

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 28, 2022.**

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. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
4. Operator's Report
5. Engineer's report
6. Consider future greenspace projects
7. Discuss Sale of Surplus Property
8. Auction Contract with Hodges Auctions and Liquidations LLC
9. Consider Proposals for Security System
10. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, 551.074 and 551.076 as necessary
11. Pending business




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

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

June 23, 2022

DIRECTORS PRESENT: Julie Gilmer, Tim Goodman, Betty Brown, Karl Sakocius, and Tom Vandever

DIRECTORS ABSENT: none

OTHERS PRESENT: River Plantation Residents; Laura Austin, Dee Judge, Mark Robin, Matthew and Cassia DuVal, Keith Arrant of Municipal Operations and Consulting, and Carol Morrison of Municipal Accounts and Consulting

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District Attorney
Paul Radich, District Attorney
Taylor Reed, District Engineer

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETINGS HELD ON MAY 26, 2022

The Board considered the May 26, 2022 meeting minutes. After discussion, upon motion by Director Vandever, seconded by Director Goodman, and unanimously carried, the Board approved the minutes of May 26, 2022.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The Board then received public comment. Laura Austin addressed the Board about requests to clean the creek behind her house and asked questions about tax exemptions for the District. Dee Judge addressed the Board with questions regarding District channel maintenance.

THIRD ORDER: REVIEW FINANCIAL AND BOOKKEEPING MATTERS INCLUDING

The Board recognized Carol Morrison who presented the bookkeeper's report. The Board reviewed the report and invoices. Upon motion made by Director Goodman, seconded by Director Vandever, and unanimously carried, the Board approved the bookkeeper's report as presented.

The Board reviewed the tax assessor-collector's report. Upon motion made by Director Brown, seconded by Director Sakocius, and unanimously carried, the Board accepted the tax assessor-collector's report.

The Board reviewed the investment report. Upon motion made by Director Goodman, seconded by Director Sakocius, and unanimously carried, the Board accepted the investment report.

The Board then considered the payment of District bills. Upon motion duly made by Director Goodman, seconded by Director Sakocius, and unanimously carried, the Board approved payment of the District bills.

FOURTH ORDER: RECEIVE REPORT FROM ENGINEER

The Board recognized Taylor Reed who presented the engineer's report. The engineer recommended award of a construction contract for the sanitary sewer phase 2 cleaning and televising project in the amount of \$177,312.15 to Specialized Maintenance Services, Inc. and after discussion, upon motion duly made, seconded, and unanimously carried, the Board authorized award of the contract as presented. The Board then discussed the survey of the District's park. After discussion, upon motion made by Director Vandever, seconded by Director Goodman, and unanimously carried, the Board approved the proposal from Windrose Surveying & Land Services, LLC to provide a survey of the park property in the amount of \$26,825.00. Upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report as presented.

FIFTH ORDER: PROPOSALS FOR MOWING AND MAINTENANCE OF PARK

The engineer addressed the Board and recommended award of a contract for park and facility maintenance in the amount of \$89,455.93 to Bright View. After discussion, upon motion made by Director Sakocius, seconded by Director Vandever, and unanimously carried, the Board authorized award of the contract as presented.

SIXTH ORDER: CONSIDER FUTURE GREENSPACE PROJECTS

The Board then discussed future greenspace projects. The Board noted that the repairs to the concrete along the golf cart paths is the top priority. There are at least 30 areas that need to be repaired or replaced. The Directors discussed the possibility of purchasing benches that have an accessory that allows the District to showcase sponsors on a plaque. The board also briefly discussed the pond, the cleaning of the pool, and the construction of a new bathroom building at the pool.

SEVENTH ORDER: INSURANCE POLICIES; CHANGES TO COVERAGE

The Board discussed the District's insurance policy. The attorney discussed his recommendations including removing the workers compensation coverage, adding minimum liability coverage for the District pool, and updating the replacement values for District facilities. He also noted that, having consulted with the District's engineer, the values the District has now are substantially low which would raise the premium on a new policy.

EIGHTH ORDER: OPERATOR'S REPORT

The Board recognized Keith Arrant who presented the operator's report. The operator requested authorization to install five auto dialers at the District's water plant and lift station sites. After discussion, upon motion made by Director Goodman, seconded by Director Vandever, and unanimously carried, the Board approved the purchase and installation of five auto dialers. The operator discussed securing the chlorine containers at the wastewater treatment plant. After discussion, upon motion made by Director Brown, seconded by Director Sakocius, and unanimously carried, the Board authorized the operator to secure the chlorine to scale. The operator requested authorization to remove and dispose of miscellaneous debris and trash stored at the wastewater treatment plant facility. After discussion, upon motion made by Director Brown, seconded by Director Sakocius, and unanimously carried, the Board authorized the removal and disposal of all miscellaneous debris and trash. The operator noted that the flow meter registering water to the golf course is erratic and they have scheduled to have the meter calibrated and tested. The operator requested authorization to replace the phase monitor at water plant no. 3 which is bad and being bypassed. After discussion, upon motion made by Director Goodman, seconded by Director Vandever, and unanimously carried, the Board authorized the replacement of the phase monitor. The operator requested authorization to remove the current chlorine injection point and install a new chlorine injection on the well header at water plant no. 3 due to irregular residuals. After discussion, upon motion made by Director Vandever, seconded by Director Goodman, and unanimously carried, the Board authorized the change from the booster pump to the well.

NINTH ORDER: EXECUTIVE SESSION

The Board entered an executive session at 8:21 p.m.. After discussion, the Board closed the executive session at 9:13.

Upon motion by Director Goodman, seconded by Director Brown, the Board voted unanimously to adjourn the meeting.

Betty Brown
Secretary



River Plantation Municipal Utility District

Bookkeeper's Report

July 28, 2022

Account Balances

As of July 28, 2022

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Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Money Market Funds					
TEXAS CLASS (XXXX0001)	11/15/2018		1.61 %	1,212,056.83	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5416)			0.04 %	13,288.81	Cash In Bank
FIRST FINANCIAL BANK (XXXX5440)			0.03 %	28,243.48	Tax Deposit Account
FIRST FINANCIAL BANK (XXXX4421)			0.04 %	8,104.68	Online Account
Totals for Operating Fund:				\$1,261,693.80	
Fund: Capital Projects					
Money Market Funds					
TEXAS CLASS (XXXX0002)	01/14/2022		1.61 %	49,196.89	Series 2022 Park
TEXAS CLASS (XXXX0004)	04/05/2022		1.61 %	5,978,317.74	Series 2022 WS&D
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5941)			0.00 %	300.08	Checking Account
Totals for Capital Projects Fund:				\$6,027,814.71	
Fund: Debt Service					
Money Market Funds					
TEXAS CLASS (XXXX0003)	01/14/2022		1.61 %	49,734.45	Park
TEXAS CLASS (XXXX0005)	04/05/2022		1.61 %	302,558.32	WS&D
Totals for Debt Service Fund:				\$352,292.77	
Grand total for River Plantation Municipal Utility District:				\$7,641,801.28	

