

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 **Thursday, February 1, 2024.**

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

1. Minutes of the meeting of Board of Director(s)
2. Receive comments from the Public
3. Violation for Operation of Motor Vehicle on Charleston Park
4. Fire Station Location
5. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
6. Audit Report
7. Resolution Affirming Review of Investment Policy, Strategies and Objectives and list of approved brokers/dealers
8. 2024 Tax Exemptions
9. Order for Election of Directors
10. Park Maintenance Matters
11. Operator's Report
12. Engineer's Report
13. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
14. Pending business



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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

AVISO DE LA REUNIÓN PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del distrito del que se hace referencia llevará a cabo una asamblea pública en 610 River Plantation Drive, Conroe, Montgomery County, Texas. La asamblea se realizará a las 6:30 p.m., el día 1 de febrero de 2024.

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Orden de elección de directores



A handwritten signature in blue ink, appearing to be 'J. Davis Bonham, Jr.', written over a horizontal line.

J. Davis Bonham, Jr., Abogada del Distrito

THE RADICH LAW FIRM, PLLC

7670 WOODWAY DRIVE, SUITE 357
HOUSTON, TEXAS 77063

222 N. EXPRESSWAY 83, SUITE 144
BROWNSVILLE, TEXAS 78521

PAUL S. RADICH,
MANAGING MEMBER
832.875.5617
paul@radichlawfirm.com

October 18, 2023

By Email

Mr. Brett Megaritykoch
19287 Keenan Cut Off Road
Montgomery, Texas 77316

Re: River Plantation Municipal Utility District
Disposition of Violation for Operation of Motor Vehicle on Charleston Park

Mr. Megaritykoch:

The Board of Directors of River Plantation Municipal Utility District (the "District") wishes to express its appreciation for your handling of the violation matter. In light of your willingness to accept responsibility, the District has decided to assess a civil penalty of only \$200.

Please submit payment in the amount of \$200 by check, money order, or similar means payable to River Plantation Municipal Utility District within 30 days of the date of this letter. The payment can be mailed to: Smith, Murdaugh, Little & Bonham, L.L.P., 2727 Allen Parkway, Suite 1100, Houston, Texas 77019.

Please do not hesitate to contact me if you have any questions about this letter.

Very truly yours,

/s/ Paul S. Radich

Paul S. Radich
Counsel for the District

cc: Mr. J. Davis Bonham, Jr. (via email)



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | January 25, 2024

River Plantation Municipal Utility District



WEBSITE

www.municipalaccounts.com



ADDRESS

611 Longmire Rd
1
Conroe, Texas 77304



CONTACT

Phone: 936.756.1644
Fax: 936.756.1844

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Spotlight On Your Base Water Rate

Special Purpose Districts have the responsibility to set minimum water rates that will generate income to cover the costs of water production and delivery for their residents. In addition, these revenues can also be used to build surplus funds to cover unexpected expenses and Capital Projects. The dashboard below illustrates what a 1% - 12% increase in the base rate could potentially generate in general operating revenue.

Increase By	Minimum Charge	Minimum Usage	Active Connections	Water Revenue
%	\$12.75	3,000 Gallons	952	\$385,582
+ 1%	\$12.88			\$389,438
+ 5%	\$13.39			\$404,861
+ 8%	\$13.77			\$416,429
+ 10%	\$14.03			\$424,140
+ 12%	\$14.28			\$431,852

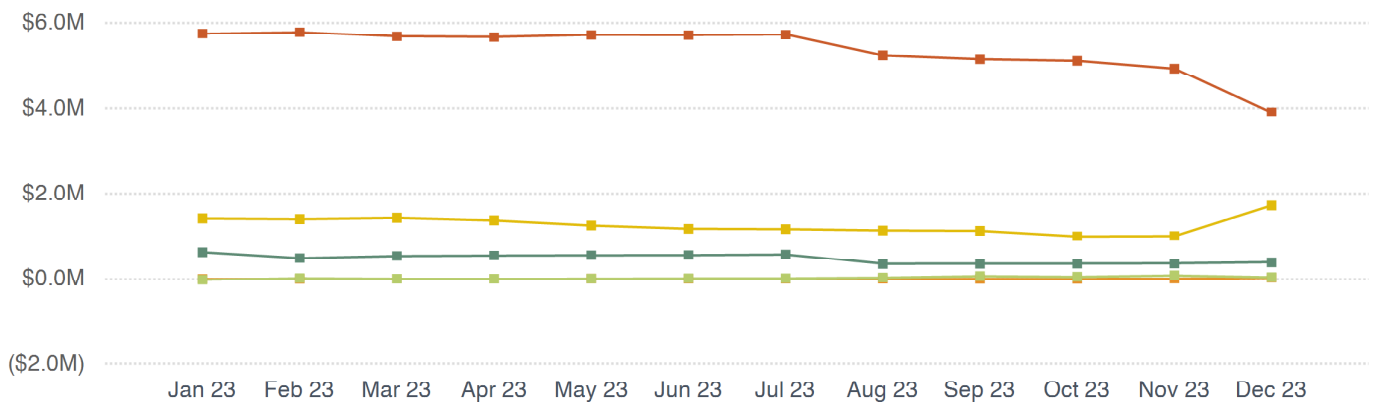
*Calculations are based on your minimum water charge multiplied by your Active Connections. This is multiplied by 12 to reach your yearly minimum water revenue.

Account Balance | As of 01/25/2024

■ General Operating	■ Capital Projects	■ Debt Service	■ Sewer Treatment Plant	■ Joint Drainage
\$1,280,732	\$3,865,869	\$674,645	\$34,784	\$16,544

Total For All Accounts: \$5,872,574

Account Balance By Month | January 2023 - December 2023



Monthly Financial Summary - General Operating Fund

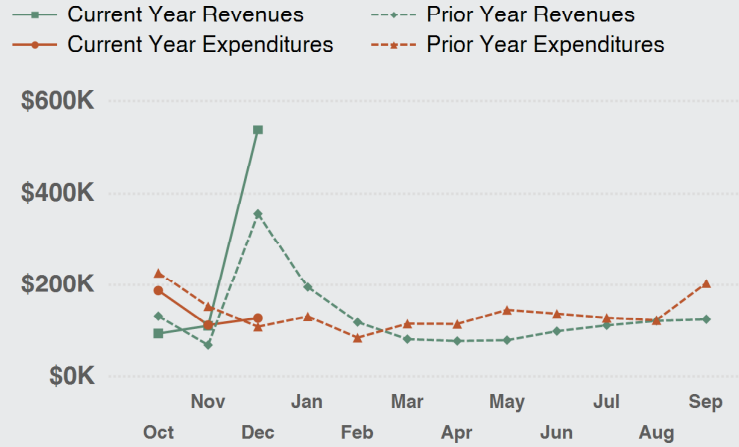
River Plantation MUD - GOF



Account Balance Summary

Balance as of 12/19/2023	\$883,537
Receipts	1,589,560
Disbursements	(1,192,364)
Balance as of 01/25/2024	\$1,280,732

Overall Revenues & Expenditures By Month (Year to Date)



December 2023

Revenues

Actual	Budget	Over/(Under)
\$538,483	\$531,378	\$7,105

Expenditures

Actual	Budget	Over/(Under)
\$127,340	\$150,263	(\$22,922)

October 2023 - December 2023 (Year to Date)

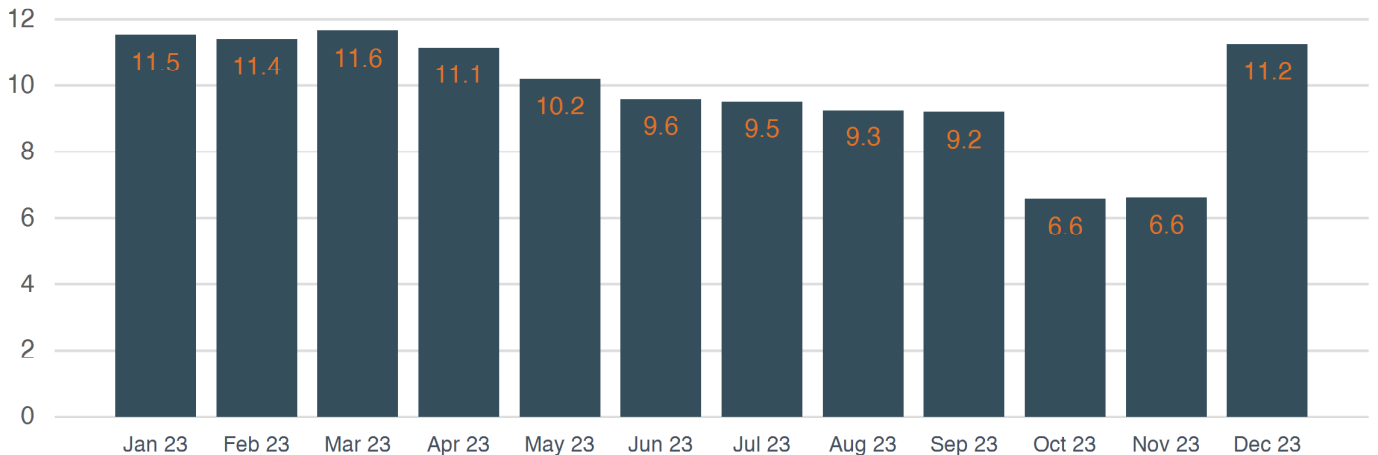
Revenues

Actual	Budget	Over/(Under)
\$742,912	\$734,135	\$8,777

Expenditures

Actual	Budget	Over/(Under)
\$426,838	\$515,188	(\$88,350)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 12/19/2023				\$38,245.81
Receipts				
	Interest		13.63	
	Transfer from Tax FFB Account		200,000.00	
Total Receipts				\$200,013.63
Disbursements				
23870	Centerpoint Energy	Utilities-Admin	(50.36)	
23871	Consolidated Communications	Telephone Exp- Admin	(333.56)	
23872	Entergy	Utilities	(3,103.24)	
23873	Prepared Publications, Inc.	Operations Admin	(420.00)	
23874	Montgomery Central Appraisal District	MCAD Fees	(3,138.00)	
23875	Texas Commission on Environmental Quality	TCEQ Permit Fees - FY24	(173.67)	
23876	Bradi McElroy	Customer Refund	(197.03)	
23877	Christian Seberino	Customer Refund	(1,017.09)	
23878	Joseph & Angelia Garcia	Customer Refund	(179.48)	
23879	Patricia Woodum	Customer Refund	(2.81)	
23880	Texas Pride Utilities	Customer Refund	(2,000.00)	
23881	U S Treasury	941 - 4th Quarter 2023	(2,705.88)	
23882	All Seasons Lawn Maintenance	Lawn Service	(11,625.00)	
23883	Association of Water Board Directors	AWBD Expense - 2024 AWBD Mid	(530.00)	
23884	Julie Gilmer	Reimbursements	(71.80)	
23885	Municipal Accounts & Consulting L.P.	Bookkeeping Fees	(7,649.49)	
23886	Municipal Operations & Consulting, Inc.	Operations & Maintenance	(48,480.08)	
23887	River Plantation - Joint Drainage	Purchased Drainage	(9,707.53)	
23888	River Plantation - STP	December 2023 Billing	(21,332.07)	
23889	Smith, Murdaugh, Little & Bonham, LLP.	Legal Fees - General Legal	(11,266.65)	
23890	Texas Commission on Environmental Quality	2023 Annual Assessment	(4,076.88)	
23891	The Radich Law Firm, PLLC	Legal Fees	(12,436.69)	
23892	Vogler & Spencer Engineering	Engineering Fees	(8,210.00)	
Svc Chg	First Financial Bank	Bank Charges	(25.00)	
Total Disbursements				(\$148,732.31)
Balance as of 01/25/2024				\$89,527.13

Cash Flow Report - Online Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 12/19/2023				\$2,860.50
Receipts				
	Accounts Receivable		65,409.51	
	Accounts Receivable-DIT		7,774.43	
	Interest		12.43	
Total Receipts				\$73,196.37
Disbursements				
JE	First Financial Bank	Correction of February Entry	(7.24)	
Tsf	River Plantation MUD	Returned	(142.11)	
Total Disbursements				(\$149.35)
Balance as of 01/25/2024				\$75,907.52

Cash Flow Report - Tax Deposit Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 12/19/2023				\$3,660.06
Receipts				
	Interest		15.31	
	Tax Revenue		615.61	
	Tax Revenue		103,158.88	
	Tax Revenue		658,529.30	
Total Receipts				\$762,319.10
Disbursements				
Transfer	Texas Class	Transfer to Texas Class Account	(550,000.00)	
Tsf	River Plantation MUD	Transfer to FFB Operating	(200,000.00)	
Total Disbursements				(\$750,000.00)
Balance as of 01/25/2024				\$15,979.16

Actual vs. Budget Comparison

River Plantation MUD - GOF



	December 2023			October 2023 - December 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	25,065	40,391	(15,326)	90,972	121,172	(30,200)	484,689
14102 LSGCD Fees	543	1,083	(541)	2,030	3,250	(1,220)	13,000
14105 Reconnection Fee	0	1,083	(1,083)	0	3,250	(3,250)	13,000
14106 Transfer Fees	210	0	210	360	0	360	0
Total Water Revenue	25,818	42,557	(16,740)	93,363	127,672	(34,310)	510,689
Wastewater Revenue							
14201 Wastewater-Customer Service Fee	34,935	35,417	(482)	107,188	106,250	938	425,000
Total Wastewater Revenue	34,935	35,417	(482)	107,188	106,250	938	425,000
Property Tax Revenue							
14301 Maintenance Tax Collections	468,821	450,000	18,821	516,975	490,000	26,975	855,828
Total Property Tax Revenue	468,821	450,000	18,821	516,975	490,000	26,975	855,828
Tap Connection Revenue							
14501 Tap Connections	0	83	(83)	120	250	(130)	1,000
14502 Inspection Fees	0	167	(167)	0	500	(500)	2,000
Total Tap Connection Revenue	0	250	(250)	120	750	(630)	3,000
Administrative Revenue							
14702 Penalties & Interest	4,208	1,000	3,208	10,601	3,000	7,601	12,000
14704 EPUD Revenues	236	0	236	963	0	963	0
14705 TCEQ Fee	294	333	(40)	959	1,000	(41)	4,000
14706 Bank Service Fees	0	4	(4)	0	12	(12)	50
Total Administrative Revenue	4,738	1,338	3,400	12,523	4,013	8,511	16,050
Interest Revenue							
14801 Interest Earned on Checking	41	67	(25)	98	200	(102)	800
14802 Interest Earned on Temp. Invest	4,030	1,667	2,364	12,306	5,000	7,306	20,000
Total Interest Revenue	4,072	1,733	2,339	12,404	5,200	7,204	20,800
Other Revenue							
15801 Miscellaneous Income	100	83	17	340	250	90	1,000
Total Other Revenue	100	83	17	340	250	90	1,000
Total Revenues	538,483	531,378	7,105	742,912	734,135	8,777	1,832,367

Expenditures

Water Service

16102 Operations - Water	11,913	52,850	(40,937)	38,196	158,550	(120,354)	634,200
16104 Maintenance & Repairs - Water	26,059	16,250	9,809	65,279	48,750	16,529	195,000

Actual vs. Budget Comparison

River Plantation MUD - GOF



	December 2023			October 2023 - December 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16107 Chemicals - Water	223	1,250	(1,027)	1,442	3,750	(2,308)	15,000
16108 Laboratory Expense - Water	399	2,200	(1,801)	1,216	6,600	(5,384)	26,400
16109 Landscape Service - Water	5,813	6,824	(1,012)	17,375	20,472	(3,097)	81,890
16110 Utilities - Water	3,392	5,833	(2,442)	14,057	17,500	(3,443)	70,000
16116 Permit Fees - Water	274	0	274	6,114	3,500	2,614	3,500
16117 TCEQ Regulatory Expense - Water	568	1,750	(1,182)	568	1,750	(1,182)	1,750
16118 LSGWCD Fees	0	0	0	19,199	20,500	(1,301)	20,500
Total Water Service	48,640	86,958	(38,317)	163,446	281,373	(117,926)	1,048,240
Wastewater Service							
16201 Operations - Wastewater	3,128	2,292	836	13,600	6,875	6,725	27,500
16204 Purchase Wastewater Service	21,332	14,719	6,614	50,840	44,156	6,684	176,622
16208 Laboratory Fees - Wastewater	399	167	232	1,216	500	716	2,000
16209 Landscape Service -Wastewater	5,813	0	5,813	17,375	0	17,375	0
16211 Utilities - Wastewater	95	83	12	279	250	29	1,000
16217 TCEQ Regulatory Exp- Wastewater	568	0	568	568	0	568	2,000
16219 Maint & Repairs - Wastewater	5,862	6,250	(388)	11,963	18,750	(6,787)	75,000
Total Wastewater Service	37,197	23,510	13,687	95,841	70,530	25,311	284,122
Storm Water Quality							
16406 Purchased Drainage	9,618	833	8,784	12,025	2,500	9,525	10,000
Total Storm Water Quality	9,618	833	8,784	12,025	2,500	9,525	10,000
Tap Connection							
16501 Tap Connection Expense - Water	0	167	(167)	845	500	345	2,000
16502 Inspection Expense	0	0	0	207	0	207	0
16503 Tap Connection Exp - Wastewater	0	417	(417)	0	1,250	(1,250)	5,000
Total Tap Connection	0	583	(583)	1,052	1,750	(698)	7,000
Parks & Recreation Service							
16604 Maintenance & Repairs - Park	0	3,333	(3,333)	5,050	10,000	(4,950)	40,000
Total Parks & Recreation Service	0	3,333	(3,333)	5,050	10,000	(4,950)	40,000
Administrative Service							
16701 Legal Fees	10,989	16,667	(5,677)	34,761	50,000	(15,239)	200,000
16706 Engineering Fees	8,210	6,250	1,960	38,414	18,750	19,664	75,000
16712 Bookkeeping Fees	7,410	9,020	(1,610)	21,633	27,060	(5,427)	82,000
16713 Legal Notices & Other Publ.	0	83	(83)	0	250	(250)	1,000
16714 Printing & Office Supplies	244	833	(589)	502	2,500	(1,998)	10,000
16716 Delivery Expense	35	42	(7)	144	125	19	500
16717 Postage	728	375	353	2,207	1,125	1,082	4,500

