026 ***Seal(sello)***
Date of adoption *(Fecha de adopción)*

MEMORANDUM

Date:	August 27, 2026
To:	Board of Directors
From:	General Manager
Re:	Proposed Water and Wastewater Rates for FY 2027

Executive Summary.

The Green Valley Special Utility District (GVSUD) reviews and publishes rate adjustments annually, coinciding with the presentation of the upcoming fiscal year budget. Staff presents two options for water rates and one option for wastewater rates for Fiscal Year 2027 (FY2027). Staff recommends adopting Water Option B and the proposed Wastewater rate adjustment, to be effective October 1, 2026.

Background.
In 2023, GVSUD completed a third-party Rate Study covering calendar years 2023 through 2028. To ensure alignment with this study, staff annually analyzes the preceding 36 months of account usage data to establish average consumption patterns for water and wastewater. Staff then evaluates direct utility costs alongside the District's total operational expenses.

To account for seasonal weather fluctuations and maintain data standardization, the analysis utilizes a fixed data set from April to March of each year.

Annual Analysis & Market Trends.
Consumption Shift: Current data reveals a downward shift in residential consumption compared to the previous year, likely due to increased rainfall. The current tier distribution shows:

- 5,944 residential customers averaged 3,503 gallons per month.
- 5,690 residential customers (the next largest segment) averaged 7,066 gallons per month.
- Direct Costs: Direct costs heading into FY2027 are projected to increase by approximately 4%. This marks a significant stabilization compared to the previous year's spike of 28%.
- Inflation Tracking: The 4% cost increase closely tracks the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI) for the water and wastewater sector. This sector persistently outpaces overall inflation by +/- 4%, driven by ongoing capital, labor, and operational pressures nationwide.

Rate Options Presented.
Water Rates
• Option A (Flat Increase): A flat 4% increase on all residential and agricultural base rates (by meter size) and volumetric rates, combined with an 8% increase on all commercial base and volumetric rates.
• Option B (Progressive Increase): A 0% increase on residential and agricultural base rates. Volumetric rates will see a 4% increase on Tiers 1–2, with Tiers 5–7 increasing progressively by an additional 1% per tier. Commercial base and volumetric rates will increase by 8%.
Wastewater Rates
• A 4% increase on both the minimum charge and the volumetric charge.
• The flat-rate basis prior to winter averaging will be reduced from 7,000 gallons to 6,000 gallons.

STAFF RECOMMENDATION.
Staff recommends the approval of Water Option B and the 4% wastewater rate adjustment, effective October 1, 2026.

PROPOSED MOTION.
Move to approve the FY2027 rate adjustments as presented, adopting Option B for water rates and the 4% increase on the minimum and volumetric charges for wastewater rates.

FY 2027 Rate Analysis

August 27, 2026

Background/ Request for Board Action

- 5-year rate study approved by the Board of Directors in July 2023 with a recommendation to review rates annually
- All information provided for FY 2025- FY2028 rates are based on assumptions in the New Gen 5-year rate study
- The 2023 New Gen rate study remains largely valid for water rates in terms of assumptions for future years, but deviates for wastewater
- The Board approved a 0% Base Rate Increase, and added the 1-2,000 gallon tier to the rate structure for FY2026, as well as increased the upper tiers to encourage water conservation

Staff Recommendation: Water – 0% Base Rate Increase, 4% progressive volumetric rate increase, Commercial 8% increase, Wastewater 4% increase – Option B

Agenda

1. Current Environment
2. 2023 Rate Study and Operating Costs
3. Water Rate Options
4. Wastewater Rate Options
5. Rate Comparison
6. Recommendation
7. How Rate Revenue Sustains the System

1. Current Environment

Current FY 2026 Rates

Green Valley Special Utility District's Water and Wastewater Rates

Effective: October 1, 2025

Residential
Monthly Base Rate

Meter Size	
5/8"	$ 35.62
3 /4"	$ 53.44
1"	$ 89.04
1 1/2"	$ 178.09
2"	$ 356.18

Gallonage rate per thousand

1-2000 gallons	$ 2.65
2, 001-5,000 gallons	$ 5.30
5,001-10,000 gallons	$ 6.84
10,001-15,000 gallons	$ 8.47
15,001-25,000 gallons	$ 10.40
25,001-50,000 gallons	$ 13.82
50,001+ gallons	$ 17.44

Special Use / Ag Rate
Monthly Base Rate

Meter Size	
5/8"	$ 35.62
3/4"	$ 53.44
1"	$ 89.04
1 1/2"	$ 178.09
2"	$ 356.18

Gallonage rate per thousand

1-2000 gallons	$ 2.65
2,001-5,000 gallons	$ 5.30
5,001-10,000 gallons	$ 6.84
10,001-15,000 gallons	$ 8.47
15,001-25,000 gallons	$ 10.40
25,001-50,000 gallons	$ 5.42
50,001-200,000 gallons	$ 7.20
200,001-300,000 gallons	$ 8.62
300,001-500,000 gallons	$ 11.05
500,001+ gallons	$ 13.56

Commercial / Industrial
Monthly Base Rate

Meter Size	
1"	$ 96.16
1 1/2"	$ 192.34
2"	$ 384.66
3"	$ 673.16
4"	$ 1,153.99
6"	$ 2,625.72
8"	$ 5,655.39
10"	$ 8,483.09
12"	$ 10,704.85

Gallonage rate per thousand

1-50,000 gallons	$ 5.42
50,001-200,000 gallons	$ 7.26
200,001-300,000 gallons	$ 8.78
300,001-500,000 gallons	$ 11.37
500,001+ gallons	$ 14.21

Fire Hydrant Meter
Monthly Base Rate

3"	$ 685.81

Gallonage rate per thousand

1-100,000 gallons	$ 6.85
100,001-200,000 gallons	$ 8.56
200,001-300,000 gallons	$ 10.52
300,001-500,000 gallons	$ 13.96
500,001+ gallons	$ 17.62

Wastewater (Sewer) Rates

*** Harvest Hills** ..... $ 43.05
*** Zipp Rd Utilities** ..... $ 73.30

*** GVSUD - SANTA CLARA SEWER**
Flat Rate ..... $ 81.97
Based on 7,000 gallons until winter average is established (Dec, Jan & Feb)

Winter Average Base Rate ..... $ 29.19
Gallonage rate per thousand ..... $ 7.54

*** GBRA - Guadalupe Blanco River Authority**
Flat Rate Residential ..... $ 79.40
Based on 4,800 gallons until winter average is established (Dec, Jan & Feb)
10,000 gallon maximum

Winter Average Base Rate ..... $ 65.00
Gallonage rate per thousand ..... $ 3.00

*** SARA- San Antonio River Authority**
Flat Rate Residential ..... $ 58.40
Until winter average is established (Dec, Jan & Feb)

Winter Average Base Rate ..... $ 27.76
Gallonage rate per thousand ..... $ 4.81

*** CITY OF CIBOLO**
Flat Rate Residential ..... $ 39.60
Based on 6,000 gallons until winter average is established (Dec, Jan & Feb)

Winter Average Rate - Includes 3000 gallons $ 21.12
Gallonage rate per thousand..... $ 6.16

Commercial - Includes 3000 gallons..... $ 26.26
Gallonage rate per thousand..... $ 6.16

Effect of Inflation on Water and Wastewater

Key Takeaways: Water & Sewerage CPI Trends

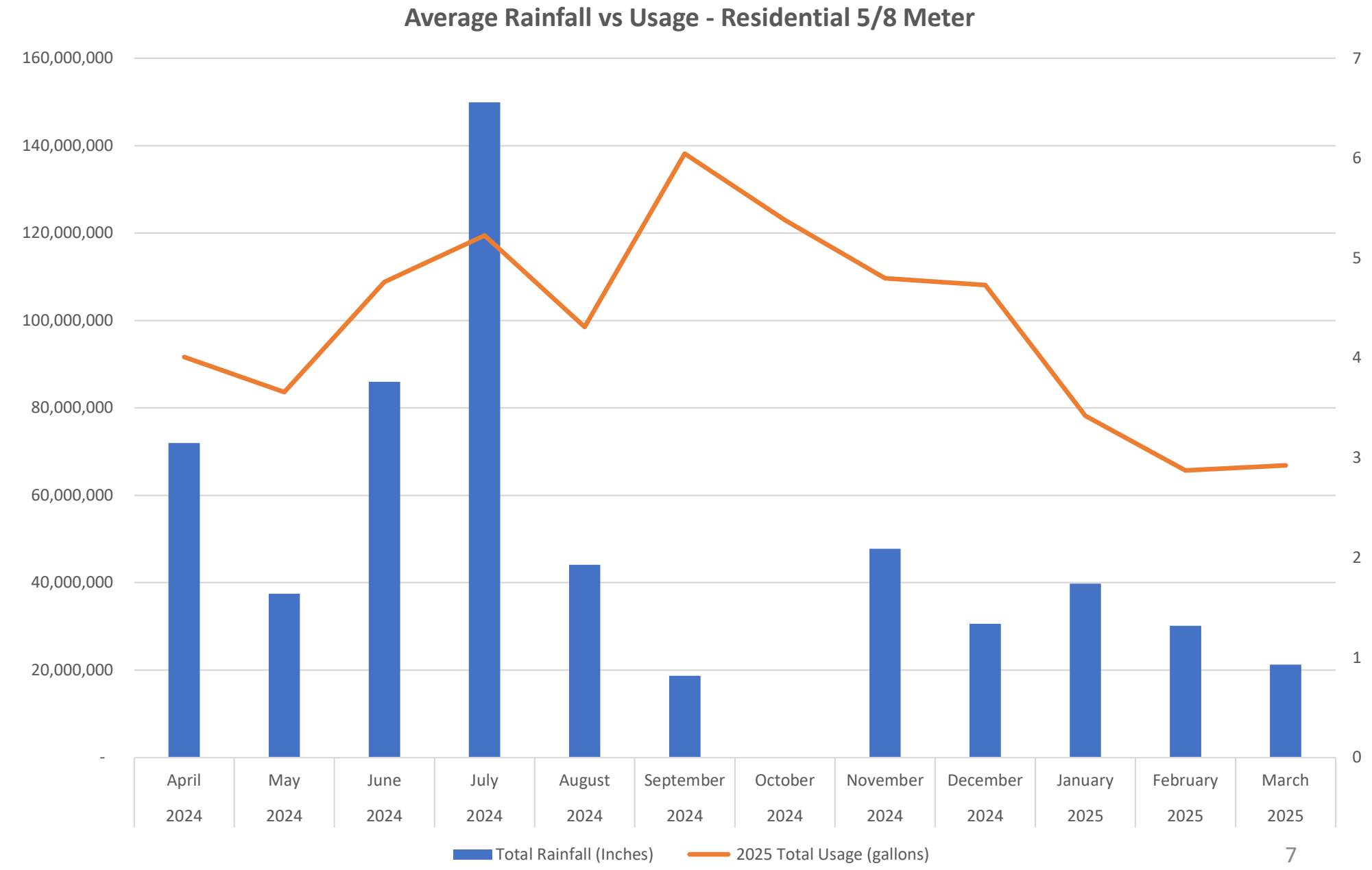
- **Accelerating Cost Inflation:** Annual price increases have steadily escalated from **2.9% in 2020** to **5.1% in 2024**, remaining elevated through **mid-2026 (~4.9%–5.1%)**.
- **Index Growth Trajectory:** The price index climbed from **580.66 in H1 2020** to **754.71 in H1 2026**—representing a total index growth of **~30% over six years**.
- **Continued Upward Pressure in 2026:** First-half 2026 metrics show sustained momentum, reaching **761.86 by June 2026** and averaging a **4.9% 12-month percent change** for **HALF1 2026**.
- **Persistent Outpacing of Overall Inflation:** Utility and infrastructure maintenance costs consistently maintain 4%+ annual rate hikes, reflecting ongoing sector-wide capital, labor, and operational cost pressures.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2020	577.441	578.838	580.394	581.757	582.322	583.204	585.456	589.444	589.992	590.957	592.998	594.169	585.581	580.659	590.503
2021	596.237	597.584	598.452	599.614	600.405	602.795	605.224	607.339	607.938	609.541	610.952	611.944	604.002	599.181	608.823
2022	620.547	622.672	621.920	623.653	624.129	626.248	629.717	635.522	636.951	636.111	637.882	639.319	629.556	623.195	635.917
2023	646.581	651.274	652.403	653.740	654.537	657.110	659.223	665.008	666.141	667.177	668.597	669.069	659.238	652.608	665.869
2024	680.466	684.121	685.789	688.533	688.641	689.664	693.390	696.471	700.572	703.603	706.461	706.852	693.714	686.202	701.225
2025	712.535	716.632	718.521	720.997	721.768	724.990	727.474	729.598	732.838		736.358	739.615	725.575	719.241	733.177
2026	745.474	750.560	754.990	756.792	758.596	761.856								754.711	

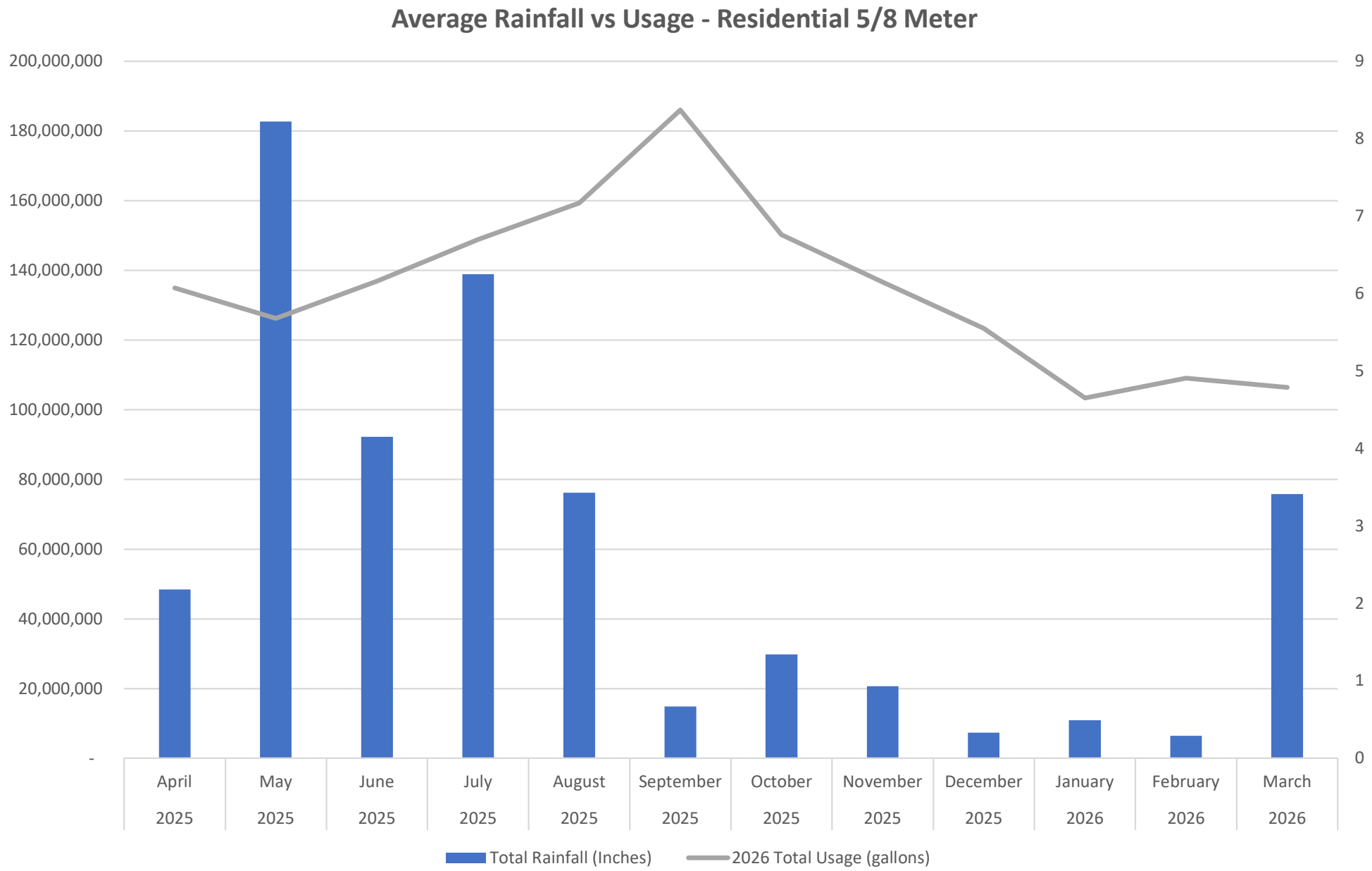
Base Period: 1982-84=100

https://data.bls.gov/pdq/SurveyOutputServlet

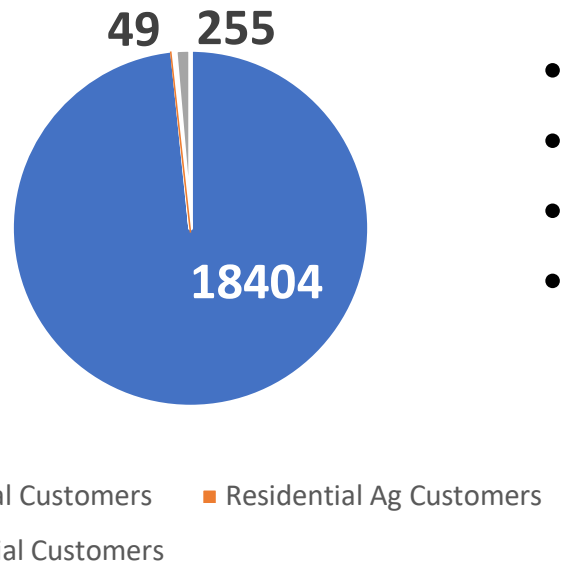
2025 Effect of Rainfall on Average Usage



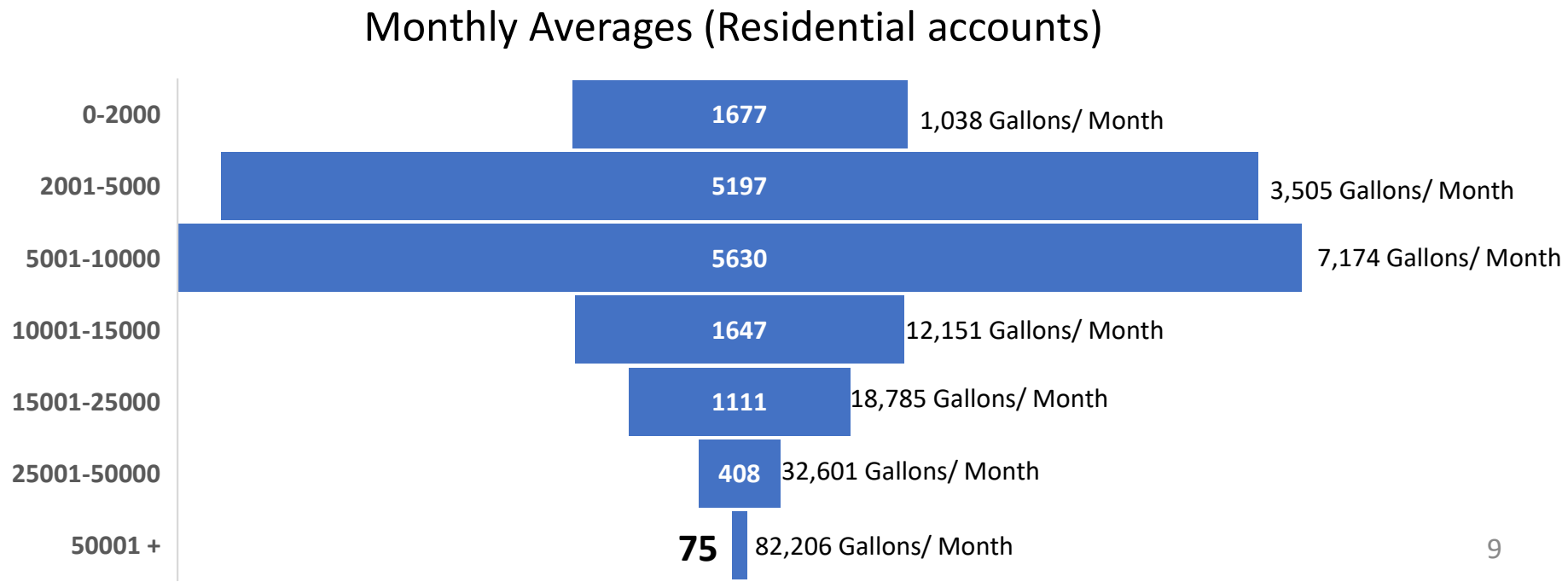
2026 Effect of Rainfall on Average Usage