Cash Flow Report - Checking Account

As of July 28, 2022

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Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/24/2022				\$48,681.63
Receipts				
	Interest		7.34	
	Transfer from Texas Class Account		130,000.00	
	Transfer from Online FFB Account		130,000.00	
Total Receipts				260,007.34
Disbursements				
23405	Consolidated Communications	%' % ' HYd\cbY'9I d! '5Xa]b	(409.39)	
23406	Entergy	Utilities - Electricity	(10,591.67)	
23407	Centerpoint Energy	%' % ' I H]HYg5Xa]b	(40.52)	
23409	Consolidated Communications	%' % ' HYd\cbY'9I d! '5Xa]b	(468.05)	
23410	Entergy	Utilities - Electricity	(11,275.19)	
23411	Centerpoint Energy	%' % ' I H]HYg5Xa]b	(42.61)	
23412	Sprint Waste Services, LP	%&\$' 'G! X[YFYa cj U!GHD	(1,824.00)	
23413	Magna Flow Environmental Inc	%&(% 'A U]br/ 'FYdUf! 'Gk Yf	(15,878.04)	
23414	Chris & Nichole Ebersole	Deposit Refund	(58.60)	
23415	John Cochran	Deposit Refund	(60.73)	
23416	Michael & Jessica Nelson	Deposit Refund	(50.11)	
23417	Opendoor Labs Inc.	Deposit Refund	(88.54)	
23418	Robert Almogabar	Deposit Refund	(3.48)	
23419	William Manley	Deposit Refund	(18.77)	
23420	Association of Water Board Directors	%' +) ' '5K 68 '9I dYbgY	(45.00)	
23421	DXI Industries, Inc.	%&(\$ '7\Ya]WgGHD	(1,859.06)	
23422	Infrastructure Construction Services	%&(% 'A U]br/ 'FYdUf! 'Gk Yf	(33,525.00)	
23423	Lone Star Groundwater Conservation Distri	%%' ' '@G K 78 : Yyg#<]gcf]W' DYfa]h: YYZcf>	(1,062.50)	
23424	Montgomery County Elections Administrator	%' +\$ '9 YW]cb'9I dYbgY	(6,573.00)	
23425	Municipal Accounts & Consulting L.P.	%' ' & '6cc__Yd]b[: Yyg	(4,918.61)	
23426	Municipal Operations & Consulting, Inc.	Operator Expense	(19,110.20)	
23427	Napco Chemical Company, Inc.	%%(\$ '7\Ya]Wg! 'K UYf	(1,036.00)	
23428	Prepared Publications, Inc.	%' %\$ 'C dYfU]cbg5Xa]b	(420.00)	
23429	Republic Services #853	%& , 'C dYfU]cbg'GHD	(270.76)	
23430	Smith, Murdaugh, Little & Bonham, LLP.	%' ' \$ '@Y[U : Yyg	(25,313.60)	
23431	Speed Printing & Office Supply	%' &% 'Df]b]b[/ 'C Z]W'G dd]Yg	(52.39)	
23432	Vogler & Spencer Engineering	%') \$ '9b[]bYf]b[: Yyg	(6,332.13)	
23433	Consolidated Communications	Upcoming Invoice	0.00	
23434	Entergy	Upcoming Invoice	0.00	
23435	Centerpoint Energy	Upcoming Invoice	0.00	
23436	Wright Solutions	%,) \$ '7W]U'9I dYbgY	(153,944.52)	
Bnk Chg	First Financial Bank	Bank Fee	(25.00)	
Svc Chg	First Financial Bank	Bank Charges	(102.69)	
Total Disbursements				(295,400.16)
BALANCE AS OF 07/28/2022				\$13,288.81

Cash Flow Report - Tax Deposit Account Account

As of July 28, 2022

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Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/24/2022				\$18,692.21
Receipts				
	Tax Revenue - June 2022		1,259.03	
	Tax Revenue - June 2022		7,573.98	
	Tax Revenue - June 2022		716.99	
	Interest		1.27	
Total Receipts				9,551.27
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements				0.00
BALANCE AS OF 07/28/2022				\$28,243.48

Cash Flow Report - Online Account Account

As of July 28, 2022

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Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/24/2022				\$73,586.79
Receipts				
	Interest		8.53	
	Accounts Receivable - June 2022		62,534.94	
	Accounts Receivable - June 2022 - DIT		2,168.44	
Total Receipts				64,711.91
Disbursements				
Return	First Financial Bank	Chargeback Bank Charge	(194.02)	
Tsf	River Plantation MUD	Transfer to Operating Checking	(130,000.00)	
Total Disbursements				(130,194.02)
BALANCE AS OF 07/28/2022				\$8,104.68

Actual vs. Budget Comparison

June 2022

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		June 2022			October 2021 - June 2022			Annual
		Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)	Budget
Revenues								
14110	Water - Customer Service Revenu	45,176	26,000	19,176	235,266	190,000	45,266	279,000
14112	EPUD Revenues	0	8,500	(8,500)	54,894	64,000	(9,106)	102,000
14130	Reconnection Fee	25	750	(725)	11,725	6,750	4,975	9,000
14150	Tap Connections-Water	0	0	0	2,700	0	2,700	1,600
14210	Sewer - Customer Service Fee	36,075	32,000	4,075	312,614	288,000	24,614	384,000
14251	Tap Revenue-Sewer	0	0	0	0	0	0	2,600
14310	Penalties & Interest	0	1,000	(1,000)	9,952	9,000	952	12,000
14311	P&I Maintenance Tax Revenue	1,259	500	759	6,675	3,600	3,075	6,000
14320	Property Tax Collections	0	0	0	668	0	668	0
14330	Miscellaneous Income	0	0	0	819	0	819	0
14350	Maintenance Tax Collections	8,291	4,300	3,991	520,590	500,200	20,390	534,508
14360	ST Fee	405	230	175	2,774	2,070	704	2,760
14365	Bank Service Fees	0	0	0	52	0	52	0
14370	Interest Earned on Temp. Invest	1,244	100	1,144	1,983	500	1,483	1,200
14371	Interest Earned on Checking	17	20	(3)	174	150	24	240
14380	LSGCD Fees	1,758	1,000	758	8,948	7,950	998	12,000
Total Revenues		94,250	74,400	19,850	1,169,834	1,072,220	97,614	1,346,908
Expenditures								
16101	Payroll -Water	0	2,250	(2,250)	0	20,250	(20,250)	27,000
16105	Operations - Water	8,318	0	8,318	8,318	0	8,318	0
16110	Tap Connection Water	0	0	0	1,250	1,600	(350)	1,600
16130	Maintenance & Repairs - Water	0	4,000	(4,000)	26,047	39,000	(12,953)	48,000
16140	Chemicals - Water	1,036	0	1,036	10,196	7,800	2,396	7,800
16150	Laboratory Expense - Water	0	450	(450)	1,600	4,050	(2,450)	5,400
16160	Utilities-WWW	7,017	5,000	2,017	46,446	42,300	4,146	56,000
16161	Operations -WW	7,464	0	7,464	7,464	0	7,464	0
16162	TCEQ Fees - Water	0	500	(500)	3,261	4,200	(939)	6,000
16163	LSGWCD Fees	1,063	0	1,063	20,261	19,200	1,061	19,200
16230	Payroll- STP	0	6,150	(6,150)	0	55,350	(55,350)	73,800
16233	Lab Fees STP	0	600	(600)	4,340	5,400	(1,060)	7,200
16234	Telephone STP	61	60	1	128	540	(412)	720
16235	Maintenance & Repair STP	0	5,000	(5,000)	2,569	45,000	(42,431)	60,000
16236	Utilities-STP	3,925	4,000	(75)	38,210	38,200	10	48,000
16237	Materials & Supplies -STP	0	0	0	37	0	37	0
16238	Operations- STP	136	125	11	1,117	1,125	(8)	1,500
16239	TCEQ FEES- STP	0	0	0	3,585	3,600	(15)	3,600
16240	Chemicals STP	1,859	0	1,859	10,298	10,200	98	10,200
16241	Maint & Repair - Sewer	0	5,000	(5,000)	19,469	45,000	(25,531)	59,800
16242	Payroll -Sewer	0	1,500	(1,500)	0	13,500	(13,500)	18,000
16243	Utilities-Sewer	82	100	(18)	722	900	(178)	1,200
16245	Tap Connection - Sewer	0	0	0	6,123	2,600	3,523	2,600
16250	Lab Fees - Sewer-STP	0	0	0	418	0	418	0
16255	Utilities - Joint	21	25	(4)	208	225	(17)	300
16256	Maintenance & Repairs- Joint	0	1,000	(1,000)	0	9,000	(9,000)	12,000
16260	Sludge Removal-STP	0	1,950	(1,950)	14,672	17,550	(2,878)	23,400
16290	Maintenance & Repairs - Park	0	2,500	(2,500)	18,426	19,500	(1,074)	27,000
16300	Payroll- Directors	0	1,125	(1,125)	0	10,125	(10,125)	13,500
16301	Payroll -Admin	0	3,850	(3,850)	0	34,650	(34,650)	46,200
16310	Operations Admin	3,538	600	2,938	10,079	7,800	2,279	7,800
16313	Utilities-Admin	273	300	(27)	1,928	2,700	(772)	3,600
16314	Maintenance & Repair -Admin	0	500	(500)	178	4,500	(4,322)	6,000

