

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT**AMENDED 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, July 13, 2023.**

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. Discussion regarding Water Plant No. 3
4. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
5. Operator's Report
6. Mowing Contract with All Seasons
7. Engineer's Report
8. Parking Signage
9. Consider requests of EPUD and RPCIA for use of building for meetings
10. Resolution Establishing Fees of Office
11. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
12. Pending business





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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | July 13, 2023

River Plantation Municipal Utility District



WEBSITE

www.municipalaccounts.com



ADDRESS

611 Longmire Rd Suite 1
Conroe, Texas 77304



CONTACT

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River Plantation Municipal Utility District

BOOKEEPER'S REPORT | 07/13/2023

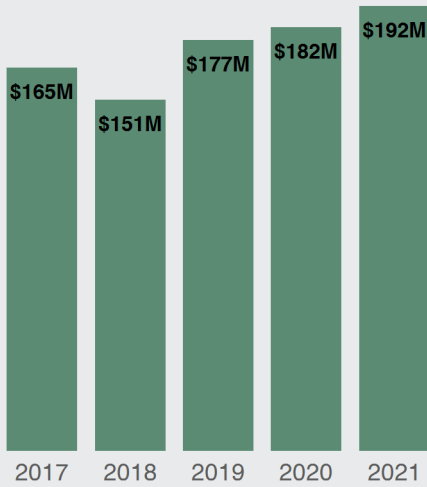


Spotlight On The Components That Make Up Your District's Taxable Value

Every year the Appraisal District will assess the new value of your District. The Total Certified Value of your District is the value of everything on the ground within your boundaries before any Exemptions are applied. Next, all Exemptions are applied and subtracted from the Certified Value. The remaining amount is your Taxable Value and the value used to set tax rates that generate tax revenues.

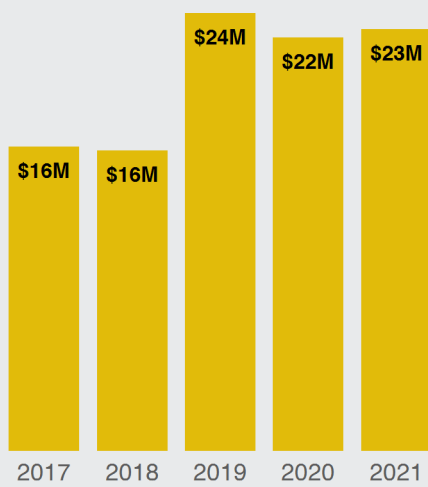
Total Certified Value

Your Starting Point
(5 Year Trend: 16.2% Growth in Total Certified Value)



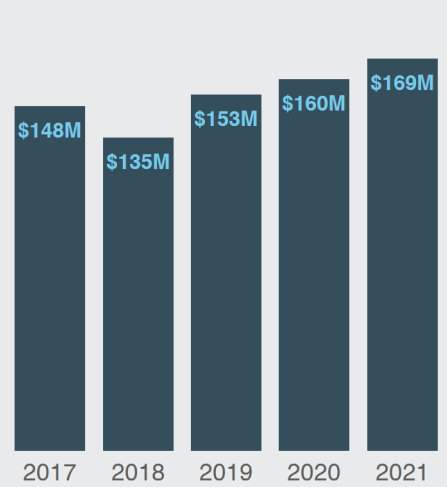
Exemptions

This value is subtracted



Taxable Value

This is what is left that helps determine tax rate

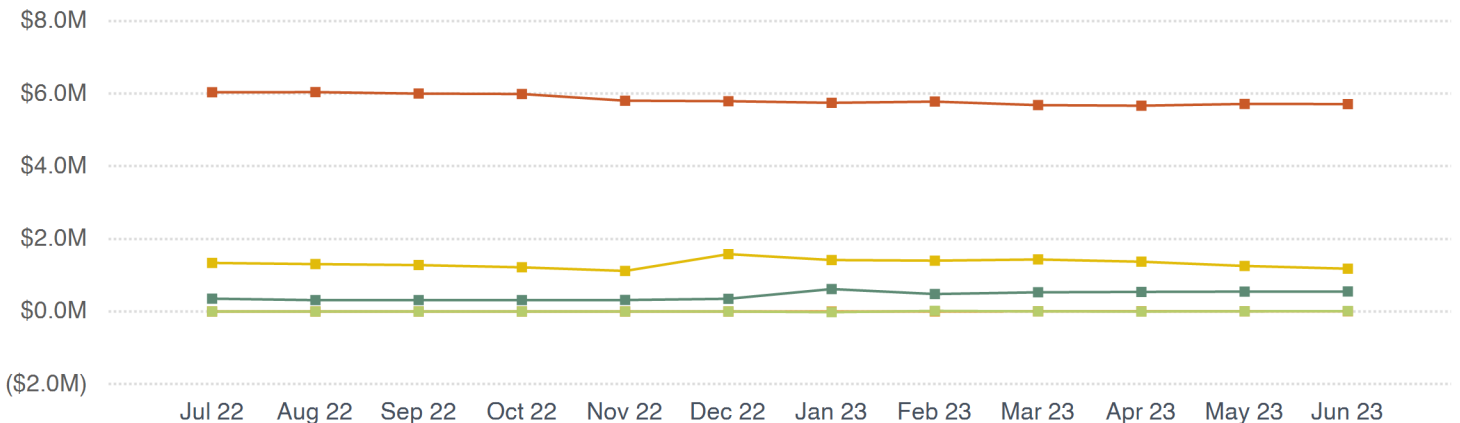


Account Balance | As of 07/13/2023

■ General Operating	■ Capital Projects	■ Debt Service	■ Sewer Treatment Plant	■ Joint Drainage
\$1,059,683	\$5,698,040	\$564,198	\$16,856	\$2,035

Total For All Accounts: \$7,340,812

Account Balance By Month | July 2022 - June 2023



Monthly Financial Summary - General Operating Fund

River Plantation MUD - GOF



Account Balance Summary

Balance as of 06/09/2023 **\$1,106,502**

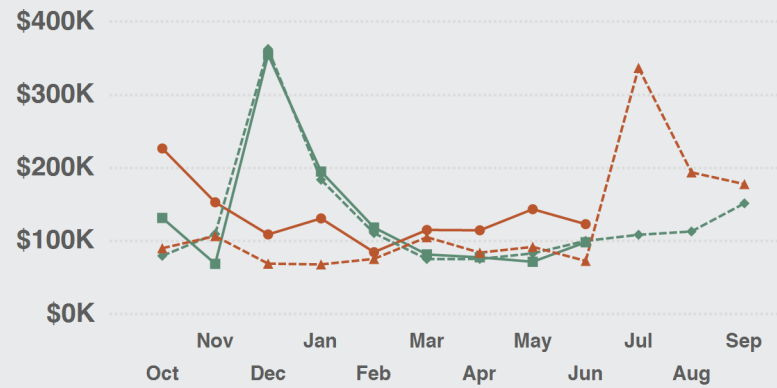
Receipts 314,839

Disbursements (361,657)

Balance as of 07/13/2023 **\$1,059,683**

Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - -▲ Prior Year Revenues
—● Current Year Expenditures - - -▲ Prior Year Expenditures



June 2023

Revenues

Actual	Budget	Over/(Under)
\$98,332	\$95,831	\$2,500

Expenditures

Actual	Budget	Over/(Under)
\$123,124	\$120,436	\$2,688

October 2022 - June 2023 (Year to Date)

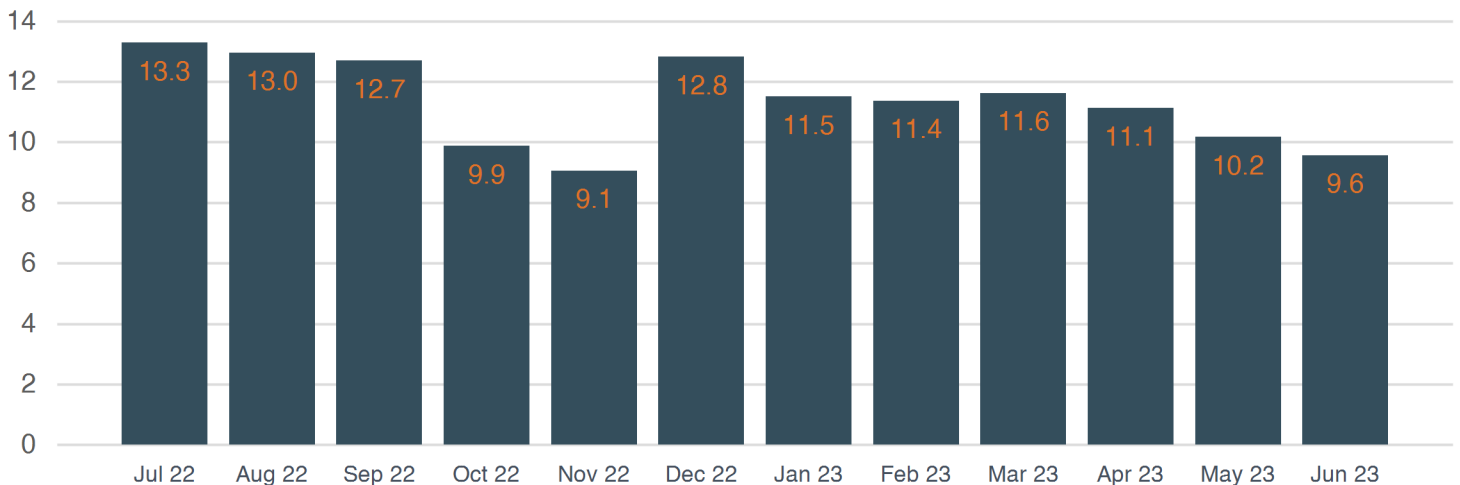
Revenues

Actual	Budget	Over/(Under)
\$1,198,206	\$1,117,753	\$80,454

Expenditures

Actual	Budget	Over/(Under)
\$1,200,941	\$1,106,303	\$94,638

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/09/2023				\$49,174.62
Receipts				
	Bank Transfer Error - Reverse		70,000.00	
	Interest		16.47	
	Violation - Jose F		850.00	
	Transfer from Joint Drainage Fund		931.28	
	Transfer from Tax FFB Account		20,000.00	
	Transfer from Online FFB Account		65,000.00	
Total Receipts				\$156,797.75
Disbursements				
23644	SynapticIntegrations	Surveillance Equipment	(292.87)	
23645	Montgomery Central Appraisal District	MCAD Fees	(1,745.17)	
23719	Centerpoint Energy	Utilities-Admin	(40.26)	
23720	Entergy	Utilities	(3,814.08)	
23740	Prepared Publications, Inc.	Operations Admin	(210.00)	
23741	Centerpoint Energy	Utilities-Admin	(46.24)	
23742	Entergy	Utilities	(5,768.54)	
23743	Consolidated Communications	Telephone Exp- Admin	(317.94)	
23744	J & K Tree Services	Tree Removal Services	(700.00)	
23745	J & K Tree Services	Tree Removal Services	(2,570.00)	
23746	Timothy Goodman	AWBD Reimbursement	(836.93)	
23747	Municipal Accounts & Consulting L.P.	Bookkeeping Fees	(9,465.27)	
23748	Prepared Publications, Inc.	Operations Admin	(210.00)	
23749	Smith, Murdaugh, Little & Bonham, LLP.	Legal Fees	(17,869.22)	
23750	Vogler & Spencer Engineering	Engineering Fees	(10,254.54)	
23751	River Plantation - Joint Drainage	Purchased Drainage	(710.43)	
23752	River Plantation - STP	Purchased Sewer	(6,364.90)	
23753	Municipal Operations & Consulting, Inc.	Operations & Maintenance	(41,587.98)	
23754	The Radich Law Firm, PLLC	Legal Fees	(19,763.92)	
23755	Centerpoint Energy	Utilities	0.00	
23756	Consolidated Communications	Utilities	0.00	
23757	Entergy	Utilities	0.00	
Svc Chg	First Financial Bank	Bank Charges	(42.60)	
Tsf	First Financial Bank	Bank Transfer Error	(70,000.00)	
Total Disbursements				(\$192,610.89)
Balance as of 07/13/2023				\$13,361.48

Cash Flow Report - Online Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/09/2023				\$4,170.32
Receipts				
	Accounts Receivable		63,002.14	
	Interest		10.86	
Total Receipts				\$63,013.00
Disbursements				
Tsf	River Plantation MUD	Transfer to FFB Operating	(65,000.00)	
Total Disbursements				(\$65,000.00)
Balance as of 07/13/2023				\$2,183.32

Cash Flow Report - Tax Deposit Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/09/2023				\$2,439.43
Receipts				
	Tax Revenue		9,352.31	
	Tax Revenue		989.43	
	Tax Revenue		8,916.59	
	Tax Revenue		1,199.36	
	Interest		12.20	
	Bank Transfer Error - Reverse		70,000.00	
Total Receipts				\$90,469.89
Disbursements				
Tsf	First Financial Bank	Bank Transfer Error	(70,000.00)	
Tsf	River Plantation MUD	Transfer to FFB Operating	(20,000.00)	
Total Disbursements				(\$90,000.00)
Balance as of 07/13/2023				\$2,909.32

Actual vs. Budget Comparison

River Plantation MUD - GOF



	June 2023			October 2022 - June 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	46,556	46,865	(309)	264,556	244,062	20,494	400,000
14102 LSGCD Fees	1,019	1,621	(602)	5,838	8,254	(2,416)	13,000
14105 Reconnection Fee	0	1,083	(1,083)	0	9,750	(9,750)	13,000
Total Water Revenue	47,575	49,569	(1,994)	270,394	262,066	8,328	426,000
Wastewater Revenue							
14201 Wastewater-Customer Service Fee	36,548	35,733	815	321,233	309,648	11,585	420,000
Total Wastewater Revenue	36,548	35,733	815	321,233	309,648	11,585	420,000
Property Tax Revenue							
14301 Maintenance Tax Collections	7,196	8,390	(1,194)	545,887	526,786	19,101	535,000
Total Property Tax Revenue	7,196	8,390	(1,194)	545,887	526,786	19,101	535,000
Tap Connection Revenue							
14501 Tap Connections	0	333	(333)	890	3,000	(2,110)	4,000
14502 Inspection Fees	0	0	0	2,485	0	2,485	0
Total Tap Connection Revenue	0	333	(333)	3,375	3,000	375	4,000
Administrative Revenue							
14702 Penalties & Interest	902	1,000	(98)	9,634	9,000	634	12,000
14704 EPUD Revenues	149	0	149	1,994	0	1,994	0
14705 TCEQ Fee	410	323	87	2,872	2,910	(38)	3,880
14706 Bank Service Fees	0	4	(4)	0	38	(38)	50
Total Administrative Revenue	1,462	1,328	134	14,500	11,948	2,552	15,930
Interest Revenue							
14801 Interest Earned on Checking	40	20	20	688	180	508	240
14802 Interest Earned on Temp. Invest	4,558	375	4,183	34,263	3,375	30,888	4,500
Total Interest Revenue	4,598	395	4,203	34,951	3,555	31,396	4,740
Other Revenue							
15801 Miscellaneous Income	953	83	870	7,867	750	7,117	1,000
Total Other Revenue	953	83	870	7,867	750	7,117	1,000
Total Revenues	98,332	95,831	2,500	1,198,206	1,117,753	80,454	1,406,670
Expenditures							
Water Service							
16102 Operations - Water	7,804	50,333	(42,529)	73,628	453,000	(379,372)	604,000
16104 Maintenance & Repairs - Water	12,921	4,000	8,921	271,900	36,000	235,900	48,000
16107 Chemicals - Water	907	1,167	(260)	10,567	10,500	67	14,000

General Operating Fund

Actual vs. Budget Comparison

River Plantation MUD - GOF



	June 2023			October 2022 - June 2023			Annual Budget	
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)		
Expenditures								
Water Service								
16108	Laboratory Expense - Water	1,410	500	910	17,849	4,500	13,349	6,000
16109	Landscape Service - Water	7,020	4,152	2,868	47,487	26,985	20,502	39,440
16110	Utilities - Water	6,040	5,417	624	50,578	48,750	1,828	65,000
16116	Permit Fees - Water	0	0	0	2,467	1,844	623	3,500
16117	TCEQ Regulatory Expense - Water	0	0	0	479	500	(21)	1,750
16118	LSGWCD Fees	0	1,075	(1,075)	19,199	20,500	(1,301)	20,500
Total Water Service		36,103	66,643	(30,541)	494,154	602,579	(108,425)	802,190
Wastewater Service								
16201	Operations - Wastewater	1,800	2,083	(283)	16,575	18,750	(2,175)	25,000
16204	Purchase Wastewater Service	4,212	12,052	(7,840)	132,738	108,468	24,270	144,624
16208	Laboratory Fees - Wastewater	0	0	0	1,646	0	1,646	0
16209	Landscape Service -Wastewater	0	4,152	(4,152)	17,430	26,985	(9,556)	39,440
16211	Utilities - Wastewater	92	8	84	756	75	681	100
16217	TCEQ Regulatory Exp- Wastewater	0	0	0	479	500	(21)	1,750
16219	Maint & Repairs - Wastewater	13,252	4,983	8,269	91,660	44,850	46,810	59,800
Total Wastewater Service		19,357	23,279	(3,922)	261,283	199,628	61,655	270,714
Storm Water Quality								
16406	Purchased Drainage	701	1,942	(1,241)	2,778	17,475	(14,697)	23,300
Total Storm Water Quality		701	1,942	(1,241)	2,778	17,475	(14,697)	23,300
Tap Connection								
16501	Tap Connection Expense - Water	0	133	(133)	1,350	1,200	150	1,600
16503	Tap Connection Exp - Wastewater	0	217	(217)	0	1,950	(1,950)	2,600
Total Tap Connection		0	350	(350)	1,350	3,150	(1,800)	4,200
Parks & Recreation Service								
16604	Maintenance & Repairs - Park	3,270	2,250	1,020	42,245	20,250	21,995	27,000
Total Parks & Recreation Service		3,270	2,250	1,020	42,245	20,250	21,995	27,000
Administrative Service								
16701	Legal Fees	37,337	15,000	22,337	186,617	135,000	51,617	180,000
16706	Engineering Fees	10,255	5,167	5,088	46,670	46,500	170	62,000
16712	Bookkeeping Fees	9,052	3,741	5,311	69,643	33,671	35,972	44,895
16713	Legal Notices & Other Publ.	0	8	(8)	555	75	479	100
16714	Printing & Office Supplies	3,478	300	3,178	26,277	2,700	23,577	3,600
16716	Delivery Expense	25	42	(17)	478	375	103	500
16717	Postage	620	400	220	5,372	3,600	1,772	4,800
16718	Insurance & Surety Bond	0	0	0	30,604	25,000	5,604	25,000
16719	AWBD Expense	0	61	(61)	1,400	189	1,211	700

General Operating Fund

Actual vs. Budget Comparison

River Plantation MUD - GOF



	June 2023			October 2022 - June 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Administrative Service							
16721 Auditing Fees	0	0	0	9,300	10,000	(700)	10,000
16722 Bank Service Charges	43	45	(2)	2,208	405	1,803	540
16723 Travel Expense	386	125	261	735	1,125	(390)	1,500
16725 Tax Assessor/Collector	0	0	0	444	800	(356)	800
16732 Appraisal District Fees	1,745	1,000	745	5,252	3,000	2,252	4,000
16733 Membership & Dues	0	0	0	750	30	720	30
Total Administrative Service	62,940	25,889	37,052	386,305	262,470	123,835	338,465
Payroll Expense							
17101 Payroll- Directors	0	0	0	0	0	0	10,000
17105 Payroll-TWC/ TAX	0	0	0	0	0	0	1,000
Total Payroll Expense	0	0	0	0	0	0	11,000
Other Expense							
17802 Miscellaneous Expense	753	83	670	12,825	750	12,075	1,000
Total Other Expense	753	83	670	12,825	750	12,075	1,000
Total Expenditures	123,124	120,436	2,688	1,200,941	1,106,303	94,638	1,477,869
Total Revenues (Expenditures)	(24,792)	(24,604)	(188)	(2,735)	11,450	(14,184)	(71,199)
Other Revenues							
Extra Ordinary Revenue							
15901 Prior Year Surplus	0	0	0	0	0	0	71,199
Total Extra Ordinary Revenue	0	0	0	0	0	0	71,199
Total Other Revenues	0	0	0	0	0	0	71,199
Total Other Revenues (Expenditures)	0	0	0	0	0	0	71,199
Excess Revenues (Expenditures)	(24,792)	(24,604)	(188)	(2,735)	11,450	(14,184)	0

Balance Sheet as of 06/30/2023

River Plantation MUD - GOF



Assets

Bank

11101 Cash in Bank	\$33,656
11102 Tax Deposit	22,909
11103 Online	67,183

Total Bank \$123,749

Investments

11201 Time Deposits	\$1,055,276
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Total Investments \$1,055,276

Receivables

11301 Accounts Receivable	\$87,765
11302 Accounts Receivable -EPUD	400
11303 Maintenance Tax Receivable	67,783

Total Receivables \$155,948

Interfund Receivables

11404 Due From Joint Plant	\$46,989
11405 Due From Joint Drainage	931

Total Interfund Receivables \$47,920

Reserves

11601 RP MUD STP Reserve	\$21,000
11602 RP MUD Joint Drainage Reserve	4,000

Total Reserves \$25,000

Fixed Assets

11801 Inventories - Cost	\$3,983
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Total Fixed Assets \$3,983

Total Assets

\$1,411,875

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$106,223
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Total Accounts Payable \$106,223

Other Current Liabilities

12207 Due To Tax Assessor	\$962
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Total Other Current Liabilities \$962

Interfund Payables

12402 Due To Debt Service	\$14,046
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Total Interfund Payables \$14,046

Deferrals

12502 Deferred Inflows Property Taxes	\$67,783
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Total Deferrals \$67,783

General Operating Fund

Balance Sheet as of 06/30/2023

River Plantation MUD - GOF



Liabilities & Equity

Liabilities		
Deposits		
12601 Customer Meter Deposits		\$118,589
Total Deposits		<u>\$118,589</u>
Total Liabilities		<u>\$307,603</u>
Equity		
Unassigned Fund Balance		
13101 Unassigned Fund Balance		\$1,107,007
Total Unassigned Fund Balance		<u>\$1,107,007</u>
Net Income		<u>(\$2,735)</u>
Total Equity		<u>\$1,104,272</u>
Total Liabilities & Equity		<u><u>\$1,411,875</u></u>

