

## RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

### NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, September 15, 2025.**

The subject of the meeting is to consider and act on the following:

1. Minutes of the meeting(s) of Board of Directors
2. Receive comments from the Public
3. Financial and bookkeeping matters including:
  - a. Bookkeeper's report
  - b. Tax Assessor-Collector's report
  - c. Review of investments
  - d. Payment of District bills
4. Park maintenance matters
5. Public hearing on proposed 2025 tax rate
6. Order Adopting Appraisal Roll and Levying Tax for 2025
7. Amendment to Statement of Directors
8. Resolution Adopting Operating Budget
9. Engage Auditor
10. Improvements to be made by Fire Department to Administration Building
11. Operator's Report
12. Engineer's Report
13. Agreement for Water Line Construction with Cornerstone Church
14. Storage and posting of previously recorded and posted open meeting videos on District's website
15. Renewal of district insurance
16. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
17. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
18. Pending business



  
J. Davis Bonham, Jr., Attorney for the District

## RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

### Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting

#### **Taxpayer Impact Statement**

Below is a comparison of a property tax bill for a median-valued homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.<sup>1</sup>

| Description  | Tax Bill (\$) |
|--|---------------|
| Property tax bill for a median-valued homestead property in District for current fiscal year   | \$1,604.37    |
| Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted | \$1,732.40    |

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to be a balanced budget funded at the no-new-revenue-tax rate as calculated under Chapter 26, Texas Tax Code.

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<sup>1</sup>While the legislation uses the term “median-valued,” such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require is tax assessor-collector to calculate the tax rate using the “average taxable value” of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603*). Therefore this notice calculates the property tax bill using such “average taxable value.”

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT  
Proposed Budget for FYE 2026

River Plantation MUD 1  
General Operating Fund

Actuals as of  
08/11/2025

Budget for  
09/30/2025

Proposed  
Budget for  
09/30/2026

Income

Water Revenue

|                                       |               |               |               |
|---------------------------------------|---------------|---------------|---------------|
| Customer Service Fees - Water Revenue | \$ 273,849.52 | \$ 317,365.00 | \$ 330,000.00 |
| Water Tap Connection Fees             | 4,800.00      | 26,000.00     | 10,000.00     |
| LSGCD Fees                            | 6,106.63      | 7,350.00      | 7,350.00      |

Sewer Revenue

|                               |               |               |               |
|-------------------------------|---------------|---------------|---------------|
| Customer Service Fees - Sewer | \$ 337,866.55 | \$ 416,750.00 | \$ 416,750.00 |
|-------------------------------|---------------|---------------|---------------|

Other Revenue

|                                  |                 |               |               |
|----------------------------------|-----------------|---------------|---------------|
| Maintenance Taxes                | \$ 1,232,036.32 | \$ 953,200.00 | \$ 720,000.00 |
| Penalties and Interest           | 9,639.67        | 12,000.00     | 12,000.00     |
| Termination/Reconnection/NSF Fee | 24,090.37       | 39,500.00     | 30,000.00     |
| Transfer/Connection Fees         | 3,150.00        | 3,360.00      | 3,360.00      |
| TCEQ Assessment Fees             | 3,034.75        | 3,340.00      | 3,650.00      |
| Customer Service Inspections     | 0.00            | 2,000.00      | 1,000.00      |
| Miscellaneous Income             | 576,000.00      | 1,000.00      | 1,000.00      |
| Interest Income                  | 35,381.22       | 50,000.00     | 45,000.00     |

|              |                 |                 |                 |
|--------------|-----------------|-----------------|-----------------|
| Total Income | \$ 2,505,955.03 | \$ 1,831,865.00 | \$ 1,580,110.00 |
|--------------|-----------------|-----------------|-----------------|

Water Expense

|                        |              |              |              |
|------------------------|--------------|--------------|--------------|
| Laboratory Expense     | \$ 11,257.19 | \$ 12,000.00 | \$ 14,000.00 |
| Permit Fees            | 100.00       | 3,500.00     | 3,500.00     |
| LSGWCD Fees            | 19,198.81    | 20,500.00    | 20,500.00    |
| TCEQ Permit Fees       | 1,917.44     | 2,050.00     | 2,050.00     |
| Operator Fees          | 79,159.61    | 115,000.00   | 115,000.00   |
| Repairs & Maintenance  | 267,582.81   | 291,197.00   | 241,197.00   |
| Landscape Services     | 48,030.00    | 81,890.00    | 50,000.00    |
| Chemicals              | 5,119.31     | 6,700.00     | 6,700.00     |
| Utilities              | 61,649.21    | 60,000.00    | 64,000.00    |
| Tap Connection Expense | 801.00       | 26,000.00    | 7,000.00     |

Sewer Expense

|                                     |               |               |               |
|-------------------------------------|---------------|---------------|---------------|
| Purchased Sewer Service             | \$ 179,523.51 | \$ 267,901.05 | \$ 308,379.00 |
| Laboratory Expense                  | 0.00          | 2,000.00      | 2,000.00      |
| TCEQ Permit Fees                    | 5,074.48      | 5,600.00      | 5,600.00      |
| Operator Fees                       | 33,553.80     | 50,000.00     | 50,000.00     |
| Repair and Maintenance              | 159,816.64    | 109,600.00    | 125,000.00    |
| Landscape Services                  | 38,850.00     | 81,890.00     | 50,000.00     |
| Sludge Removal                      | 2,736.00      | 0.00          | 4,000.00      |
| Purchased Drainage                  | 9,268.31      | 22,900.00     | 32,225.00     |
| Chemicals                           | 2,505.00      | 400.00        | 3,200.00      |
| Utilities                           | 1,107.22      | 1,100.00      | 1,800.00      |
| Tap Connection Expense - Wastewater | 8,175.48      | 5,000.00      | 5,000.00      |
| Sewer Inspection Expense            | 73.00         | 0.00          | 250.00        |
| Maintenance & Repairs - Park        | 0.00          | 40,000.00     | 40,000.00     |