Actual vs. Budget Comparison

River Plantation MUD - GOF



	December 2023			October 2023 - December 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Administrative Service							
16718 Insurance & Surety Bond	0	0	0	34,157	32,000	2,157	32,000
16719 AWBD Expense	0	0	0	0	0	0	700
16721 Auditing Fees	0	0	0	0	0	0	10,000
16722 Bank Service Charges	25	208	(183)	142	625	(483)	2,500
16723 Travel Expense	0	25	(25)	957	1,050	(93)	2,100
16725 Tax Assessor/Collector	0	0	0	472	800	(328)	800
16728 Record Storage Fees	38	0	38	115	0	115	0
16732 Appraisal District Fees	3,138	1,125	2,013	3,138	1,125	2,013	4,500
16733 Membership & Dues	0	0	0	0	0	0	30
Total Administrative Service	30,818	34,628	(3,810)	136,640	135,410	1,230	425,630
Payroll Expense							
17101 Payroll- Directors	0	0	0	9,450	11,250	(1,800)	11,250
17105 Payroll-TWC/ TAX	0	0	0	723	1,125	(402)	1,125
Total Payroll Expense	0	0	0	10,173	12,375	(2,202)	12,375
Other Expense							
17802 Miscellaneous Expense	1,067	417	650	2,610	1,250	1,360	5,000
Total Other Expense	1,067	417	650	2,610	1,250	1,360	5,000
Total Expenditures	127,340	150,263	(22,922)	426,838	515,188	(88,350)	1,832,367
Total Revenues (Expenditures)	411,143	381,116	30,027	316,075	218,947	97,128	0
Excess Revenues (Expenditures)	411,143	381,116	30,027	316,075	218,947	97,128	0

Balance Sheet as of 12/31/2023

River Plantation MUD - GOF



Assets

Bank	
11101 Cash in Bank	\$31,016
11102 Tax Deposit	765,979
11103 Online	75,908
Total Bank	\$872,902
Investments	
11201 Time Deposits	\$842,801
Total Investments	\$842,801
Receivables	
11301 Accounts Receivable	\$55,584
11302 Accounts Receivable -EPUD	963
11303 Maintenance Tax Receivable	670,934
Total Receivables	\$727,481
Interfund Receivables	
11401 Due From Capital Projects	\$164,489
11404 Due From Joint Plant	48,081
11405 Due From Joint Drainage	24,496
Total Interfund Receivables	\$237,067
Reserves	
11601 RP MUD STP Reserve	\$21,000
11602 RP MUD Joint Drainage Reserve	4,000
Total Reserves	\$25,000

Total Assets

\$2,705,251

Liabilities & Equity

Liabilities

Accounts Payable	
12101 Accounts Payable	\$132,805
12103 Payroll Liabilities	5,412
Total Accounts Payable	\$138,217
Other Current Liabilities	
12207 Due To Tax Assessor	\$962
12208 Due To Directors	7,467
Total Other Current Liabilities	\$8,429
Interfund Payables	
12402 Due To Debt Service	\$293,483
Total Interfund Payables	\$293,483
Deferrals	
12502 Deferred Inflows Property Taxes	\$670,934
Total Deferrals	\$670,934

Balance Sheet as of 12/31/2023

River Plantation MUD - GOF



Liabilities & Equity

Liabilities

Deposits

12601 Customer Meter Deposits	\$116,869
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Total Deposits	<u>\$116,869</u>
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Total Liabilities

	<u>\$1,227,931</u>
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Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance	\$1,161,245
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Total Unassigned Fund Balance	<u>\$1,161,245</u>
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Net Income	<u>\$316,075</u>
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Total Equity

	<u>\$1,477,319</u>
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Total Liabilities & Equity

	<u><u>\$2,705,251</u></u>
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Monthly Financial Summary - Capital Projects Fund

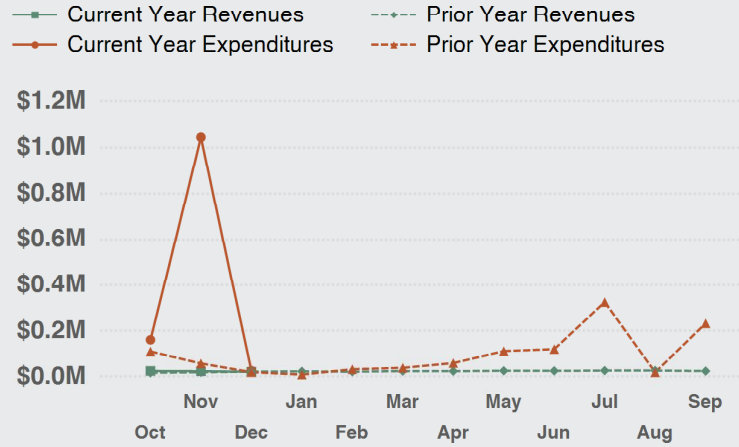
River Plantation MUD - CPF



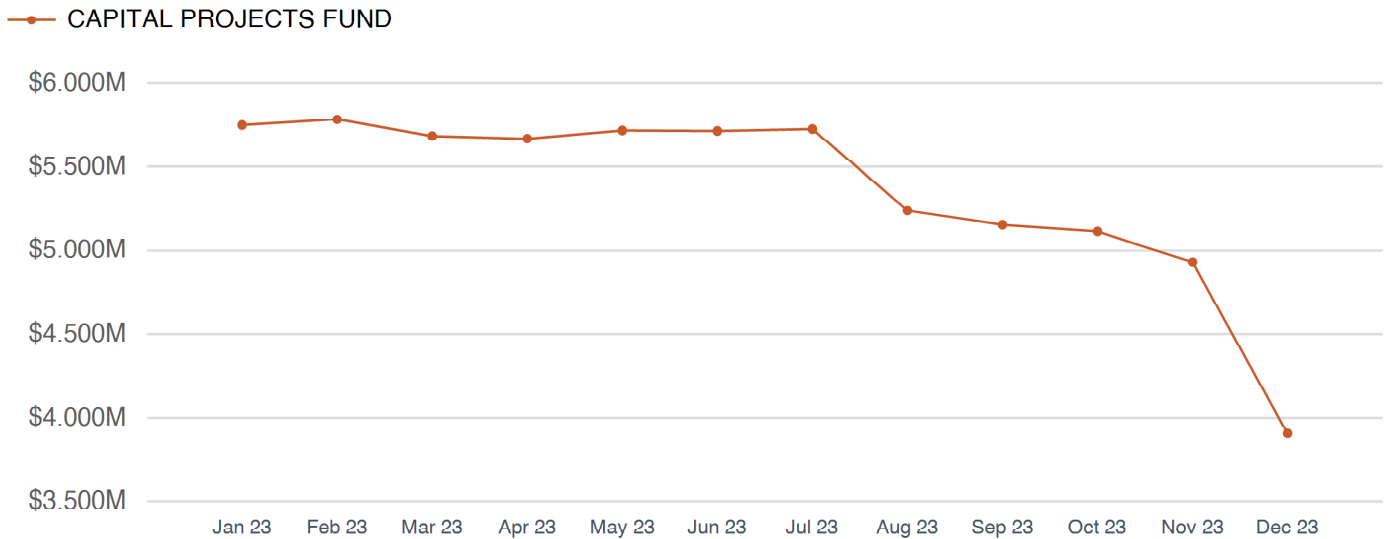
Account Balance Summary

Balance as of 12/19/2023	\$3,885,251
Receipts	60,886
Disbursements	(80,267)
Balance as of 01/25/2024	\$3,865,869

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | January 2023 - December 2023



Cash Flow Report - Checking Account

River Plantation MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 12/19/2023				\$379.66
Receipts				
	Interest		76.60	
	Transfer from TX Class Series 2022 WS&D		40,132.72	
Total Receipts				\$40,209.32
Disbursements				
1042	McDonald Municipal & Industrial	Pay Application #1	(14,850.00)	
1043	River Plantation MUD - STP	STP Billing - December 2023	(7,940.76)	
1044	Vogler & Spencer Engineering	Engineering Fees	(17,341.96)	
Bnk Chg	First Financial Bank	Bank Service Charge	(2.04)	
Total Disbursements				(\$40,134.76)
Balance as of 01/25/2024				\$454.22

Monthly Financial Summary - Sewer Treatment Plant Fund

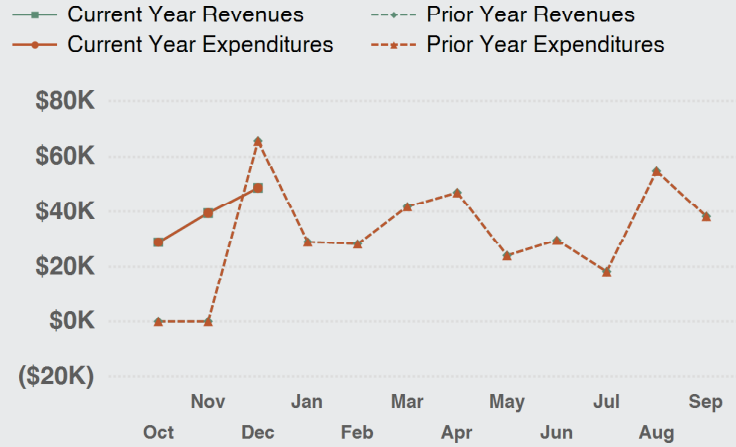
River Plantation MUD - STP



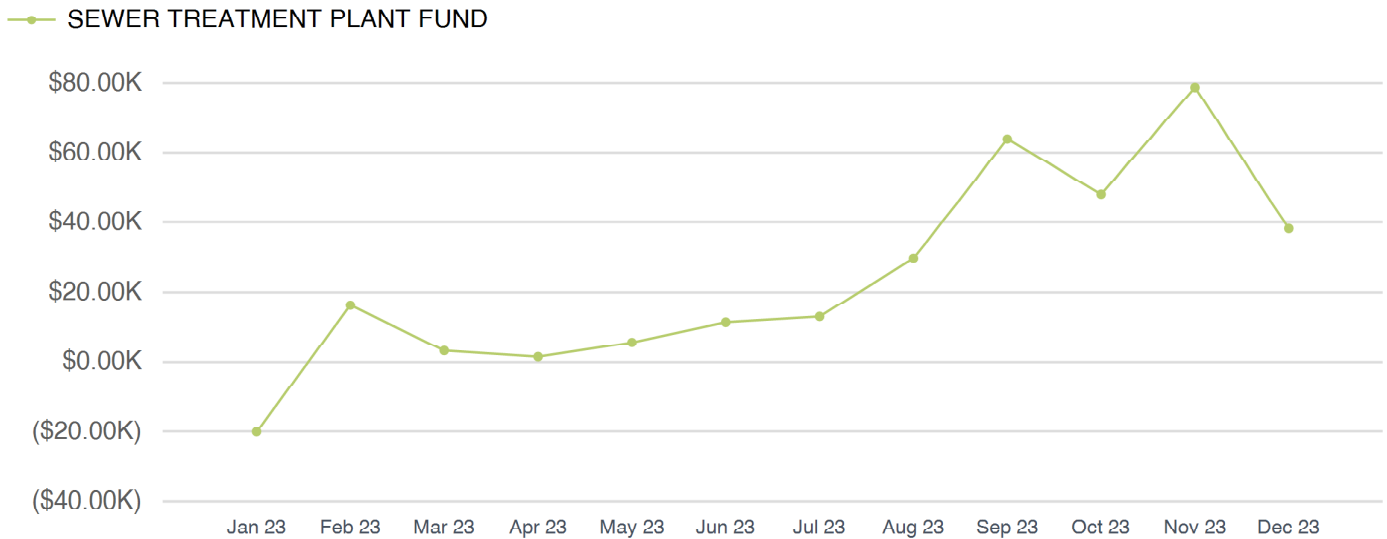
Account Balance Summary

Balance as of 12/19/2023	\$42,720
Receipts	41,537
Disbursements	(49,473)
Balance as of 01/25/2024	\$34,784

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | January 2023 - December 2023



Cash Flow Report - Checking Account

River Plantation MUD - STP



Number	Name	Memo	Amount	Balance
Balance as of 12/19/2023				\$42,720.39
Receipts				
	DXI Reimbursement		202.50	
	Interest on Checking		13.66	
	Accounts Receivable - EPUD		12,048.15	
	Accounts Receivable - River Plantation Capital		7,940.76	
	Accounts Receivable - River Plantation		21,332.07	
Total Receipts				\$41,537.14
Disbursements				
1066	Entergy	Utilities	(4,537.77)	
1067	Republic Services	Garbage Expense	(156.79)	
1068	GFL Environmental	Sludge Removal	(2,736.00)	
1069	Municipal Accounts & Consulting LP	Bookkeeping Fees - STP	(1,468.76)	
1070	Municipal Operations & Consulting	Operator Expense	(9,992.97)	
1071	Vogler & Spencer Engineering	Engineering Fees	(29,734.05)	
Svc Chg	First Financial	Bank Charge	(2.59)	
Wire	First Financial	Transfer Joint Drainage billing payments	(844.48)	
Total Disbursements				(\$49,473.41)
Balance as of 01/25/2024				\$34,784.12

Actual vs. Budget Comparison

River Plantation MUD - STP



	December 2023			October 2023 - December 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Interest Revenue							
74801 Interest Earned on Checking	14	4	10	42	13	29	50
Total Interest Revenue	14	4	10	42	13	29	50
Participant Revenue-WWTP							
75201 RP MUD Revenue	21,332	14,719	6,614	50,840	44,156	6,684	176,622
75202 EPUD Revenue	19,140	9,812	9,328	44,779	29,437	15,342	117,748
75203 RP CPF Revenue	7,941	0	7,941	17,646	0	17,646	0
Total Participant Revenue-WWTP	48,413	24,531	23,882	113,265	73,593	39,673	294,370
Other Revenue							
75801 Miscellaneous Income	203	0	203	3,731	0	3,731	0
Total Other Revenue	203	0	203	3,731	0	3,731	0
Total Revenues	48,629	24,535	24,094	117,038	73,605	43,433	294,420
Expenditures							
Garbage Service							
76301 Garbage Expense	157	67	90	477	200	277	800
Total Garbage Service	157	67	90	477	200	277	800
Administrative Service							
76703 Engineering Fees	29,734	4,167	25,567	50,389	12,500	37,889	50,000
76704 Bookkeeping Fees	1,469	833	635	5,290	2,500	2,790	10,000
76708 Insurance & Surety Bond	0	417	(417)	0	1,250	(1,250)	5,000
76709 Bank Service Charges	3	0	3	8	0	8	0
76710 Security Expense	0	250	(250)	0	750	(750)	3,000
Total Administrative Service	31,205	5,667	25,539	55,686	17,000	38,686	68,000
WWTP Service							
77201 Operations - Wastewater	0	2,083	(2,083)	3,093	6,250	(3,157)	25,000
77202 Utilities	4,538	3,750	788	12,355	11,250	1,105	45,000
77203 Maint & Repairs - Wastewater	7,996	5,833	2,163	34,696	17,500	17,196	70,000
77205 Chemicals - Wastewater	0	583	(583)	0	1,750	(1,750)	7,000
77206 Laboratory Expense - Wastewater	1,997	1,083	913	5,259	3,250	2,009	13,000
77207 Sludge Removal	2,736	2,500	236	5,472	7,500	(2,028)	30,000
77208 Mowing - Wastewater	0	75	(75)	0	225	(225)	900
77209 Telephone Expense	0	60	(60)	0	180	(180)	720
77211 Permit Fees	0	2,833	(2,833)	0	8,500	(8,500)	34,000
Total WWTP Service	17,267	18,802	(1,535)	60,875	56,405	4,470	225,620
Total Expenditures	48,629	24,535	24,094	117,038	73,605	43,433	294,420

Actual vs. Budget Comparison

River Plantation MUD - STP



	December 2023			October 2023 - December 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Total Revenues (Expenditures)	0	0	0	0	0	0	0
Excess Revenues (Expenditures)	0	0	0	0	0	0	0

Monthly Financial Summary - Joint Drainage Fund

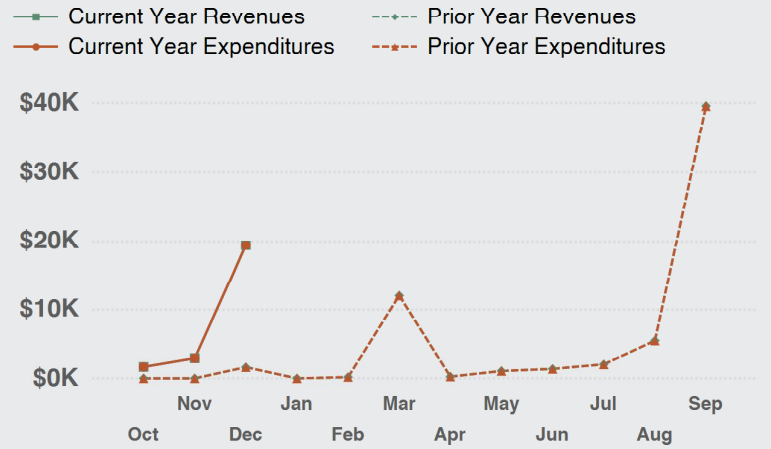
River Plantation MUD - Joint Drainage



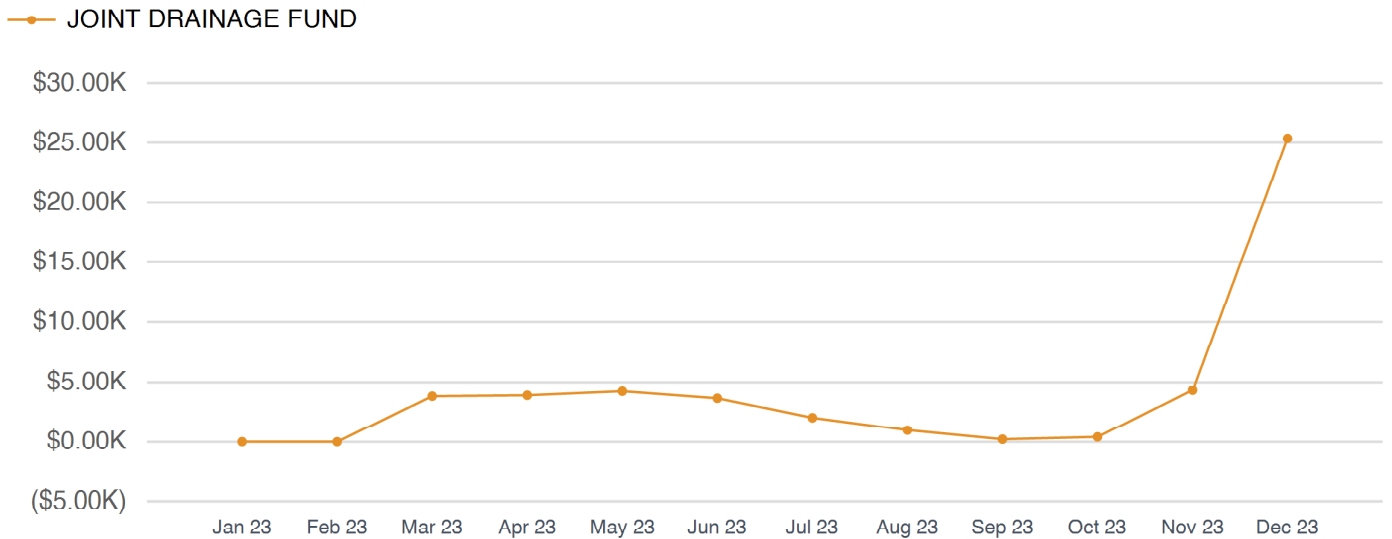
Account Balance Summary

Balance as of 12/19/2023	\$25,407
Receipts	10,552
Disbursements	(19,415)
Balance as of 01/25/2024	\$16,544

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | January 2023 - December 2023