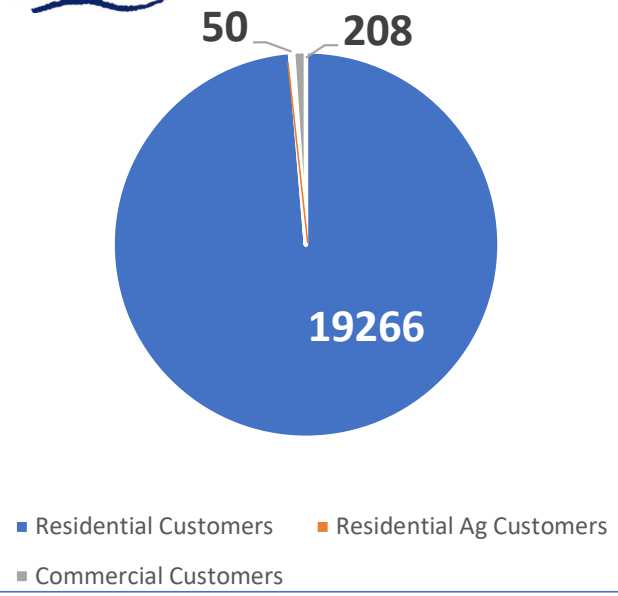
GVSUD Customer Profile FY2025



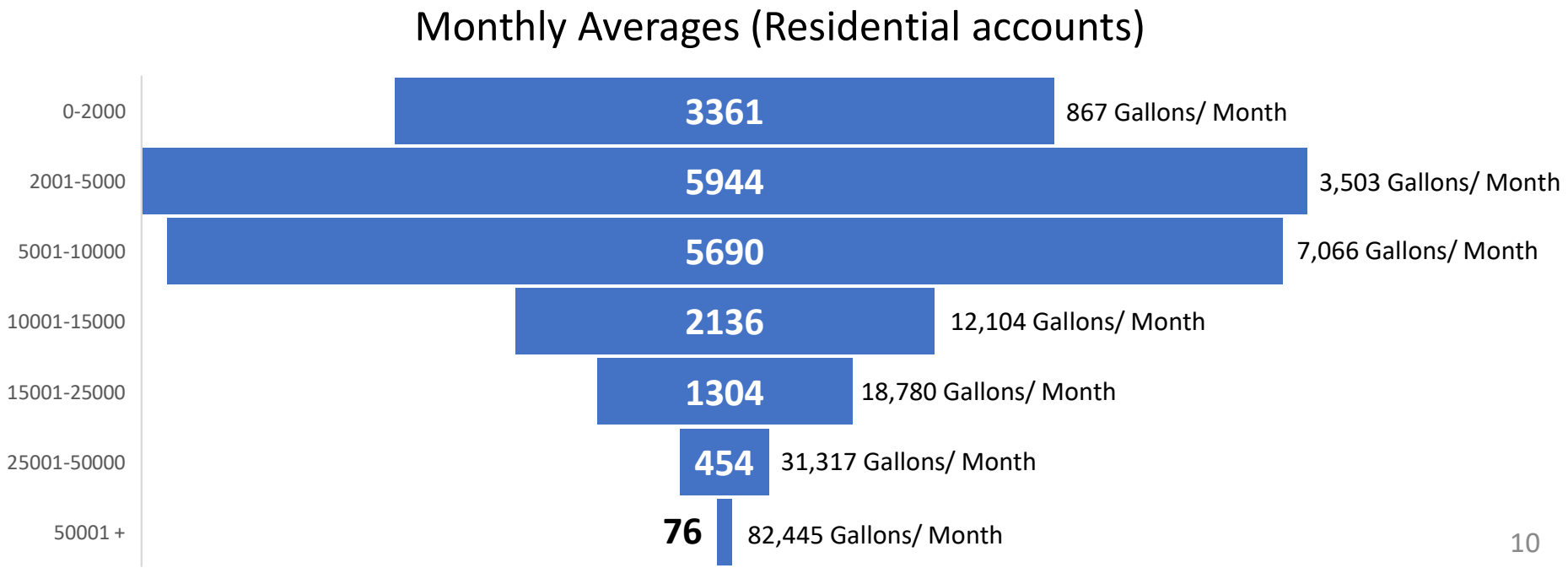
- 19, 081 total system connections
- 18,708 Active Accounts
- Residential Rate Class = Majority of Customers
- Majority of Customers consume an average of 7,174 gallons per month or less



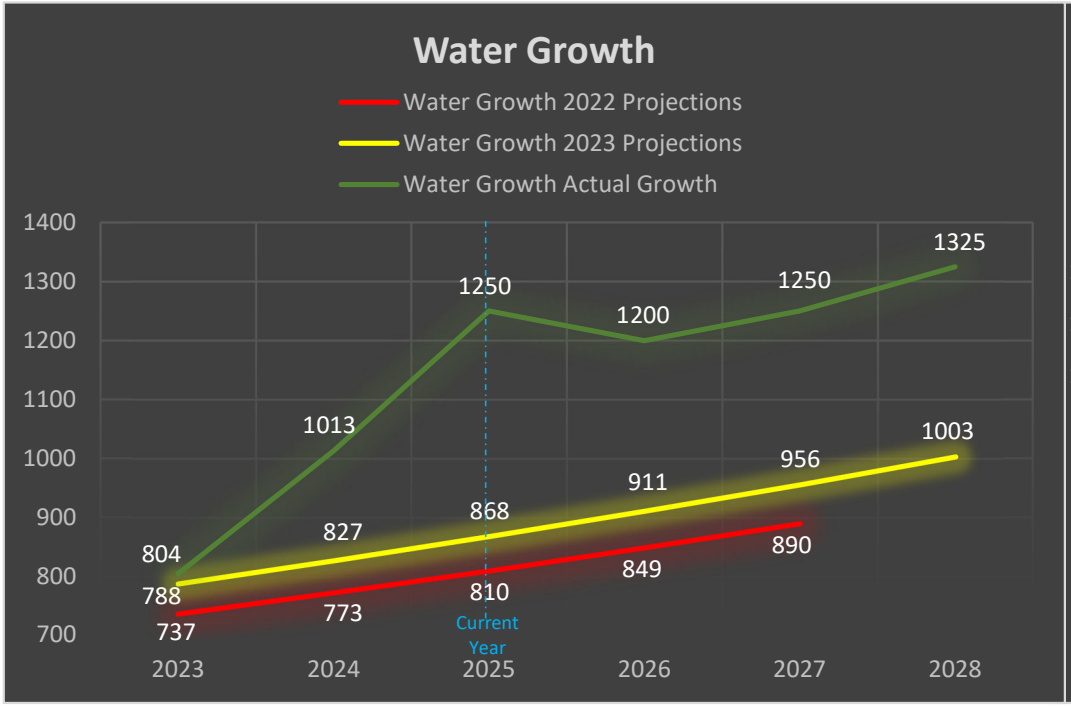
GVSUD Customer Profile FY2026

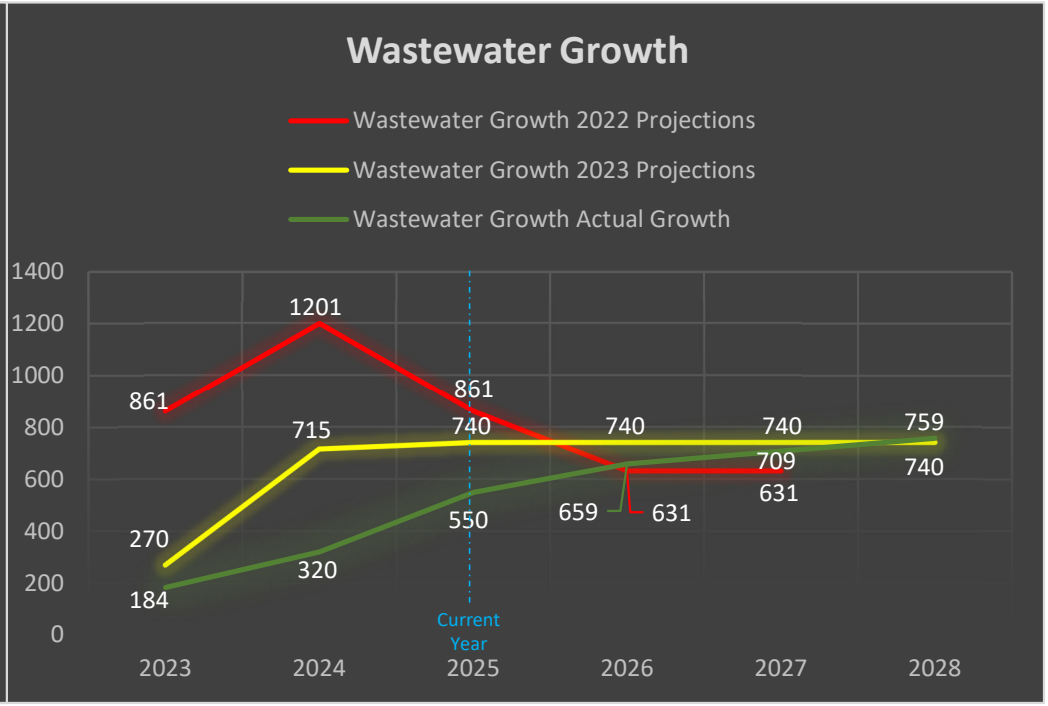


- 19, 266 total system connections
- Residential Rate Class = Majority of Customers
- Majority of Customers consume an average of 3,503 gallons per month or less



GVSUD Growth Rate Analysis (CY25)

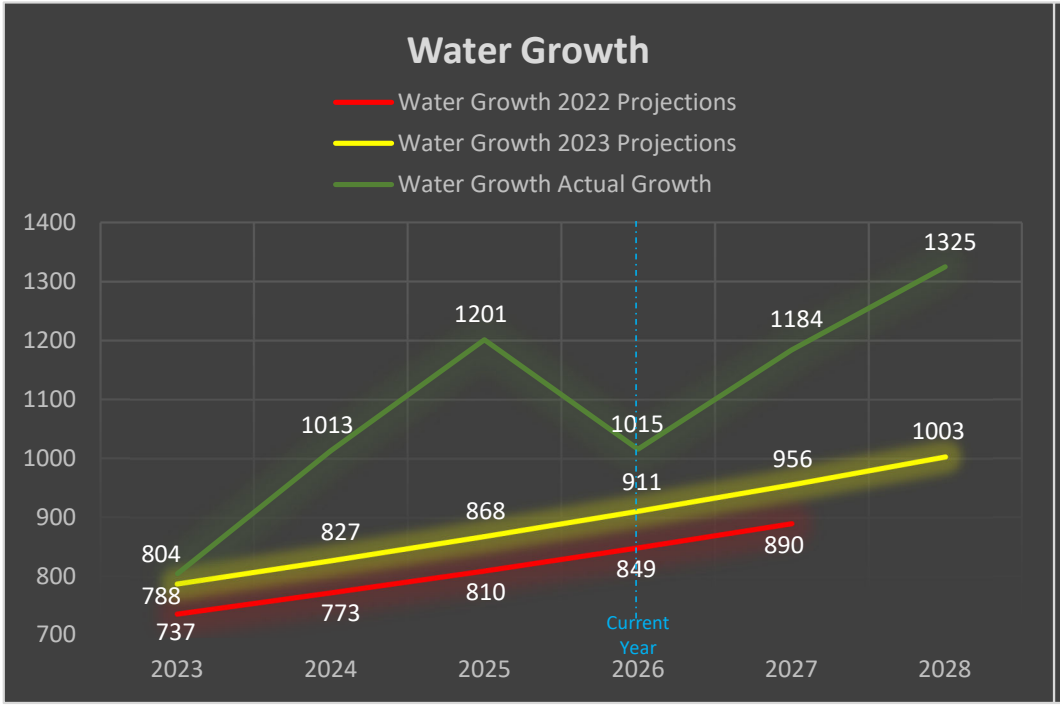


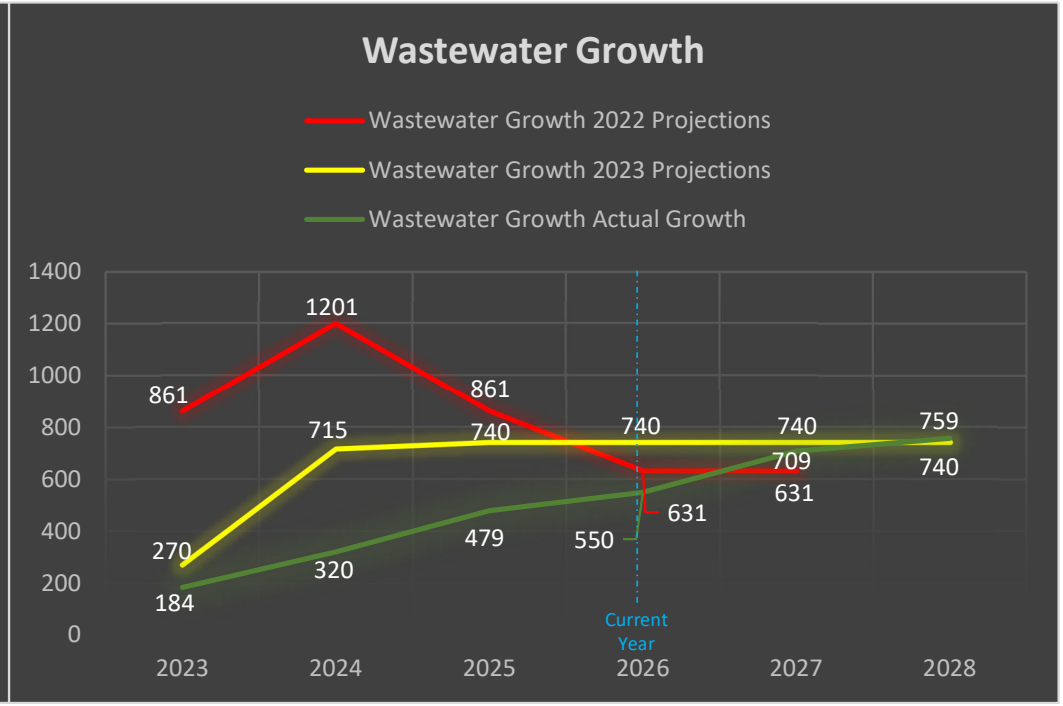


- New meter sets for 2025 YTD = 675
- Currently on track to set 1,300+ new meters in 2025
- 6% Growth Rate projection based on UEG Water Master Plan published in Feb 2024

- New wastewater connections for 2025 YTD = 283
- Currently on track to add 550+ new wastewater connections in 2025
- Projected growth is based on expected flow rates as developed by Garver for the Wastewater Master Plan (Draft to be received at end of July)

GVSUD Growth Rate Analysis (CY26)





- New meter sets for CY26 YTD = 422
- Currently on track to set ~1,015 new meters in CY26
  - Based off of currently monthly average = 84
- 6% Growth Rate projection based on UEG Water Master Plan published in Feb 2024

- New wastewater connections for CY26 YTD = 198
- Currently on track to add ~550 new wastewater connections in CY26
- Projected growth is based on expected flow rates as developed by Garver for the Wastewater Master Plan

2. 2023 Rate Study and Operating Costs

Water Rate Adjustments in the 2023 Study

The Board approved a 0% Base Rate Increase, and added the 0-2,000 gallon tier to the rate structure for FY2026, as well as increased the upper tiers to encourage water conservation

PROJECTED WATER RATE ADJUSTMENTS

Water Rates[1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
2022 Projection[2,3]						
Rate Increase	5.5%	5.5%	3.0%	3.0%	3.0%	N/A
2023 Proposed[2,3]						
Rate Increase	0.0%	5.0%	8.0%	8.0%	8.0%	3.0%

[1]These increases do not impact the AW Texas rates.

[2]Includes adjustment to wholesale customer to move them towards the commercial rate.

[3]Assumes McQueeny rates will match the rest of residential starting in FY 2024. The previous projection assumed this would start in FY 2023.

All information provided for FY 2025 through FY 2028 is a projection based on assumptions

© 2022 NEWGEN STRATEGIES AND SOLUTIONS, LLC

11

- The wholesale customer, Water Service Inc./ Southwest Water Company are on commercial rates as of FY25 (note 2)
- McQueeny Estates rates adjusted to match in FY 2025 (note 3)

Wastewater Rate Adjustments in the 2023 Study

The Board of Directors approved an increase of 8% Wastewater for FY 26

PROJECTED SEWER RATE ADJUSTMENTS

Wastewater Rates[1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
2022 Projection						
Rate Increase	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%
2023 Proposed						
Rate Increase	0.0%	8.0%	3.0%	3.0%	3.0%	3.0%

[1]These increases do not impact the AW Texas rates.

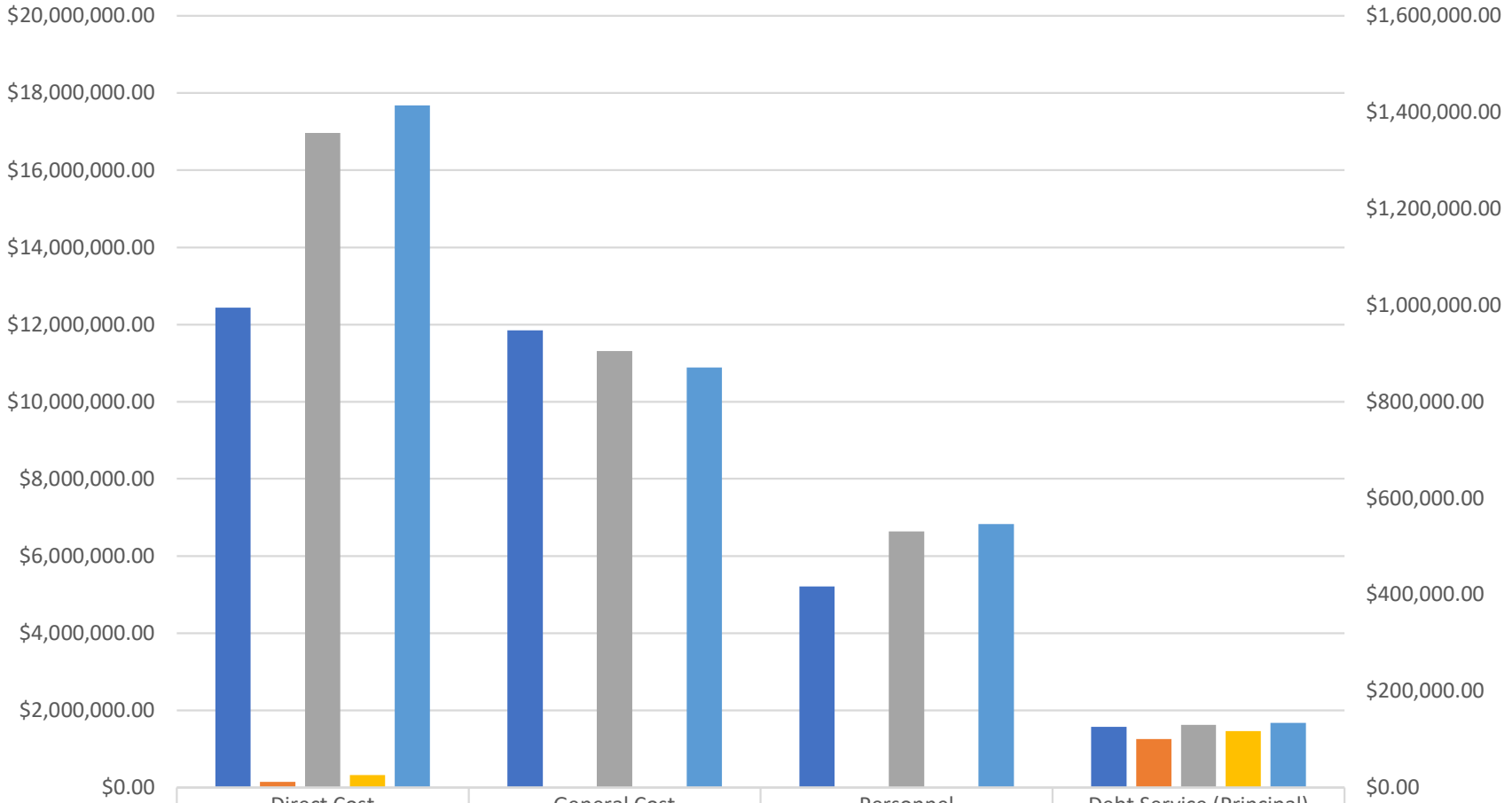
All information provided for FY 2025 through FY 2028 is a projection based on assumptions

© 2022 NEWGEN STRATEGIES AND SOLUTIONS, LLC

12

- Wastewater growth necessitates a .5MGD expansion not forecasted in 2023 at a projected cost of ~$15M. Bonded ~14.5M in FY 25 for the project.
- Rate study did not contemplate the next expansion of 1.25 MGD. The 1.25 MGD expansion will be considered for funding in FY27 ~ $74M project.