Other Expense

|                              |              |              |              |
|------------------------------|--------------|--------------|--------------|
| Director Fees                | \$ 11,439.00 | \$ 11,250.00 | \$ 13,260.00 |
| Payroll Taxes                | 875.09       | 1,125.00     | 1,060.00     |
| Legal Fees                   | 264,687.82   | 205,000.00   | 205,000.00   |
| Auditing Fees                | 24,600.00    | 12,000.00    | 13,800.00    |
| Engineering Fees             | 135,671.85   | 80,300.00    | 80,000.00    |
| Election Expense             | 14,069.00    | 0.00         | 20,000.00    |
| Appraisal District Fees      | 10,039.00    | 14,000.00    | 14,000.00    |
| Bookkeeping Fees             | 41,003.42    | 49,800.00    | 49,800.00    |
| Maintenance & Repairs - Park | 34,275.91    | 60,000.00    | 60,000.00    |
| Tax Assessor/Collector       | 0.00         | 800.00       | 0.00         |

|                                 |           |           |           |
|---------------------------------|-----------|-----------|-----------|
| Legal Notices/Other Publication | 2,535.02  | 1,000.00  | 3,000.00  |
| Office Expense                  | 459.73    | 1,000.00  | 1,000.00  |
| Delivery Expense                | 0.00      | 500.00    | 0.00      |
| Insurance                       | 39,002.44 | 35,000.00 | 39,000.00 |
| Travel Expense                  | 1,256.34  | 4,000.00  | 4,000.00  |
| Registration/Membership Fees    | 1,395.00  | 3,000.00  | 3,000.00  |
| Tree Replacement/takedown       | 0.00      | 0.00      | 40,000.00 |
| Other Expenses                  | 18,803.31 | 20,000.00 | 20,000.00 |
| Mass Communication Expense      | 3,223.95  | 3,500.00  | 3,500.00  |
| Builder Inspections             | 287.13    | 0.00      | 500.00    |

|               |                 |                 |                 |
|---------------|-----------------|-----------------|-----------------|
| Total Expense | \$ 1,539,122.83 | \$ 1,707,503.05 | \$ 1,722,321.00 |
| Net Gain      | \$ 966,832.20   | \$ 124,361.95   | \$ (142,211.00) |

River Plantation MUD 1  
Joint Drainage Fund

|                       | Actuals as of<br>08/11/2025 | Budget for<br>09/30/2025 | Proposed<br>Budget for<br>09/30/2026 |
|-----------------------|-----------------------------|--------------------------|--------------------------------------|
| <u>Income</u>         |                             |                          |                                      |
| RP MUD Revenue        | \$ 12,923.26                | \$ 22,900.00             | \$ 32,225.00                         |
| EPUD Revenue          | 12,923.31                   | 22,900.00                | 32,225.00                            |
| Interest Income       | 0.00                        | 50.00                    | 0.00                                 |
| Total Income          | \$ 25,846.57                | \$ 45,850.00             | \$ 64,450.00                         |
| <u>Expense</u>        |                             |                          |                                      |
| Repairs & Maintenance | \$ 0.00                     | \$ 10,000.00             | \$ 10,000.00                         |
| Utilities             | 257.52                      | 350.00                   | 350.00                               |
| Mowing                | 0.00                        | 20,000.00                | 20,000.00                            |
| Audit Fees            | 2,500.00                    | 0.00                     | 3,500.00                             |
| Engineering Fees      | 20,367.50                   | 10,000.00                | 25,000.00                            |
| Bookkeeping Fees      | 4,595.77                    | 5,400.00                 | 5,400.00                             |
| Other Expenses        | 110.00                      | 100.00                   | 200.00                               |
| Total Expense         | \$ 27,830.79                | \$ 45,850.00             | \$ 64,450.00                         |
| Net Gain              | \$ (1,984.22)               | \$ 0.00                  | \$ 0.00                              |

River Plantation MUD 1  
Sewer Treatment Plant

|                       | Actuals as of<br>08/11/2025 | Budget for<br>09/30/2025 | Proposed<br>Budget for<br>09/30/2026 |
|-----------------------|-----------------------------|--------------------------|--------------------------------------|
| <u>Income</u>         |                             |                          |                                      |
| RP MUD Revenue        | \$ 179,523.51               | \$ 267,901.05            | \$ 308,379.00                        |
| EPUD Revenue          | 114,806.68                  | 172,218.95               | 196,581.00                           |
| Interest Income       | 0.00                        | 50.00                    | 0.00                                 |
| Total Income          | \$ 294,330.19               | \$ 440,170.00            | \$ 504,960.00                        |
| <u>Expense</u>        |                             |                          |                                      |
| Mowing - Wastewater   | \$ 0.00                     | \$ 900.00                | \$ 900.00                            |
| Garbage Expense       | 2,507.89                    | 2,460.00                 | 3,300.00                             |
| Laboratory Expense    | 16,624.30                   | 20,740.00                | 20,740.00                            |
| Permit Fees           | 0.00                        | 34,000.00                | 34,000.00                            |
| Operator Fees         | 15,552.00                   | 25,000.00                | 25,000.00                            |
| Repairs & Maintenance | 231,360.28                  | 200,000.00               | 250,000.00                           |
| Sludge Removal        | 26,125.40                   | 30,000.00                | 40,000.00                            |
| Chemicals             | 13,531.38                   | 12,150.00                | 16,000.00                            |
| Telephone Expenses    | 0.00                        | 720.00                   | 720.00                               |
| Utilities             | 36,414.53                   | 48,700.00                | 48,700.00                            |
| Engineering Fees      | 4,095.00                    | 50,000.00                | 50,000.00                            |
| Bookkeeping Fees      | 6,111.20                    | 7,400.00                 | 7,400.00                             |
| Insurance             | 0.00                        | 5,000.00                 | 5,000.00                             |
| Other Expenses        | 135.00                      | 100.00                   | 200.00                               |
| Security Service      | 0.00                        | 3,000.00                 | 3,000.00                             |
| Total Expense         | \$ 352,456.98               | \$ 440,170.00            | \$ 504,960.00                        |
| Net Gain              | \$ (58,126.79)              | \$ 0.00                  | \$ 0.00                              |



# Tammy J. McRae

Tax Assessor-Collector  
Montgomery County

September 2, 2025

River Plantation MUD  
P.O. Box 80  
Tomball, Texas 77377  
Re: August 2025 Shortage

Dear River Plantation MUD,

Please find the enclosed report for your jurisdiction for August 2025. There was not sufficient tax collections during the month to offset refunds that were generated by supplements received from the Appraisal District that were loaded during the month.