Cash Flow Report - Checking Account

River Plantation MUD - Joint Drainage



Number	Name	Memo	Amount	Balance
Balance as of 12/19/2023				\$25,406.70
Receipts				
	Transfer from STP		844.48	
	River Plantation Billing		9,707.53	
Total Receipts				\$10,552.01
Disbursements				
1029	Entergy	Utilities	(26.65)	
1030	All Seasons Lawn Maintenance	Vegetation Clean Up	(6,500.00)	
1031	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,129.17)	
1032	Vogler & Spencer Engineering	Engineering Fees	(11,740.00)	
JE	First Financial Bank	Bank Service Charge	(19.24)	
Total Disbursements				(\$19,415.06)
Balance as of 01/25/2024				\$16,543.65

Actual vs. Budget Comparison

River Plantation MUD - Joint Drainage



	December 2023			October 2023 - December 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Interest Revenue							
94801 Interest Earned on Checking	0	4	(4)	0	12	(12)	50
Total Interest Revenue	0	4	(4)	0	12	(12)	50
Participant Revenue-JWP							
95301 RP MUD Revenue	9,708	833	8,874	12,025	2,500	9,525	10,000
95302 EPUD Revenue	9,708	833	8,874	12,025	2,500	9,525	10,000
Total Participant Revenue-JWP	19,415	1,667	17,748	24,049	5,000	19,049	20,000
Total Revenues	19,415	1,671	17,744	24,049	5,012	19,037	20,050
Expenditures							
Administrative Service							
96703 Engineering Fee	11,740	417	11,323	13,433	1,250	12,183	5,000
96704 Bookkeeping Fee	1,129	500	629	4,004	1,500	2,504	6,000
96709 Bank Service Charges	19	7	12	34	21	13	84
Total Administrative Service	12,888	924	11,965	17,471	2,771	14,700	11,084
JWP Service							
97302 Maintenance & Repairs	6,500	301	6,199	6,500	904	5,596	3,616
97305 Utilities	27	29	(3)	78	87	(9)	350
97306 Mowing Expense	0	417	(417)	0	1,250	(1,250)	5,000
Total JWP Service	6,527	747	5,779	6,578	2,241	4,337	8,966
Total Expenditures	19,415	1,671	17,744	24,049	5,012	19,037	20,050
Total Revenues (Expenditures)	0	0	0	0	0	0	0
Excess Revenues (Expenditures)	0	0	0	0	0	0	0

District Debt Summary as of 01/25/2024

River Plantation MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$23.47M		\$21.47M	\$2.00M	Refer to FA for Available \$
Total \$ Issued		Issued	Issued	Issued
\$15.10M		\$13.42M	\$1.68M	N/A
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
28	AA	\$8.05M	\$325.94K	Refer to FA for Available \$

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2022 - WS&D	\$6,950,000	2052	\$6,925,000
2022 - Park	\$1,675,000	2051	\$1,635,000
Total	\$8,625,000		\$8,560,000

District Debt Schedule

River Plantation MUD - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2022 - WS&D	\$0.00	\$150,206.25	\$150,206.25
Bank of New York	2022 - Park	\$0.00	\$23,990.63	\$23,990.63
Total Due 03/01/2024		\$0.00	\$174,196.88	\$174,196.88

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2022 - WS&D	\$115,000.00	\$150,206.25	\$265,206.25
Bank of New York	2022 - Park	\$30,000.00	\$23,990.63	\$53,990.63
Total Due 09/01/2024		\$145,000.00	\$174,196.88	\$319,196.88

Investment Profile as of 01/25/2024

River Plantation MUD

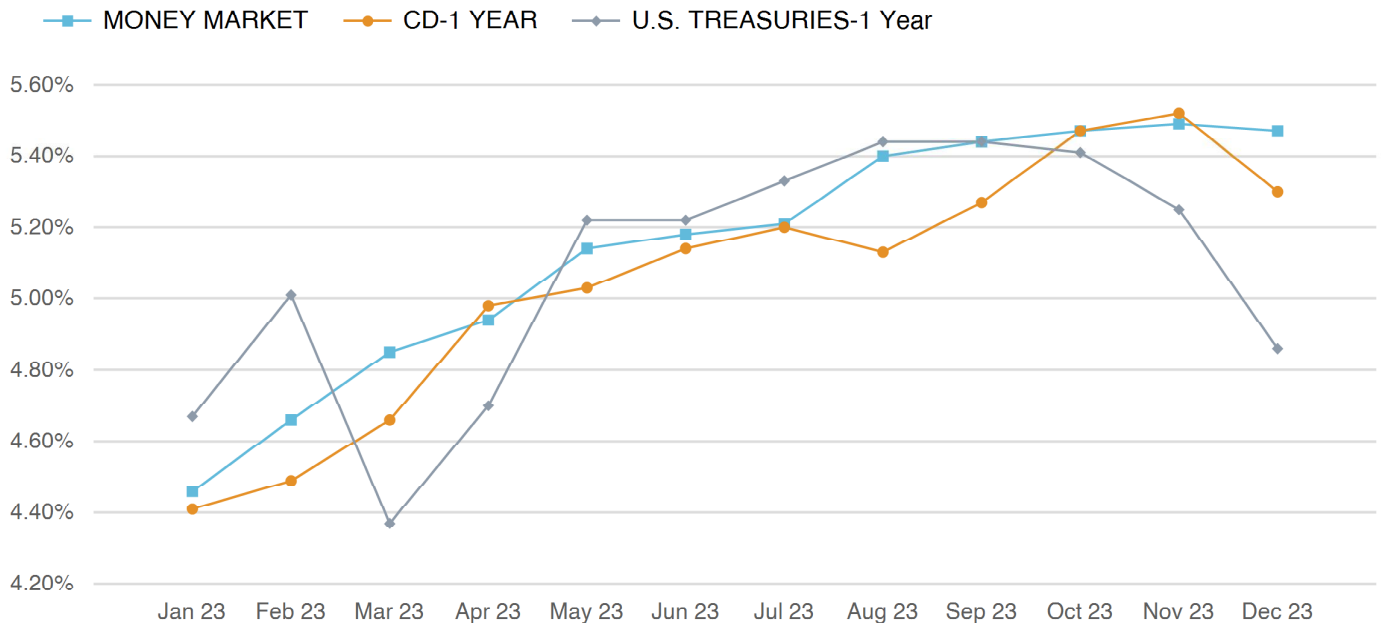


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$1,280,732	Funds Available to Invest \$3,865,869	Funds Available to Invest \$674,645	Funds Available to Invest \$51,328
Funds Invested \$1,099,318	Funds Invested \$3,865,415	Funds Invested \$674,645	Funds Invested \$0
Percent Invested 86 %	Percent Invested 99 %	Percent Invested 100 %	Percent Invested 0 %

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.44 %	180 Days	5.40 %	180 Days	5.19 %
		270 Days	5.42 %	270 Days	5.19 %
		1 Yr	5.28 %	1 Yr	4.68 %
		13 Mo	5.15 %	13 Mo	N/A
		18 Mo	4.02 %	18 Mo	4.68 %
		2 Yr	1.99 %	2 Yr	4.20 %

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | January 2023 - December 2023



Account Balance as of 01/25/2024

River Plantation MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0001)	11/15/2018		5.54 %	1,099,318.17	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5416)			0.15 %	89,527.13	Cash In Bank
FIRST FINANCIAL BANK (XXXX5440)			0.20 %	15,979.16	Tax Deposit Account
FIRST FINANCIAL BANK (XXXX4421)			0.20 %	75,907.52	Online Account
Totals for General Operating Fund				\$1,280,731.98	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0002)	01/14/2022		5.54 %	20,897.14	Series 2022 Park
TEXAS CLASS (XXXX0004)	04/05/2022		5.54 %	3,844,518.10	Series 2022 WS&D
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5941)			0.00 %	454.22	Checking Account
Totals for Capital Projects Fund				\$3,865,869.46	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0003)	01/14/2022		5.54 %	52,128.02	Park
TEXAS CLASS (XXXX0005)	04/05/2022		5.54 %	622,516.57	WS&D
Totals for Debt Service Fund				\$674,644.59	

FUND: Sewer Treatment Plant

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX0949)			0.00 %	34,784.12	Checking Account
Totals for Sewer Treatment Plant Fund				\$34,784.12	

Account Balance as of 01/25/2024

River Plantation MUD - Investment Detail



FUND: Joint Drainage

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX2713)			0.00 %	16,543.65	Checking Account
Totals for Joint Drainage Fund				\$16,543.65	
Grand Total for River Plantation MUD :				\$5,872,573.80	

River Plantation MUD - GOF
Accounts Receivable-EPUD

As of September 30, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
11302 - Accounts Receivable -EPUD							
General Journal	10/01/2023	EPUD		September 2023 Additional Water Connections	224.07		0.00
General Journal	10/31/2023	EPUD		October 2023 Additional Water Connections	266.18		224.07
General Journal	11/30/2023	EPUD		November 2023 Additional Water Connections	236.33		490.25
General Journal	12/31/2023	EPUD		December 2023 Additional Water Connections	236.19		726.58
General Journal	01/18/2024	EPUD		Sept 2023 Additional Water Connections - Deposited in STP		224.07	962.77
General Journal	01/18/2024	EPUD		Oct 2023 Additional Water Connections - Deposited in STP		266.18	738.70
Total 11302 - Accounts Receivable -EPUD					962.77	490.25	472.52
TOTAL					962.77	490.25	472.52

**River Plantation MUD - STP
Accounts Receivable - EPUD**

As of September 30, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
71302 - Accounts Receivable - EPUD							37,460.16
General Journal	10/31/2023	AR		Accounts Receivable - October CPF for Nov. 20 2023 Meeting	721.12		38,181.28
General Journal	10/31/2023	AR		Accounts Receivable - Oct for Nov. 20 2023 Meeting	10,713.42		48,894.70
General Journal	11/29/2023	Receipt	First Fin...	Accounts Receivable - EPUD July Add'l		721.12	48,173.58
General Journal	11/29/2023	Receipt	First Fin...	Accounts Receivable - EPUD August		18,718.85	29,454.73
General Journal	11/29/2023	Receipt	First Fin...	Accounts Receivable - EPUD September		13,693.49	15,761.24
General Journal	11/29/2023	Receipt	First Fin...	Accounts Receivable - EPUD September CPF		1,442.23	14,319.01
General Journal	11/29/2023	Receipt	First Fin...	Accounts Receivable - EPUD August Add'l		721.12	13,597.89
General Journal	11/30/2023	AR		Accounts Receivable - November CPF for Dec. 18 2023 Meeting	5,624.71		19,222.60
General Journal	11/30/2023	AR		Accounts Receivable - Nov for Dec. 18 2023 Meeting	8,580.13		27,802.73
General Journal	12/31/2023	AR		Accounts Receivable - November CPF for Jan. 25 2024 Meeting	5,192.04		32,994.77
General Journal	12/31/2023	AR		Accounts Receivable - December for Jan. 25 2024 Meeting	13,947.90		46,942.67
General Journal	12/31/2023	Receipt		Accounts Receivable - EPUD Credit for Duplicate Payment against Dec...		1,442.23	45,500.44
General Journal	01/04/2024	Receipt	First Fin...	Accounts Receivable - EPUD October		10,713.42	34,787.02
Total 71302 - Accounts Receivable - EPUD					44,779.32	47,452.46	34,787.02
TOTAL					44,779.32	47,452.46	34,787.02

**River Plantation MUD - Joint Drainage
Accounts Receivable - EPUD**

All Transactions

Type	Date	Num	Name	Memo	Debit	Credit	Balance
91302 - Accounts Receivable - EPUD							
General Journal	10/31/2022	JE		Accounts Receivable EPUD - October	11.86		11.86
General Journal	11/30/2022	JE		Accounts Receivable EPUD - November	11.93		23.79
General Journal	12/31/2022	JE		Accounts Receivable EPUD - December	497.30		521.09
General Journal	12/31/2022	JE		Accounts Receivable EPUD - December Correction to Billi...	329.00		850.09
General Journal	01/31/2023	JE		Accounts Receivable EPUD - January	9.02		859.11
General Journal	02/28/2023	JE		Accounts Receivable EPUD - February	103.02		962.13
General Journal	03/17/2023	Wire		Accounts Receivable EPUD		11.86	950.27
General Journal	03/17/2023	Wire		Accounts Receivable EPUD		11.93	938.34
General Journal	03/17/2023	Wire		Accounts Receivable EPUD		419.80	518.54
General Journal	03/31/2023	JE		Accounts Receivable EPUD - March	22.18		540.72
General Journal	03/31/2023	JE		Accounts Receivable EPUD - March CPF	6,009.37		6,550.09
General Journal	03/31/2023	Receipt	Vogler & Spencer ...	Accounts Receivable EPUD - March CPF		6,009.37	540.72
General Journal	04/30/2023	JE		Accounts Receivable EPUD - April	137.94		678.66
General Journal	05/31/2023	JE		Accounts Receivable EPUD - May	539.06		1,217.72
General Journal	05/31/2023	JE		Accounts Receivable EPUD - May Add'l	9.47		1,227.19
General Journal	06/08/2023	Receipt		Accounts Receivable EPUD - January		9.02	1,218.17
General Journal	06/30/2023	JE		Accounts Receivable EPUD - June	700.95		1,919.12
General Journal	07/10/2023	Receipt		Accounts Receivable EPUD - March		137.94	1,781.18
General Journal	07/31/2023	JE		Accounts Receivable EPUD - July	1,032.73		2,813.91
General Journal	08/16/2023	Receipt		Accounts Receivable EPUD - March		539.06	2,274.85
General Journal	08/31/2023	JE		Accounts Receivable EPUD - August	2,753.04		5,027.89
General Journal	09/30/2023	Receipt		Accounts Receivable EPUD - Feb 2023		103.02	4,924.87
General Journal	09/30/2023	Receipt		Accounts Receivable EPUD - March 2023		22.18	4,902.69
General Journal	09/30/2023	Receipt		Accounts Receivable EPUD - July 2023		1,032.73	3,869.96
General Journal	09/30/2023	Receipt		Accounts Receivable EPUD - June 2023		700.95	3,169.01
General Journal	09/30/2023	Receipt		Accounts Receivable EPUD - May 2023		9.47	3,159.54
General Journal	09/30/2023	JE		Accounts Receivable EPUD - September	19,805.94		22,965.48
General Journal	09/30/2023	Receipt		Accounts Receivable EPUD - Dec 2022 partial		77.50	22,887.98
General Journal	10/31/2023	JE		Accounts Receivable EPUD - September	844.48		23,732.46
General Journal	11/29/2023	Receipt		Accounts Receivable EPUD - August 2023		2,753.04	20,979.42
General Journal	11/29/2023	Receipt		Accounts Receivable EPUD - September 2023		19,805.94	1,173.48
General Journal	11/30/2023	JE		Accounts Receivable EPUD - November	1,472.72		2,646.20
General Journal	12/31/2023	JE		Accounts Receivable EPUD - December	9,707.53		12,353.73
General Journal	01/04/2024	Receipt		Accounts Receivable EPUD - October 2023		844.48	11,509.25
Total 91302 - Accounts Receivable - EPUD					43,997.54	32,488.29	11,509.25
TOTAL					43,997.54	32,488.29	11,509.25

Capital Projects Fund Breakdown

River Plantation MUD

As of Date 01/25/24

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2022 Park	\$1,675,000.00
Interest Earnings - Series 2022 Park	1,981.06
Bond Proceeds - Series 2022 WSD	6,950,000.00
Interest Earnings - Series 2022 WSD	378,757.44

Disbursements

Disbursements - Series 2022 Park	(1,655,629.08)
Disbursements - Series 2022 WSD	(3,484,239.96)

Total Cash Balance	<u><u>\$3,865,869.46</u></u>
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Balances by Account

Bank - Checking	\$454.22
Bank - Series 2022 Park	20,897.14
Bank - Series 2022 WSD	3,844,518.10

Total Cash Balance	<u><u>\$3,865,869.46</u></u>
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Balances by Bond Series

Bond Proceeds - Series 2022 Park	\$21,351.98
Bond Proceeds - Series 2022 WSD	3,844,517.48

Total Cash Balance	<u><u>\$3,865,869.46</u></u>
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Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2022 Park	\$0.00
Remaining Costs - Series 2022 WSD	3,438,620.32

Total Amount in Remaining Costs	<u><u>\$3,438,620.32</u></u>
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Surplus & Interest - Series 2022 Park	\$21,351.98
Surplus & Interest - Series 2022 WSD	405,897.16

Total Surplus & Interest Balance	<u><u>\$427,249.14</u></u>
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Total Remaining Costs/Surplus	<u><u>\$3,865,869.46</u></u>
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Cost Comparison - \$6,950,000.00 - Series 2022 WSD

River Plantation MUD

	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS				
District Items				
WWTF Rehab Phase 1	625,000.00	\$23,160.55	\$601,839.45	\$0.00
WWTF Electrical Upgrades	615,000.00	24,282.71	590,717.29	0.00
WP No. 3 Electical Upgrades	72,500.00	71,888.90	611.10	0.00
WP No. 2 Recoating	178,500.00	108,817.80	69,682.20	0.00
Fire Hydrant & Valve Survey	50,757.00	0.00	50,757.00	0.00
Fire Hydrant & Valve Rehab	152,500.00	0.00	152,500.00	0.00
Sanitary Clean & Televis	326,177.00	156,698.73	169,478.27	0.00
Sanitary Sewer Rehab Phase 1	382,896.00	940,558.68	(557,662.68)	0.00
Sanitary Sewer Rehab Phase 2	367,898.00	461,818.75	(93,920.75)	0.00
Sanitary Sewer Rehab Phase 3	366,682.00	0.00	366,682.00	0.00
Sanitary Manhole Rehab Phase 1	390,785.00	22,616.88	368,168.12	0.00
Storm Sewer Clean & Televis	28,538.00	87,364.37	0.00	(58,826.37)
Channel Survey & Evaluation	50,000.00	0.00	50,000.00	0.00
Storm Sewer Rehab Phase 1	389,889.00	378,971.64	10,917.36	0.00
Storm Sewer Rehab Phase 2	390,847.00	77,841.00	313,006.00	0.00
Mosswood Ditch Rehab Phase 1	559,825.00	97,049.79	462,775.21	0.00
Contingency	954,015.00	70,945.25	883,069.75	0.00
Subtotal District Items	\$5,901,809.00	\$2,522,015.05	\$3,438,620.32	(\$58,826.37)
TOTAL CONSTRUCTION COSTS	\$5,901,809.00	\$2,522,015.05	\$3,438,620.32	(\$58,826.37)
NON-CONSTRUCTION COSTS				
Legal Fees	238,500.00	\$208,500.00	\$0.00	\$30,000.00
Financial Advisory Fees	139,000.00	139,000.00	0.00	0.00
Capitalized Interest	347,500.00	302,225.00	0.00	45,275.00
Bond Discount	208,500.00	130,578.50	0.00	77,921.50
Bond Issuance Expenses	35,366.00	102,596.41	0.00	(67,230.41)
Bond Application Report Cost	55,000.00	55,000.00	0.00	0.00
Attorney General Fee	6,950.00	6,950.00	0.00	0.00
TCEQ Bond Issuance Fee	17,375.00	17,375.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00
TOTAL NON-CONSTRUCTION COSTS	\$1,048,191.00	\$962,224.91	\$0.00	\$85,966.09
TOTAL BOND ISSUE REQUIREMENT	\$6,950,000.00	\$3,484,239.96	\$3,438,620.32	\$27,139.72
			Interest Earned	\$378,757.44
			Total Surplus & Interest	\$405,897.16
			Total Remaining Funds	\$3,844,517.48

2024 AWBD Mid Winter Conference

River Plantation Municipal Utility District

Friday, January 19- Saturday, January 20, 2024

Hyatt Regency, Dallas, TX 75207

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Julie Gilmer				No
Tim Goodman	Yes		Yes	Yes
Betty Brown	Yes		Yes	
Karl Sakocius				
Tom Vandever				

Note

Register on-line www.awbd-tx.org (For log in assistance, contact Taylor Cavnar: tcavnar@awbd-tx.org)

This page only confirms registration for the conference, not hotel registrations.