Monthly Financial Summary - Capital Projects Fund

River Plantation MUD - CPF

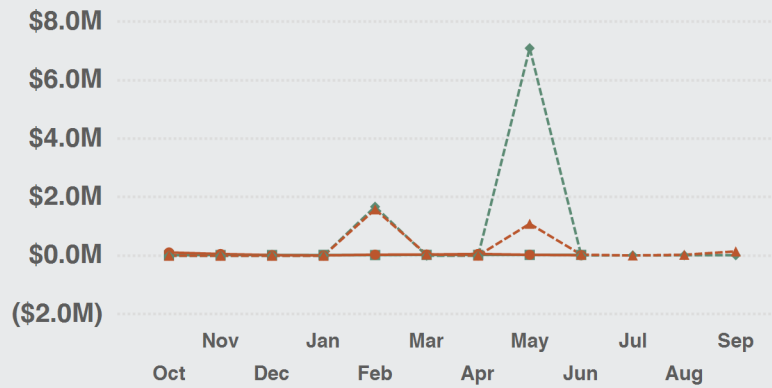


Account Balance Summary

Balance as of 06/09/2023	\$5,687,921
Receipts	39,328
Disbursements	(29,210)
Balance as of 07/13/2023	\$5,698,040

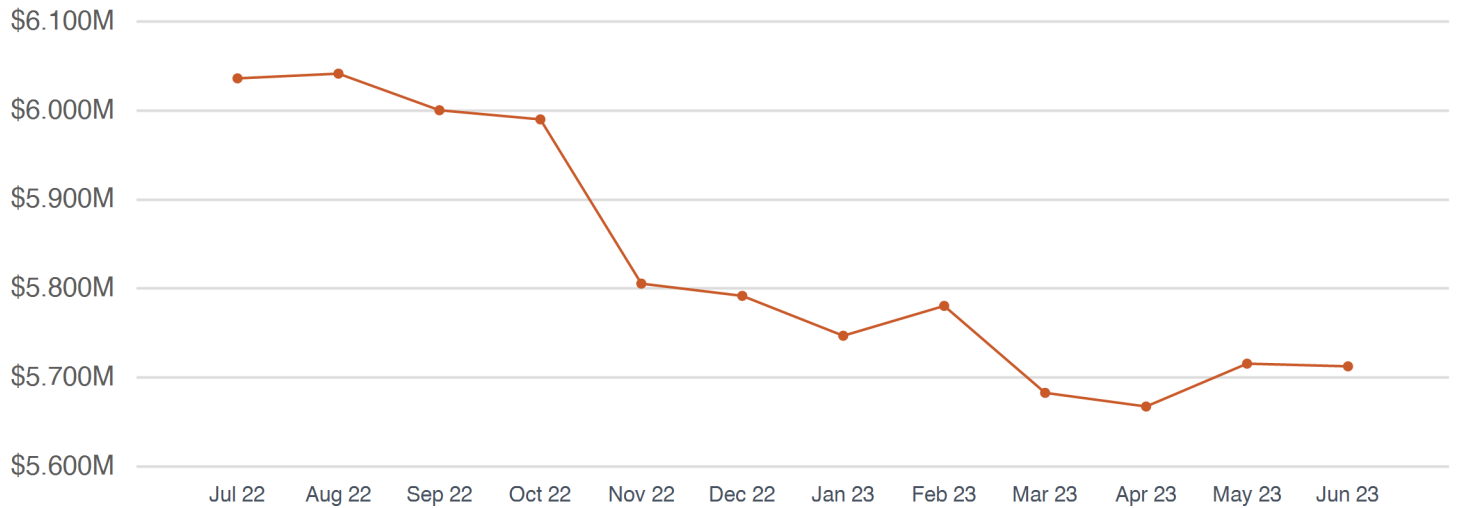
Overall Revenues & Expenditures By Month (Year to Date)

— Current Year Revenues - - - Prior Year Revenues
— Current Year Expenditures - - - Prior Year Expenditures



Account Balance By Month | July 2022 - June 2023

— CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account

River Plantation MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 06/09/2023				\$334.21
Receipts				
	Interest		6.21	
	Transfer from TX Class Series 2022 WS&D		14,604.53	
Total Receipts				\$14,610.74
Disbursements				
1023	Vogler & Spencer Engineering	Engineering Fees	(14,604.53)	
Bnk Chg	First Financial Bank	Bank Service Charge	(0.64)	
Total Disbursements				(\$14,605.17)
Balance as of 07/13/2023				\$339.78

Monthly Financial Summary - Sewer Treatment Plant Fund

River Plantation MUD - STP

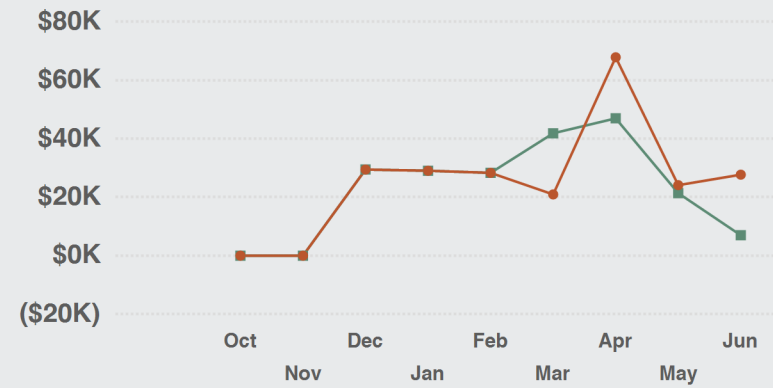


Account Balance Summary

Balance as of 06/09/2023	\$18,644
Receipts	31,782
Disbursements	(33,570)
Balance as of 07/13/2023	\$16,856

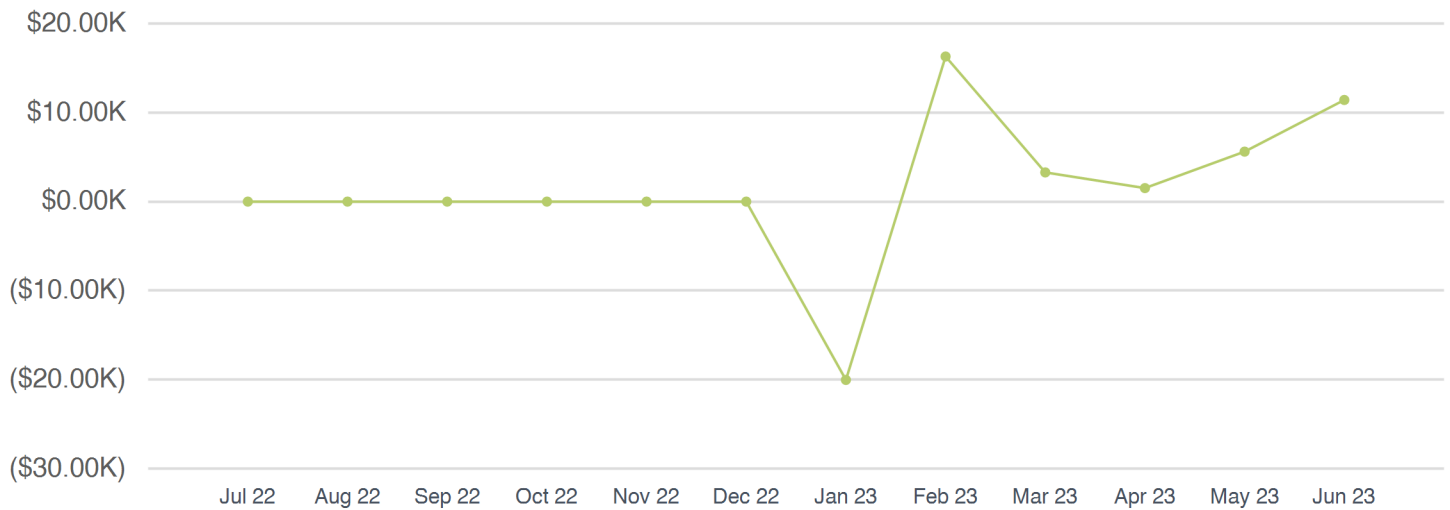
Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - - Prior Year Revenues
—■ Current Year Expenditures - - - Prior Year Expenditures



Account Balance By Month | July 2022 - June 2023

—● SEWER TREATMENT PLANT FUND



Cash Flow Report - Checking Account

River Plantation MUD - STP



Number	Name	Memo	Amount	Balance
Balance as of 06/09/2023				\$18,643.97
Receipts				
	Interest on Checking		4.97	
	Accounts Receivable - EPUD		25,412.28	
	Accounts Receivable - River Plantation		6,364.90	
Total Receipts				\$31,782.15
Disbursements				
1023	Entergy	Utilities	(3,403.94)	
1024	Republic Services	Garbage Expense	(156.03)	
1029	Entergy	Utilities	(3,516.04)	
1030	Republic Services	Garbage Expense	(154.00)	
1031	Municipal Accounts & Consulting LP	Bookkeeping Fees	(2,697.53)	
1032	Vogler & Spencer Engineering	Engineering Fees	(168.75)	
1033	Entergy	Utilities	0.00	
1034	Republic Services	Garbage Expense	0.00	
1035	GFL Environmental	Sludge Removal	(2,736.00)	
1036	Municipal Operations & Consulting	Operator Expense	(20,737.56)	
1037	Entergy	Utilities	0.00	
1038	Republic Services	Garbage Expense	0.00	
Svc Chg	First Financial	Bank Charge	(0.19)	
Total Disbursements				(\$33,570.04)
Balance as of 07/13/2023				\$16,856.08

Actual vs. Budget Comparison

River Plantation MUD - STP



	June 2023			October 2022 - June 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Interest Revenue							
74801 Interest Earned on Checking	5	8	(3)	10	75	(65)	100
Total Interest Revenue	5	8	(3)	10	75	(65)	100
Participant Revenue-WWTP							
75201 RP MUD Revenue	4,212	12,052	(7,840)	96,659	108,468	(11,809)	144,624
75202 EPUD Revenue	2,754	8,035	(5,280)	94,683	72,312	22,371	96,416
75203 RP CPF Revenue	0	0	0	12,676	0	12,676	0
Total Participant Revenue-WWTP	6,967	20,087	(13,120)	204,018	180,780	23,238	241,040
Total Revenues	6,972	20,095	(13,123)	204,028	180,855	23,173	241,140
Expenditures							
Garbage Service							
76301 Garbage Expense	154	0	154	625	0	625	0
Total Garbage Service	154	0	154	625	0	625	0
Administrative Service							
76703 Engineering Fees	169	833	(665)	37,497	7,500	29,997	10,000
76704 Bookkeeping Fees	2,698	417	2,281	8,286	3,750	4,536	5,000
76708 Insurance & Surety Bond	0	417	(417)	0	3,750	(3,750)	5,000
76709 Bank Service Charges	0	0	0	1	0	1	0
76710 Security Expense	0	0	0	18,474	0	18,474	0
Total Administrative Service	2,866	1,667	1,200	64,257	15,000	49,257	20,000
WWTP Service							
77201 Operations - Wastewater	1,500	1,667	(167)	20,327	15,000	5,327	20,000
77202 Utilities	3,516	4,000	(484)	29,426	36,000	(6,574)	48,000
77203 Maint & Repairs - Wastewater	17,606	5,000	12,606	74,924	45,000	29,924	60,000
77205 Chemicals - Wastewater	0	850	(850)	2,259	7,650	(5,391)	10,200
77206 Laboratory Expense - Wastewater	1,631	1,667	(35)	8,875	15,000	(6,125)	20,000
77207 Sludge Removal	0	1,950	(1,950)	23,264	17,550	5,714	23,400
77208 Mowing - Wastewater	435	435	0	2,175	3,915	(1,740)	5,220
77209 Telephone Expense	0	60	(60)	0	540	(540)	720
77211 Permit Fees	0	2,800	(2,800)	1,368	25,200	(23,832)	33,600
Total WWTP Service	24,689	18,428	6,260	162,619	165,855	(3,236)	221,140
Total Expenditures	27,709	20,095	7,614	227,501	180,855	46,646	241,140
Total Revenues (Expenditures)	(20,738)	0	(20,738)	(23,474)	0	(23,474)	0

Excess Revenues (Expenditures)

(20,738)

0

(20,738)

(23,474)

0

(23,474)

0

19

Monthly Financial Summary - Joint Drainage Fund

River Plantation MUD - Joint Drainage

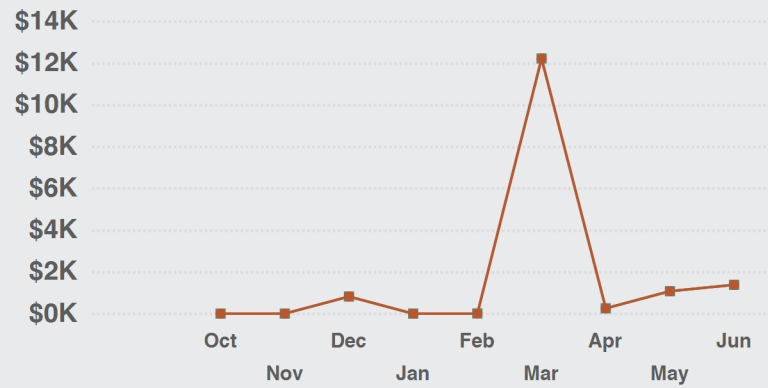


Account Balance Summary

Balance as of 06/09/2023	\$3,676
Receipts	710
Disbursements	(2,352)
Balance as of 07/13/2023	\$2,035

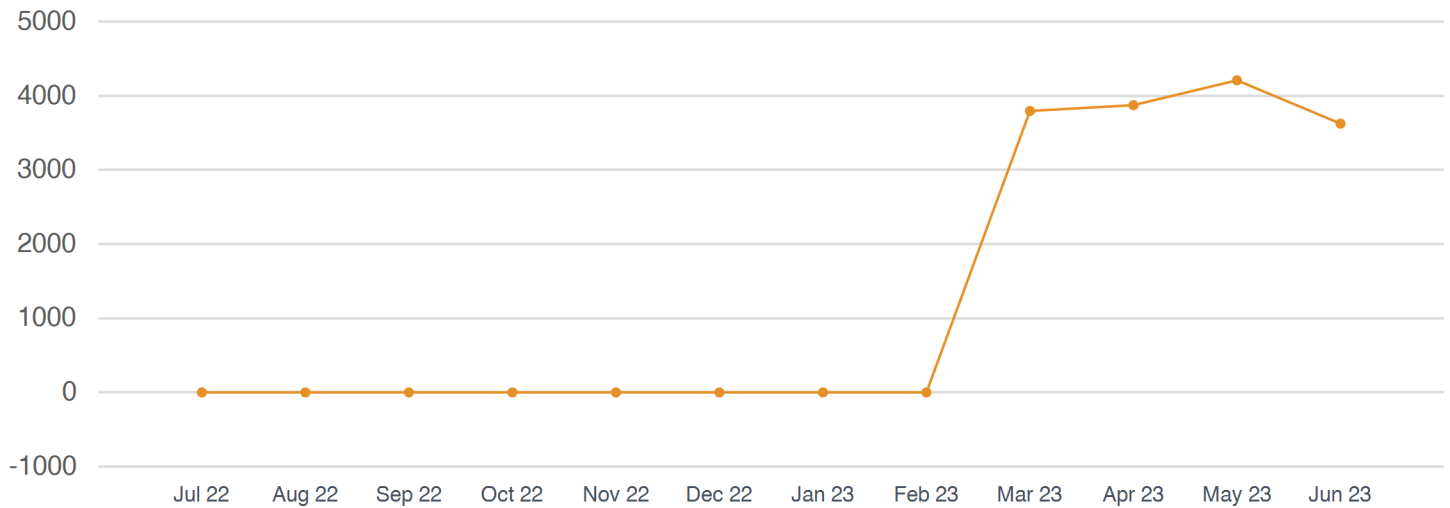
Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - - Prior Year Revenues
—■ Current Year Expenditures - - - Prior Year Expenditures



Account Balance By Month | July 2022 - June 2023

—● JOINT DRAINAGE FUND



Cash Flow Report - Checking Account

River Plantation MUD - Joint Drainage



Number	Name	Memo	Amount	Balance
Balance as of 06/09/2023				\$3,676.47
Receipts				
	River Plantation Billing - April		710.43	
Total Receipts				\$710.43
Disbursements				
1007	Entergy	Utilities	(18.94)	
1010	Entergy	Utilities	(27.22)	
1011	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(1,291.25)	
1012	Vogler & Spencer Engineering	Engineering Fees	(77.50)	
1013	Entergy	Utilities	0.00	
JE	First Financial Bank	Bank Service Charge	(5.94)	
Tsf	First Financial Bank	Transfer to Operating	(931.28)	
Total Disbursements				(\$2,352.13)
Balance as of 07/13/2023				\$2,034.77

Actual vs. Budget Comparison

River Plantation MUD - Joint Drainage



	June 2023			October 2022 - June 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Interest Revenue							
94801 Interest Earned on Checking	0	8	(8)	0	75	(75)	100
Total Interest Revenue	0	8	(8)	0	75	(75)	100
Participant Revenue-JWP							
95301 RP MUD Revenue	701	1,942	(1,241)	1,965	17,475	(15,510)	23,300
95302 EPUD Revenue	701	1,942	(1,241)	7,975	17,475	(9,500)	23,300
95303 RP CPF Revenue	0	0	0	6,009	0	6,009	0
Total Participant Revenue-JWP	1,402	3,883	(2,481)	15,949	34,950	(19,001)	46,600
Total Revenues	1,402	3,892	(2,490)	15,949	35,025	(19,076)	46,700
Expenditures							
Administrative Service							
96703 Engineering Fee	78	0	78	13,671	0	13,671	0
96704 Bookkeeping Fee	1,291	417	875	2,024	3,750	(1,726)	5,000
96709 Bank Service Charges	6	0	6	53	0	53	0
Total Administrative Service	1,375	417	958	15,747	3,750	11,997	5,000
JWP Service							
97302 Maintenance & Repairs	0	3,000	(3,000)	0	27,000	(27,000)	36,000
97305 Utilities	27	25	2	202	225	(23)	300
97306 Mowing Expense	0	450	(450)	0	4,050	(4,050)	5,400
Total JWP Service	27	3,475	(3,448)	202	31,275	(31,073)	41,700
Total Expenditures	1,402	3,892	(2,490)	15,949	35,025	(19,076)	46,700
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 07/13/2023

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
29	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	\$6,950,000
2022 - Park	\$1,675,000	2051	\$1,660,000
Total	\$8,625,000		\$8,610,000

District Debt Schedule

River Plantation MUD - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2022 - WS&D	\$25,000.00	\$151,112.50	\$176,112.50
Bank of New York	2022 - Park	\$25,000.00	\$24,615.63	\$49,615.63
Total Due 09/01/2023		\$50,000.00	\$175,728.13	\$225,728.13

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

Investment Profile as of 07/13/2023

River Plantation MUD

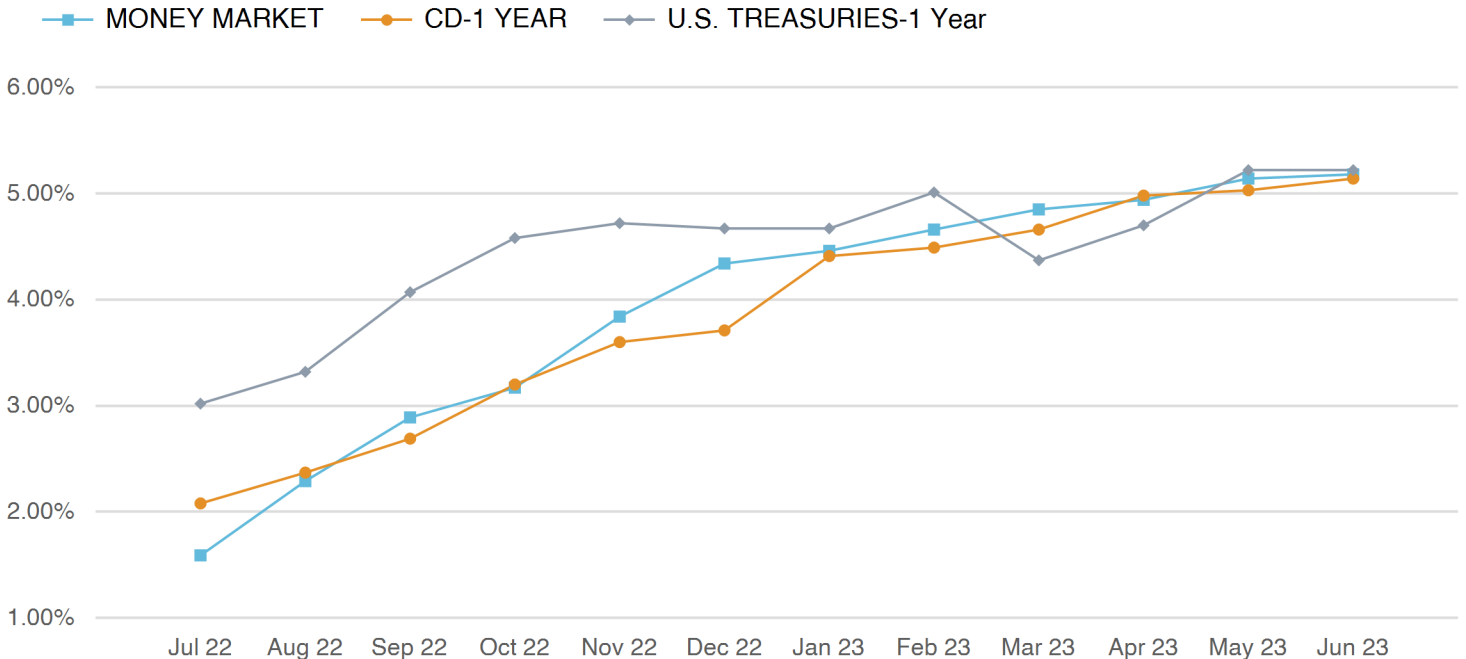


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$1,059,683	Funds Available to Invest \$5,698,040	Funds Available to Invest \$564,198	Funds Available to Invest \$18,891
Funds Invested \$1,041,229	Funds Invested \$5,697,700	Funds Invested \$564,198	Funds Invested \$0
Percent Invested 98 %	Percent Invested 99 %	Percent Invested 100 %	Percent Invested 0 %

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.19 %	180 Days	5.01 %	180 Days	5.48 %
		270 Days	5.03 %	270 Days	5.48 %
		1 Yr	5.14 %	1 Yr	5.39 %
		13 Mo	5.14 %	13 Mo	N/A
		18 Mo	3.76 %	18 Mo	5.39 %
		2 Yr	2.83 %	2 Yr	4.93 %

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

Investment Rates Over Time (By Month) | July 2022 - June 2023



Account Balance as of 07/13/2023

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		5.29 %	1,041,229.17	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5416)			0.15 %	13,361.48	Cash In Bank
FIRST FINANCIAL BANK (XXXX5440)			0.20 %	2,909.32	Tax Deposit Account
FIRST FINANCIAL BANK (XXXX4421)			0.20 %	2,183.32	Online Account
Totals for General Operating Fund				\$1,059,683.29	