Actual vs. Budget Comparison

June 2022

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		June 2022			October 2021 - June 2022			Annual
		Actual	Budget	Over/(Under)	Actual	Budget	Over/(Under)	Budget
Expenditures								
16315	Educational Exp -Admin	0	0	0	200	1,400	(1,200)	1,800
16317	Computer Exp-Admin	0	300	(300)	542	2,700	(2,158)	3,600
16318	Sundry Exp- Admin	0	50	(50)	0	900	(900)	1,050
16319	Telephone Exp- Admin	407	400	7	4,015	4,100	(85)	4,800
16320	Insurance & Surety Bond	0	0	0	26,533	27,000	(467)	27,000
16321	Printing & Office Supplies	363	100	263	3,103	3,600	(497)	3,600
16330	Legal Fees - Other	0	15,000	(15,000)	18	135,000	(134,982)	180,000
16330c	Legal Fees - Charleston	0	0	0	50,376	0	50,376	0
16330g	Legal Fees - General	24,594	0	24,594	76,406	0	76,406	0
16332	Bookkeeping Fees	4,769	5,000	(231)	22,886	24,500	(1,614)	27,600
16336	Tax Assessor/Collector - Other	0	0	0	397	0	397	0
16336a	MCAD Fees	994	400	594	2,982	4,200	(1,218)	4,800
16340	Auditing Fees	0	0	0	9,300	10,000	(700)	10,000
16350	Engineering Fees	6,332	1,000	5,332	65,884	42,000	23,884	42,000
16354	Engineering Fees Jubal Drainage	0	0	0	3,489	0	3,489	0
16370	Election Expense	0	0	0	17,706	17,000	706	17,000
16375	AWBD Expense	45	0	45	140	0	140	0
16385	Membership & Dues	0	0	0	730	1,080	(350)	1,080
16390	Maintance & Repair - P/C	0	5,000	(5,000)	3,900	10,000	(6,100)	10,000
16391	Payroll-P/C Maint.	0	165	(165)	0	3,820	(3,820)	6,650
16450	Legal Notices & Other Publ.	23	0	23	23	0	23	0
16465	Bank Service Charges	128	0	128	1,622	540	1,082	540
16480	Delivery Expense	233	0	233	503	0	503	0
16490	Maint & Repair - GRP	0	0	0	1,507	1,200	307	1,200
16500	Payroll- GRP	0	100	(100)	0	900	(900)	1,200
16520	Postage	29	400	(371)	1,214	3,600	(2,386)	4,800
16530	Employee Health Insurance	0	5,000	(5,000)	28,203	45,000	(16,797)	60,000
16540	Travel Expense	0	0	0	21	1,000	(979)	1,500
16560	Miscellaneous Expense	275	0	275	837	0	837	0
16584	Vehicle Expense	0	300	(300)	2,390	3,100	(710)	3,600
16600	Payroll- Maint.	0	0	0	161,973	84,000	77,973	84,000
16610	Maintenance & Supplies-Maint	0	250	(250)	1,147	2,250	(1,103)	3,000
16615	Maint & Repair-Maint./Storm	0	5,000	(5,000)	6,813	46,000	(39,187)	60,000
16620	Small Tools- Maint	0	100	(100)	76	900	(824)	1,200
16635	TCEQ Fees - Storm	0	0	0	100	400	(300)	400
16700	Mower/Equip Exp.	0	300	(300)	4,915	10,800	(5,885)	11,500
16701	Payroll-TWC/ TAX	0	1,700	(1,700)	11,727	15,600	(3,873)	20,400
16702	Truck Exp-Maint.	0	500	(500)	927	4,500	(3,573)	6,000
16703	Utility Vehicle (Gator)	0	50	(50)	0	450	(450)	600
16704	Backhoe Exp-Maint.	0	600	(600)	0	5,400	(5,400)	7,200
16705	Sundry-Maint.	0	100	(100)	1,841	1,800	41	1,800
16706	Rendition Expense	0	0	0	0	0	0	0
16850	Capital Expense - Other	0	11,500	(11,500)	0	103,500	(103,500)	138,000
Total Expenditures		72,983	99,900	(26,917)	771,796	1,084,105	(312,309)	1,345,340
Excess Revenues (Expenditures)		\$21,267	(\$25,500)	\$46,767	\$398,039	(\$11,885)	\$409,924	\$1,568

River Plantation MUD - CPF

Cash Flow Report - Checking Account

As of July 28, 2022

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Num	Name	Memo	Amount	Balance
BALANCE AS OF 06/24/2022				\$299.94
Receipts				
	Interest		0.14	
	Transfer from TX Class Series 2022 WS&D		16,116.08	
Total Receipts				16,116.22
Disbursements				
1005	Vogler & Spencer Engineering	&*+\$(' 9b[]bYYf]b['9I dYbgY	(16,116.08)	
Total Disbursements				(16,116.08)
BALANCE AS OF 07/28/2022				\$300.08

RIVER PLANTATION MUD

Capital Projects Fund Breakdown

7/28/2022

Receipts

Series 2022 Park - Bond Proceeds	\$1,675,000.00
Series 2022 Park - Bond Interest Earnings	126.05
Series 2022 WS&D - Bond Proceeds	6,950,000.00
Series 2022 WS&D- Bond Interest Earnings	6,658.73

Disbursements

Disbursements - Series 2022 - Park	(1,625,629.08)
Disbursements - Series 2022 - WS&D	(978,340.99)

Total Cash Balance	<u><u>\$6,027,814.71</u></u>
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Balances by Account

First Financial Bank	\$300.08
TX Class XXXX-0002	49,196.89
TX Class XXXX-0004	5,978,317.74
Cash Balance	<u><u>\$6,027,814.71</u></u>

Balances by Bond Series

Series 2022 Park - Bond Proceeds	\$49,496.97
Series 2022 WS&D - Bond Proceeds	5,978,317.74
Total Cash Balance	<u><u>\$6,027,814.71</u></u>

Use of Surplus/Remaining Costs

Series 2022 Park - Remaining Costs	\$45,653.00
Series 2022 WS&D - Remaining Costs	5,915,692.92
Total Remaining Costs	5,961,345.92
Series 2022 Park - Surplus & Interest	3,843.97
Series 2022 WS&D - Surplus & Interest	62,624.82
Total Surplus Funds	66,468.79

Total Funds	<u><u>\$6,027,814.71</u></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	21,024.00	0.00
TOTAL CONSTRUCTION COSTS	<u>1,398,250.00</u>	<u>1,377,226.00</u>	<u>21,024.00</u>	<u>0.00</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	0.00	24,629.00	0.00
TOTAL NONCONSTRUCTION COSTS	<u>276,750.00</u>	<u>248,403.28</u>	<u>24,629.00</u>	<u>3,717.72</u>
	<u><u>\$1,675,000.00</u></u>	<u><u>\$1,625,629.28</u></u>	<u><u>\$45,653.00</u></u>	<u><u>\$3,717.72</u></u>
			Interest	126.11
			Surplus & Interest	3,843.97
			Total Dollars Remaining	\$49,496.97
		\$3,717.72		

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	0.00	615,000.00	0.00
WP No. 3 Electrical Upgrades	72,500.00	0.00	72,500.00	0.00
WP No. 2 Recoating	178,500.00	0.00	178,500.00	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	7,466.73	318,710.27	0.00
Sanitary Sewer Rehab Phase 1	382,896.00	0.00	382,896.00	0.00
Sanitary Sewer Rehab Phase 2	367,898.00	0.00	367,898.00	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	0.00	390,785.00	0.00
Storm Sewer Clean & Televis	28,538.00	8,649.35	19,888.65	0.00
Channel Survey & Evaluation	50,000.00	0.00	50,000.00	0.00
Storm Sewer Rehab Phase 1	389,889.00	0.00	389,889.00	0.00
Storm Sewer Rehab Phase 2	390,847.00	0.00	390,847.00	0.00
Mosswood Ditch Rehab Phase 1	559,825.00	0.00	559,825.00	0.00
Contingency	954,015.00	0.00	954,015.00	0.00
TOTAL CONSTRUCTION COSTS	5,901,809.00	16,116.08	5,885,692.92	0.00
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>\$978,340.99</u>	<u>\$5,915,692.92</u>	<u>\$55,966.09</u>
			Interest	6,658.73
			Surplus & Interest	62,624.82
			Total Dollars Remaining	\$5,922,351.85
		\$55,966.09		