All hotel reservations are the sole responsibility of each attendee.

Your conference registration confirmation will contain a housing reservation request web link.

The link will require the registration number from your conference registration before you can reserve a room.

All requests for an advance of funds must be sent via email to the bookkeeper within 30 days of conference.

Registration Dates

Regular Registration:	Begins: 7/20/2023	\$380.00
Late Registration	Begins: 8/31/2023	\$430.00
	Begins: 12/14/2023	\$530.00

Cancellation Policy

All cancellations must be made in writing.

A \$50.00 administrative fee is assessed for each conference registration cancelled on or before

There will be no refunds after 12/13/2023

Housing Information

Hotel reservations are only available to attendees who are registered with AWBD-TX for the Conference.

If you have questions, please call Taylor Cavnar at (281) 350-7090

RIVER PLANTATION MUD

REPORT OF TAXES COLLECTED

ALL YEARS

CURRENT MONTH OF:

December-23

TAXES TO BE COLLECTED AS OF 12/01/2023	\$	1,426,070.23
PAYMENTS CURRENT MONTH	\$	(762,477.77)
NEW TAX LEVY FOR 2023 TAX YEAR	\$	-
ADJUSTMENT IN LEVY BY Tammy McRea's Office	\$	7,341.44
TOTAL AMT. RECEIVABLE 12/31/2023	\$	670,933.90

TAXES COLLECTED:	BALANCE FORWARD	CURRENT MONTH	YEAR TO DATE
CURRENT YEAR	\$ 63,159.22	\$ 759,532.26	\$ 822,691.48
PRIOR YEAR TAXES	\$ 10,932.77	\$ 2,945.51	\$ 13,878.28
OVERPAYMENTS	\$ -		\$ -
OTHER	\$ -		\$ -
TOTAL TAXES COLLECTED	\$ 74,091.99	\$ 762,477.77	\$ 836,569.76
COST TO COLLECT TAXES	\$ (472.00)	\$ -	\$ (472.00)
OVERPAYMENT P&I	\$ (1,131.24)	\$ (789.59)	\$ (1,920.83)
Rendition/OTHER INCOME:	\$ -	\$ -	\$ -
PENALTY & INTEREST	\$ 2,763.22	\$ 615.61	\$ 3,378.83
TOTAL INCOME	\$ 75,251.97	\$ 762,303.79	\$ 837,555.76
DEDUCTIONS:			
APPRAISAL DIST. ADJUSTMENTS	\$ -	\$ -	\$ -
TOTAL AMT. OF DEDUCTIONS	\$ -	\$ -	\$ -
NET AMOUNT RECEIVED	\$ 75,251.97	\$ 762,303.79	\$ 837,555.76

COMPARISON OF NET TAXES COLLECTED THIS YEAR TO LAST YEAR

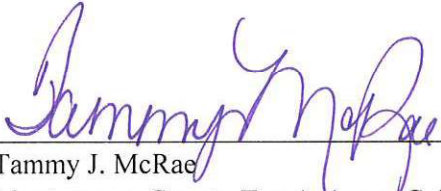
MONTH	LAST YEAR	THIS YEAR	VARIANCE
OCT	\$ 13,558.17	\$ 13,399.87	\$ (158.30)
NOV	\$ 61,154.85	\$ 61,852.10	\$ 697.25
DEC	\$ 554,915.47	\$ 762,303.79	\$ 207,388.32
JAN	\$ 244,670.33		
FEB	\$ 100,908.42		
MAR	\$ 21,033.85		
APR	\$ 11,609.83		
MAY	\$ 18,685.37		
JUN	\$ 11,105.38		
JUL	\$ 6,263.80		
AUG	\$ 3,542.83		
SEP	\$ (319.54)		
TOTAL	\$ 1,047,128.76	\$ 837,555.76	\$ 207,927.27

Tammy J. McRae
Montgomery County
Tax Assessor-Collector

Monthly Tax Collection Report
For the month of December 2023


River Plantation MUD

	<u>MTD</u>	<u>YTD</u>
2023 Base Tax	\$ 759,532.26	\$ 822,691.48
2023 Penalty & Interest	-	-
Prior Years Base Tax	2,945.51	13,878.28
Prior Years Penalty & Interest	615.61	3,378.83
Reversals (Refunds, Returned Items, Transfers)	(789.59)	(1,920.83)
Collection Fee	-	(472.00)
5% Rendition Fee	-	-
 Total Collections	 <u>\$ 762,303.79</u>	 <u>\$ 837,555.76</u>

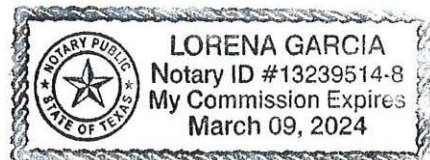


Tammy J. McRae
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 3rd day of January, 2024.



Notary Public in and for the State of Texas



YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2023	M & O	.400000	466,979.29	.00	.00	.00	466,979.29	.00	.00	.00	466,979.29
	I & S	.250000	291,863.32	.00	.00	.00	291,863.32	.00	.00	.00	291,863.32
	TOTAL	.650000	758,842.61	.00	.00	.00	758,842.61	.00	.00	.00	758,842.61
2022	M & O	.270000	1,436.48	.00	312.27	.00	1,748.75	677.25	.00	.00	2,426.00
	I & S	.250000	1,330.09	.00	289.12	.00	1,619.21	.00	.00	.00	1,619.21
	TOTAL	.520000	2,766.57	.00	601.39	.00	3,367.96	677.25	.00	.00	4,045.21
2021	M & O	.316000	79.00	.00	14.22	.00	93.22	18.64	.00	.00	111.86
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.316000	79.00	.00	14.22	.00	93.22	18.64	.00	.00	111.86
ALL	M & O		468,494.77	.00	326.49	.00	468,821.26	695.89	.00	.00	469,517.15
ALL	I & S		293,193.41	.00	289.12	.00	293,482.53	.00	.00	.00	293,482.53
ALL	TOTAL		761,688.18	.00	615.61	.00	762,303.79	695.89	.00	.00	762,999.68
DLO	M & O		1,515.48	.00	326.49	.00	1,841.97	695.89	.00	.00	2,537.86
DLO	I & S		1,330.09	.00	289.12	.00	1,619.21	.00	.00	.00	1,619.21
DLO	TOTAL		2,845.57	.00	615.61	.00	3,461.18	695.89	.00	.00	4,157.07
CURR	M & O		466,979.29	.00	.00	.00	466,979.29	.00	.00	.00	466,979.29
CURR	I & S		291,863.32	.00	.00	.00	291,863.32	.00	.00	.00	291,863.32
CURR	TOTAL		758,842.61	.00	.00	.00	758,842.61	.00	.00	.00	758,842.61

TAX COLLECTION SYSTEM
 TAX COLLECTOR MONTHLY REPORT
 FROM 12/01/2023 TO 12/31/2023

INCLUDES AG ROLLBACK

FISCAL START: 10/01/2023 END: 09/30/2024 JURISDICTION: 0412 RIVER PLANTATION MUD

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
	-----	-----	-----	-----	-----	-----
CURRENT YEAR	200,831,428	21,988,594	222,820,022	0 00.650000	1,448,345.17	717
	-----	-----	-----	-----	-----	-----

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
	-----	-----	-----	-----	-----	-----	-----	-----
2023	1,305,419.11	6,417.06	142,926.06	758,842.61	822,001.83	626,343.34	56.75	0.00
2022	37,688.59	134.79	913.12-	2,766.57	8,372.87	28,402.60	22.77	0.00
2021	7,260.07	.00	0.00	79.00	1,885.51	5,374.56	25.97	0.00
2020	4,311.66	.00	0.00	0.00	1,250.33	3,061.33	29.00	0.00
2019	2,559.29	.00	0.00	0.00	509.28	2,050.01	19.90	0.00
2018	2,211.85	.00	0.00	0.00	509.28	1,702.57	23.03	0.00
2017	1,556.87	.00	0.00	0.00	140.97	1,415.90	9.05	0.00
2016	1,136.95	.00	0.00	0.00	0.00	1,136.95		0.00
2015	662.76	.00	0.00	0.00	0.00	662.76		0.00
2014	304.19	.00	0.00	0.00	0.00	304.19		0.00
2013	282.53	.00	0.00	0.00	0.00	282.53		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	0.00	0.00	0.00	19.24		0.00
2003	67.70	.00	0.00	0.00	0.00	67.70		0.00
2002	0.00	.00	0.00	0.00	0.00	0.00		0.00
****	1,363,591.03	6,551.85	142,012.94	761,688.18	834,670.07	670,933.90		0.00
CURR	1,305,419.11	6,417.06	142,926.06	758,842.61	822,001.83	626,343.34		0.00
DELO	58,171.92	134.79	913.12-	2,845.57	12,668.24	44,590.56		0.00

ANNUAL FILING AFFIDAVIT

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

I, Julie Gilmer, President of River Plantation Municipal Utility District, hereby swear, or affirm, that the district named above has reviewed and approved at a meeting of the Board of Directors of the District on February 1, 2024, its annual audit report for the fiscal year or period ended September 30, 2023 and that copies of the annual audit report have been filed in the district office located at 2727 Allen Parkway, Suite 1100, Houston, Texas 77019.

The annual filing affidavit and the attached copy of the annual audit report are being submitted to the Texas Commission on Environmental Quality in satisfaction of all annual filing requirements within Section 49.194 of the Texas Water Code.

Dated: February 1, 2024.

**By: _____
Julie Gilmer, President of River
Plantation Municipal Utility District**

**Sworn to and subscribed to before me on this _____,
2024, by Julie Gilmer, President of River Plantation Municipal Utility District, by and on
behalf of said District.**

**_____
Notary Public, State of Texas**

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
Montgomery County, Texas

January 25, 2024

Mark C. Eyring
Mark C. Eyring, CPA, PLLC
12702 Century Drive, Suite C2
Stafford, Texas 77477

Dear Mr. Eyring:

This representation letter is provided in connection with your audit of the financial statements of River Plantation Municipal Utility District (the "District"), which comprise the respective financial position of the governmental activities and each fund as of September 30, 2023, and the respective changes in financial position for the year then ended, and the related notes to the financial statements for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of January 25, 2024, the following representations made to you during your audit:

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter.
2. The financial statements referred to above are fairly presented in conformity with U. S. generally accepted accounting principles and include all properly classified funds and other financial information of the District.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
4. We acknowledge our responsibility for the design and implementation of programs and controls to prevent and detect fraud.
5. Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
6. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
7. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
8. The District's bookkeeper has reviewed and approved the adjusting journal entries you have proposed in the course of your audit.

9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
10. Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

11. We have made available to you all:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the District's meetings or summaries of actions of recent meetings for which minutes have not yet been prepared.
12. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
13. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
14. We have no knowledge of any fraud or suspected fraud that affects the District and involves:
 - a. Management,
 - b. Employees who have significant roles in internal control, or
 - c. Others where the fraud could have a material effect on the financial statements.
15. We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.
16. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.
17. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
18. We have disclosed to you the names of the District's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

19. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

20. We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.
21. We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
22. The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
23. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
24. We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
25. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
26. As part of your audit, you assisted with preparation of the financial statements and disclosures. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures.
27. The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
28. The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
29. The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
30. The financial statements properly classify all funds and activities in accordance with GASB No. 34, as amended.
31. All funds that meet the quantitative criteria in GASB Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
32. Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
33. Provisions for uncollectible receivables have been properly identified and recorded.

34. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
35. Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
36. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
37. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
38. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
39. We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
40. We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
41. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
42. With respect to the supplementary information required by the Texas Commission on Environmental Quality (TCEQ):
 - a. We acknowledge our responsibility for presenting the TCEQ supplementary information in accordance with accounting principles generally accepted in the United States of America, and we believe the TCEQ supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the TCEQ supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b. If the TCEQ supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

Board of Directors
River Plantation Municipal Utility District

By: _____
President, Board of Directors

DRAFT

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
MONTGOMERY COUNTY, TEXAS
ANNUAL AUDIT REPORT
SEPTEMBER 30, 2023

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Mark C. Eyring, CPA, PLLC

DRAFT

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

January 25, 2024

INDEPENDENT AUDITOR'S REPORT

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

Opinions

I have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the River Plantation Municipal Utility District as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise River Plantation Municipal Utility District's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the River Plantation Municipal Utility District, as of September 30, 2023, and the respective changes in financial position and, where applicable, cash flows there of for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am required to be independent of River Plantation Municipal Utility District, and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about River Plantation Municipal Utility District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. I obtain an understanding of internal control relevant to the audit 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 River Plantation Municipal Utility District's internal control. Accordingly, no such opinion is expressed. I evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements. I conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about River Plantation Municipal Utility District's ability to continue as a going concern for a reasonable period of time.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that I identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a 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 our 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.

Supplementary Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise River Plantation Municipal Utility District's basic financial statements. The supplementary information on Pages 23 to 39 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.

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, 2023.

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.

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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>2023</u>	<u>2022</u>	<u>Change</u>
Current and other assets	\$ 6,921,178	\$ 7,766,268	\$ (845,090)
Capital assets	6,627,741	6,070,257	557,484
Total assets	<u>13,548,919</u>	<u>13,836,525</u>	<u>(287,606)</u>
Long-term liabilities	8,568,470	8,723,082	(154,612)
Other liabilities	649,720	538,113	111,607
Total liabilities	<u>9,218,190</u>	<u>9,261,195</u>	<u>(43,005)</u>
Net position:			
Invested in capital assets, net of related debt	(2,095,341)	(2,714,688)	619,347
Restricted	5,202,204	5,986,152	(783,948)
Unrestricted	1,223,866	1,303,866	(80,000)
Total net position	<u>\$ 4,330,729</u>	<u>\$ 4,575,330</u>	<u>\$ (244,601)</u>

Summary of Changes in Net Position

	<u>2023</u>	<u>2022</u>	<u>Change</u>
Revenues:			
Property taxes, including related penalty and interest	\$ 1,062,349	\$ 531,380	\$ 530,969
Charges for services	1,143,161	990,462	152,699
Other revenues	344,554	51,273	293,281
Total revenues	<u>2,550,064</u>	<u>1,573,115</u>	<u>976,949</u>
Expenses:			
Service operations	2,387,365	1,917,934	469,431
Debt service	407,300	1,102,269	(694,969)
Total expenses	<u>2,794,665</u>	<u>3,020,203</u>	<u>(225,538)</u>
Change in net position	(244,601)	(1,447,088)	1,202,487
Net position, beginning of year	<u>4,575,330</u>	<u>6,022,418</u>	<u>(1,447,088)</u>
Net position, end of year	<u>\$ 4,330,729</u>	<u>\$ 4,575,330</u>	<u>\$ (244,601)</u>

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended September 30, 2023, were \$6,421,931, a decrease of \$874,982 from the prior year.

The General Fund balance decreased by \$84,350, in accordance with the District's financial plan.

The Special Revenue Fund balance increased by \$25,000 due to District's contribution of \$25,000.

The Debt Service Fund balance increased by \$25,00, in accordance with the District's financial plan.

The Capital Projects Fund balance decreased by \$850,343, as authorized expenditures exceeded interest earnings on deposits and investments.

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 21 of this report. The budgetary fund balance as of September 30, 2023, was expected to be \$1,196,982 and the actual end of year fund balance was \$1,183,831.

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>2023</u>	<u>2022</u>	<u>Change</u>
Land	\$ 1,444,898	\$ 1,444,898	\$ 0
Construction in progress	527,103	0	527,103
Buildings and improvements	47,047	55,531	(8,484)
Machinery and equipment	3,455	3,671	(216)
Infrastructure	<u>4,605,238</u>	<u>4,566,157</u>	<u>39,081</u>
Totals	<u>\$ 6,627,741</u>	<u>\$ 6,070,257</u>	<u>\$ 557,484</u>

Changes to capital assets during the fiscal year ended September 30, 2023, are summarized as follows:

Additions:		
Water system improvements		\$ 146,752
Sewer system improvements		<u>687,974</u>
Total additions to capital assets		834,726
Decreases:		
Depreciation		<u>(277,242)</u>
Net change to capital assets		<u>\$ 557,484</u>

Debt

Changes in the bonded debt position of the District during the fiscal year ended September 30, 2023, are summarized as follows:

Bonded debt payable, beginning of year	\$ 8,610,000
Bonds paid	<u>(50,000)</u>
Bonded debt payable, end of year	<u>\$ 8,560,000</u>

At September 30, 2023, the District had \$8,050,000 of bonds authorized but unissued for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage system within the District and \$325,943 of bonds authorized but unissued for parks and recreational facilities.

The District's Series 2022 utility bonds and Series 2022 park bonds are insured by Build America Mutual Assurance Company. The insured rating of the Series 2022 utility bonds and Series 2022 park bonds is AA by Standard & Poor's. There were no changes in the bond ratings during the fiscal year ended September 30, 2023.

