

**MINUTES OF MEETING
COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A**

December 12, 2025

The Board of Directors (“Board”) of Comal County Water Improvement District No. 3A (“District”) met in regular session, open to the public, on December 12, 2025, at Pape-Dawson Engineers, Inc., 1672 Independence Drive, Suite 102, New Braunfels, Texas 78132, outside the boundaries of the District, and the roll was called of the members of the Board:

<u>Board Member</u>	<u>Position</u>
Trevor Tast	President
Gerald Cook	Vice President
Tate Johnson	Secretary
Tom Jones	Asst. Secretary
Cesar Alvarado	Asst. Secretary

and all of the above were present, except for Director Alvarado, thus constituting a quorum.

The following individuals were identified as present in-person or by videoconference for all or part of the meeting: Jocelyn Perez and Hayden Fowlkes of Pape-Dawson Engineers, Inc.; BJ Jones, Nataliya Laypa, Michael Meek, Jim Vater, and Terry Ramirez of Southstar Communities, Inc., representing Southstar at Mayfair Developer, LLC; Chelsea O’Hare of L&S District Services, LLC; David Smalling of Robert W. Baird & Co.; and Nancy Carter, Grant Murphy, and Amy N. Love of The Muller Law Group, PLLC.

PUBLIC COMMENTS

Ms. Carter opened the meeting to public comments. There being no public comments, Ms. Carter closed the meeting to public comments.

MEETING MINUTES

The Board considered approving the meeting minutes of the November 7, 2025, regular Board meeting. Director Jones moved to approve the meeting minutes of the November 7, 2025, regular Board meeting as submitted. Director Tast seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Ms. O’Hare presented the bookkeeper’s report, a copy of which is attached, and reviewed the bills presented for payment. Following review and discussion, Director Tast moved to approve the bookkeeper’s report, including payment of the bills as presented. Director Jones seconded the motion, which passed unanimously.

TAX MATTERS

The Board reviewed a tax report provided by the Comal County Tax Office, a copy of which is attached. No Board action was necessary.

STREETSCAPING MATTERS

There was no discussion on this agenda item.

ENGINEER'S REPORT

Ms. Perez presented the engineer's report, a copy of which is attached. Following review and discussion and based on the engineer's recommendations, Director Tast moved to approve the engineer's report, including any recommended action items listed therein. Director Cook seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

Mr. Jones reported on the status of development. No Board action was necessary.

REGIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

ANNEXATION MATTERS

Ms. Carter discussed a proposed annexation of approximately 1.735 acres ("Tracts") of land into the District and presented a Petition for Addition of Certain Land from Kohlenberg Partners Retail, Ltd. and Southstar at Mayfair Kohlenberg, LLC, requesting the addition of Tracts into the District ("Petition"). Following review and discussion, Director Jones moved to accept the Petition, pending execution by all parties. Director Tast seconded the motion, which passed unanimously.

The Board tabled action related to the engineer's feasibility report.

Ms. Carter informed the Board that the District is required to submit a Petition for City Consent to the City of New Braunfels ("City Petition") with respect to the annexation. She then requested authorization for the Board president to execute the City Petition, pending receipt of the executed Petition. Following review and discussion, Director Jones moved to authorize the Board president to execute the City Petition following receipt of the Petition. Director Tast seconded the motion, which passed unanimously.

Director Johnson joined the Board meeting.

CITY OF NEW BRAUNFELS MATTERS

Mr. Jones provided an update on matters with the City of New Braunfels. No Board action was necessary.

2026 DIRECTORS ELECTION

Ms. Carter stated that the next Directors Election will be May 2, 2026, noting that Directors Cook and Jones are up for re-election.

Ms. Carter reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period. Following review and discussion, Director Jones moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Amy N. Love as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, and authorize the agent to post the related notice as required. Director Cook seconded the motion, which was approved by unanimous vote.

Ms. Carter reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election. Following discussion, Director Jones moved to authorize the Secretary's agent to post the notice as required. Director Cook seconded the motion, which was approved by unanimous vote.