TOTAL BOND ISSUE

Balance Sheet

As of June 30, 2022

16

Jun 30, 22

ASSETS

Current Assets

Checking/Savings

\$\$\$ 7 Uj 7b 6Ub	23,910
\$\$\$ HU 8 Ydcgh 5Wzi bh	28,243
\$\$\$ C b 7bY 5Wzi bh	138,105
\$\$\$ DYm 7 Uj	200

Total Checking/Savings	190,458
------------------------	---------

Other Current Assets

\$\$\$ HJa Y8 Ydcghg	1,342,057
\$\$\$ 5Wzi bhg F Wj UY	80,999
\$\$\$ 5Wzi bhg F Wj UY! 9DI 8	6,196
\$\$\$ A UjbHbUbW HU F Wj UY	43,687
\$\$\$ -bj Ybrcf Yg! 7 cgh	3,983

Total Other Current Assets	1,476,922
----------------------------	-----------

Total Current Assets	1,667,380
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TOTAL ASSETS

1,667,380

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

\$\$\$ 5Wzi bhg DUht UY	83,848
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Total Accounts Payable	83,848
------------------------	--------

Other Current Liabilities

\$\$\$ 7i gca YF A YHf 8 Ydcghg	116,506
\$\$\$ 8 YZffYX -bZck g	43,687

Total Other Current Liabilities	160,193
---------------------------------	---------

Total Current Liabilities	244,041
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Total Liabilities	244,041
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Equity

\$\$\$ 1 bUc WYX: i bX 6UUbW	1,025,300
------------------------------	-----------

Net Income	398,039
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Total Equity	1,423,339
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TOTAL LIABILITIES & EQUITY

1,667,380

River Plantation Municipal Utility District
District Debt Service Payments

07/01/2022 - 07/01/2023

17

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 09/01/2022						
Bank of New York	2022 - Park	09/01/2022		15,000.00	25,962.48	40,962.48
		Total Due 09/01/2022		15,000.00	25,962.48	40,962.48
Debt Service Payment Due 03/01/2023						
Bank of New York	2022 - Park	03/01/2023		0.00	24,615.63	24,615.63
Bank of New York	2022 - WS&D	03/01/2023		0.00	230,866.32	230,866.32
		Total Due 03/01/2023		0.00	255,481.95	255,481.95
		District Total		\$15,000.00	\$281,444.43	\$296,444.43

2023 AWBD Mid-Winter Conference

River Plantation Municipal Utility District

18

Friday, January 27 - Saturday, January 28, 2023

Austin, TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Julie Gilmer				
Tim Goodman				
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

Early Registration: Begins

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

There will be no refunds after 12/15/21.

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

REPORT OF TAXES COLLECTED

ALL YEARS

CURRENT MONTH OF:

June-22

TAXES TO BE COLLECTED AS OF 06/01/2022
 PAYMENTS CURRENT MONTH
 NEW TAX LEVY FOR 2021 TAX YEAR
 ADJUSTMENT IN LEVY BY Tammy McRea's Office
 TOTAL AMT. RECEIVABLE 06/30/2022

\$ 52,265.19
 \$ (8,572.02)
 \$ -
 \$ (5.82)
 \$ 43,687.35

TAXES COLLECTED:	BALANCE FORWARD	CURRENT MONTH	YEAR TO DATE
CURRENT YEAR	\$ 506,189.16	\$ 7,206.00	\$ 513,395.16
PRIOR YEAR TAXES	\$ 10,206.64	\$ 1,366.02	\$ 11,572.66
OVERPAYMENTS	\$ -	\$ -	\$ -
OTHER	\$ -	\$ -	\$ -
TOTAL TAXES COLLECTED	\$ 516,395.80	\$ 8,572.02	\$ 524,967.82
COST TO COLLECT TAXES	\$ (397.00)	\$ -	\$ (397.00)
OVERPAYMENT P&I	\$ (3,437.64)	\$ (304.17)	\$ (3,741.81)
Rendition/OTHER INCOME:	\$ (0.04)	\$ -	\$ (0.04)
PENALTY & INTEREST	\$ 5,424.19	\$ 1,282.15	\$ 6,706.34
TOTAL INCOME	\$ 517,985.31	\$ 9,550.00	\$ 527,535.31
DEDUCTIONS:			
APPRAISAL DIST. ADJUSTMENTS	\$ -	\$ -	\$ -
TOTAL AMT. OF DEDUCTIONS	\$ -	\$ -	\$ -
NET AMOUNT RECEIVED	\$ 517,985.31	\$ 9,550.00	\$ 527,535.31

COMPARISON OF NET TAXES COLLECTED THIS YEAR TO LAST YEAR

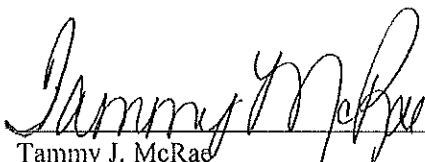
MONTH	LAST YEAR	THIS YEAR	VARIANCE
OCT	\$ 11,046.54	\$ 12,671.56	\$ 1,625.02
NOV	\$ 27,778.99	\$ 35,160.18	\$ 7,381.19
DEC	\$ 254,653.45	\$ 285,285.78	\$ 30,632.33
JAN	\$ 140,700.30	\$ 116,194.08	\$ (24,506.22)
FEB	\$ 35,465.62	\$ 46,532.51	\$ 11,066.89
MAR	\$ 15,631.42	\$ 10,097.00	\$ (5,534.42)
APR	\$ 8,293.29	\$ 2,928.85	\$ (5,364.44)
MAY	\$ 5,937.18	\$ 9,115.35	\$ 3,178.17
JUN	\$ 7,517.00	\$ 9,550.00	\$ 2,033.00
JUL	\$ 4,349.52	\$ -	\$ (4,349.52)
AUG	\$ 18,112.93	\$ -	\$ (18,112.93)
SEP	\$ 29.73	\$ -	\$ (29.73)
TOTAL	\$ 529,515.97	\$ 527,535.31	\$ (1,980.66)

Tammy J. McRae
Montgomery County
Tax Assessor-Collector

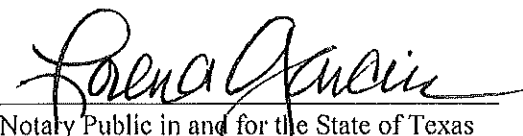
Monthly Tax Collection Report
 For the month of June 2022

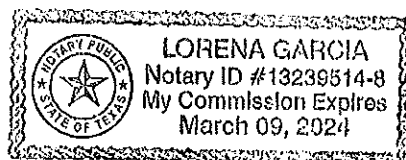
River Plantation MUD

	MTD	YTD
2021 Base Tax	\$ 7,206.00	\$ 513,395.16
2021 Penalty & Interest	912.82	3,141.91
Prior Years Base Tax	1,366.02	11,572.66
Prior Years Penalty & Interest	369.33	3,564.43
Reversals (Refunds, Returned Items, Transfers)	(304.17)	(3,741.81)
Collection Fee	-	(397.00)
5% Rendition Fee	-	(0.04)
 Total Collections	 <u>\$ 9,550.00</u>	 <u>\$ 527,535.31</u>


 Tammy J. McRae
 Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 16 day of July, 2022.