RELEVANT FACTORS AND WATER SUPPLY ISSUES

Property Tax Base

The District's tax base increased approximately \$35,025,000 for the 2022 tax year (approximately 20%), 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, 77th 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, 2023, 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

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STATEMENT OF NET POSITION AND GOVERNMENTAL FUNDS BALANCE SHEET

SEPTEMBER 30, 2023

	General	Special Revenue Fund	Debt Service	Capital Projects	Total	Adjustments (Note 3)	Statement of Net Position
ASSETS							
Cash, including interest-bearing accounts, Note 7	\$ 130,775	\$ 64,109	\$	\$ 360	\$ 195,244	\$	\$ 195,244
Temporary investments, at cost, Note 7	999,812		348,826	5,150,848	6,499,486		6,499,486
Receivables:							
Property taxes	40,035		18,137		58,172		58,172
Service accounts	111,287				111,287		111,287
Due from East Plantation Utility District, Note 9		50,671		6,318	56,989		56,989
Maintenance taxes collected not yet transferred from other fund	921				921	(921)	0
Due from other fund	235,934	44,727		6,009	286,670	(286,670)	0
Operating reserve at joint facilities, Note 9	25,000				25,000	(25,000)	0
Capital assets, net of accumulated depreciation, Note 4:							
Capital assets not being depreciated					0	1,972,000	1,972,000
Depreciable capital assets					0	4,655,740	4,655,740
Total assets	\$ 1,543,764	\$ 159,507	\$ 366,963	\$ 5,163,535	\$ 7,233,769	6,315,149	13,548,918
LIABILITIES							
Accounts payable	\$ 159,002	\$ 75,785	\$	\$ 5,618	\$ 240,405		240,405
Construction contracts payable				106,626	106,626		106,626
Accrued interest payable					0	29,033	29,033
Customer and builder deposits	119,044				119,044		119,044
Maintenance taxes collected not yet transferred to other fund			921		921	(921)	0
Due to other fund	41,852	58,722		186,096	286,670	(286,670)	0
Long-term liabilities, Note 5:							
Due within one year					0	154,612	154,612
Due in more than one year					0	8,568,470	8,568,470
Total liabilities	319,898	134,507	921	298,340	753,666	8,464,524	9,218,190
DEFERRED INFLOWS OF RESOURCES							
Property tax revenues	40,035	0	18,137	0	58,172	(58,172)	0
FUND BALANCES / NET POSITION							
Fund balances:							
Reserved for:							
Operating reserve at joint facilities, Note 9	25,000				25,000	(25,000)	0
Committed to construction contracts in progress				717,199	717,199	(717,199)	0
Assigned to:							
Debt service			347,905		347,905	(347,905)	0
Capital projects				4,147,996	4,147,996	(4,147,996)	0
Operating reserve at joint facilities, Note 9		25,000			25,000	(25,000)	0
Unassigned	1,158,831				1,158,831	(1,158,831)	0
Total fund balances	1,183,831	25,000	347,905	4,865,195	6,421,931	(6,421,931)	0
Total liabilities, deferred inflows, and fund balances	\$ 1,543,764	\$ 159,507	\$ 366,963	\$ 5,163,535	\$ 7,233,769		
Net position:							
Invested in capital assets, net of related debt, Note 4						(2,095,341)	(2,095,341)
Restricted for debt service						337,009	337,009
Restricted for capital projects						4,865,195	4,865,195
Unrestricted						1,223,866	1,223,866
Total net position						\$ 4,330,729	\$ 4,330,729

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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments (Note 3)	Statement of Activities
REVENUES							
Property taxes	\$ 545,241		\$ 491,485		\$ 1,036,726	\$ 22,487	\$ 1,059,213
Water service	455,796				455,796		455,796
Sewer service	436,001				436,001		436,001
Surface water fees, Note 10	10,097				10,097		10,097
From participants in joint facilities		407,876			407,876	(235,930)	171,946
Penalty and interest	26,839		3,136		29,975		29,975
Interest on deposits and investments	49,266	56	22,800	272,432	344,554		344,554
Other revenues	42,482				42,482		42,482
Total revenues	<u>1,565,722</u>	<u>407,932</u>	<u>517,421</u>	<u>272,432</u>	<u>2,763,507</u>	<u>(213,443)</u>	<u>2,550,064</u>
EXPENDITURES / EXPENSES							
Service operations:							
Purchased services, Note 9	235,930				235,930	(235,930)	0
Professional fees	349,956	47,321			397,277		397,277
Contracted services	219,448	41,257			260,705		260,705
Utilities	73,751	50,136			123,887		123,887
Surface water fees, Note 10	19,199				19,199		19,199
Repairs and maintenance	607,019	194,723		288,049	1,089,791		1,089,791
Other operating expenditures	42,071	70,781			112,852		112,852
Administrative expenditures	102,698	3,714			106,412		106,412
Depreciation					0	277,242	277,242
Capital outlay / non-capital outlay				834,726	834,726	(834,726)	0
Debt service:							
Principal retirement			50,000		50,000	(50,000)	0
Interest and fees			432,710		432,710	(25,410)	407,300
Total expenditures / expenses	<u>1,650,072</u>	<u>407,932</u>	<u>482,710</u>	<u>1,122,775</u>	<u>3,663,489</u>	<u>(868,824)</u>	<u>2,794,665</u>
Excess (deficiency) of revenues over expenditures	<u>(84,350)</u>	<u>0</u>	<u>34,711</u>	<u>(850,343)</u>	<u>(899,982)</u>	<u>655,381</u>	<u>(244,601)</u>
OTHER FINANCING SOURCES (USES)							
Increase (decrease) in operating reserve	<u>0</u>	<u>25,000</u>	<u>0</u>	<u>0</u>	<u>25,000</u>	<u>(25,000)</u>	<u>0</u>
Total other financing sources (uses)	<u>0</u>	<u>25,000</u>	<u>0</u>	<u>0</u>	<u>25,000</u>	<u>(25,000)</u>	<u>0</u>
Net change in fund balances / net position	<u>(84,350)</u>	<u>25,000</u>	<u>34,711</u>	<u>(850,343)</u>	<u>(874,982)</u>	<u>630,381</u>	<u>(244,601)</u>
Beginning of year	<u>1,268,181</u>	<u>0</u>	<u>313,194</u>	<u>5,715,538</u>	<u>7,296,913</u>	<u>(2,721,583)</u>	<u>4,575,330</u>
End of year	<u>\$ 1,183,831</u>	<u>\$ 25,000</u>	<u>\$ 347,905</u>	<u>\$ 4,865,195</u>	<u>\$ 6,421,931</u>	<u>\$ (2,091,202)</u>	<u>\$ 4,330,729</u>

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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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NOTES TO THE FINANCIAL STATEMENTSSEPTEMBER 30, 2023

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)

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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 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.

Special Revenue Fund -- To account for all revenues and expenditures of the general operations of the joint wastewater and drainage facilities with East Plantation Utility District.

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)

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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)

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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		\$ 6,421,931
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:		
Total capital assets, net		6,627,741
Some long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds:		
Bonds payable	\$ (8,560,000)	
Issuance premiums (to be amortized as interest expense)	<u>(163,082)</u>	(8,723,082)
The assets in the special revenue fund are owned by the District and other participants in the joint venture:		
The District's equity		(25,000)
Some receivables that do not provide current financial resources are not reported as receivables in the funds:		
Uncollected property taxes		58,172
Some liabilities that do not require the use of current financial resources are not reported as liabilities in the funds:		
Accrued interest		<u>(29,033)</u>
Net position, end of year		<u>\$ 4,330,729</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)

DRAFT

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

Total net change in fund balances		\$ (874,982)
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	\$ 834,726	
Depreciation	<u>(277,242)</u>	557,484
The issuance of long-term debt (bonds payable) provides current financial resources to the funds, while the repayment of the principal of long-term debt consumes the current financial resources of the funds. Neither transaction, however, has any effect on net position. The effect of these differences in the treatment of long-term debt:		
Principal reduction		50,000
The funds report the effect of bond issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of these items:		
Issuance premiums		11,863
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		22,487
Changes in the in the special revenue fund reserve are due to contributions from the participants in the joint venture		
		(25,000)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the funds:		
Accrued interest		<u>13,547</u>
Change in net position		<u>\$ (244,601)</u>

NOTE 4: CAPITAL ASSETS

At September 30, 2023, "Invested in capital assets, net of related debt" was \$(2,095,341). This amount was negative primarily because not all expenditures from bond proceeds (such as bond issuance costs) were for the acquisition of capital assets. Within Montgomery County, the county government assumes the maintenance and other incidents of ownership of most storm sewer facilities constructed by the District. Accordingly, these assets are not recorded in the financial statements of the District. In addition, some expenditures from bond proceeds were for the acquisition of capital assets beneath the capitalization threshold of \$5,000 (see Note 2) and some authorized expenditures were not for capital assets.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

NOTE 4: CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital assets not being depreciated:				
Land	\$ 1,444,898	\$	\$	\$ 1,444,898
Construction in progress	<u>0</u>	<u>527,103</u>		<u>527,103</u>
Total capital assets not being depreciated	<u>1,444,898</u>	<u>527,103</u>	<u>0</u>	<u>1,972,001</u>
Depreciable capital assets:				
Buildings and improvements	238,122			238,122
Machinery and equipment	170,326			170,326
Infrastructures	<u>13,423,419</u>	<u>307,623</u>		<u>13,731,042</u>
Total depreciable capital assets	<u>13,831,867</u>	<u>307,623</u>	<u>0</u>	<u>14,139,490</u>
Less accumulated depreciation for:				
Buildings and improvements	(182,591)	(8,484)		(191,075)
Machinery and equipment	(166,655)	(216)		(166,871)
Infrastructures	<u>(8,857,262)</u>	<u>(268,542)</u>		<u>(9,125,804)</u>
Total accumulated depreciation	<u>(9,206,508)</u>	<u>(277,242)</u>	<u>0</u>	<u>(9,483,750)</u>
Total depreciable capital assets, net	<u>4,625,359</u>	<u>30,381</u>	<u>0</u>	<u>4,655,740</u>
Total capital assets, net	<u>\$ 6,070,257</u>	<u>\$ 557,484</u>	<u>\$ 0</u>	<u>\$ 6,627,741</u>
Changes to capital assets:				
Capital outlay		\$ 834,726	\$	
Depreciation expense for the fiscal year		<u>(277,242)</u>		
Net increases / decreases to capital assets		<u>\$ 557,484</u>	<u>\$ 0</u>	

NOTE 5: LONG-TERM LIABILITIES

Long-term liability activity for the fiscal year ended September 30, 2023, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
Bonds payable	\$ 8,610,000	\$	\$ 50,000	\$ 8,560,000	\$ 145,000
Deferred amounts:					
For issuance (discounts) premiums	<u>174,945</u>		<u>11,863</u>	<u>163,082</u>	<u>9,612</u>
Total bonds payable	<u>8,784,945</u>	<u>0</u>	<u>61,863</u>	<u>8,723,082</u>	<u>154,612</u>
Total long-term liabilities	<u>\$ 8,784,945</u>	<u>\$ 0</u>	<u>\$ 61,863</u>	<u>\$ 8,723,082</u>	<u>\$ 154,612</u>

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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As of September 30, 2023, the debt service requirements on the bonds payable were as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 145,000	\$ 348,393	\$ 493,393
2025	155,000	338,856	493,856
2026	160,000	328,593	488,593
2027	170,000	317,969	487,969
2028	175,000	306,619	481,619
2029 - 2033	1,015,000	1,382,972	2,397,972
2034 - 2038	1,265,000	1,180,120	2,445,120
2039 - 2043	1,580,000	920,480	2,500,480
2044 - 2048	1,970,000	596,698	2,566,698
2049 - 2052	<u>1,925,000</u>	<u>189,938</u>	<u>2,114,938</u>
	<u>\$ 8,560,000</u>	<u>\$ 5,910,638</u>	<u>\$ 14,470,638</u>

Bonds voted for financing facilities	\$ 21,470,000
Bonds for financing facilities approved for sale and sold	13,420,000
Bonds voted for financing facilities and not issued	8,050,000
Bonds voted for financing parks and recreational facilities	\$ 2,000,943
Bonds voted for financing parks and recreational facilities and issued	1,675,000
Bonds voted for financing parks and recreational facilities and not issued	325,943

The bonds are payable from the proceeds of an ad valorem tax levied upon all property subject to taxation within the District, without limitation as to rate or amount.

The bond issues payable at September 30, 2023, were as follows:

	<u>Series 2022</u>	<u>Series 2022 Park</u>
Amounts outstanding, September 30, 2023	\$6,925,000	\$1,635,000
Interest rates	3.25% to 7.25%	2.75% to 4.00%
Maturity dates, serially beginning/ending	September 1, 2024/2052	September 1, 2024/2051
Interest payment dates	March 1/September 1	March 1/September 1
Callable dates	September 1, 2028*	September 1, 2028*

*Or any date thereafter at par plus accrued interest to the date of redemption, in whole or in part at the option of the District.

Developer Construction Commitments and Liabilities

At September 30, 2023, there were no developer construction commitments or liabilities.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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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 15, 2022, the District levied the following ad valorem taxes for the 2022 tax year on the adjusted taxable valuation of \$203,768,617:

	<u>Rate</u>	<u>Amount</u>
Debt service	\$ 0.2500	\$ 509,536
Maintenance	<u>0.2700</u>	<u>550,299</u>
	<u>\$ 0.5200</u>	<u>\$ 1,059,835</u>

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

2022 tax year total property tax levy	\$ 1,059,835
Appraisal district adjustments to prior year taxes	<u>(622)</u>
Statement of Activities property tax revenues	<u>\$ 1,059,213</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 \$6,499,486.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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Deposits and temporary investments restricted by state statutes and the Bond Orders:

Debt Service Fund

For payment of debt principal and interest, paying agent fees and costs of assessing and collecting taxes:

Temporary investments	\$ <u>348,826</u>
-----------------------	-------------------

Capital Projects Fund

For construction of capital assets:

Cash	\$ 360
Temporary investments	<u>5,150,848</u>
	<u>\$ 5,151,208</u>

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, 2023, the District had physical damage coverage of \$14,728,000, mobile equipment coverage of \$6,655, boiler and machinery coverage of \$100,000, general liability coverage with a per occurrence limit of \$5,000,000 and \$10,000,000 general aggregate and employee’s crime coverage of \$50,000.

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 agreement also provides that each district will provide water to the other district in event of emergency at cost.

Each participant is responsible only for its share of the operating costs of the Plant. Participants are billed a monthly amount which is based upon actual costs incurred during the prior month as allocated based upon capacity owned and the number of equivalent connections within each participating district. The District has contributed \$25,000 for the operating reserve. The District's share of operating costs was \$235,930 and capital improvement costs were \$5,514 for the year ended September 30, 2023.

NOTES TO THE FINANCIAL STATEMENTS (Continued)

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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, 77th 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, 2023, 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, 2023, were \$19,199. The District billed its customers \$10,097 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

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FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Property taxes	\$ 535,000	\$ 535,000	\$ 545,241	\$ 10,241
Water service	400,000	400,000	455,796	55,796
Sewer service	420,000	420,000	436,001	16,001
Surface water fees	13,000	13,000	10,097	(2,903)
Penalty and interest	25,000	25,000	26,839	1,839
Interest on deposits	4,740	4,740	49,266	44,526
Other revenues	8,930	8,930	42,482	33,552
TOTAL REVENUES	1,406,670	1,406,670	1,565,722	159,052
EXPENDITURES				
Service operations:				
Purchased services	167,924	167,924	235,930	68,006
Professional fees	252,000	252,000	349,956	97,956
Contracted services	122,695	122,695	219,448	96,753
Utilities	65,100	65,100	73,751	8,651
Surface water fees	20,500	20,500	19,199	(1,301)
Repairs, maintenance and other operating expenditures	797,380	797,380	649,090	(148,290)
Administrative expenditures	52,270	52,270	102,698	50,428
Capital outlay	0	0	0	0
TOTAL EXPENDITURES	1,477,869	1,477,869	1,650,072	172,203
EXCESS REVENUES (EXPENDITURES)	(71,199)	(71,199)	(84,350)	(13,151)
FUND BALANCE, BEGINNING OF YEAR	1,268,181	1,268,181	1,268,181	0
FUND BALANCE, END OF YEAR	\$ 1,196,982	\$ 1,196,982	\$ 1,183,831	\$ (13,151)

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 REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE, BUDGET AND ACTUAL, SPECIAL REVENUE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

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	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>		<u>Final Budget</u>
				<u>Positive</u>
				<u>(Negative)</u>
REVENUES				
From participants in plant:				
River Plantation Municipal Utility District	\$ 167,924	\$ 167,924	\$ 241,444	\$ 73,520
East Plantation Utility District	119,716	119,716	166,432	46,716
Interest on deposits	200	200	56	(144)
TOTAL REVENUES	<u>287,840</u>	<u>287,840</u>	<u>407,932</u>	<u>120,092</u>
EXPENDITURES				
Service operations:				
Professional fees	10,000	10,000	47,321	37,321
Contracted services	30,000	30,000	41,257	11,257
Utilities	48,300	48,300	50,136	1,836
Repairs and maintenance	106,620	106,620	194,723	88,103
Other operating expenditures	54,320	54,320	70,781	16,461
Administrative expenditures	38,600	38,600	3,714	(34,886)
Capital outlay	0	0	0	0
TOTAL EXPENDITURES	<u>287,840</u>	<u>287,840</u>	<u>407,932</u>	<u>120,092</u>
EXCESS REVENUES (EXPENDITURES)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
OTHER FINANCING SOURCES (USES)				
Increase (decrease) in operating reserve	0	0	25,000	25,000
TOTAL OTHER FINANCIAL SOURCES (USES)	<u>0</u>	<u>0</u>	<u>25,000</u>	<u>25,000</u>
EXCESS SOURCES (USES)	0	0	25,000	25,000
FUND BALANCE, BEGINNING OF YEAR	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
FUND BALANCE, END OF YEAR	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 25,000</u>	<u>\$ 25,000</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.

