

River Plantation Municipal Utility District

Information Required by Section 26.18, Texas Tax Code and  
Section 2051.202, Texas Government Code

Date: September 23, 2022  
(2022 tax rate; FYE 2023 budget)

(1) Name and term of office of each member of the governing body:

<u>Name:</u>	<u>Term of office:</u>
Julie Gilmer	May 2022 – May 2026
Timothy Goodman	May 2022 – May 2026
Betty Brown	May 2020 – May 2024
Thomas Vandever	May 2020 – May 2024
Karl Sakocius	May 2022 – May 2026

(2) Mailing address, physical address, e-mail address, and telephone number:

2727 Allen Parkway, Suite 1100  
Houston, Texas 77019  
[09402@smithmur.com](mailto:09402@smithmur.com)  
713-652-6500

(3) a. Official contact information for each member of the governing body:

Same as Item (2) above.

b. Name of General Manager or Executive Director: Not applicable.

c. Name, mailing address and telephone number of person representing District’s utility operator: Keith Arrant, Municipal Operations and Consulting, 27316 Spectrum Way, Oak Ridge, TX 77385, 281-367-5511

d. Name, mailing address and telephone number of person representing District’s tax assessor-collector: Tammy McRae, Montgomery County Tax Office, 400 N. San Jacinto, Conroe, Texas 77301, 936-539-7897

(4) District’s budget for the preceding two years: See attached.

(5) Proposed or adopted budget for the current year: See attached.

(6) Change in amount of District budget from the preceding year to current year, by dollar amount and percentage:

<u>2022 Budget Revenues</u>	<u>2023 Budget Revenues</u>	<u>\$ Amt change</u>	<u>% Change</u>
\$1,346,908	\$1,508,670	+\$161,762	+12.01%

(7) Amount of property tax revenue budgeted for maintenance and operations for the preceding two years and the current year: See attached budgets.

(8) Amount of property tax revenue budgeted for debt service for the preceding two years and the current year: The District does not budget for debt service.

(9) Tax rate for maintenance and operations adopted by the taxing unit for the current year and preceding two years:

2022: \$0.2700

2021: \$0.3160

2020: \$0.3223

(10) The tax rate for debt service adopted by the taxing unit for the current year and preceding two years:

2022: \$0.25

2021: \$0.00

2020: \$0.00

(11) This information required by Section 26.18 is applicable only to school districts.

(12) Tax rate for maintenance and operations proposed by the taxing unit for the current year:  
The 2022 proposed maintenance and operations tax rate was \$0.27 per \$100 assessed valuation.

(13) Tax rate for debt service proposed by the taxing unit for the current year: The 2022 proposed debt service tax rate was \$0.25 per \$100 assessed valuation.

(14) This information required by Section 26.18 is applicable only to school districts.

(15) The most recent financial audit of the District. See attached.

(16) Rate of District's sales and use tax, if any: Not applicable.

(17) Notice of tax rate hearing required under Chapter 26, Tax Code or Section 49.236, Water Code: The Notice of Tax Rate Hearing is attached.

(18) District's meeting schedule and location:

Monthly on the 4<sup>th</sup> Thursday at 6:30 p.m. at 610 River Plantation Drive, Conroe, Texas.

(19) The Board's regular meetings are held within the District as listed in (18) above. Nevertheless, under Texas law, the following information is required to be posted.

Residents of the District have the right to request the designation of a meeting location within the District under Section 49.062(g), Water Code. A description of this process can be found at <https://www.tceq.texas.gov/assets/public/permitting/watersupply/districts/Form-20863.pdf>.

(20) Notices of meetings and approved minutes from September 1, 2021 through the present.  
Please see the meetings/meeting documents area within this website for this information.

# Water District

## Notice of Public Hearing on Tax Rate

The River Plantation Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2022 on September 15, 2022 at 6:30 PM at 610 River Plantation Drive, Conroe, TX 77302. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

<b>For</b> the proposal:	Julie Gilmer Betty Brown Thomas Vandever	Timothy Goodman Karl Sakocius
--------------------------	--	----------------------------------

**Against** the proposal:     None

**Present** and not voting:   None

**Absent:**                     None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	<b>Last Year</b>	<b>This Year</b>
Total tax rate (per \$100 of value)	\$0.3160/\$100 <small>Adopted</small>	\$0.5200/\$100 <small>Proposed</small>
Difference in rates per \$100 of value		\$0.2040
Percentage increase/decrease in rates(+/-)		64.56%
Average residence homestead appraised value	\$181,662	\$206,256
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$0	\$0
Average residence homestead taxable value	\$181,662	\$206,256
Tax on average residence homestead	\$574.05	\$1,072.53
Annual increase/decrease in taxes if proposed tax rate is adopted(+/-) and percentage of increase (+/-)		\$498.48 86.84%

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the governing body of River Plantation Municipal Utility District proposes to use the tax increase for the purpose of capital repairs to district water, sewer and drainage facilities.

## **NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE**

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

**The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.**

**River Plantation MUD - GOF**  
**FYE 2023 Proposed Budget**  
 October 2022 through September 2023

**Proposed FYE 2023**  
**Budget**

**Income**

14110 · Water - Customer Service Revenue	400,000.00	
14112 · EPUD Revenues	102,000.00	
14130 · Reconnection Fee	13,000.00	
14150 · Tap Connections-Water	4,000.00	
14210 · Sewer - Customer Service Fee	420,000.00	
14220 · Inspection Fees	0.00	
14251 · Tap Revenue-Sewer	0.00	
14310 · Penalties & Interest	12,000.00	
14330 · Miscellaneous Income	1,000.00	
14350 · Maintenance Tax Collections	535,000.00	<u>Need certified values</u>
14360 · ST Fee	3,880.00	
14365 · Bank Service Fees	50.00	
14370 · Interest Earned on Temp. Invest	4,500.00	
14371 · Interest Earned on Checking	240.00	
14380 · LSGCD Fees	13,000.00	
<b>Total Income</b>	<b>1,508,670.00</b>	

**Expense**

16105 · Operations - Water	604,000.00	<b>\$ 604,560.00</b>
16110 · Tap Connection Water	1,600.00	
16130 · Maintenance & Repairs - Water	48,000.00	
16140 · Chemicals - Water	14,000.00	
16150 · Laboratory Expense - Water	6,000.00	
16160 · Utilities	65,000.00	
16161 · Operations -Sewer	25,000.00	
16162 · TCEQ Permit Fees - Water	3,500.00	
16163 · LSGWCD Fees	20,500.00	
16233 · Lab Fees STP	20,000.00	
16234 · Telephone STP	720.00	EPUD
16235 · Maintenance & Repair STP	60,000.00	EPUD
16236 · Utilities-STP	48,000.00	EPUD
16238 · Operations- STP	20,000.00	EPUD
16239 · TCEQ Permit Fees- STP	33,600.00	EPUD
16240 · Chemicals STP	10,200.00	EPUD
16241 · Maint & Repair - Sewer	59,800.00	
16245 · Tap Connection - Sewer	2,600.00	
16250 · Lab Fees -Sewer	0.00	
16255 · Utilities - Joint	300.00	EPUD
16256 · Maintenance & Repairs- Joint	0.00	EPUD
16260 · Sludge Removal-STP	23,400.00	
16265 · TCEQ Assessment Fees	3,500.00	
16290 · Maintenance & Repairs - Park	27,000.00	
16300 · Payroll- Directors	13,500.00	
16320 · Insurance & Surety Bond	33,000.00	
16321 · Printing & Office Supplies	3,600.00	
16330 · Legal Fees	180,000.00	
16332 · Bookkeeping Fees	49,895.00	

**River Plantation MUD - GOF**  
**FYE 2023 Proposed Budget**  
October 2022 through September 2023

	<b>Proposed FYE 2023 Budget</b>
<b>16336 · Tax Assessor/Collector</b>	
16336a · MCAD Fees	4,000.00
16336 · Tax Assessor/Collector - Other	800.00
<b>16340 · Auditing Fees</b>	10,000.00
<b>16350 · Engineering Fees</b>	72,000.00
<b>16370 · Election Expense</b>	0.00
<b>16375 · AWBD Expense</b>	700.00
<b>16385 · Membership &amp; Dues</b>	30.00
<b>16450 · Legal Notices &amp; Other Publ.</b>	100.00
<b>16465 · Bank Service Charges</b>	540.00
<b>16480 · Delivery Expense</b>	500.00
<b>16520 · Postage</b>	4,800.00
<b>16540 · Travel Expense</b>	1,500.00
<b>16850 · Capital Expense</b>	
16850 · Capital Expense - Other	0.00
<b>Total 16850 · Capital Expense</b>	<u>0.00</u>
<b>Total Expense</b>	<u>1,286,885.00</u>
<b>Net Income</b>	<u><u>221,785.00</u></u>
<b>Brightview Landscape Service</b>	<u>-89,500.00</u>
	<u><u>132,285.00</u></u>