 Notary Public in and for the State of Texas



07/01/2022 01:32:46 4041166				TAX COLLECTION SYSTEM				INCLUDES AG ROLLBACK				PAGE:
TC298-D SELECTION: DEPOSIT				DEPOSIT DISTRIBUTION								
RECEIPT DATE: ALL				FROM: 06/01/2022 THRU 06/30/2022								
LOCATION: ALL				JURISDICTION: 0412 RIVER PLANTATION MUD								
YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY FEES	REFUND AMOUNT	PAYMENT AMOUNT		
2021	M & O	.316000	6,924.95	.00	889.70	.00	7,814.65	.00	.00	7,814.65		
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00		
	TOTAL	.316000	6,924.95	.00	889.70	.00	7,814.65	.00	.00	7,814.65		
2020	M & O	.322300	244.45	.00	68.50	.00	312.95	62.59	.00	375.54		
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00		
	TOTAL	.322300	244.45	.00	68.50	.00	312.95	62.59	.00	375.54		
2019	M & O	.320000	155.87	.00	62.35	.00	218.22	43.64	.00	261.86		
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00		
	TOTAL	.320000	155.87	.00	62.35	.00	218.22	43.64	.00	261.86		
2018	M & O	.320000	548.32	.00	155.00	.00	703.32	140.67	.00	843.99		
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00		
	TOTAL	.320000	548.32	.00	155.00	.00	703.32	140.67	.00	843.99		
2017	M & O	.320000	417.38	.00	83.48	.00	500.86	100.17	.00	601.03		
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00		
	TOTAL	.320000	417.38	.00	83.48	.00	500.86	100.17	.00	601.03		
ALL	M & O		8,290.97	.00	1,259.03	.00	9,550.00	347.07	.00	9,897.07		
ALL	I & S		.00	.00	.00	.00	.00	.00	.00	.00		
ALL	TOTAL		8,290.97	.00	1,259.03	.00	9,550.00	347.07	.00	9,897.07		
DIQ	M & O		1,366.02	.00	369.33	.00	1,735.35	347.07	.00	2,082.42		
DIQ	I & S		.00	.00	.00	.00	.00	.00	.00	.00		
DIQ	TOTAL		1,366.02	.00	369.33	.00	1,735.35	347.07	.00	2,082.42		
CURR	M & O		6,924.95	.00	889.70	.00	7,814.65	.00	.00	7,814.65		
CURR	I & S		.00	.00	.00	.00	.00	.00	.00	.00		
CURR	TOTAL		6,924.95	.00	889.70	.00	7,814.65	.00	.00	7,814.65		

4041167

07/01/2022 03:21:4
TC168

TAX COLLECTION SYSTEM
TAX COLLECTOR MONTHLY REPORT
FROM 06/01/2022 TO 06/30/2022

INCLUDES AG ROLLBACK

FISCAL START: 10/01/2021 END: 09/30/2022 JURISDICTION: 0412 RIVER PLANTATION MUD

	CERT TAXABLE VALUE	ADJUSTMENTS	ADJ TAX VALUE	TAX RATE	TAX LEVY	PAID ACCTS
CURRENT YEAR	160,283.701	8,573,900	168,857.601	00.316000	533,593.36	1,225

YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
2021	506,536.11	286.87-	27,057.25	6,924.95	511,418.33	22,175.03	95.84	0.00
2020	14,158.53	.00	1,768.30-	244.45	4,415.04	7,975.19	35.63	0.00
2019	7,515.69	.00	486.62-	155.87	2,691.71	4,337.36	38.29	0.00
2018	5,912.51	.00	0.00	548.32	2,314.51	3,598.00	39.15	0.00
2017	2,742.40	.00	0.00	417.38	417.38	2,325.02	15.22	0.00
2016	1,311.97	.00	0.00	0.00	0.78	1,311.19	.06	0.00
2015	713.87	.00	0.00	0.00	0.00	713.87		0.00
2014	354.63	.00	0.00	0.00	0.00	354.63		0.00
2013	332.97	.00	0.00	0.00	0.00	332.97		0.00
2012	63.24	.00	0.00	0.00	0.00	63.24		0.00
2011	66.47	.00	0.03-	0.00	0.00	66.44		0.00
2010	61.28	.00	0.00	0.00	0.00	61.28		0.00
2009	61.28	.00	0.00	0.00	0.00	61.28		0.00
2008	61.48	.00	0.00	0.00	0.00	61.48		0.00
2007	62.36	.00	0.00	0.00	0.00	62.36		0.00
2006	13.54	.00	0.00	0.00	0.00	13.54		0.00
2005	18.02	.00	0.00	0.00	0.00	18.02		0.00
2004	19.24	.00	0.00	0.00	0.00	19.24		0.00
2003	67.70	.00	0.00	0.00	0.00	67.70		0.00
2002	69.51	.00	0.00	0.00	0.00	69.51		0.00
2001	74.08	.00	74.08-	0.00	0.00	0.00		0.00
2000	0.00	.00	0.00	0.00	0.00	0.00		0.00
****	540,216.88	286.87-	24,728.22	8,290.97	521,257.75	43,687.35		0.00



Municipal Operations & Consulting, Inc.

MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD

July, 2022

Connections: 947

Vacant: 0

REVENUE	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 26,052.54	\$ 1,024.65	\$ 27,858.95	\$ 267.74	\$ -	\$ 2,631.16	\$ 425.95	\$ 5,597.09	\$ 63,858.08
Billed Cons:	Residential	Builder	Multi Family	Irrigation	STP/LS	Commercial	Total		
	11,905,000	0	0	13,000	2,000	666,000	12,586,000		

WATER:

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

05/23/22 - 06/23/22

9,780,000
4,313,000
14,093,000
12,586,000
150,000
89%
90%
0

LSGCD - Well Permit

Permit Expires: 12/31/2022
Permitted Authorization: 225,868,339
June Withdrawal: 15,679,000
Y-T-D Withdrawal: 38,634,000
Amount Remaining: 187,234,339

Bacteriological samples:

5 Good

WASTEWATER TREATMENT PLANT

T.C.E.Q. Permit Number:

TX0025674

Permit expiration date:

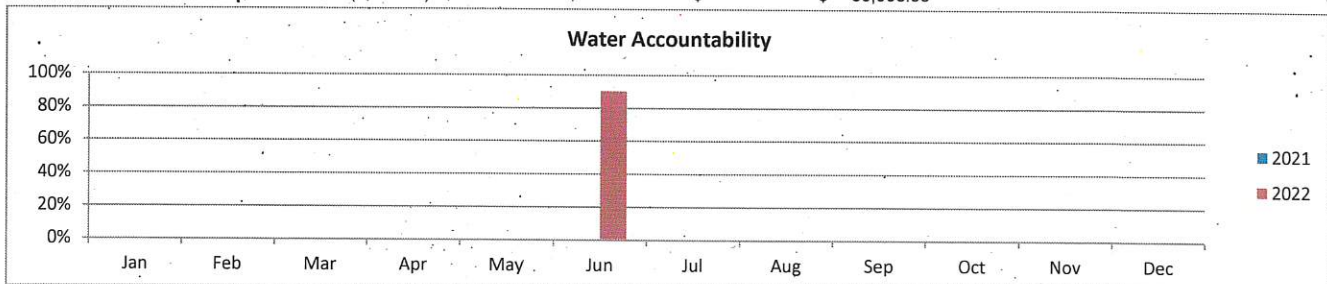
September 20, 2023

June, 2022

				Measured by:
Average daily flow	132,833	Permitted Daily Flow	600,000	gal. per day
Average CBOD	2.80	Permitted CBOD	10	mg/l
Average Total Suspended Solids	2.41	Permitted T.S.S.	15	mg/l
Average Ammonia Nitrogen	1.72	Permitted Ammonia Nitrogen	3	mg/l
Average PH	7.53	Permitted PH	6.00 - 9.00	STD UNIT
Average Dissolved Oxygen	7.54	Permitted Dissolved Oxygen (Min.)	6.0	mg/l
Maximum Chlorine Residual	3.93	Permitted Chlorine Maximum	4.0	mg/l
Minimum Chlorine Residual	1.41	Permitted Chlorine Minimum	1.0	mg/l
Average E. coli	2.93	Permitted E. coli	63.0	mpn/100 ml
Total Rainfall	0"			

Sewer Treatment plant is currently operating at 22% of the permitted capacity.

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 83,289.97	\$ (2,291.42)	\$ -	\$ -	\$ -	\$ 80,998.55



**RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
ENGINEER'S REPORT
VSE Project No. 32000-000-0-DST
July 28, 2022, 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

8. Items for Discussion:

I. Permits

A. WWTF Discharge Permit Renewal (Expires September 2023)

B. Storm Water Quality Management Plan – MS4 Permit (Expires January 2024)

 a. Next annual report due 3/31/2023

II. Design Projects

A. East Ditch FEMA Work

 a. Designation submitted to FEMA and transfer of agent is underway.