NEXT BOARD MEETING

The Board concurred to hold the next regular Board meeting on January 9, 2026, at 11:00 a.m. at the Board's regular meeting place.

There being no further business to come before the Board, the meeting was adjourned.

Tate A. Johnson

Tate A. Johnson (Feb 2, 2026 15:09:21 CST)
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
bookkeeper's report.....	1
tax report.....	1
engineer's report.....	2

Any documents referenced in these minutes and not attached herein are retained in the District's official records in accordance with the District's Record Management Program and are available upon request.

COMAL COUNTY WID No. 3A
Cash Analysis
December 12, 2025

Prepared by: L & S District Services
Debra Loggins

GENERAL OPERATING ACCOUNT - Plains Capital Bank

Ending Balance from last meeting	\$	306,108.29
Add in voided check #1162 written to Director Cook	+	204.09
Add in voided check #1165 written to Director Tast	+	204.09
<u>Receipts</u>		
Transfer from Road Capital Projects Fund, reimburse Series 2025 Road Bond expenses	+	41,804.58
<u>Withdrawals</u>		
United States Treasury, payroll taxes for previous meeting	-	270.46
Checks previously approved		
1155 - Comal Appraisal District, blank check for quarterly fees, holding		
Checks presented for signatures December 12, 2025		
1175 - Cesar Alvarado, director fee for 12/12/25 - \$221.00, less taxes	-	204.10
1176 - Gerald Cook, director fee for 12/12/25 - \$221.00, less taxes	-	204.09
1177 - Tate Johnson, director fee for 12/12/25 - \$221.00, less taxes	-	204.08
1178 - Thomas Jones, director fee for 12/12/25 - \$221.00, less taxes	-	204.10
1179 - Trevor Tast, director fee for 12/12/25 - \$221.00, less taxes	-	204.09
1180 - L & S District Services, LLC., services in connection with Series 2025 Road	-	1,200.00
1181 - Matthew Bradley, P.C., legal fees through November	-	3,000.00
1182 - McCall Gibson Swedlund Barefoot PLLC, developer reimbursement audit, Series 2025 Road	-	15,000.00
1183 - Off Cinco, website expenses	-	237.50
1184 - Pape-Dawson Engineers, engineering fees - \$4,095.00, bond application report - \$18,025.83	-	22,120.83
Total Disbursements	\$	42,849.25
Ending Balance at December 12, 2025	\$	305,471.80

ROAD CAPITAL PROJECTS FUND - Central Bank

Beginning Balance	\$	0.00
<u>Receipts</u>		
Sale of Series 2025 Road Bond	+	4,242,982.91
Interest earned on account	+	693.65
<u>Withdrawals</u>		
Wire to Texas Infrastructure Program, developer reimbursement, Series 2025 Road Bond	-	4,131,403.10
Transfer to General Operating, reimburse Series 2025 Road expenses	-	41,804.58
Total Disbursements		4,173,207.68
Ending Balance at December 12, 2025	\$	70,468.88

ROAD DEBT SERVICE FUND - Central Bank

Beginning Balance	\$	0.00
<u>Receipts</u>		
Sale of Series 2025 Road Bond, capitalized and accrued interest	+	356,991.32
Interest earned on account	+	752.62
Ending Balance at December 12, 2025	\$	357,743.94
Debt Service Payment due March 1, 2026 - \$72,059.22		