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		5.29 %	25,285.54	Series 2022 Park
TEXAS CLASS (XXXX0004)	04/05/2022		5.29 %	5,672,414.42	Series 2022 WS&D
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5941)			0.00 %	339.78	Checking Account
Totals for Capital Projects Fund				\$5,698,039.74	

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		5.29 %	764.55	Park
TEXAS CLASS (XXXX0005)	04/05/2022		5.29 %	563,433.19	WS&D
Totals for Debt Service Fund				\$564,197.74	

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 %	16,856.08	Checking Account
Totals for Sewer Treatment Plant Fund				\$16,856.08	

Account Balance as of 07/13/2023

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 %	2,034.77	Checking Account
Totals for Joint Drainage Fund				\$2,034.77	
Grand Total for River Plantation MUD :				\$7,340,811.62	

River Plantation MUD - GOF
Accounts Receivable-EPUD

As of September 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
11302 - Accounts Receivable -EPUD							8,368.92
General Journal	01/31/2022	Receipt	Accounts Receivable	Accounts Receivable - EPUD - Dec 2022		8,368.92	0.00
General Journal	01/31/2022	EPUD		January 2022	6,264.04		6,264.04
General Journal	02/28/2022	EPUD		February 2022	7,189.86		13,453.90
General Journal	03/31/2022	EPUD		March 2022	7,748.48		21,202.38
General Journal	04/30/2022	EPUD		April 2022	6,109.96		27,312.34
General Journal	04/30/2022	Receipt	Accounts Receivable	Accounts Receivable - EPUD -Jan 20222		6,264.04	21,048.30
General Journal	04/30/2022	Receipt	Accounts Receivable	Accounts Receivable - EPUD -Feb 20222		7,189.86	13,858.44
General Journal	05/31/2022	Receipt	Accounts Receivable	Accounts Receivable - EPUD -March 20222		7,748.48	6,109.96
General Journal	05/31/2022	EPUD		May 2022	5,867.86		11,977.82
General Journal	06/30/2022	EPUD		June 2022	5,965.13		17,942.95
General Journal	07/31/2022	Receipt	East Plantation UD	Accounts Receivable - EPUD -Apr 20222		6,109.96	11,832.99
General Journal	07/31/2022	EPUD		July 2022	6,278.47		18,111.46
General Journal	08/31/2022	Receipt	East Plantation UD	Accounts Receivable - EPUD -May 20222		5,867.86	12,243.60
General Journal	08/31/2022	EPUD		August 2022	3,441.59		15,685.19
General Journal	09/30/2022	EPUD		Sept 2022	9,051.63		24,736.82
General Journal	10/05/2022	Receipt	East Plantation UD	Accounts Receivable - EPUD -June 20222		5,965.13	18,771.69
General Journal	10/05/2022	Receipt	East Plantation UD	Accounts Receivable - EPUD -July 20222		6,278.47	12,493.22
General Journal	10/31/2022	EPUD		Oct 2022	96,990.91		109,484.13
General Journal	10/31/2022	EPUD		Oct 2022 Addl	2,647.91		112,132.04
General Journal	11/30/2022	Receipt	East Plantation UD	Accounts Receivable - EPUD -September 20222		9,051.63	103,080.41
General Journal	11/30/2022	EPUD		Nov 2022	6,494.35		109,574.76
General Journal	11/30/2022	EPUD		Nov 2022 Add'l	3,237.10		112,811.86
General Journal	12/31/2022	EPUD		Dec 2022	6,677.94		119,489.80
General Journal	01/31/2023	Receipt	East Plantation UD	Accounts Receivable - EPUD -October 2022 - Partial		6,028.01	113,461.79
General Journal	02/02/2023	Receipt	East Plantation UD	Accounts Receivable - EPUD -October Add'l 2022		2,647.91	110,813.88
General Journal	02/02/2023	Receipt	First Financial Bank	Accounts Receivable - EPUD -November 2022		6,494.35	104,319.53
General Journal	02/16/2023	Receipt	East Plantation UD	Accounts Receivable - EPUD -October 2022 - Partial Final		90,962.91	13,356.62
General Journal	02/16/2023	Receipt		Correction to EPUD Oct Receivable	0.01		13,356.63
General Journal	03/16/2023	Receipt	East Plantation UD	Accounts Receivable - EPUD -November Add'l 2022		3,237.10	10,119.53
General Journal	03/16/2023	Receipt	East Plantation UD	Accounts Receivable - EPUD -December 2022		6,677.94	3,441.59
General Journal	04/30/2023	EPUD		April 2023 Additional Water Connections	116.20		3,557.79
General Journal	05/31/2023	EPUD		May 2023 Additional Water Connections	134.42		3,692.21
General Journal	06/01/2023	Receipt	East Plantation UD	Accounts Receivable - EPUD -August 2022		3,441.59	250.62
General Journal	06/30/2023	EPUD		June 2023 Additional Water Connections	149.37		399.99
Total 11302 - Accounts Receivable -EPUD					174,365.23	182,334.16	399.99
TOTAL					174,365.23	182,334.16	399.99

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

As of September 30, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
71302 - Accounts Receivable - EPUD							0.00
General Journal	12/31/2022	EPUD		Accounts Receivable - December (2)	79.75		79.75
General Journal	12/31/2022	EPUD		Accounts Receivable - December (3) for March 23 2023 Meeting	2,273.14		2,352.89
General Journal	01/31/2023	EPUD		Accounts Receivable - January	9,875.74		12,228.63
General Journal	01/31/2023	EPUD		Accounts Receivable - January for March 23 2023 Meeting	1,558.35		13,786.98
General Journal	02/28/2023	EPUD		Accounts Receivable - February for March 23 2023 Meeting	9,547.44		23,334.42
General Journal	02/28/2023	EPUD		Accounts Receivable - February for April 12 2023 Meeting	1,436.66		24,771.08
General Journal	02/28/2023	EPUD		Accounts Receivable - February for May 23 2023 Meeting	172.00		24,943.08
General Journal	03/31/2023	EPUD		Accounts Receivable - March for April 12 2023 Meeting	7,324.90		32,267.98
General Journal	03/31/2023	EPUD		Accounts Receivable - March for May 23 2023 Meeting	955.68		33,223.66
General Journal	03/31/2023	EPUD		Accounts Receivable - March CPF Billing	8,235.11		41,458.77
General Journal	04/30/2023	EPUD		Accounts Receivable - April for May 23 2023 Meeting	9,902.17		51,360.94
General Journal	04/30/2023	EPUD		Accounts Receivable - April Add'l for June 08 2023 Meeting	8,668.68		60,029.62
General Journal	05/31/2023	EPUD		Accounts Receivable - May for June 08 2023 Meeting	7,000.01		67,029.63
General Journal	05/31/2023	EPUD		Accounts Receivable - May Add'l for July 13 2023 Meeting	1,407.43		68,437.06
General Journal	06/05/2023	Receipt	First Fin...	Accounts Receivable - EPUD		9,875.74	58,561.32
General Journal	06/30/2023	EPUD		Accounts Receivable - June for July 13 2023 Meeting	2,754.24		61,315.56
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD		172.00	61,143.56
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD		955.68	60,187.88
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD		9,902.17	50,285.71
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD due to CPF - March 2023 CPF invoices p...		8,235.11	42,050.60
Total 71302 - Accounts Receivable - EPUD					71,191.30	29,140.70	42,050.60
TOTAL					71,191.30	29,140.70	42,050.60

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

As of September 30, 2023

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	419.80		443.59
General Journal	01/31/2023	JE		Accounts Receivable EPUD - January	9.02		452.61
General Journal	02/28/2023	JE		Accounts Receivable EPUD - February	13.02		465.63
General Journal	03/31/2023	JE		Accounts Receivable EPUD - March	90.00		555.63
General Journal	03/31/2023	JE		Accounts Receivable EPUD - March	22.18		577.81
General Journal	03/31/2023	JE		Accounts Receivable EPUD - March CPF	6,009.37		6,587.18
General Journal	03/31/2023	JE	Vogler & Spencer ...	Accounts Receivable EPUD - March CPF		6,009.37	577.81
General Journal	04/30/2023	JE		Accounts Receivable EPUD - April	137.94		715.75
General Journal	05/31/2023	JE		Accounts Receivable EPUD - May	539.06		1,254.81
General Journal	05/31/2023	JE		Accounts Receivable EPUD - May Add'l	9.47		1,264.28
General Journal	06/08/2023	JE		Accounts Receivable EPUD - January		9.02	1,255.26
General Journal	06/08/2023	JE		Accounts Receivable EPUD - January - Adjustment		0.01	1,255.25
General Journal	06/30/2023	JE		Accounts Receivable EPUD - June	700.95		1,956.20
General Journal	07/10/2023	JE		Accounts Receivable EPUD - March		137.94	1,818.26
Total 91302 - Accounts Receivable - EPUD					7,974.60	6,156.34	1,818.26
TOTAL					7,974.60	6,156.34	1,818.26

RIVER PLANTATION MUD

Capital Projects Fund Breakdown

7/13/2023

Receipts

Series 2022 Park - Bond Proceeds	\$	1,675,000.00
Series 2022 Park - Bond Interest Earnings		1,255.02
Series 2022 WS&D - Bond Proceeds		6,950,000.00
Series 2022 WS&D - Bond Interest Earnings		235,657.68

Disbursements

Disbursements - Series 2022 - Park	(1,650,629.08)
Disbursements - Series 2022 - WS&D	(1,513,243.88)

Total Cash Balance	<u>\$</u>	<u>5,698,039.74</u>
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Balances by Account

First Financial Bank	\$	339.78
TX Class XXXX-0002		25,285.54
TX Class XXXX-0004		5,672,414.42
Cash Balance	<u>\$</u>	<u>5,698,039.74</u>

Balances by Bond Series

Series 2022 Park - Bond Proceeds	\$	25,625.94
Series 2022 WS&D - Bond Proceeds		5,672,413.80
Total Cash Balance	<u>\$</u>	<u>5,698,039.74</u>

Use of Surplus/Remaining Costs

Series 2022 Park - Remaining Costs	\$	-
Series 2022 WS&D - Remaining Costs		5,395,825.26
Total Remaining Costs		<u>5,395,825.26</u>
Series 2022 Park - Surplus & Interest		25,625.94
Series 2022 WS&D - Surplus & Interest		276,588.54
Total Surplus Funds	<u>\$</u>	<u>302,214.48</u>

Total Funds	<u>\$</u>	<u>5,698,039.74</u>
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**COST COMPARISON
RIVER PLANTATION MUD
SERIES 2022 Park - \$1,675,000.00**

CONSTRUCTION COSTS	<u>USE OF PROCEEDS</u>	<u>ACTUAL COSTS</u>	<u>REMAINING COSTS</u>	<u>VARIANCE OVER/UNDER</u>
Land Acquisition Costs for Former Charleston Course Site	1,398,250.00	1,377,226.00	0.00	21,024.00
TOTAL CONSTRUCTION COSTS	<u>1,398,250.00</u>	<u>1,377,226.00</u>	<u>0.00</u>	<u>21,024.00</u>
Legal Fees	50,250.00	50,250.00	0.00	0.00
Financial Advisory Fees	33,500.00	33,500.00	0.00	0.00
Capitalized Interest	49,621.00	49,620.83	0.00	0.17
Bond Discount	47,374.00	14,216.00	0.00	33,158.00
Bond Issuance Expenses	25,513.00	54,953.95	0.00	(29,440.95)
Bond Application Report	40,000.00	40,000.00	0.00	0.00
Attorney General Fee	1,675.00	1,675.00	0.00	0.00
TCEQ Bond Issuance Fee	4,188.00	4,187.50	0.00	0.50
Contingency	24,629.00	25,000.00	0.00	(371.00)
TOTAL NONCONSTRUCTION COSTS	<u>276,750.00</u>	<u>273,403.28</u>	<u>0.00</u>	<u>3,346.72</u>
	<u>\$1,675,000.00</u>	<u>\$1,650,629.28</u>	<u>\$0.00</u>	<u>\$24,370.72</u>
			Interest	1,255.08
			Surplus & Interest	25,625.94
			Total Dollars Remaining	\$25,625.94
		\$24,370.72		

TOTAL BOND ISSUE

**COST COMPARISON
RIVER PLANTATION MUD
SERIES 2022 WS&D - \$6,950,000.00**

CONSTRUCTION COSTS	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE OVER/UNDER
WWTF Rehab Phase 1	625,000.00	0.00	625,000.00	0.00
WWTF Electrical Upgrades	615,000.00	20,169.73	594,830.27	0.00
WP No. 3 Electrical Upgrades	72,500.00	64,808.76	7,691.24	0.00
WP No. 2 Recoating	178,500.00	2,062.50	176,437.50	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	107,648.03	218,528.97	0.00
Sanitary Sewer Rehab Phase 1	382,896.00	51,115.70	331,780.30	0.00
Sanitary Sewer Rehab Phase 2	367,898.00	1,493.75	366,404.25	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	17,132.50	373,652.50	0.00
Storm Sewer Clean & Televis	28,538.00	43,573.23	0.00	(15,035.23)
Channel Survey & Evaluation	50,000.00	0.00	50,000.00	0.00
Storm Sewer Rehab Phase 1	389,889.00	62,113.99	327,775.01	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	103,059.16	456,765.84	0.00
Contingency	954,015.00	0.62	954,014.38	0.00
TOTAL CONSTRUCTION COSTS	5,901,809.00	551,018.97	5,365,825.26	(15,035.23)
Legal Fees	238,500.00	208,500.00	30,000.00	0.00
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	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 NONCONSTRUCTION COSTS	1,048,191.00	962,224.91	30,000.00	55,966.09
	<u>\$6,950,000.00</u>	<u>\$1,513,243.88</u>	<u>\$5,395,825.26</u>	<u>\$40,930.86</u>
			Interest	235,657.68
			Surplus & Interest	276,588.54
			Total Dollars Remaining	\$5,631,483.14
		\$40,930.86		

TOTAL BOND ISSUE

2024 AWBD Mid Winter Conference

River Plantation Municipal Utility District

Friday, January 19- Saturday, January 20, 2024

Dallas, TX

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

Late Registration Begins

Cancellation Policy

All cancellations must be made in writing.

A \$50.00 administrative fee is assessed for each conference registration cancelled on or before 05/10/2023

There will be no refunds after

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:

June-23

TAXES TO BE COLLECTED AS OF 06/01/2023	\$	78,029.30
PAYMENTS CURRENT MONTH	\$	(10,115.95)
NEW TAX LEVY FOR 2022 TAX YEAR	\$	-
ADJUSTMENT IN LEVY BY Tammy McRea's Office	\$	(130.00)
TOTAL AMT. RECEIVABLE 06/30/2023	\$	67,783.35

TAXES COLLECTED:	BALANCE FORWARD	CURRENT MONTH	YEAR TO DATE
CURRENT YEAR	\$ 1,024,129.72	\$ 10,079.88	\$ 1,034,209.60
PRIOR YEAR TAXES	\$ 13,726.41	\$ 166.07	\$ 13,892.48
OVERPAYMENTS	\$ (19,686.33)	\$ (130.00)	\$ (19,816.33)
OTHER	\$ -	\$ -	\$ -
TOTAL TAXES COLLECTED	\$ 1,018,169.80	\$ 10,115.95	\$ 1,028,285.75
COST TO COLLECT TAXES	\$ (444.00)	\$ -	\$ (444.00)
OVERPAYMENT P&I	\$ -	\$ -	\$ -
Rendition/OTHER INCOME:	\$ (0.45)	\$ -	\$ (0.45)
PENALTY & INTEREST	\$ 8,810.94	\$ 989.43	\$ 9,800.37
TOTAL INCOME	\$ 1,026,536.29	\$ 11,105.38	\$ 1,037,641.67
DEDUCTIONS:			
APPRAISAL DIST. ADJUSTMENTS	\$ -	\$ -	\$ -
TOTAL AMT. OF DEDUCTIONS	\$ -	\$ -	\$ -
NET AMOUNT RECEIVED	\$ 1,026,536.29	\$ 11,105.38	\$ 1,037,641.67

COMPARISON OF NET TAXES COLLECTED THIS YEAR TO LAST YEAR

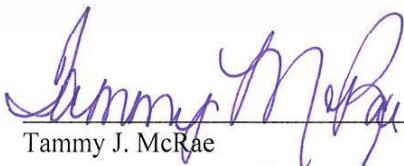
MONTH	LAST YEAR	THIS YEAR	VARIANCE
OCT	\$ 12,671.56	\$ 13,558.17	\$ 886.61
NOV	\$ 35,160.18	\$ 61,154.85	\$ 25,994.67
DEC	\$ 285,285.78	\$ 554,915.47	\$ 269,629.69
JAN	\$ 116,194.08	\$ 244,670.33	\$ 128,476.25
FEB	\$ 46,532.51	\$ 100,908.42	\$ 54,375.91
MAR	\$ 10,097.00	\$ 21,033.85	\$ 10,936.85
APR	\$ 2,928.85	\$ 11,609.83	\$ 8,680.98
MAY	\$ 9,115.35	\$ 18,685.37	\$ 9,570.02
JUN	\$ 9,550.00	\$ 11,105.38	\$ 1,555.38
JUL	\$ 3,642.23	\$ -	\$ (3,642.23)
AUG	\$ 4,960.73	\$ -	\$ (4,960.73)
SEP	\$ 1,170.09	\$ -	\$ (1,170.09)
TOTAL	\$ 537,308.36	\$ 1,037,641.67	\$ 500,333.31

Tammy J. McRae
Montgomery County
Tax Assessor-Collector

Monthly Tax Collection Report
For the month of June 2023

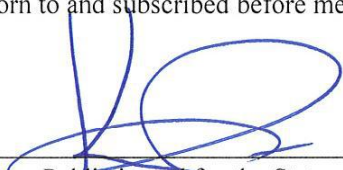
River Plantation MUD

	<u>MTD</u>	<u>YTD</u>
2022 Base Tax	\$ 10,079.88	\$ 1,034,209.60
2022 Penalty & Interest	905.64	5,864.84
Prior Years Base Tax	166.07	13,892.48
Prior Years Penalty & Interest	83.79	3,935.53
Reversals (Refunds, Returned Items, Transfers)	(130.00)	(19,816.33)
Collection Fee	-	(444.00)
5% Rendition Fee	-	(0.45)
Total Collections	<u>\$ 11,105.38</u>	<u>\$ 1,037,641.67</u>

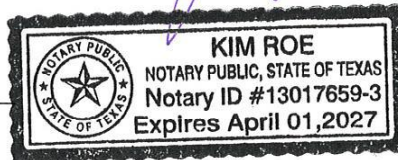


Tammy J. McRae
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 5th day of July, 2023.



Notary Public in and for the State of Texas



TAX COLLECTION SYSTEM
 DEPOSIT DISTRIBUTION
 FROM: 06/01/2023 THRU 06/30/2023
 JURISDICTION: 0412 RIVER PLANTATION MUD
 INCLUDES AG ROLLBACK

07/03/2023 01:15:47 4308483
 TC298-D SELECTION: DEPOSIT
 RECEIPT DATE: ALL
 LOCATION: ALL

YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY FEES	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2022	M & O	.270000	5,166.33	.00	470.24	.00	5,636.57	.00	.00	.00	5,636.57
	I & S	.250000	4,783.55	.00	435.40	.00	5,218.95	.00	.00	.00	5,218.95
	TOTAL	.520000	9,949.88	.00	905.64	.00	10,855.52	.00	.00	.00	10,855.52
2021	M & O	.316000	91.31	.00	26.23	.00	117.54	23.51	.00	.00	141.05
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.316000	91.31	.00	26.23	.00	117.54	23.51	.00	.00	141.05
2017	M & O	.320000	74.76	.00	57.56	.00	132.32	26.46	.00	.00	158.78
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.320000	74.76	.00	57.56	.00	132.32	26.46	.00	.00	158.78
ALL	M & O		5,332.40	.00	554.03	.00	5,886.43	49.97	.00	.00	5,936.40
ALL	I & S		4,783.55	.00	435.40	.00	5,218.95	.00	.00	.00	5,218.95
ALL	TOTAL		10,115.95	.00	989.43	.00	11,105.38	49.97	.00	.00	11,155.35
DLQ	M & O		166.07	.00	83.79	.00	249.86	49.97	.00	.00	299.83
DLQ	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
DLQ	TOTAL		166.07	.00	83.79	.00	249.86	49.97	.00	.00	299.83
CURR	M & O		5,166.33	.00	470.24	.00	5,636.57	.00	.00	.00	5,636.57
CURR	I & S		4,783.55	.00	435.40	.00	5,218.95	.00	.00	.00	5,218.95
CURR	TOTAL		9,949.88	.00	905.64	.00	10,855.52	.00	.00	.00	10,855.52

TAX COLLECTION SYSTEM
 TAX COLLECTOR MONTHLY REPORT
 FROM 06/01/2023 TO 06/30/2023
 INCLUDES AG ROLLBACK

07/03/2023 01:40:1 4308485
 TC168

FISCAL START: 10/01/2022 END: 09/30/2023 JURISDICTION: 0412 RIVER PLANTATION MUD

CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
180,319,398	23,713,655	204,033,053	0.00520000	1,061,210.00	1,265

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2022	937,671.39	130.00-	123,538.61	9,949.88	1,015,660.66	45,549.34	95.71	0.00
2021	15,840.68	.00	509.03-	91.31	6,734.54	8,597.11	43.93	0.00
2020	7,174.44	.00	80.58-	0.00	2,769.41	4,324.45	39.04	0.00
2019	3,999.98	.00	0.00	0.00	1,114.17	2,885.81	27.85	0.00
2018	3,067.97	.00	0.00	0.00	856.12	2,211.85	27.91	0.00
2017	2,325.02	.00	0.00	74.76	693.82	1,631.20	29.84	0.00
2016	1,311.19	.00	0.00	0.00	174.24	1,136.95	13.29	0.00
2015	713.87	.00	0.00	0.00	51.11	662.76	7.16	0.00
2014	354.63	.00	0.00	0.00	50.44	304.19	14.22	0.00
2013	332.97	.00	0.00	0.00	50.44	282.53	15.15	0.00
2012	63.24	.00	0.00	0.00	50.44	12.80	79.76	0.00
2011	66.44	.00	0.00	0.00	50.44	16.00	75.92	0.00
2010	61.28	.00	0.00	0.00	48.88	12.40	79.77	0.00
2009	61.28	.00	0.00	0.00	48.88	12.40	79.77	0.00
2008	61.48	.00	0.00	0.00	49.04	12.44	79.77	0.00
2007	62.36	.00	0.00	0.00	49.74	12.62	79.76	0.00
2006	13.54	.00	0.00	0.00	0.00	13.54	0.00	0.00
2005	18.02	.00	0.00	0.00	0.00	18.02	0.00	0.00
2004	19.24	.00	0.00	0.00	0.00	19.24	0.00	0.00
2003	67.70	.00	0.00	0.00	0.00	67.70	0.00	0.00
2002	69.51	.00	69.51-	0.00	0.00	0.00	0.00	0.00
2001	0.00	.00	0.00	0.00	0.00	0.00	0.00	0.00
****	973,356.23	130.00-	122,879.49	10,115.95	1,028,452.37	67,783.35		0.00
CURR	937,671.39	130.00-	123,538.61	9,949.88	1,015,660.66	45,549.34		0.00
DELTQ	35,684.84	.00	659.12-	166.07	12,791.71	22,234.01		0.00



MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD

June, 2023

Connections: 975
 Vacant: 8

REVENUE:	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 22,824.12	\$ 524.74	\$ 31,118.71	\$ 274.21	\$ -	\$ 1,800.00	\$ 705.92	\$ 5,810.63	\$ 63,058.33

BILLED CONS:	Residential	Builder/Temp	Multi Family	Irrigation	STP/LS	Commercial	Total
	10,183,000	8,000	0	1,608,000	13,000	401,000	12,213,000

WATER:	05/18/23 - 06/19/23	LSGCD - Well Permit
Gallons pumped from Well No.2	294,000	Permit Expires: 12/31/2023
Gallons pumped from Well No.3	11,784,000	Permitted Authorization: 225,868,339
Total Pumpage/Received	12,078,000	June Withdrawal: 11,654,000
Total Gallons Billed	12,213,000	Y-T-D Withdrawal: 45,723,000
Leaks, Construction, Flushing	5,000	Amount Remaining: 180,145,339
Pumped vs. Billed	101%	
Pumped vs. Accounted	101%	
Leaks repaired in District	2	

Bacteriological samples: 6 Good

WASTEWATER TREATMENT PLANT

T.C.E.Q. Permit Number: TX0025674
 Permit expiration date: September 20, 2023

	June, 2023	Permitted	Measured by:
Average daily flow	328,567	Permitted Daily Flow	600,000 gal.per day
Average CBOD	2.10	Permitted CBOD	10 mg/l
Average Total Suspended Solids	3.34	Permitted T.S.S.	15 mg/l
Average Ammonia Nitrogen	1.43	Permitted Ammonia Nitrogen	3 mg/l
Average PH	7.25	Permitted PH	6.00 - 9.00 STD UNIT
Average Dissolved Oxygen	8.15	Permitted Dissolved Oxygen (Min.)	6.0 mg/l
Maximum Chlorine Residual	3.82	Permitted Chlorine Maximum	4.0 mg/l
Minimum Chlorine Residual	1.12	Permitted Chlorine Minimum	1.0 mg/l
Average E. coli	5.10	Permitted E. coli	63.0 mpn/100 ml
Total Rainfall	3.90"		

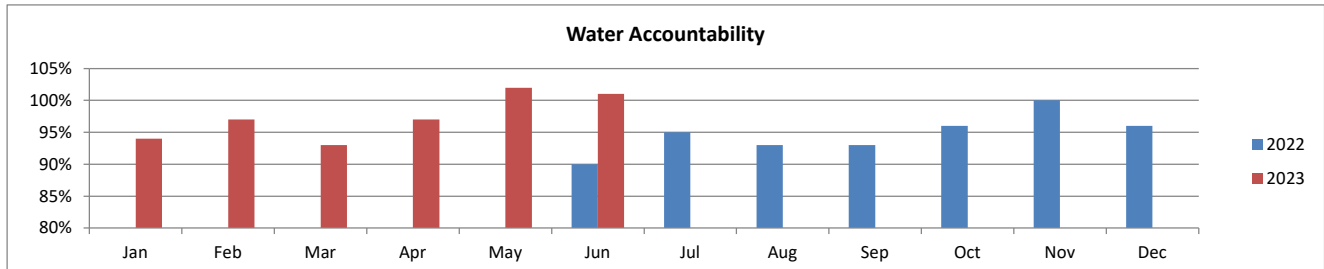
Sewer Treatment plant is currently operating at 55% of the permitted capacity.

Total gallons of Reuse for the month of June - 4.271 MG

Notes:

Number of customers used 30k - 50k gal. 30
 Number of customers used an excess of 50k gal. 9
 Number of customers used an excess of 100k gal. 2

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 85,287.14	\$ 329.22	\$ 1,385.27	\$ 788.22	\$ 6,720.01	\$ 94,509.86





Lawn Maintenance Contract

This landscaping agreement (the “Agreement”) is made by and between All Seasons Lawn Maintenance (hereinafter referred to as the “Landscaper”) and River Plantation Municipal Utility District (hereinafter referred to as the “District”, and together with Landscaper, the “Parties,” and each a “Party”), for the provision of the landscaping services within the entirety of the District’s property described in Exhibit A attached hereto and such other areas as described herein (the “Service Area”).

1. Scope of Services

Initial Lawn Maintenance: \$2,950.00

Mow, Edge, Weed Eating, blow and trash pick-up for:
cut entirety of Service Area
front of the office (main office)
Raleigh St (behind house, cut to line trees)
Tara Dr (near water tank)
end of Ravensworth Dr
outside swimming pool area
clean up flower beds by pool area
around monument sign near pool
water plant #1 behind red building
water plant #2 RP Dr
water plant #3 Mosswood Dr
weed eat around all trees within Service Area (once a month)
trim around pond twice a year (as much we can reach to bottom)
Tara St. cut by water pump behind the house
cut inside district water plants (3 total)
cut inside treatment plant next to office once a month

Bi-weekly Lawn Maintenance: \$2,650.00 * per service

Mow, Edge, Weed Eating, blow and trash pick-up for:
cut entirety of area described in Exhibit A
front of the office (main office)

Raleigh St (behind house, cut to line trees)
Tara Dr (near water tank)
end of Ravensworth Dr
outside swimming pool area
clean up flower beds by pool area
around monument sign near pool
water plant #1 behind red building
water plant #2 RP Dr
water plant #3 Mosswood Dr
weed eat around all trees within Service Area (once a month)
trim around pond twice a year (as much we can reach to bottom)
Tara St. cut by water pump behind the house
cut inside District water plants (3 total)
cut inside treatment plant next to office once a month

Initial Lawn Maintenance : \$375.00

Lawn Service around 3/4 of acre
Mow, Edge, Weed Eater, Blow, and trash pick-up. (Location Twin Stonewall Jackson Ct and Orleans Park)

Once a Month Lawn Maintenance: \$150.00

Lawn Service around 3/4 of acre
Mow, Edge, Weed Eater, Blow, and trash pick-up. (Location Twin Stonewall Jackson Ct and Orleans Park)

Lawn Maintenance: Every 3 months \$75.00 * per service

Lawn Services on small ditch or drain every 3 months
Mow, Edge, Weed Eater, Blow, and trash pick-up.
(Location Williamsburg Park and Jubal Early Ln)
(Braxton Bragg Ln and Florida Park Ln)
(Sewanee Park and Jubal Early Ln)

2. Term:

This agreement shall be effective August 23, 2023 and shall continue for 1 calendar year, with automatic renewal unless or until terminated by a Party according to Section 4, (the “Term”).

3. Payment Terms:

The District will receive a landscaping invoice at the end of the month and a receipt of payment shall be due within thirty (30) business days from the date of landscape invoice. The District is tax exempt.

4. Termination and Default:

4(a). Either party may terminate this Agreement without cause with at least 30 days' written notice. In the event of early termination by the District, the Landscaper shall be entitled to receive payment for all services rendered at the time of termination. In the event of early termination by the Landscaper due to the District's breach of any terms of this Agreement, the District shall be liable for amounts due to the Landscaper at the time of termination.

4(b). In the event that Landscaper fails to perform the services as set forth in this Agreement, the District shall give written notice of said failure and Landscaper shall have 5 working days to correct said failure without additional cost to the District. The District shall not be responsible for payment for any services which were not performed.

5. Liability, Insurance, and Indemnity:

5(a). Landscaper agrees to assume liability and responsibility for (i) any damage due to operation of equipment in performance of this Agreement (ii) any damage to plant material due to improper horticultural practices, and (iii) any injury to non-target organisms with regard to the application of pesticides, if used.

5(b). Landscaper shall comply with all federal, state, and local laws.

5(c). Upon execution of this Agreement, Landscaper shall furnish to the District certificates of insurance evidencing the following insurance coverage, such coverage to be maintained throughout the Term of this Agreement with District as an additional insured:

- (i) Landscaper shall comply with all requirements of the laws of the State of Texas with respect to workers' compensation insurance;
- (ii) Landscaper shall maintain employer's liability insurance limitations in the minimum amount of \$500,000;
- (iii) Landscaper shall maintain comprehensive general liability insurance in the minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury & property damage and \$50,000 for damage to rented premises;
- (iv) Landscaper shall maintain comprehensive automobile liability insurance in the minimum amount of \$1,000,000; and
- (v) Landscaper shall maintain excess liability insurance in the minimum amount of \$2,000,000 per occurrence and \$2,000,000 aggregate.

5(d). Landscaper shall provide 30 days written notice to the District prior to cancellation or material change of an insurance policy or policies.

5(e). UNLESS OTHERWISE PRESCRIBED PURSUANT TO THIS AGREEMENT, TO THE MAXIMUM EXTENT ALLOWED BY LAW, LANDSCAPER SHALL INDEMNIFY AND HOLD HARMLESS THE DISTRICT AND ITS OFFICERS, DIRECTORS, CONSULTANTS, EMPLOYEES AND AGENTS AND THEIR SUCCESSORS AND ASSIGNS FROM EVERY ACTUAL LOSS, DAMAGE, INJURY, COST, EXPENSE, JUDGMENT OR LIABILITY SUSTAINED OR INCURRED BY THE DISTRICT OF EVERY KIND OR CHARACTER WHATSOEVER, IN CONTRACT, TORT, OR OTHERWISE, DIRECT OR INDIRECT, INCLUDING INCIDENTAL, SPECIAL AND CONSEQUENTIAL DAMAGES, FOR BODILY INJURY, DEATH, PROPERTY DAMAGE, OR ECONOMIC LOSS RESULTING FROM LANDSCAPER'S PERFORMANCE OF OR ATTEMPT TO PERFORM THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THIS INDEMNITY AND HOLD HARMLESS AGREEMENT RUNNING IN FAVOR OF THE DISTRICT IS SPECIFICALLY INTENDED TO OPERATE AND BE APPLICABLE EVEN IF IT IS ALLEGED, CHARGED OR PROVEN THAT ALL OR SOME OF THE DAMAGES SOUGHT WERE CAUSED BY THE SOLE OR CONCURRENT NEGLIGENCE OF LANDSCAPER OR ANYONE EMPLOYED BY IT, OR UNDER ITS DIRECTION OR CONTROL OF EVERY KIND OR CHARACTER WHATSOEVER, WHETHER ACTIVE OR PASSIVE, WHETHER AN AFFIRMATIVE ACT OR OMISSION. LANDSCAPER SHALL FURTHER INDEMNIFY, HOLD HARMLESS AND DEFEND THE CLIENT AND ITS OFFICERS, DIRECTORS, CONSULTANTS, EMPLOYEES OR AGENTS AND THEIR SUCCESSORS OR ASSIGNS, FROM AND AGAINST ANY LIABILITY FOR LOSS OF OR DAMAGE OF ANY KIND TO THE MATERIALS AND PROPERTY OF ANY AGENT OR SUBCONTRACTOR USED IN THE PERFORMANCE OF THE WORK, INCLUDING TOOLS, MACHINERY, OR EQUIPMENT OF ANY KIND. THE PROVISIONS OF THIS INDEMNITY ARE INTENDED BY THE PARTIES TO APPLY EVEN IS SUCH PROVISIONS HAVE THE EFFECT OF EXCULPATING THE DISTRICT FROM LEGAL RESPONSIBILITY FOR THE CONSEQUENCES OF ITS NEGLIGENCE, FAULT OR OTHER CONDUCT.

6. No Waiver:

The District and Landscaper recognize that no waiver(s) of any breach or default by a Party hereto of any term, covenant or condition or liability hereunder nor of performance by the other Party of any duty or obligation hereunder will be deemed a waiver thereof in the future.

The District and Landscaper further agree and recognize that the District is a political subdivision of the State of Texas and neither this Agreement nor any provision included herein shall constitute a waiver of governmental immunity.

7. Modification:

This Agreement may not be modified in any manner except in writing, signed by both Parties.

8. Governing Law:

This Agreement shall be constructed under, construed in accordance with, and governed in accordance with the laws of the State of Texas and shall be enforceable in Montgomery County, Texas. All obligations of the parties created hereunder are performable in the State of Texas. This Agreement and the obligations of the Parties hereunder are subject to all rules, regulations, and laws which may be applicable of the United States, the State of Texas, or any other regulatory agency having jurisdiction, including the District.

9. Supersedure and Severability:

9(a). This Agreement supersedes any and all previous agreements between the Parties, oral or written, and contains all of the covenants and agreements between the Parties, each with respect to the subject matter hereof.

9(b). The provisions of this Agreement are severable, and if any provision of this Agreement or the application thereof to any circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision of this Agreement to other circumstances shall not be affected hereby.

10. No Third-Party Beneficiaries:

This Agreement is for the sole and exclusive benefit of the District and Landscaper and shall not be construed to confer any benefit upon any other Party.

11. Compliance with Texas Government Code.

11(a). Landscaper, in conjunction with the execution of this agreement and in accordance with Chapter 2270, Texas Government Code, effective September 1, 2017, does hereby agree, confirm and verify that it does not and will not boycott Israel during the term of the Agreement.

11(b). Landscaper, in conjunction with the execution of this agreement and in accordance with Chapter 2274, Texas Government Code, effective September 1, 2021, does hereby

agree, confirm and verify that it does not and will not boycott Energy Companies during the term of the Agreement.

11(c). Landscaper, in conjunction with the execution of this agreement and in accordance with Chapter 2274, Texas Government Code, effective September 1, 2021, does hereby agree, confirm and verify that it does not and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of the Agreement.

11(d). Landscaper represents that, to the extent this Agreement constitutes a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended solely for purposes of compliance with Chapter 2252 of the Texas Government Code and except to the extent otherwise required by applicable federal law neither Landscaper any nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Landscaper (i) engages in business with Iran, Sudan or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code or Subchapter F of Chapter 2252 of the Texas Government Code or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051 or 2252.153 of the Texas Government Code. The term “foreign terrorist organization” in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

11(e). With respect to this Agreement, Landscaper warrants that all disclosure filings and acknowledgements required by Section 2252.908 of the Government Code and the rules of the Texas Ethics Commission related to said provisions have been made.

12. Notice:

Any notice provided in accordance with this Agreement shall be made to the addresses below. Either Party may change its address for notice under this Agreement with 15 days’ prior notice to the other Party.

If to District:

River Plantation Municipal Utility District
c/o J. Davis Bonham, Jr.
2727 Allen Parkway, Suite 1100
Houston, TX 77019
dbonham@smithmur.com

If to Landscaper:

All Seasons Lawn Maintenance
PO Box 671345
Houston, TX 77267

info@allseasonslawnservices.com

Julie Gilmer, President
River Plantation Municipal Utility District

Date

Cindy Cabrera, Agent
All Seasons Lawn Maintenance

Date

Exhibit A

A.T.A.T. A.E.L. NTANN 14.7 A.E. 17.7 A.E. FEET F.LAN...
I.T.A.T.E IN THE T.E.W.A.T. UVEY A.T.A.N. 4.7 M.T. MEVY. N.TY...
M.N.I.A.L. T.U.T.I.T.A. N.E. N.E.M. N.T. MEY. N.TY. L.E.K. F.L.E...

A.T.A.T. A.E.L. NTANN 14.7 A.E. 17.7 A.E. FEET F.LAN...
I.T.A.T.E IN THE T.E.W.A.T. UVEY A.T.A.N. 4.7 M.T. MEVY. N.TY...
M.N.I.A.L. T.U.T.I.T.A. N.E. N.E.M. N.T. MEY. N.TY. L.E.K. F.L.E...

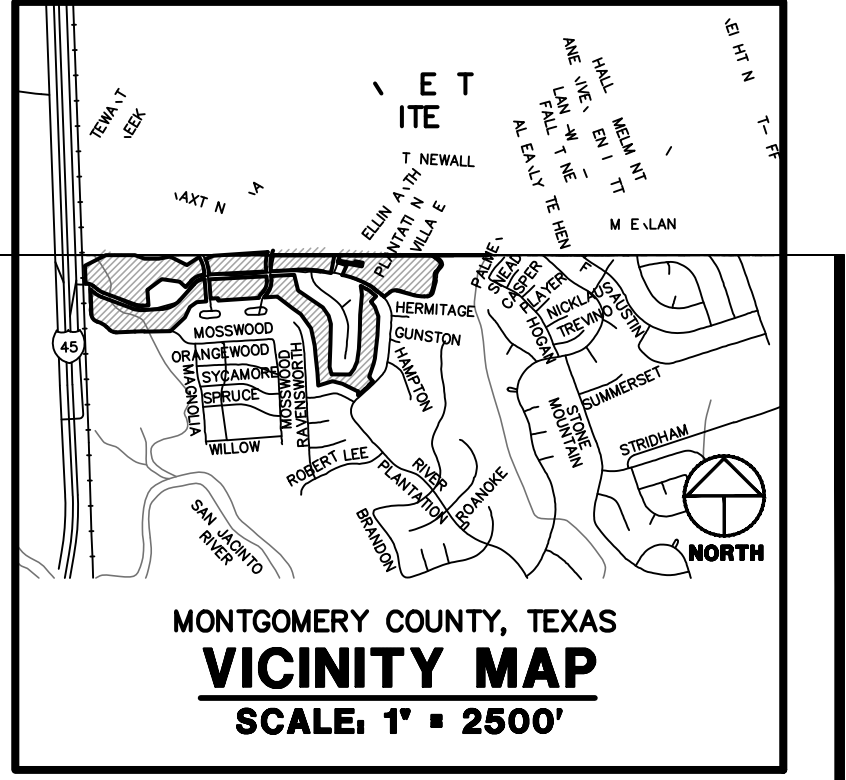
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I.T.A.T.E IN THE T.E.W.A.T. UVEY A.T.A.N. 4.7 M.T. MEVY. N.TY...
M.N.I.A.L. T.U.T.I.T.A. N.E. N.E.M. N.T. MEY. N.TY. L.E.K. F.L.E...

A.T.A.T. A.E.L. NTANN 14.7 A.E. 17.7 A.E. FEET F.LAN...
I.T.A.T.E IN THE T.E.W.A.T. UVEY A.T.A.N. 4.7 M.T. MEVY. N.TY...
M.N.I.A.L. T.U.T.I.T.A. N.E. N.E.M. N.T. MEY. N.TY. L.E.K. F.L.E...

A.T.A.T. A.E.L. NTANN 14.7 A.E. 17.7 A.E. FEET F.LAN...
I.T.A.T.E IN THE T.E.W.A.T. UVEY A.T.A.N. 4.7 M.T. MEVY. N.TY...
M.N.I.A.L. T.U.T.I.T.A. N.E. N.E.M. N.T. MEY. N.TY. L.E.K. F.L.E...

A.T.A.T. A.E.L. NTANN 14.7 A.E. 17.7 A.E. FEET F.LAN...
I.T.A.T.E IN THE T.E.W.A.T. UVEY A.T.A.N. 4.7 M.T. MEVY. N.TY...
M.N.I.A.L. T.U.T.I.T.A. N.E. N.E.M. N.T. MEY. N.TY. L.E.K. F.L.E...

A.T.A.T. A.E.L. NTANN 14.7 A.E. 17.7 A.E. FEET F.LAN...
I.T.A.T.E IN THE T.E.W.A.T. UVEY A.T.A.N. 4.7 M.T. MEVY. N.TY...
M.N.I.A.L. T.U.T.I.T.A. N.E. N.E.M. N.T. MEY. N.TY. L.E.K. F.L.E...



MONTGOMERY COUNTY, TEXAS VICINITY MAP SCALE 1" = 2500'

GENERAL NOTES

- 1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED...
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM...
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)...

LEGEND

- RO - BOLLARD
HM - HANDCAP
GM - GAS METER
GW - TRAFFIC LIGHT BOX

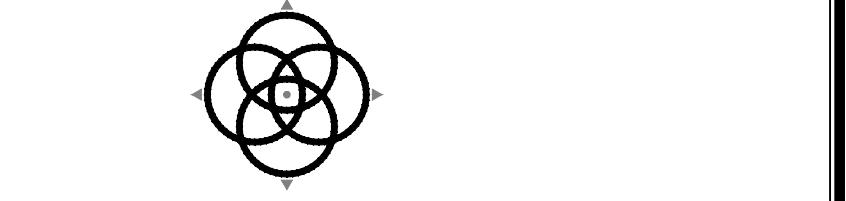
SURVEYOR'S CERTIFICATION

TO: RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION...

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

DATE 10-28-2022



WINDROSE LAND SURVEYING & PLATTING

11111 RICHMOND AVE. SUITE 101 HOUSTON, TX 77082 | 713.458.2281

FIRM REGISTRATION NO. 101890 | WINDROSESURVEYING.COM

Table with 2 columns: STANDARD LAND SURVEY OF, and values for various acreage and square foot measurements.