Please remit a check immediately, payable to Tammy J. McRae, Montgomery County Tax Assessor-Collector in the amount of \$94.10 to cover the shortage.

Please contact me at (936) 539-7809 if you have any questions or concerns.

Sincerely,

Accounting Department

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*"Committed to providing the citizens of Montgomery County with excellent public service while maintaining the highest level of accountability"*

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400 N. San Jacinto St.  
Conroe, Texas 77301

(936) 539-7897  
(281) 354-5511 ext 7897



**Tammy J. McRae**  
**Montgomery County**  
**Tax Assessor-Collector**

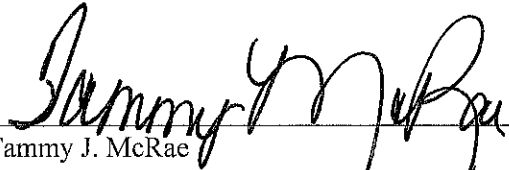
Monthly Tax Collection Report  
For the month of August 2025

**River Plantation MUD**

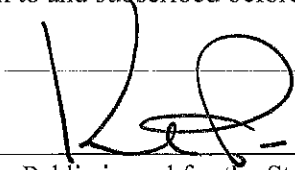
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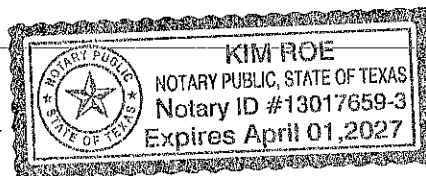
|  | <u>MTD</u>             | <u>YTD</u>                 |
|--|------------------------|----------------------------|
| 2024 Base Tax                                  | \$ 7,378.40            | \$ 1,502,482.16            |
| 2024 Penalty & Interest                        | 1,066.80               | 12,169.68                  |
| Prior Years Base Tax                           | 145.15                 | 24,100.08                  |
| Prior Years Penalty & Interest                 | 51.27                  | 5,993.74                   |
| Reversals (Refunds, Returned Items, Transfers) | (770.77)               | (28,301.97)                |
| Collection Fee                                 | -                      | (497.00)                   |
| 5% Rendition Fee                               | -                      | (4.09)                     |
| <br>Total Collections                          | <br><u>\$ 7,870.85</u> | <br><u>\$ 1,515,942.60</u> |

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\_\_\_\_\_  
Tammy J. McRae  
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 5<sup>th</sup> day of SEPT., 2025.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



09/01/2025 03:16:43 4915907

TC298-D SELECTION: DEPOSIT

RECEIPT DATE: ALL

LOCATION: ALL

## TAX COLLECTION SYSTEM

## DEPOSIT DISTRIBUTION

FROM: 08/01/2025 THRU 08/31/2025

JURISDICTION: 0412 RIVER PLANTATION MUD

PAGE: 1

INCLUDES AG ROLLBACK

| YEAR | FUND  | TAX<br>RATE | LEVY<br>PAID | DISCOUNT<br>GIVEN | PENALTY<br>INTEREST | TIF<br>AMOUNT | DISBURSE<br>TOTAL | ATTORNEY | OTHER<br>FEES | REFUND<br>AMOUNT | PAYMENT<br>AMOUNT |
|------|-------|-------------|--------------|-------------------|---------------------|---------------|-------------------|----------|---------------|------------------|-------------------|
| 2024 | M & O | .410000     | 4,104.74     | .00               | 662.72              | .00           | 4,767.46          | 1,297.09 | .00           | .00              | 6,064.55          |
|      | I & S | .250000     | 2,502.89     | .00               | 404.08              | .00           | 2,906.97          | .00      | .00           | .00              | 2,906.97          |
|      | TOTAL | .660000     | 6,607.63     | .00               | 1,066.80            | .00           | 7,674.43          | 1,297.09 | .00           | .00              | 8,971.52          |
| 2023 | M & O | .400000     | 49.64        | .00               | 14.89               | .00           | 64.53             | 20.97    | .00           | .00              | 85.50             |
|      | I & S | .250000     | 31.03        | .00               | 9.31                | .00           | 40.34             | .00      | .00           | .00              | 40.34             |
|      | TOTAL | .650000     | 80.67        | .00               | 24.20               | .00           | 104.87            | 20.97    | .00           | .00              | 125.84            |
| 2022 | M & O | .270000     | 33.48        | .00               | 14.05               | .00           | 47.53             | 18.31    | .00           | .00              | 65.84             |
|      | I & S | .250000     | 31.00        | .00               | 13.02               | .00           | 44.02             | .00      | .00           | .00              | 44.02             |
|      | TOTAL | .520000     | 64.48        | .00               | 27.07               | .00           | 91.55             | 18.31    | .00           | .00              | 109.86            |
| ALL  | M & O |             | 4,187.86     | .00               | 691.66              | .00           | 4,879.52          | 1,336.37 | .00           | .00              | 6,215.89          |
| ALL  | I & S |             | 2,564.92     | .00               | 426.41              | .00           | 2,991.33          | .00      | .00           | .00              | 2,991.33          |
| ALL  | TOTAL |             | 6,752.78     | .00               | 1,118.07            | .00           | 7,870.85          | 1,336.37 | .00           | .00              | 9,207.22          |
| DLO  | M & O |             | 83.12        | .00               | 28.94               | .00           | 112.06            | 39.28    | .00           | .00              | 151.34            |
| DLO  | I & S |             | 62.03        | .00               | 22.33               | .00           | 84.36             | .00      | .00           | .00              | 84.36             |
| DLO  | TOTAL |             | 145.15       | .00               | 51.27               | .00           | 196.42            | 39.28    | .00           | .00              | 235.70            |
| CURR | M & O |             | 4,104.74     | .00               | 662.72              | .00           | 4,767.46          | 1,297.09 | .00           | .00              | 6,064.55          |
| CURR | I & S |             | 2,502.89     | .00               | 404.08              | .00           | 2,906.97          | .00      | .00           | .00              | 2,906.97          |
| CURR | TOTAL |             | 6,607.63     | .00               | 1,066.80            | .00           | 7,674.43          | 1,297.09 | .00           | .00              | 8,971.52          |