River Plantation MUD Fiscal Year 9/30/2022 Budget

														TOTAL
	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct '21 - Sep 22	
<b>Income</b>														
14110 · Water - Customer Service Reve	27,000.00	24,000.00	20,000.00	16,000.00	16,000.00	18,000.00	20,000.00	24,000.00	26,000.00	28,000.00	30,000.00	30,000.00	279,000.00	
14112 · EPUD Revenues	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	102,000.00	
14130 · Reconnection Fee	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	
14150 · Tap Connections-Water	0.00	1,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	
14210 · Sewer - Customer Service Fee	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	32,000.00	384,000.00	
14251 · Tap Revenue-Sewer	0.00	2,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00	
14310 · Penalties & Interest	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	
14311 · Penalty & Interest Tax	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	
14330 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
14350 · Maintenance Tax Collections	15,300.00	20,300.00	*****	*****	77,000.00	17,000.00	17,000.00	6,300.00	4,300.00	3,300.00	2,300.00	708.00	534,508.00	
14360 · ST Fee	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	2,760.00	
14370 · Interest Earned on Temp. Inves	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	
14371 · Interest Earned on Checking	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00	
14380 · LSGCD Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	
14390 · PC M&R Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total Income</b>	<b>86,400.00</b>	<b>92,600.00</b>	<b>*****</b>	<b>*****</b>	<b>*****</b>	<b>79,100.00</b>	<b>81,100.00</b>	<b>74,400.00</b>	<b>74,400.00</b>	<b>75,400.00</b>	<b>76,400.00</b>	<b>74,808.00</b>	<b>1,346,908.00</b>	









# River Plantation Municipal Utility District

## Proposed Fiscal Year 2021 Budget

	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21
<b>Income</b>										
14110 · Water - Customer Service Revenue	16,000.00	14,500.00	14,000.00	14,000.00	14,000.00	14,000.00	15,000.00	16,000.00	16,000.00	16,000.00
14112 · EPUD Revenues	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00
14130 · Reconnection Fee	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
14150 · Tap Connections-Water	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14210 · Sewer - Customer Service Fee	29,000.00	29,000.00	28,500.00	28,500.00	28,500.00	28,500.00	29,000.00	29,000.00	29,000.00	29,000.00
14251 · Tap Revenue-Sewer	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14310 · Penalties & Interest	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
14311 · Penalty & Interest Tax	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
14330 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14350 · Maintenance Tax Collections	15,300.00	20,300.00	165,500.00	155,500.00	73,000.00	17,000.00	17,000.00	6,300.00	4,300.00	3,300.00
14360 · ST Fee	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
14370 · Interest Earned on Temp. Invest	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
14371 · Interest Earned on Checking	44.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
14380 · LSGCD Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
14390 · PC M&R Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>73,294.00</b>	<b>77,670.00</b>	<b>220,970.00</b>	<b>210,970.00</b>	<b>128,470.00</b>	<b>72,470.00</b>	<b>73,970.00</b>	<b>64,270.00</b>	<b>62,270.00</b>	<b>61,270.00</b>
<b>Expense</b>										
16101 · Payroll -Water	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00
16130 · Maintenance & Repairs - Water	4,000.00	13,000.00	4,000.00	20,000.00	10,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
16131 · Materials & Supplies-Water	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16140 · Chemicals - Water	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00
16150 · Laboratory Expense - Water	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
16160 · Utilities-WW	4,500.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,500.00	5,500.00	5,500.00	5,500.00
16161 · Operations -WW	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16162 · TCEQ Fees Water	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00
16163 · LSGWCD Fees	0.00	0.00	19,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16230 · Payroll- STP	6,150.00	6,150.00	6,150.00	6,150.00	6,150.00	6,150.00	6,150.00	6,150.00	6,150.00	6,150.00
16233 · Lab Fees - STP	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
16234 · Telephone STP	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00
16235 · Maintenance & Repair STP	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	20,000.00	5,000.00	10,000.00	5,000.00
16236 · Utilities-STP	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
16237 · Materials & Supplies -STP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16238 · Operations- STP	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00

# River Plantation Municipal Utility District

## Proposed Fiscal Year 2021 Budget

	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21
16239 · TCEQ FEES- STP	0.00	3,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16240 · Chemicals - STP	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00
16241 · Maintenance & Repair - Sewer	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
16242 · Payroll -Sewer	2,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
16243 · Utilities-Sewer	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16245 · Tap Connection- Sewer	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
16246 · Materials & Supplies-Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16250 · Lab Fees - Sewer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16255 · Utilities - Joint	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
16256 · Maintenance & Repairs- Joint	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
16260 · Sludge Removal - STP	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00
16290 · Maintenance & Repairs - Park	2,000.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	2,500.00	2,500.00	2,500.00	2,500.00
16300 · Payroll- Directors	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00
16301 · Payroll -Admin	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00
16310 · Operations Admin	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
16311 · Materials & Supplies- Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16312 · Small Tool Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16313 · Utilities-Admin	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
16314 · Maintenance & Repair -Admin	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
16315 · Educational Exp -Admin	0.00	400.00	0.00	0.00	400.00	0.00	0.00	400.00	0.00	0.00
16316 · Medical Exp.-Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16317 · Computer Exp-Admin	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
16318 · Sundry Exp- Admin	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
16319 · Telephone Exp- Admin	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
16320 · Insurance & Surety Bond	23,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16321 · Printing & Office Supplies	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
16330 · Legal Fees	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
16332 · Bookkeeping Fees	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00
16336 · Tax Assessor/MCAD Fees	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
16340 · Auditing Fees	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16350 · Engineering Fees	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
16370 · Election Expense	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	5,000.00	0.00
16385 · Membership & Dues	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
16390 · Maintance & Repair - P/C	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00
16391 · Payroll - P/C Maint.	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00

# River Plantation Municipal Utility District

## Proposed Fiscal Year 2021 Budget

	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21
16410 · RP CIA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16420 · Contract Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16465 · Bank Service Charges	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
16490 · Maint & Repair GRP	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16500 · Payroll - GRP	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16520 · Postage	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
16530 · Employee Health Insurance	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
16531 · Dependent Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16540 · Travel Expense	0.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00
16584 · Vehicle Expense	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
16600 · Payroll- Maint.	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00
16610 · Maintenance & Supplies-Maint	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
16615 · Maintenance & Repair-Maint./Storm	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
16620 · Small Tools- Maint	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16700 · Mower/Equip Exp.	300.00	300.00	300.00	40,000.00	300.00	300.00	300.00	300.00	300.00	300.00
16701 · Payroll-TWC/ TAX	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00
16702 · Truck Exp-Maint.	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
16703 · Utility Vehicle (Gator)	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
16704 · Backhoe Exp-Maint.	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00
16705 · Sundry-Maint.	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00
16850 · Capitol Expense WWTP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>106,165.00</b>	<b>104,665.00</b>	<b>100,665.00</b>	<b>137,865.00</b>	<b>88,065.00</b>	<b>91,665.00</b>	<b>98,665.00</b>	<b>84,565.00</b>	<b>94,165.00</b>	<b>89,665.00</b>
<b>Net Income</b>	<b>-32,871.00</b>	<b>-26,995.00</b>	<b>120,305.00</b>	<b>73,105.00</b>	<b>40,405.00</b>	<b>-19,195.00</b>	<b>-24,695.00</b>	<b>-20,295.00</b>	<b>-31,895.00</b>	<b>-28,395.00</b>

# River Plantation Municipal Utility District

## TOTAL Proposed Fiscal Year 2021 Budget

	Aug 21	Sep 21	Oct '20 - Sep 21
<b>Income</b>			
14110 · Water - Customer Service Revenu	16,000.00	16,000.00	181,500.00
14112 · EPUD Revenues	8,500.00	8,500.00	102,000.00
14130 · Reconnection Fee	350.00	350.00	4,200.00
14150 · Tap Connections-Water	0.00	0.00	400.00
14210 · Sewer - Customer Service Fee	29,000.00	29,000.00	346,000.00
14251 · Tap Revenue-Sewer	0.00	0.00	500.00
14310 · Penalties & Interest	500.00	500.00	6,000.00
14311 · Penalty & Interest Tax	400.00	400.00	4,800.00
14330 · Miscellaneous Income	0.00	0.00	0.00
14350 · Maintenance Tax Collections	2,300.00	816.00	480,616.00
14360 · ST Fee	200.00	200.00	2,400.00
14370 · Interest Earned on Temp. Invest	2,000.00	2,000.00	24,000.00
14371 · Interest Earned on Checking	20.00	20.00	264.00
14380 · LSGCD Fees	1,000.00	1,000.00	12,000.00
14390 · PC M&R Revenue	0.00	0.00	0.00
<b>Total Income</b>	<b>60,270.00</b>	<b>58,786.00</b>	<b>1,164,680.00</b>
<b>Expense</b>			
16101 · Payroll -Water	2,250.00	2,250.00	27,000.00
16130 · Maintenance & Repairs - Water	4,000.00	4,000.00	79,000.00
16131 · Materials & Supplies-Water	0.00	0.00	0.00
16140 · Chemicals - Water	550.00	550.00	6,600.00
16150 · Laboratory Expense - Water	400.00	400.00	4,800.00
16160 · Utilities-WW	5,500.00	5,500.00	56,500.00
16161 · Operations -WW	0.00	0.00	0.00
16162 · TCEQ Fees Water	550.00	550.00	6,600.00
16163 · LSGWCD Fees	0.00	0.00	19,000.00
16230 · Payroll- STP	6,150.00	6,150.00	73,800.00
16233 · Lab Fees - STP	500.00	500.00	6,000.00
16234 · Telephone STP	55.00	55.00	660.00
16235 · Maintenance & Repair STP	5,000.00	5,000.00	80,000.00
16236 · Utilities-STP	4,000.00	4,000.00	48,000.00
16237 · Materials & Supplies -STP	0.00	0.00	0.00
16238 · Operations- STP	300.00	300.00	3,600.00

