

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.¹

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.

¹While 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
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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
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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
<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 08/11/2025	Budget for 09/30/2025	Proposed Budget for 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

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

400 N. San Jacinto St.
Conroe, Texas 77301

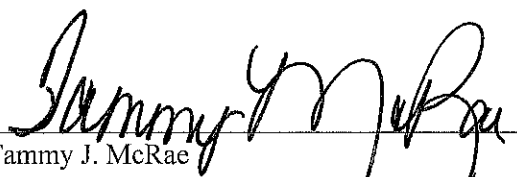
(936) 539-7897
(281) 354-5511 ext 7897

Tammy J. McRae
Montgomery County
Tax Assessor-Collector

Monthly Tax Collection Report
For the month of August 2025

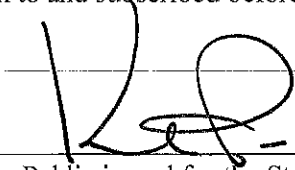
River Plantation MUD

	<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)
 Total Collections	 <u>\$ 7,870.85</u>	 <u>\$ 1,515,942.60</u>

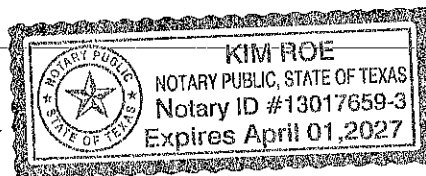


Tammy J. McRae
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 5th 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 RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT 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 YR/MO	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	ATTORNEY CAUSE /REV	REFUND AMOUNT	PAYMENT 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						

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 08/01/2025 TO 08/31/2025

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
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CURRENT YEAR	216,972.524	14,125.402	231,097.926 0	00.660000	1,525,328.83	1,288
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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

Order Setting Tax Rate, Approving Tax Roll, and Levying Maintenance and Operation Tax for the Year 2025

The Board of Directors (“Board”) of River Plantation Municipal Utility District (“District”) met at the district’s regular meeting place on September 15, 2025, in accordance with the duly posted notice of the meeting, 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 directors absent:

None

when the following business was transacted:

The order set out below (“Order”) was introduced for consideration of the Board. It was duly moved and seconded that said Order be adopted; and, after due discussion, said motion carried by the following vote:

Ayes: All director present

Noes: None

The Order thus adopted is as follows:

Whereas, the Chief Appraiser of the Appraisal District in which the District participates has certified the tax roll of the District for the year 2025.

Whereas, in determining the tax rate to be levied, the Board has considered 1) the amount which should be levied for maintenance and operation purposes; 2) the amount which should be levied for the payment of principal, interest, and redemption price of each series of bonds or notes payable in whole or in part from taxes; and 3) the percentage of anticipated tax collections and the cost of collecting taxes, all in accordance with § 54.602(b) of the Texas Water Code.

Whereas, a majority of the electors voting in an election held for and within the District have heretofore approved and authorized the levy and collection of a tax for operations and maintenance purposes.

Therefore be it ordered by the Board of Directors as follows:

I.

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2025 at the rate of \$0.370 per \$100 of assessed valuation for debt service.

II.

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2025 at the rate of \$0.288 per \$100 of assessed valuation for maintenance and operations.

III.

The Board hereby approves the tax roll of the District as prepared by the tax assessor-collector for the year 2025.

IV.

Taxes shall be due and payable when billed and shall be paid on or before January 31, 2026. All taxes not paid before February 1, 2026 shall become delinquent on that date, and penalty and interest will be added in accordance with the Texas Property Tax Code.

V.

The Board hereby authorizes and instructs the District's tax assessor-collector to assess and collect the taxes authorized by the Board in this Order.

VI.

The Board hereby authorizes the President, Vice President, or President Pro Tempore to execute this Order and Secretary, Assistant Secretary or Secretary Pro Tempore to attest to this Order on behalf of the Board and the District, and to do any and all things necessary to give effect to the intent hereof.

JULIE GILMER

President

ATTEST:

KARL SAKOCIUS

Secretary

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 Order setting a tax rate for the year 2025, and minute entry showing its adoption at the Board's special meeting held on September 15, 2025, the originals of which Order and minute entry are on file in the minute book of the Board 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 Ann. § 551.001 et seq.

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

Secretary



Amendment to Statement of Directors Furnishing Information
Required by Section 49.455(b), Texas Water Code, as Amended

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Whereas, the governing body of River Plantation Municipal Utility District has heretofore filed with the County Clerk of the County (or Counties) in which said District is located a Statement of Directors Furnishing Information Required by Section 49.455(b), Texas Water Code, as amended (hereinafter called the "Statement").

Whereas, certain changes have recently been made in the information contained in said Statement, and an amendment should be filed setting forth such changes, as required by Section 49.455(e) of said Code.