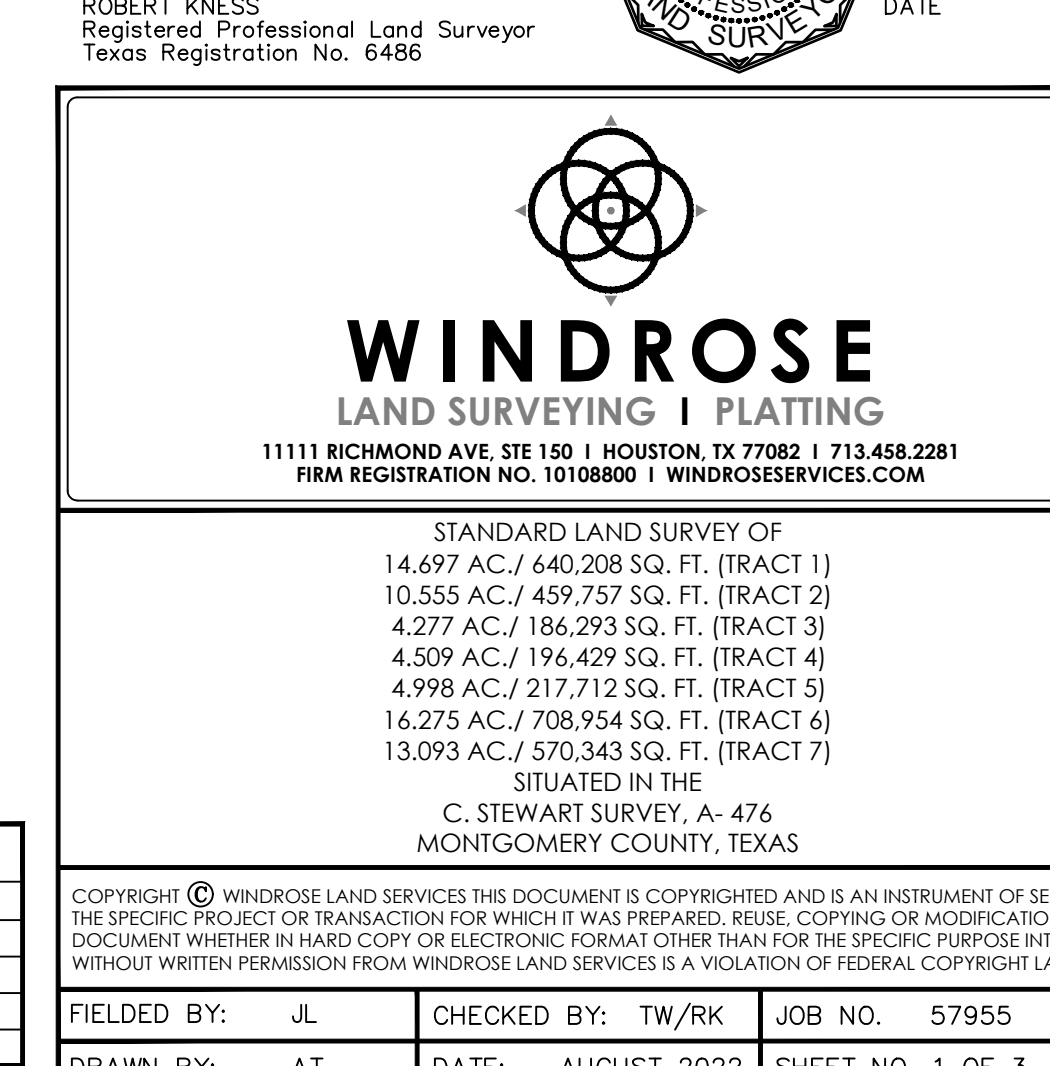
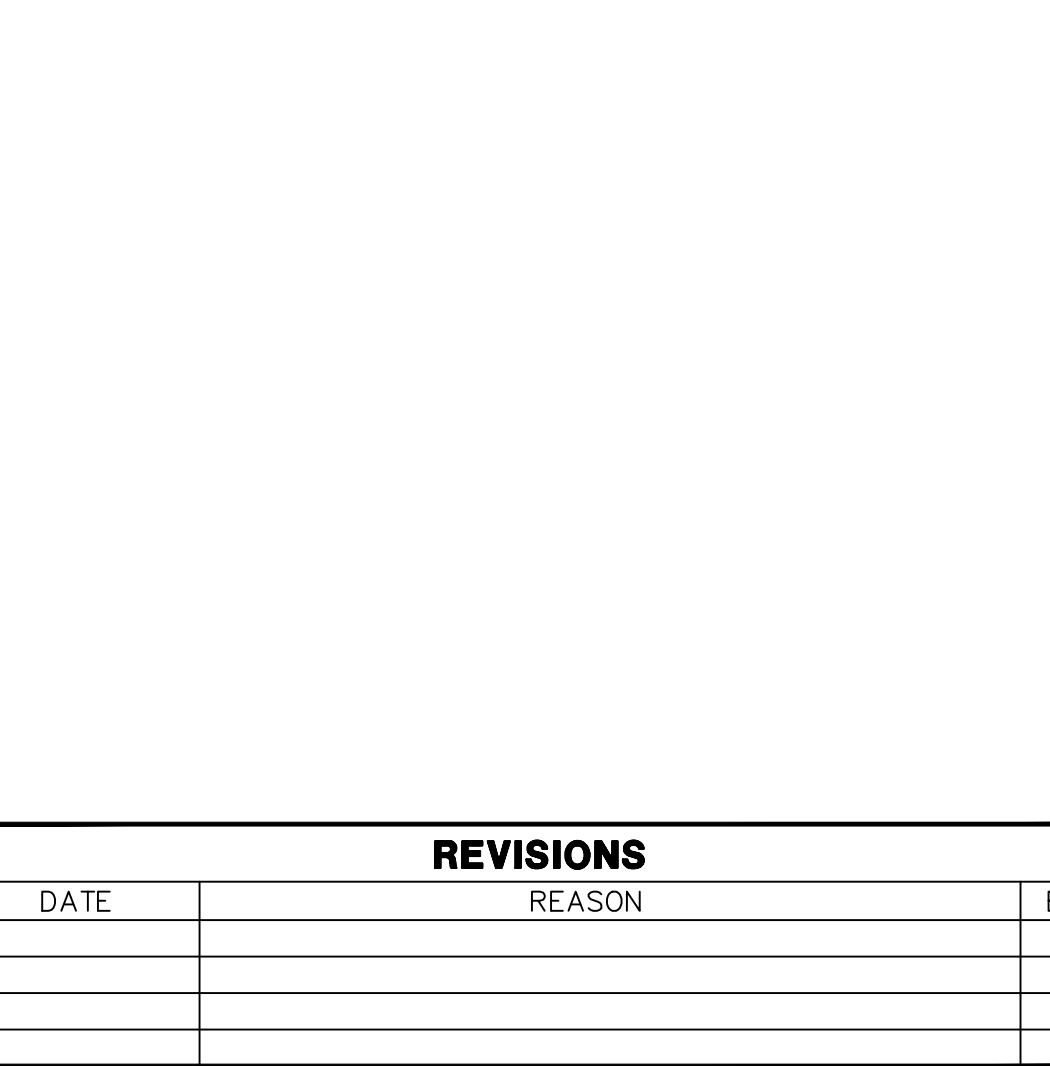
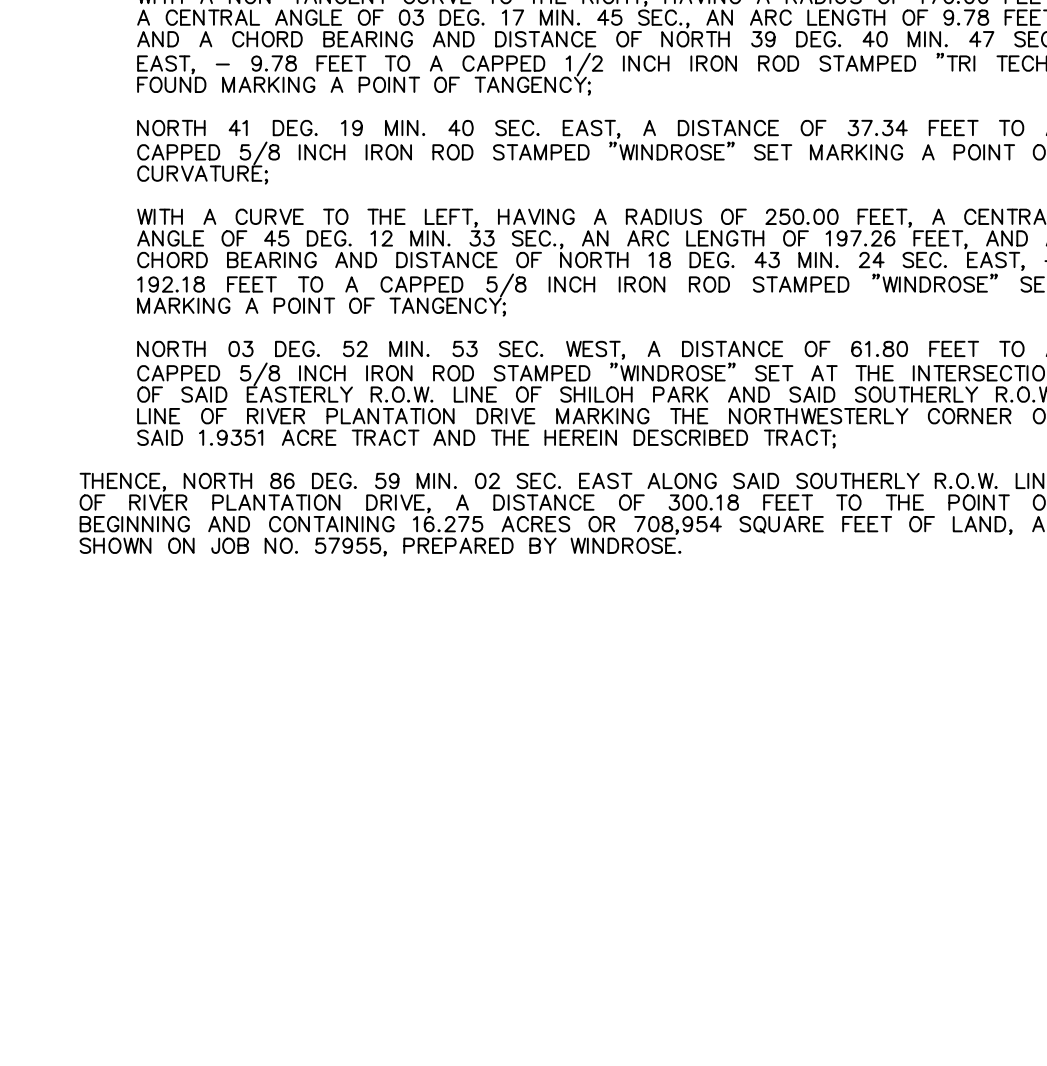
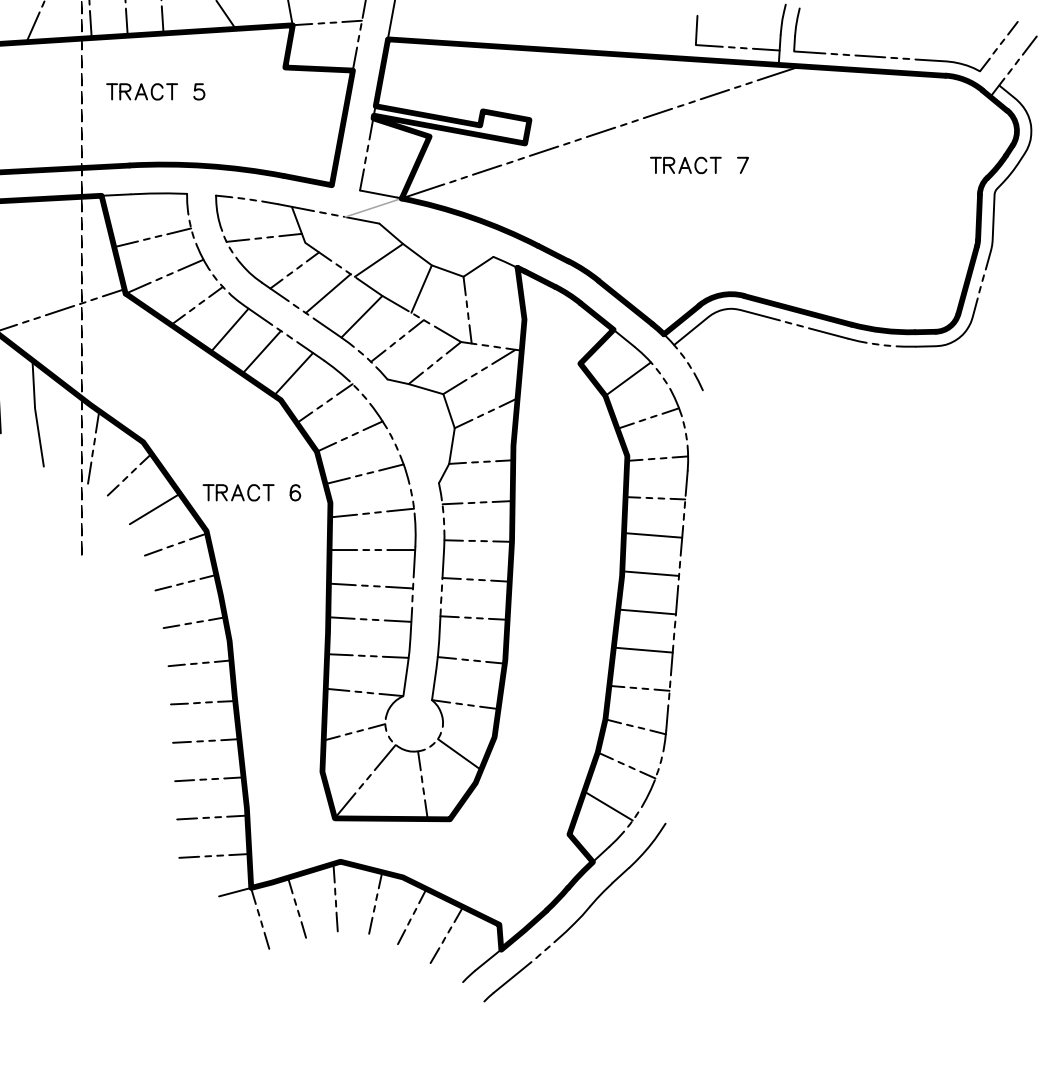
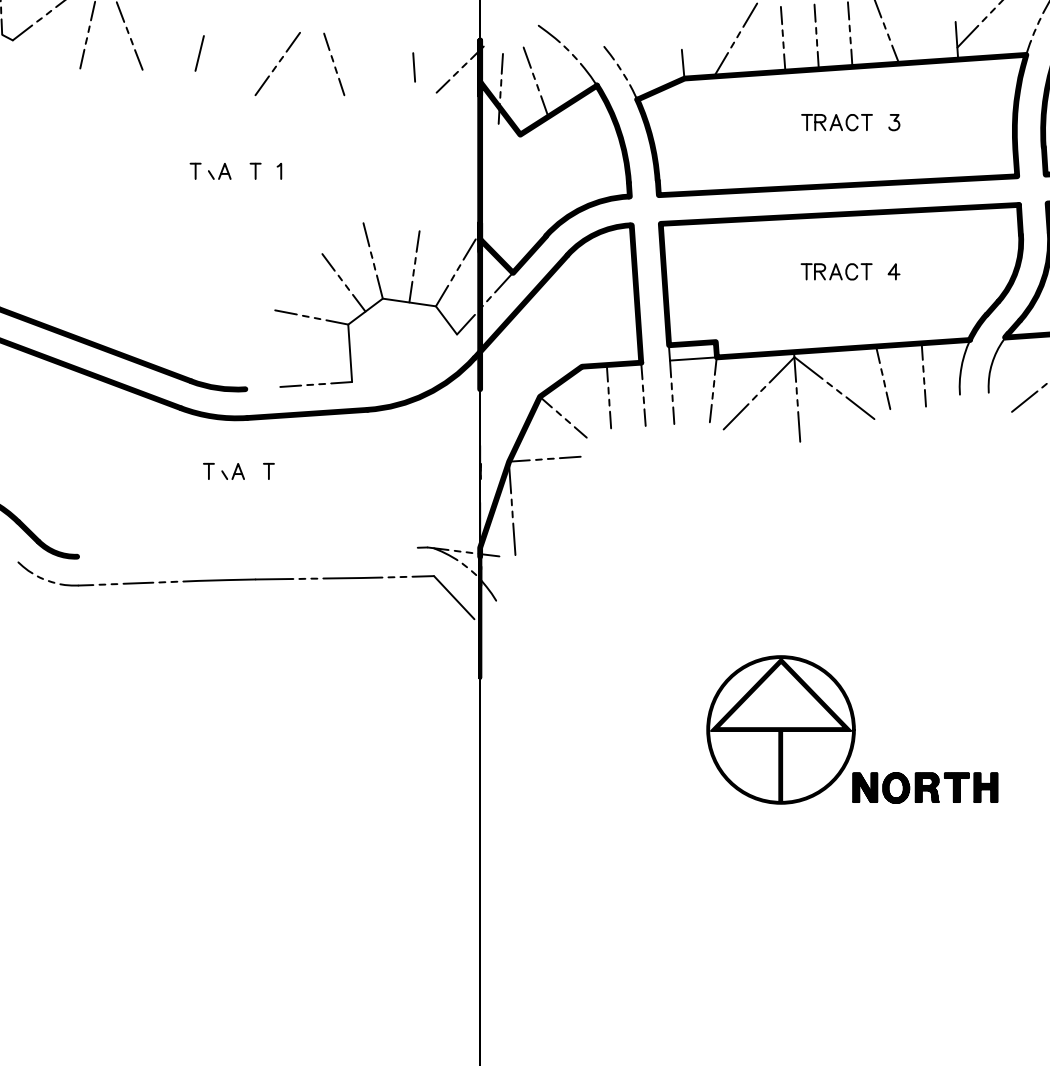
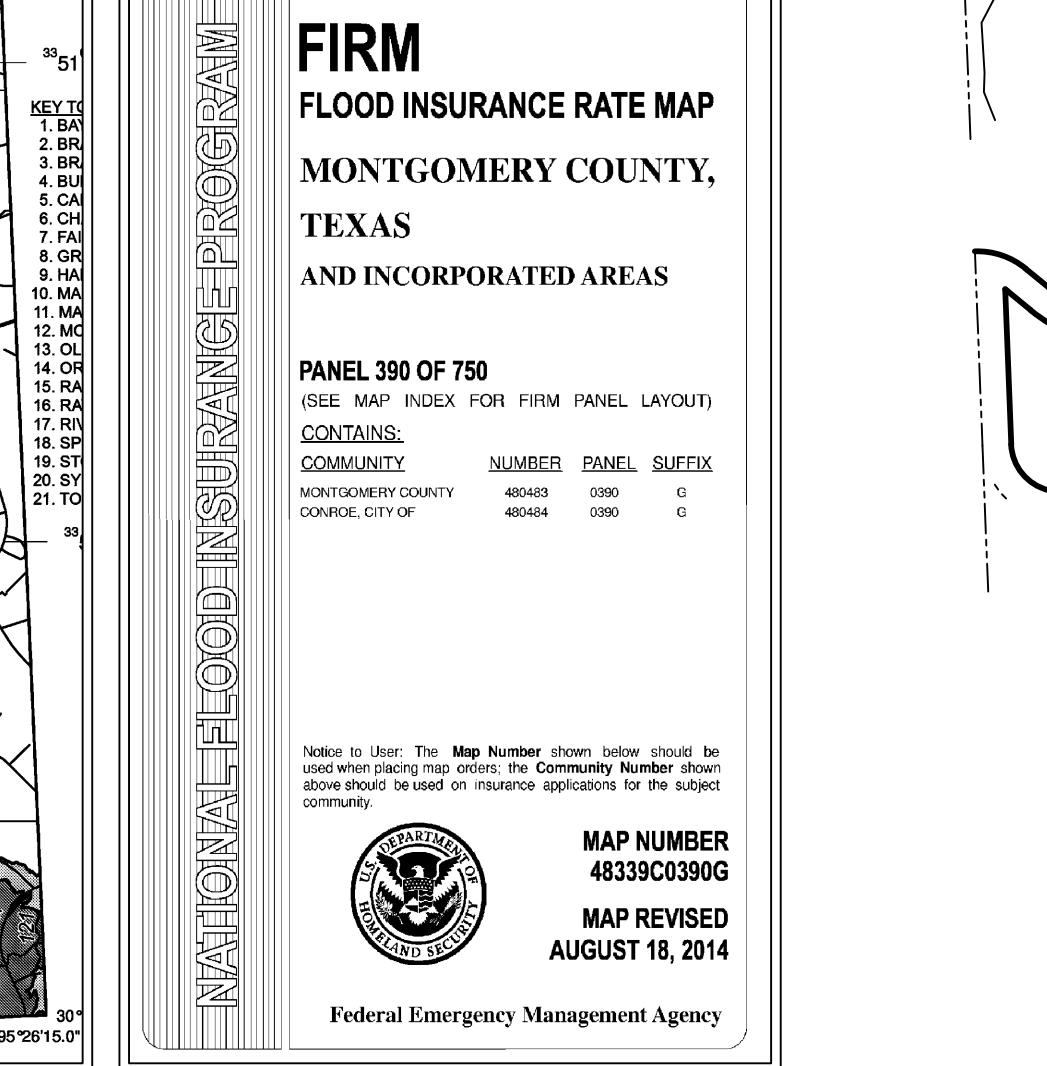
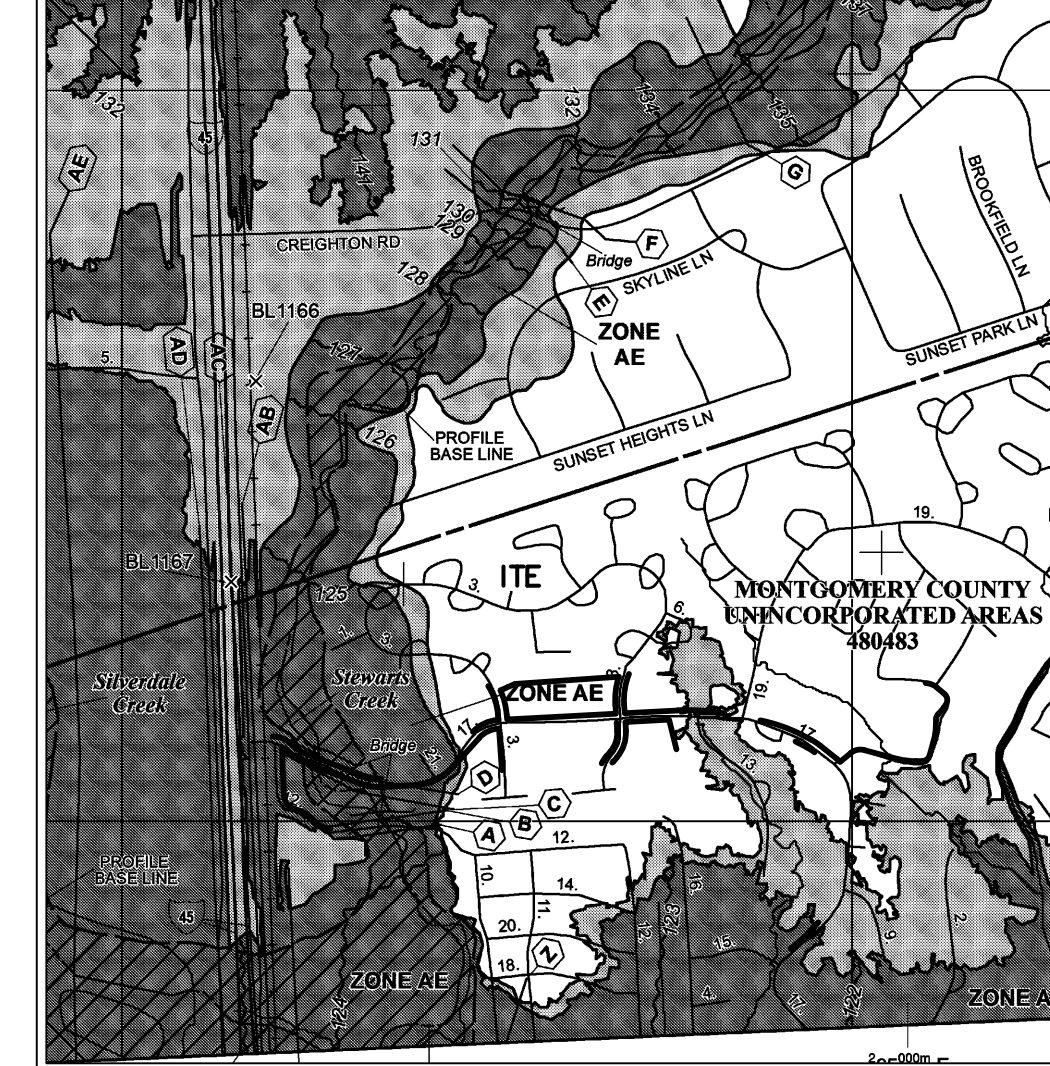
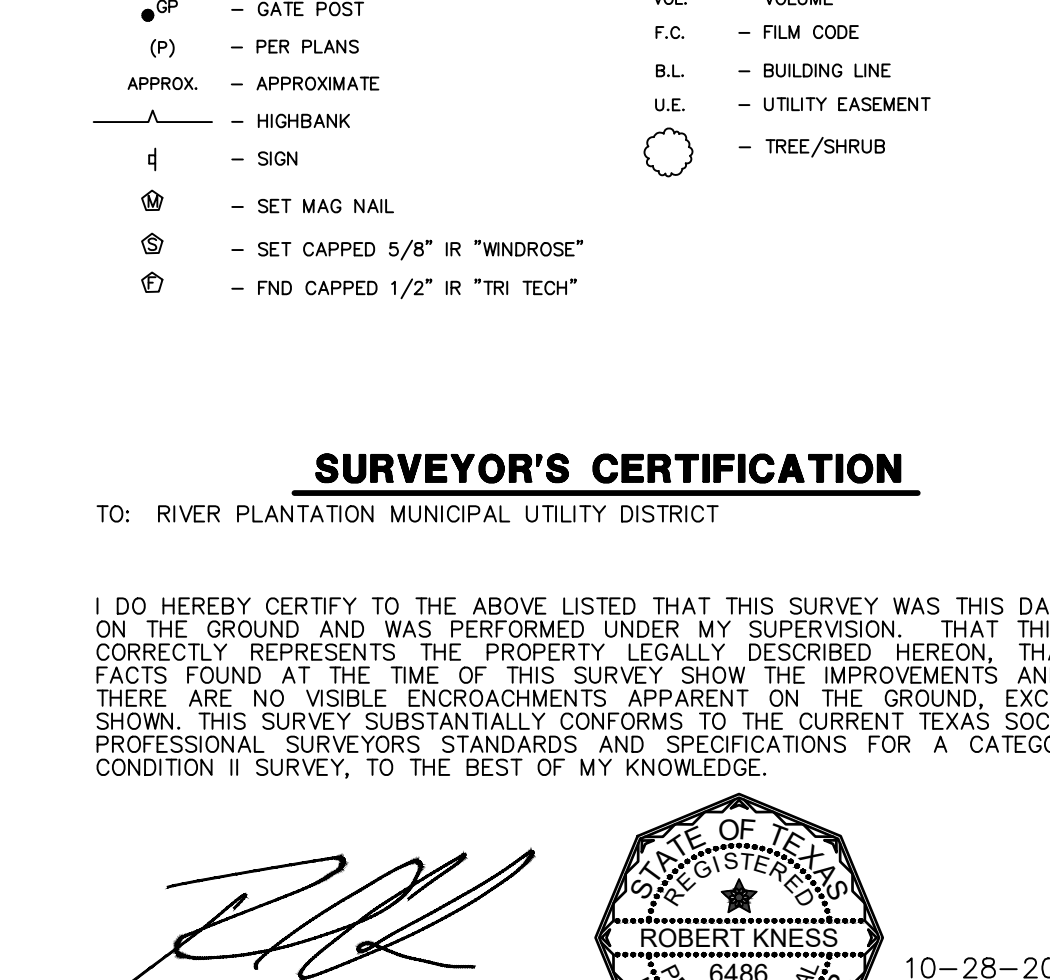