TAX COLLECTION SYSTEM  
DEPOSIT DISTRIBUTION  
SUMMARY OF PAYMENTS AND REVERSALS  
FROM: 08/01/2025 THRU 08/31/2025  
JURISDICTION: 412 RIVER PLANTATION MUD

INCLUDES AG ROLLBACK

| YEAR DEPOSIT | ACCOUNT NUMBER  | EFF<br>YR/MO | LEVY<br>PAID | DISCOUNT<br>GIVEN | PENALTY<br>INTEREST | ATTORNEY CAUSE /REV | REFUND<br>AMOUNT | PAYMENT<br>AMOUNT |
|--------------|-----------------|--------------|--------------|-------------------|---------------------|---------------------|------------------|-------------------|
|              | 2022 TOTAL      |              | 64.48        | 0.00              | 27.07               | 18.31               | 0.00             | 109.86            |
|              | 2023 TOTAL      |              | 80.67        | 0.00              | 24.20               | 20.97               | 0.00             | 125.84            |
|              | 2024 TOTAL      |              | 7,378.40     | 0.00              | 1,066.80            | 1,297.09            | 0.00             | 9,742.29          |
|              | TOTAL PAYMENTS  |              | 7,523.55     | 0.00              | 1,118.07            | 1,336.37            | 0.00             | 9,977.99          |
|              | 2024 TOTAL      |              | 770.77-      | 0.00              | 0.00                | 0.00                | 0.00             | 770.77-           |
|              | TOTAL REVERSALS |              | 770.77-      | 0.00              | 0.00                | 0.00                | 0.00             | 770.77-           |
|              | TOTAL FOR UNIT  |              | 6,752.78     | 0.00              | 1,118.07            | 1,336.37            | 0.00             | 9,207.22          |

Held Funds By Deposit Date - Property Tax File

Report run on: September 8, 2025 2:25 PM

For Deposit Dates 08/01/2025 thru 08/31/2025 as of 09/08/2025

Ver: 1.39

| Tax Unit | Deposit Date | M & O Total | I & S Total | TIF Levy | TIF Interest | Fee Total | Total |
|----------|--------------|-------------|-------------|----------|--------------|-----------|-------|
|          |              |             |             |          |              |           |       |
|          | Grand Total  |             |             |          |              |           |       |

FISCAL START: 10/01/2024 END: 09/30/2025 JURISDICTION: 0412 RIVER PLANTATION MUD

|              | CERT TAXABLE VALUE | ADJUSTMENTS | ADJ TAX VALUE | TAX RATE  | TAX LEVY     | PAID ACCTS |
|--------------|--------------------|-------------|---------------|-----------|--------------|------------|
|              | -----              | -----       | -----         | -----     | -----        | -----      |
| CURRENT YEAR | 216,972.524        | 14,125.402  | 231,097.926 0 | 00.660000 | 1,525,328.83 | 1,288      |
|              | -----              | -----       | -----         | -----     | -----        | -----      |

| YEAR  | TAXES DUE    | MONTH ADJ | ADJUSTMENT YTD | LEVY PAID | PAID YTD     | BALANCE    | COLL % | YTD UNCOLL |
|-------|--------------|-----------|----------------|-----------|--------------|------------|--------|------------|
| ----- |              |           |                |           |              |            |        |            |
| 2024  | 1,432,101.18 | 770.77-   | 93,227.65      | 6,607.63  | 1,475,994.98 | 49,333.85  | 96.77  | 0.00       |
| 2023  | 46,787.17    | .00       | 3,781.14-      | 80.67     | 16,130.17    | 26,875.86  | 37.51  | 0.00       |
| 2022  | 17,931.54    | .00       | 485.07-        | 64.48     | 4,785.79     | 12,660.68  | 27.43  | 0.00       |
| 2021  | 4,340.76     | .00       | 78.97          | 0.00      | 748.95       | 3,670.78   | 16.95  | 0.00       |
| 2020  | 3,061.33     | .00       | 80.55          | 0.00      | 604.00       | 2,537.88   | 19.22  | 0.00       |
| 2019  | 2,050.01     | .00       | 79.99          | 0.00      | 79.99        | 2,050.01   | 3.76   | 0.00       |
| 2018  | 1,702.57     | .00       | 0.00           | 0.00      | 0.00         | 1,702.57   |        | 0.00       |
| 2017  | 1,415.90     | .00       | 0.00           | 0.00      | 0.00         | 1,415.90   |        | 0.00       |
| 2016  | 1,119.69     | .00       | 0.00           | 0.00      | 0.00         | 1,119.69   |        | 0.00       |
| 2015  | 662.76       | .00       | 0.00           | 0.00      | 2.60         | 660.16     | .39    | 0.00       |
| 2014  | 304.19       | .00       | 17.60-         | 0.00      | 0.00         | 286.59     |        | 0.00       |
| 2013  | 264.93       | .00       | 0.00           | 0.00      | 0.00         | 264.93     |        | 0.00       |
| 2012  | 12.80        | .00       | 0.00           | 0.00      | 0.00         | 12.80      |        | 0.00       |
| 2011  | 16.00        | .00       | 0.00           | 0.00      | 0.00         | 16.00      |        | 0.00       |
| 2010  | 12.40        | .00       | 0.00           | 0.00      | 0.00         | 12.40      |        | 0.00       |
| 2009  | 12.40        | .00       | 0.00           | 0.00      | 0.00         | 12.40      |        | 0.00       |
| 2008  | 12.44        | .00       | 0.00           | 0.00      | 0.00         | 12.44      |        | 0.00       |
| 2007  | 12.62        | .00       | 0.00           | 0.00      | 0.00         | 12.62      |        | 0.00       |
| 2006  | 13.54        | .00       | 0.00           | 0.00      | 0.00         | 13.54      |        | 0.00       |
| 2005  | 18.02        | .00       | 0.00           | 0.00      | 0.00         | 18.02      |        | 0.00       |
| 2004  | 19.24        | .00       | 19.24-         | 0.00      | 0.00         | 0.00       |        | 0.00       |
| 2003  | 0.00         | .00       | 0.00           | 0.00      | 0.00         | 0.00       |        | 0.00       |
| ****  | 1,511,871.49 | 770.77-   | 89,164.11      | 6,752.78  | 1,498,346.48 | 102,689.12 |        | 0.00       |
| CURR  | 1,432,101.18 | 770.77-   | 93,227.65      | 6,607.63  | 1,475,994.98 | 49,333.85  |        | 0.00       |
| DELO  | 79,770.31    | .00       | 4,063.54-      | 145.15    | 22,351.50    | 53,355.27  |        | 0.00       |