Now, therefore, the undersigned, who constitute a majority of the directors of District, file the following amendment to said Statement, hereby affirming and acknowledging that the following information is true and correct:

1. Sections 3 and 9 of said Statement are hereby amended in their entirety and shall hereafter read as follows:

"Section 3. The most recent tax levied by the District on property located within the District is that for the year 2025, and the rate is \$0.658 per \$100 assessed valuation."

"Section 9. The particular form of Notice of Purchasers required by Section 49.452 to be furnished by a seller to a purchaser of real property in the District completed with all required information is as follows:

"NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

The real property that you are about to purchase is located in River Plantation Municipal Utility District and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds.

The current rate of the district property tax is \$0.658 on each \$100 assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by voters are:

\$22,620,000 for water, sewer, and drainage facilities;
\$0.00 for road facilities; and
\$2,000,943 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

\$19,720,000 for water, sewer, and drainage facilities;
\$0.00 for road facilities; and
\$1,675,000 for parks and recreational facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Conroe. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The district has entered into a strategic partnership agreement with the City of Conroe. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

The purpose of the district is to provide water, sewer, drainage, flood control, parks and recreational or other types of facilities and services. The cost of district facilities is not included in the purchase price of your property.

Date

Signature of Seller

[ACKNOWLEDGMENT OF SELLER]

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of the purchase of the real property.

Date

Signature of Purchaser

[ACKNOWLEDGMENT OF PURCHASER]"

Date this _____, 2025.

Julie Gilmer
President and Director

Timothy Goodman
Vice President and Director

Karl Sakocius
Secretary and Director

Thomas Vandever
Treasurer and Director

Mark V. Denham Director



THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on _____, 2025,
by _____

the directors and officers of River Plantation Municipal Utility District, by and on behalf of the District.

Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:
SMITH, MURDAUGH, LITTLE & BONHAM, L.L.P.
2727 Allen Parkway, Suite 1100
Houston, Texas 77019

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

President

ATTEST:

KARL SAKOCIUS

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
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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
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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
<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 08/11/2025	Budget for 09/30/2025	Proposed Budget for 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.

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

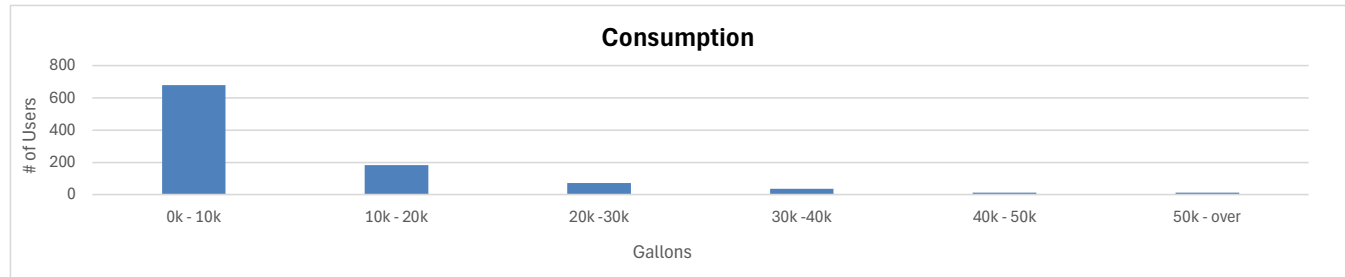
				Measured by:
Average daily flow	334,968	Permitted Daily Flow	600,000	gal.per day
Average CBOD	2.34	Permitted CBOD	10	mg/l
Average Total Suspended Solids	1.62	Permitted T.S.S.	15	mg/l
Average Ammonia Nitrogen	1.18	Permitted Ammonia Nitrogen	3	mg/l
Average PH	7.35	Permitted PH	6.00 - 9.00	STD UNIT
Average 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

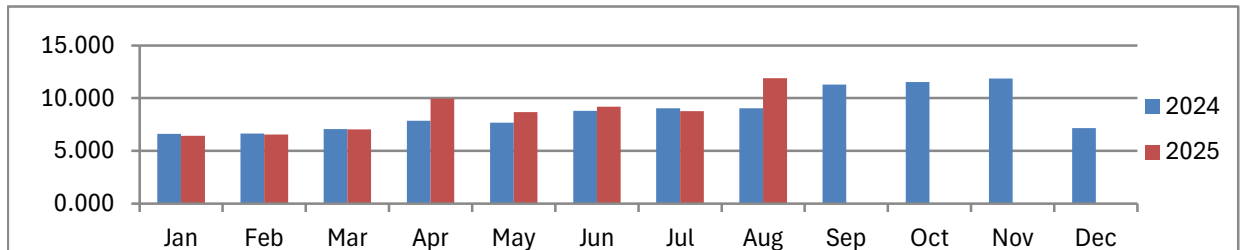


River Plantation MUD

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