B. Holly Springs Drainage

 a. No update

C. East Concrete Ditch Desilt

 a. Request authorization to bid. Estimate for project is attached for review.

D. Storm Sewer Televising Phase 2

 a. Contracts ready for signatures tonight.

E. Park Sidewalk Rehab

 a. Reviewed the sidewalk and put together cost estimate for repairs for review and discussion.

F. Water Plant No. 1 – Rehabilitation

 a. Attached is a review of the water plants within the District and their capacities.

 b. Attached is a cost estimate to put the water well back online. We still need to have an inspection of the ground storage tank, hydropneumatics tank, electrical and booster pumps.

G. Stone Mountain – Storm Sewer Sinkhole

- a. We received the video of the storm sewer and show complete failure of the corrugated metal pipe under the road. We instructed the operator to place a steel plate over the sinkhole while we receive proposals and coordinate with Montgomery County for repairs. I have attached some photos of the infiltration with the dye test shown.

III. Construction Projects

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

- a. Received videos and beginning to process them and put together spreadsheet of repairs required.

B. Storm Sewer Televis Phase 1

- a. Construction underway.

C. Brandon Road Sanitary Sewer Repair

- a. Attached is the invoice for repair in the amount of \$153,944.52 that we recommend payment.

D. Sanitary Sewer Clean & Televis Phase 2

- a. Construction underway

E. Sanitary Sewer – Tennis Court Repair

- a. Construction complete. Attached is the invoice in the amount of \$33,525.00 that we recommend payment.

F. Channel Survey

- a. Work underway

G. Park Survey

- a. Work underway

IV. Other Matters

A. 10-Year Capital Improvements Plan

- a. Update as necessary.

V. Questions/Answers

**COST ESTIMATE
CHARLESTON PARK
SIDEWALK REPAIR
WITHIN RIVER PLANTATION MUD
PROJECT NO.32000-807-1-OTH (c&e)**

Item Number	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
MOBILIZATION					
1.	Mobilization, Bonds, Insurance, Move-In/Move-Out, Permits (Refer to the special conditions Part A for insurance requirements. Requirements must be strictly adhered to - This includes the installation floater (I.B. - Page 2) and contractor's pollution liability (CPL) insurance) (I.C.VI - Page 5)	LS	1	\$ 10,000.00	\$ 10,000.00
MOBILIZATION SUB-TOTAL					\$ 10,000.00
SITE WORK					
1.	Site Restoration (Includes sodding, clean up of sidewalk and any distrubed areas, protection of trees and plants)	LS	1	\$ 5,000.00	\$ 5,000.00
SITE WORK SUB-TOTAL					\$ 5,000.00
PAVING					
1.	4-1/2" Thick Reinforced Concrete Sidewalk w/ 3" Sand Base (Including but not limited to mixture design, installation of material, transportation, 2" sawcut (min) and no.4 bar for existing sidewalk tie-in, reinforcing steel, formwork, join fillers/sealants, curing materials, additives, compaction, and testing to the specified density requirements) (Includes excavation, compaction and off-site removal of spoils) (Additionally, this consist of removal and offsite disposal of concrete being replaced.)	SY	300	\$ 100.00	\$ 30,000.00
SubTotal					\$ 30,000.00
TOTAL BASE BID					\$ 45,000.00
Contingency (10%)					\$ 4,500.00
Total					\$ 49,500.00

**COST ESTIMATE
CHARLESTON PARK
SIDEWALK REPAIR
WITHIN RIVER PLANTATION MUD
PROJECT NO.32000-807-1-OTH (c&e)**

Item Number	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
MOBILIZATION					
1.	Mobilization, Bonds, Insurance, Move-In/Move-Out, Permits (Refer to the special conditions Part A for insurance requirements. Requirements must be strictly adhered to - This includes the installation floater (I.B. - Page 2) and contractor's pollution liability (CPL) insurance) (II.C.VI - Page 5)	LS	1	\$ 10,000.00	\$ 10,000.00
MOBILIZATION SUB-TOTAL					\$ 10,000.00
SITE WORK					
1.	Site Restoration (Includes sodding, clean up of sidewalk and any distrubed areas, protection of trees and plants)	LS	1	\$ 5,000.00	\$ 5,000.00
SITE WORK SUB-TOTAL					\$ 5,000.00
PAVING					
1.	4-1/2" Thick Reinforced Concrete Sidewalk w/ 3" Sand Base (Including but not limited to mixture design, installation of material, transportation, 2" sawcut (min) and no.4 bar for existing sidewalk tie-in, reinforcing steel, formwork, join fillers/sealants, curing materials, additives, compaction, and testing to the specified density requirements) (Includes excavation, compaction and off-site removal of spoils) (Additionally, this consist of removal and offsite disposal of concrete being replaced.)	SY	300	\$ 100.00	\$ 30,000.00
SubTotal					\$ 30,000.00
TOTAL BASE BID					\$ 45,000.00
Contingency (10%)					\$ 4,500.00
Total					\$ 49,500.00



July 25, 2022

Vogler & Spencer Engineering
777 N Eldridge Pkwy Suite 500
Houston, Texas 77079

Attention: Taylor Reed, P.E.
Reference: River Plantation MUD Well No. 1

Mr. Reed,

Per our discussion, please find below a budgetary scope of work to inspect and rehabilitate well No. 1 at River Plantation MUD. Also included are equipment replacement prices based off the latest GM Services report from June of 2019. Please be aware that due to the volatile markets that these equipment prices could see increases over time.

Inspection & Rehabilitation

1. Camera Survey and Report	\$1,500.00
2. Mobilize Workover Equipment	2,100.00
3. Wire Brush Screen/Blank Liner	7,500.00
4. Jet Debris from Bottom of Well	8,900.00
5. Re-Televis	1,500.00
6. Insert/Agitate Sodium Hypochlorite	8,700.00
7. Airlift and Neutralize Chemicals	8,900.00
8. Final Camera Survey	<u>1,500.00</u>

\$40,600.00

Pumping Equipment

1. 400 GPM @ 400' Pump End	\$8,450.00
2. 60 HP Sandfighter Motor	11,250.00
3. 6" Check Valve	1,600.00
4. 441' 6" Galvanized Column Pipe	26,200.00
5. 441' Submersible Cable	6,800.00
6. 441' ¼" SS Airline	1,440.00
7. New Discharge Head (If needed)	<u>3,800.00</u>

\$59,450.00

Re-Installation of Pumping Equipment

1. Mobilize Equipment	\$1,100.00
2. Underwater Splice from Motor to Cable	1,250.00
3. Install Pumping Equipment	5,900.00
4. Start-Up and Sample	<u>900.00</u>

\$9,150.00

Total Cost: **\$109,200.00**

C & C Water Services appreciates the opportunity to be services, should you have any questions regarding the above scope of work, please do not hesitate to call.