**Comal County WID 3A General Operating Fund
Profit & Loss Budget Performance
November 2025**

	Nov 25	Budget	Jul - Nov 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Other Revenues					
4320 · Maintenance Taxes	0.00	0.00	0.00	0.00	425,000.00
Total Other Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>425,000.00</u>
Total Income	0.00	0.00	0.00	0.00	425,000.00
Expense					
Other Expenses					
6310 · Director Fees	1,768.00	736.00	4,641.00	3,688.00	8,840.00
6314 · Payroll Taxes	135.23	58.00	355.04	301.00	707.00
6315 · Appraisal Fees	0.00	0.00	1,198.19	2,000.00	5,000.00
6320 · Legal Fees	3,405.98	20,000.00	22,052.10	100,000.00	240,000.00
6321 · Auditing Fees	0.00	0.00	8,500.00	9,500.00	9,500.00
6322 · Engineering Fees	0.00	8,333.00	12,222.63	41,669.00	100,000.00
6325 · Election Expense	0.00	0.00	0.00	0.00	4,000.00
6333 · Bookkeeping Fees	0.00	500.00	0.00	2,500.00	6,000.00
6338 · Legal Notices/Other Publication	0.00	0.00	0.00	0.00	1,000.00
6353 · Insurance	0.00	0.00	0.00	0.00	5,925.00
6354 · Travel Expense	0.00	41.00	0.00	213.00	500.00
6357 · Website Expenses	162.50	0.00	162.50	0.00	0.00
6359 · Other Expenses	0.00	8.00	0.00	44.00	100.00
Total Other Expenses	<u>5,471.71</u>	<u>29,676.00</u>	<u>49,131.46</u>	<u>159,915.00</u>	<u>381,572.00</u>
Total Expense	5,471.71	29,676.00	49,131.46	159,915.00	381,572.00
Net Ordinary Income	<u>-5,471.71</u>	<u>-29,676.00</u>	<u>-49,131.46</u>	<u>-159,915.00</u>	<u>43,428.00</u>
Net Income	<u><u>-5,471.71</u></u>	<u><u>-29,676.00</u></u>	<u><u>-49,131.46</u></u>	<u><u>-159,915.00</u></u>	<u><u>43,428.00</u></u>

**Comal County WID 3A
 Comparison of Engineer Approved Estimates
 with Actual Costs - Series 2025 Road Bonds
 December 12, 2025**


<u>CONSTRUCTION COSTS</u>	Engineer Approved Estimates	District Expenditure	Under/(Over)
<u>Developer contribution items:</u>			
Mayfair - Parcel E-8 Unit 1 - Paving	\$ 2,126,270.00	\$ 2,126,270.00	0.00
Mayfair - Parcel E-6 - Paving	1,532,052.00	1,532,052.00	0.00
Engineering	147,566.00	147,566.00	0.00
<u>NON-CONSTRUCTION COSTS</u>			
Legal Fees	130,000.00	130,000.00	0.00
Fiscal Agent Fees	100,000.00	100,000.00	0.00
Bond Discount	150,000.00	150,000.00	0.00
Capitalized Interest	356,991.00	356,990.64	0.36
Developer Interest	364,272.00	325,515.00	38,757.00
Attorney General Fee	5,000.00	5,000.00	0.00
Bond Issuance Expenses	51,090.00	56,831.61	(5,741.61)
Contingency	36,759.00	0.00	36,759.00
	<hr/>	<hr/>	<hr/>
TOTAL	\$ 5,000,000.00	\$ \$4,930,225.25	\$ \$69,774.75
Proceeds from Bond Sale	\$ 5,000,000.00		
Interest/Bank service charge	694.13		
Expenditures from Bond Sale Proceeds	<u>(4,930,225.25)</u>		
Remaining funds from Series 2025 Road	\$ 70,468.88		



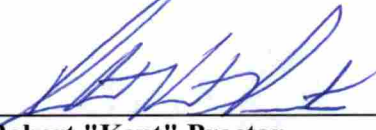
Report of Monthly Tax Collections
Stuart Hansmann Tax Assessor-Collector, Comal County

Remittance Advice To:	WCI3A	
Collections for The Month Of	<u>November 2025</u>	
Current Collections	\$	19,237.90
Delinquent Collections		-
Penalty & Interest		-
Rendition		-
Total Collections For the Month	\$	19,237.90
Less Total Advances		-
Previous Negative Balance		(3,637.55)
Remaining Balance		-
Net Paid This Remittance	\$	15,600.35

I, Stuart Hansmann Tax Assessor-Collector, County of Comal, State of Texas, do solemnly swear the above statement of collections made by me during the month of November 2025 is true and correct.