Costs of Water and Wastewater Operations FY 2026



	Direct Cost	General Cost	Personnel	Debt Service (Principal)
Water FY 25 Actual	$12,440,673.77	$11,855,243.60	$5,218,642.95	$1,575,000.00
Wastewater FY 25 Actual	$147,660.07			$1,263,707.64
Water FY 26 Amend Budget	$16,969,867.64	$11,316,549.97	$6,642,652.00	$1,626,000.00
Wastewater FY 26 Amend Budget	$326,676.18			$1,460,000.00
Water FY 27 Proposed	$17,674,048.24	$10,888,719.68	$6,826,712.54	$1,682,000.00
Wastewater FY Proposed	$422,585.26			$1,480,000.00

Water FY 25 Actual Wastewater FY 25 Actual Water FY 26 Amend Budget
Wastewater FY 26 Amend Budget Water FY 27 Proposed Wastewater FY Proposed

3. Water Rate Options

Water Rate Options

Based on our 5-year rate study recommendation of 8% increase for FY2027 and detailed usage analysis for the last 36 months of data, the staff presents two (2) options for water rates:

OPTION A – 4% Flat

- Increases base rate charges for all meter sizes and all volumetric charges by 4% - Residential and Ag
- Increase Commercial base rate charges for all meter sizes and all volumetric charges by 8%

OPTION B – 0% Base Rate increase, 4% Bottom 2 Tiers, Progressive Tiers 3-7

- No Base Rate Increase for Residential and AG for all meter sizes
- Increases Residential and Ag Tier 1-2 volumetric charges by 4% and increase additional 1% by tier thereafter
- Increase Commercial base rate charges for all meter sizes and all volumetric charges by 8%

Base Water Rates Option A – 4% Flat

	FY 2026	FY2027	FY2028
Residential Minimum Charge		4%	3%
5/8" Meter	$35.62	$37.04	$38.16
3/4" Meter	$53.44	$55.58	$57.24
1" Meter	$89.04	$92.60	$95.38
1 1/2" Meter	$178.09	$185.21	$190.77
2" Meter	$356.18	$370.43	$381.54
Volumetric Charge (per 1,000 gallons)			
0-2,000 gallons	$2.65	$2.76	$2.84
2,001-5,000 gallons	$5.30	$5.51	$5.68
5,001-10,000 gallons	$6.84	$7.11	$7.32
10,001-15,000 gallons	$8.47	$8.81	$9.07
15,001-25,000 gallons	$10.30	$10.72	$11.04
25,001-50,000 gallons	$13.56	$14.11	$14.53
50,000+ gallons	$16.97	$17.65	$18.17

New Gen Rate Study Recommendations Dated July 2023

- FY25 8%
- FY26 8%
- FY27 8%
- FY28 3%

Base Water Rates Option A – 4% Flat

Special Use/ Ag Minimum Charge	FY 2026	FY2027	FY2028
5/8"	$35.62	$37.04	$38.16
3/4"	$53.44	$55.58	$57.24
1"	$89.04	$92.60	$95.38
1 1/2"	$178.09	$185.21	$190.77
2"	$356.18	$370.43	$381.54
Volumetric Charge (per 1,000 gallons)			
0–2,000 gallons	$2.65	$2.76	$2.84
2,001–5,000 gallons	$5.30	$5.51	$5.68
5,001–10,000 gallons	$6.84	$7.11	$7.33
10,001–15,000 gallons	$8.47	$8.81	$9.07
15,001–25,000 gallons	$10.40	$10.82	$11.14
25,001–50,000 gallons	$5.42	$5.64	$5.81
50,001–200,000 gallons	$7.20	$7.49	$7.71
200,001–300,000 gallons	$8.62	$8.96	$9.23
300,001–500,000 gallons	$11.05	$11.49	$11.84
500,001+ gallons	$13.56	$14.11	$14.53

New Gen Rate Study Recommendations Dated July 2023

- FY25 8%
- FY26 8%
- FY27 8%
- FY28 3%

Commercial and Hydrant Water Rates Option A – 8% Flat

Commercial/ Industrial Minimum Charge	FY 2026	FY2027	FY2028
1"	$96.16	$103.86	$106.97
1 1/2"	$192.34	$207.72	$213.96
2"	$384.66	$415.44	$427.90
3"	$673.16	$727.02	$748.83
4"	$1,153.99	$1,246.31	$1,283.70
6"	$2,625.72	$2,835.78	$2,920.85
8"	$5,655.39	$6,107.82	$6,291.05
10"	$8,483.09	$9,161.73	$9,436.59
12"	$10,704.85	$11,561.24	$11,908.08
Volumetric Charge (per 1,000 gallons)			
0-50,000 gallons	$5.42	$5.64	$5.81
50,001-200,000 gallons	$7.26	$7.55	$7.78
200,001-300,000 gallons	$8.78	$9.13	$9.40
300,001-500,000 gallons	$11.37	$11.82	$12.18
500,001+ gallons	$14.21	$14.78	$15.22

Hydrant Meter Minimum Charge	FY 2026	FY2027	FY2028
3"	$685.81	$740.68	$762.90
Volumetric Charge			
0-100,000 gallons	$6.85	$7.39	$7.62
100,001-200,000 gallons	$8.56	$9.24	$9.52
200,001-300,000 gallons	$10.52	$11.36	$11.70
300,001-500,000 gallons	$13.96	$15.08	$15.53
500,001+ gallons	$17.62	$19.03	$19.60

New Gen Rate Study Recommendations July 2023

- FY25 8%
- FY26 8%
- FY27 8%
- FY28 3%

Base Water Rates Option B – 0% Base/ 4% Progressive

Residential Minimum Charge	FY 2026	FY2027	FY2028
5/8" Meter	$35.62	$35.62	$38.16
3/4" Meter	$53.44	$53.44	$57.24
1" Meter	$89.04	$89.04	$95.38
1 1/2" Meter	$178.09	$178.09	$190.77
2" Meter	$356.18	$356.18	$381.54
Volumetric Charge (per 1,000 gallons)			
0-2,000 gallons	$2.65	$2.76	$2.84
2,001-5,000 gallons	$5.30	$5.51	$5.68
5,001-10,000 gallons	$6.84	$7.18	$7.32
10,001-15,000 gallons	$8.47	$8.98	$9.07
15,001-25,000 gallons	$10.30	$11.02	$11.04
25,001-50,000 gallons	$13.56	$14.65	$14.53
50,000+ gallons	$16.97	$18.49	$18.17

New Gen Rate Study Recommendations Dated July 2023

- FY25 8%
- FY26 8%
- FY27 8%
- FY28 3%

Base Water Rates Option B – 0% Base/ 4% Progressive

Special Use/ Ag Minimum Charge	FY 2026	FY2027	FY2028
5/8"	$35.62	$35.62	$38.16
3/4"	$53.44	$53.44	$57.24
1"	$89.04	$89.04	$95.38
1 1/2"	$178.09	$178.09	$190.77
2"	$356.18	$356.18	$381.54
Volumetric Charge (per 1,000 gallons)			
0–2,000 gallons	$2.65	$2.76	$2.84
2,001–5,000 gallons	$5.30	$5.51	$5.68
5,001–10,000 gallons	$6.84	$7.18	$7.33
10,001–15,000 gallons	$8.47	$8.98	$9.07
15,001–25,000 gallons	$10.40	$11.13	$11.14
25,001–50,000 gallons	$5.42	$5.64	$5.81
50,001–200,000 gallons	$7.20	$7.56	$7.71
200,001–300,000 gallons	$8.62	$9.14	$9.23
300,001–500,000 gallons	$11.05	$11.82	$11.84
500,001+ gallons	$13.56	$14.65	$14.53

New Gen Rate Study Recommendations Dated July 2023

- FY25 8%
- FY26 8%
- FY27 8%
- FY28 3%

Commercial and Hydrant Water Rates Option B – 8% Flat

Commercial/ Industrial Minimum Charge	FY 2026	FY2027	FY2028
1"	$96.16	$103.86	$106.97
1 1/2"	$192.34	$207.72	$213.96
2"	$384.66	$415.44	$427.90
3"	$673.16	$727.02	$748.83
4"	$1,153.99	$1,246.31	$1,283.70
6"	$2,625.72	$2,835.78	$2,920.85
8"	$5,655.39	$6,107.82	$6,291.05
10"	$8,483.09	$9,161.73	$9,436.59
12"	$10,704.85	$11,561.24	$11,908.08
Volumetric Charge (per 1,000 gallons)			
0-50,000 gallons	$5.42	$5.86	$5.81
50,001-200,000 gallons	$7.26	$7.91	$7.78
200,001-300,000 gallons	$8.78	$9.66	$9.40
300,001-500,000 gallons	$11.37	$12.62	$12.18
500,001+ gallons	$14.21	$15.92	$15.22

Hydrant Meter Minimum Charge	FY 2026	FY2027 B	FY2028
3"	$685.81	$740.68	$762.90
Volumetric Charge			
0-100,000 gallons	$6.85	$7.39	$7.62
100,001-200,000 gallons	$8.56	$9.33	$9.52
200,001-300,000 gallons	$10.52	$11.57	$11.70
300,001-500,000 gallons	$13.96	$15.50	$15.53
500,001+ gallons	$17.62	$19.73	$19.60

New Gen Rate Study Recommendations July 2023

- FY25 8%
- FY26 8%
- FY27 8%
- FY28 3%

4. Wastewater Rate Options

Wastewater Rates – 4%

	FY 2026	FY2027	FY2028
Residential Minimum Charge	**$29.19**	**$30.36**	**$31.27**
Volumetric Charge/ 1,000	**$7.54**	**$7.84**	**$8.08**
Flat Rate			
Based on 6,000* gallons until winter average is established (Dec, Jan, Feb)	**$81.97**	**$77.40**	**$79.72**

New Gen Rate Study Recommendations July 2023

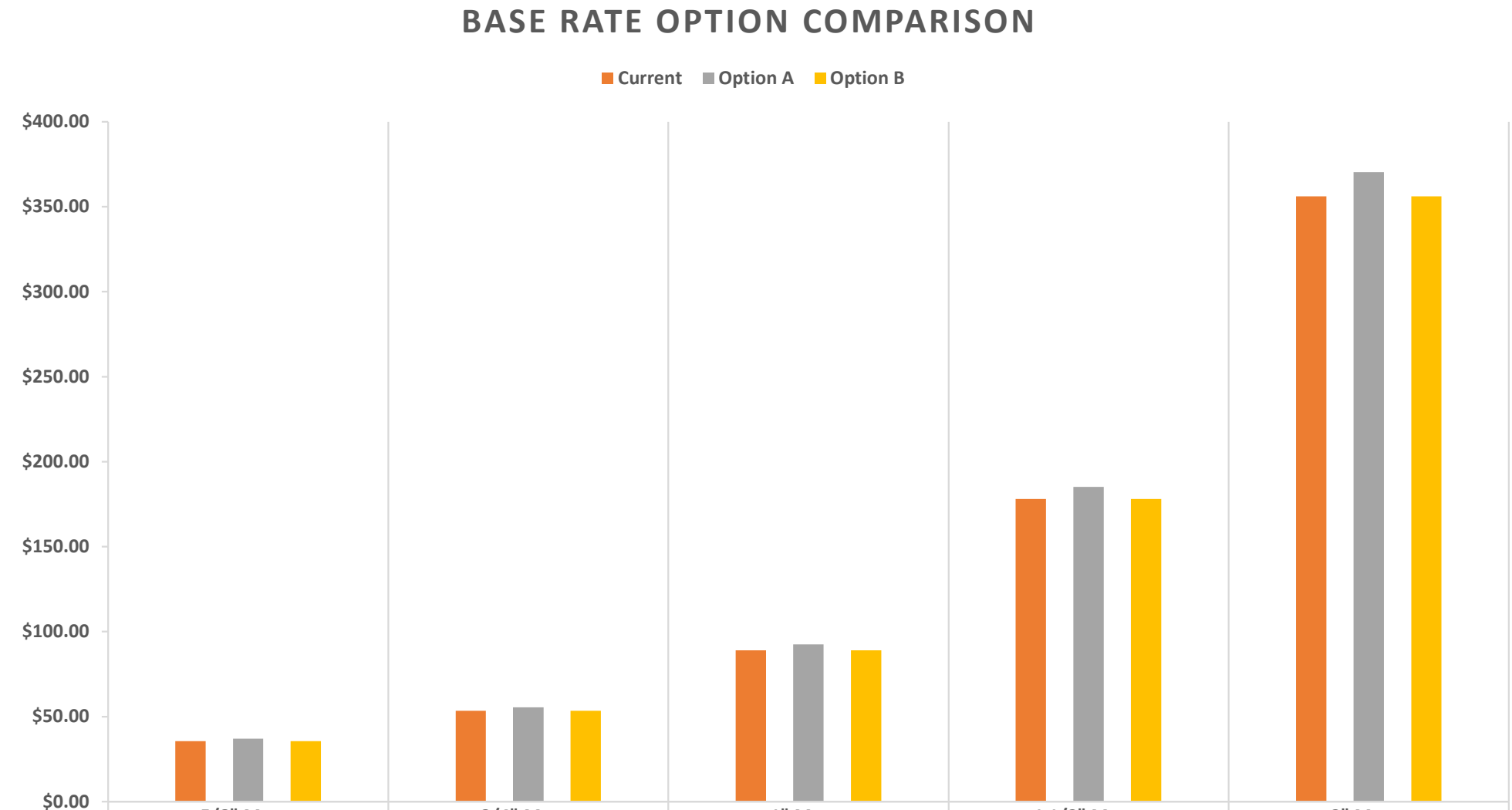
- FY25 3%
- FY26 3%
- FY27 3%
- FY28 3%

* Adjusted to 6,000 gallons from 7,000 gallons based on Usage Data over 36 Months

The 5-year rate study recommends a 3% increase for FY2027. However, the wastewater connections contemplated in the rate study are not tracking current cost conditions and growth. The staff presents a single option for a 4% increase in sewer rates.

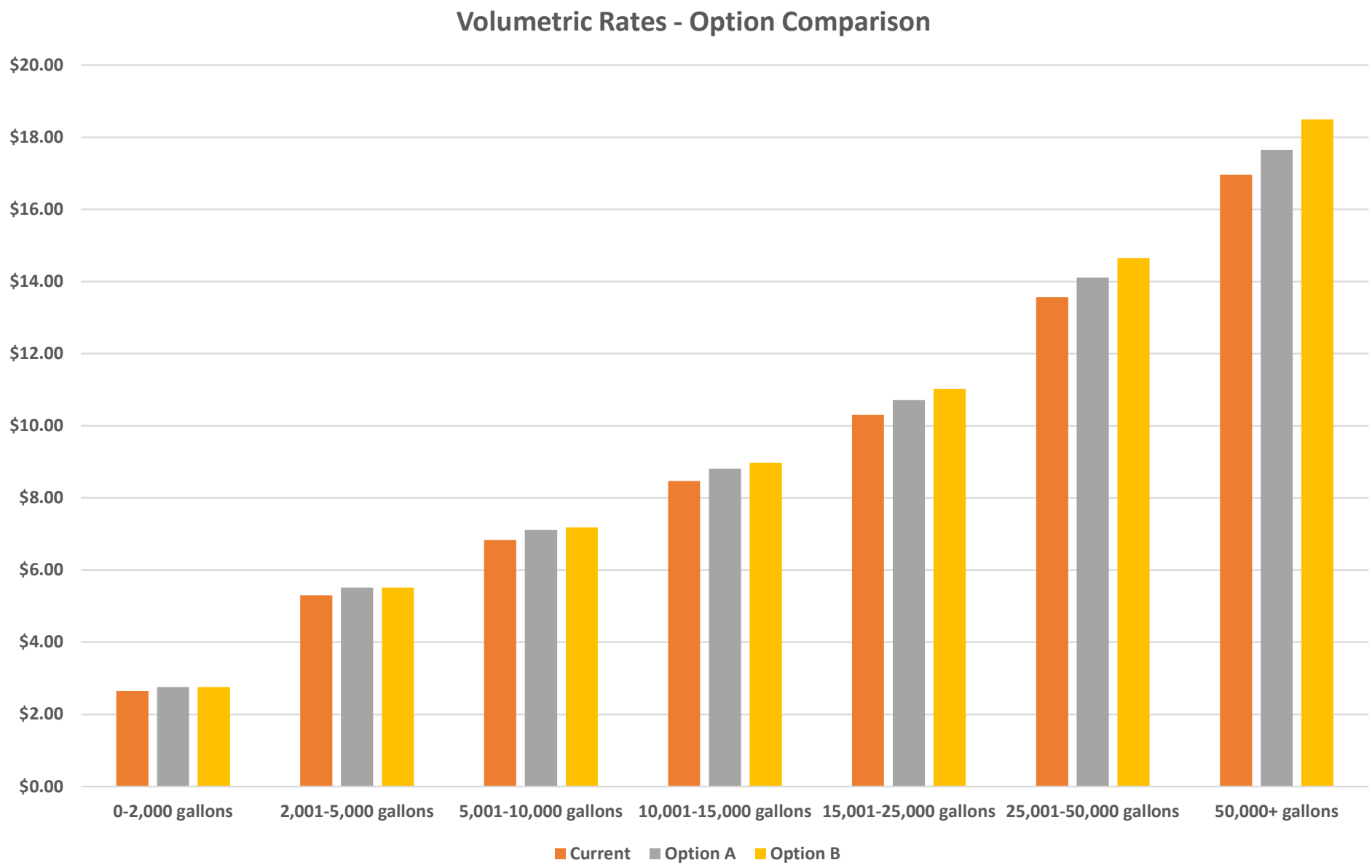
5. Rate Comparison

Base Rate Comparison

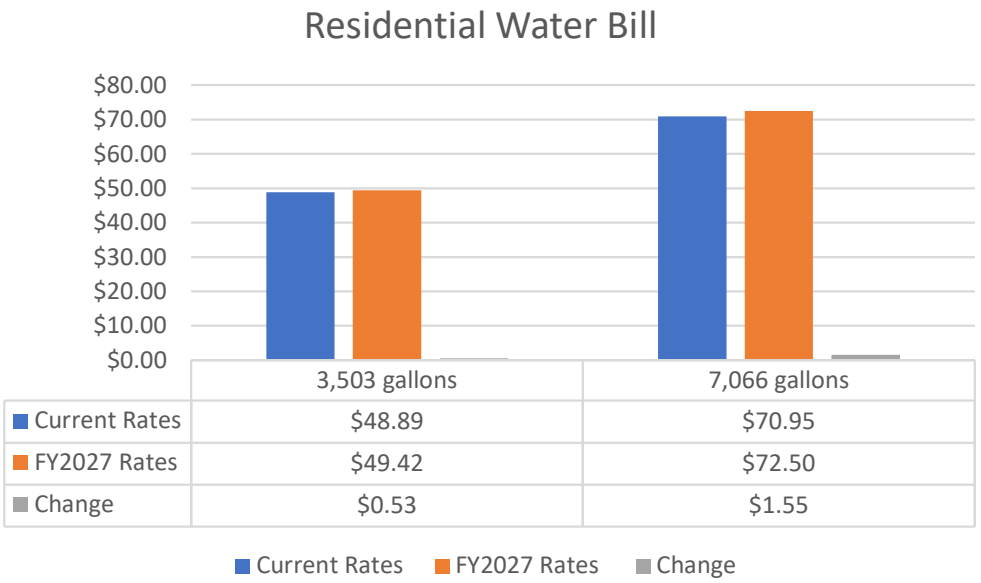


	5/8" Meter	3/4" Meter	1" Meter	1 1/2" Meter	2" Meter
Current	$35.62	$53.44	$89.04	$178.09	$356.18
Option A	$37.04	$55.58	$92.60	$185.21	$370.43
Option B	$35.62	$53.44	$89.04	$178.09	$356.18

Volumetric Rate Comparison

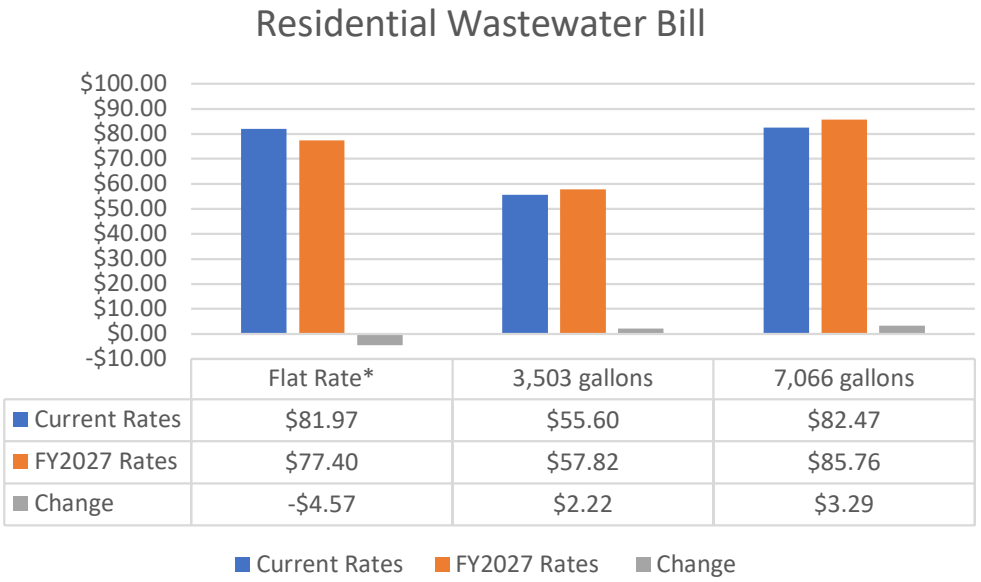


Average Bill Comparison FY26 to FY27



	3,503 gallons	7,066 gallons
Current Rates	$48.89	$70.95
FY2027 Rates	$49.42	$72.50
Change	$0.53	$1.55