Jim Caldwell

Jim Caldwell
281-520-2205 Cell
832-761-7793 Office
jim@c-waterservices.com
www.c-cwaterservices.com



VIDEO INSPECTION REPORT

30

PROJECT: River Plantation MUD		AREA: 828 Stone Mountain Drive		DATA MANAGEMENT INFORMATION			
				Disc Number	STM-001	Report Date	7/15/2022
				Segment File No.	STM001.2	TV Date	7/11/2022
				Report File No.	STM001.2	TV Tech	GG
				Project Operator	MOC-Spring		
				Project Engineer			
Line Segment Information				LINE SEGMENT and PIPE INFORMATION			
Up Stream Manhole 729		Down Stream Manhole 828		Tv Distance	36.0	Pipe Type	CSP
				Pipe Diameter	24.0"	Line Number	
				Line Depth	3.25'	Easement	Street ROW
UpStream Manhole Address: 739 River Plantation Drive		DownStream Manhole Address: 828 Stone Mountain Drive		Estimated Connections	>10	Line Class	Storm Line
				TEST CONDITIONS			
				Inspection Format	Storm Sewer Survey		
Ups MH Type PRE-CAST		Dwn MH Type PRE-CAST		Camera Direction	Upstream	Line Status	Live, "in-service"
Condition Average		Condition Average		Dye Test	Road Depression	Dye Test Result	+positive+

SIGNIFICANT IMAGES



36.0 Station Defect

Interior Wall Defect
Hole In Structure
Inflow and Infiltration

STA. D	STA. R	🕒	Observations	Tap	Struc. Def.	Obs. Def.	Joint Def.	Align.	I & I	Det.
0.0	0		Begin Reverse, MH 828	0	0	0	0	0	0	0
4.0	12		Set Camera Footage							
36.0	6		Interior Wall Defect		10				10	10
36.0	12		End Inspection Attempt- Positive Dye ***Complete Reverse***							

SIGNIFICANT IMAGES

STA. D	STA. R		Observations	Tap	Struc. Def.	Obs. Def.	Joint Def.	Align.	I & I	Det.
-----------	-----------	--	--------------	-----	----------------	--------------	---------------	--------	-------	------

Station Defect

Station Defect

SIGNIFICANT IMAGES

STA. D	STA. R		Observations	Tap	Struc. Def.	Obs. Def.	Joint Def.	Align.	I & I	Det.
-----------	-----------	--	--------------	-----	----------------	--------------	---------------	--------	-------	------

STATION DEFECT

STATION DEFECT

SIGNIFICANT IMAGES

STA. D	STA. R		Observations	Tap	Struc. Def.	Obs. Def.	Joint Def.	Align.	I & I	Det.
-----------	-----------	--	--------------	-----	----------------	--------------	---------------	--------	-------	------

STATION DEFECT

STATION DEFECT

SIGNIFICANT IMAGES

STA. STA.
D R



Observations

Struc. Obs. Joint
Tap Def. Def. Def. Align. I & I Det.

34

STATION DEFECT

10 rated defect.....pipe failure, near term repair on a priority basis
3 rated defect.....scheduled repair or maintenance
2 rated defect.....pipe defect indicating future service issues
1 rated defect.....observation of interest

RATING SCORES:

TAPS	STRUC. DEF	OBS. DEF	JT. DEF	ALIGN.	I&I	DET.
0	10	0	0	0	10	10

Rating system is designed to profile this individual line segment in relation to other line segments in the test inventory. The larger the Line Rating Index Number, the more attention to repair and/or maintenance should be made.

INDEX COEFFICIENT:

0.5

LINE RATING INDEX:

1.8

INSPECTION COMMENTS:

SIGNIFICANT IMAGES

STA. STA.
D R



Observations

Struc. Obs. Joint
Tap Def. Def. Def. Align. I & I Det.



36.0 STATION DEFECT

Interior Wall Defect
Hole In Structure
Inflow and Infiltration

STATION DEFECT

STATION DEFECT

STATION DEFECT

STATION DEFECT

STATION DEFECT

SIGNIFICANT IMAGES

STATION DEFECT

STATION DEFECT

STATION DEFECT

STATION DEFECT

STATION DEFECT

STATION DEFECT

SIGNIFICANT IMAGES

STA. D	STA. R		Observations	Tap	Struc. Def.	Obs. Def.	Joint Def.	Align.	I & I	Det.
-----------	-----------	--	--------------	-----	----------------	--------------	---------------	--------	-------	------



PO Box 1036
Montgomery, TX 77356
(832) 966-1031
wesley@wsolutionsllc.com

Invoice

DATE	07/21/2022
INVOICE#	31584
TERMS	NET 30

BILL TO
River Plantation MUD Richard Ramirez (936) 273-4641 610 River Plantation Drive Conroe TX, 77302

SERVICE LOCATION
River Plantation MUD River Plantation Dr @ Brandon Rd Conroe TX,

JOB#	DATE	PO/REF#	DESCRIPTION
21919	06/17/2022		<p>Provide labor, materials and equipment to complete repairs to sanitary sewer collection system. Scope includes; Traffic control, trench safety, open cut excavation from manhole to manhole across River Plantation Dr, replace 27 LF of TRUSS with SDR 26 PVC, cement stabilized backfill, utility spoils disposal, flex base, asphalt patch and sod restoration as needed.</p> <p>*Dewatering is not included.</p> <p>**Quote good for 30 days from date referenced above,</p> <p>Completion Notes:</p>

Job Charges	Qty	Rate	Total
6 Man Crew w/excavator	64.00	\$299.50	\$19,168.00
6 Man Crew w/excavator (Overtime)	22.00	\$406.75	\$8,948.50
5 Man Crew w/excavator	40.00	\$266.50	\$10,660.00
5 Man Crew w/excavator (Overtime)	8.00	\$357.25	\$2,858.00
4 Man Crew w/excavator	10.00	\$233.50	\$2,335.00
2 Man Crew w/excavator (Overtime)	12.00	\$208.75	\$2,505.00
Supervisor	114.00	\$55.00	\$6,270.00
Supervisor (Overtime)	72.00	\$82.50	\$5,940.00
Utility Truck	186.00	\$30.00	\$5,580.00
Cat 324 Excavator Monthly Rate w/Mobilization	1.00	\$12,879.86	\$12,879.86
Trench Safety	1.00	\$9,202.90	\$9,202.90
Cement Stabilized Sand	1.00	\$10,589.24	\$10,589.24
Crushed Concrete	1.00	\$1,824.85	\$1,824.85
Materials Manhole, Ring & Cover, Concrete, Forms, Geo Fabric, Pipe and Max Adapter	1.00	\$5,074.41	\$5,074.41
Bypass Pumping 3 Pumps w/Manifold and Road Crossing	1.00	\$11,293.00	\$11,293.00
Dewatering Original Installation, Modification and Demobilization	1.00	\$10,914.00	\$10,914.00
Asphalt Repair 12" Flex Base and 4" HMAc	1.00	\$15,187.72	\$15,187.72
Vactor Services	1.00	\$5,040.43	\$5,040.43
Traffic Control	1.00	\$1,622.45	\$1,622.45

Trucking	1.00	\$3,660.00	\$3,660.00
Utility Spoil Disposal			
Rental Equipment	1.00	\$2,391.16	\$2,391.16
Compressor, Hammer, Compactor			
Job Subtotal			\$153,944.52
Job Total			\$153,944.52

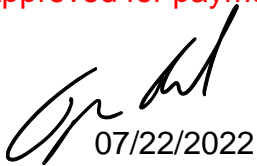
39

CUSTOMER MESSAGE

Thanks again for the opportunity!
Please note our new address above.

Invoice Total:	\$153,944.52
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$153,944.52

Approved for payment from General Operating Fund


07/22/2022

Infrastructure Construction Services

7111 Foster League
Richmond, TX 77406 US
icstxs@gmail.com



INVOICE

BILL TO
Tayor Reed
RIVER PLANTATION MUD

INVOICE 1074
DATE 07/20/2022
TERMS Net 30
DUE DATE 08/19/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
MOBILIZATION	MOBILIZATION	1	1,875.00	1,875.00
EMERGENCY REPAIR	EMERGENCY REPAIR OF SANITARY SERVICE TIE IN TO PARK	1	31,650.00	31,650.00
SUBTOTAL				33,525.00
TAX				0.00
TOTAL				33,525.00
BALANCE DUE				\$33,525.00

BID TABULATION
RPMUD SECURITY SYSTEM

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Comparison

		ADT		Synaptic Inter		SCI Alarms		Ageint	
		Cost		Cost		Cost		Cost	
Cameras	4 - 2mp	\$800.00		2 - 4mp/2-8mp	\$1,278.94	4 - 4mp turret		4 - 4mp	\$1,596.00
NVR	8 ch nvr	\$650.00		8 ch NVR	\$784.49	8 ch NVR		4 ch NVR	\$1,100.00
Labor/material		\$190.00		Includes Battery backup	\$3,183.62		3569.25		\$1,569.00
options								8 ch NVR	
Total CCTV		\$1,640.00			\$5,247.05		\$3,569.25		\$4,265.00
Alarm System	1	\$549.00		Control Panel	\$471.54	1			\$ 519.00
Arming Pad	2	\$55.00		2	\$456.94	2		2	\$ 598.00
Door Sensors	3	\$200.00		3	\$173.15	3		4	\$ 480.00
Overhead	1	\$125.00		1	\$61.23	1		1	\$ 120.00
Motion Sensor	3	\$200.00		3	\$183.69	4		7	\$ 840.00
Labor/Material		\$50.00					3613.62		\$ 299.00
Options	Discount	-\$335.73		Comm Equip	\$619.28			Comm Equip	\$ 199.00
Total Security		\$843.27			\$1,965.83		\$3,613.62		\$3,055.00
Warranty									
Monitoring++	monthly*	\$129.27		annually/monthly	386.4/32.20	annually/monthly	479.88/39.99	annually/monthly	599.78/49.98
	*ADT 36 mo contract								
TOTAL		\$2,483.27			\$7,212.88		\$7,182.87		\$7,320.00

Not in Totals**

From: ADT Security Services
Sent: Monday, July 18, 2022 5:00 PM
To: tvandever@rpmud.com
Subject: Your ADT Security Proposal

What you love is one of a kind. Your protection should be too.