Stuart Hansmann
Comal County Tax Assessor-Collector



Robert "Kent" Proctor
Accounting Manager

Distribution Summary Report

Deposit Date from 11/1/2025 to 11/30/2025 and Tax Units = 59 and Tax Year = 2025

Type	Gen Operating	Interest Sinking	Special 1	Total
WCI3A - (WCI3A) COMAL COUNTY WATER IMP				
Current				
Levy	19,237.90	0.00	0.00	19,237.90
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Current	19,237.90	0.00	0.00	19,237.90
Delinquent				
Levy	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Delinquent	0.00	0.00	0.00	0.00
Distribution Total	19,237.90	0.00	0.00	19,237.90
Total All Tax Units	19,237.90	0.00	0.00	19,237.90

System Excluded Total:

System Cross-Check Total:

\$19,237.90

Comal County Tax Office

Printed: 12/10/2025 3:54:26PM

Detail Collection Summary Report

Deposit Date from 11/1/2025 to 11/30/2025 and Tax Unit = 59 and Exclude Overpay Refunds = 0 and Tax Year = 2025

Type	Gen Operating	Interest Sinking	Special 1	Total
WCI3A - (WCI3A) COMAL COUNTY WATER IMP				
Current				
Levy	19,237.90	0.00	0.00	19,237.90
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Collection Fees	0.00	0.00	0.00	0.00
Current Total:	19,237.90	0.00	0.00	19,237.90
Delinquent				
Levy	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Collection Fees	0.00	0.00	0.00	0.00
Delinquent Total:	0.00	0.00	0.00	0.00
Grand Total:	19,237.90	0.00	0.00	19,237.90
Grand Total For All Tax Units:	19,237.90	0.00	0.00	19,237.90

System Cross-Check Total: \$19,237.90

Comal County Tax Office

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12

WC13A - (WC13A) COMAL COUNTY WATER IMP

Start Value 80,096,101	Start Exemption 12,732,857	Start Taxable 67,363,244	Rate 0.950000	Calc Start Levy 639,950.82	Actual Start Levy 639,951.21	Start Frozen Loss 0.00	Start + Frozen 639,951.21
Adjusted Value 100,451,919	Adjusted Exemption 13,752,680	Adj Taxable 86,699,239	Rate 0.950000	Calc Adj Levy 823,642.77	Actual Current Levy 823,643.22	Adj Frozen Loss 0.00	Act Levy + Act Frozen 823,643.22
Start Value 80,096,101	Net Value Adj 20,355,818	Start Value + Net Value Adj 100,451,919		Actual Current Value 100,451,919		Other Loss 0.00	
Start Exemption 12,732,857	Net Exmp Adj 1,019,823	Start Exemp + Net Exmp Adj 13,752,680		Actual Current Exemption 13,752,680			

YEAR	START BALANCE	START REFUND DUE	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	YTD PENALTY	YTD INTEREST	YTD COL PEN	OVERPMT REFUND
2025	639,951.21	0.00	639,951.21	150,186.57	150,186.57	0.00	0.00	0.00	0.00
2024	1,206.70	0.00	1,206.70	0.00	0.00	20.83	8.68	30.48	0.00
TOTAL	641,157.91	0.00	641,157.91	150,186.57	150,186.57	20.83	8.68	30.48	0.00

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART A / GRAND TOTAL

	START BALANCE	START REFUND DUE	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	YTD PENALTY	YTD INTEREST	YTD COL PEN	OVERPMT REFUND
Grand Total	\$641,157.91	\$0.00	\$641,157.91	\$150,186.57	\$150,186.57	\$20.83	\$8.68	\$30.48	\$0.00

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12:

Start Value 80,096,101	Start Exemption 12,732,857	Start Taxable 67,363,244	Rate 0.950000	Calc Start Levy 639,950.82	Actual Start Levy 639,951.21	Start Frozen Loss 0.00	Start + Frozen 639,951.21
Adjusted Value 100,451,919	Adjusted Exemption 13,752,680	Adj Taxable 86,699,239	Rate 0.950000	Calc Adj Levy 823,642.77	Actual Current Levy 823,643.22	Adj Frozen Loss 0.00	Act Levy + Act Frozen 823,643.22
Start Value 80,096,101	Net Value Adj 20,355,818	Start Value + Net Value Adj 100,451,919		Actual Current Value 100,451,919		Other Loss 0.00	
Start Exmption 12,732,857	Net Exmp Adj 1,019,823	Start Exemp + Net Exmp Adj 13,752,680		Actual Current Exemption 13,752,680			