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Resolution Adopting Operating Budget for the  
Fiscal Year Ending September 30, 2026

The Board of Directors (“Board”) of River Plantation Municipal Utility District (“District”) met at the Board’s regular meeting place on September 15, 2025, with a quorum of directors present, as follows:

Julie Gilmer, President  
Timothy Goodman, Vice President  
Karl Sakocius, Secretary  
Thomas Vandever, Treasurer  
Mark V. Denham, Director

and the following absent:

None

when the following business was transacted:

Whereas, the District is required by the rules of the Texas Commission on Environmental Quality to adopt an annual operating budget for the fiscal year ending September 30, 2026;

Whereas, the District has reviewed a proposed budget for said fiscal year; and

Whereas, the Board of the District finds it to be in the District’s best interests to enact said budget as a management tool for the sound operation of the District.

Now, therefore, be it resolved that the District hereby adopts the operating budget for the fiscal year ending September 30, 2026, a copy of which is attached hereto as Exhibit “A.” Further, an Appendix consisting of the District’s audited financial statements, bond transcripts and engineer’s reports required by Texas Water Code Section 49.106 is on file in the District’s office and is incorporated herein by this reference.

The president or vice president is authorized to execute and the secretary or secretary pro tempore to attest this Resolution on behalf of the District.

Dated this September 15, 2025.

JULIE GILMER

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President

ATTEST:

KARL SAKOCIUS

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Secretary

**EXHIBIT “A”**  
**Budget for FYE 9/30/2026**



River Plantation MUD 1  
General Operating Fund

Actuals as of  
08/11/2025

Budget for  
09/30/2025

Proposed  
Budget for  
09/30/2026

Income

Water Revenue

|                                       |    |            |    |            |    |            |
|---------------------------------------|----|------------|----|------------|----|------------|
| Customer Service Fees - Water Revenue | \$ | 273,849.52 | \$ | 317,365.00 | \$ | 330,000.00 |
| Water Tap Connection Fees             |    | 4,800.00   |    | 26,000.00  |    | 10,000.00  |
| LSGCD Fees                            |    | 6,106.63   |    | 7,350.00   |    | 7,350.00   |

Sewer Revenue

|                               |    |            |    |            |    |            |
|-------------------------------|----|------------|----|------------|----|------------|
| Customer Service Fees - Sewer | \$ | 337,866.55 | \$ | 416,750.00 | \$ | 416,750.00 |
|-------------------------------|----|------------|----|------------|----|------------|

Other Revenue

|                                  |    |              |    |            |    |            |
|----------------------------------|----|--------------|----|------------|----|------------|
| Maintenance Taxes                | \$ | 1,232,036.32 | \$ | 953,200.00 | \$ | 720,000.00 |
| Penalties and Interest           |    | 9,639.67     |    | 12,000.00  |    | 12,000.00  |
| Termination/Reconnection/NSF Fee |    | 24,090.37    |    | 39,500.00  |    | 30,000.00  |
| Transfer/Connection Fees         |    | 3,150.00     |    | 3,360.00   |    | 3,360.00   |
| TCEQ Assessment Fees             |    | 3,034.75     |    | 3,340.00   |    | 3,650.00   |
| Customer Service Inspections     |    | 0.00         |    | 2,000.00   |    | 1,000.00   |
| Miscellaneous Income             |    | 576,000.00   |    | 1,000.00   |    | 1,000.00   |
| Interest Income                  |    | 35,381.22    |    | 50,000.00  |    | 45,000.00  |

|              |    |              |    |              |    |              |
|--------------|----|--------------|----|--------------|----|--------------|
| Total Income | \$ | 2,505,955.03 | \$ | 1,831,865.00 | \$ | 1,580,110.00 |
|--------------|----|--------------|----|--------------|----|--------------|

