

## 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
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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