-----FOR INTERNAL USE ONLY-----

YEAR	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	CALC BALANCE AS OF 11/30/2025	PAYMENTS PENDING	REFUNDS PENDING	ACTUAL BALANCE AS OF 12/09/2025	DIFF
2025	19,237.90	0.00	0.00	19,237.90	770,899.88	42,906.26	0.00	761,499.06	0.00
2024	173.66	0.00	0.00	173.66	1,033.04	0.00	(278.92)	1,311.96	0.00
TOTAL	19,411.56	0.00	0.00	19,411.56	771,932.92	42,906.26	(278.92)	762,811.02	0.00

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

YEAR -TO-DATE SUMMARY / PART B / GRAND TOTAL

	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	CALC BALANCE	PAYMENTS PENDING	REFUNDS PENDING	ACTUAL BALANCE	DIFF
GRAND TOTAL	\$19,411.56	\$0.00	\$0.00	\$19,411.56	\$771,932.92	\$42,906.26	(\$278.92)	\$762,811.02	\$0.00

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12

Start Value 80,096,101	Start Exemption 12,732,857	Start Taxable 67,363,244	Rate 0.950000	Calc Start Levy 639,950.82	Actual Start Levy 639,951.21	Start Frozen Loss 0.00	Start + Frozen 639,951.21
Adjusted Value 100,451,919	Adjusted Exemption 13,752,680	Adj Taxable 86,699,239	Rate 0.950000	Calc Adj Levy 823,642.77	Actual Current Levy 823,643.22	Adj Frozen Loss 0.00	Act Levy + Act Frozen 823,643.22
Start Value 80,096,101	Net Value Adj 20,355,818	Start Value + Net Value Adj 100,451,919		Actual Current Value 100,451,919	Other Loss 0.00		
Start Exemption 12,732,857	Net Exmp Adj 1,019,823	Start Exemp + Net Exmp Adj 13,752,680		Actual Current Exemption 13,752,680			

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE AS OF 11/30/2025	REFUNDS DUE	COL %
2025	639,951.21	150,186.57	150,186.57	19,237.90	19,237.90	770,899.88	0.00	2.43
2024	1,206.70	0.00	0.00	0.00	173.66	1,033.04	(1,159.09)	14.39
TOTAL	641,157.91	150,186.57	150,186.57	19,237.90	19,411.56	771,932.92	(1,159.09)	

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART C / GRAND TOTAL

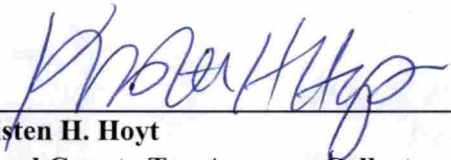
	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
GRAND TOTAL	\$641,157.91	\$150,186.57	\$150,186.57	\$19,237.90	\$19,411.56	\$771,932.92	(\$1,159.09)	2.43




Report of Monthly Tax Collections
Kristen H. Hoyt Tax Assessor-Collector, Comal County

Remittance Advice To:	WCI3A
Collections for The Month Of	<u>October 2025</u>
Current Collections	\$ 173.66
Delinquent Collections	-
Penalty & Interest	29.51
Rendition	-
Total Collections For the Month	\$ 203.17
Less Total Advances	-
Previous Negative Balance	(3,840.72)
Remaining Balance	(3,637.55)
Net Paid This Remittance	\$ -

I, Kristen H. Hoyt Tax Assessor-Collector, County of Comal, State of Texas, do solemnly swear the above statement of collections made by me during the month of October 2025 is true and correct.