Water Expense

|                        |    |            |    |            |    |            |
|------------------------|----|------------|----|------------|----|------------|
| Laboratory Expense     | \$ | 11,257.19  | \$ | 12,000.00  | \$ | 14,000.00  |
| Permit Fees            |    | 100.00     |    | 3,500.00   |    | 3,500.00   |
| LSGWCD Fees            |    | 19,198.81  |    | 20,500.00  |    | 20,500.00  |
| TCEQ Permit Fees       |    | 1,917.44   |    | 2,050.00   |    | 2,050.00   |
| Operator Fees          |    | 79,159.61  |    | 115,000.00 |    | 115,000.00 |
| Repairs & Maintenance  |    | 267,582.81 |    | 291,197.00 |    | 241,197.00 |
| Landscape Services     |    | 48,030.00  |    | 81,890.00  |    | 50,000.00  |
| Chemicals              |    | 5,119.31   |    | 6,700.00   |    | 6,700.00   |
| Utilities              |    | 61,649.21  |    | 60,000.00  |    | 64,000.00  |
| Tap Connection Expense |    | 801.00     |    | 26,000.00  |    | 7,000.00   |

Sewer Expense

|                                     |    |            |    |            |    |            |
|-------------------------------------|----|------------|----|------------|----|------------|
| Purchased Sewer Service             | \$ | 179,523.51 | \$ | 267,901.05 | \$ | 308,379.00 |
| Laboratory Expense                  |    | 0.00       |    | 2,000.00   |    | 2,000.00   |
| TCEQ Permit Fees                    |    | 5,074.48   |    | 5,600.00   |    | 5,600.00   |
| Operator Fees                       |    | 33,553.80  |    | 50,000.00  |    | 50,000.00  |
| Repair and Maintenance              |    | 159,816.64 |    | 109,600.00 |    | 125,000.00 |
| Landscape Services                  |    | 38,850.00  |    | 81,890.00  |    | 50,000.00  |
| Sludge Removal                      |    | 2,736.00   |    | 0.00       |    | 4,000.00   |
| Purchased Drainage                  |    | 9,268.31   |    | 22,900.00  |    | 32,225.00  |
| Chemicals                           |    | 2,505.00   |    | 400.00     |    | 3,200.00   |
| Utilities                           |    | 1,107.22   |    | 1,100.00   |    | 1,800.00   |
| Tap Connection Expense - Wastewater |    | 8,175.48   |    | 5,000.00   |    | 5,000.00   |
| Sewer Inspection Expense            |    | 73.00      |    | 0.00       |    | 250.00     |
| Maintenance & Repairs - Park        |    | 0.00       |    | 40,000.00  |    | 40,000.00  |

Other Expense

|                              |    |            |    |            |    |            |
|------------------------------|----|------------|----|------------|----|------------|
| Director Fees                | \$ | 11,439.00  | \$ | 11,250.00  | \$ | 13,260.00  |
| Payroll Taxes                |    | 875.09     |    | 1,125.00   |    | 1,060.00   |
| Legal Fees                   |    | 264,687.82 |    | 205,000.00 |    | 205,000.00 |
| Auditing Fees                |    | 24,600.00  |    | 12,000.00  |    | 13,800.00  |
| Engineering Fees             |    | 135,671.85 |    | 80,300.00  |    | 80,000.00  |
| Election Expense             |    | 14,069.00  |    | 0.00       |    | 20,000.00  |
| Appraisal District Fees      |    | 10,039.00  |    | 14,000.00  |    | 14,000.00  |
| Bookkeeping Fees             |    | 41,003.42  |    | 49,800.00  |    | 49,800.00  |
| Maintenance & Repairs - Park |    | 34,275.91  |    | 60,000.00  |    | 60,000.00  |
| Tax Assessor/Collector       |    | 0.00       |    | 800.00     |    | 0.00       |

|                                 |           |           |           |
|---------------------------------|-----------|-----------|-----------|
| Legal Notices/Other Publication | 2,535.02  | 1,000.00  | 3,000.00  |
| Office Expense                  | 459.73    | 1,000.00  | 1,000.00  |
| Delivery Expense                | 0.00      | 500.00    | 0.00      |
| Insurance                       | 39,002.44 | 35,000.00 | 39,000.00 |
| Travel Expense                  | 1,256.34  | 4,000.00  | 4,000.00  |
| Registration/Membership Fees    | 1,395.00  | 3,000.00  | 3,000.00  |
| Tree Replacement/takedown       | 0.00      | 0.00      | 40,000.00 |
| Other Expenses                  | 18,803.31 | 20,000.00 | 20,000.00 |
| Mass Communication Expense      | 3,223.95  | 3,500.00  | 3,500.00  |
| Builder Inspections             | 287.13    | 0.00      | 500.00    |

|               |                 |                 |                 |
|---------------|-----------------|-----------------|-----------------|
| Total Expense | \$ 1,539,122.83 | \$ 1,707,503.05 | \$ 1,722,321.00 |
| Net Gain      | \$ 966,832.20   | \$ 124,361.95   | \$ (142,211.00) |

River Plantation MUD 1  
Joint Drainage Fund

Actuals as of  
08/11/2025

Budget for  
09/30/2025

Proposed  
Budget for  
09/30/2026

Income

|                 |              |              |              |
|-----------------|--------------|--------------|--------------|
| RP MUD Revenue  | \$ 12,923.26 | \$ 22,900.00 | \$ 32,225.00 |
| EPUD Revenue    | 12,923.31    | 22,900.00    | 32,225.00    |
| Interest Income | 0.00         | 50.00        | 0.00         |
| Total Income    | \$ 25,846.57 | \$ 45,850.00 | \$ 64,450.00 |

Expense

|                       |               |              |              |
|-----------------------|---------------|--------------|--------------|
| Repairs & Maintenance | \$ 0.00       | \$ 10,000.00 | \$ 10,000.00 |
| Utilities             | 257.52        | 350.00       | 350.00       |
| Mowing                | 0.00          | 20,000.00    | 20,000.00    |
| Audit Fees            | 2,500.00      | 0.00         | 3,500.00     |
| Engineering Fees      | 20,367.50     | 10,000.00    | 25,000.00    |
| Bookkeeping Fees      | 4,595.77      | 5,400.00     | 5,400.00     |
| Other Expenses        | 110.00        | 100.00       | 200.00       |
| Total Expense         | \$ 27,830.79  | \$ 45,850.00 | \$ 64,450.00 |
| Net Gain              | \$ (1,984.22) | \$ 0.00      | \$ 0.00      |