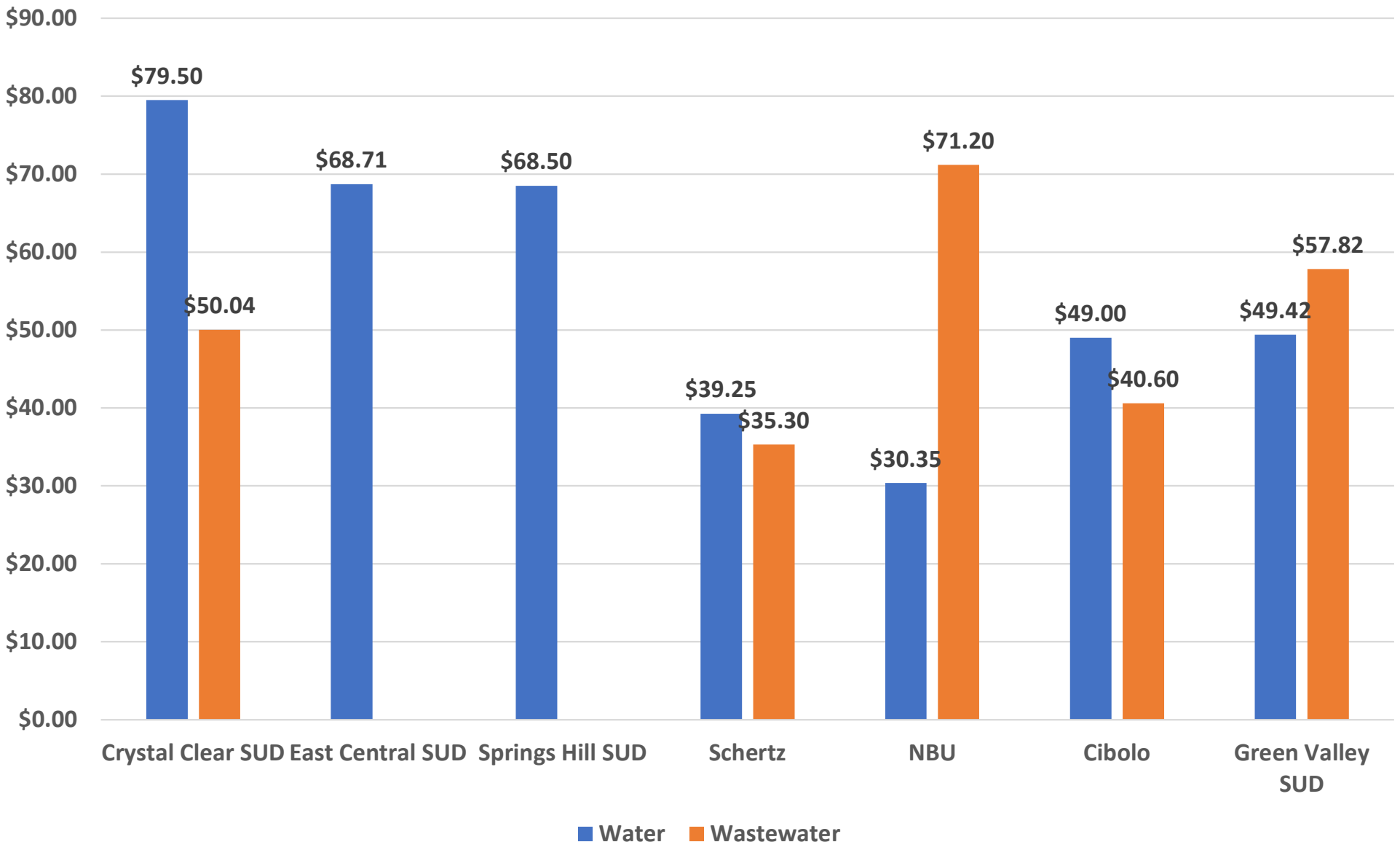
- Example Water Bills based on 3,503 gallons and 7,066 Gallons
- State taxes excluded



	Flat Rate*	3,503 gallons	7,066 gallons
Current Rates	$81.97	$55.60	$82.47
FY2027 Rates	$77.40	$57.82	$85.76
Change	-$4.57	$2.22	$3.29

- Sewer Flat Rate based on 6,000 gallons versus 7,000 gallons
- State taxes excluded

Water/ Wastewater Rate Comparison – 3,503 gallons



Based on publicly available rate data; does not include taxes or other fees Cities may require

6. Recommendation

Recommendation

Staff Recommendation: Water – 0% Base Rate Increase, 4% progressive volumetric rate increase, Commercial 8% increase, Wastewater 4% increase – Option B

Implementation:

- Notices posted on the District webpage no later than September 1, 2026
- Notice placed on bills September 19, 2026 billing cycle
- Bill inserts provided September 19, 2026 billing cycle
- Rates effective October 1, 2026
- Updated Operations Policy inclusive of new rates presented for approval at the September 24, 2026 Regular Board Meeting

Staff Recommends posting a Request for Qualifications (RFQ) in 2028 for a new third-party 5-year Rate Study covering years 2029-2034

7. How Rate Revenue Sustains the System

How Rate Revenue Sustains the System

Water Distribution Sustainment and Restoration Projects

	Project	Description	FY 2027 Budget
1	1000	Treasure Island, Woodlakes, Lake McQueeney Estates Replacements	$ 150,000.00
2	1005	Plant 8 standby generator	$ 295,000.00
3	01-08-001	TXDOT FM 725 WL Relocation*	$ 3,353,505.27
4	01-08-003	TXDOT IH-35 NEX North WL Relocation*	$ 2,715,594.00
5	01-08-004	TXDOT IH-10 Pioneer Rd WL Relocation*	$ 1,250,000.00
		Total	$ 7,764,099.27

Water Plant Sustainment and Restoration Projects

Plant Location	Task	Total Cost
Plant 1	Plant 1 - Replace Fill Valve	$ 15,000.00
Plant 3	Plant 3 - Replace 3 flow meters	$ 24,000.00
Plant 7,8,9	Halogen Systems (Cl2 Analyzers)	$ 35,000.00
Plant 1	Plant 1 - Repair/replace booster pump VT	$ 35,000.00
Plant 7	Replace SCADA Cabinet Plnt 7	$ 35,000.00
All	All Sites - Replace chlorine injection systems	$ 100,000.00
Plant 7 & 8	Install new cl2 buildings: P7(x2), P8(x1)	$ 100,000.00
Plant 14	Homestead GST Booster Station Repair	$ 1,000,000.00
Plant 4	Plant 4 EST - Recoat	$ 275,000.00
	Total	$ 1,619,000.00

* TXDOT Reimbursable Projects

FY 2026 – $ 3,268,241.33 FY 2027 – $9,383,099.27

FY 2027 Rates– Effective October 1, 2026

(Once Approved by the Board of Directors)

Green Valley Special Utility District's Water and Wastewater Rates

Effective: October 1, 2026

Residential
Monthly Base Rate

Meter Size

5/8"	$ 35.62
3 /4"	$ 53.44
1"	$ 89.04
1 1/2"	$ 178.09
2"	$ 356.18

Gallonage rate per thousand

1-2000 gallons	$ 2.76
2, 001-5,000 gallons	$ 5.51
5,001-10,000 gallons	$ 7.18
10,001-15,000 gallons	$ 8.98
15,001-25,000 gallons	$ 11.02
25,001-50,000 gallons	$ 14.65
50,001+ gallons	$ 18.49

Special Use / Ag Rate
Monthly Base Rate

Meter Size

5/8"	$ 35.62
3/4"	$ 53.44
1"	$ 89.04
1 1/2"	$ 178.09
2"	$ 356.18

Gallonage rate per thousand

1-2000 gallons	$ 2.76
2,001-5,000 gallons	$ 5.51
5,001-10,000 gallons	$ 7.18
10,001-15,000 gallons	$ 8.98
15,001-25,000 gallons	$ 11.13
25,001-50,000 gallons	$ 5.64
50,001-200,000 gallons	$ 7.56
200,001-300,000 gallons	$ 9.14
300,001-500,000 gallons	$ 11.82
500,001+ gallons	$ 14.65

Commercial / Industrial
Monthly Base Rate

Meter Size

1"	$ 103.86
1 1/2"	$ 207.72
2"	$ 415.44
3"	$ 727.02
4"	$ 1,246.31
6"	$ 2,835.78
8"	$ 6,107.82
10"	$ 9,161.73
12"	$ 11,561.24

Gallonage rate per thousand

1-50,000 gallons	$ 5.86
50,001-200,000 gallons	$ 7.91
200,001-300,000 gallons	$ 9.66
300,001-500,000 gallons	$ 12.62
500,001+ gallons	$ 15.92

Fire Hydrant Meter
Monthly Base Rate

3"	$ 740.68

Gallonage rate per thousand

1-100,000 gallons	$ 7.39
100,001-200,000 gallons	$ 9.33
200,001-300,000 gallons	$ 11.57
300,001-500,000 gallons	$ 15.50
500,001+ gallons	$ 19.73

Wastewater (Sewer) Rates

GVSUD - SANTA CLARA & CLEARWATER CREEK

Flat Rate	$ 77.40
Based on 6,000 gallons until winter average is established (Dec, Jan & Feb)	
Winter Average Base Rate	$ 30.36
Gallonage rate per thousand	$ 7.84

SARA- San Antonio River Authority

Flat Rate Residential	$ 68.66
Until winter average is established (Dec,Jan & Feb)	
Winter Average Base Rate	$ 39.14
Gallonage rate per thousand	$ 4.13

GBRA - Guadalupe Blanco River Authority

Flat Rate Residential	$ 82.40
Based on 4,800 gallons until winter average is established (Dec, Jan & Feb) 10,000 gallon maximum	
Winter Average Base Rate	$ 68.00
Gallonage rate per thousand	$ 3.00
RV Park Rate	
Gallonage rate per thousand	$13.28

CITY OF CIBOLO

Flat Rate Residential	$ 39.60
Based on 6,000 gallons until winter average is established (Dec, Jan & Feb)	
Winter Average Rate - Includes 3000 gallons	$ 21.12
Gallonage rate per thousand	$ 6.16
Commercial - Includes 3000 gallons	$ 26.26
Gallonage rate per thousand	$ 6.16

Harvest Hills	$ 43.05
Zipp Rd Utilities	$ 81.60

FY 2027 Rate Analysis

August 27, 2026

Green Valley Special Utility District
605 FM 465, P.O. Box 99
Marion, Texas 78124
Telephone: 830.914.2330
Fax: 830-420-4138
Website: www.gvsud.org

August 20, 2026

Subject: FY2027 Budget Submission for Review and Consideration

Board of Directors,

I am honored to present the Green Valley Special Utility District's (GVSUD) proposed budget for Fiscal Year 2027. This budget reflects the dedicated efforts of our staff to strengthen the District's financial practices through a steadfast commitment to the responsible stewardship of public funds. For FY2027, the District remains focused on three strategic priorities: enhancing our growing distribution and collection infrastructure, making prudent capital investments, and supporting our workforce—our most valuable asset.

Growth and Revenue Projections

The District continues to experience steady demand, with water and wastewater service connections growing at an annual rate of approximately 5% to 6%. In FY2027, we expect to add roughly 1,200 new water connections and 550 new wastewater connections. While external macroeconomic pressures like interest rates and inflation heavily influence development pacing, we anticipate similar or greater growth in the coming years. Notably, developers have already paid fees for more than 4,000 Equivalent Dwelling Units (EDUs) that are currently under construction across the District.

In the FY2026 budget, the District exceeded overall revenue projections. This outperformance was primarily driven by capital revenues from growth rather than rate collections. To account for fees already collected on structures now in the construction phase, the FY2027 budget intentionally reduces capital revenue projections.

Operations and Wholesale Water Costs

While water purchase costs and general operating expenses have risen, they are increasing at a significantly slower rate than in previous years. In FY2026, our primary wholesale supplier increased rates by 11%, contributing to a 15% surge in direct water and wastewater expenses. For FY2027, however, the aggregate cost increase from our wholesale supplier has dropped to less than 1%. This dramatic stabilization is directly attributable to improved governance and budgeting processes at the Canyon Regional Water Authority.

To support our evolving wastewater needs, the Santa Clara Wastewater Treatment Facility completed a 0.5 MGD expansion during FY2026. While this addresses short-term capacity, the District will seek funding in FY2027 for a subsequent 1.25 MGD expansion. This will bring total capacity to 2.0 MGD, ensuring the District stays well ahead of future regional demand.

Capital Improvement and Maintenance Projects

Investing in capital improvements remains essential to serving our growing community. In FY2027, the District will execute approximately $11.43 million across six distinct capital improvement projects,

funded through impact fee assessments. To offset these capital expenditures, the District has applied for a newly developed State grant fund in the amount of $21 million, which is reflected in this year's budget plan. These projects deliver tangible value to our ratepayers by securing the infrastructure necessary for future growth and system reliability.

Concurrently, maintaining our extensive and aging infrastructure remains a critical priority. The FY2027 budget outlines 14 maintenance and restoration projects targeting wells, plants, storage facilities, and aging distribution lines, representing a planned $9.38 million investment from operating funds. Three of these projects are necessitated by Texas Department of Transportation (TxDOT) utility relocations along FM 725, I-35, and I-10. These three projects total approximately $7.32 million and will be reimbursed at a later date. Together, these 14 initiatives will increase system resiliency and prevent compounding future costs.

Non-Construction Capital and Workforce Investments

The budget also allocates approximately $11.43 million for essential non-construction capital purchases to support operational efficiency. This includes $1.13 million for equipment to operate and maintain our expanding systems, $540,000 of which is dedicated to inventory purchases, primarily water meters. All purchases will be capitalized in accordance with the District's Capitalization Policy.

Our most critical investment remains our people. The FY2027 budget maintains our staffing level at 63 employees to meet current customer demands and build capacity for future growth. To mitigate inflationary pressures, the budget includes funding for up to a 4% merit-based wage growth tied to our annual review process.

Economic Outlook and Management Controls

According to the Bureau of Labor Statistics, the water and wastewater sector continues to outpace core inflation, currently hovering near 4.9%. These pressures are driven primarily by industrial inputs—such as materials, chemicals, and fuel—as well as increasing regulatory requirements, including testing for PFAS and other chemical compounds. Sector inflation is projected to settle near 4% by the final quarter of the year. Despite these persistent headwinds, GVSUD has successfully driven aggregate general operating costs downward for three consecutive years, demonstrating strong governance and tight management controls.

Conclusion

In conclusion, the FY2027 budget is strategically centered on infrastructure enhancement, prudent capital investments, and workforce development. At Green Valley Special Utility District, providing our customers with the superior service they deserve remains the top priority for our staff and management team.

The FY2027 budget is hereby respectfully submitted for the Directors' consideration and action.

Sincerely,

Phil
Phillip K. Gage
General Manager

Fiscal Year 2027 Budget	FY 27
Revenues	
Water Sales	$23,475,452.00
Water - Acquisition Fee	$13,121,270.58
Water - Meter Installation/Relocate	$1,050,000.00
Inspection, Application and Trip Charges	$268,800.00
Bores and Line Extensions - rev	$80,000.00
Feasibility Study	$10,000.00
Interest Income	$1,732,324.05
Late Fee Charges	$389,596.77
Misc. Income, Sale of Surplus	$53,000.00
Wastewater - SC WWTP - Monthly Service Charge	$874,346.18
Wastewater - CIAC Fee Capital Revenue	$7,983,670.00
Wastewater - GBRA Billing Service	$63,204.48
Wastewater - Harvest Hills Billing Service	$20,085.00
Wastewater - Zipp Rd Utility Billing Service	$37,545.00
Wastewater - SARA Utility Billing Service Fee	$334,346.04
Antenna Service Income	$80,281.50
Water - Impact Fee Capital Revenue	$7,423,000.00
Contributed Capital Revenue (Development)	$14,565,200.00
Developer Administrative Services	$2,294,340.38
Total Revenues	**$73,856,461.98**
Direct Operating Cost	
Water Purchase GBRA	$201,999.19
Water - Edwards Aquifer - Permit Fee	$235,101.64
Water Lease - Edwards- Dean Word	$789,531.24
Water Lease - Edwards- Laguna	$99,000.00
Water Lease - Comal Trinity Groundwater	$8,174.84
Water Lease - Nueces River Authority	$0.00
Water - CRWA - ARWA	$3,240,823.68
Water - CRWA - Lake Dunlap Water	$2,685,679.24
Water - CRWA - Bond Lake Dunlap	$318,756.14
Water - CRWA - Mid Cities Water	$140,783.91
Water - CRWA - Bond Mid Cities	$125,148.54
Water - CRWA - Wells Ranch Water	$5,504,085.20
Water - CRWA - Bond Wells Ranch	$2,467,709.52
Water - CRWA Purchase Contract Addendum	$360,000.00
Water - Operations Material	$609,025.11
Meters	$561,829.99
Water - Plant Maintenance	$124,400.00
Water -Chemicals	$22,000.00
Bores and Line Extensions - exp	$80,000.00
Water - Line Repair (Contractor / lg repairs)	$100,000.00

Solids Handling Expense	$149,875.26
Wastewater Maintenance	$92,000.00
Wastewater - Chemicals	$162,110.00
Wastewater - Operational Material	$18,600.00
Bad Debt Expense	$100,000.00
Total Water and Wastewater Direct Expenses	**$18,196,633.50**
General Operating Cost	
Insurance - Bonds	$0.00
Insurance - Liability	$15,930.00
Insurance - Property	$137,916.00
Insurance - Vehicle/Lrg Equipment	$41,769.00
Insurance - Worker's Compensation	$51,776.94
Janitorial	$53,900.00
Office Facilities Maintenance	$189,083.48
Subscriptions	$152,664.77
Office Supplies, Filings & Misc.	$62,400.00
Miscellaneous Expense (Specialties)	$50,000.00
Outsource Billing	$198,244.76
Office Furniture & Accessories	$7,500.00
Contracted Services	$247,538.12
Professional Services	$1,218,000.00
Director Fees, Meetings & Training	$60,599.00
Directors Election	$0.00
Community Outreach	$67,500.00
Electricity Expense	$542,954.11
Telephone & Communication Expenses	$84,538.99
Computers and Supplies	$57,645.93
SCADA Expense	$85,645.94
Sampling	$107,685.76
Lab Supplies	$40,087.46
Supplies & Small Tools	$58,749.20
Equipment Repairs & Maintenance	$107,739.00
Vehicle Repairs & Maintenance	$107,385.80
Equipment Rental	$48,125.00
Vehicle & Generator Fuel	$210,000.00
Generator Maintenance	$62,000.00
System Fees	$49,490.91
Interest Expense - Long Term Debt	$3,207,196.00
Amortization of Deferred Gain/Discount	$8,324.00
Amortization of Prepaid SARA Capacity	$0.00
Depreciation Expense	$3,536,329.51
Total General Operating Cost	**$10,868,719.68**

Personnel Expenses	
Safety & PPE Expense	$68,634.24
Wages - Hourly	$3,147,772.62
Wages - Salary	$1,458,804.00
Wages - Overtime	$185,968.57
Payroll Taxes	$470,392.85
Retirement Program	$604,339.95
Employee Appreciation	$33,700.00
Licenses, Dues, Testing	$73,683.00
Insurance - Health & Life	$582,542.57
Training Conventions & Meetings	$70,720.00
Uniforms	$49,017.60
HR Services	$81,137.16
Total Personnel Expenses	**$6,826,712.54**
Total Revenues	**$73,856,461.98**
Total Water and Wastewater Direct Expenses	**$18,196,633.50**
Gross Margin	**$55,659,828.48**
Total General Operating Cost	**$10,868,719.68**
Total Personnel Expenses	**$6,826,712.54**
Net Change	**$37,964,396.26**

Bond Payments - Principal (loan payments)	
USDA - Series 2003 - $584K	$15,000.00
USDA - Series 2020 - $5.1M	$87,000.00
USDA - Series A 2020 - $5.2M	$104,000.00
USDA - Series B 2020 - $2.8M	$56,000.00
TWDB - GREE1021 RB - $15.7M	$415,000.00
TWDB - GREE1021 ARB - $19.5M	$515,000.00
GVSUD Bond Series 2022 - $27.2M	$540,000.00
Series 2020 Refunding Bonds - $8.4M	$365,000.00
Series 2025 WW .5mdg Expansion $14.3M	$225,000.00
New Series 2020 - $24.9M	$830,000.00
USDA Fed Bond SARA - $1.8M	$10,000.00
Total Bond Payments - Principal	**$3,162,000.00**

Capital Budget

Capital Improvement - Impact/CIAC Fee	
Capital Improvement - Impact Fee Funded	$11,434,157.00
Wastewater Expansion	$0.00
Capital Improvements	**$11,434,157.00**

Non-Construction Capital Expenses GV Funded	
Vehicle & Equipment Purchase	$233,411.69
IT Purchases/Upgrades	$39,750.00
Furniture & Fixtures	$0.00
Buildings/Building Improvements	$14,575,200.00
Water - Meter AMI Replacements	$306,213.32
Inventory Purchase	$540,976.94
Total Non-Construction Capital Expense GV Funded	**$15,695,551.95**

Sustainment and Restoration Green Valley Funded	
Water Distribution Sustainment and Restoration	$7,764,099.27
Water Plant Sustainment and Restoration	$1,619,000.00
Land & Easement	$1,700,300.90
Total Sustainment and Restoration GV Funded	**$11,083,400.17**

Total Bonds and Capital Expenditures	**$41,375,109.12**

Revenue less Expenditures (excluding non-cash), Bonds & Capital	**$133,940.65**

Green Valley Special Utility District
FY 2027 Budget



August 27, 2026

Background/ Request for Board Action

According to the Texas Rural Water Association, "a budget is simply a financial plan for business. Having a functional budget is an important part of maintaining any organization's financial standing and planning for future growth."