Kristen H. Hoyt
Comal County Tax Assessor-Collector



Robert "Kent" Proctor
Accounting Manager

Comal County Tax Office

Printed: 11/7/2025 11:13:59AM
 Detail Collection Summary Report

Deposit Date from 10/1/2025 to 10/31/2025 and Tax Unit = 59 and Exclude Overpay Refunds = 0 and Tax Year = 2024

Type	Gen Operating	Interest	Sinking	Special 1	Total
WC13A - (WC13A) COMAL COUNTY WATER IMP					
Current					
Levy	173.66	0.00	0.00	0.00	173.66
Interest	8.68	0.00	0.00	0.00	8.68
Penalty	20.83	0.00	0.00	0.00	20.83
Collection Fees	30.48	0.00	0.00	0.00	30.48
Current Total:	233.65	0.00	0.00	0.00	233.65
Grand Total:	233.65	0.00	0.00	0.00	233.65
Grand Total For All Tax Units:	233.65	0.00	0.00	0.00	233.65

System Cross-Check Total: \$233.65

Distribution Summary Report

Deposit Date from 10/1/2025 to 10/31/2025 and Tax Units = 59 and Tax Year = 2024

Type	Gen Operating	Interest Sinking	Special 1	Total
WCI3A - (WCI3A) COMAL COUNTY WATER IMP				
Current				
Levy	173.66	0.00	0.00	173.66
Interest	8.68	0.00	0.00	8.68
Penalty	20.83	0.00	0.00	20.83
	203.17	0.00	0.00	203.17
Delinquent				
Levy	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
Distribution Total				
	203.17	0.00	0.00	203.17
Total All Tax Units				
	203.17	0.00	0.00	203.17

System Excluded Total:

System Cross-Check Total:

\$203.17

Comal County Tax Office

Print Date: 11/7/2025 10:54:59AM

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

CURRENT YEAR INFORMATION		Start Financial Year	10/01/2025	12	WCI3A - (WCI3A) COMAL COUNTY WATER IMP										
Start Value	Start Exemption	Start Taxable	Rate	Calc Start Levy	Actual Start Levy	Start Frozen Loss	Start + Frozen	Adjusted Value	Adj Exemption	Adj Taxable	Rate	Calc Adj Levy	Actual Current Levy	Adj Frozen Loss	Act Levy + Act Frozen
80,096,101	12,732,857	67,363,244	0.950000	639,950.82	639,951.21	0.00	639,951.21	16,862,515	83,589,404	83,589,404	0.950000	794,099.34	794,099.77	0.00	794,099.77
100,451,919								100,451,919							
Start Value	Net Value Adj	Start Value + Net Value Adj			Actual Current Value	Other Loss									
80,096,101	20,355,818	100,451,919			100,451,919	0.00									
Start Exemption	Net Exmp Adj	Start Exemp + Net Exmp Adj			Actual Current Exemption										
12,732,857	4,129,658	16,862,515			16,862,515										

YEAR	START BALANCE	START REFUND DUE	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	YTD PENALTY	YTD INTEREST	YTD COL PEN	OVERPMT REFUND
2025	639,951.21	0.00	639,951.21	0.00	0.00	0.00	0.00	0.00	0.00
2024	1,206.70	0.00	1,206.70	0.00	0.00	20.83	8.68	30.48	0.00
TOTAL	641,157.91	0.00	641,157.91	0.00	0.00	20.83	8.68	30.48	0.00

* = This year and prior years

Comal County Tax Office

Print Date: 11/7/2025 10:54:59AM

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART A / GRAND TOTAL

	START BALANCE	START REFUND DUE	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	YTD PENALTY	YTD INTEREST	YTD COL PEN	OVERPMT REFUND
Grand Total	\$641,157.91	\$0.00	\$641,157.91	\$0.00	\$0.00	\$20.83	\$8.68	\$30.48	\$0.00

* = This year and prior years

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12

Start Value	80,096,101	Start Exemption	12,732,857	Start Taxable	67,363,244	Rate	0.950000	Calc Start Levy	639,950.82	Actual Start Levy	639,951.21	Start Frozen Loss	0.00	Start + Frozen	639,951.21
Adjusted Value	100,451,919	Adjusted Exemption	16,862,515	Adj Taxable	83,589,404	Rate	0.950000	Calc Adj Levy	794,099.34	Actual Current Levy	794,099.77	Adj Frozen Loss	0.00	Act Levy + Act Frozen	794,099.77
Start Value	80,096,101	Net Value Adj	20,355,818	Start Value + Net Value Adj	100,451,919			Actual Current Value	100,451,919	Other Loss	0.00				