# River Plantation Municipal Utility District

## TOTAL Proposed Fiscal Year 2021 Budget

	Aug 21	Sep 21	Oct '20 - Sep 21
16239 · TCEQ FEES- STP	0.00	0.00	3,600.00
16240 · Chemicals - STP	700.00	700.00	8,400.00
16241 · Maintenance & Repair - Sewer	5,000.00	4,800.00	59,800.00
16242 · Payroll -Sewer	1,500.00	1,500.00	18,500.00
16243 · Utilities-Sewer	100.00	100.00	1,200.00
16245 · Tap Connection- Sewer	50.00	50.00	600.00
16246 · Materials & Supplies-Sewer	0.00	0.00	0.00
16250 · Lab Fees - Sewer	0.00	0.00	0.00
16255 · Utilities - Joint	20.00	20.00	240.00
16256 · Maintenance & Repairs- Joint	3,000.00	3,000.00	36,000.00
16260 · Sludge Removal - STP	1,800.00	1,800.00	21,600.00
16290 · Maintenance & Repairs - Park	2,500.00	2,500.00	24,500.00
16300 · Payroll- Directors	1,125.00	1,125.00	13,500.00
16301 · Payroll -Admin	3,750.00	3,750.00	45,000.00
16310 · Operations Admin	500.00	500.00	6,000.00
16311 · Materials & Supplies- Admin	0.00	0.00	0.00
16312 · Small Tool Expense	0.00	0.00	0.00
16313 · Utilities-Admin	300.00	300.00	3,600.00
16314 · Maintenance & Repair -Admin	500.00	500.00	6,000.00
16315 · Educational Exp -Admin	400.00	0.00	1,600.00
16316 · Medical Exp.-Admin	0.00	0.00	0.00
16317 · Computer Exp-Admin	300.00	300.00	3,600.00
16318 · Sundry Exp- Admin	50.00	50.00	600.00
16319 · Telephone Exp- Admin	350.00	350.00	4,200.00
16320 · Insurance & Surety Bond	0.00	0.00	23,000.00
16321 · Printing & Office Supplies	300.00	300.00	3,600.00
16330 · Legal Fees	10,000.00	10,000.00	120,000.00
16332 · Bookkeeping Fees	1,700.00	1,700.00	20,400.00
16336 · Tax Assessor/MCAD Fees	300.00	300.00	3,600.00
16340 · Auditing Fees	0.00	0.00	10,000.00
16350 · Engineering Fees	3,000.00	3,000.00	36,000.00
16370 · Election Expense	0.00	0.00	10,000.00
16385 · Membership & Dues	50.00	50.00	600.00
16390 · Maintance & Repair - P/C	0.00	0.00	10,000.00
16391 · Payroll - P/C Maint.	165.00	165.00	1,980.00

# River Plantation Municipal Utility District

## TOTAL Proposed Fiscal Year 2021 Budget

	Aug 21	Sep 21	Oct '20 - Sep 21
16410 · RP CIA	0.00	0.00	0.00
16420 · Contract Services	0.00	0.00	0.00
16465 · Bank Service Charges	20.00	20.00	240.00
16490 · Maint & Repair GRP	100.00	100.00	1,200.00
16500 · Payroll - GRP	100.00	100.00	1,200.00
16520 · Postage	400.00	400.00	4,800.00
16530 · Employee Health Insurance	5,000.00	5,000.00	60,000.00
16531 · Dependent Insurance	0.00	0.00	0.00
16540 · Travel Expense	0.00	0.00	1,500.00
16584 · Vehicle Expense	300.00	300.00	3,600.00
16600 · Payroll- Maint.	7,000.00	7,000.00	84,000.00
16610 · Maintenance & Supplies-Maint	250.00	250.00	3,000.00
16615 · Maintenance & Repair-Maint./Storm	1,500.00	1,500.00	18,000.00
16620 · Small Tools- Maint	100.00	100.00	1,200.00
16700 · Mower/Equip Exp.	300.00	300.00	43,300.00
16701 · Payroll-TWC/ TAX	1,700.00	1,700.00	20,400.00
16702 · Truck Exp-Maint.	300.00	300.00	3,600.00
16703 · Utility Vehicle (Gator)	30.00	30.00	360.00
16704 · Backhoe Exp-Maint.	600.00	600.00	7,200.00
16705 · Sundry-Maint.	150.00	150.00	1,800.00
16850 · Capitol Expense WWTP	0.00	0.00	0.00
<b>Total Expense</b>	<u>84,565.00</u>	<u>83,965.00</u>	<u>1,164,680.00</u>
<b>Net Income</b>	<u>-24,295.00</u>	<u>-25,179.00</u>	<u>0.00</u>



RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
MONTGOMERY COUNTY, TEXAS  
ANNUAL AUDIT REPORT  
SEPTEMBER 30, 2021

## C O N T E N T S

INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-7
BASIC FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET	8
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES	9
NOTES TO THE FINANCIAL STATEMENTS	10-16
SUPPLEMENTARY INFORMATION	
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND	17
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY	18
SCHEDULE OF SERVICES AND RATES	19-20
EXPENDITURES FOR THE YEAR ENDED SEPTEMBER 30, 2021	21
ANALYSIS OF CHANGES IN DEPOSITS, ALL GOVERNMENTAL FUND TYPES	22
SCHEDULE OF TEMPORARY INVESTMENTS	23
TAXES LEVIED AND RECEIVABLE	24-25
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES, GENERAL FUND	26
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS	27-28

# Mark C. Eyring, CPA, PLLC

12702 Century Drive • Suite C2 • Stafford, Texas 77477 • 281-277-9595 • Mark@EyringCPA.com

January 27, 2022

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
River Plantation Municipal  
Utility District  
Montgomery County, Texas

I have audited the accompanying financial statements of the governmental activities and each fund of River Plantation Municipal Utility District, as of and for the year ended September 30, 2021, which collectively comprise the District's basic financial statements, as listed in the table of contents, and the related notes to the financial statements.

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

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

### **Auditor's Responsibility**

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risk of material misstatement of the financial statements whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

### **Opinions**

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each fund of River Plantation Municipal Utility District as of September 30, 2021, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITOR'S REPORT (Continued)**Other Matters**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on Pages 3 to 7 and Schedule of Revenues, Expenditures and Changes in Fund Balance, Budget and Actual, General Fund, on Page 17 be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. I have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during my audit of the basic financial statements. I do not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance.

My audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information on Pages 18 to 28 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Except for the portion marked "unaudited," the information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole. The supplementary information marked "unaudited" has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, I do not express an opinion or provide any assurance on it. The accompanying supplementary information includes financial data excerpted from prior year financial statements which were audited by my firm.

A handwritten signature in black ink, appearing to read "M. A. J.", is located at the bottom right of the page.

## Management's Discussion and Analysis

### Using this Annual Report

Within this section of the River Plantation Municipal Utility District (the "District") annual report, the District's Board of Directors provides narrative discussion and analysis of the financial activities of the District for the fiscal year ended September 30, 2021.

The annual report consists of a series of financial statements plus additional supplemental information to the financial statements as required by its state oversight agency, the Texas Commission on Environmental Quality. In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program. In the District's case, the single governmental program is provision of water and sewer services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements, and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

#### *Government-Wide Financial Statements*

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets and liabilities owned by the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's total assets and total liabilities is labeled as *net position* and this difference is similar to the total owners' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period and expenses are recorded even though they may not have used cash during the current period.

Although the statement of activities looks different from a commercial enterprise's income statement, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as *change in net position*, essentially the same thing.

#### *Fund Financial Statements*

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

Governmental fund financial statements consist of a balance sheet and statement of revenues, expenditures and change in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time, but do not include capital assets such as land and water and sewer systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's total assets and total liabilities is labeled the fund balance, and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements are different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total fund balances to the amount of net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in Note 3 of the notes to the financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position as reported in the governmental activities column in the statement of activities.