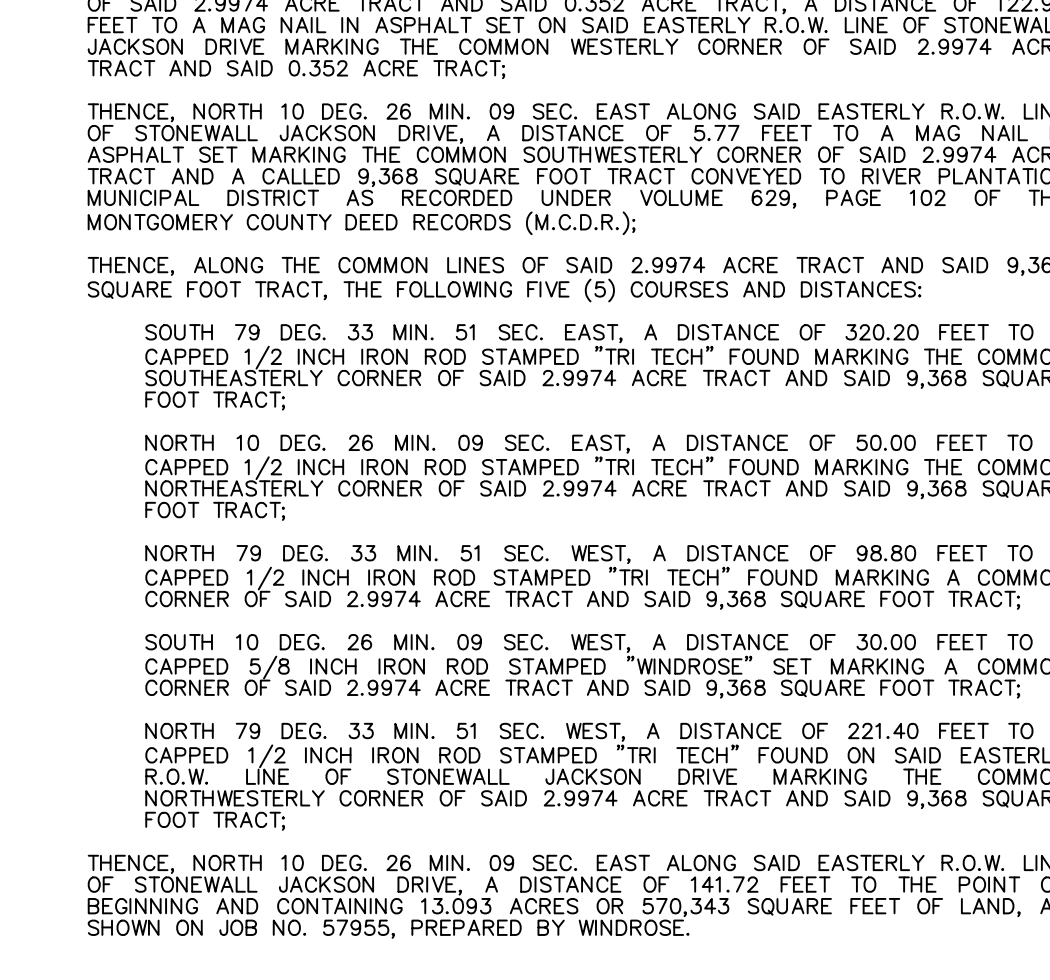
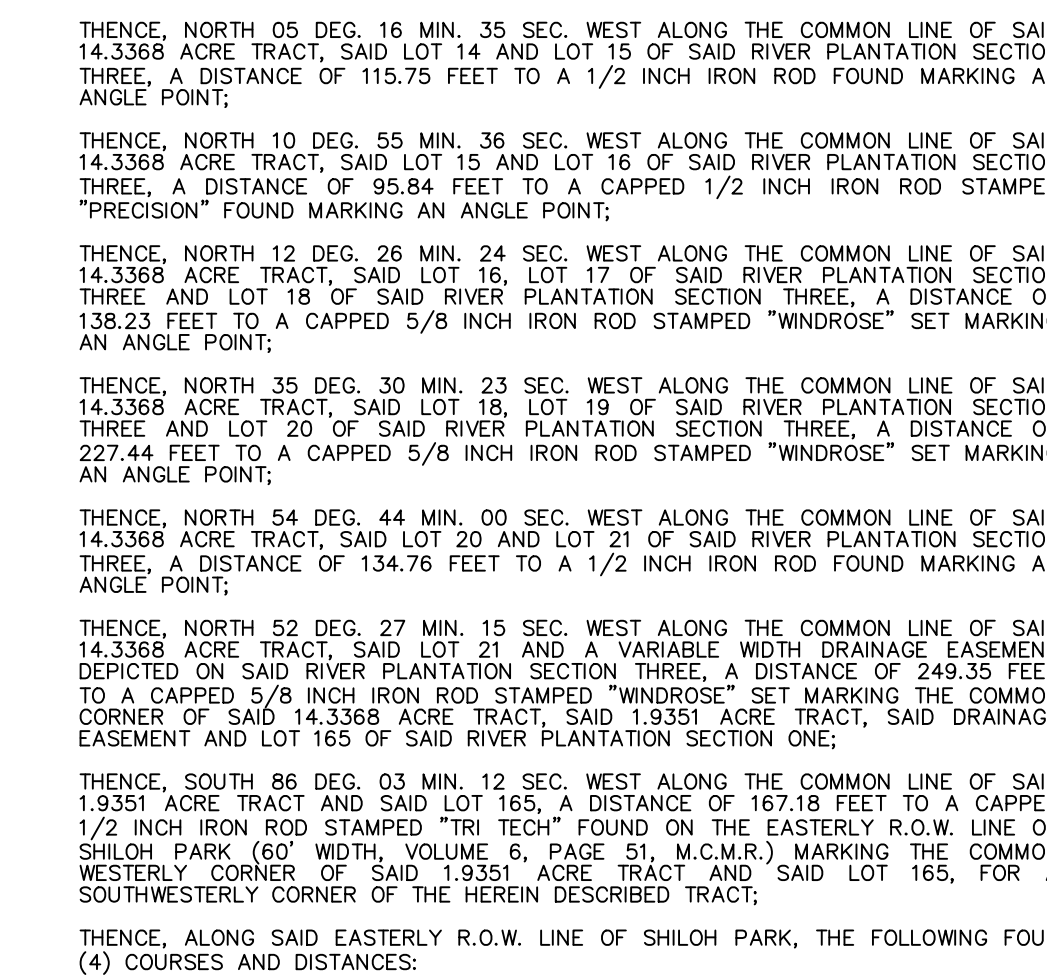
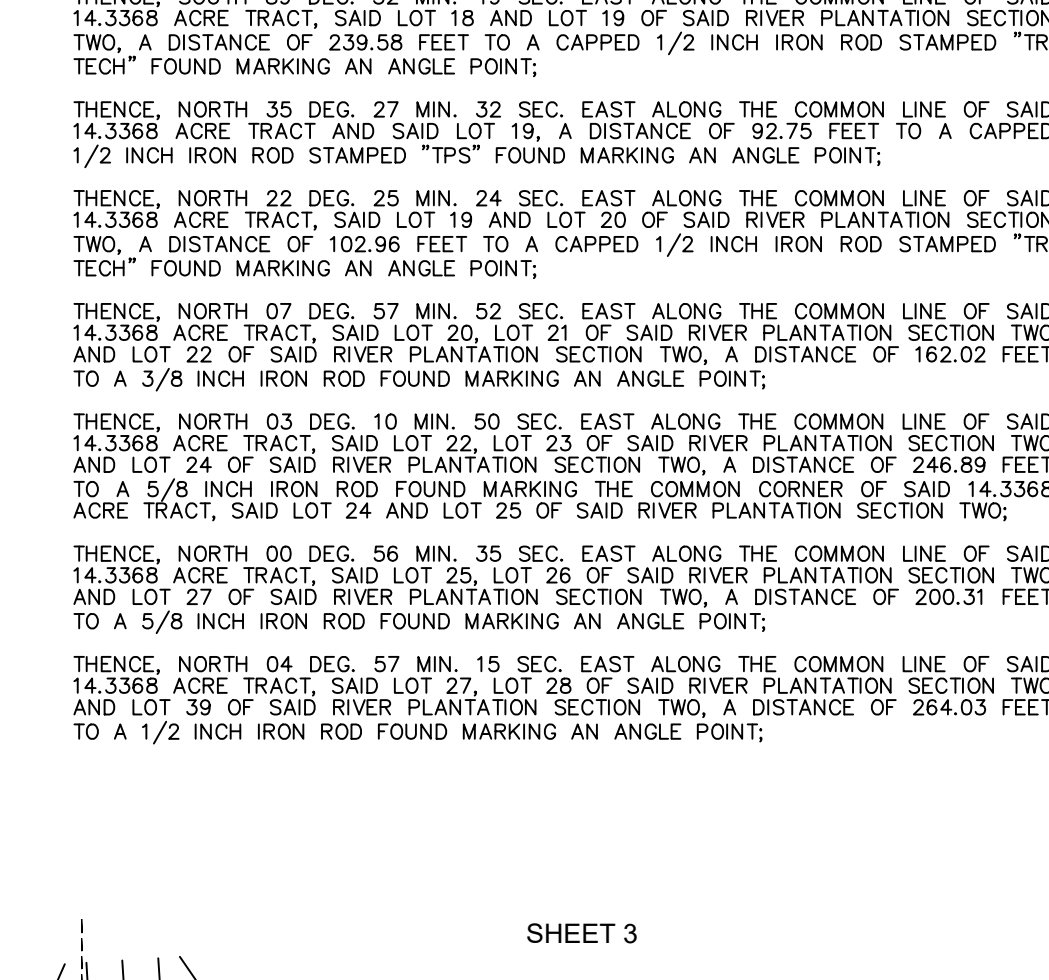
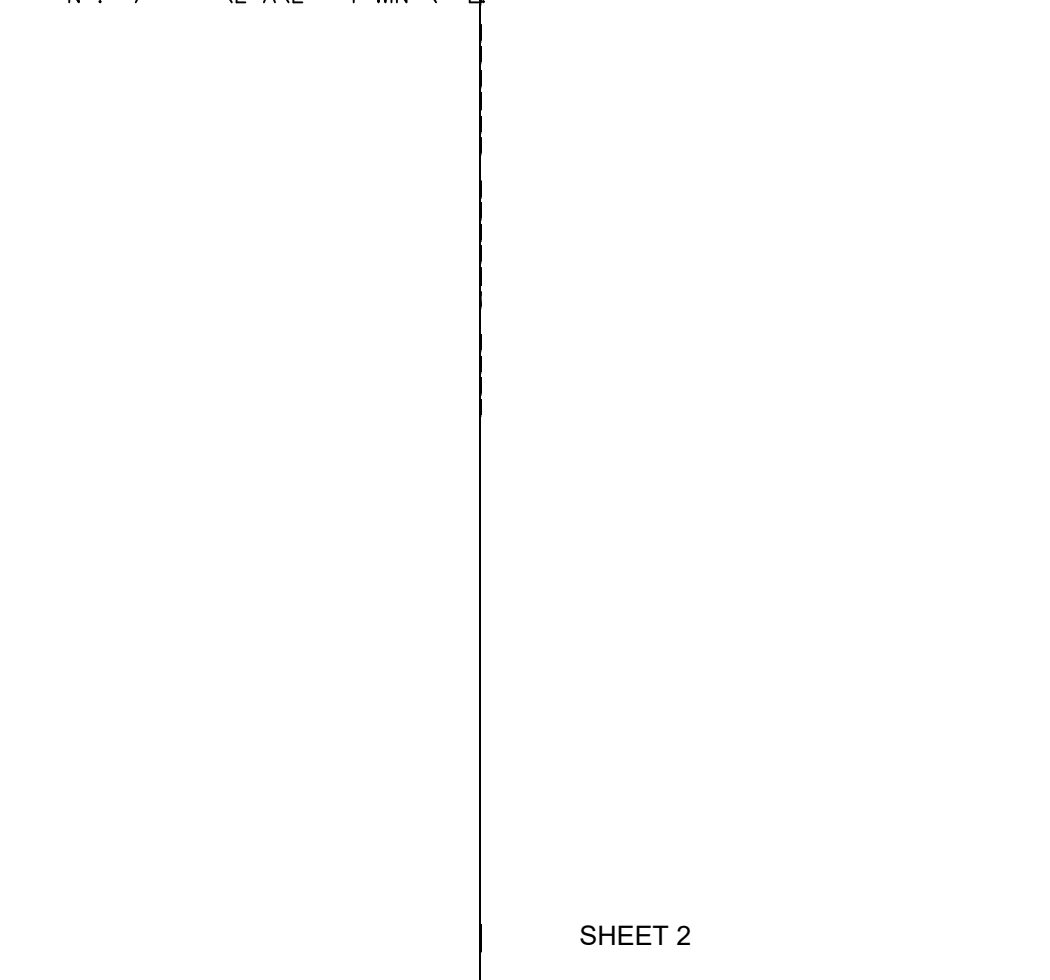
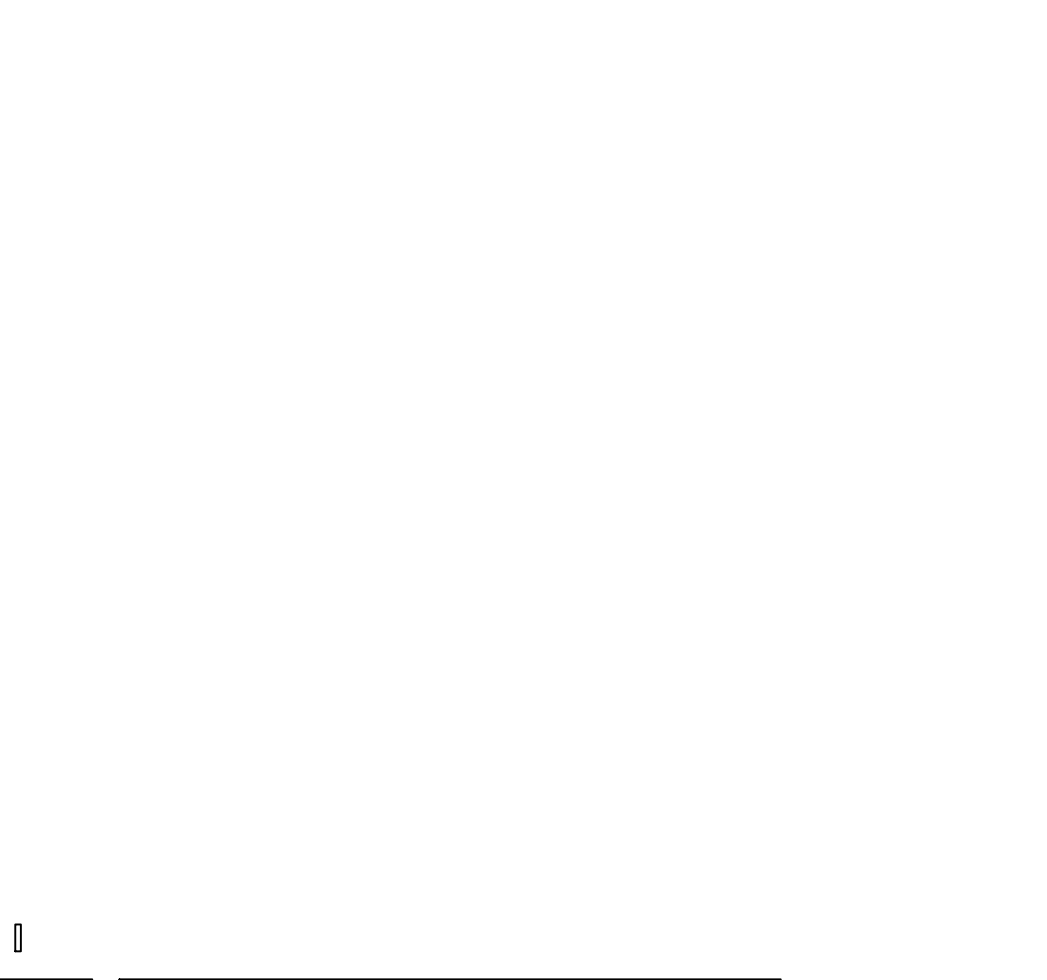
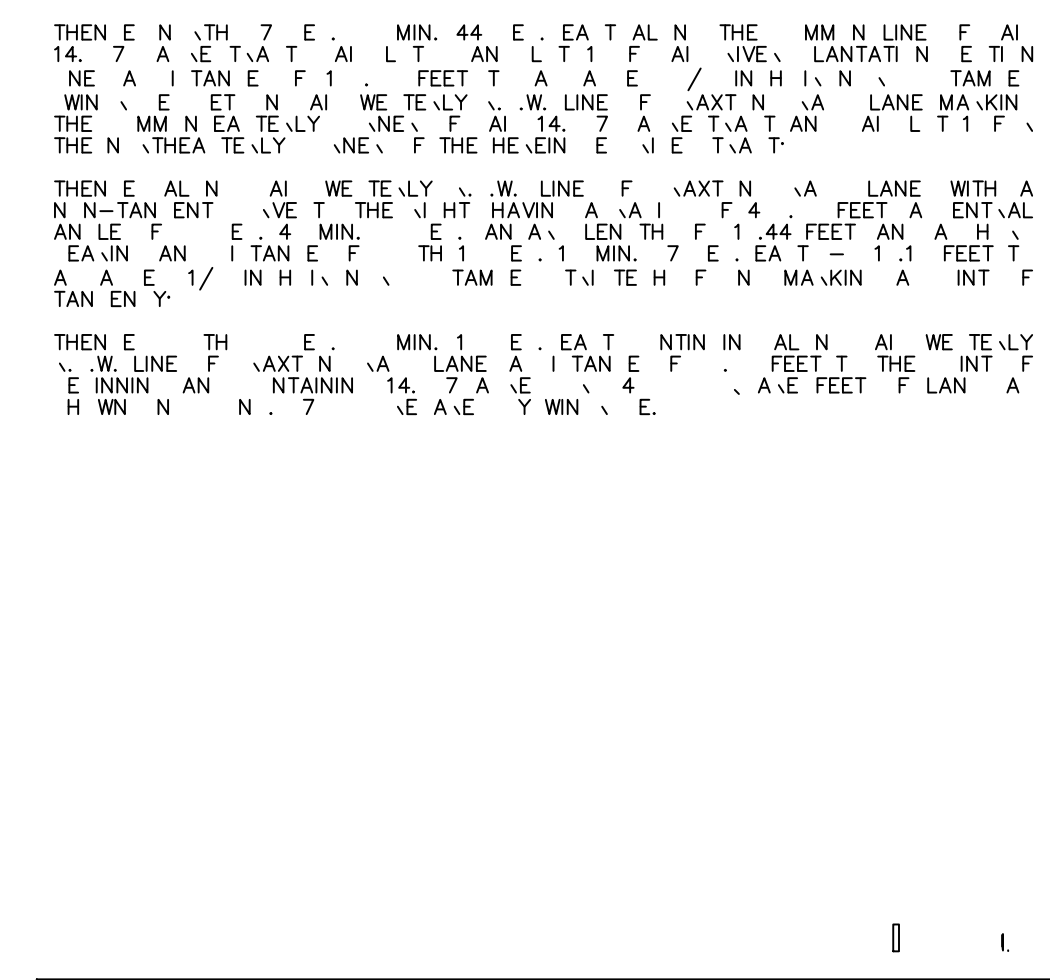
C. STEWART SURVEY, A-476 MONTGOMERY COUNTY, TEXAS