River Plantation MUD 1  
Sewer Treatment Plant

|                       | Actuals as of<br>08/11/2025 | Budget for<br>09/30/2025 | Proposed<br>Budget for<br>09/30/2026 |
|-----------------------|-----------------------------|--------------------------|--------------------------------------|
| <u>Income</u>         |                             |                          |                                      |
| RP MUD Revenue        | \$ 179,523.51               | \$ 267,901.05            | \$ 308,379.00                        |
| EPUD Revenue          | 114,806.68                  | 172,218.95               | 196,581.00                           |
| Interest Income       | 0.00                        | 50.00                    | 0.00                                 |
| Total Income          | \$ 294,330.19               | \$ 440,170.00            | \$ 504,960.00                        |
| <u>Expense</u>        |                             |                          |                                      |
| Mowing - Wastewater   | \$ 0.00                     | \$ 900.00                | \$ 900.00                            |
| Garbage Expense       | 2,507.89                    | 2,460.00                 | 3,300.00                             |
| Laboratory Expense    | 16,624.30                   | 20,740.00                | 20,740.00                            |
| Permit Fees           | 0.00                        | 34,000.00                | 34,000.00                            |
| Operator Fees         | 15,552.00                   | 25,000.00                | 25,000.00                            |
| Repairs & Maintenance | 231,360.28                  | 200,000.00               | 250,000.00                           |
| Sludge Removal        | 26,125.40                   | 30,000.00                | 40,000.00                            |
| Chemicals             | 13,531.38                   | 12,150.00                | 16,000.00                            |
| Telephone Expenses    | 0.00                        | 720.00                   | 720.00                               |
| Utilities             | 36,414.53                   | 48,700.00                | 48,700.00                            |
| Engineering Fees      | 4,095.00                    | 50,000.00                | 50,000.00                            |
| Bookkeeping Fees      | 6,111.20                    | 7,400.00                 | 7,400.00                             |
| Insurance             | 0.00                        | 5,000.00                 | 5,000.00                             |
| Other Expenses        | 135.00                      | 100.00                   | 200.00                               |
| Security Service      | 0.00                        | 3,000.00                 | 3,000.00                             |
| Total Expense         | \$ 352,456.98               | \$ 440,170.00            | \$ 504,960.00                        |
| Net Gain              | \$ (58,126.79)              | \$ 0.00                  | \$ 0.00                              |

I, the undersigned secretary of the Board of Directors of River Plantation Municipal Utility District, hereby certify that the foregoing is a true and correct copy of the resolution adopted by said Board at its regular meeting of September 15, 2025, and a minute entry of that date showing the adoption thereof, adopting an amended operating budget for the fiscal year ending September 30, 2026, the original of which resolution appears in the minute book of said Board, on file in the District's office.

I further certify that said meeting was open to the public, and that notice thereof was posted in compliance with the provisions of Tex. Gov't Code §551.001 et seq.

Witness my hand and seal of said District, this September 15, 2025.

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Secretary





**Municipal Operations  
& Consulting, Inc.**

**MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD**

**August, 2025**

**Connections:** 978  
**Vacant:** 41

| REVENUE:     | Water        | LSGCD        | Sewer        | TCEQ       | Taps      | Deposits    | Penalty    | Misc.       | TOTAL        |
|--------------|--------------|--------------|--------------|------------|-----------|-------------|------------|-------------|--------------|
|              | \$ 24,427.62 | \$ 567.09    | \$ 31,532.77 | \$ 281.20  | \$ -      | \$ 2,298.37 | \$ 582.58  | \$ 6,937.03 | \$ 66,626.66 |
| BILLED CONS: | Residential  | Builder/Temp | Multi-Family | Irrigation | STP/LS    | Commercial  | Total      |             |              |
|              | 9,368,000    | 0            | 0            | 271,000    | 1,191,000 | 357,000     | 11,187,000 |             |              |

**WATER:**

Gallons pumped from Well No.2  
Gallons pumped from Well No.3  
Total Pumpage  
Total Gallons Billed  
Leaks, Construction, Flushing  
Pumped vs. Billed  
Pumped vs. Accounted  
Leaks repaired in District

**07/18/25 - 08/18/25**

3,348,000  
8,541,000  
11,889,000  
11,187,000  
10,000  
94%  
94%  
2

**LSGCD - Well Permit**

Permit Expires: 12/31/2025  
Permitted Authorization: 225,868,339  
August Withdrawal: 11,453,000  
Y-T-D Withdrawal: 69,786,000  
Amount Remaining: 156,082,339