### **Financial Analysis of the District as a Whole**

Financial Analysis of the District as a Whole begins with an understanding of how financial resources flow through the District's funds. Resources in the Capital Projects Fund are derived principally from proceeds of the sale of bonds, and expenditures from this fund are subject to the Rules of the Texas Commission on Environmental Quality. Resources in the Debt Service Fund are derived principally from the collection of property taxes and are used for the payment of tax collection costs and bond principal and interest. Resources in the General Fund are derived principally from property taxes and billings for water and sewer services and are used to operate and maintain the system and to pay costs of administration of the District.

Management has financial objectives for each of the District's funds. The financial objective for the Capital Projects Fund is to spend the funds as necessary in accordance with the Rules of the Texas Commission on Environmental Quality. The financial objective for the General Fund is to keep the fund's expenditures as low as possible while ensuring that revenues are adequate to cover expenditures and maintaining the fund balance that Management believes is prudent. Management believes that these financial objectives were met during the fiscal year.

Management believes that the required method of accounting for certain elements of the government-wide financial statements makes the government-wide financial statements as a whole not useful for financial analysis. In the government-wide financial statements, capital assets and depreciation expense have been required to be recorded at historical cost. Management's policy is to maintain the District's capital assets in a condition greater than or equal to the condition required by regulatory authorities, and management does not believe that depreciation expense is relevant to the management of the District. In the government-wide financial statements, property tax revenues are required to be recorded in the fiscal year for which the taxes are levied, regardless of the year of collection. Management believes that the cash basis method of accounting for property taxes in the funds provides more useful financial information.

The following required summaries of the District's overall financial position and operations for the past two years are based on the information included in the government-wide financial statements. For the reasons described in the preceding paragraph, a separate analysis of the summaries is not presented.

Summary of Net Position

	<u>2021</u>	<u>2020</u>	<u>Change</u>
Current and other assets	\$ 1,235,360	\$ 1,574,362	\$ (339,002)
Capital assets	4,963,437	4,688,693	274,744
Total assets	<u>6,198,797</u>	<u>6,263,055</u>	<u>(64,258)</u>
Current liabilities	<u>176,379</u>	<u>185,713</u>	<u>(9,334)</u>
Total liabilities	<u>176,379</u>	<u>185,713</u>	<u>(9,334)</u>
Net position:			
Invested in capital assets, net of related debt	4,963,437	4,688,693	274,744
Unrestricted	<u>1,058,981</u>	<u>1,388,649</u>	<u>(329,668)</u>
Total net position	<u>\$ 6,022,418</u>	<u>\$ 6,077,342</u>	<u>\$ (54,924)</u>

Summary of Changes in Net Position

	<u>2021</u>	<u>2020</u>	<u>Change</u>
Revenues:			
Property taxes, including related penalty and interest	\$ 517,686	\$ 488,632	\$ 29,054
Charges for services	766,961	714,690	52,271
Other revenues	501	33,970	(33,469)
Total revenues	<u>1,285,148</u>	<u>1,237,292</u>	<u>47,856</u>
Expenses:			
Service operations	<u>1,340,072</u>	<u>1,360,768</u>	<u>(20,696)</u>
Change in net position	(54,924)	(123,476)	68,552
Net position, beginning of year	<u>6,077,342</u>	<u>6,200,818</u>	<u>(123,476)</u>
Net position, end of year	<u>\$ 6,022,418</u>	<u>\$ 6,077,342</u>	<u>\$ (54,924)</u>

**Financial Analysis of the District's Funds**

The District's General Fund balance as of the end of the fiscal year ended September 30, 2021, was \$1,025,300, a decrease of \$328,469 from the prior year. The balance decreased as the District made planned improvements to its infrastructure.

*General Fund Budgetary Highlights*

The Board of Directors did not amend the budget during the fiscal year. The District's budget is primarily a planning tool. Accordingly, actual results varied from the budgeted amounts. A comparison of actual to budgeted amounts is presented on Page 17 of this report. The budgetary fund balance as of September 30, 2021, was expected to be \$1,353,769 and the actual end of year fund balance was \$1,025,300.

## Capital Asset and Debt Administration

### Capital Assets

Capital assets held by the District at the end of the current and previous fiscal years are summarized as follows:

	<u>Capital Assets (Net of Accumulated Depreciation)</u>		
	<u>2021</u>	<u>2020</u>	<u>Change</u>
Land	\$ 67,672	\$ 67,672	\$ 0
Construction in progress	452,924	145,683	307,241
Buildings and improvements	64,015	72,499	(8,484)
Machinery and equipment	3,887	4,103	(216)
Infrastructure	<u>4,374,939</u>	<u>4,398,736</u>	<u>(23,797)</u>
Totals	<u>\$ 4,963,437</u>	<u>\$ 4,688,693</u>	<u>\$ 274,744</u>

Changes to capital assets during the fiscal year ended September 30, 2021, are summarized as follows:

#### Additions:

Drainage system improvements	\$ 160,304
Sewer system improvements	360,631
Water system improvements	<u>14,150</u>
Total additions to capital assets	535,085

#### Decreases:

Depreciation	<u>(260,341)</u>
Net change to capital assets	<u>\$ 274,744</u>

### Debt

At September 30, 2021, the District had no outstanding bonds and no bonds authorized but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage system within the District and \$2,000,943 of bonds authorized but unissued for parks and recreational facilities.

On January 27, 2022, the District sold its \$1,675,000 Series 2022 unlimited tax park bonds.

## RELEVANT FACTORS AND WATER SUPPLY ISSUES

### Property Tax Base

The District's tax base increased approximately \$6,800,000 for the 2020 tax year (approximately 4%), due to the increase in the average assessed valuations on existing properties.

### Relationship to the City of Conroe

Under existing Texas law, since the District lies totally within the extraterritorial jurisdiction of the City of Conroe ("City"), the District must conform to a City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City. If the District is annexed, the City will assume the District's assets and obligations (including the bonded indebtedness) and dissolve the District within ninety (90) days.



Utilizing a provision of Texas law, the City and the District entered into a Strategic Partnership Agreement ("SPA") effective as of November 14, 2014. The SPA continues through December 31, 2034 and provides guarantees against municipal annexation for the portions of the District located to the East of Interstate 45 in exchange for the District's exclusion of certain commercial and undeveloped non-residential territory located to the West of Interstate 45 in order to facilitate the annexation of such territory by the City.

#### *Water Supply Issues*

The District is within the boundaries of the Lone Star Groundwater Conservation District ("LSGCD"). The LSGCD was created by the Legislature of the State of Texas in Acts 2001, 77<sup>th</sup> Legislature, Regular Session. The LSGCD is a political subdivision of the State of Texas, governed by an elected seven member board of directors. The purpose of the LSGCD is to provide for the conservation, preservation, protection, recharging, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by the withdrawal of water from those groundwater reservoirs or their subdivisions, consistent with the objectives of Section 59, Article XVI, Texas Constitution. Rule 8.1 of the rules of the LSGCD authorizes the board of directors of the LSGCD to establish by resolution a regulatory water use fee to accomplish the purposes of the LSGCD. In accordance with this rule, as of September 30, 2021, the LSGCD had established a regulatory water use fee of \$0.085 per 1,000 gallons of water pumped from each regulated well.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET  
SEPTEMBER 30, 2021

	General	Debt Service	Capital Projects	Total	Adjustments (Note 3)	Statement of Net Position
<b>ASSETS</b>						
Cash, including interest-bearing accounts, Note 7	\$ 217,645	\$	\$	\$ 217,645	\$	\$ 217,645
Temporary investments, at cost, Note 7	383,766			383,766		383,766
Receivables:						
Property taxes	33,681			33,681		33,681
Service accounts	71,406			71,406		71,406
Due from East Plantation Utility District, Note 9	13,699			13,699		13,699
Prepaid expenditures				0		0
Advance for land acquisition	511,180			511,180		511,180
Materials and supplies inventories	3,983			3,983		3,983
Capital assets, net of accumulated depreciation, Note 4:						
Capital assets not being depreciated				0	520,596	520,596
Depreciable capital assets				0	4,442,841	4,442,841
<b>Total assets</b>	<b><u>\$ 1,235,360</u></b>	<b><u>\$ 0</u></b>	<b><u>\$ 0</u></b>	<b><u>\$ 1,235,360</u></b>	<b><u>4,963,437</u></b>	<b><u>6,198,797</u></b>
<b>LIABILITIES</b>						
Accounts payable	\$ 70,541	\$	\$	\$ 70,541		70,541
Customer and other deposits	105,838			105,838		105,838
<b>Total liabilities</b>	<b><u>176,379</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>176,379</u></b>	<b><u>0</u></b>	<b><u>176,379</u></b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Property tax revenues	33,681	0	0	33,681	(33,681)	0
<b>FUND BALANCES / NET POSITION</b>						
Fund balances:						
Nonspendable:						
Materials, supplies and other assets	3,983			3,983	(3,983)	0
Advance for land acquisition	511,180			511,180	(511,180)	0
Unassigned	510,137			510,137	(510,137)	0
<b>Total fund balances</b>	<b><u>1,025,300</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>1,025,300</u></b>	<b><u>(1,025,300)</u></b>	<b><u>0</u></b>
<b>Total liabilities, deferred inflows, and fund balances</b>	<b><u>\$ 1,235,360</u></b>	<b><u>\$ 0</u></b>	<b><u>\$ 0</u></b>	<b><u>\$ 1,235,360</u></b>		
Net position:						
Invested in capital assets, net of related debt					4,963,437	4,963,437
Unrestricted					1,058,981	1,058,981
<b>Total net position</b>					<b><u>\$ 6,022,418</u></b>	<b><u>\$ 6,022,418</u></b>