- The Staff with oversight of the Finance committee reviewed revenue performance and expense accounts for the current year and developed the FY 2027 Budget Amendment submission
- This budget amendment accounts for increases in capital revenue and increases in the cost of water and operations materials, as well as adjustments to capital projects
- All data suggests the District will continue to sustain steady growth at a rate of ~6% - *that translates into approximately 1,000 new meters per year*

Request Board Action to approve the FY 2027 Budget

FY 2027 Revenue Projections

Fiscal Year 2027 Budget		FY 27	FY 26 Amended	Variance
Revenues				
Water Sales		$23,475,452.00	$24,700,934.13	($1,225,482.13)
Water - Acquisition Fee		$13,121,270.58	$23,801,696.40	($10,680,425.82)
Water - Meter Installation/Relocate		$1,050,000.00	$1,121,250.00	($71,250.00)
Inspection, Application and Trip Charges		$268,800.00	$281,208.83	($12,408.83)
Bores and Line Extensions - rev		$80,000.00	$100,000.00	($20,000.00)
Feasibility Study		$10,000.00	$20,000.00	($10,000.00)
Interest Income		$1,732,324.05	$1,957,428.99	($225,104.94)
Late Fee Charges		$389,596.77	$296,411.21	$93,185.56
Misc. Income, Sale of Surplus		$53,000.00	$53,000.00	$0.00
Wastewater - SC WWTP - Monthly Service Charge		$874,346.18	$811,846.18	$62,500.00
Wastewater - CIAC Fee Capital Revenue		$7,983,670.00	$14,766,508.58	($6,782,838.58)
Wastewater - GBRA Billing Service		$63,204.48	$77,285.62	($14,081.14)
Wastewater - Harvest Hills Billing Service		$20,085.00	$20,335.34	($250.34)
Wastewater - Zipp Rd Utility Billing Service		$37,545.00	$31,900.69	$5,644.31
Wastewater - SARA Utility Billing Service Fee		$334,346.04	$337,974.57	($3,628.53)
Antenna Service Income		$80,281.50	$80,281.50	$0.00
Water - Impact Fee Capital Revenue		$7,423,000.00	$8,536,450.00	($1,113,450.00)
Contributed Capital Revenue (Development)		$14,565,200.00	$0.00	$14,565,200.00
Developer Administrative Services		$2,294,340.38	$2,000,000.00	$294,340.38
	Total Revenues	**$73,856,461.98**	**$78,994,512.03**	**($5,138,050.05)**

FY 2027 Direct Water and Waste Water Costs

Fiscal Year 2027 Budget	FY 27	FY 26 Amended	Variance
Direct Operating Cost			
Water Purchase GBRA	$201,999.19	$193,199.96	$8,799.23
Water - Edwards Aquifer - Permit Fee	$235,101.64	$207,748.08	$27,353.56
Water Lease - Edwards- Dean Word	$789,531.24	$624,857.25	$164,673.99
Water Lease - Edwards- Laguna	$99,000.00	$90,000.00	$9,000.00
Water Lease - Comal Trinity Groundwater	$8,174.84	$8,174.84	$0.00
Water Lease - Nueces River Authority	$0.00	$146,640.00	($146,640.00)
Water - CRWA - ARWA	$3,240,823.68	$2,860,529.59	$380,294.09
Water - CRWA - Lake Dunlap Water	$2,685,679.24	$3,418,076.04	($732,396.80)
Water - CRWA - Bond Lake Dunlap	$318,756.14	$314,623.58	$4,132.56
Water - CRWA - Mid Cities Water	$140,783.91	$93,147.32	$47,636.59
Water - CRWA - Bond Mid Cities	$125,148.54	$123,772.06	$1,376.48
Water - CRWA - Wells Ranch Water	$5,504,085.20	$4,648,652.35	$855,432.85
Water - CRWA - Bond Wells Ranch	$2,467,709.52	$2,442,985.82	$24,723.70
Water - CRWA Purchase Contract Addendum	$360,000.00	$360,000.00	$0.00
Water - Operations Material	$609,025.11	$590,000.00	$19,025.11
Meters	$561,829.99	$574,700.00	($12,870.01)
Water - Plant Maintenance	$124,400.00	$135,800.00	($11,400.00)
Water -Chemicals	$22,000.00	$31,960.75	($9,960.75)
Bores and Line Extensions - exp	$80,000.00	$75,000.00	$5,000.00
Water - Line Repair (Contractor / lg repairs)	$100,000.00	$30,000.00	$70,000.00
Solids Handling Expense	$149,875.26	$0.00	$149,875.26
Wastewater Maintenance	$92,000.00	$161,024.00	($69,024.00)
Wastewater - Chemicals	$162,110.00	$132,152.18	$29,957.82
Wastewater - Operational Material	$18,600.00	$33,500.00	($14,900.00)
Bad Debt Expense	$100,000.00	$123,504.67	($23,504.67)
Total Water and Wastewater Direct Expenses	**$18,196,633.50**	**$17,420,048.49**	**$776,585.01**

FY 2027 General Operating Costs

Fiscal Year 2027 Budget	FY 27	FY 26 Amended	Variance
General Operating Cost			
Insurance - Bonds	$0.00	$840.00	($840.00)
Insurance - Liability	$15,930.00	$18,380.08	($2,450.08)
Insurance - Property	$137,916.00	$110,057.61	$27,858.39
Insurance - Vehicle/Lrg Equipment	$41,769.00	$40,708.35	$1,060.65
Insurance - Worker's Compensation	$51,776.94	$51,465.89	$311.05
Janitorial	$53,900.00	$56,800.00	($2,900.00)
Office Facilities Maintenance	$189,083.48	$252,000.22	($62,916.74)
Subscriptions	$152,664.77	$187,130.17	($34,465.40)
Office Supplies, Filings & Misc.	$62,400.00	$60,179.67	$2,220.33
Miscellaneous Expense (Specialties)	$50,000.00	$685,000.00	($635,000.00)
Outsource Billing	$198,244.76	$251,964.84	($53,720.08)
Office Furniture & Accessories	$7,500.00	$17,249.00	($9,749.00)
Contracted Services	$247,538.12	$109,024.78	$138,513.34
Professional Services	$1,218,000.00	$1,038,000.00	$180,000.00
Director Fees, Meetings & Training	$60,599.00	$60,396.00	$203.00
Directors Election	$0.00	$0.00	$0.00
Community Outreach	$67,500.00	$91,000.00	($23,500.00)
Electricity Expense	$542,954.11	$493,616.92	$49,337.19
Telephone & Communication Expenses	$84,538.99	$81,524.39	$3,014.60
Computers and Supplies	$57,645.93	$48,124.96	$9,520.97
SCADA Expense	$85,645.94	$29,914.50	$55,731.44
Sampling	$107,685.76	$73,667.94	$34,017.82
Lab Supplies	$40,087.46	$18,935.99	$21,151.47
Supplies & Small Tools	$58,749.20	$51,440.83	$7,308.37
Equipment Repairs & Maintenance	$107,739.00	$106,955.00	$784.00
Vehicle Repairs & Maintenance	$107,385.80	$114,232.00	($6,846.20)
Equipment Rental	$48,125.00	$33,532.58	$14,592.42
Vehicle & Generator Fuel	$210,000.00	$160,000.00	$50,000.00
Generator Maintenance	$62,000.00	$52,000.00	$10,000.00
System Fees	$49,490.91	$51,250.94	($1,760.03)
Interest Expense - Long Term Debt	$3,207,196.00	$3,306,527.80	($99,331.80)
Amortization of Deferred Gain/Discount	$8,324.00	$8,300.00	$24.00
Amortization of Prepaid SARA Capacity	$0.00	$120,000.00	($120,000.00)
Bond Issuance Cost	$0.00	$0.00	$0.00
Depreciation Expense	$3,536,329.51	$3,536,329.51	$0.00
Total General Operating Cost	**$10,868,719.68**	**$11,316,549.97**	**($447,830.30)**

FY 2027 Personnel Expenses

Fiscal Year 2027 Budget	FY 27	FY 26 Amended	Variance
Personnel Expenses			
Safety & PPE Expense	$68,634.24	$44,371.87	$24,262.37
Wages - Hourly	$3,147,772.62	$3,134,226.72	$13,545.90
Wages - Salary	$1,458,804.00	$1,358,130.02	$100,673.98
Wages - Overtime	$185,968.57	$187,648.83	($1,680.26)
Payroll Taxes	$470,392.85	$456,584.86	$13,807.99
Retirement Program	$604,339.95	$572,000.00	$32,339.95
Employee Appreciation	$33,700.00	$30,570.00	$3,130.00
Licenses, Dues, Testing	$73,683.00	$77,373.00	($3,690.00)
Insurance - Health & Life	$582,542.57	$559,223.67	$23,318.90
Training Conventions & Meetings	$70,720.00	$63,420.00	$7,300.00
Uniforms	$49,017.60	$80,139.88	($31,122.28)
HR Services	$81,137.16	$78,963.16	$2,174.00
Total Personnel Expenses	**$6,826,712.54**	**$6,642,652.00**	**$184,060.55**

FY 2027 Capital Budget

Fiscal Year 2027 Budget	FY 27	FY 26 Amended	Variance
Capital Budget			
Capital Improvement - Impact/CIAC Fee			
Capital Improvement - Impact Fee Funded	$11,434,157.00	$9,755,996.63	$1,678,160.37
Wastewater Expansion	$0.00	$3,500,000.00	($3,500,000.00)
Capital Improvements	**$11,434,157.00**	**$13,255,996.63**	**($1,821,839.63)**
Non-Construction Capital Expenses GV Funded			
Vehicle & Equipment Purchase	$233,411.69	$517,224.50	($283,812.81)
IT Purchases/Upgrades	$39,750.00	$283,830.00	($244,080.00)
Furniture & Fixtures	$0.00	$71,000.00	($71,000.00)
Buildings/Building Improvements	$14,575,200.00	$541,580.00	$14,033,620.00
Water - Meter AMI Replacements	$306,213.32	$318,150.00	($11,936.68)
Inventory Purchase	$540,976.94	$651,506.38	($110,529.44)
Total Non-Construction Capital Expense GV Funded	**$15,695,551.95**	**$2,383,290.88**	**$13,312,261.07**
Sustainment and Restoration Green Valley Funded			
Water Distribution Sustainment and Restoration	$7,764,099.27	$1,696,775.32	$6,067,323.95
Water Plant Sustainment and Restoration	$1,619,000.00	$1,485,000.00	$134,000.00
Land & Easement	$1,700,300.90	$1,200,300.90	$500,000.00
Total Sustainment and Restoration GV Funded	**$11,083,400.17**	**$4,382,076.22**	**$6,701,323.95**

FY 2027 Capital Improvement Plan Projects

CIP #	Description: Target Projects FY 27	FY 27	Easements
4&32	Green Valley and Lower Seguin Water Line Improvements	$ 6,015,000.00	$ 450,000.00
5	Plant 3 Generator	$ 370,000.00	
17	Plant 9 EST Improvements 1M EST & .5 GST. Gen	$ 20,633,157.00	
1C	Plant 17 Land Acq	$ 150,000.00	$ 250,000.00
2	Plant 15 EST and GST Lower Seguin	$ 1,016,000.00	
9	12" Gin Rd - Santa Clara to FM 2538	$ 4,250,000.00	$ 500,000.00
	Grant Funds	$ (21,000,000.00)	
	Total	**$ 11,434,157.00**	**$ 1,200,000.00**

- All projects support development and are funding through Impact and CIAC Fees
- Includes planned Grant funds

FY 2027 Non-Construction Capital Items

Non-Construction Capital Items			
Description	**Qty**	**Price**	**Total Price**
Vehicle and Equipment			
2026 F-150	2	$ 50,606.50	$ 101,213.00
2026 Ford Ranger	2	$ 41,686.50	$ 83,373.00
20' Tilt Trailer - WW	2	$ 11,679.23	$ 23,358.46
Big TEX 20LP-16BK6SIRPD	1	$ 18,438.23	$ 18,438.23
8X10 Aluminum Panel Trench box	1	$ 7,029.00	$ 7,029.00
		Subtotal	*$ 233,411.69*
IT Purchases/Upgrades			
ERP Upgrade	0.25	$ 99,000.00	$ 24,750.00
Network Security Improvement	1	$ 15,000.00	$ 15,000.00
		Subtotal	*$ 39,750.00*
AMI Switch Outs			
5/8" Meters	200	$ 315.00	$ 63,000.00
1 1/2" Meters	10	$ 856.86	$ 8,568.60
2" Meters	9	$ 1,002.40	$ 9,021.60
3" Meters	2	$ 3,106.67	$ 6,213.34
4" Meters	1	$ 5,597.20	$ 5,597.20
AMI Collector	2	$ 40,817.47	$ 81,634.94
Monopole	1	$ 132,177.64	$ 132,177.64
		Subtotal	*$ 306,213.32*

Inventory			
Single Meter Box	500	$ 100.00	$ 50,000.00
Double Meter Box	200	$ 167.42	$ 33,484.00
Mini Vault	15	$ 194.39	$ 2,915.85
Customer Hand Valve	1,010	$ 78.72	$ 79,507.20
2" Red PRS BFP -375XL	10	$ 933.55	$ 9,335.50
3" Hydrant Meter	5	$ 1,021.43	$ 5,107.15
5/8" Meters	1,010	$ 315.00	$ 318,150.00
3/4" Meters	5	$ 325.60	$ 1,628.00
1" Meters	10	$ 375.00	$ 3,750.00
1 1/2" Meters	5	$ 856.86	$ 4,284.30
2" Meters	3	$ 1,002.40	$ 3,007.20
3" Meters	2	$ 3,106.67	$ 6,213.34
4" Meters	2	$ 5,597.20	$ 11,194.40
6" Meters	2	$ 6,200.00	$ 12,400.00
8" Meters	-	$ 12,195.04	$ -
		Subtotal	*$ 540,976.94*
Buildings			
Sampler/UV Storage	1	$ 10,000.00	$ 10,000.00
Clearwater Creek WW Facility	1	$ 14,565,200.00	$ 14,565,200.00
			$ -
		Subtotal	*$ 14,575,200.00*
		Total	**$ 15,695,551.95**

- All items will be capitalized per GVSUD Capitalization policy

FY 2027 Water Distribution Sustainment and Restoration

	Project	Description	FY 2027 Budget	Easements
1	1000	Treasure Island, Woodlakes, Lake McQueeney Estates Replacements	$ 150,000.00	$ 10,000.00
2	1005	Plant 8 standby generator	$ 295,000.00	$ -
3	01-08-001	TXDOT FM 725 WL Relocation	$ 3,353,505.27	$ 10,000.00
4	01-08-003	TXDOT IH-35 NEX North WL Relocation	$ 2,715,594.00	$ -
5	01-08-004	TXDOT IH-10 Pioneer Rd WL Relocation	$ 1,250,000.00	$ -
		Total	**$ 7,764,099.27**	**$ 20,000.00**

- Projects are listed in the February ‘26 Water Master Plan Amendment
- Projects are funded with operational funds to improve resiliency and service to current customers
- Includes TxDOT relocation projects as reimbursable projects

FY 2027 Water Plant Sustainment and Restoration

Plant Location	Task	Total Cost
Plant 1	Plant 1 - Replace Fill Valve	$ 15,000.00
Plant 3	Plant 3 - Replace 3 flow meters	$ 24,000.00
Plant 7,8,9	Halogen Systems (Cl2 Analyzers)	$ 35,000.00
Plant 1	Plant 1 - Repair/replace booster pump VT	$ 35,000.00
Plant 7	Replace SCADA Cabinet Plnt 7	$ 35,000.00
All	All Sites - Replace chlorine injection systems	$ 100,000.00
Plant 7 & 8	Install new cl2 buildings: P7(x2), P8(x1)	$ 100,000.00
Plant 14	Homestead GST Booster Station Repair	$ 1,000,000.00
Plant 4	Plant 4 EST - Recoat	$ 275,000.00
	Total	**$ 1,619,000.00**

- All projects are necessary maintenance items to improve system reliability and resiliency for current customers
- All projects are funded with operational dollars

FY 2027 Bond Payments

Bond Payments - Principal (loan payments)			
USDA - Series 2003 - $584K	$15,000.00	$15,000.00	$0.00
USDA - Series 2020 - $5.1M	$87,000.00	$84,000.00	$3,000.00
USDA - Series A 2020 - $5.2M	$104,000.00	$102,000.00	$2,000.00
USDA - Series B 2020 - $2.8M	$56,000.00	$55,000.00	$1,000.00
TWDB - GREE1021 RB - $15.7M	$415,000.00	$405,000.00	$10,000.00
TWDB - GREE1021 ARB - $19.5M	$515,000.00	$500,000.00	$15,000.00
GVSUD Bond Series 2022 - $27.2M	$540,000.00	$515,000.00	$25,000.00
Series 2020 Refunding Bonds - $8.4M	$365,000.00	$355,000.00	$10,000.00
Series 2025 WW .5mdg Expansion $14.3M	$225,000.00	$215,000.00	$10,000.00
New Series 2020 - $24.9M	$830,000.00	$830,000.00	$0.00
USDA Fed Bond SARA - $1.8M	$10,000.00	$10,000.00	$0.00
Total Bond Payments - Principal	**$3,162,000.00**	**$3,086,000.00**	**$76,000.00**

FY 2027 Budget Summary

Fiscal Year 2027 Budget	FY 27	FY 26 Amended	Variance
Total Revenues	$73,856,461.98	$78,994,512.03	($5,138,050.05)
Total Water and Wastewater Direct Expenses	$18,196,633.50	$17,420,048.49	$776,585.01
Total General Operating Cost	$10,868,719.68	$11,316,549.97	($447,830.30)
Total Personnel Expenses	$6,826,712.54	$6,642,652.00	$184,060.55
Gross Margin	$55,659,828.48	$61,574,463.54	($5,914,635.06)
Total General Operating Cost	$10,868,719.68	$11,316,549.97	($447,830.30)
Total Personnel Expenses	$6,826,712.54	$6,642,652.00	$184,060.55
Net Change	$37,964,396.26	$43,615,261.58	($5,650,865.31)
Total Bond Payments - Principal	$3,162,000.00	$3,086,000.00	$76,000.00
Capital Improvements	$11,434,157.00	$13,255,996.63	($1,821,839.63)
Total Non-Construction Capital Expense GV Funded	$15,695,551.95	$2,383,290.88	$13,312,261.07
Total Sustainment and Restoration GV Funded	$11,083,400.17	$4,382,076.22	$6,701,323.95
Total Bonds and Capital Expenditures	$41,375,109.12	$23,107,363.73	$18,267,745.39
Revenue less Expenditures (excluding non-cash), Bonds & Capital	$133,940.65	$24,172,527.36	($24,038,610.70)

Green Valley Special Utility District
FY 2027 Budget



Request Board Action to approve the FY 2027 Budget

MEMORANDUM

Date:	August 27, 2026
To:	Board of Directors
From:	Brian Plover, Operations Manager
Re:	Updates to Green Valley Special Utility District Operations Policy

Green Valley Special Utility District's (GVSUD) Operations Policy is a living document that requires routine updating and changes based off of the current environment. These changes are conducted as necessary and approved by the GVSUD Board of Directors during a monthly GVSUD Board Meeting.

Changes to the GVSUD Operations Policy are as follows:

A. **Acquisition Fee Language Update:** Multiple sections of the Operations Policy were revised to match the new language the District has adopted for its NSSAs. The new NSSA format is already in affect, and this administrative update ensures the District's policies and procedures are consistent.

B. **Grievance Procedures Language Update:** A more thorough breakdown of the grievance procedures the District will take and the various levels of escalation warranted based on the nature of the complaint and the level at which the complainant wishes to escalate.

C. **Leak Adjustment Update:** Additional information was added into the paragraph to include an example of how leak adjustments are calculated. Additionally, language was added directing customers what documentation is necessary for a leak adjustment request to be considered by the District management team as well as how many are authorized in a one-year period.

D. **Customer Responsibilities Update:** Updates expanded so that rate payers are aware of both water and wastewater responsibilities. It also specifies necessary requirements for any upgrades as requested by the rate payer so the materials that the District will use to ensure ideal operational conditions for both systems.

E. **Winter Averaging for Wastewater Billing Addition:** A new section highlighting how the District establishes our winter averages was added into the Operations Policy to inform our rate payers how it is calculated. It also discusses the appropriate timeframe for when the calculations are made and what happens in the event a rate payer misses a period or experiences a leak during the same period.