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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
SCHEDULE OF TEXAS SUPPLEMENTARY INFORMATION
REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
SEPTEMBER 30, 2023

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

- [X] TSI-1. Services and Rates
- [X] TSI-2. General Fund Expenditures
- [X] TSI-3. Temporary Investments
- [X] TSI-4. Taxes Levied and Receivable
- [X] TSI-5. Long-Term Debt Service Requirements by Years
- [X] TSI-6. Changes in Long-Term Bonded Debt
- [X] TSI-7. Comparative Schedule of Revenues and Expenditures -
General Fund and Debt Service Fund - Five Year
- [X] TSI-8. Board Members, Key Personnel and Consultants

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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SCHEDULE OF SERVICES AND RATES

SEPTEMBER 30, 2023

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	N	\$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.
 \$0.085 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: \$1.21

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

SCHEDULE OF SERVICES AND RATES (Continued)

SEPTEMBER 30, 2023

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"	931	923	1.0	923
1"	19	19	2.5	48
1-1/2"	1	1	5.0	5
2"	12	12	8.0	96
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>963</u>	<u>955</u>		<u>1,072</u>
Total Wastewater**	<u>943</u>	<u>935</u>	1.0	<u>935</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): 125,179
 Gallons billed to customers (unaudited): 121,121

Water Accountability Ratio
 (Gallons billed/ gallons pumped): 97%

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

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EXPENDITURES

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
CURRENT					
Purchased services:					
Wastewater	\$ 209,966	\$	\$	\$	\$ 209,966
Drainage	25,964				25,964
	<u>235,930</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>235,930</u>
Professional fees:					
Auditing	9,300				9,300
Legal	266,553	47,321			313,874
Engineering	74,103				74,103
	<u>349,956</u>	<u>47,321</u>	<u>0</u>	<u>0</u>	<u>397,277</u>
Contracted services:					
Operation and billing	132,165	14,569			146,734
Bookkeeping	79,836	26,688			106,524
Tax assessor-collector	444				444
Central appraisal district	7,003				7,003
	<u>219,448</u>	<u>41,257</u>	<u>0</u>	<u>0</u>	<u>260,705</u>
Utilities	<u>73,751</u>	<u>50,136</u>	<u>0</u>	<u>0</u>	<u>123,887</u>
Surface water fees	<u>19,199</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>19,199</u>
Repairs and maintenance	<u>607,019</u>	<u>194,723</u>	<u>0</u>	<u>288,049</u>	<u>1,089,791</u>
Other operating expenditures:					
Sludge hauling		31,622			31,622
Chemicals	10,567	6,845			17,412
Laboratory costs	27,606	12,503			40,109
Security		18,474			18,474
TCEQ assessment	3,898				3,898
Other		1,337			1,337
	<u>42,071</u>	<u>70,781</u>	<u>0</u>	<u>0</u>	<u>112,852</u>
Administrative expenditures:					
Director's fees	9,450				9,450
Office supplies and postage	49,895				49,895
Insurance	30,604				30,604
Permit fees	2,467	3,474			5,941
Other	10,282	240			10,522
	<u>102,698</u>	<u>3,714</u>	<u>0</u>	<u>0</u>	<u>106,412</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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EXPENDITURES (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
CAPITAL OUTLAY					
Authorized expenditures	<u>\$ 0</u>	<u>\$ 0</u>	<u>0</u>	<u>\$ 834,726</u>	<u>\$ 834,726</u>
DEBT SERVICE					
Principal retirement	<u>0</u>	<u>0</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>
Interest and fees:					
Interest			431,210		431,210
Paying agent fees			1,500		1,500
	<u>0</u>	<u>0</u>	<u>432,710</u>	<u>0</u>	<u>432,710</u>
TOTAL EXPENDITURES	<u>\$1,650,072</u>	<u>\$ 407,932</u>	<u>\$ 482,710</u>	<u>\$1,122,775</u>	<u>\$3,663,489</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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ANALYSIS OF CHANGES IN DEPOSITS
ALL GOVERNMENTAL FUND TYPES

FOR THE YEAR ENDED SEPTEMBER 30, 2023

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Totals (Memorandum Only)</u>
SOURCES OF DEPOSITS AND TEMPORARY INVESTMENTS					
Cash receipts from revenues excluding maintenance taxes	\$ 1,015,551	\$ 371,256	\$ 517,421	\$ 272,432	\$ 2,176,660
Maintenance tax collections			545,241		545,241
Maintenance tax transfers	544,320				544,320
Reimbursement from other fund	42,621			32,114	74,735
Increase in customer and builder deposits	2,790				2,790
Increase in reserve at joint facilities		<u>25,000</u>			<u>25,000</u>
TOTAL DEPOSITS AND TEMPORARY INVESTMENTS PROVIDED	<u>1,605,282</u>	<u>396,256</u>	<u>1,062,662</u>	<u>304,546</u>	<u>3,368,746</u>
APPLICATIONS OF DEPOSITS AND TEMPORARY INVESTMENTS					
Cash disbursements for:					
Current expenditures	1,696,100	332,147		282,431	2,310,678
Capital outlay				822,676	822,676
Debt service			482,710		482,710
Other fund				6,009	6,009
Reimbursement to other fund	32,114			42,621	74,735
Maintenance tax transfers			544,320		544,320
Increase in reserve at joint facilities	<u>25,000</u>				<u>25,000</u>
TOTAL DEPOSITS AND TEMPORARY INVESTMENTS APPLIED	<u>1,753,214</u>	<u>332,147</u>	<u>1,027,030</u>	<u>1,153,737</u>	<u>4,266,128</u>
INCREASE (DECREASE) IN DEPOSITS AND TEMPORARY INVESTMENTS	(147,932)	64,109	35,632	(849,191)	(897,382)
DEPOSITS AND TEMPORARY INVESTMENTS BALANCES, BEGINNING OF YEAR	<u>1,278,519</u>	<u>0</u>	<u>313,194</u>	<u>6,000,399</u>	<u>7,592,112</u>
DEPOSITS AND TEMPORARY INVESTMENTS BALANCES, END OF YEAR	<u>\$ 1,130,587</u>	<u>\$ 64,109</u>	<u>\$ 348,826</u>	<u>\$ 5,151,208</u>	<u>\$ 6,694,730</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

DRAFT

SCHEDULE OF TEMPORARY INVESTMENTS

SEPTEMBER 30, 2023

	<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	\$ 999,812	\$ 0
DEBT SERVICE FUND				
Texas CLASS				
No. TX-01-0752-0003	Market	On demand	775	0
No. TX-01-0752-0005	Market	On demand	<u>348,051</u>	<u>0</u>
			<u>\$ 348,826</u>	<u>\$ 0</u>
CAPITAL PROJECTS FUND				
Texas CLASS				
No. TX-01-0752-0002	Market	On demand	20,606	0
No. TX-01-0752-0004	Market	On demand	<u>5,130,242</u>	<u>0</u>
			<u>\$ 5,150,848</u>	<u>\$ 0</u>
Total – All Funds			<u>\$ 6,499,486</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, 2023

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	<u>Maintenance Taxes</u>	<u>Debt Service Taxes</u>
RECEIVABLE, BEGINNING OF YEAR	\$ 35,600	\$ 85
Additions and corrections to prior year taxes	<u>(623)</u>	<u>0</u>
Adjusted receivable, beginning of year	34,977	85
2022 ADJUSTED TAX ROLL	<u>550,299</u>	<u>509,536</u>
Total to be accounted for	585,276	509,621
Tax collections: Current tax year	(530,730)	(491,417)
Prior tax years	<u>(14,511)</u>	<u>(67)</u>
RECEIVABLE, END OF YEAR	<u>\$ 40,035</u>	<u>\$ 18,137</u>
RECEIVABLE, BY TAX YEAR		
2012 and prior	\$ 179	\$ 18
2013	283	
2014	304	
2015	663	
2016	1,137	
2017	1,557	
2018	2,212	
2019	2,559	
2020	4,312	
2021	7,260	
2022	<u>19,569</u>	<u>18,119</u>
RECEIVABLE, END OF YEAR	<u>\$ 40,035</u>	<u>\$ 18,137</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

DRAFT

TAXES LEVIED AND RECEIVABLE (Continued)

FOR THE YEAR ENDED SEPTEMBER 30, 2023

ADJUSTED PROPERTY VALUATIONS
AS OF JANUARY 1 OF TAX YEAR

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Land	\$ 42,453,953	\$ 24,233,854	\$ 24,276,884	\$ 22,052,884
Improvements	205,637,135	163,177,670	153,775,974	150,205,061
Personal property	4,873,281	4,182,021	4,021,620	4,559,231
Less exemptions	<u>(49,195,752)</u>	<u>(22,852,543)</u>	<u>(22,591,942)</u>	<u>(23,719,516)</u>
 TOTAL PROPERTY VALUATIONS	 <u>\$ 203,768,617</u>	 <u>\$ 168,741,002</u>	 <u>\$ 159,482,536</u>	 <u>\$ 153,097,660</u>

TAX RATES PER \$100 VALUATION

Debt service tax rates	\$ 0.25000	\$ 0.00000	\$ 0.00000	\$ 0.00000
Maintenance tax rates*	<u>0.27000</u>	<u>0.31602</u>	<u>0.32000</u>	<u>0.32000</u>

TOTAL TAX RATES PER \$100 VALUATION	<u>\$ 0.52000</u>	<u>\$ 0.31602</u>	<u>\$ 0.32000</u>	<u>\$ 0.32000</u>
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TAX ROLLS	<u>\$ 1,059,835</u>	<u>\$ 533,697</u>	<u>\$ 515,900</u>	<u>\$ 489,397</u>
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PERCENT OF TAXES COLLECTED
TO TAXES LEVIED

<u>96.4 %</u>	<u>98.6 %</u>	<u>99.2 %</u>	<u>99.5 %</u>
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*Maximum tax rate approved by voters on November 6, 2007: Unlimited

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
SEPTEMBER 30, 2023

DRAFT

Due During Fiscal Years Ending September 30	Series 2022		
	Principal Due September 1	Interest Due March 1, September 1	Total
2024	\$ 115,000	\$ 300,412	\$ 415,412
2025	125,000	292,075	417,075
2026	130,000	283,012	413,012
2027	140,000	273,588	413,588
2028	140,000	263,438	403,438
2029	150,000	253,288	403,288
2030	160,000	242,412	402,412
2031	165,000	236,012	401,012
2032	170,000	229,412	399,412
2033	175,000	223,888	398,888
2034	185,000	218,200	403,200
2035	190,000	210,800	400,800
2036	205,000	203,200	408,200
2037	210,000	195,000	405,000
2038	220,000	186,600	406,600
2039	230,000	177,800	407,800
2040	240,000	168,600	408,600
2041	250,000	159,000	409,000
2042	265,000	149,000	414,000
2043	275,000	138,400	413,400
2044	285,000	127,400	412,400
2045	295,000	116,000	411,000
2046	315,000	104,200	419,200
2047	325,000	91,600	416,600
2048	340,000	78,600	418,600
2049	355,000	65,000	420,000
2050	370,000	50,800	420,800
2051	385,000	36,000	421,000
2052	515,000	20,600	535,600
TOTALS	<u>\$ 6,925,000</u>	<u>\$ 5,094,337</u>	<u>\$ 12,019,337</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2023

Series 2022 Park			
<u>Due During Fiscal Years Ending September 30</u>	<u>Principal Due September 1</u>	<u>Interest Due March 1, September 1</u>	<u>Total</u>
2024	\$ 30,000	\$ 47,981	\$ 77,981
2025	30,000	46,781	76,781
2026	30,000	45,581	75,581
2027	30,000	44,381	74,381
2028	35,000	43,181	78,181
2029	35,000	41,782	76,782
2030	35,000	40,732	75,732
2031	40,000	39,682	79,682
2032	40,000	38,482	78,482
2033	45,000	37,282	82,282
2034	45,000	35,932	80,932
2035	50,000	34,694	84,694
2036	50,000	33,318	83,318
2037	55,000	31,944	86,944
2038	55,000	30,432	85,432
2039	60,000	28,918	88,918
2040	60,000	27,268	87,268
2041	65,000	25,618	90,618
2042	65,000	23,832	88,832
2043	70,000	22,044	92,044
2044	75,000	20,118	95,118
2045	80,000	18,056	98,056
2046	80,000	15,856	95,856
2047	85,000	13,656	98,656
2048	90,000	11,212	101,212
2049	95,000	8,626	103,626
2050	100,000	5,894	105,894
2051	105,000	3,018	108,018
	<u>\$ 1,635,000</u>	<u>\$ 816,301</u>	<u>\$ 2,451,301</u>
TOTALS	<u>\$ 1,635,000</u>	<u>\$ 816,301</u>	<u>\$ 2,451,301</u>

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS (Continued)

SEPTEMBER 30, 2023

Annual Requirements for All Series			
<u>Due During Fiscal Years Ending September 30</u>	<u>Total Principal Due</u>	<u>Total Interest Due</u>	<u>Total</u>
2024	\$ 145,000	\$ 348,393	\$ 493,393
2025	155,000	338,856	493,856
2026	160,000	328,593	488,593
2027	170,000	317,969	487,969
2028	175,000	306,619	481,619
2029	185,000	295,070	480,070
2030	195,000	283,144	478,144
2031	205,000	275,694	480,694
2032	210,000	267,894	477,894
2033	220,000	261,170	481,170
2034	230,000	254,132	484,132
2035	240,000	245,494	485,494
2036	255,000	236,518	491,518
2037	265,000	226,944	491,944
2038	275,000	217,032	492,032
2039	290,000	206,718	496,718
2040	300,000	195,868	495,868
2041	315,000	184,618	499,618
2042	330,000	172,832	502,832
2043	345,000	160,444	505,444
2044	360,000	147,518	507,518
2045	375,000	134,056	509,056
2046	395,000	120,056	515,056
2047	410,000	105,256	515,256
2048	430,000	89,812	519,812
2049	450,000	73,626	523,626
2050	470,000	56,694	526,694
2051	490,000	39,018	529,018
2052	515,000	20,600	535,600
	<u>\$ 8,560,000</u>	<u>\$ 5,910,638</u>	<u>\$ 14,470,638</u>
TOTALS	<u>\$ 8,560,000</u>	<u>\$ 5,910,638</u>	<u>\$ 14,470,638</u>

See accompanying independent auditor's report.

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RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
ANALYSIS OF CHANGES IN LONG-TERM BONDED DEBT
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	(1)	(2)	Totals
Bond Series:	2022	2022 Park	
Interest Rate:	3.25% to 7.25%	2.75% to 4.00%	
Dates Interest Payable:	March1/ September 1	March1/ September 1	
Maturity Dates:	September 1, 2024/2052	September 1, 2024/2051	
Bonds Outstanding at Beginning of Current Year	\$ 6,950,000	\$ 1,660,000	\$ 8,610,000
Less Retirements:	(25,000)	(25,000)	(50,000)
Bonds Outstanding at End of Current Year	\$ 6,925,000	\$ 1,635,000	\$ 8,560,000
Current Year Interest Paid:	\$ 381,979	\$ 49,231	\$ 431,210

Bond Descriptions and Original Amount of Issue

- (1) River Plantation Municipal Utility District Unlimited Tax Bonds, Series 2022 (\$6,950,000)
- (2) River Plantation Municipal Utility District Unlimited Tax Park Bonds, Series 2022 (\$1,675,000)

Paying Agent/Registrar

- (1) (2) The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

<u>Bond Authority</u>	<u>Tax Bonds</u>	<u>Other Bonds</u>	<u>Refunding Bonds</u>
Amount Authorized by Voters:	\$ 21,470,000	\$ 2,000,943	\$ 0
Amount Issued:	13,420,000	1,675,000	
Remaining to be Issued:	8,050,000	325,943	

Net Debt Service Fund deposits and investments balances as of September 30, 2023: \$347,905
 Average annual debt service payment for remaining term of all debt: 498,988

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT DRAFT

COMPARATIVE STATEMENTS OF REVENUES AND EXPENDITURES,
GENERAL FUND

FOR YEARS ENDED SEPTEMBER 30

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2023	2022	2021	2020	2019	2023	2022	2021	2020	2019
REVENUES										
Property taxes	\$ 545,241	\$ 529,376	\$ 518,885	\$ 484,125	\$ 424,495	34.9 %	34.7 %	40.3 %	39.2 %	35.9 %
Water and sewer service	891,797	809,606	610,506	570,137	556,154	57.0	52.9	47.5	46.3	47.0
Service to East Plantation Utility District	0	85,413	95,559	88,458	95,113	0.0	5.6	7.4	7.2	8.0
Surface water fees	10,097	14,096	15,026	16,468	12,656	0.6	0.9	1.2	1.3	1.1
Penalty and interest	26,839	22,746	25,642	22,020	21,132	1.7	1.5	2.0	1.8	1.8
Interest on deposits	49,266	8,774	501	33,970	57,802	3.1	0.6	0.0	2.8	4.9
Other revenues	<u>42,482</u>	<u>58,601</u>	<u>20,228</u>	<u>17,607</u>	<u>15,381</u>	<u>2.7</u>	<u>3.8</u>	<u>1.6</u>	<u>1.4</u>	<u>1.3</u>
TOTAL REVENUES	<u><u>1,565,722</u></u>	<u><u>1,528,612</u></u>	<u><u>1,286,347</u></u>	<u><u>1,232,785</u></u>	<u><u>1,182,733</u></u>	<u><u>100.0</u></u>	<u><u>100.0</u></u>	<u><u>100.0</u></u>	<u><u>100.0</u></u>	<u><u>100.0</u></u>
EXPENDITURES										
Current:										
Personnel salaries and benefits	0	202,424	298,775	306,981	298,265	0.0	13.2	23.2	24.9	25.1
Purchased services	235,930	0	0	0	0	15.1	0.0	0.0	0.0	0.0
Professional fees	349,956	277,416	332,041	269,325	96,488	22.4	18.1	25.8	21.8	8.2
Contracted services	219,448	90,208	26,047	25,556	24,670	14.0	5.9	2.0	2.1	2.1
Utilities	73,751	122,861	112,588	89,056	80,446	4.7	8.0	8.8	7.2	6.8
Surface water fees	19,199	18,341	19,199	19,199	13,764	1.2	1.2	1.5	1.6	1.2
Repairs, maintenance and other operating expenditures	649,090	489,064	219,107	341,677	260,551	41.4	32.0	17.0	27.8	22.0
Administrative expenditures	102,698	85,417	71,974	58,068	45,702	6.6	5.6	5.6	4.7	3.9
Capital outlay	<u>0</u>	<u>0</u>	<u>535,085</u>	<u>1,822,897</u>	<u>220,658</u>	<u>0.0</u>	<u>0.0</u>	<u>41.6</u>	<u>147.8</u>	<u>18.7</u>
TOTAL EXPENDITURES	<u><u>1,650,072</u></u>	<u><u>1,285,731</u></u>	<u><u>1,614,816</u></u>	<u><u>2,932,759</u></u>	<u><u>1,040,544</u></u>	<u><u>105.4</u></u>	<u><u>84.0</u></u>	<u><u>125.5</u></u>	<u><u>237.9</u></u>	<u><u>88.0</u></u>
EXCESS REVENUES (EXPENDITURES)	<u><u>\$ (84,350)</u></u>	<u><u>\$ 242,881</u></u>	<u><u>\$ (328,469)</u></u>	<u><u>\$ (1,699,974)</u></u>	<u><u>\$ 142,189</u></u>	<u><u>(5.4) %</u></u>	<u><u>16.0 %</u></u>	<u><u>(25.5) %</u></u>	<u><u>(137.9) %</u></u>	<u><u>12.0 %</u></u>
 TOTAL ACTIVE RETAIL WATER CONNECTIONS	 <u><u>955</u></u>	 <u><u>952</u></u>	 <u><u>933</u></u>	 <u><u>934</u></u>	 <u><u>935</u></u>					
 TOTAL ACTIVE RETAIL WASTEWATER CONNECTIONS	 <u><u>935</u></u>	 <u><u>952</u></u>	 <u><u>924</u></u>	 <u><u>915</u></u>	 <u><u>917</u></u>					

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

	AMOUNT					PERCENT OF TOTAL REVENUES				
	2023*	2022	2021	2020	2019	2023	2022	2021	2020	2019
REVENUES										
Property taxes	\$ 491,485	\$ 0				95.0 %	0.0 %	%	%	%
Penalty and interest	3,136	2,310				0.6	100.0			
Interest on deposits and investments	<u>22,800</u>	<u>0</u>				<u>4.4</u>	<u>0.0</u>			
TOTAL REVENUES	<u>517,421</u>	<u>2,310</u>				<u>100.0</u>	<u>100.0</u>			
EXPENDITURES										
Current:										
Professional fees	0	0				0.0	0.0			
Contracted services	0	0				0.0	0.0			
Other expenditures	0	0				0.0	0.0			
Debt service:										
Principal retirement	50,000	15,000				9.7	649.4			
Interest and fees	<u>432,710</u>	<u>25,962</u>				<u>83.6</u>	<u>1123.9</u>			
TOTAL EXPENDITURES	<u>482,710</u>	<u>40,962</u>				<u>93.3</u>	<u>1773.3</u>			
EXCESS REVENUES (EXPENDITURES)	<u>\$ 34,711</u>	<u>\$ (38,652)</u>				<u>6.7 %</u>	<u>(1,673.3 %)</u>	%	%	%

*First year of financial activity.