The accompanying notes are an integral part of the financial statements.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments (Note 3)	Statement of Activities
<b>REVENUES</b>						
Property taxes	\$ 518,885	\$	\$	\$ 518,885	\$ (1,199)	\$ 517,686
Water service	256,631			256,631		256,631
Sewer service	353,875			353,875		353,875
Service to East Plantation UD, Note 9	95,559			95,559		95,559
Surface water fees, Note 10	15,026			15,026		15,026
Penalty and interest	25,642			25,642		25,642
Interest on deposits	501			501		501
Other revenues	20,228			20,228		20,228
<b>Total revenues</b>	<b>1,286,347</b>	<b>0</b>	<b>0</b>	<b>1,286,347</b>	<b>(1,199)</b>	<b>1,285,148</b>
<b>EXPENDITURES / EXPENSES</b>						
Service operations:						
Personnel salaries and benefits	298,775			298,775		298,775
Professional fees	332,041			332,041		332,041
Contracted services	26,047			26,047		26,047
Utilities	112,588			112,588		112,588
Surface water fees, Note 10	19,199			19,199		19,199
Repairs, maintenance and other operating expenditures	219,107			219,107		219,107
Administrative expenditures	71,974			71,974		71,974
Depreciation	0			0	260,341	260,341
Capital outlay / non-capital outlay	535,085			535,085	(535,085)	0
<b>Total expenditures / expenses</b>	<b>1,614,816</b>	<b>0</b>	<b>0</b>	<b>1,614,816</b>	<b>(274,744)</b>	<b>1,340,072</b>
Excess (deficiency) of revenues over expenditures	(328,469)	0	0	(328,469)	273,545	(54,924)
<b>Net change in fund balances / net position</b>	<b>(328,469)</b>	<b>0</b>	<b>0</b>	<b>(328,469)</b>	<b>273,545</b>	<b>(54,924)</b>
Beginning of year	1,353,769	0	0	1,353,769	4,723,573	6,077,342
<b>End of year</b>	<b>\$ 1,025,300</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 1,025,300</b>	<b>\$ 4,997,118</b>	<b>\$ 6,022,418</b>

The accompanying notes are an integral part of the financial statements.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

NOTE 1: REPORTING ENTITY

River Plantation Municipal Utility District (the "District") was created by the Texas Legislature in 1963 as a fresh water supply district and converted to a municipal utility district in 1978. The District operates in accordance with Texas Water Code Chapters 49 and 54. The first bonds were sold on April 15, 1966. The District is a political subdivision of the State of Texas, governed by an elected five member Board of Directors. The District is subject to the continuing supervision of the Texas Commission on Environmental Quality.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply of water; the collection, transportation and treatment of wastewater; and the control and diversion of storm water. The District may provide garbage disposal and collection services. In addition, the District is empowered, if approved by the electorate, the Texas Commission on Environmental Quality and other governmental entities having jurisdiction, to establish, operate and maintain a fire department, either independently or jointly with certain other districts.

Under existing Texas law, since the District lies totally within the extraterritorial jurisdiction of the City of Conroe ("City"), the District must conform to a City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent. If the District is annexed, the City will assume the District's assets and obligations (including the bonded indebtedness) and dissolve the District within ninety (90) days.

Utilizing a provision of Texas law, the City and the District entered into a Strategic Partnership Agreement ("SPA") effective as of November 14, 2014. The SPA continues through December 31, 2034 and provides guarantees against municipal annexation for the portions of the District located to the East of Interstate 45 in exchange for the District's exclusion of certain commercial and undeveloped non-residential territory located to the West of Interstate 45 in order to facilitate the annexation of such territory by the City.

In evaluating how to define the District for financial reporting purposes, the Board of Directors of the District has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria established by the Governmental Accounting Standards Board. The basic, but not the only, criterion for including a potential component unit within the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations and accountability for fiscal matters. The other criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the District is able to exercise oversight responsibilities. Based upon the application of these criteria, there were no other entities which were included as a component unit in the District's financial statements.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

**NOTE 2: SIGNIFICANT ACCOUNTING POLICIES**

The District's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board (the "GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standards Board issued through November 30, 1989 (when applicable), that do not conflict with or contradict GASB pronouncements. The more significant accounting policies established in GAAP and used by the District are discussed below.

Basic Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and governmental fund financial statements (reporting the District's funds). Because the District is a single-program government as defined by the GASB, the District has combined the government-wide statements and the fund financial statements using a columnar format that reconciles individual line items of fund financial data to government-wide data in a separate column on the face of the financial statements. An additional reconciliation between the fund and the government-wide financial data is presented in Note 3.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. The effect of interfund activity has been removed from these statements. The District's net position is reported in three parts – invested in capital assets, net of related debt; restricted net position; and unrestricted net position. The government-wide statement of activities reports the components of the changes in net position during the reporting period.

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for in a separate set of self-balancing accounts that comprises its assets, liabilities, fund balances, revenues and expenditures and changes in fund balances. The District's fund balances are either not spendable, restricted, committed, assigned or unassigned. Nonspendable fund balances are reported as nonspendable, restricted, committed, assigned or unassigned. Nonspendable fund balances are either not in spendable form or are contractually required to remain intact. Restricted fund balances include amounts that can only be used for the specific purposes stipulated by constitutional provisions, external resource providers or enabling legislation. Committed fund balances include amounts that can only be used for the specific purposes determined by formal action of the District's Board of Directors. Assigned fund balances are intended for a specific purpose but do not meet the criteria to be classified as restricted or committed. Unassigned fund balance is the residual classification for the District's General Fund and includes all spendable amounts not contained in the other classifications. The transactions of the District are accounted for in the following funds:

General Fund -- To account for all revenues and expenditures not required to be accounted for in other funds.

Debt Service Fund -- To account for the accumulation of financial resources for, and the payment of, bond principal and interest, paid principally from property taxes levied by the District.

Capital Projects Fund -- To account for financial resources designated to construct or acquire capital assets. Such resources are derived principally from proceeds of the sale of bonds.

## NOTES TO THE FINANCIAL STATEMENTS (Continued)

### Basis of Accounting

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting which recognizes all long-term assets and receivables as well as long-term debt and obligations. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Ad valorem property taxes are recognized as revenues in the fiscal year for which they have been levied and related penalties and interest are recognized in the fiscal year in which they are imposed. An allowance for uncollectibles is estimated for delinquent property taxes and reported separately in the financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available if they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred except for principal and interest on bonds payable which are recorded only when payment is due.

### Interfund Activity

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year is reported as interfund receivables or payables, as appropriate, as are all other outstanding balances between funds. Operating transfers between funds represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

### Receivables

Service accounts receivable as reported are considered collectible. The District uses the direct write off method for uncollectible service accounts. Unbilled water and sewer revenues are not material and are not recorded at year end. The District considers service accounts revenues to be available if they are to be collected within 60 days after the end of the fiscal year.

In the fund financial statements, ad valorem taxes and penalties and interest are reported as revenues in the fiscal year in which they become available to finance expenditures of the fiscal year for which they have been levied. Property taxes which have been levied and are not yet collected (or have been collected in advance of the fiscal year for which they have been levied) are recorded as deferred inflow of resources. Property taxes collected after the end of the fiscal year are not included in revenues.

### Inventory

Inventory is valued at cost. Inventory consists of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are purchased and significant inventories on hand at the balance sheet date are reported as an asset in the balance sheet. Reported inventory is equally offset by a fund balance reserve which indicates that it does not constitute "available spendable resources."

### Capital Assets

Capital assets, which include property, plant, equipment, and immovable public domain or "infrastructure" assets are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$1,000 (including installation costs, if any, and associated professional fees) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed by the District. Donated capital assets are recorded at historical cost. Additions, improvements and other capital outlays that significantly extend the useful life of an asset or increase the value of an asset are capitalized. Costs incurred for repairs and maintenance are expensed as incurred.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

Depreciation on capital assets is computed using the straight-line method over the following estimated useful lives:

Plant and equipment	10-45 years
Underground lines	45 years

Long-term Liabilities

Long-term debt and other long-term obligations are reported in the government-wide financial statements. Bond premiums and discounts, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable premium or discount. If bonds are refunded and the carrying amount of the new debt is different than the net carrying amount of the old debt, the difference is netted against the new debt and amortized using the effective interest method over the shorter of the remaining life of the refunded debt or the life of the new debt issued.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures of the fund from which they are paid.