Operations Policy Changes

SECTION 4 – STATEMENTS

12. **Grievance Procedures.** Any existing District customer and any person with a pending application for District service ("Complainant") is entitled to submit concerns or grievances ("Complaint") to the District by the following means and procedures:

a. The Complaint shall first be presented to a District Billing representative.

b. The District Billing representative shall attempt to resolve the Complaint with the District Operations Policy and within the scope of authority and applicable policies adopted by District management.

c. In the event that the District Billing representative is unable to resolve the Complaint to the satisfaction of the Complainant or does not have the authority to grant the type of relief requested, the Billing representative shall refer the Complaint to the appropriate member of District management.

d. In the event that the District management representative to whom the Complaint has been referred does not resolve the Complaint to the Complainant's satisfaction, the Complainant may submit a written appeal ("Appeal") to the District General Manager for final resolution.

e. Any Appeal submitted to the General Manager must include a summary of the issue, an explanation of any District or state regulation believed by Complainant to have been violated, an explanation regarding why any relief offered by the customer service representative or District management was unsatisfactory, and a description of the specific relief sought by the Complainant.

f. Upon receipt of an Appeal, the General Manager shall promptly schedule a meeting with Complainant to resolve the Appeal. The General Manager may elect either to hear the Appeal or have the Appeal heard and decided by the Executive Committee of the District Board of Directors, each with the assistant of District counsel. The decision of the General Manager or, as applicable, the General Manager and the Executive Committee of the Board of Directors, shall be final, subject only to subsection (h), below.

g. Following consideration of the Appeal, the General Manager or Board committee's final decision shall be provided to the Complainant in writing, and shall include an explanation of the basis for the final decision.

h. A copy of the General Manager's final decision shall be provided to the District Board of Directors as part of the meeting materials for the next scheduled regular meeting of the Board of Directors. Unless the Board of Directors elects to reconsider a final decision made under subsection (f), such decision shall remain final.

i. Unless resolved at a prior stage of the process outlined in this grievance policy, any charges or fees subject to a Complaint shall be suspended until following the first Board of

Directors meeting at which a final decision on the Appeal has been included in the Board of Directors meeting materials.

SECTION 5 – SERVICE RULES AND REGULATIONS

21. <u>Bill Adjustment Due to a Customer's Leak (Leak Adjustment).</u>

GVSUD may grant a credit adjustment to an account when a leak has occurred on the customers side of the meter (see Section 4, Paragraph 25, e, for Customer's Responsibilities). Before GVSUD will consider granting an adjustment, the leak must be repaired. Appropriate written documentation must be provided to GVSUD consisting of receipt(s) from a plumber, or receipt(s) for plumbing supplies customer purchased and customer installed. Photo(s) of the leak/repair are highly encouraged to document the leak repair. A review of your documentation will determine if an adjustment can be granted. GVSUD will not reimburse the cost of plumbing repairs or supplies to include labor, trip fees, or any other category of repair costs. GVSUD is not required to notify customers of potential leaks and high usage on customer accounts. However, GVSUD will make reasonable efforts to notify customers upon discovery of high usage caused by potential leaks as a courtesy to the customer.

a. Procedure.

i. GVSUD will adjust a portion of the usage and state tax caused by the leak up to two (2) consecutive months. This adjustment DOES NOT include the base rate.

ii. The amount of the leak adjustment is calculated by taking the customers total usage caused by the leak, up to 2 consecutive months, and divides the total by 2 (half). This calculation applies to the state fee as well. Example:

Monthly Bill for a Month with a Leak Adjustment Requested	
Usage in Gallons	10,000 gallons
Base Rate	$35.62
Gallonage Charge (per 1,000 gallons)	$55.40
Bill Before Leak Adjustment	$91.02
Leak Adjustment Calculation	
Bill Before Leak Adjustment	$91.02
Subtract Base Rate	($35.62)
Gallonage Charge (per 1,000 gallons)	$55.40
Divide Gallonage Charge by 2	÷2
Credit for Leak	($27.70)
State Tax	X .5%
Credit for State Tax	($.14)
Total Leak Adjustment	($27.84)
Monthly Bill After Leak Adjustment Applied	
Base Rate	$35.62
Gallonage Charge	$55.40
Subtract Leak Adjustment	($27.84)

Final Total Bill After Leak Adjustment	**$63.18**

iii. During this process, your account will be protected to prevent late fee penalties and disconnection for nonpayment.

b. GVSUD may grant one (1) leak adjustment, per account, per calendar year.

c. If the customer's account is not eligible for a leak adjustment, GVSUD may offer a payment plan.

25. **Customer's Responsibilities**.

a. The Customer shall provide access to the meter and/or wastewater service connection at all reasonable times for the purpose of reading, installing, checking, repairing, or replacing the meter or inspection of facilities. A key or gate code shall be provided for locked gates. If access to the meter is hindered or denied, preventing the reading of the meter, an estimated bill shall be rendered to the Customer for the month and a notice shall be sent, notifying that entrance could not be gained and that a key or gate code should be furnished, or the gate unlocked for each reading period. If access is denied for three (3) consecutive months after proper notification to the Customer, service shall be discontinued and the meter and/or wastewater service connection removed with no further notice.

b. The Customer or Customer representative shall be present and have access to the residence/business to make sure all water valves or faucets inside and out are properly closed before water meter is unlocked or service is turned on.

c. The Customer shall be responsible for compliance with all District, Local, and State codes, requirements, and regulations concerning on-site service and plumbing facilities, especially with regard to the prevention of contaminants entering the potable water supply. (30 TAC 290.44)

i. All water connections shall be designed to ensure against backflow or siphonage into the District's water supply. In particular, livestock water troughs shall be plumbed into the top of the trough with air space between the discharge and the water level in the trough. Service shall be discontinued without further notice when installations are found to be in violation of this regulation until such time as the violation is corrected. (30 TAC 290.44(h))

ii. The use of pipe and pipe fittings that contain more than 0.25% lead or solder and flux that contain more than 0.2% lead is prohibited for any plumbing installation or repair of any residential or non-residential facility providing water for human consumption and connected to the District's facilities. (30 TAC 290.44(b)) Customer service pipelines shall be installed by the applicant and shall be a minimum SDR-26 PVC pipe.

iii. All wastewater pipe and fittings used by the Customer to convey wastewater from upstream of the District cleanout that is located at the property line, from its source must be PVC with pipe stiffness equal to or greater than SDR-35 with a pressure rating equal to or greater than ASTM D3034, minimum sized 4-inch diameter pipe, and as required by the local governmental code. All wastewater and potable water service pipeline installations must be a minimum of nine (9) feet apart and meet all applicable TCEQ and plumbing standards for crossings, etc.

iv. Water and/or wastewater service will be discontinued without further notice when installations of new facilities or repair of existing facilities are found to be in violation of this regulation. The Customer shall bear the cost of correcting the violation and shall bear the cost of proving the absence of lead to the satisfaction of the District. When the violation is corrected, an inspection must be performed by the District, at the expense of the Customer, before service will be re-connected.

d. Customer having more than one (1) account shall keep all payments current on all accounts. Failure to maintain current status on all accounts shall be enforceable as per the Service Application and Agreement executed by the Customer. If a customer's service is disconnected for non-payment of one account, service will not be restored until all indebtedness to the District due and payable at that time for any account must be paid in full or differed payment plan executed as a condition of service restoration. Failure to satisfy the outstanding indebtedness on the delinquent account for more than thirty (30) days shall be grounds for termination of all accounts held by that Customer.

e. The District's ownership and maintenance responsibility of water supply and meter equipment shall end at the discharge side of the service meter. Therefore, all water usage registering upon and/or damages occurring to the metering equipment owned and maintained by the District shall be subject to charges as determined by the District's Board of Directors. The District's responsibility for the collection, treatment and disposal of water borne waste shall begin at the utility side of the connection between the utility's collection lines and the customer's service line between the point of connection and the premises generating the waste stream.

f. The District shall require each Customer to provide a cut-off valve on the Customer's side of the meter for purposes of isolating the Customer's service pipeline and plumbing facilities from the District's water pressure. The Customer's use of the District's cut-off valve for such purposes is prohibited. Any damage to the District's equipment shall be subject to service charges.

SECTION 7 – RATES AND SERVICE FEES

28. **Winter Averaging for Wastewater Billing.** A Winter Average Rate is based on a household's water consumption during the cooler winter months of December, January & February when usage is typically lower. A customer becomes eligible for a winter average once they have established usage for the winter average months of December, January & February.

The 3 winter average months are added together and then divided by 3 to establish the winter average. This winter average will be charged to your account for the next 12 months. Winter Averages are calculated each year on March 1st. If a customer experiences a leak during the winter average months of December, January & February, GVSUD may adjust the customer's winter average to the previously established winter average, or place the account back on the Flat Rate until the next winter averaging period.

GREEN VALLEY
SPECIAL UTILITY DISTRICT

MEMORANDUM

Date:	August 27, 2026
To:	Board of Directors
From:	District Engineer
Re:	Industrial/Commercial Waste Order

Executive Summary.

The Green Valley Special Utility District (GVSUD) staff has developed an Industrial/Commercial Waste Order which includes Pretreatment Standards and an Industrial/Commercial Waste Survey. With the growing development in our service area, it is essential to have the waste order in place to make sure that our system and treatment facilities can adequately handle waste produced by the proposed developments or require pretreatment before it enters GVSUDs system. The order also includes a penalty if the order standards are exceeded. The waste order provides a great benefit to the district and prevents future operational issues to arise from unknown waste inflow.

STAFF RECOMMENDATION.

Staff recommends the approval of the GVSUD Industrial/Commercial Waste Order, effective immediately.

PROPOSED MOTION.

Move to approve the GVSUD Industrial/Commercial Waste Order.

COMMERCIAL/INDUSTRIAL WASTE SURVEY

After supplying all required information, the form should be returned to our office at the following address:

Green Valley Special Utility District
Office of the General Manager
P.O. Box 99
Marion, Texas 78124
Physical Address: 605 FM 465, Marion, TX 78124
Telephone (830) 914-2330 Fax (830)420-4138

Note to Signing Official: Information and data provided in this form (which identify the discharge) are in accordance with Title 40 of the Code of Federal Regulation Part 403. Requests for confidential treatment of other information shall be governed by procedures specified in 40 CFR Part 2. Should a wastewater discharge permit be required for your facility, the information in this application will be used to assess the service request.

SECTION A. GENERAL INFORMATION

1. Company Name: _____

   Facility Address: _____

   Mailing Address: _____ Legal Description: _____

2. Name(s) and Official Title(s) of Owner and/or Operator(s): _____

   _____

   Address: _____

   Are the individual(s) above the owner(s) of the facility? If not, please provide the name(s) and address(es) of the authorized representative(s) and submit a copy of the contract and/or other documents indicating the operator's scope of responsibility for the facility.

3. Authorized Representative Name: _____

   Title: _____ Address: _____

   Telephone No.: _____ Email Address: _____ Date of Birth: _____

4. Check one: ☐ Existing Discharge. Date of original discharge: _____
   ☐ Proposed Discharge. Anticipated start date of discharge: _____

   WWTP receiving discharge (check one)
   ☐ Santa Clara Creek ☐ Other

SECTION A. GENERAL INFORMATION (Cont'd)

5. "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____ _____

Date Signature of Official (Seal if Applicable)

SECTION B. PRODUCT OR SERVICE INFORMATION

1. Provide a narrative description of the primary manufacturing or service authority conducted at the facility and any other manufacturing service activities associated with it and the applicable Standard Industrial Classification / North American Industry Classification System Code(s) (SIC / NAICS No.):

_____

_____

2. Principle Raw Materials Used: _____

3. Principal Products Produced: _____

4. Check all activities and indicate SIC / NAICS No(s). if known, at your facility:

A. Categorical Industries

- ☐ Aluminum Forming
- ☐ Anodizing
- ☐ Battery Manufacturing
- ☐ Bottlers
- ☐ Centralized Waste Treatment
- ☐ Coating
- ☐ Coil Coating
- ☐ Data Center
- ☐ Electrolysis/Electroplating
- ☐ Explosives
- ☐ Food Manufacturing
- ☐ Food Prep. Services
- ☐ Laboratory
- ☐ Laundromat
- ☐ Leather Tanning
- ☐ Machine Shop
- ☐ Medical Care
- ☐ Metal Finishing
- ☐ Military Base
- ☐ Milling
- ☐ Other*
- ☐ Paint/Ink Formulation
- ☐ Painting Finishing
- ☐ Pharmaceutical
- ☐ Photograph Processing
- ☐ Plastics Processing
- ☐ Printed Circuit Board
- ☐ Printing
- ☐ Repair Shop/Garage
- ☐ Research
- ☐ Rubber Processing
- ☐ Steam/Power Generation
- ☐ Transportation Equipment Cleaning
- ☐ Warehousing

***Description:**

SECTION C. PLANT OPERATION CHARACTERISTICS

1. Do major processes result in wastewater discharge in a batch or continuous flow?

   ☐ Batch ☐ Continuous ☐ Both

   Describe the average number of batches per 24-hour day: _____ week _____ month _____

   Size & duration of batch discharge: _____

2. Are your processes subject to seasonal variation? ☐ Yes ☐ No

   If yes, explain variation and indicate the month(s) of peak operations: _____

   _____

   ☐ Jan ☐ Feb ☐ March ☐ April ☐ May ☐ June ☐ July ☐ Aug ☐ Sept ☐ Oct ☐ Nov ☐ Dec

3. Shift Information:

   a. Number of shifts per workday: ☐ 1 ☐ 2 ☐ 3 b. Avg. number of workdays per month: _____

   c. Avg. no. Employee(s) per Shift

Start / End Time	**MON**	**TUE**	**WED**	**THUR**	**FRI**	**SAT**	**SUN**
1st							
2nd							
3rd							

Additional Information: _____

4. Describe any water recycling, and/or water treatment or conditioning conducted at your facility:

   _____

   _____

   Describe any materials recycling conducted at your facility: _____

   _____

5. Does the facility have a current Slug Control Plan? ☐ Yes ☐ No

   If yes, submit the plan with the completed permit application.

SECTION D. WATER CONSUMPTION AND WATER LOSS

1. Incoming water source(s):

   ☐ Green Valley SUD ☐ Private Well ☐ Other_____

   Is the use of reclaim water an option for your process(es)? ☐ Yes ☐ No

   If a private well, is it metered? ☐ Yes ☐ No

2. Water bill addressee: _____

3. Water service account number(s) and service address: _____
   _____

4. Average monthly water consumption:

   a. Previous 12 months _____ gal/mo. (from Water Company bills)
   b. Volume from well _____ gal/mo.

5. List water consumption within the plant:

	Description	Estimated Avg. Volume (gallons per day)
Air pollution control unit		
Boiler feed		
Cooling water		
Irrigation and lawn watering		
Other (specify)		
Plant and equipment wash-down		
Production process 1		
Production process 2		
Production process 3		
Sanitary (domestic) wastes		

6. List average volume of discharge or water losses to:

	Description	Estimated Avg. Volume (gallons per day)
Contained in product		
Direct discharge to a watercourse		
Evaporation		
Ground		
GVSUD regional sewer		
Municipal Separate Storm Sewer		
On-site septic sewer facility		
Other (specify)		
Wastehauler		
		Total

SECTION E. SEWER INFORMATION

1. Attach scale drawings of site plans, floor plans and internal plumbing plans showing the location of all internal sewers including size, connection and locations. The site plan must also indicate locations of various processes, cooling towers, administrative facilities, storage areas, alleys, and other pertinent physical structures. Also show the location of all possible sampling points for these sewers.

2. List plant sewers shown in Item 1, with outlet or connection to public sewer, size and flow; assign sequential reference number to each sewer (if more than 3, attach additional information on another sheet).

Reference No.	Location of Sewer connection or discharge point	Size (in inches)	Flow in gallons per day
1.			
2.			
3.			
Total	Should equal discharge to GVSUD sewer in chart 6		

SECTION F. WASTEWATER INFORMATION

1. Please indicate the quantities discharged from the processes below in gallons per day. (Refer to processes 1 – 3 in Chart 5, Section D). The quantities are to be given for each sewer receiving the discharge.

DISCHARGE QUANTITY BY SEWER REFERENCED IN E-2

TYPE Process	Ref. #1	Ref.#2	Ref.#3				Total
Process A							
Process B							
Process C							
Sanitary							
Boiler							
Cooling							
Plant & Equipment Wash-down							
Other (Specify)							
TOTAL							

Total should equal discharge to GVSUD sewer in chart 6.

2. If this is a first time application and if any wastewater analyses have been performed on the wastewater discharges from your facilities attach a copy of the most recent data to this questionnaire. Be sure to include the dates and methods of collection and analysis, the laboratory performing analysis, and the specific location(s) from which wastewater samples were collected.

3. Priority Pollutant Information: Please check the appropriate box by chemical listed below, whether it is "Known to be Absent," or "Known to be Present" in the facilities manufacturing or service activity or

generated as a by-product. Attach copies of Safety Data Sheets (SDS) for all raw chemicals or chemical products purchased, stored or used in your facility at or above 5 gallons. If organics are being used, submit all SDS. If you are unable to identify the chemical constituents of products that are discharged in your wastewater, attach copies of the Safety Data Sheets for such products.

Please check parameters known to be present in discharge, either Yes or No.

	Yes	No
I. METALS		
1. Antimony	☐	☐
2. Arsenic	☐	☐
3. Asbestos	☐	☐
4. Beryllium	☐	☐
5. Cadmium	☐	☐
6. Chromium	☐	☐
7. Copper	☐	☐
8. Cyanide	☐	☐
9. Lead	☐	☐
10. Mercury	☐	☐
11. Nickel	☐	☐
12. Selenium	☐	☐
13. Silver	☐	☐
14. Thallium	☐	☐
15. Zinc	☐	☐
II. PHENOLS AND CRESOLS		
16. Phenol(s)	☐	☐
17. Phenol, 2-chloro	☐	☐
18. Phenol, 2, 4-dichloro	☐	☐
19. Phenol, 2, 4, 6-trichloro	☐	☐
20. Phenol, pentachloro	☐	☐
21. Phenol, 2-nitro	☐	☐
22. Phenol, 4-nitro	☐	☐
23. Phenol, 2, 4-dinitro	☐	☐
24. Phenol, 2, 4-dimethyl	☐	☐
25. m-Cresol, p-chloro	☐	☐
26. o-Cresol, 4, 6-dinitro	☐	☐
III. MONOCYCLIC AROMATICS (EXCLUDING PHENOLS, CRESOLS & PHTHALATES)		
27. Benzene	☐	☐
28. Benzene, chloro	☐	☐
29. Benzene, 1,2-dichloro	☐	☐
30. Benzene, 1,3-dichloro	☐	☐
31. Benzene, 1, 4-dichloro	☐	☐
32. Benzene, 1, 2, 4-trichloro	☐	☐
33. Benzene, hexachloro	☐	☐
34. Benzene, ethyl	☐	☐
35. Benzene, nitro	☐	☐
36. Toluene	☐	☐
37. Toluene, 2, 4-dinitro	☐	☐
38. Toluene, 2, 6-dinitro	☐	☐
IV. PCB & RELATED COMPOUNDS		
39. PCB-1016	☐	☐
40. PCB-1221	☐	☐
41. PCB-1232	☐	☐
42. PCB-1242	☐	☐
43. PCB-1248	☐	☐
44. PCB-1254	☐	☐
45. PCB-1260	☐	☐
46. 2-Chloronaphthalene	☐	☐
V. ETHERS		
47. Ether, bis (chloromethyl)	☐	☐
48. Ether, bis (2-chloroethyl)	☐	☐
49. Ether, bis (2-chloroisopropyl)	☐	☐
50. Ether, 2-chloroethyl vinyl	☐	☐
51. Ether, 4-bromophenyl phenyl	☐	☐
52. Ether, 4-chlorophenyl phenyl	☐	☐
53. Bis (2-chloroethoxy) methane	☐	☐
VI. NITROSAMINES & OTHER NITROGEN -CONTAINING COMPOUNDS		
54. Nitrosamine, dimethyl	☐	☐
55. Nitrosamine, diphenyl	☐	☐
56. Nitrosamine, di-n-prophyl	☐	☐
57. Benzidine	☐	☐
58. Benzidine, 3, 3-dichloro	☐	☐
59. Hydrazine, 1, 2-diphenyl	☐	☐
60. Acrylonitrile	☐	☐
VII. ORGANICS		
61. Methane, bromo	☐	☐
62. Methane, chloro-	☐	☐
63. Methane, dichloro	☐	☐
64. Methane, chlorodibromo	☐	☐
65. Methane, dichlorobromo	☐	☐
66. Methane, tribomo	☐	☐
67. Methane, trichloro	☐	☐
68. Methane, tetrachloro	☐	☐
69. Methane, trichlorofluoro	☐	☐
70. Methane, dichlorodifluoro	☐	☐
71. Chloroethane	☐	☐
VIII. POLYCYCLIC AROMATIC HYDROCARBONS		
72. Ethane, 1, 1-dichloro	☐	☐
73. Ethane, 1, 2-dichloro	☐	☐
74. Ethane, 1, 1, 1-trichloro	☐	☐
75. Ethane, 1, 1, 2-trichloro	☐	☐
76. Ethane, 1, 1, 2, 2-tetrachlo	☐	☐
77. Ethane, hexachloro	☐	☐
78. Ethane, chloro	☐	☐
79. Ethene, 1, 1-dichloro	☐	☐
80. Ethene, 1, 2(trans)-dichlor	☐	☐
81. Ethene, trichloro	☐	☐