Bacteriological samples: 6 Good

**WASTEWATER TREATMENT PLANT**

T.C.E.Q. Permit Number: WQ0010978001  
Permit expiration date: January 2, 2029

**August, 2025**

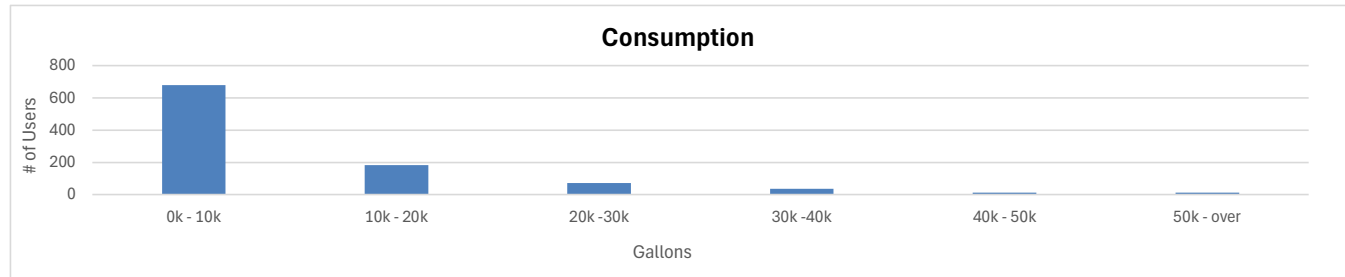
|                                |         |                                   | Measured by:         |
|--------------------------------|---------|-----------------------------------|----------------------|
| Average daily flow             | 334,968 | Permitted Daily Flow              | 600,000 gal.per day  |
| Average CBOD                   | 2.34    | Permitted CBOD                    | 10 mg/l              |
| Average Total Suspended Solids | 1.62    | Permitted T.S.S.                  | 15 mg/l              |
| Average Ammonia Nitrogen       | 1.18    | Permitted Ammonia Nitrogen        | 3 mg/l               |
| Average PH                     | 7.35    | Permitted PH                      | 6.00 - 9.00 STD UNIT |
| Average Dissolved Oxygen       | 7.70    | Permitted Dissolved Oxygen (Min.) | 6.0 mg/l             |
| Maximum Chlorine Residual      | 3.81    | Permitted Chlorine Maximum        | 4.0 mg/l             |
| Minimum Chlorine Residual      | 1.91    | Permitted Chlorine Minimum        | 1.0 mg/l             |
| Average E. coli                | 1.00    | Permitted E. coli                 | 63.0 mpn/100 ml      |
| Total Rainfall                 | 4.35"   |                                   |                      |

Sewer Treatment plant is currently operating at 56% of the permitted capacity.

Total gallons of Reuse for the month of August - 5.265 MG

Reuse revenue - \$2,748.73

| Aged Receivables: | Current      | 30 day     | 60 day      | 90 day    | 120 day     | Total        |
|-------------------|--------------|------------|-------------|-----------|-------------|--------------|
|                   | \$ 73,460.22 | \$ (47.87) | \$ 1,847.80 | \$ 727.85 | \$ 1,251.74 | \$ 77,239.74 |

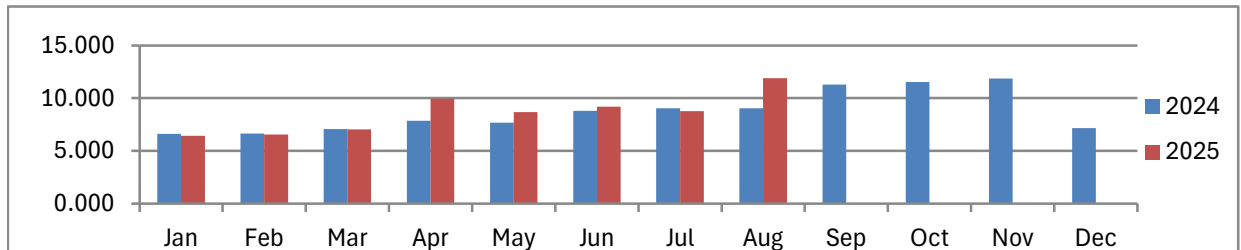


# River Plantation MUD

## Water Production and Accountability Report

| Read Date           | Produced | Billed | I/C   | Leaks & Flushing | Accountability % | 12 Month Avg. |
|---------------------|----------|--------|-------|------------------|------------------|---------------|
| 12/19/23 - 01/18/24 | 6.613    | 6.261  | 0.000 | 0.005            | 95%              |               |
| 01/18/24 - 02/19/24 | 6.650    | 5.960  | 0.000 | 0.200            | 93%              |               |
| 02/19/24 - 03/18/24 | 7.062    | 6.411  | 0.000 | 0.130            | 93%              |               |
| 03/18/24 - 04/17/24 | 7.846    | 7.102  | 0.000 | 0.160            | 93%              |               |
| 04/17/24 - 05/17/24 | 7.675    | 7.063  | 0.000 | 0.040            | 93%              |               |
| 05/17/24 - 06/18/24 | 8.804    | 7.726  | 0.000 | 0.450            | 93%              |               |
| 06/18/24 - 07/17/24 | 9.030    | 8.471  | 0.000 | 0.015            | 94%              |               |
| 07/17/24 - 08/16/24 | 9.040    | 9.025  | 0.000 | 0.005            | 100%             |               |
| 08/16/24 - 09/18/24 | 11.274   | 11.058 | 0.000 | 0.005            | 98%              |               |
| 09/18/24 - 10/17/24 | 11.510   | 11.177 | 0.000 | 0.005            | 97%              |               |
| 10/17/24 - 11/18/24 | 11.846   | 9.404  | 0.000 | 1.560            | 93%              |               |
| 11/18/24 - 12/18/24 | 7.150    | 6.588  | 0.000 | 0.030            | 93%              | 95%           |
| 12/18/24 - 01/17/25 | 6.411    | 5.880  | 0.000 | 0.060            | 93%              | 94%           |
| 01/17/25 - 02/17/25 | 6.534    | 5.923  | 0.000 | 0.130            | 93%              | 94%           |
| 02/17/25 - 03/19/25 | 7.026    | 5.974  | 0.000 | 0.530            | 93%              | 94%           |
| 03/19/25 - 04/21/25 | 9.944    | 8.549  | 0.000 | 0.700            | 93%              | 94%           |
| 04/21/25 - 05/19/25 | 8.667    | 7.337  | 0.000 | 0.680            | 93%              | 94%           |
| 05/19/25 - 06/18/25 | 9.197    | 8.625  | 0.000 | 0.005            | 94%              | 94%           |
| 06/18/26 - 07/18/25 | 8.759    | 7.713  | 0.000 | 0.390            | 93%              | 94%           |
| 07/18/25 - 08/18/25 | 11.889   | 11.187 | 0.000 | 0.010            | 94%              | 94%           |
|                     |          |        |       |                  |                  |               |
|                     |          |        |       |                  |                  |               |
|                     |          |        |       |                  |                  |               |
|                     |          |        |       |                  |                  |               |

### Water Production



### Water Accountability