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

DRAFT

SEPTEMBER 30, 2023

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: November 13, 2023

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 5/07/22- 5/02/26	\$ 2,400	\$ 582	President
Timothy Goodman P.O. Box 747 Conroe, Texas 77305	Elected 5/07/22- 5/02/26	2,350	1,417	Vice President
Betty Brown P.O. Box 747 Conroe, Texas 77305	Appointed 5/26/22- 5/04/24	1,750	0	Secretary
Thomas Vandever P.O. Box 747 Conroe, Texas 77305	Elected 5/02/20- 5/04/24	1,450	0	Treasurer/ Investment Officer
Karl Sakocius P.O. Box 747 Conroe, Texas 77305	Elected 5/07/22- 5/02/26	1,500	0	Director

See accompanying independent auditor's report.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

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BOARD MEMBERS, KEY PERSONNEL AND CONSULTANTS (Continued)SEPTEMBER 30, 2023CONSULTANTS

<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	\$ 177,941	Attorney
Perdue, Brandon, Fielder, Collins & Mott, L.L.P. 1235 N. Loop West, Suite 600 Houston, Texas 77008	Prior to 2012	3,544	Delinquent Tax Attorney
Municipal Accounts & Consulting, L.P. 611 Longmire Road, Suite 1 Conroe, Texas 77304	10/01/13	97,312	Bookkeeper
Municipal Operations & Consulting, Inc. 27316 Spectrum Way Oak Ridge, Texas 77385	4/28/22	367,517	Operator
Vogler & Spencer Engineering, Inc. 777 North Eldridge Parkway, Suite 500 Houston, Texas 77079	1/11/21	425,676	Engineer
Tammy J. McRae Montgomery County TAC 400 N. San Jacinto Conroe, Texas 77301	2/01/96	444	Tax Assessor- Collector
Montgomery Central Appraisal District P.O. Box 2233 Conroe, Texas 77305	Legislative Action	7,003	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.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Resolution Affirming Review
of Investment Policy, Strategies and Objectives

The Board of Directors (“Board”) of River Plantation Municipal Utility District (“District”) met at the Board’s regular meeting place on February 1, 2024, with a quorum of directors present, as follows:

Julie Gilmer, President
Timothy Goodman, Vice President
Betty Brown, Secretary
Karl Sakocius, Assistant Secretary
Thomas Vandever, Treasurer

and the following absent:

None

when the following business was transacted:

Whereas, the District is required by the Public Funds Investment Act, Tex. Gov’t. Code Chapter 2256 (the “Act”) to adopt an investment policy for the purchase and management of investments for District funds; and

Whereas, Section 2256.005 (e) of the Act and the District’s investment policy requires that the District review its investment policy, strategies and objectives not less than annually; and

Whereas, as a part of the District’s 2023 fiscal year end audit review, the District has reviewed its investment policy, strategies and objectives and has determined that the policy should remain in effect with no changes.

Whereas, as a part of its annual review, the District shall review, revise if necessary, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the District.

Whereas, the District has determined that the brokers listed on Exhibit “A” are qualified and authorized to engage in investment transactions with the District.

NOW, THEREFORE, be it resolved by the Board of Directors of the District as follows:

1. In accordance with Section 2256.005(e) of the Act and the District’s investment policy, the investment policy and the investment strategies and objectives of the District have been reviewed by the Board.

2. The Board has determined that the investment policy and investment strategies and objectives of the District are appropriate for the District’s purposes and should not be changed.

3. The brokers listed on Exhibit “A” are qualified and authorized to engage in investment transactions with the District.

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

JULIE GILMER

President

ATTEST:

BETTY BROWN

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 resolution adopted by said Board at its meeting of February 1, 2024, and a minute entry of that date showing the adoption thereof, 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 Ann. § 551.001 et seq.

Witness my hand and seal of said District, this February 1, 2024.

Secretary



Exhibit "A"
 Qualified List of Brokers

AMEGY BANK A DIVISION OF ZIONS BANCORP.
 ALLEGIANCE BANK
 AMERICAN BANK OF COMMERCE (ABC BANK)
 AMERICAN NATIONAL BANK OF TEXAS
 AMERANT BANK
 AUSTIN CAPITAL BANK
 BANCORPSOUTH
 BANK OF AMERICA
 BANK OF HOUSTON
 BANK OF NEW YORK MELLON
 BANK OF TEXAS DIVISION OF BOKF NA
 BOK FINANCIAL SECURITIES
 BANK OZK
 BANK OF THE WEST
 BEAL BANK
 CADENCE BANK
 CAPITAL ONE
 CAPITAL BANK OF TEXAS
 CENTRAL BANK
 CHASEWOOD BANK
 CITIBANK N.A.
 COMERICA BANK
 COMMERCIAL STATE BANK
 COMMUNITY BANK OF TEXAS

 COMMUNITY BANK OF TEXAS
 EAST WEST BANK
 FEDERATED IHERMES INC
 FIRST FINANCIAL BANK
 FIRST CITIZENS BANK
 FIRST NAT'L. BANK TEXAS / FIRST CONVENIENCE BANK
 THE FIRST NATIONAL BANK BASTROP
 THE FIRST NATIONAL BANK OF BELLVILLE
 FIRST HORIZON BANK
 FIRST TEXAS BANK
 FIRST UNITED BANK
 FRONTIER BANK
 FROST BANK
 GUARANTY BANK & TRUST N.A.
 HANCOCK WHITNEY BANK
 HERRING BANK
 HILLTOP SECURITIES
 HOMETOWN BANK N.A.
 INDEPENDENT BANK
 INTERNATIONAL BANK OF COMMERCE
 JP MORGAN CHASE
 LOGIC

LONE STAR BANK
 LONESTAR CAPITAL BANK (FORMERLY BUSINESS BK OF TX)
 LONE STAR INVESTMENT POOL
 MOODY NATIONAL BANK
 MORGAN STANLEY
 NEW FIRST NATIONAL BANK
 ORIGIN BANK
 PIONEER BANK
 PLAINS CAPITAL BANK
 PLAINS STATE BANK
 PNC BANK
 PROSPERITY BANK
 PFM ASSET MANAGEMENT LLC
 R BANK
 RAYMOND JAMES FINANCIAL
 RBC CAPITAL MARKETS
 REGIONS BANK
 ROBERT BAIRD
 SIMMONS BANK
 SPIRIT OF TEXAS BANK
 SOUTHSIDE BANK
 SOUTHSTAR BANK, 33B
 STATE BANK OF TEXAS
 TEXAS CLASS

 TEXAS CLASS
 TEXPOOL
 TEXSTAR INVESTMENT POOL
 TEXAN BANK (formerly Bank of Fort Bend)
 TEXAS CAPITAL BANK
 TEXAS FIRST BANK
 TEXAS EXCHANGE BANK
 TEXAS GULF BANK
 TEXAS REGIONAL BANK
 TIB - THE INDEPENDENT BANKERS BANK
 TEXAS CITIZENS BANK
 TEXAS REGIONAL BANK
 THE FIRST STATE BANK
 THIRD COAST BANK
 TRUIST FINANCIAL CORP
 TRUSTMARK NATIONAL BANK
 UBANK
 UBS FINANCIAL SERVICES
 UNITED BANK OF EL PASO DEL NORTE
 UNITED TEXAS BANK
 UNITY NATIONAL BANK
 US BANK
 VANTAGE BANK TEXAS
 VERITEX COMMUNITY BANK
 WALLIS BANK
 WELLS FARGO
 WELLS FARGO ADVISORS
 WELLS FARGO SECURITIES
 WESTSTAR BANK
 WOODFOREST NATIONAL BANK

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

**Order Adopting Residence Homestead Exemption
for Persons Sixty-Five or Older or Disabled**

The board of directors (“Board”) of River Plantation Municipal Utility District (“District”) met at the Board’s regular meeting place on February 1, 2024, with the following Directors present:

Julie Gilmer, President
Timothy Goodman, Vice President
Betty Brown, Secretary
Karl Sakocius, Assistant Secretary
Thomas Vandever, Treasurer

and the following directors absent:

None

when the following business was transacted:

The Order set out below was introduced for consideration of the Board. It was duly moved, seconded and unanimously carried that the following Order be adopted:

Whereas, pursuant to Texas Property Tax Code, Section 11.13 an individual is entitled to an exemption from taxation as set forth therein;

Whereas, the Board of Directors of the District has determined that it is in the public interest for said District, to provide the residence homestead exemption for persons 65 or older or disabled, as defined by Texas Property Tax Code Section 11.3.

It is, therefore, ordered by the Board of Directors of the District, as follows:

Pursuant to the provisions of Texas Property Tax Code Section 11.13(d), this Board does hereby exempt \$25,000 of the market value of each residence homestead within the District of an individual who is disabled or is 65 years of age or older from all ad valorem taxes levied by the District for the year 2024 subject to the terms and conditions set out below and, where

applicable, the compliance therewith by the owner of the residence homestead, hereinafter called “applicant.”

The exemption above set out shall be granted upon the following terms and conditions:

Such exemption shall extend only to applicant’s residence homestead as same is defined by Texas Property Tax Code Section 11.3.

To be eligible for the exemption, applicant must be disabled or have attained the age of 65 or over by January 1 of the year for which the exemption is sought; provided, however, that if applicant’s spouse has attained such age by such date, applicant shall be entitled to the exemption regardless of applicant’s age.

Applicant shall file with the Appraisal District for the County in which the homestead is located on or before July 1 of the year for which the exemption is claimed all information required by the Appraisal District to determine eligibility for the exemption.

Passed, ordered and approved as the date first written above.

JULIE GILMER

President

ATTEST:

BETTY BROWN

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 Adopting Residence Homestead Exemption for Persons Sixty-Five or Older or Disabled, the original of which instrument, dated February 1, 2024, appears in the official minute book of the Board, on file and open to the public at the office of the District.

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 February 1, 2024.

Secretary



RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Order Calling Directors Election

At a meeting of the board of directors (the “Board”) of River Plantation Municipal Utility District (the “District”) held on February 1, 2024, at which a quorum of said Board was present, as follows:

Julie Gilmer, President
Timothy Goodman, Vice President
Betty Brown, Secretary
Karl Sakocius, Assistant Secretary
Thomas Vandever, Treasurer

and the following absent:

None

the following business was transacted:

It was duly moved, seconded and unanimously carried that the order set out below be passed and adopted, all directors present voting “aye” and no one voting “no.” The order thus adopted is as follows:

Whereas, it is required by statute that an election of directors of the District be held on the first Saturday in May of 2024.

It is, therefore, ordered by the Board of the District as follows:

An election shall be held on May 4, 2024 between the hours of 7:00 a.m. and 7:00 p.m. for the purpose of electing two (2) directors to be elected directors for said District, each to serve for four years.

The District shall enter into an agreement (“Agreement”) with Montgomery County (the “County”) for the purpose of the County’s provision to the District of certain election services and equipment needed by the District to conduct the District’s May 4, 2024 election. The County

shall be responsible for furnishing services and equipment and performing duties as described in the Agreement.

For purposes of said election the District hereby adopts the Montgomery County voting precincts. The District hereby adopts as its early voting and election day polling places and hours of election those polling places and hours designated by Montgomery County, as set out in the Agreement. Voting shall be held at the applicable Montgomery County early voting and election day polling places, whether such early voting or election day polling locations are within or outside of the District's boundaries.

Only duly qualified resident voters of the District shall be entitled to vote at the election.

The election will be conducted in compliance with the provisions of federal law, Help America Vote Act (HAVA) and the Texas Election Code, and all other applicable laws, and each polling place will have at least one voting system accessible to individuals with disabilities.

Paper and/or electronic ballots shall be used in the election. Ballots and voting instructions shall be made available in the English and Spanish languages for those requesting same.

The District's attorneys shall be and are hereby authorized and directed to assist the secretary of the Board in receiving candidate applications for a place on the ballot, certifying the names of candidates for placement on the ballot, preparing the official ballot, translation of the ballot into the Spanish language, and providing to the County such information and documents as may be required in the Agreement pertaining to the conduct of the election and post-election day procedures.

Early voting shall be conducted at locations designated by Montgomery County, which, for purposes of this election, are each hereby declared by the District to be a public place. Early

voting by personal appearance shall be conducted beginning on April 22, 2024 and ending on April 30, 2024 at the early voting polling places on each day and during the hours of early voting designated by Montgomery County. The location of the main early voting polling place is Central Library, Large Meeting Room, 104 I-45 North, Conroe, Texas 77301. Applications for ballots by mail shall be sent to the Early Voting Clerk by regular mail to: Early Voting Clerk, Montgomery County Elections Administrator, P.O. Box 2646, Conroe, Texas 77305-2646; by common or contract carrier to: Early Voting Clerk, Montgomery County Elections Administrator, 9159 Airport Road, Conroe, Texas 77303; by FAX to (936) 788-8340; or by email to elections.ballot@mctx.org. For further information, contact the Early Voting Clerk by telephone at (936) 539-7843 or visit the internet website <https://elections.mctx.org/>. Applications for ballots by mail must be received no later than the close of business at 5:00 p.m. on Tuesday, April 23, 2024. To be effective, an original application for ballot by mail submitted by FAX or EMAIL must also be submitted by mail and be received by the Early Voting Clerk not later than the fourth business day after the transmission by fax or email is received.

The President or Vice President is authorized to execute and the Secretary or Assistant Secretary to attest this order on behalf of the Board; and any of said officers is authorized to do all things necessary and legal in connection with the holding and consummation of said bond election. The President or Vice President is authorized to execute and the Secretary or Assistant Secretary to attest this order on behalf of the board; and any of said officers is authorized to do all things necessary and legal in connection with the holding and consummation of said election.

Passed and adopted on the date first above written.

JULIE GILMER

President

ATTEST:

BETTY BROWN

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 of said Board calling a directors election to be held for the District on May 4, 2024, adopted at said Board's meeting held on February 1, 2024, and excerpts from the minutes of the Board's meeting held on that date showing its adoption, the originals of which order and minutes are on file in the official minute book of the Board, in the District's office.

I further certify that said meeting was open to the public, and that notice was given 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 February 1, 2024.

Secretary





MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD

January, 2024

Connections: 977
Vacant: 14

REVENUE:	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 21,341.53	\$ 488.91	\$ 30,709.33	\$ 270.22	\$ 4,000.00	\$ 1,600.00	\$ 648.64	\$ 4,912.47	\$ 63,971.10

BILLED CONS:	Residential	Builder/Temp	Multi Family	Irrigation	STP/LS	Commercial	Total
	5,723,000	0	0	144,000	311,000	83,000	6,261,000

WATER:	12/19/23 - 01/18/24	LSGCD - Well Permit
Gallons pumped from Well No.2	3,790,000	Permit Expires: 12/31/2023
Gallons pumped from Well No.3	2,823,000	Permitted Authorization: 225,868,339
Total Pumpage	6,613,000	December Withdrawal: 6,294,000
Total Gallons Billed	6,261,000	Y-T-D Withdrawal: 123,272,000
Leaks, Construction, Flushing	5,000	Amount Remaining: 102,596,339
Pumped vs. Billed	95%	
Pumped vs. Accounted	95%	
Leaks repaired in District	0	

Bacteriological samples: 6 Good

WASTEWATER TREATMENT PLANT

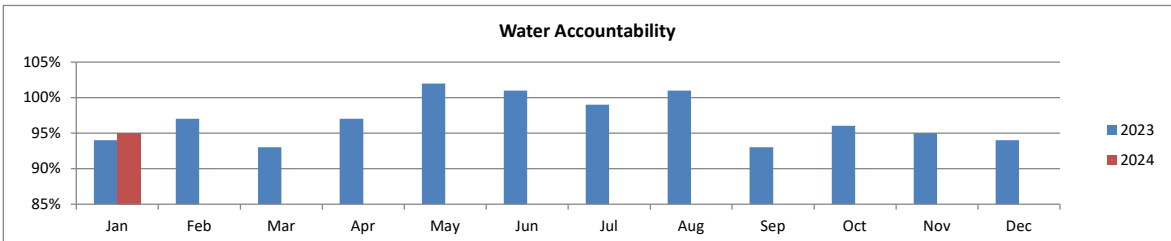
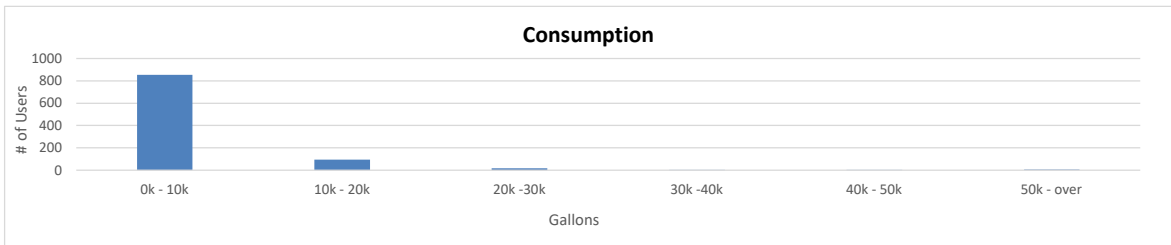
T.C.E.Q. Permit Number: WQ0010978001
 Permit expiration date: January 2, 2029

	December, 2023		Measured by:
Average daily flow	323,742	Permitted Daily Flow	600,000 gal.per day
Average CBOD	2.03	Permitted CBOD	10 mg/l
Average Total Suspended Solids	2.17	Permitted T.S.S.	15 mg/l
Average Ammonia Nitrogen	0.51	Permitted Ammonia Nitrogen	3 mg/l
Average PH	6.48	Permitted PH	6.00 - 9.00 STD UNIT
Average Dissolved Oxygen	8.23	Permitted Dissolved Oxygen (Min.)	6.0 mg/l
Maximum Chlorine Residual	3.78	Permitted Chlorine Maximum	4.0 mg/l
Minimum Chlorine Residual	1.41	Permitted Chlorine Minimum	1.0 mg/l
Average E. coli	3.23	Permitted E. coli	63.0 mpn/100 ml
Total Rainfall	3.30"		

Sewer Treatment plant is currently operating at 54% of the permitted capacity.