82. Ethene, tetrachloro ☐ ☐
83. Propane, 1, 2-dichloro ☐ ☐
84. Propane, 2, 4-dichloro ☐ ☐
85. Butadiene, hexachloro ☐ ☐
86. Cyclopentadiene, hexachlo ☐ ☐
87. Acrolein ☐ ☐

IX. PHTHALATE ESTERS

88. Phthalate, dimethyl ☐ ☐
89. Phthalate, diethyl ☐ ☐
90. Phthalate, di-n-butyl ☐ ☐
91. Phthalate, di-n-octyl ☐ ☐
92. Phthalate, bis (2-ethylhexy ☐ ☐
93. Phthalate, butyl benzyl ☐ ☐

X. POLYCYCLIC AROMATIC HYDROCARBONS

94. Acenaphthene ☐ ☐
95. Acenaphthylene ☐ ☐
96. Anthracene ☐ ☐
97. Benzo (a) anthracene ☐ ☐
98. Benzo (b) fluoranthene ☐ ☐
99. Benzo (k) fluoranthene ☐ ☐
100. Benzo (g,h,i) perylene ☐ ☐
101. Benzo (a) pyrene ☐ ☐
102. Chrysene ☐ ☐
103. Dibenzo (a,h) anthracene ☐ ☐
104. Fluoranthene ☐ ☐
105. Fluorene ☐ ☐
106. Indeno (1, 2, 3-cd) pyrene ☐ ☐
107. Napthalene ☐ ☐
108. Phenanthrene ☐ ☐
109. Pyrene ☐ ☐

XI. PESTICIDES

110. Acrolein ☐ ☐
111. Aldrin ☐ ☐
112. BHC (Alpha) ☐ ☐
113. BHC (Beta) ☐ ☐
114. BHC (Gamma) or Lindane ☐ ☐
115. BHC (Delta) ☐ ☐
116. Chlordane ☐ ☐
117. DDD ☐ ☐
118. DDE ☐ ☐
119. DDT ☐ ☐
120. Idrin ☐ ☐
121. Endosulfan (Alpha) ☐ ☐
122. Endosulfan (Beta) ☐ ☐
123. Endosulfan Sulfate ☐ ☐
124. Endrin ☐ ☐
125. Heptachlor ☐ ☐
126. Heptachlor expoxide ☐ ☐
127. Isophorone ☐ ☐
128. TCDD (or Dioxin) ☐ ☐
129. Toxaphene ☐ ☐

XII. CONVENTIONAL AND NON-CONVENTIONAL POLLUTANTS

130. Bromide ☐ ☐
131. Chlorine, Total Residual ☐ ☐
132. Color ☐ ☐
133. Fecal Coliform ☐ ☐
134. Fluoride ☐ ☐
135. Nitrate-Nitrite ☐ ☐
136. Nitrogen, Total Organic ☐ ☐
137. Oil and Grease ☐ ☐
138. Phosphorus, Total ☐ ☐
139. Radioactivity ☐ ☐
140. Sulfate ☐ ☐
141. Sulfide ☐ ☐
142. Sulfite ☐ ☐
143. Surfactants ☐ ☐
144. Aluminum, Total ☐ ☐
145. Barium, Total ☐ ☐
146. Boron, Total ☐ ☐
147. Cobalt, Total ☐ ☐
148. Iron, Total ☐ ☐
149. Magnesium, Total ☐ ☐
150. Molybdenum, Total ☐ ☐
151. Manganese, Total ☐ ☐
152. Tin, Total ☐ ☐
153. Titanium, Total ☐ ☐

SECTION F. WASTEWATER INFORMATION (Cont'd)

4. For all chemical products used at your facility and/or identified as "Known to be Present," please list and provide the following data for each: (attach additional sheets if needed).

Trade/Product Name	Monthly Usage (lbs. or gal)	Estimated Loss to sanitary sewer (lbs. or gal. / month)

5. Is any form of wastewater pretreatment utilized at your facility ? Yes ☐ No ☐
If "yes", check as many as appropriate.

☐ Air flotation
☐ Centrifuge
☐ Chemical precipitation
☐ Chlorination
☐ Cyclone
☐ Filtration
☐ Flow equalization tank
☐ Grease or oil separation
☐ Grease trap
☐ Grit removal
☐ Ion Exchange
☐ Neutralization, pH correction
☐ Ozonation
☐ Silver recovery
☐ Reverse Osmosis
☐ Screens (Hydro-sieve, etc.)
☐ Sedimentation
☐ Solvent separation
☐ Spill protection
☐ Sump
☐ Rainwater diversion or storage
☐ Wastewater Treatment
☐ Other chemical treatment type _____
☐ Other, give description below.

Brief Description: _____

SECTION G. OTHER WASTES

1. Are any liquid wastes or sludges being generated that are not disposed of in the sewer system?

Yes ☐ No ☐

2. Indicate wastes generated by your facility and check the appropriate box to classify:

Waste(s)	Hazardous		Disposal Method		*(Estimated Gal. or Pounds/Year)*
	Y	N	On Site	Off Site	
Acid and Alkalies	☐	☐	☐	☐	_____
Heavy Metal Sludge	☐	☐	☐	☐	_____
Inks/Dyes	☐	☐	☐	☐	_____
Oil/Grease	☐	☐	☐	☐	_____
Organic Compounds	☐	☐	☐	☐	_____
Other	☐	☐	☐	☐	_____
Paints	☐	☐	☐	☐	_____
Pesticides	☐	☐	☐	☐	_____
Plating Wastes	☐	☐	☐	☐	_____
Pretreatment Sludge	☐	☐	☐	☐	_____
Solvents/Thinners	☐	☐	☐	☐	_____

Please submit the most recent receipts and/or waste manifests with this application.

3. On-Site Storage: Yes ☐ No ☐ Method: Drum ☐ Roll-off Container ☐ Tank ☐

   Other (specify): _____

   b. Typical duration of storage: _____ Days

   c. Typical volume of waste stored: _____ Pounds _____ Gallons

   d. Is storage site
   self-contained ☐
   wastes segregated ☐
   protected from a reaction ☐

   Explain: _____

4. On-Site Disposal: ☐ Yes ☐ No

   Disposal Method: Reclamation ☐ Land Disposal ☐ Incineration ☐ Other ☐

SECTION G. OTHER WASTES (Cont'd)

5. Off-Site Disposal: ☐ Yes ☐ No

   Off-Site facility receiving waste _____

   Name of Facility _____

   Facility Operator _____

   Facility Location _____

Address

City/State Zip Phone

6. Waste hauled off-site by: ☐ Industry ☐ Waste-hauler ☐ Other

**Wastehauler information*

Company name / Contact person

Address

City/State Zip Phone

Vehicle License Number: _____

Environmental Protection Agency Registration No.: _____

TCEQ Registration No.: _____

**List as many as necessary*

SECTION H. LIST OTHER ENVIRONMENTAL CONTROL PERMITS

Including any NPDES permits held for any discharge to storm drain or surface course:

Permit no.	Facility Name (if different from applicant)	Outfall description / no.	Discharge permit type (e.g. storm water, air, hazardous waste, etc.)

SECTION I. PRETREATMENT AND POLLUTION PREVENTION (P2)

1. Describe any wastewater treatment equipment or processes in use:

_____

_____

2. Describe any additional pretreatment facilities and/or processes under consideration. Include a specific time schedule for completion:

_____

_____

3. Pollution Prevention (P2)

   Describe any pollution prevention activities that have taken place during the past five (5) to ten (10) years such as:

   a) Closed Loop system _____

   _____

   b) Chemical Substitutions _____

   _____

   c) Water Conservation _____

   _____

   d) Process Changes _____

   _____

   e) Recycling _____

   _____

   f) Better Industrial Housekeeping _____

   g) Secure Chemical Storage Areas _____

   _____

   h) Floor Drains Closed Off _____

   _____

   i) Retaining Walls Built to Catch Spills, etc. _____

   _____

   j) Other Pollution Prevention P2 Activities _____

4. Do you dispose of any chemicals, solvents, sludges, or hazardous materials created by your processes?

☐ Yes ☐ No

If so, provide a description of each material, giving the composition, annual quantity, and means of disposal. _____

5. If a private hauler is used to haul sludges/residuals, provide name and EPA Identification Number.

6. Where is the ultimate disposal site for sludges/residuals?

7. Do you have copies of manifests for waste hauled off site? ☐ Yes ☐ No

8. Do you have a spill prevention, containment and control plan (SPCC) for your facility? ☐ Yes ☐ No

9. Do you have a solvent management plan for your facility? ☐ Yes ☐ No

10. Do you have a licensed operator for your pretreatment facility? ☐ Yes ☐ No

If yes: Name _____

Address _____

Occupational License Number _____

Commercial/Industrial Pretreatment Standards

The Pretreatment Program is a requirement of the Texas Pollutant Discharge Elimination System (TPDES) discharge permit for each of the GVSUD wastewater recycling centers. It is a method to control the pollutants discharged into sanitary sewer systems and used to reduce the amount of pollutants released into the environment.

Wastewater from homes, commercial buildings, and industrial facilities is collected and transported through the sanitary sewer collection system to one of the regional wastewater treatment plants. These plants remove harmful organisms and contaminants from the wastewater before discharge into the receiving stream.

GVSUD wastewater recycling centers are designed to treat domestic wastes from households but not to treat toxic pollutants from industrial or commercial facilities. The toxic pollutants from industrial and commercial facilities may cause serious problems at publicly owned treatment works that use biological treatment. Problems may be prevented by recycling, waste minimization, chemical substitution, pretreatment, or other best management practices to reduce or eliminate the pollutants from commercial or industrial facilities.

The U.S. Environmental Protection Agency (EPA) developed the General Pretreatment Regulations under 40 CFR Part 403 to set responsibilities for federal, state and local governments, industry and the public to achieve the National Pretreatment Program objectives. The EPA describes this national program in its "Introduction to the National Pretreatment Program" (pdf).

The General Pretreatment regulations include "Technically Based Local Limits" which are derived from calculations to determine the maximum levels for specific pollutants for nonresidential users (includes commercial and SIU facilities).

TECHNICALLY BASED LOCAL LIMITS:	
0.7 mg/L	Arsenic
5.0 mg/L	Chromium
0.17 mg/L	Total Cyanide
0.05 mg/L	Mercury
0.02 mg/L	Selenium
2.50 mg/L	Zinc
6.5– 9.5 s.u.	pH*
0.7 mg/L	Cadmium
1.50 mg/L	Copper
0.7 mg/L	Lead
5.5 mg/L	Nickel
0.50 mg/L	Silver
150/65.5 degrees	Fahrenheit/Celsius*
6 mg/L	Total phosphorus (TP)
100 mg/L	Fats Oil & Grease
200 mg/L	BOD
200 mg/L	TSS
30 mg/L	NH3

* If headworks reaches 104/40 F/C then you may be subject to an individual limit. Temperatures are to be tested instantaneously. pH to be analyzed within 15 minutes of collection.

Industrial Facilities that manufacture or process materials regulated under 40 CFR Subchapter N Part 405 to 471 are considered Categorical Industrial Users (CIU) and are subject to the Pretreatment Program requirements including categorical limits, individual permitting and monitoring. In addition, industrial and commercial facilities that discharge more than 25,000 gallons of process water a day are subject to the provisions of the Pretreatment Program requirements.

- TCEQ small business help 1.800.447.2827
- TCEQ Environmental Assistance Program (www.TexasEnviroHelp.org)
- Sampling and Environmental Lab accreditation - NELAP
- Pollution Prevention Plans

Surcharge Fees

- 25% of total sewer bill for any of the following violations:
    - CBOD5
    - Heavy Metals
    - BOD
    - TSS
    - NH3
    - Total Phosphorous
    - Fats, Oil, & Grease

Flow Metering

- All Commercial/Industrial process water is to be metered at the last manhole on the property and reported to GVSUD monthly.
- All flow meters are to be calibrated annually by a disinterested 3rd party and reported to GVSUD.

**GVSUD has the right to sample any location at any time. Sampling costs shall be reimbursed by the property owner if sample does not meet the parameters listed above. Habitual violations may be subject to pretreatment parameters set by GVSUD.

Industrial Wastewater Applications can be sent to the attention of the District Engineer at:

developer@gvsud.org

MEMORANDUM

Date: August 11, 2026
Project Name: FM 725 C-Store - Water Non-Standard Service Agreement
Applicant: Austin McQueeny Investments LLC
Location: 7201 FM 725, McQueeney, Texas 78123

Water Development Plan

The subject tract is located within the City of Seguin Extra Territorial Jurisdiction (ETJ) and Guadalupe County. The property is located along FM 725 north of the intersection of FM 725 and Terminal Loop Road. The property currently is undeveloped and has access to water service from GVSUD. The applicant intends to develop a total of 1 commercial lot on the 90-acre tract in one phase. The applicant has requested a total of 1 – 1-inch water meter for commercial use without any irrigation services for a total of 2.5 Equivalent Dwelling Units (EDU). With the 0.4 acre-feet per connection demand, this request totals 1 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. To aid in GVSUD's long-term planning efforts, we encourage developers to manage the water resources in the most efficient manner. GVSUD will serve this development from the Plant 4 and 12 ESTs. 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 along FM 725 and the frontage of the property westernmost property. The applicant will be responsible for the cost of installing 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. The applicant will also be responsible for granting the required easements to maintain service to the proposed 16-inch waterline in this area as identified in the water master plan. 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 residential land uses. The fire marshal has approved the fireflow test for this location and one new hydrant is needed on site to provide adequate coverage.

Estimated Costs

The applicant has requested 1 commercial connection with 1" meters. The District cost of a 1-inch connection based on current fees is as follows:

- Water acquisition fees @ $6,991.23 per EDU = $13,982.46
- Water impact fees @ $7,423 per EDU = $14,846
- Meter cost 1 inch @ $985 per EDU = $985 plus actual meter cost;
- Any associated inspections, installation, and fees per policy.

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 and by and between Austin McQueeny Investments LLC (hereinafter, "Developer") and Green Valley Special Utility District, hereinafter referred to as "GVSUD" or the "District."

WHEREAS, Developer is engaged in developing that certain approximately 91.8 acres of land located along FM 725, north of the intersection of FM 725 and Terminal Loop Road, in the City of Seguin extraterritorial jurisdiction, Guadalupe County, Texas, said land being hereinafter referred to as "the Property" and identified by full legal description on Exhibit A attached hereto and incorporated herein for all purposes; 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 certificate of convenience and necessity ("CCN") No. 10646 and district boundaries; and

WHEREAS, Developer is planning to develop a commercial project on the Property with one one-inch meter for a total of 2.5 Equivalent Dwelling Units ("EDU") of retail water service; and

WHEREAS, Developer has requested GVSUD to 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 for 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. <u>Water System Extension.</u>

The Water System Extension, consisting of the District System and Subdivision System improvements, shall be designed and constructed to provide tariffed non-standard water utility service to the Property. The Water System Extension shall be engineered in accordance with the applicable specifications of GVSUD and all governmental agencies having jurisdiction. The non-standard service requirements of the Property are set forth in the March 30, 2026 FM 725 C Store Feasibility Study prepared by Utility Engineering Group, 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 by the Developer to, and approved by, GVSUD.

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.

a. Subdivision System.

The "Subdivision System" 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 District System. The Subdivision System shall be engineered and designed by Developer's consulting engineer, who shall also be responsible for overseeing the construction of the Subdivision System 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. .

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.

b. District System.

The "District System" shall include all water production, storage, treatment, pressure, transmission lines and other System facilities outside the Property as specified in Exhibit B. The District System improvements shall be engineered and designed in accordance with the applicable specifications of GVSUD, including GVSUD Water Standards and Design Criteria and GVSUD Standard Water Details, and all governmental agencies having jurisdiction. All engineering and design for the District System must be reviewed and approved by GVSUD's consulting engineer prior to the issuance of any bid request for the construction of the District System improvements and the commencement of any utility system construction on the Property.

After completion of the plans and specifications by the Developer's consulting engineer and their approval by the GVSUD's consulting engineer, the plans and specifications shall become part of this Agreement by reference and shall more particularly define "the Water System Extension".

As further specified in Exhibit B, Developer shall be responsible for the cost of connecting the Subdivision System improvements to GVSUD's existing waterline along FM 725, and shall further be responsible for for all internal waterlines and other appurtenances including fire hydrants within the Property, which waterlines

and appurtenances must be compliant with the fireflow criteria of the local jurisdiction.

If the requirements to serve the Property change due to material changes to the requested service plan by the Developer or changes in Public Drinking 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 at Developer's cost any easements across the Property required for the provision of service. Electric, telephone, and any other utilities shall remain outside of the GVSUD easement unless specifically consented to in writing by GVSUD.

All pipeline easements assigned to GVSUD 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 20 feet 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. <u>Service from the Water System Extension</u>.

(a) After proper completion and dedication of the District System improvements 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;

(2) Any applicable impact or capital recovery fee adopted by GVSUD; and

(3) Any applicable water acquisition fee adopted by GVSUD.

(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. <u>Subdivision Restrictions</u>.

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 if 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. <u>Cost Changes.</u>

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 the Developer. 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. <u>Construction of the Water System Extension.</u>

(a) Subdivision System.

(1) Developer shall select its own contractor for the construction of the Subdivision System. 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 Subdivision System shall be constructed in accordance with the approved plans and specifications.

(b) District System.

(1) The District shall, at Developer's sole expense, advertise to receive bids for the construction of the District System improvements in accordance with generally accepted bidding practices and shall award the contract for the construction of the District System. GVSUD may reject any bid, contractor, or subcontractor if GVSUD or its agents have had an unsatisfactory experience with that contractor or subcontractor. No construction will 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. GVSUD shall have no liability of any kind to Developer occasioned by delays or difficulties in obtaining any required governmental approvals, permits, licenses, or certificates.

(2) The District System improvements shall be constructed in accordance with the approved plans and specifications. GVSUD may charge reasonable inspection fees based on the actual costs of labor, travel, and incidental expenses of the inspectors.

(c) 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 Subdivision System improvements. Developer shall hold GVSUD harmless for any claims, demands, suits or causes of action related to the Developer-constructed Subdivision System. Developer shall indemnify GVSUD for all expenses or damages incurred by GVSUD, including attorney and litigation costs, related to the Developer-constructed Subdivision System improvements until such improvements are dedicated to and accepted by GVSUD and the one-year warranty period has expired. 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 improvements and final inspection thereof by GVSUD, the District System improvements shall be dedicated to GVSUD by an appropriate legal instrument approved by GVSUD's Attorney. GVSUD shall maintain all District System improvements upon proper completion of construction. Developer shall bear any costs of remediation or rehabilitation necessary to bring the District System improvements 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 District System improvements 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 District System improvements 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;

(7) GVSUD's water acquisition charge; and

(8) GVSUD's prescribed capital recovery fee/connection fee (by anticipated meter size), which shall be charged for each lot and/or service connection the Water System Extension is designed to serve for any production, treatment, storage, pressure and transmission facilities to be added to the District System. GVSUD's capital recovery fee shall not be subject to credit for District System improvements required by Exhibit B, nor shall any credit against GVSUD's capital recovery fee be applied to any Subdivision System improvement.

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

(c) 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. Notwithstanding the payment timing referenced in Exhibit B, water acquisition fees for all proposed service connections for the initial development phase of the Property shall be due and payable no later than ninety (90) days following the Effective Date of this Agreement Payment for water acquisition charges for subsequent phases shall be due and payable to GVSUD prior to plan approval for each phase.

(3) Capital recovery fees shall be paid at the time Developer or its successor requests the initiation of water utility service to the Property at the then-effective capital recovery fee amount then in effect and included in GVSUD's Operations Policy.

(d) Except for the one-year warranty provided for in this Agreement, nothing herein shall be construed as obligating the Developer to maintain the District System Improvements subsequent to their dedication and acceptance for maintenance by GVSUD and the expiration of the warranty period. Developer shall maintain sole ownership and responsibility for maintenance of the Subdivision System improvements.

(e) If the Developer requests GVSUD to install a meter 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.

No construction of any portion of the Subdivision System shall be constructed prior to the time of plat review or construction plan submission for review, whichever is earlier. The connection/capital recovery fees and water acquisition charges to be paid shall be fees included in GVSUD's Operations Policy on the date of payment. Connection fees and water acquisition charges shall not be "grandfathered."

10. Term of Contract and Connection Fees.

Execution of this Agreement shall bind the parties for a period of two calendar years. The Agreement term will extend automatically if the Water System Extension improvements remain under construction, all applicable GVSUD fees have been timely paid, and Developer or its successor has complied with all GVSUD rules and regulations. GVSUD may terminate this Agreement without reimbursement to Developer in the event that any GVSUD cost invoiced to Developer has not been paid to GVSUD within 90 days of the date of invoice.

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 inabilities 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. <u>Notices</u>.