DATE FILED BY: J.L. CHECKED BY: TWR/K. SITUATION: 10-28-2022 SHEET NO. 1 OF 3

DRAWN BY: AL DATE: AUGUST 2022

REVISIONS table with columns: DATE, REASON, BY

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MAP NUMBER 431930396

MAP REVISION AUGUST 18, 2014

FEDERAL EMERGENCY MANAGEMENT AGENCY

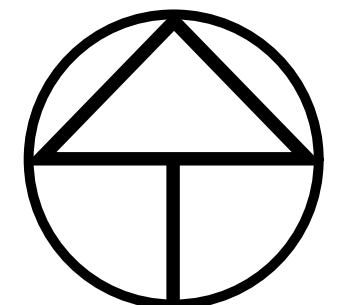
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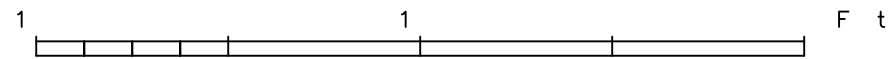
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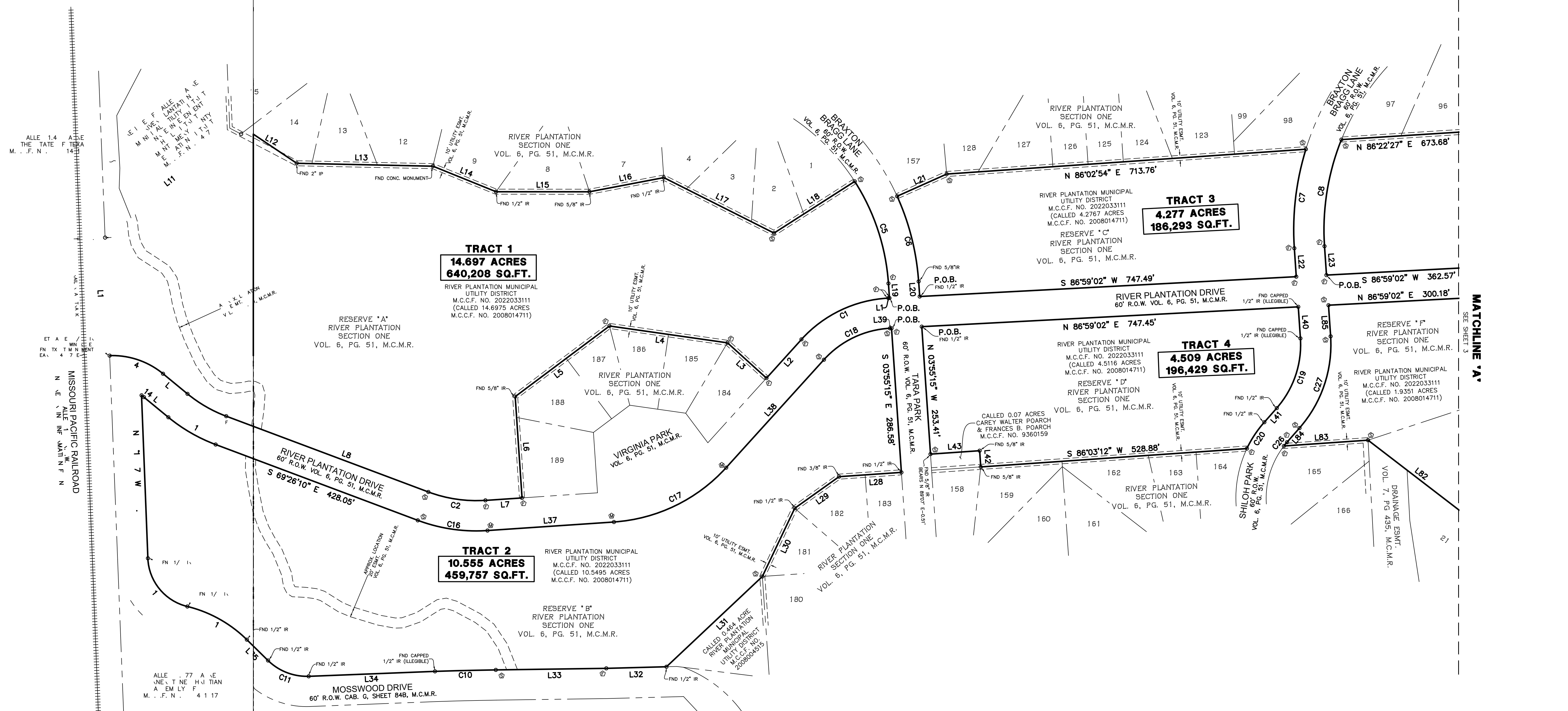
MAP REVISION AUGUST 18, 2014



SCALE: 1" = 1'



LINE	EA IN	EA OUT	TAN	E
L1	4	W	1	1
L2	N 47	1	W	14
L3	N 1	1	W	1
L4	1	W	1	1
L5	1	E	1	144
L6	N 1	1	W	4
L7	N 1	1	W	1
L8	N 1	1	W	4
L9	N 1	1	W	1
L10	N 1	1	W	4
L11	N 1	1	W	4
L12	N 1	1	W	4
L13	N 1	1	W	4
L14	N 1	1	W	4
L15	N 1	1	W	4
L16	N 1	1	W	4
L17	N 1	1	W	4
L18	N 1	1	W	4
L19	N 1	1	W	4
L20	N 1	1	W	4
L21	N 1	1	W	4
L22	N 1	1	W	4
L23	N 1	1	W	4
L24	N 1	1	W	4
L25	N 1	1	W	4
L26	N 1	1	W	4
L27	N 1	1	W	4
L28	N 1	1	W	4
L29	N 1	1	W	4
L30	N 1	1	W	4
L31	N 1	1	W	4
L32	N 1	1	W	4
L33	N 1	1	W	4
L34	N 1	1	W	4
L35	N 1	1	W	4
L36	N 1	1	W	4
L37	N 1	1	W	4
L38	N 1	1	W	4
L39	N 1	1	W	4
L40	N 1	1	W	4
L41	N 1	1	W	4
L42	N 1	1	W	4
L43	N 1	1	W	4
L44	N 1	1	W	4
L45	N 1	1	W	4
L46	N 1	1	W	4
L47	N 1	1	W	4
L48	N 1	1	W	4
L49	N 1	1	W	4
L50	N 1	1	W	4
L51	N 1	1	W	4
L52	N 1	1	W	4
L53	N 1	1	W	4
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L58	N 1	1	W	4
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L73	N 1	1	W	4
L74	N 1	1	W	4
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L79	N 1	1	W	4
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L95	N 1	1	W	4
L96	N 1	1	W	4
L97	N 1	1	W	4
L98	N 1	1	W	4
L99	N 1	1	W	4
L100	N 1	1	W	4



LINE	EA IN	EA OUT	TAN	E
L1	4	W	1	1
L2	N 47	1	W	14
L3	N 1	1	W	1
L4	1	W	1	1
L5	1	E	1	144
L6	N 1	1	W	4
L7	N 1	1	W	1
L8	N 1	1	W	4
L9	N 1	1	W	1
L10	N 1	1	W	4
L11	N 1	1	W	4
L12	N 1	1	W	4
L13	N 1	1	W	4
L14	N 1	1	W	4
L15	N 1	1	W	4
L16	N 1	1	W	4
L17	N 1	1	W	4
L18	N 1	1	W	4
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L57	N 1	1	W	4
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L94	N 1	1	W	4
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L96	N 1	1	W	4
L97	N 1	1	W	4
L98	N 1	1	W	4
L99	N 1	1	W	4
L100	N 1	1	W	4

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99998650.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 4839030900 REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADDED ZONE "X" (SHADDED ZONE "X" ZONE "AE" AND FLOODWAY "AE"). THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

●	BOLLARD	⊖	PIPELINE MARKER
○	HANDCAP	—	UNDERGROUND CABLE SIGN
⊕	GAS METER	—	GAS METER LEAD
⊖	GAS VALVE	⊖	MONITORING WELL
⊕	FIRE HYDRANT	—	PIN FLAG/PAIN MARK
⊖	WATER METER	—	TOP OF CURB
⊖	WATER VALVE	○	GUTTER
⊖	IRRIGATION CONTROL VALVE	—	TOP OF GRATE
⊖	GRATE INLET	—	GRATE INLET
⊖	GRATE INLET	—	FLOW LINE
⊖	MANHOLE	—	HIGHBANK
⊖	CLEANOUT	—	SANITARY SEWER
⊖	TELEPHONE PEDESTAL	—	STORM SEWER
⊖	ELECTRIC BOX	—	CORRUGATED METAL PIPE
⊖	TRAFFIC SIGNAL BOX	—	CORRUGATED PLASTIC PIPE
⊖	LIGHT POLE	—	REINFORCED CONCRETE PIPE
⊖	TRAFFIC LIGHT POLE	—	TELEPHONE
⊖	GROUND/SPOT LIGHT	—	SOUTHWESTERN BELL TELEPHONE CO.
⊖	POWER POLE	—	WATER
⊖	POWER POLE W/TRANSFORMER	—	UNDERGROUND
⊖	POWER POLE W/LIGHT	—	FOUND
⊖	POWER POLE W/CONDUIT	—	M.C.C.F. - MONTGOMERY COUNTY CLERK FILE
⊖	METER POLE	—	M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
⊖	SERVICE POLE	—	M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
⊖	GUY ANCHOR	—	IP - IRON PIPE
—	OVERHEAD POWER LINE	—	IR - IRON ROD
—	BARBED WIRE FENCE	—	NO. - NUMBER
—	WROUGHT IRON FENCE	—	PG. - PAGE
—	WOOD FENCE	—	R.O.W. - RIGHT-OF-WAY
—	CHAINLINK FENCE	—	SQ. FT. - SQUARE FEET
—	GATE POST	—	VOL. - VOLUME
—	PER PLANS	—	F.C. - FILM CODE
—	APPROXIMATE	—	SITUATED IN THE
—	HIGHBANK	—	B.L. - BUILDING LINE
—	SET MAG NAIL	—	U.E. - UTILITY EASEMENT
—	SET CAPPED 1/2" IR "WINDROSE"	—	—
—	SET CAPPED 1/2" IR "TRI TECH"	—	—

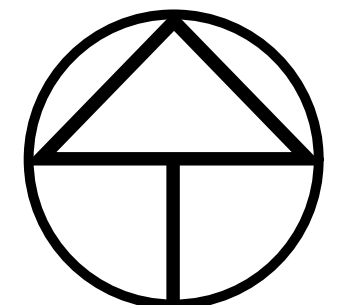
WINDROSE
 LAND SURVEYING & PLATTING
 11111 RICHMOND AVE. STE 101 | HOUSTON, TX 77082 | 713.458.2281
 TRM REGISTRATION NO. 1018006 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
 14.697 AC. / 640,208 SQ. FT. (TRACT 1)
 10.555 AC. / 459,757 SQ. FT. (TRACT 2)
 4.277 AC. / 186,293 SQ. FT. (TRACT 3)
 4.509 AC. / 196,429 SQ. FT. (TRACT 4)
 4.998 AC. / 217,712 SQ. FT. (TRACT 5)
 16.275 AC. / 708,954 SQ. FT. (TRACT 6)
 13.093 AC. / 570,343 SQ. FT. (TRACT 7)

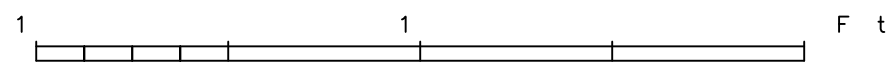
C.B. STEWART SURVEY, A-476
 MONTGOMERY COUNTY, TEXAS

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FILED BY: JL CHECKED BY: TW/RK SHEET NO. 57955
 DRAWN BY: AT DATE: AUGUST 2022 JOB NO. 2 OF 3

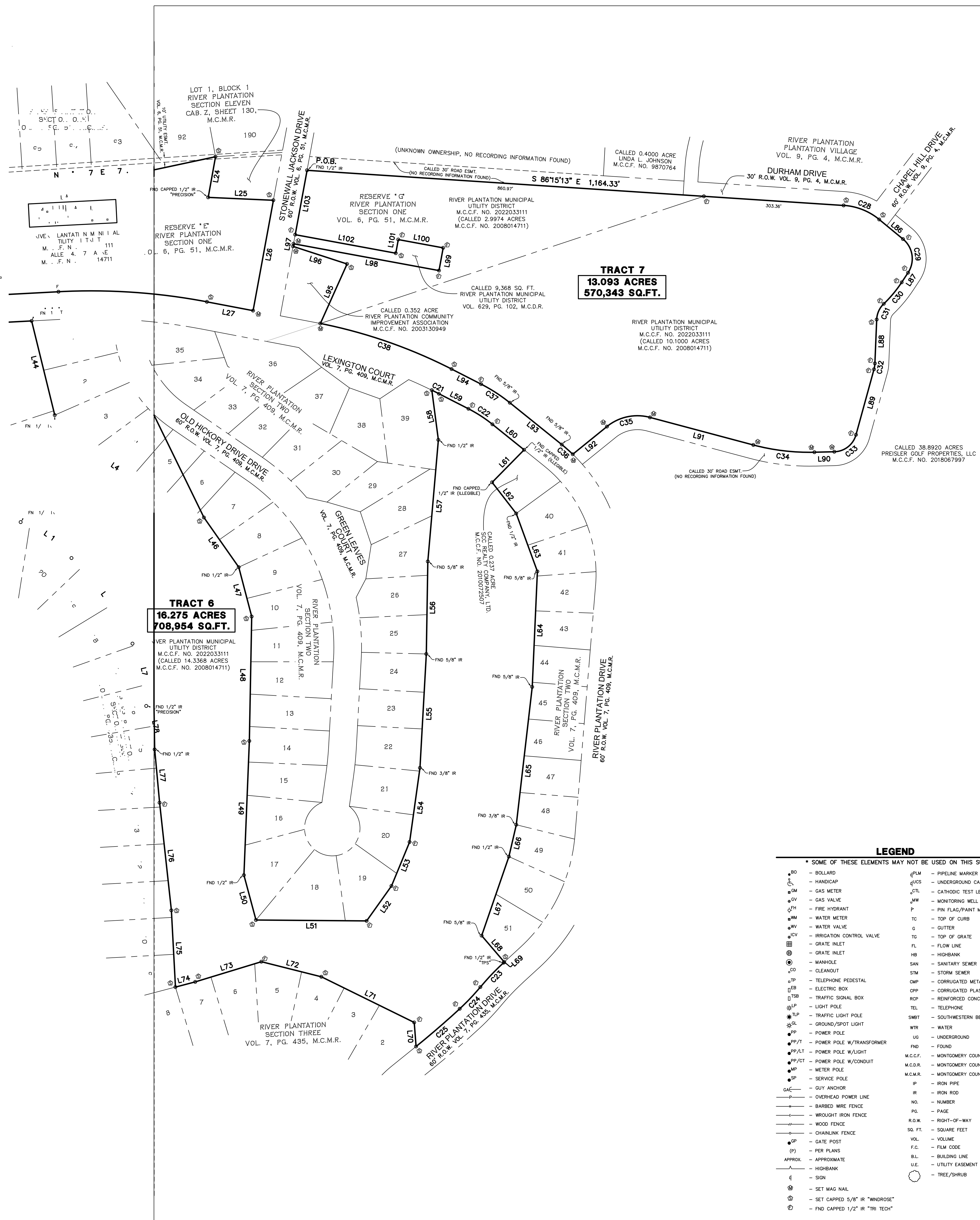


SCALE: 1" = 1'



LINE	EA IN	EA OUT	TAN	E
L1	4	W	1	1
L2	N 47	W	1	4
L3	N 1	W	1	1
L4	1	E	1	44
L5	N 1	W	4	7
L6	N 1	W	1	1
L7	N 1	W	4	7
L8	N 1	W	1	1
L9	N 1	W	4	7
L10	N 1	W	1	1
L11	N 1	W	4	7
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L13	N 1	W	4	7
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L17	N 1	W	4	7
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LINE	EA IN	EA OUT	TAN	E
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L2	N 47	W	1	4
L3	N 1	W	1	1
L4	1	E	1	44
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L117	N 1	W	4	7
L118	N 1	W	1	1
L119	N 1	W	4	7
L120	N 1	W	1	1



GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OF RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTS CERTIFICATE MAY DISCLOSE.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999650.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, TEXAS, MAP NO. 4839C0390G REVISED/DATED AUGUST 18, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN SHADDED ZONE "X" SHADDED ZONE "AE" ZONE "AE" AND FLOODWAY "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR THAT OCCASIONAL FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

• BOLLARD	PLM - PIPELINE MARKER
• HANDICAP	UGCS - UNDERGROUND CABLE SIGN
• GAS METER	UTL - UTILITY
• GAS VALVE	WTR - WATER
• MONITORING WELL	W - WOOD
• FIRE HYDRANT	F - PIN FLAG/PAINT MARK
• WATER METER	TC - TOP OF CURB
• WATER VALVE	G - GUTTER
• IRRIGATION CONTROL VALVE	TO - TOP OF GRATE
• GRATE INLET	FL - FLOW LINE
• GRATE INLET	HB - HIGHBANK
• MANHOLE	SAN - SANITARY SEWER
• CLEANOUT	STM - STORM SEWER
• TELEPHONE PEDESTAL	OMP - CORRUGATED METAL PIPE
• ELECTRIC BOX	CPP - CORRUGATED PLASTIC PIPE
• TRAFFIC SIGNAL BOX	RCP - REINFORCED CONCRETE PIPE
• LIGHT POLE	TEL - TELEPHONE
• TRAFFIC LIGHT POLE	SWBT - SOUTHWESTERN BELL TELEPHONE CO.
• GROUND/SPOT LIGHT	W - WATER
• POWER POLE	UG - UNDERGROUND
• POWER POLE W/TRANSFORMER	FND - FOUND
• POWER POLE W/LIGHT	M.C.C.F. - MONTGOMERY COUNTY CLERK FILE
• POWER POLE W/CONDUIT	M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
• METER POLE	M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
• SERVICE POLE	IP - IRON PIPE
• GUY ANCHOR	IR - IRON ROD
• OVERHEAD POWER LINE	NO. - NUMBER
• BARBED WIRE FENCE	PK - PACE
• WROUGHT IRON FENCE	R.O.W. - RIGHT-OF-WAY
• WOOD FENCE	SQ. FT. - SQUARE FEET
• CHAINLINK FENCE	VOL. - VOLUME
• GATE POST	F.C. - FLOOD CODE
• PER PLANS	BL - BUILDING LINE
• APPROX. - APPROXIMATE	UL - UTILITY EASEMENT
• HIGHBANK	• TREE/SHRUB
• SIGN	
• SET MAG NAIL	
• SET CAPPED 5/8" IR "WINDROSE"	
• FND CAPPED 1/2" IR "TRI TECH"	

WINDROSE
 LAND SURVEYING & PLATTING
 11111 RICHMOND AVE. STE 101 | HOUSTON, TX 77082 | 713.458.2281
 FIRM REGISTRATION NO. 1018800 | WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
 14,697 AC./ 640,208 SQ. FT. (TRACT 1)
 10,555 AC./ 459,757 SQ. FT. (TRACT 2)
 4,277 AC./ 186,293 SQ. FT. (TRACT 3)
 4,509 AC./ 196,429 SQ. FT. (TRACT 4)
 4,998 AC./ 217,712 SQ. FT. (TRACT 5)
 16,275 AC./ 708,954 SQ. FT. (TRACT 6)
 13,093 AC./ 570,343 SQ. FT. (TRACT 7)

C.B. STEWART SURVEY, A-476
 MONTGOMERY COUNTY, TEXAS

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FIELD BY: JL CHECKED BY: TW/RK JOB NO. 57955
 DRAWN BY: AT DATE: AUGUST 2022 SHEET NO. 2 OF 3

**RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
ENGINEER'S REPORT
VSE Project No. 32000-000-0-DST
July 13, 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**

6. Items for Discussion:

I. Permits

- A. WWTF Discharge Permit Renewal (Expires September 2023)**
 - 1. Wastewater permit renewal has been submitted.
- B. Storm Water Quality Management Plan – MS4 Permit (Expires January 2024)**
 - 1. SWMP annual report has been submitted.
- C. Water Plant No. 1 – Water Well No. 1 Testing**
 - 1. Testing and Inspection due January 12, 2026
- D. Emergency Operation Information**
 - 1. Working to update all the Emergency Preparedness reporting information and submit it to the TCEQ.

II. Design Projects

- A. Joint Projects**
 - 1. East Ditch FEMA Work**
 - a)** Talked with a reviewer and it is in the FEMA queue. He was hopeful that it would be completed soon.

2. East Ditch Maintenance

- a) Requested bids from All Seasons Lawn Services. Storm Water Solutions has updated their bid and is attached for review.

3. WWTF Rehabilitation

- a) EPUD has received approval for reallocation of bond funds to do the project. I have attached the cost estimate for your review and approval to move forward with design.

4. Holly Springs Drainage Issue

- a) EPUD is discussing the options provided in the drainage memo that was provided at last month's meeting.

B. District Projects

1. Water Plant No. 2 Electrical Upgrades

- a) We received 2 bids for the project. McDonald Municipal and Industrial was the low bidder in the amount of \$551,469.00. We have attached our recommendation of award for the contract amount.

2. District Wide Drainage Study

- a) Preliminary design phase is underway.

III. Construction Projects

A. Sanitary Sewer Clean & Televisive Phase 1 - (Pro-Pipe \$55,351.00)

1. Still missing information from contractor

B. Storm Sewer Televisive Phase 1 - (Pro-Pipe \$48,986.55)

1. Still missing information from contractor.

C. Sanitary Sewer Phase 1 - Rehabilitation (Texas Pride \$532,063)

1. Construction underway.

D. Charleston Park Irrigation

1. The operator installed meters and the irrigation contractor is working to pressurize the line and put together report.