Total gallons of Reuse for the month of December - 0.000 MG

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 59,183.61	\$ (871.06)	\$ 1,270.00	\$ 432.68	\$ 357.91	\$ 60,373.14





MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD

December, 2023

Connections: 977
Vacant: 14

REVENUE:	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 27,892.43	\$ 639.23	\$ 34,075.37	\$ 320.37	\$ -	\$ 1,400.00	\$ 1,626.02	\$ 6,794.45	\$ 72,747.87

BILLED CONS:	Residential	Builder/Temp	Multi Family	Irrigation	STP/LS	Commercial	Total
	6,012,000	0	0	277,000	82,000	167,000	6,538,000

WATER:	11/17/23 - 12/19/23	LSGCD - Well Permit
Gallons pumped from Well No.2	943,000	Permit Expires: 12/31/2023
Gallons pumped from Well No.3	5,990,000	Permitted Authorization: 225,868,339
Total Pumpage	6,933,000	December Withdrawal: 6,294,000
Total Gallons Billed	6,538,000	Y-T-D Withdrawal: 123,272,000
Leaks, Construction, Flushing	10,000	Amount Remaining: 102,596,339
Pumped vs. Billed	94%	
Pumped vs. Accounted	94%	
Leaks repaired in District	3	

Bacteriological samples: 6 Good

WASTEWATER TREATMENT PLANT

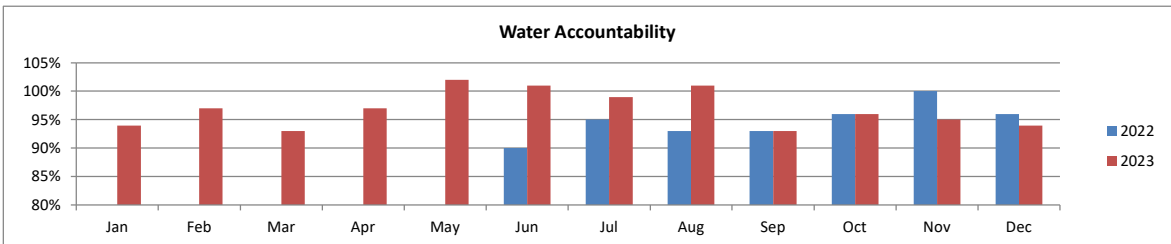
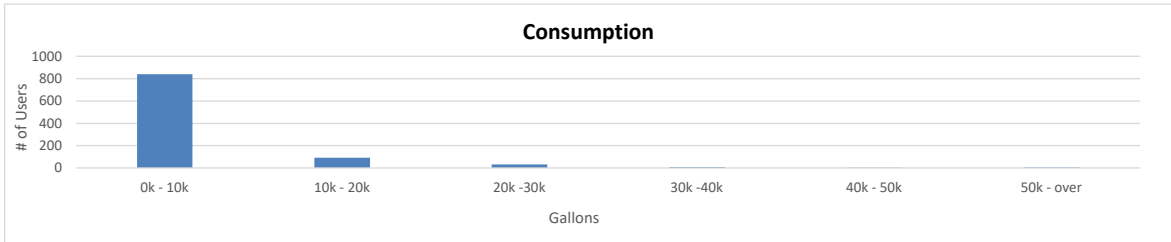
T.C.E.Q. Permit Number: WQ0010978001
Permit expiration date: September 20, 2023

	December, 2023	Measured by:
Average daily flow	323,742	Permitted Daily Flow 600,000 gal.per day
Average CBOD	2.03	Permitted CBOD 10 mg/l
Average Total Suspended Solids	2.17	Permitted T.S.S. 15 mg/l
Average Ammonia Nitrogen	0.51	Permitted Ammonia Nitrogen 3 mg/l
Average PH	6.48	Permitted PH 6.00 - 9.00 STD UNIT
Average Dissolved Oxygen	8.23	Permitted Dissolved Oxygen (Min.) 6.0 mg/l
Maximum Chlorine Residual	3.78	Permitted Chlorine Maximum 4.0 mg/l
Minimum Chlorine Residual	1.41	Permitted Chlorine Minimum 1.0 mg/l
Average E. coli	3.23	Permitted E. coli 63.0 mpn/100 ml
Total Rainfall	3.30"	

Sewer Treatment plant is currently operating at 54% of the permitted capacity.

Total gallons of Reuse for the month of December - 0.000 MG

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 61,046.64	\$ (7,431.24)	\$ 805.74	\$ 546.56	\$ 616.49	\$ 55,584.19



Parameter		NODI	Quantity or Loading			Quality or Concentration			# of Ex.	Freq. of Analysis	Smpl. Type
Code ▲	Name		Value 1	Value 2	Units	Value 1	Value 2	Value 3			
50050	Flow, in conduit or thru treatment plant	Smpl.	= ▼ 0.323742	= ▼ 0.502	MGD ▼				0	99/99 ▼	TM ▼

Code	Parameter Name	NODI	Quantity or Loading			Quality or Concentration				# of Ex.	Freq. of Analysis	Smpl. Type	
			Value 1	Value 2	Units	Value 1	Value 2	Value 3	Units				
1 - Effluent Gross													
Season: 0		Req.	<= 0.6 Daily Average	Req Mon Daily Maximum	Million Gallons per Day							Continuous	TOTALZ
NODI:		NODI											
50060	Chlorine, total residual	Smpl.				= 1.41		= 3.78	mg/L	0	01/01	GR	
1 - Effluent Gross													
Season: 0		Req.				>= 1.0 Monthly Minimum		<= 4.0 Monthly Maximum	Milligrams per Liter		Daily	GRAB	
NODI:		NODI											
51040	E. coli	Smpl.				= 3.225		= 5.2	MPN/100mL	0	02/30	GR	
1 - Effluent Gross													
Season: 0		Req.				<= 63.0 Daily Average		<= 200.0 Daily Maximum	Most Probable Number (MPN) per 100ml		Twice Per Month	GRAB	
NODI:		NODI											
80082	BOD, carbonaceous [5 day, 20 C]	Smpl.	= 4.26		lb/d	= 2.03		= 2.03	mg/L	0	01/07	CS	
1 - Effluent Gross													
Season: 0		Req.	<= 50.0 Daily Average		Pounds per Day	<= 10.0 Daily Average		<= 25.0 Daily Maximum	Milligrams per Liter		Weekly	COMPOS	
NODI:		NODI											

Edit Check Errors

No results.

DMR Comments

Comments

Attachments

No results.

Report Last Saved By

User: deena@nwdls.com
 Name: Deena Higginbotham
 E-Mail: deena@nwdls.com
 Date/Time: 01/11/24 2:14 CST

**RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
ENGINEER'S REPORT
VSE Project No. 32000-000-0-DST
January 25, 2023, 6:30 p.m.**

Engineering Representative: Taylor J. Reed, P.E.

**Directors: Julie Gilmer, President
Tim Goodman, Vice President
Tom Vandever, Treasurer
Betty Brown, Secretary
Karl Sakocius, Asst. Secretary**

12. Items for Discussion:

I. Permits

- A. WWTF Discharge Permit Renewal (Expires September 2028)**
 - 1. We received the final permit.

- B. Storm Water Quality Management Plan – MS4 Permit (Expires January 2024)**
 - 1. Preparing annual report for 2023. This is the last year of the report so we will also be preparing an updated SWQMP.

- C. Water Plant No. 1 – Water Well No. 1 Testing**
 - 1. Testing and Inspection due January 12, 2026

- D. Emergency Operation Information**
 - 1. Update as necessary

II. Design Projects

- A. Joint Projects**
 - 1. East Ditch FEMA Work**
 - a)** Under review with FEMA. We continue to receive updates that it is progressing through the system.

2. East Ditch Maintenance

- a) All seasons have performed the quarterly cleaning of the ditch. Next cleaning will be in April.

3. WWTP Rehabilitation and Electrical Upgrades

- a) We request authorization to advertise and bid.

4. Holly Springs Drainage Issue

- a) EPUD is proceeding with an advanced drainage study of the area. We have also televised the storm sewer that runs behind the resident's house located on the corner of Stone Mountain and Holly Springs. We reviewed the video and found that the bottom of the pipe was completely corroded but found no significant blockage. The pipe does need to be fixed but would advise you to wait until after the drainage study has been conducted.

B. District Projects

1. District Wide Drainage Study

- a) We have identified 3 areas within the District that become heavily inundated during rain events. We will have the full report ready for the February meeting.

2. Sanitary Sewer Rehabilitation Phase 2

- a) We request authorization to advertise and bid. The estimated construction cost is attached.

3. Sanitary Sewer Manhole Rehabilitation Phase 1

- a) We are wrapping up the plans for the project.

C. Charleston Park Irrigation

1. Construction substantially complete and we have pay application no. 1 and final in the amount of \$49,000 that we recommend payment. I have performed an inspection of the work, and the contractor went through all of the zones.

D. Storm Sewer Phase 1 Rehabilitation

1. The weather has postponed any new construction. We are waiting for pricing on CIPP of several areas of pipe that cannot be accessed due to obstacles.

E. Water Plant No. 2 Electrical Upgrades

1. Construction underway. The contractor is waiting on the Motor Control Center to be delivered. No pay application this month.

III. Other Matters

A. 10 Year CIP

1. Working on updating with completed project and the next series of Bond projects. I will have a revised plan for the January meeting.

IV. Questions/Answers

A. Fire Department Tract

1. No Update

B. 740 Stone Mountain Repair

1. The contractor came back out to site, and we performed repairs to all areas that the resident requested. We met with the resident to ensure that they were satisfied with the work.

COST ESTIMATE
SANITARY SEWER REHABILITATION PHASE No. 2
WITHIN RIVER PLANTATION MUD
MONTGOMERY COUNTY, TEXAS
PROJECT NO. 32000-808-2-UTL (c/b)

ITEM NO.	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT
<u>SANITARY SEWER REHABILITATION ITEMS</u>					
1.	Mobilization/Payment/ Performance Bonds/Permits & Fees (Refer to the Special Conditions Part A for insurance requirements. Requirements must be strictly adhered to - this includes the Contractor's Pollution Liability (CPL) Insurance in the amount of \$1,000,000.00 (II.C.vi - page 5).	LS	1	<u>\$ 40,000.00</u>	<u>\$ 40,000.00</u>
2.	8" Point Repair - (Includes Excavation, Backfill and Landscape Repairs)	EA	3	<u>\$ 3,500.00</u>	<u>\$ 10,500.00</u>
3.	Relocate Unknown Pipe (Coordinate w/ Dry Utility)	EA	2	<u>\$ 1,200.00</u>	<u>\$ 2,400.00</u>
4.	Repair/Restore Service Lead Connection Points	EA	4	<u>\$ 1,000.00</u>	<u>\$ 4,000.00</u>
5.	Point Repair	EA	5	<u>\$ 3,500.00</u>	<u>\$ 17,500.00</u>
6.	Obstruction Removal	EA	4	<u>\$ 1,000.00</u>	<u>\$ 4,000.00</u>
7.	Heavy Cleaning at Designated Locations	LF	20	<u>\$ 15.00</u>	<u>\$ 300.00</u>
8.	8" Cured-In-Place-Pipe Sanitary Sewer Rehab.	LF	11873	<u>\$ 37.00</u>	<u>\$ 439,301.00</u>
9.	8" Sanitary Sewer Replacement w/ SDR 26 PVC Pipes	LF	40	<u>\$ 90.00</u>	<u>\$ 3,600.00</u>
10.	15" Cured-In-Place-Pipe Sanitary Sewer Rehab.	LF	1135	<u>\$ 55.00</u>	<u>\$ 62,425.00</u>
11.	Traffic Control Plan(Typical Lane Closure on Local Streets)	LS	1	<u>\$ 5,000.00</u>	<u>\$ 5,000.00</u>
12.	Site Restoration to Equal or Better Condition (Includes Fence Replacement and Sodding)	LS	1	<u>\$ 5,000.00</u>	<u>\$ 5,000.00</u>
13.	OSHA Trench Safety System (All Depths)	LF	50	<u>\$ 2.00</u>	<u>\$ 100.00</u>
14.	All Necessary Bypass Pumping for the Duration of the Project (Complete in Place)	LS	1	<u>\$ 21,000.00</u>	<u>\$ 21,000.00</u>

15.	Post Cleaning & Televising of All Repaired & CIPP Sanitary Sewer Lines for Verification of Work (Complete in Place)	LS	1	\$ 10,000.00	\$ 10,000.00
16.	De-mobilization by Contractor from Construction Site, Includes All Equipment & Supplies Used by Contractor (Complete In Place).	LS	1	\$ 5,800.00	\$ 5,800.00

Sub-Total - San Swr Rehab Items \$ 630,926.00

ADDITIONAL WORK ITEMS (Only to be used with Engineer's Authorization)

17.	Extra Length of Point Repair for 8" Pipe	LF	50	\$ 40.00	\$ 2,000.00
18.	Extra Length of Point Repair for 10" Pipe	LF	50	\$ 50.00	\$ 2,500.00
19.	Extra Cement Stabilized Sand (only to be used with Engineer's Authorization)	C.Y.	50	\$ 62.00	\$ 3,100.00

Sub-Total - Additional Work Items \$ 7,600.00

TOTAL PROJECT COST (Base Bid & Additional Work Items) \$ 638,526.00

Hansen Landscape Construction, Inc.

9240 Lantern Creek Court
TX 77303

Invoice

Date	Invoice #
1/22/2024	23-104

Bill To
Vogler & Spencer Engineering, Inc. 777 N. Eldridge Pkwy., Ste. 500 Houston, TX 77079

Ship To
Charleston Park

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		1/22/2024			

Quantity	Item Code	Description	Price Each	Amount
1	01	Charleston Park Irrigation Restoration	49,000.00	49,000.00
		Sales Tax	8.25%	0.00

Phone #
281-465-9465

Total \$49,000.00

RIVER PLANTATION MUD TEN YEAR CAPITAL IMPROVEMENTS PLAN				VSE Project No. 32000-603-1-RPT									
				Draft No. 6		Date of Revision 1/25/2024							
No.	DESCRIPTION	PRIORITY BY YEAR	EST/BID AMOUNT	WWTF - River Plantation MUD - DISTRICT SHARE = 59% ⁽¹⁾									
				FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
			Proposed - Total	District Share	District Share	District Share	District Share	District Share	District Share	District Share	District Share	District Share	District Share
		59.00%	⁽¹⁾										
1	WWTF Rehabilitation Phase 1 (Including Electrical)	1	\$585,885	\$585,885									
2	WWTF Rehabilitation Phase 2	1	\$608,880			\$608,880							
3	Lift Station 3	5	\$150,000					\$150,000					
4	Lift Station 1	6	\$19,800						\$19,800				
5	Lift Station 2	7	\$19,800							\$19,800			
Total proposed WWTF construction cost 2024-2033			\$1,384,365	\$585,885	\$0	\$608,880	\$0	\$150,000	\$19,800	\$19,800	\$0	\$0	\$0
Engineering, Surveying, Inspection			\$276,873	\$117,177	\$0	\$121,776	\$0	\$30,000	\$3,960	\$3,960	\$0	\$0	\$0
Total Repairs by year				\$703,062	\$0	\$730,656	\$0	\$180,000	\$23,760	\$23,760	\$0	\$0	\$0
				Water Plant Facilities									
No.	DESCRIPTION	PRIORITY BY YEAR	EST/BID AMOUNT	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
1	Water Plant No. 2 Electrical Upgrades	5	\$551,469	\$551,469									
2	Water Plant No. 2 Recoating	3	\$350,000			\$350,000							
3	Water Plant No. 3 Recoating	6	\$350,000						\$350,000				
Total proposed water plant construction cost 2024-2033			\$1,251,469	\$551,469	\$0	\$350,000	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0
Engineering, Surveying, Inspection			\$250,294	\$110,294	\$0	\$70,000	\$0	\$0	\$70,000	\$0	\$0	\$0	\$0
Total Repairs by year				\$661,763	\$0	\$420,000	\$0	\$0	\$420,000	\$0	\$0	\$0	\$0
				Water Distribution System									
No.	DESCRIPTION	PRIORITY BY YEAR	EST/BID AMOUNT	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
Total proposed water distribution construction cost 2024-2033			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering, Surveying, Inspection			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Repairs by year				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				Sanitary Collection									
No.	DESCRIPTION	PRIORITY BY YEAR	EST/BID AMOUNT	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
3	Sanitary Manhole Rehabilitation Phase 1	2	\$442,371	\$442,371									
4	Sanitary Sewer Rehabilitation Phase 2	3	\$638,926	\$638,526									
5	Sanitary Sewer Rehabilitation Phase 3	4	\$600,000			\$600,000							
6	Sanitary Manhole Rehabilitation Phase 2	5	\$442,371				\$442,371						
7	Sanitary Sewer Rehabilitation Phase 4	5	\$600,000				\$600,000						
8	Sanitary Manhole Rehabilitation Phase 3	6	\$442,371					\$442,371					
9	Sanitary Sewer Rehabilitation Phase 5	6	\$600,000					\$600,000					
10	Sanitary Manhole Rehabilitation Phase 4	7	\$442,371						\$442,371				
11	Sanitary Sewer Rehabilitation Phase 6	7	\$600,000						\$600,000				
12	Sanitary Manhole Rehabilitation Phase 5	8	\$442,371							\$442,371			
13	Sanitary Sewer Rehabilitation Phase 7	8	\$600,000							\$600,000			
14	Sanitary Manhole Rehabilitation Phase 6	9	\$442,371								\$442,371		
15	Sanitary Manhole Rehabilitation Phase 7	10	\$442,371									\$442,371	
Total proposed sanitary collection construction cost 2024-2033			\$6,735,126	\$1,080,897	\$0	\$600,000	\$1,042,371	\$1,042,371	\$1,042,371	\$1,042,371	\$442,371	\$442,371	\$0
Engineering, Surveying, Inspection			\$1,347,025	\$216,179	\$0	\$120,000	\$208,474	\$208,474	\$208,474	\$208,474	\$88,474	\$88,474	\$0
Total Repairs by year				\$1,297,077	\$0	\$720,000	\$1,250,846	\$1,250,846	\$1,250,846	\$1,250,846	\$530,846	\$530,846	\$0
				Drainage Facilities									
No.	DESCRIPTION	PRIORITY BY YEAR	EST/BID AMOUNT	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033
1 ⁽²⁾	Storm Sewer Rehabilitation Phase 1	2	\$1,216,748	\$1,216,748									
2 ⁽⁴⁾	East Ditch Rehabilitation	1	\$492,404	\$492,404					\$492,404				
3 ⁽²⁾⁽³⁾	Storm Sewer Rehabilitation Phase 2	3	\$650,000			\$650,000							
4	Mosswood Ditch Rehabilitation Phase 1	4	\$488,490				\$488,490						
5	Mosswood Ditch Rehabilitation Phase 2	5	\$488,490					\$488,490					
Total proposed drainage facilities construction cost 2024-2033			\$3,828,536	\$1,709,152	\$0	\$650,000	\$488,490	\$488,490	\$492,404	\$0	\$0	\$0	\$0
Engineering, Surveying, Inspection			\$765,707	\$341,830	\$0	\$130,000	\$97,698	\$97,698	\$98,481	\$0	\$0	\$0	\$0
Total Repairs by year				\$2,050,982	\$0	\$780,000	\$586,188	\$586,188	\$590,885	\$0	\$0	\$0	\$0
Grand Total for All Items				\$4,712,884	\$0	\$2,650,656	\$1,837,034	\$2,017,034	\$2,285,491	\$1,274,606	\$530,846	\$530,846	\$0

No.	DESCRIPTION	PRIORITY BY YEAR	EST/BID AMOUNT	Drainage Facilities									
				FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033

NOTES:

- 1 River Plantation MUD owns 59% of WWTF. East Plantation MUD owns 41%.
- 2 Storm sewer is for underground conveyance piping. Does not include roadside ditches or culverts. To be discussed with Montgomery County.
- 3 Cost sharing with East Plantation not accounted for
- 4 Cost sharing with East Plantation accounted for 50/50 split