**NOTE 3: RECONCILIATION OF FUND TO GOVERNMENT-WIDE FINANCIAL STATEMENTS**

Reconciliation of year end fund balances to net position:

Total fund balances, end of year	\$ 1,025,300
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:	
Total capital assets, net	4,963,437
Some receivables that do not provide current financial resources are not reported as receivables in the funds:	
Uncollected property taxes	<u>33,681</u>
Net position, end of year	<u>\$ 6,022,418</u>

Reconciliation of net change in fund balances to change in net position:

Total net change in fund balances	\$ (328,469)
The funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:	
Capital outlay	\$ 535,085
Depreciation	<u>(260,341)</u> 274,744
Some revenues reported in the statement of activities do not provide current financial resources and therefore are not reported as revenues in the funds:	
Uncollected property taxes	<u>(1,199)</u>
Change in net position	<u>\$ (54,924)</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)

NOTE 4: CAPITAL ASSETS

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

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Land	\$ 67,672	\$	\$	\$ 67,672
Construction in progress	<u>145,683</u>	<u>450,455</u>	<u>143,214</u>	<u>452,924</u>
Total capital assets not being depreciated	<u>213,355</u>	<u>450,455</u>	<u>143,214</u>	<u>520,596</u>
Depreciable capital assets:				
Buildings and improvements	238,122			238,122
Machinery and equipment	170,326			170,326
Infrastructures	<u>12,742,651</u>	<u>227,844</u>		<u>12,970,495</u>
Total depreciable capital assets	<u>13,151,099</u>	<u>227,844</u>	<u>0</u>	<u>13,378,943</u>
Less accumulated depreciation for:				
Buildings and improvements	(165,623)	(8,484)		(174,107)
Machinery and equipment	(166,223)	(216)		(166,439)
Infrastructures	<u>(8,343,915)</u>	<u>(251,641)</u>		<u>(8,595,556)</u>
Total accumulated depreciation	<u>(8,675,761)</u>	<u>(260,341)</u>	<u>0</u>	<u>(8,936,102)</u>
Total depreciable capital assets, net	<u>4,475,338</u>	<u>(32,497)</u>	<u>0</u>	<u>4,442,841</u>
Total capital assets, net	<u>\$ 4,688,693</u>	<u>\$ 417,958</u>	<u>\$ 143,214</u>	<u>\$ 4,963,437</u>
Changes to capital assets:				
Capital outlay		\$ 535,085	\$	
Assets transferred to depreciable assets		143,214	143,214	
Depreciation expense for the fiscal year		<u>(260,341)</u>		
Net increases / decreases to capital assets		<u>\$ 417,958</u>	<u>\$ 143,214</u>	

NOTE 5: LONG-TERM LIABILITIES

Bonds voted for financing facilities	\$ 6,470,000
Bonds for financing facilities approved for sale and sold	6,470,000
Bonds voted for financing facilities and not issued	0
Bonds voted for financing parks and recreational facilities	\$ 2,000,943
Bonds voted for financing parks and recreational facilities and issued	0
Bonds voted for financing parks and recreational facilities and not issued	2,000,943

On January 27, 2022, the District sold its \$1,675,000 Series 2022 unlimited tax park bonds.

At September 30, 2021, there were no developer construction commitments or liabilities.



NOTES TO THE FINANCIAL STATEMENTS (Continued)

NOTE 6: PROPERTY TAXES

The Montgomery Central Appraisal District has the responsibility for appraising property for all taxing units within the county as of January 1 of each year, subject to review and change by the county Appraisal Review Board. The appraisal roll, as approved by the Appraisal Review Board, must be used by the District in establishing its tax roll and tax rate. The District's taxes are usually levied in the fall, are due when billed and become delinquent after September 30 of the following year or 30 days after the date billed, whichever is later. On January 1 of each year, a statutory tax lien attaches to property to secure the payment of all taxes, penalties and interest ultimately imposed for the year on the property.

At an election held on November 6, 2007, the voters within the District authorized a maintenance tax without limit as to rate or amount on all property subject to taxation within the District. This maintenance tax is being used by the General Fund to pay expenditures of operating the District.

On September 10, 2020, the District levied the following ad valorem taxes for the 2020 tax year on the adjusted taxable valuation of \$160,052,645:

	<u>Rate</u>	<u>Amount</u>
Maintenance	\$ 0.32000	\$ 515,900

A reconciliation of the tax levy to property tax revenues on the Statement of Activities is as follows:

2020 tax year total property tax levy	\$ 515,900
Appraisal district adjustments to prior year taxes	<u>1,786</u>
Statement of Activities property tax revenues	<u>\$ 517,686</u>

NOTE 7: DEPOSITS

The District complied with the requirements of the Public Funds Investment Act during the current fiscal year including the preparation of quarterly investment reports required by the Act.

State statutes authorize the District to invest and reinvest in direct or indirect obligations of the United States, the State of Texas, any county, city, school district, or other political subdivision of the state, or in local government investment pools authorized under the Public Funds Investment Act. Funds of the District may be placed in certificates of deposit of state or national banks or savings and loan associations within the state provided that they are secured in the manner provided for the security of the funds under the laws of the State of Texas. In accordance with the District's investment policies, during the current year the District's funds were invested in interest bearing accounts at authorized financial institutions and an authorized private sector investment pool. The private sector investment pool is rated AAAM by Standard & Poor's.

In accordance with state statutes and the District's investment policies, the District requires that insurance or security be provided by depositories for all funds held by them. At the balance sheet date, the District's deposits were covered by federal insurance.

At the balance sheet date the carrying value and market value of the investments in the authorized private sector investment pool was \$383,766.

NOTES TO THE FINANCIAL STATEMENTS (Continued)**NOTE 8: RISK MANAGEMENT**

The District is exposed to various risks of loss related to: torts; theft of, damage to, and destruction of assets; errors and omissions; personal injuries and natural disasters. Significant losses are covered by insurance as described below. There were no significant reductions in insurance coverage from the prior fiscal year. There have been no settlements which have exceeded the insurance coverage for each of the past three fiscal years.

At September 30, 2021, the District had physical damage coverage of \$5,891,756, mobile equipment coverage of \$69,878, boiler and machinery coverage of \$800,000, general liability coverage with a per occurrence limit of \$5,000,000 and \$10,000,000 general aggregate, automobile liability coverage of \$500,000, employee's crime coverage of \$50,000, and statutory worker's compensation coverage with the Texas Municipal League Intergovernmental Risk Pool (the "Pool"). The Pool is a public entity risk pool currently operating as a common risk management and insurance program for various Texas public entities. The District pays annual premiums for its general insurance coverage. The Pool purchases reinsurance for protection against catastrophic losses that exceed the Pool's self-insurance retention. This reinsurance is purchased from companies rated A- or higher by A. M. Best Company.

**NOTE 9: CONTRACT WITH EAST PLANTATION UTILITY DISTRICT**

On March 28, 2019, the District entered into a ten year agreement with the East Plantation Utility District ("EPUD") upon the expiration of the original 1979 agreement. Under the terms of the agreement, the District owns 59% of the District's sewage treatment facilities and EPUD owns 41%. In addition the districts each own half of the joint sewage trunkline improvements serving EPUD. Costs of operating the sewage treatment facilities are divided based upon the number of connections served by each district and are billed to EPUD monthly. Capital improvements are billed based upon capacity owned by each district. The District billed EPUD \$95,559 for operations and \$225,820 for capital improvements during the fiscal year ended September 30, 2021, of which \$13,699 was receivable at that date. The agreement also provides that each district will provide water to the other district in event of emergency at cost.