Start Exemption	12,732.857	Net Exmp Adj	4,129.658	Start Exemp + Net Exmp Adj	16,862.515	Actual Current Exemption	16,862.515
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-----FOR INTERNAL USE ONLY-----

YEAR	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	CALC BALANCE	PAYMENTS PENDING	REFUNDS PENDING	ACTUAL BALANCE	DIFF
					AS OF 10/31/2025			AS OF 11/07/2025	

2025	0.00	0.00	0.00	0.00	639,951.21	43.41	0.00	634,995.45	0.00
2024	173.66	0.00	0.00	173.66	1,033.04	0.00	0.00	1,033.04	0.00
TOTAL	173.66	0.00	0.00	173.66	640,984.25	43.41	0.00	636,028.49	0.00

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

YEAR -TO-DATE SUMMARY / PART B / GRAND TOTAL

	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	CALC BALANCE	PAYMENTS PENDING	REFUNDS PENDING	ACTUAL BALANCE	DIFF
GRAND TOTAL	\$173.66	\$0.00	\$0.00	\$173.66	\$640,984.25	\$43.41	\$0.00	\$636,028.49	\$0.00

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12

Start Value	80,096,101	Start Exemption	12,732,857	Start Taxable	67,363,244	Rate	0.950000	Calc Start Levy	639,950.82	Actual Start Levy	639,951.21	Start Frozen Loss	0.00	Start + Frozen	639,951.21
Adjusted Value	100,451,919	Adjusted Exemption	16,862,515	Adj Taxable	83,589,404	Rate	0.950000	Calc Adj Levy	794,099.34	Actual Current Levy	794,099.77	Adj Frozen Loss	0.00	Act Levy + Act Frozen	794,099.77
Start Value	80,096,101	Net Value Adj	20,355,818	Start Value + Net Value Adj	100,451,919			Actual Current Value	100,451,919	Other Loss	0.00				
Start Exemption	12,732,857	Net Exmp Adj	4,129,658	Start Exemp + Net Exmp Adj	16,862,515			Actual Current Exemption	16,862,515						

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
2025	639,951.21	0.00	0.00	0.00	0.00	639,951.21	0.00	0.00
2024	1,206.70	0.00	0.00	173.66	173.66	1,033.04	0.00	14.39
TOTAL	641,157.91	0.00	0.00	173.66	173.66	640,984.25	0.00	0.00

AS OF 10/31/2025

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART C / GRAND TOTAL

	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
GRAND TOTAL	\$641,157.91	\$0.00	\$0.00	\$173.66	\$173.66	\$640,984.25	\$0.00	0.03

Comal County Water Improvement District No. 3A

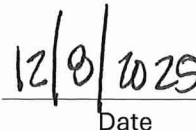
**Board Meeting
December 12, 2025**

Engineer's Report

1. District Engineer Design Update
 - No Action Required
2. Construction Update
 - Parcel E-8 Unit 2 – construction completed, CoNB accepted
 - Parcel E-12 – construction completed, CoNB accepted
 - Parcel E-9N – construction in progress by CC Carlton (contracted with Ranch Road Mayfair)
 - North Ransom Commercial – construction in progress by Five Star Civil
 - South Ransom Commercial – construction in progress by Five Star Civil
 - Midtown Amenity Center – construction in progress by Five Star Civil
 - Mayfair Parcel E-5 E-24 – bids received
3. Request for Authorization for Design
 - No Action Required
4. Request for Approval of Plans and Specifications
 - No Action Required
5. Request for Authorization to Advertise for Bids
 - No Action Required
6. Request for Approval of Proposals
 - No Action Required
7. Request for Authorization for Construction Contracts
 - No action required
8. Request for Approval of Change Orders
 - No action required

Prepared by:


Jocelyn Perez, P.E.
Senior Vice President


Date

Attachments

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