E. Storm Sewer Phase 1 Rehabilitation

1. Contractor mobilized to repair the storm line in Fairway Estates. They have completed the repair. We have notified them of an issue with the resident's sprinkler system that they will be addressing.

F. Stone Mountain Sinkhole

1. The contractor has begun work on repairing the line. I have attached the proposal in the amount of \$220,550.00. This was discussed at the previous meeting, and we have submitted an emergency repair letter to the TCEQ that is also attached.

IV. Other Matters

A. 10 Year CIP

1. Update as necessary.

V. Questions/Answers

A. Pool facility exhibit.

1. Received metes and bounds and passed them along to the attorney.

B. WWTP Outfall

1. Reviewed outfall location in relation to neighboring property that is being cleared. There appears to be a potential conflict with its location in relation to the property. We are reviewing records for any recorded easements or agreements.

COST ESTIMATE
RP MUD WWTF REHABILITATION
2/24/2023

NO.	Description	Spec. No.	Unit	Est Qty	Unit Price	Amount
General Items						
1	Mobilization, including all Bonds. Insurance and Permits (Maximum amount not to exceed 3% of the Base Bid amount).	NA	LS	1	\$ 45,000.00	\$45,000.00
Civil Items Total						\$45,000.00
Civil Items						
1	Draining, cleaning and disinfection of basins	NA	LS	1	\$ 50,000.00	\$50,000.00
2	Remove and replace clarifier troughs within Plant No. 1	NA	LS	1	\$ 100,000.00	\$100,000.00
3	Remove and Replace Splitter Box at Headworks	NA	LS	1	\$ 150,000.00	\$150,000.00
Civil Items Total						\$300,000.00
Electrical Items						
1	Demolition of Existing Electrical Equipment	NA	LS	1	\$ 15,000.00	\$15,000.00
2	Replace Utility Service Entrance	NA	LS	1	\$ 20,000.00	\$20,000.00
3	Replace Service Entrance Switchgear	NA	LS	1	\$ 45,000.00	\$45,000.00
4	Replace Generator, Fuel Tank and ATS	NA	LS	1	\$ 195,000.00	\$195,000.00
5	Replace Motor Control Center	NA	LS	1	\$ 145,000.00	\$145,000.00
6	Arc Flash Hazard Analysis (allowance)	NA	LS	1	\$ 20,000.00	\$20,000.00
Electrical Items Total						\$440,000.00
Subtotal						\$785,000.00
10% Contingency						\$78,500.00
Subtotal + Contingency						\$863,500.00
15% Engineering						\$129,525.00
Total						\$993,025.00

VOGLER & SPENCER ENGINEERING, INC.
PROPOSAL
EAST DITCH MAINTENANCE
LOCATED WITHIN RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
MONTGOMERY COUNTY, TEXAS
VSE Project No.: 32000-300-1-DCH (c&e)

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1	East Concrete Ditch Cleaning - (Debris removal and minor desilting to be hauled off site) to be performed quarterly (50 HRS/QUARTER)	HR	<u>200</u>	<u>\$420.00</u>	<u>\$84,000.00</u>
				TOTAL:	<u>\$84,000.00</u>



777 North Eldridge Parkway, Suite 500
Houston, TX 77079
713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com



June 23, 2023

River Plantation Municipal Utility District
c/o Smith, Murdaugh, Little & Bonham, L.L.P
2727 Allen Parkway, Suite 1100
Houston, TX 77019

Re: Recommendation of Award
Water Plant No. 2 Electrical Upgrades
Within River Plantation Municipal Utility District
Montgomery County, TX
VSE Project No.: 32000-402-1-WPL (c&e)

Dear Directors:

Enclosed please find the Bid Tabulation of bids received for construction of the above referenced project. A total of **Two (2)** bids were received.

We recommend that a construction contract be awarded to **McDonald Municipal and Industrial** based on their low bid of **Five Hundred Fifty-One Thousand, Four Hundred Sixty-Nine and 00/100 Dollars (\$551,469.00)** with a contract time of **Two Hundred-Sixty (260) calendar days to Substantial Completion and an additional Seven (7) calendar days to Final Completion.**

Sincerely,

Taylor J. Reed, P.E.
Project Manager
Vogler & Spencer Engineering, Inc.
Texas Registered Engineering Firm No. F-148

Enclosure

TJR;amw

xc: McDonald Municipal and Industrial
TCEQ Region 12
File

BID TABULATION
Vogler & Spencer Engineering, Inc.
WATER PLANT NO. 2 ELECTRICAL UPGRADES
WITHIN RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
MONTGOMERY COUNTY, TEXAS
Bid Date: Friday, June 23, 2023
VSE Project No.: 32000-402-1-WPL (c&e)

				1. McDonald Municipal & Industrial		2. W.W. Payton Corporation	
ITEM No.	DESCRIPTION	UNIT	BID QTY.	UNIT PRICE	AMOUNT	PRICE	AMOUNT
A. MOBILIZATION:							
1.	Mobilization, including all Bonds, Insurance and Permits (Maximum amount not to exceed 3% of the Base Bid amount).	LS	1	\$16,500.00	\$16,500.00	\$10,000.00	\$10,000.00
B. CIVIL WORK:							
1.	Demolition of Old Existing Concrete Pipe Supports, Well Foundations, etc. (See plans)	LS	1	\$20,000.00	\$20,000.00	\$3,500.00	\$3,500.00
2.	Repair & Replacement of Damaged Fence Members (with engineers authorization only)	LF	50	\$50.00	\$2,500.00	\$30.00	\$1,500.00
3.	Demolish the existing wall (11.5' by 3') and rebuild the new wall 3' inward, relocate any wall mounted equipment, electrical wiring & conduits as necessary.	LS	1	\$20,000.00	\$20,000.00	\$12,000.00	\$12,000.00
4.	Demolish exist powered ventilator at the center of the GST dome. Provide & Install 22" T-Vent.	LS	1	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
C. ELECTRICAL WORK							
1.	Provide and install electrical equipment including, but not limited to, motor control center, autosensory panel, main breaker, automatic transfer switch, lighting transformer, lighting panel, instrumentation, duct bank, conduit, wire, and all ancillary devices as shown on construction drawings, complete in place.	LS	1	\$408,469.00	\$408,469.00	\$586,000.00	\$586,000.00
2.	Demolish and remove existing MCC equipment, control panels, and electrical equipment as shown on construction drawings, complete as specified.	LS	1	\$35,000.00	\$35,000.00	\$3,000.00	\$3,000.00
3.	Allowance for electric utility charge to install new underground service. Exact amount will be reimbursed to Contractor upon submittal of invoice from Utility Service Provider.	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
4.	Allowance for coordination and Arc Flash Hazard Analysis per Section 16015, completed by Baird Gilroy & Dixon, LLC.	LS	1	(Allowance) \$7,000.00	\$7,000.00	(Allowance) \$7,000.00	\$7,000.00
5.	Allowance for System Programming and SCADA applications development and implementation per Section 13325 – System Programming, completed by Baird Gilroy & Dixon, LLC.	LS	1	(Allowance) \$22,000.00	\$22,000.00	(Allowance) \$22,000.00	\$22,000.00
				(Allowance)		(Allowance)	
TOTAL BASE BID				\$551,469.00		\$670,000.00	
SUBSTANTIAL COMPLETION CALENDAR DAYS				260		450	
FINAL COMPLETION				267		480	
Rank	Additional Bidders	Base Bid		Days			
NO ADDITIONAL BIDDERS							



Date of Proposal: 6-23-2023
 Proposal To: RIVER PLANTATION MUD (the "Customer")
 Serving: 740 STONE MOUNTAIN STORM REPAIR (the "Site")

Acceptance: The Customer may accept this Proposal either by A) signing where indicated or B) asking Infrastructure Construction Services (the "Company" herein) to begin work in writing. In the event of either form of acceptance, this Proposal shall become the contract between the Customer and the Company (the "Agreement" herein). This Proposal is valid for one hundred and twenty (120) days following the Date of Proposal listed above, but may, at the Company's sole option, be withdrawn or revised at any time prior to acceptance by the Customer.

Scope: The Company will provide consultative, construction, and/or field services regarding the Customer's construction project, construction punch list, or other infrastructure rehabilitation project (collectively, the "Project"). The parties agree that these services are labor and materials on behalf of the Customer and may or may not occur during the construction phase. In addition, the Company may:

- Facilitate the Customer's obtaining permit authorization to perform the Project;
- Prepare, modify, and/or maintain the Customer's construction documents including plans, specifications, certificates, or other documents required by the Customer's Project (collectively, the "Construction Documents");
- Provide inspections, testing, walk-throughs, and/or records concerning the Company's observations of site conditions;
- Provide debris removal, grading, or other handiwork;
- Construct amenities, structures, appurtenances, water quality features, drainage features, or concrete paving;
- Provide training, educational material, public notices, or consultation; or
- Recommend best management practices for the Customer's use and implementation. The scope of work performed

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	MOBILIZATION AND INSURANCE	1	EA	\$ 14,650.00	\$ 14,650.00
2	TIE INTO MANHOLE	2	EA	\$ 3,250.00	\$ 6,500.00
3	REMOVE DISPOSE AND INSTALL 60" HDPE (APPROXIMATELY 190 LF)	1	EA	\$ 148,000.00	\$ 148,000.00
4	REMOVE AND REPLACE ASPHALT ROAD INCLUDES TEMPORARY PLATES	1	EA	\$ 16,650.00	\$ 16,650.00
5	REMOVE AND REINSTALL FENCE	1	EA	\$ 8,950.00	\$ 8,950.00
6	SITE RESTORATION	1	EA	\$ 3,250.00	\$ 3,250.00
7	HYDRO EXCAVATE UTILITY ID SAFETY TRENCH (SLURRY TO BE SPOILED ONSITE)	1	EA	\$ 6,850.00	\$ 6,850.00
8	TREE REMOVAL AND DISPOSAL	1	EA	\$ 8,500.00	\$ 8,500.00
9	SOLID SOD DISTURBED AREA	1,200	SF	\$ 6.00	\$ 7,200.00
				Total	\$ 220,550.00

Excludes: LABORATORY TESTING, SURVEY, PERMITS, BONDS, UTILITY RELOCATES, IRRIGATION REPAIRS, SALES TAX (IF PROJECT IS TAX EXEMPT, CERTIFICATE MUST BE PROVIDED BEFORE START OF PROJECT), FEES & FINES ASSOCIATED WITH DAMAGE OF UN AND MISMARKED UTILITY LINES, DAMAGE TO ANY SURROUNDING STRUCTURES.



Standard Traffic Control includes installation, maintenance and removal of barrels, delineators, work ahead and lane closed ahead signs. Electronic message boards, detour and custom signs are not included.

Schedule: The Company may provide schedules suggesting when work may be done in the future and/or a general plan for frequency of work. The Customer understands that schedules are subject to change, based on weather and other factors. The Customer agrees to make no claim against the Company for Work not being performed according to any schedule.

Pricing of Services: The Company has offered pricing at rates as shown in this Agreement for the items of work that are agreed to be performed. This pricing is shown with subtotals based on estimated quantities for the Customer's information. However, the Company will invoice and the Customer shall pay the unit price(s) for Work based on actual quantities performed. All services and materials will be charged sales tax unless a valid Texas Sales and Use Tax Resale Certificate/Exemption Certificate is furnished.

Changes: This is a unit price contract and includes only items for which the Company and the Customer have agreed on the Work described in the agreed line items. No claim shall be made against the Company for any variance between estimated quantities and the quantities actually requested or performed under the Agreement. The parties anticipate that the actual Work will involve performance of quantities that may differ from the estimated quantities, and as part of this Agreement, the Customer will pay for actual quantities performed and invoiced. Work for which there is no line item is not in the Scope of the Agreement, and will be added to this Agreement only if the Company and the Customer agree in writing on the scope and price of that additional work and the Customer indicates its agreement by signature or other express agreement.

The Customer's Responsibility: The Company cannot guarantee, assure, nor warrant the Customer's compliance with its permit authorization to perform the Project nor its compliance with Local, State, and/or Federal requirements. The Company is only advising the Customer on the site conditions and requirements, and the Customer has primary responsibility to perform the work recommended by the Company and stated in the permit authorization to perform the Project. The Customer therefore agrees that Customer's performance of certain work is a condition precedent to the Company's obligation and/or ability to perform work, and further agrees that Customer will perform at least the following work:

- Obtain permit authorization to perform the Project;
- Maintain and enforce good housekeeping practices;
- Maintain and enforce the best management practices described in the Customer's permit authorization to the maximum extent practicable, including routine maintenance and/or repair/replacement of pollution prevention devices or erosion and sedimentation controls;
- Manage the Customer's contractors, sub-contractors and suppliers at every tier, and all other visitors and deliveries to the site to make sure they are maintaining best management practices;
- Notify the Company of the start and completion of any construction, the termination of any permit authorization, the transfer of any parcels, of lot take-down schedules, or of any transfer of operational control to another operator or operators;
- Notify the Company of any responsibilities assigned to other agents, designers, consultants, trades, contractors, subcontractors and/or suppliers at any tier;
- Provide access to the areas in which the Company will provide services;
- Allow periodic inspections by the Company by any reasonable means, technology, or methodology;
- Implement best management practices as the Company recommends and/or suggests to the maximum extent practicable; and
- Comply promptly with the requirements of any permit authorization to perform the Project and with the requirements of Local, State, and Federal authorities.

Term: The Agreement will continue as long as the Customer requests services from the Company. However, when the Customer accepts a project as completed, the Company will cease service in that area and will no longer be responsible for providing services for that area.



Termination: Either party may terminate this agreement upon seven (7) days written notice to the other. If the Customer terminates the Agreement, the Company will immediately be due payment for services performed up to and resulting from termination, including demobilization, and after the date of termination, the Company will not be responsible for maintenance or storage of any records of services performed during this Agreement. If the Company terminates the agreement, the Company will immediately be due payment for services performed up to termination and after the date of termination. The Company will not be responsible for maintenance or storage of any records of services performed during this Agreement.

Invoicing: The Company will invoice by the last day of each month for services performed during that month, based on actual quantities of the Work performed.

Payment: Payment is due in full upon receipt, without retainage or withholding. Amounts unpaid after one hundred eighty (180) days will bear interest from seven days after the invoice date at 1 ½% interest per month.

The Company Rights Upon Non-Payment: If payment is not received timely, the Company may, at its sole discretion, suspend any or all work for the Customer. In addition, the Company will be under no obligation to maintain records that it has kept for the Customer on any Project for which payment is late. **NOTWITHSTANDING ANY OTHER PROVISION IN THIS DOCUMENT, THE CUSTOMER AGREES TO INDEMNIFY THE COMPANY FOR ANY DAMAGES INCURRED BY THE CUSTOMER ARISING OUT OF OR RELATED TO OR RESULTING FROM RECORDS THAT THE COMPANY DOES NOT MAINTAIN WHILE THE CUSTOMER'S ACCOUNT IS DELINQUENT.**

Limitation of Responsibility / Liability: The Company will be responsible for damages incurred by the Customer only to the extent that such damages are directly caused by the Company' actions or omissions. The Customer agrees that the Company is not liable for the Customer's failure to perform the Customer's responsibilities under this agreement, including following the recommendations and suggestions of the Company and maintaining best management practices. The Customer agrees that the Company's total liability for any one year of services provided under this Agreement for this Project will not exceed 50% of the amount billed to the Customer for this Project during that year. Under no circumstances will the Company be liable for damages due to the Customer's failure to perform any of its responsibilities outlined above, or damages caused by the actions or inactions of any of the Customer's employees, agents, designers, consultants, trades, contractors, subcontractors and/or suppliers at any tier.

Waiver of Consequential Damages: The Company and the Customer waive any and all claims against each other for consequential damages arising out of or relating to this Agreement. This mutual waiver includes:

- Damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- Damages incurred by the Company for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

Assurance: The Customer agrees that, both at the beginning of the job and any other time at which the Company may request, the Customer will provide the Company assurance of the Customer's ability to pay for the Work, as well as A) if this is a private project, the information described in subparagraphs 1-5 of Texas Business & Commerce Code Section 56.054 (d), or B) if this is a public projects, the information described in subparagraphs 1-3 of Texas Business & Commerce Code Section 56.054 (e).

Limited Warranty: The Company will perform the Work in a manner consistent with the standard of care expected of a company performing such services in this geographical area at this time under these circumstances. The Company provides no other warranties, and the Customer agrees that all other warranties, express or implied, are excluded.

Disputes: The parties will attempt to resolve any disputes arising out of or relating to this Proposal or the resulting Agreement and/or the Work by a) direct discussions between the parties, followed by b) mediation. If disputes remain unresolved after



mediation, they will be resolved by arbitration, with the award of the arbitrator(s) binding pursuant to Texas Civil Practices and remedies Code Ch. 171. Mediation and/or arbitration will be conducted by the American Arbitration Association (“AAA”) under their Construction Industry Rules in effect at the time that the dispute is first submitted to the AAA.

Insurance: The Company will carry its standard insurance, including general liability, auto liability, workers’ compensation, and professional liability coverage.

No Third Party Beneficiary: Notwithstanding any provision of the Agreement, no other person or entity besides the Company and the Customer, whether or not mentioned in this Agreement or in the Work, is intended to be or will be considered to be a third party beneficiary of or entitled to assert any rights under this Agreement.

MUTUAL INDEMNITY: THE COMPANY AND THE CUSTOMER AGREE THAT EACH WILL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, AND LIABILITIES, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEYS’ FEES, OF EVERY KIND OR CHARACTER (“CLAIMS”), TO THE EXTENT THAT SUCH CLAIMS ARISE FROM DAMAGES CAUSED BY A) THE INDEMNIFYING PARTY, B) ANY OF THE INDEMNIFYING PARTY’S EMPLOYEES, REPRESENTATIVES, DESIGNERS, SUBCONTRACTORS, AND/OR SUPPLIERS AT ANY TIER, AND/OR C) ANY OTHER PARTY FOR WHOM THE INDEMNIFYING PARTY IS RESPONSIBLE.

THESE DUTIES EXTEND TO CLAIMS INCLUDING THOSE ARISING FROM PERSONAL INJURY, INCLUDING DEATH, EMOTIONAL DISTRESS, REAL AND PERSONAL PROPERTY DAMAGE, AND ECONOMIC LOSS.

THESE DUTIES EXTEND TO ALL CLAIMS THAT ARE BASED ON, IN CONNECTION WITH, RELATING TO, OR ARISING OUT OF WORK AND/OR THE AGREEMENT.

THESE DUTIES ARE NOT LIMITED BY OR TO THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR ANY PARTY UNDER WORKERS’ COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

APPROVED AS TO FORM AND SUBSTANCE:

_____	Infrastructure Construction Services
(“Customer”)	(“Company”)
_____	_____
Signature of the Customer Representative	Signature of the Company Representative
_____	_____
Printed Name of the Customer Representative	Printed Name of the Company Representative
_____	_____
Title of the Customer Representative	Title of the Company Representative
_____	_____
Date	Date



RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Resolution Authorizing Increase and Establishing
an Annual Limit on Fees of Office

The Board of Directors (the “Board”) of River Plantation Municipal Utility District (the “District”) met at the Board’s regular meeting place on July 13, 2023, 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 director absent:

None

when the following business was transacted:

The resolution set out below was introduced and considered by the Board. It was then moved, seconded and unanimously carried that the following resolution be adopted:

WHEREAS, the District is a conservation and reclamation district and a political subdivision of the State of Texas created and operating pursuant to the provisions of Chapters 49 and 54, Texas Water Code, as amended, and Article XVI, Section 59 of the Texas Constitution;

WHEREAS, Section 49.060(a), Texas Water Code, as amended by House Bill 2815 enacted by the 88th Legislature of the State of Texas (“HB 2815”), provides that a director is entitled to receive fees of office of not more than the amount of the per diem set by the Texas Ethics Commission for members of the legislature under Section 24a, Article III, Texas Constitution for each day the director actually spends performing the duties of a director, and that such fees of office may not exceed \$7,200 per annum;

WHEREAS, Section 49.060(a) defines “performing duties of a director” as substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent education programs and does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time;

WHEREAS, Section 49.060(a-1), Texas Water Code, requires the Board to adopt a resolution setting a limit on the fees of office that a director may receive in a year, not to exceed \$7,200;

WHEREAS, Section 49.060(b), Texas Water Code, provides that each director is also entitled to receive reimbursement of actual expenses reasonably and necessarily incurred while engaging in activities on behalf of the District;

WHEREAS, Section 49.060(c), Texas Water Code, provides that in order to receive fees of office and reimbursement for expenses, each director shall file with the District a verified statement showing the number of days actually spent in the service of the District and a general description of the duties performed for each day of service;

WHEREAS, the District’s procedure for reimbursement for expenses shall be set out in detail in the Code of Ethics;

WHEREAS, Section 49.060(e), Texas Water Code, provides that if the enactment of Section 49.060, Texas Water Code, results in an increase in the fees of office for directors of any district, that district’s fees of office shall not increase unless the Board adopts a resolution authorizing payment of the higher fees; and

WHEREAS, the Code Construction Act, Texas Gov't Code Section 311.027, provides that a reference for any portion of a statute applies to all reenactments, revisions or amendments; and

WHEREAS, the amendment of Section 49.060 as it applies to the District will result in an increase of fees of office for directors of the District; and

WHEREAS, the Board desires to adopt this resolution authorizing payment of the increased fees of office and establishing an annual limit on the fees of office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF RIVER PLANTATION MUNICIPAL UTILITY DISTRICT THAT:

Section 1: The Board hereby finds and determines that the matters and facts recited above are true and correct.

Section 2: The Board hereby authorizes payment of fees of office to District directors in the amounts of the per diem set by the Texas Ethics Commission for members of the Texas Legislature under Section 24a, Article III, Texas Constitution as authorized in Section 49.060(a), Texas Water Code for fees of office payable on or after the effective date of House Bill 2815 of the 88th Legislature.

Section 3: The District hereby sets an annual limit of \$7,200 on the fees of office that a director may receive. The District's fiscal year shall be used to account for this limit, in accordance with 30 Texas Administrative Code Section 293.97(a).

Section 4: The fees of office authorized in Section 2 above shall not be paid to a director unless that director has filed with the District a verified statement showing the number of days actually spent in the service of the District and a general description of the duties performed for each day of service. The Board hereby authorizes each director to file such

verified statements with the District’s bookkeeper. Reimbursement of a director for actual expenses reasonably and necessarily incurred while engaging in activities on behalf of the District shall be made in accordance with the District’s Code of Ethics.

PASSED and APPROVED this July 13, 2023

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 Authorizing Increase and Establishing an Annual Limit on Fees of Office adopted by said Board at its meeting of July 13, 2023, together with excerpts from the minutes of said Board's meeting on that date showing the adoption of said Resolution, as same appear of record in the official minutes of the 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 the official seal of said District, this July 13, 2023.

Secretary