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
Tel. (830) 914-2330

with copy to:

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

Any notice mailed to Developer shall be addressed:

Austin McQueeny Investments LLC
Attn: Moiz Maknojia
4406 Logan Ridge
Cedar Park, Texas 78613

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 the GVSUD, which consent will not be unreasonably withheld. GVSUD may assign this Agreement to any other 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.

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: _____

GREEN VALLEY SPECIAL UTILITY DISTRICT
NON-STANDARD SERVICE AGREEMENT

Exhibit A – Legal Description of the Property

Filed By
FIDELITY NATIONAL TITLE
FAH 24003541

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GUADALUPE §

THAT **FM 725 REAL ESTATE LLC, a Texas limited liability company**, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by AUSTIN MCQUEENY INVESTMENTS LLC, a Texas limited liability company, hereinafter called Grantee, the receipt and sufficiency of which is hereby acknowledged;

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following described property situated in Guadalupe County, Texas, to-wit:

BEING a 10.399 acre tract of land lying in the Moses Baker Survey, Abstract 4, Guadalupe County, Texas, same being out of a called 107.32 acre tract of land described in deed to Gertrude E. Friesenhahn, further described in a deed recorded in document number 2017030472, Official Public Records of Guadalupe County, Texas, same being recorded in Volume 1155, Page 884, Official Public Records, Guadalupe County, Texas, also described in a deed to Patricia Ann Kempf et al., and recorded in Volume 3153, Page 853, Official Public Records, Guadalupe County, Texas, same also being described by a drawing(123113_10.399 AC.dwg dated January 17, 2024) attached to and made part hereof and more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part here.

SAVE AND EXCEPT that grant hereby made does not include any oil, gas, and mineral rights.

This conveyance is made subject to:

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

2. Rights of parties in possession.

3. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.

4. Easement as shown in instrument from Paul Friesenhahn and Gertrude Friesenhahn, et ux to Guadalupe Valley Electric Cooperative Inc., dated February 8, 1952 and filed in Volume 255, page 382, Real Property Records of Guadalupe County, Texas, as shown or noted on a survey dated April 12, 2023 and amended on October 17, 2023 by Mark J. Ewald, Registered Professional Land Surveyor No. 5095.

5. Easement as shown in instrument from Paul Friesenhahn and Gertrude Friesenhahn to Humble Pipe Line Company, dated November 3, 1961 and filed in Volume 344, page 567, Real Property Records of Guadalupe County, Texas, as shown or noted on a survey dated April 12, 2023 and amended on October 17, 2023, by Mark J. Ewald, Registered Professional Land Surveyor No. 5095.

6. Easement as shown in instrument from Paul Friesenhahn and wife, Gertrude Friesenhahn to Green Valley Water Supply Corporation, dated December 4, 1980 and filed in Volume 627, page 210, Real Property Records of Guadalupe County, Texas, as shown or noted on a survey dated April 12, 2023 and .amended on October 17, 2023, by Mark J. Ewald, Registered Professional Land Surveyor No. 5095.

7. No liability is assumed by virtue of variations between the fence lines and subject property lines, as shown on Survey prepared by Mark J. Ewald, Registered Professional Land Surveyor No. 5095, dated April 12, 2023 and amended on October 17, 2023.

8. No liability is assumed by reason of overhead electric line(s) and power pole(s), as shown on a survey dated April 12, 2023 and amended October 17, 2023, by Mark J. Ewald, Registered Professional Land Surveyor No. 5095.

9. No liability is assumed by reason of adjoining building encroaches over property line, as shown on a survey dated April 12, 2023 and amended on October 17, 2023, by Mark J. Ewald, Registered Professional Land Surveyor No. 5095.

10. Terms, conditions and stipulations of that unrecorded Leasing by and between Gertrude Friesenhahn and Reiley Brothers Partnership.

Additionally, this conveyance is made subject to the following restrictions which shall be construed as covenants running with the land and therefor binding on Grantee herein and all subsequent owners of the herein described property:

a. No mobile homes, RVs or pre-manufactured homes can be placed on the property.

b. All entrances and exits from the property shall be from FM 725.

c. Before any future development commences, an 8-foot privacy fence shall be built by the Grantee at the North End of the property.

d. The privacy fence shall be between the property and another parcel of real property owned by Robert Gregor Friesenhahn and Daniel James Friesenhahn which adjoins the Property.

The foregoing restrictions are for the benefit of and may be enforced by the Grantor herein or any subsequent owner of Grantor's property that lies adjacent to the herein conveyed property.

Taxes for the current year have been prorated and are thereafter assumed by Grantee.

TO HAVE AND TO HOLD the above-described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to warrant and forever defend, all and singular, the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and assigns against any person whomsoever claiming or to claim the same or any part thereof.

DATED this the 15th day of April 2024.

GRANTOR

FM 725 REAL ESTATE, LLC,
a Texas limited liability company
by: Moiz Maknojia Managing Member
Name: Moiz Maknojia
Title: Managing Member
Date: 04/15/2024

STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledge before me on this the 15th day of April, 2024, by Moiz Maknojia managing member, an authorized representative to sign on behalf of FM 725 REAL ESTATE, LLC, a Texas limited liability company.

Tabatha Halsell
ID NUMBER
132849934
COMMISSION EXPIRES
January 5, 2025

Electronically signed and notarized online using the Proof platform.

Tabatha Halsell Notary Public, State of Texas

EXHIBIT "A"
Metes and Bounds

BEING a 10.399 acre tract of land lying in the Moses Baker Survey, Abstract 4, Guadalupe County, Texas, same being out of a called 107.32 acre tract of land described in deed to Gertrude E. Friesenhahn, further described in a deed recorded in document number 2017030472, Official Public Records of Guadalupe County, Texas, same being recorded in Volume 1155, Page 884, Official Public Records, Guadalupe County, Texas, also described in a deed to Patricia Ann Kempf et al., and recorded in Volume 3153, Page 853, Official Public Records, Guadalupe County, Texas, same also being described by a drawing(123113_10.399 AC.dwg dated January 17, 2024) attached to and made part hereof and more particularly described as follows:

COMMENCING at a 1/2" iron rod found with plastic cap stamped "WALS 10111700" in northeast right-of-way line of F.M. 725 (variable width right-of-way) for the south corner of the aforementioned 107.32 acre tract, the west corner of a 0.25 of an acre tract of land described in deed to John Wayman Anderson III and recorded in volume 536, page 745, Deed Records Guadalupe County, Texas;

THENCE along the northeast right-of-way line of the aforementioned F.M. 725 and the southwest line of the aforementioned 107.32 acre tract, N26°05'30"W a distance of 63.84 feet to a 1/2" iron rod set with plastic cap stamped "CDS MUERY S.A. TX", for the PLACE OF BEGINNING and the south corner of the herein described 10.399 acre tract;

THENCE continuing along the northeast right-of-way line of the aforementioned F.M. 725 and the southwest line of the aforementioned 107.32 acre tract, N26°05'30"W a distance of 1,110.92 feet to a point for the west corner of said 107.32 acre tract, the south corner of a called 106.951 acre tract of land described in deed to Scott Riverbend Farm, Ltd., a Texas Limited Partnership and recorded in Volume 2528, Page 925, Official Public Records of Guadalupe County, Texas, and the west corner of the herein described 10.399 acre tract;

THENCE leaving the northeast right-of-way line of the aforementioned F.M. 725 and the southwest line of the aforementioned 107.32 acre tract, along the northwest line of said 107.32 acre tract, N43°55'03"E, passing a 1/2" iron rod found at a distance of 1.16 feet, continuing for a total distance of 426.66 feet to a 1/2" iron rod set with plastic cap stamped "CDS MUERY S.A. TX", for the north corner of the herein described 10.399 acre tract;

THENCE leaving the northwest line of the aforementioned 107.32 acre tract, over and across said 107.32 acre tract, S26°47'21"E a distance of 1,106.52 feet to a 1/2" iron rod set with plastic cap stamped "CDS MUERY S.A. TX", for the east corner of the herein described 10.399 acre tract;

THENCE over and across the aforementioned 107.32 acre tract, S43°58'09"W at a distance of 440.85 to the PLACE OF BEGINNING and containing 10.399 acres of land;

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number:	202499008611
Recorded On:	April 18, 2024 10:27 AM
Total Pages:	5
Total Fees:	$37.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION AND SHALL REMAIN A PART OF THIS INSTRUMENT.

Receipt Number:	20240418000044	**Return To:**
User:	Marissa A	CSC
Station:	Recording3	

STATE OF TEXAS
GUADALUPE COUNTY

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.

COUNTY COURT GUADALUPE COUNTY, TEXAS

Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX

GREEN VALLEY SPECIAL UTILITY DISTRICT
NON-STANDARD SERVICE AGREEMENT

Exhibit B – Water Service Feasibility Study for the Property

TRANSMITTAL

TRANSMITTAL ID: 02252026B **DATE:** 04/14/2026

PURPOSE: Water Feasibility Study Review and Approval **VIA:** EMAIL

GVSUD PROJECT NAME: FM 725 C-Store (McQueeney 90ac Tract)

GVSUD PROJECT NUMBER:

SUBJECT: Water Feasibility Study Review and Approval

FROM

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

TO

NAME	COMPANY	EMAIL	PHONE
Imran Sunesara	FM 725 Real Estate LLC	sunesara.imran@gmail.com	512-665-1815

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 provided to the applicant for review. Upon receiving the signed NSSA, 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. Contact mbradshaw@gvsud.org or developer@gvsud.org with any questions regarding the study as it will be binding with the NSSA.

COPY TO: Jimmy Manasiya, James Ingalls

SIGNED: James Ingalls

Digitally signed by James Ingalls
DN: C=US, E=jamesingalls@ink-civil.com, O="INK Civil ", CN=James Ingalls
Date: 2026.04.14 10:38:42-05'00'

UTILITY ENGINEERING GROUP

Memorandum

Date: March 30, 2026

To: Mr. Travis Basham
District Engineer - AGM
Green Valley Special Utility District
605 FM 465
Marion, Texas 78128

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



RE: FM 725 C Store Development – City of Seguin ETJ – Water Service Request

Project Name: FM 725 C Store Development
Equivalent Dwelling Unit (EDU) requested: 2.5 commercial EDUs

Project Description: GVSUD received a request for service for a 1 lot commercial subdivision within the District's water CCN.

Project Service Requirements: The existing system can currently provide appropriate fireflow as approved by the Fire Marshal with the 12 inch waterline in place. The developer shall provide a 20' GVSUD waterline easement along the frontage of the tract for the future 16 inch waterline extension.

Developer Cost: The developer cost associated with these meter sets are estimated to total $29,813.46 for impact fee, water acquisition fees, tap, meter set, and deposit. Fees shall be paid per the terms of the NSSA and existing fee policies at the time of payment.

GVSUD Cost: No GVSUD oversizing or extension costs are associated with this application.

Contract Conditions: All standard contract provisions apply.

- End Memo -

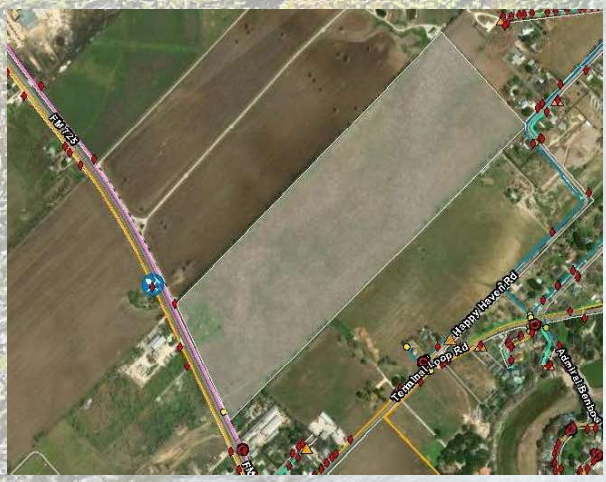
Green Valley Special Utility District

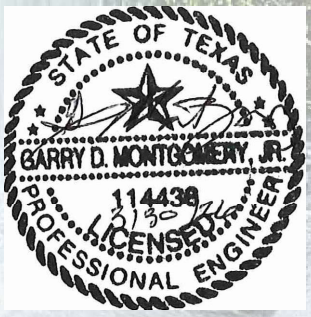
FM 725 C Store
Water Service Feasibility Study

March 2026

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. 6096-352

Location Map:





UTILITY ENGINEERING GROUP PLLC

Table of Contents

1. Introduction 3

2. Land Use Projections 3

3. Water Availability 3

4. Existing GVSUD Infrastructure 4

4.1 Impact to Water Supply 4

4.2 Impact to the District's Distribution System 4

4.3 Calculated Pressure 5

4.4 Impact to Water Storage 5

5. Fireflow Demand Request 5

6. Estimated Costs 6

7. Conclusions and Recommendations 6

Attachment 1 – Easement Certification 8

Attachment 2 – GIS Exhibit 10

Attachment 3 – Location Exhibit 12

1. Introduction

Green Valley Special Utility District (GVSUD) received the subject application for commercial service from FM 725 Real Estate, LLC for the FM 725 C Store Development on January 28, 2026. Utility Engineering Group, PLLC (UEG) was authorized to prepare a water feasibility study for the proposed subdivision.

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 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 Seguin Extra Territorial Jurisdiction (ETJ) and Guadalupe County. The property is located along FM 725 north of the intersection of FM 725 and Terminal Loop Road. The property currently is undeveloped and has access to water service from GVSUD. The applicant intends to develop a total of 1 commercial lot on the 90-acre tract in one phase. The applicant has requested a total of 1 – 1-inch water meter for commercial use without any irrigation services for a total of 2.5 Equivalent Dwelling Units (EDU). 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 1 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. 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 subdivision.

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). GVSUD will serve this development from the Plant 4 and 12 ESTs. 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. This area is currently served by Leissner Road meter station but would need to be served by Plant 12 to provide additional fireflow as required.

4.2 Impact to the District's Distribution System

Currently, GVSUD has an existing 12-inch distribution waterline along FM 725 and the frontage of the property westernmost property. The applicant will be responsible for the

cost of installing 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. The applicant will also be responsible for granting the required easements to maintain service to the proposed 16-inch waterline in this area as identified in the water master plan.

4.3 Calculated Pressure

The proposed development will be served by the plant 4 & 12 elevated storage tank, which has an overflow elevation of 830 feet msl with a PRV on FM 725 north of this tract. The pressure at the site is estimated to be 55-65 psi.

4.4 Impact to Water Storage

The Plant 4 Elevated Storage Tank currently has 500,000 Gallons of Storage Capacity onsite for retail customers and the Plant 12 EST is a 1,000,000 gallon tank. GVSUD also has redundant storage within the distribution system to reliably serve this proposed Subdivision. 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 Seguin ETJ 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 residential 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. The fire marshal has approved the fireflow

test for this location and one new hydrant is needed on site to provide adequate coverage.

6. Estimated Costs

The applicant has requested 1 commercial connection with 1” meters. The District cost of a 1 inch connection based on current fees is as follows:

- Water acquisition fees @ $6,991.23 per EDU = $13,982.46
- Water impact fees @ $7,423 per EDU = $14,846
- Meter cost 1 inch @ $985 per EDU = $985 plus actual meter cost;
- Any associated inspections, installation, and fees per policy.

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 1 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 Seguin.

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 at the developer's expense. The applicant is also responsible for the cost of their fire hydrants and all other appurtenances within the subdivision.

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 January 2026 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 and/or wastewater 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 "GVSUD Waterline Easement", "GVSUD Sewer Easement" or "GVSUD Reuse Water Easement" as applicable 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 other utilities shall be installed within our easement to include but not limited to permanent structures and/or buildings, concrete slabs, sidewalks, walls, and pavements. 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.

REV 05/24

Attachment 2 – GIS Exhibit

GVSUD System Map



2/12/2026

- Guadalupe Meters
- Guadalupe FH
- Flush & Blowoff Valve
- GATE VALVES
- Repairs 2026
- 3/4 INCH WATER
- 1 INCH WATER
- 1 1/2 INCH WATER
- 2 INCH WATER
- 3 INCH WATER
- 4 INCH WATER
- 6 INCH WATER
- 8 INCH WATER
- 12 INCH WATER
- LME UNK WATER
- ROW
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata

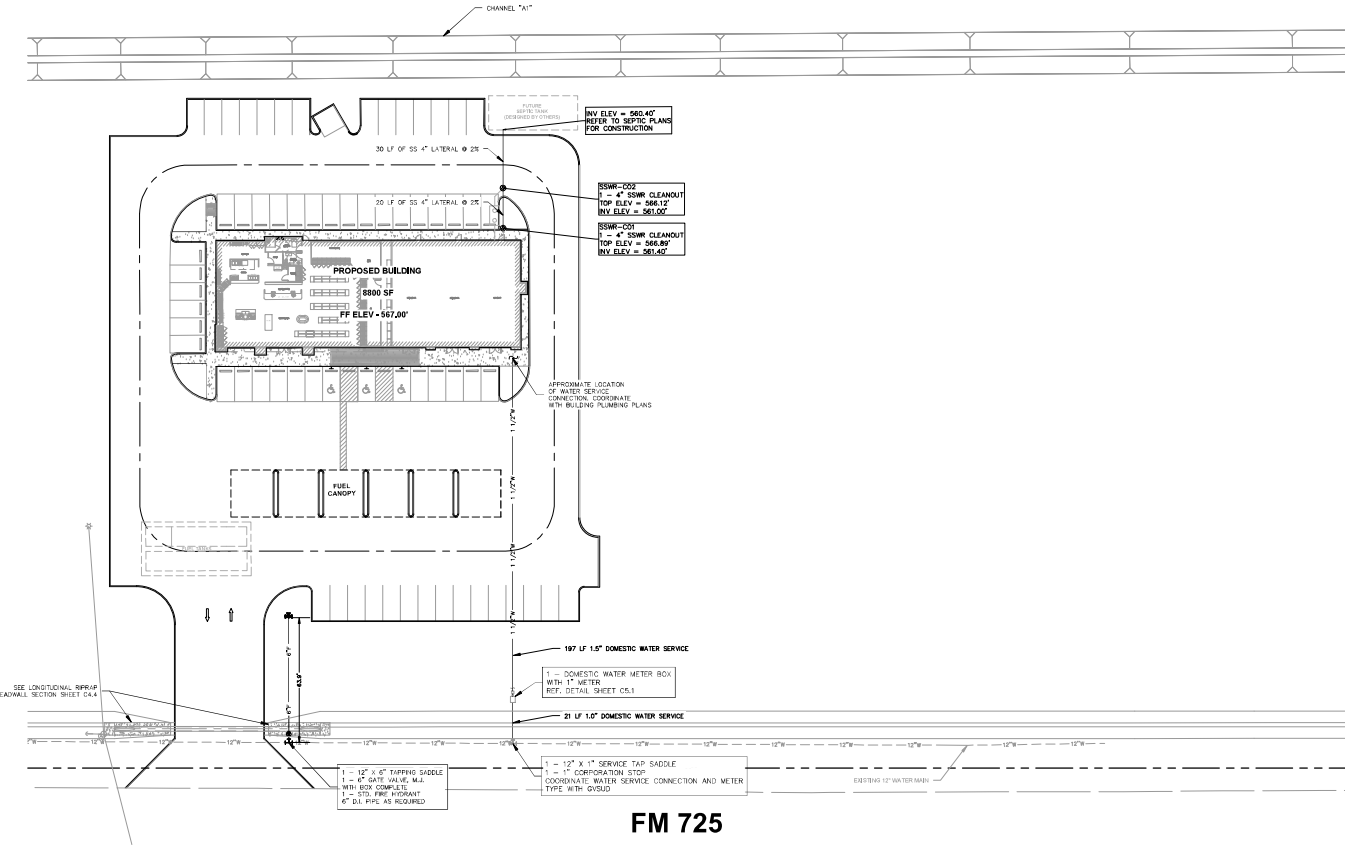
1:10,764

0 0.1 0.2 0.4 mi

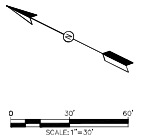
0 0.15 0.3 0.6 km

Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Attachment 3 – Location Exhibit



FM 725



LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING 12" WATER LINE
- PROPERTY LINE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING TREE
- 4"SS — PROPOSED 6" SANITARY SEWER
- 1 1/2"W — PROPOSED 1.5" WATER SERVICE
- 6"F — PROPOSED FIRE LEAD
- PROPOSED 1" WATER SERVICE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED CLEANOUT
- WATER METER

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

GVEC	830-379-2114
Spectrum Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Line	888-876-5786
AT&T Telephone	830-303-1333
Erick White PM	210-283-1706
Scott McInnerny (Construction)	210-695-4886
Texas One Call	830-546-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS. BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

STATE OF TEXAS
SAMUEL L. KNOTTS
126382
LICENSED
PROFESSIONAL ENGINEER
4/2/2024

SOHIL MAKNOJIA
4413 APOLLONIA WAY
LEANDER, TX

FM 725 CONVENIENCE STORE

UTILITY PLAN

SHEET
C5.0

NO	DATE	ISSUES AND REVISIONS
1		

INK CIVIL
2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

© COPYRIGHT 2023

Drawing Name: N:\Projects\2024\002 FM 725 Boss McSweeny Trent\Civil\Construction Drawings\C5.0 UTILITY PLAN.dwg User: dhickerson Apr 01, 2024 - 2:54pm