**NOTE 10: GROUNDWATER CONSERVATION DISTRICT**

The District is within the boundaries of the Lone Star Groundwater Conservation District ("LSGCD"). The LSGCD was created by the Legislature of the State of Texas in Acts 2001, 77<sup>th</sup> Legislature, Regular Session. The LSGCD is a political subdivision of the State of Texas, governed by an elected seven member board of directors. The purpose of the LSGCD is to provide for the conservation, preservation, protection, recharging, and prevention of waste of groundwater, and of groundwater reservoirs or their subdivisions, and the control of subsidence caused by the withdrawal of water from those groundwater reservoirs or their subdivisions, consistent with the objectives of Section 59, Article XVI, Texas Constitution. Rule 8.1 of the rules of the LSGCD authorizes the board of directors of the LSGCD to establish by resolution a regulatory water use fee to accomplish the purposes of the LSGCD. In accordance with this rule, as of September 30, 2021, the LSGCD had established a regulatory water use fee of \$0.085 per 1,000 gallons of water pumped from each regulated well. The District's well regulatory water use fees payable to the LSGCD for the fiscal year ended September 30, 2021, were \$19,199. The District billed its customers \$15,026 during the fiscal year to pay for the fees charged by the LSGCD.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCE, BUDGET AND ACTUAL, GENERAL FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
<b>REVENUES</b>				
Property taxes	\$ 480,616	\$ 480,616	\$ 518,885	\$ 38,269
Water service	181,500	181,500	256,631	75,131
Sewer service	346,000	346,000	353,875	7,875
Service to East Plantation Utility District	102,000	102,000	95,559	(6,441)
Surface water fees	12,000	12,000	15,026	3,026
Penalty and interest	10,800	10,800	25,642	14,842
Interest on deposits	24,264	24,264	501	(23,763)
Other revenues	<u>7,500</u>	<u>7,500</u>	<u>20,228</u>	<u>12,728</u>
<b>TOTAL REVENUES</b>	<u>1,164,680</u>	<u>1,164,680</u>	<u>1,286,347</u>	<u>121,667</u>
<b>EXPENDITURES</b>				
Service operations:				
Personnel salaries and benefits	331,880	331,880	298,775	(33,105)
Professional fees	166,000	166,000	332,041	166,041
Contracted services	24,000	24,000	26,047	2,047
Utilities	109,540	109,540	112,588	3,048
Surface water fees	19,000	19,000	19,199	199
Repairs, maintenance and other operating expenditures	451,220	451,220	219,107	(232,113)
Administrative expenditures	63,040	63,040	71,974	8,934
Capital outlay	<u>0</u>	<u>0</u>	<u>535,085</u>	<u>535,085</u>
<b>TOTAL EXPENDITURES</b>	<u>1,164,680</u>	<u>1,164,680</u>	<u>1,614,816</u>	<u>450,136</u>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>0</b>	<b>0</b>	<b>(328,469)</b>	<b>(328,469)</b>
<b>FUND BALANCE, BEGINNING OF YEAR</b>	<u>1,353,769</u>	<u>1,353,769</u>	<u>1,353,769</u>	<u>0</u>
<b>FUND BALANCE, END OF YEAR</b>	<u>\$ 1,353,769</u>	<u>\$ 1,353,769</u>	<u>\$ 1,025,300</u>	<u>\$ (328,469)</u>

The District's Board of Directors adopts an annual nonappropriated budget. This budget may be amended throughout the fiscal year and is prepared on a basis consistent with generally accepted accounting principles.

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION  
REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
SEPTEMBER 30, 2021

(Schedules included are checked or explanatory notes provided for omitted schedules.)

- TSI-1. Services and Rates
- TSI-2. General Fund Expenditures
- TSI-3. Temporary Investments
- TSI-4. Taxes Levied and Receivable
- TSI-5. Long-Term Debt Service Requirements by Years  
None at September 30, 2021.
- TSI-6. Changes in Long-Term Bonded Debt  
Not Applicable.
- TSI-7. Comparative Schedule of Revenues and Expenditures -  
General Fund and Debt Service Fund - Five Year
- TSI-8. Board Members, Key Personnel and Consultants

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

SCHEDULE OF SERVICES AND RATES

SEPTEMBER 30, 2021

1. Services Provided by the District during the Fiscal Year:

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

2. Retail Service Providers

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

	<u>Minimum Charge</u>	<u>Minimum Usage</u>	<u>Flat Rate Y/N</u>	<u>Rate per 1000 Gallons Over Minimum</u>	<u>Usage Levels</u>
WATER:	\$12.75	under 3,000	Y	\$2.85	3,001 to 10,000
				3.15	10,001 to 20,000
				3.55	20,001 to 30,000
				4.00	30,001 to 40,000
				4.75	40,001 to 50,000
				6.00	Over 50,000
WASTEWATER:	\$31.00	under 3,000	Y	\$0.00	
	39.00	over 3,000	Y	0.00	

SURCHARGE: 0.50 % of monthly billing -- TCEQ assessment fees.  
 \$0.14 per 1,000 gallons of water used. – LSGCD surface water fees.

District employs winter averaging for wastewater usage: Yes  No

Total charges per 10,000 gallons usage: Water: \$32.70 Wastewater: \$39.00 Surcharge: \$1.76

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

SCHEDULE OF SERVICES AND RATES (Continued)

SEPTEMBER 30, 2021

b. Water and Wastewater Retail Connections (unaudited):

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC* Factor</u>	<u>Active ESFCs</u>
Unmetered	0	0	1.0	0
< or = 3/4"	939	905	1.0	905
1"	21	21	2.5	53
1-1/2"	1	1	5.0	5
2"	6	6	8.0	48
3"	0	0	15.0	0
4"	0	0	25.0	0
6"	0	0	50.0	0
8"	0	0	80.0	0
10"	0	0	115.0	0
Total Water	<u>967</u>	<u>933</u>		<u>1,011</u>
Total Wastewater**	<u>957</u>	<u>924</u>	1.0	<u>924</u>

\*Single family equivalents

\*\*Does not include the approximately 550 sewer connections in East Plantation Utility District.

3. Total Water Consumption during the Fiscal Year (rounded to thousands):

Gallons pumped into system (unaudited): 96,738  
 Gallons billed to customers (unaudited): 94,574

Water Accountability Ratio  
 (Gallons billed/ gallons pumped): 98%

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

Does the District have Debt Service standby fees? Yes  No

If yes, date of the most recent Commission Order: \_\_\_\_\_

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

If yes, date of the most recent Commission Order: \_\_\_\_\_

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

EXPENDITURES

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
<b>CURRENT</b>				
Personnel salaries and benefits:				
Salaries and wages	\$ 226,742	\$	\$	\$ 226,742
Employee insurance	53,584			53,584
Payroll taxes	18,449			18,449
	<u>298,775</u>	<u>0</u>	<u>0</u>	<u>298,775</u>
Professional fees:				
Auditing	9,300			9,300
Legal	261,839			261,839
Engineering	60,902			60,902
	<u>332,041</u>	<u>0</u>	<u>0</u>	<u>332,041</u>
Contracted services:				
Bookkeeping	21,669			21,669
Tax assessor-collector	364			364
Central appraisal district	4,014			4,014
	<u>26,047</u>	<u>0</u>	<u>0</u>	<u>26,047</u>
Utilities	<u>112,588</u>	<u>0</u>	<u>0</u>	<u>112,588</u>
Surface water fees	<u>19,199</u>	<u>0</u>	<u>0</u>	<u>19,199</u>
Repairs, maintenance and other operating expenditures:				
Repairs and maintenance	159,591			159,591
Sludge hauling	20,500			20,500
Chemicals	20,942			20,942
Laboratory costs	14,118			14,118
TCEQ assessment	2,947			2,947
Other	1,009			1,009
	<u>219,107</u>	<u>0</u>	<u>0</u>	<u>219,107</u>
Administrative expenditures:				
Director's fees	8,900			8,900
Office supplies and postage	8,223			8,223
Insurance	26,605			26,605
Permit fees	6,273			6,273
Other	21,973			21,973
	<u>71,974</u>	<u>0</u>	<u>0</u>	<u>71,974</u>
<b>CAPITAL OUTLAY</b>				
Authorized expenditures	<u>535,085</u>	<u>0</u>	<u>0</u>	<u>535,085</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,614,816</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 1,614,816</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

ANALYSIS OF CHANGES IN DEPOSITS  
ALL GOVERNMENTAL FUND TYPES

FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
<b>SOURCES OF DEPOSITS</b>				
Cash receipts from revenues	\$ 1,310,631	\$	\$	\$ 1,310,631
Other district's share of construction costs	225,820			225,820
Increase in customer and other deposits	<u>4,816</u>	<u>          </u>	<u>          </u>	<u>4,816</u>
<b>TOTAL DEPOSITS PROVIDED</b>	<u>1,541,267</u>	<u>0</u>	<u>0</u>	<u>1,541,267</u>
<b>APPLICATIONS OF DEPOSITS</b>				
Cash disbursements for:				
Current expenditures	1,069,759			1,069,759
Other district's share of construction costs	225,820			225,820
Capital outlay	<u>535,085</u>	<u>          </u>	<u>          </u>	<u>535,085</u>
<b>TOTAL DEPOSITS APPLIED</b>	<u>1,830,664</u>	<u>0</u>	<u>0</u>	<u>1,830,664</u>
<b>INCREASE (DECREASE) IN DEPOSITS</b>	(289,397)	0	0	(289,397)
<b>DEPOSITS BALANCES, BEGINNING OF YEAR</b>	<u>890,808</u>	<u>0</u>	<u>0</u>	<u>890,808</u>
<b>DEPOSITS BALANCES, END OF YEAR</b>	<u>\$ 601,411</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 601,411</u>

See accompanying independent auditor's report.



RIVER PLANTATION MUNICIPAL UTILITY DISTRICTSCHEDULE OF TEMPORARY INVESTMENTSSEPTEMBER 30, 2021

	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Year End Balance</u>	<u>Accrued Interest Receivable</u>
GENERAL FUND				
Texas CLASS				
No. TX-01-0752-0001	Market	On demand	\$ <u>383,766</u>	\$ <u>0</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
TAXES LEVIED AND RECEIVABLE  
FOR THE YEAR ENDED SEPTEMBER 30, 2021

	<u>Maintenance Taxes</u>
RECEIVABLE, BEGINNING OF YEAR	\$ 34,880
Additions and corrections to prior year taxes	<u>1,786</u>
Adjusted receivable, beginning of year	36,666
2020 ADJUSTED TAX ROLL	<u>515,900</u>
Total to be accounted for	552,566
Tax collections: Current tax year	(501,741)
Prior tax years	<u>(17,144)</u>
RECEIVABLE, END OF YEAR	<u><u>\$ 33,681</u></u>
 RECEIVABLE, BY TAX YEAR	
2010 and prior	\$ 508
2011	66
2012	63
2013	333
2014	355
2015	714
2016	1,312
2017	2,742
2018	5,913
2019	7,516
2020	<u>14,159</u>
RECEIVABLE, END OF YEAR	<u><u>\$ 33,681</u></u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

TAXES LEVIED AND RECEIVABLE (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2021

ADJUSTED PROPERTY VALUATIONS AS OF JANUARY 1 OF TAX YEAR	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Land	\$ 24,276,884	\$ 22,052,884	\$ 22,138,391	\$ 20,343,641
Improvements	153,986,594	150,205,061	124,443,240	139,598,700
Personal property	4,021,620	4,559,231	4,442,425	4,917,782
Less exemptions	<u>(22,232,453)</u>	<u>(23,567,446)</u>	<u>(16,169,778)</u>	<u>(16,379,958)</u>
 TOTAL PROPERTY VALUATIONS	 <u>\$ 160,052,645</u>	 <u>\$ 153,249,730</u>	 <u>\$ 134,854,278</u>	 <u>\$ 148,480,165</u>
 MAINTENANCE TAX RATES PER \$100 VALUATION*	 <u>\$ 0.32000</u>	 <u>\$ 0.32000</u>	 <u>\$ 0.32000</u>	 <u>\$ 0.32000</u>
 TAX ROLLS	 <u>\$ 515,900</u>	 <u>\$ 489,397</u>	 <u>\$ 431,451</u>	 <u>\$ 475,134</u>
 PERCENT OF TAXES COLLECTED TO TAXES LEVIED	 <u>97.3 %</u>	 <u>98.5 %</u>	 <u>98.6 %</u>	 <u>99.4 %</u>

\*Maximum tax rate approved by voters on November 6, 2007: Unlimited

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,  
GENERAL FUND  
FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2021	2020	2019	2018	2017	2021	2020	2019	2018	2017
<b>REVENUES</b>										
Property taxes	\$ 518,885	\$ 484,125	\$ 424,495	\$ 474,857	\$ 483,530	40.3 %	39.2 %	35.9 %	42.2 %	36.7 %
Water and sewer service	610,506	570,137	556,154	520,771	545,267	47.5	46.3	47.0	46.4	41.5
Service to East Plantation Utility District	95,559	88,458	95,113	67,039	228,119	7.4	7.2	8.0	6.0	17.4
Surface water fees	15,026	16,468	12,656	12,836	12,557	1.2	1.3	1.1	1.1	1.0
Penalty and interest	25,642	22,020	21,132	22,538	25,996	2.0	1.8	1.8	2.0	2.0
Interest on deposits	501	33,970	57,802	20,078	11,366	0.0	2.8	4.9	1.8	0.9
Other revenues	20,228	17,607	15,381	5,282	6,561	1.6	1.4	1.3	0.5	0.5
<b>TOTAL REVENUES</b>	<b>1,286,347</b>	<b>1,232,785</b>	<b>1,182,733</b>	<b>1,123,401</b>	<b>1,313,396</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>EXPENDITURES</b>										
Current:										
Personnel salaries and benefits	298,775	306,981	298,265	283,223	251,480	23.2	24.9	25.1	25.3	19.1
Professional fees	332,041	269,325	96,488	51,487	18,154	25.8	21.8	8.2	4.6	1.4
Contracted services	26,047	25,556	24,670	22,111	21,490	2.0	2.1	2.1	2.0	1.6
Utilities	112,588	89,056	80,446	112,302	108,725	8.8	7.2	6.8	10.0	8.3
Surface water fees	19,199	19,199	13,764	14,574	11,858	1.5	1.6	1.2	1.3	0.9
Repairs, maintenance and other operating expenditures	219,107	341,677	260,551	184,694	538,197	17.0	27.8	22.0	16.4	40.9
Administrative expenditures	71,974	58,068	45,702	54,434	41,725	5.6	4.7	3.9	4.8	3.2
Capital outlay	535,085	1,822,897	220,658	428,391	110,433	41.6	147.8	18.7	38.1	8.4
<b>TOTAL EXPENDITURES</b>	<b>1,614,816</b>	<b>2,932,759</b>	<b>1,040,544</b>	<b>1,151,216</b>	<b>1,102,062</b>	<b>125.5</b>	<b>237.9</b>	<b>88.0</b>	<b>102.5</b>	<b>83.8</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ (328,469)</b>	<b>\$ (1,699,974)</b>	<b>\$ 142,189</b>	<b>\$ (27,815)</b>	<b>\$ 211,334</b>	<b>(25.5) %</b>	<b>(137.9) %</b>	<b>12.0 %</b>	<b>(2.5) %</b>	<b>16.2 %</b>
<b>TOTAL ACTIVE RETAIL WATER CONNECTIONS</b>	<b>933</b>	<b>934</b>	<b>935</b>	<b>927</b>	<b>906</b>					
<b>TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS</b>	<b>924</b>	<b>915</b>	<b>917</b>	<b>927</b>	<b>888</b>					

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS

SEPTEMBER 30, 2021

Complete District Mailing Address: River Plantation Municipal Utility District  
P.O. Box 747  
Conroe, Texas 77305

District Business Telephone No.: 936-273-4641

Submission date of the most recent District Registration Form: September 20, 2021

Limit on Fees of Office that a Director may receive during a fiscal year: \$7,200

BOARD MEMBERS

<u>Name and Address</u>	<u>Term of Office (Elected/ Appointed)</u>	<u>Fees of Office Paid</u>	<u>Expense Reimb.</u>	<u>Title at Year End</u>
Julie Gilmer P.O. Box 747 Conroe, Texas 77305	Elected 5/05/18- 5/07/22	\$ 2,500	\$ 0	President
Timothy Goodman P.O. Box 747 Conroe, Texas 77305	Elected 5/05/18- 5/07/22	2,300	0	Vice President
Gerald Smith P.O. Box 747 Conroe, Texas 77305	Elected 5/02/20- 5/04/24	2,000	0	Secretary
Thomas Vandever P.O. Box 747 Conroe, Texas 77305	Elected 5/02/20- 5/04/24	2,100	0	Treasurer/ Investment Officer
Mark Robin P.O. Box 747 Conroe, Texas 77305	Elected 5/05/18- 5/07/22	0	0	Director

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (Continued)

SEPTEMBER 30, 2021

KEY PERSONNEL

<u>Name and Address</u>	<u>Date Hired</u>	<u>Fees and Expense Reimbursements</u>	<u>Title at Year End</u>
Richard Ramirez P.O. Box 747 Conroe, Texas 77305	2002	\$ 89,530	General Manager

CONSULTANTS

<u>Name and Address</u>	<u>Date Hired</u>	<u>Fees and Expense Reimbursements</u>	<u>Title at Year End</u>
Smith, Murdaugh, Little & Bonham, L.L.P. 2727 Allen Parkway, Suite 1100 Houston, Texas 77019	2008	\$ 259,446	Attorney
Perdue, Brandon, Fielder, Collins & Mott, L.L.P. 1235 N. Loop West, Suite 600 Houston, Texas 77008	Prior to 2012	2,893	Delinquent Tax Attorney
Municipal Accounts & Consulting, L.P. 611 Longmire Road, Suite 1 Conroe, Texas 77304	10/01/13	22,905	Bookkeeper
Bleyl & Associates 100 Nugent Street Conroe, Texas 77301	Replaced 1/11/21	8,498	Engineer
Vogler & Spencer Engineering, Inc. 777 North Eldridge Parkway, Suite 500 Houston, Texas 77079	1/11/21	58,122	Engineer
Tammy J. McRae Montgomery County TAC 400 N. San Jacinto Conroe, Texas 77301	2/01/96	364	Tax Assessor-Collector
Montgomery Central Appraisal District P.O. Box 2233 Conroe, Texas 77305	Legislative Action	4,014	Central Appraisal District
RBC Capital Markets, LLC 609 Main Street, Suite 3600 Houston, Texas 77002	2/25/21	0	Financial Advisor
Mark C. Eyring, CPA, PLLC 12702 Century Drive, Suite C2 Stafford, Texas 77477	9/27/12	9,300	Independent Auditor

See accompanying independent auditor's report.