8326418031



Real Protection

QUOTE PROPOSAL

Dear Tom Vandever,

Thank you for choosing ADT. Below is our proposal based on your business security needs as we discussed. Your new system will help you protect the business you have worked so hard to build and will allow you to add even more features in the future! I look forward to setting up your installation. If you have any questions or concerns, please contact me.

Sincerely,
Ocie Roberson Ringer



6-month money-back guarantee

Your satisfaction is our #1 priority. Get all installation and monitoring fees refunded if ADT can't resolve your system or service concerns.*

*Certain restrictions may apply. See terms and conditions [here](#).

Proposal

Tom Vandever
610 River Plantation Dr
Conroe, TX 77302

ID: 114820953
Expires: 8/17/2022

Your Security Specialist

Ocie Roberson Ringer
t: 8326418031
e: orobersonringer@adt.com

Area Manager

Christopher Kincaid
t: 2109540572
e: christopherkincaid@adt.com

Your Customized ADT Smart and Secure Plan

Video Surveillance Solution	Install	Monthly
------------------------------------	----------------	----------------

HERE'S YOUR SYSTEM

1	[DS-7608NI-E2/8P-2TB] - 8 Channel NVR 2TB	\$650.00	\$29.83
System Plan Subtotal		\$650.00	\$0.00

HERE'S YOUR ADDED TECH

1	[ADTLCD19MPB] - 19" LCD Multiple Input Monitor, Professional Series	\$190.00	\$0.00
4	[DS-2CD2123G0-I 2.8MM] - 2Mp Ir Fixed Dome Camera W/ Wdr, 2.8 mm	\$800.00	\$0.00
System & Added Tech Subtotal		\$1,640.00	\$0.00

ACTIVATION + PERMIT FEES

1	[APERMIT] - Municipal Police/Alarm Use Permit - Customer Responsibility	\$0.00	\$0.00
Activation + Permit Fees Subtotal		\$0.00	\$0.00

REAL PROTECTION SERVICES

1	[DS-7608NI-E2/8P-2TB] - NVR Package 2	\$0.00	\$29.83
1	[ADTLCD19MPB] - QSP	\$0.00	\$8.58

4	[DS-2CD2123G0-I 2.8MM] - Outdoor Dome, 2MP/1080p, H264, 2.8mm	\$0.00	\$47.24
Real Protection Services Subtotal		\$0.00	\$85.65

ADDITIONAL SAVINGS & DISCOUNTS

1	25% off Monthly Fee for Onsite Video Cameras & Recorders (Requires Purchase of 4 Cameras)	(\$0.00)	(\$19.27)
Subtotal after savings & discounts		\$1,640.00	\$66.38

Total

Estimated Taxes	\$135.30	\$5.48
Total after savings & discounts	\$1,775.30	\$71.86

Payment options

Pay all at once

\$1775.30

1 payment

*With 36 month monitoring contract. Early termination fees apply. For terms and pricing, click [here](#).

Monthly Monitoring Fee

\$ 71.86 /mo*

Let's get your installation scheduled!
Call or email Ocie Roberson Ringer.

8326418031

orobersonringer@adt.com



*Financing available for equipment and installation costs only. Financing available for well-qualified borrowers at 0% Annual Percentage Rate for a minimum of \$599 up to a max limit of \$5,000 for each approved application. First payment due upon equipment installation and subsequent payments in equal monthly installments for the term selected. 12, 24, 36, & 60-month terms available. Full remaining balance for equipment and installation due immediately upon termination of the related ADT services for ADT-provided financing. Third party financing options available for well-qualified borrowers. Not available in Puerto Rico.

To ensure you receive future ADT communications, please add adt@e.adt.com to your address book.

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From: ADT Security Services
Sent: Monday, July 18, 2022 5:06 PM
To: tvandever@rpmud.com
Subject: Your ADT Security Proposal

What you love is one of a kind. Your protection should be too.

8326418031



Real Protection

QUOTE PROPOSAL

Dear Tom Vandever,

Thank you for choosing ADT. Below is our proposal based on your business security needs as we discussed. Your new system will help you protect the business you have worked so hard to build and will allow you to add even more features in the future! I look forward to setting up your installation. If you have any questions or concerns, please contact me.

Sincerely,
Ocie Roberson Ringer



6-month money-back guarantee

Your satisfaction is our #1 priority. Get all installation and monitoring fees refunded if ADT can't resolve your system or service concerns.*

*Certain restrictions may apply. See terms and conditions [here](#).

Proposal

Tom Vandever
610 River Plantation Dr
Conroe, TX 77302

ID: 114820902
Expires: 8/17/2022

Your Security Specialist

Ocie Roberson Ringer
t: 8326418031
e: orobersonringer@adt.com

Area Manager

Christopher Kincaid
t: 2109540572
e: christopherkincaid@adt.com

Your Customized ADT Smart and Secure Plan

	Install	Monthly
--	---------	---------

HERE'S YOUR SYSTEM

1	[HVP 8001 BUSI] - Interactive: Command 7in Touchscreen	\$549.00	\$52.99
1	[BUNDLE] - RF: 2 White Contacts, 1 Motion	\$0.00	\$0.00
2	[SIXCTA] - Door/Window Contact, 2-way Encrypted Wireless, White		
1	[SIXPIRA] - Motion Detector, 2-way Encrypted Wireless		
1	[AIOGENPAN] - Command 7in Touchscreen	\$0.00	\$0.00
1	[CELLGUARD] - LTE Plug-in Radio Module, AT&T or Verizon Carrier version	\$0.00	\$0.00
System Plan Subtotal		\$549.00	\$0.00

HERE'S YOUR ADDED TECH

1	[WTS700] - 7in Wireless Color Touchscreen	\$200.00	\$0.00
1	[WALLMT-WTS] - WALL MOUNT FOR WTS700, ADT WIRELESS TOUCH SCREEN	\$55.00	\$0.00
1	[SIXCTA] - Door/Window Contact, 2-way Encrypted Wireless, White	\$50.00	\$0.00

2	[SIXPIRA] - Motion Detector, 2-way Encrypted Wireless	\$200.00	\$0.00
1	[2202A-L] - Contact: Overhead Door	\$125.00	\$0.00
1	[1982L2-ADT] - Magnet for Overhead Door Contact		
1	[1982L2-ADT] - Magnet for Overhead Door Contact	\$0.00	\$0.00
System & Added Tech Subtotal		\$1,179.00	\$0.00
ACTIVATION + PERMIT FEES			
1	[APERMIT] - Municipal Police/Alarm Use Permit - Customer Responsibility	\$0.00	\$0.00
Activation + Permit Fees Subtotal		\$0.00	\$0.00
REAL PROTECTION SERVICES			
1	[HVP 8001 BUSI] - Interactive: Command 7in Touchscreen [SMB Control Smart]	\$0.00	\$52.99
Real Protection Services Subtotal		\$0.00	\$52.99
ADDITIONAL SAVINGS & DISCOUNTS			
1	\$400 Off Interactive	(\$400.00)	(\$0.00)
Subtotal after savings & discounts		\$779.00	\$52.99

Total

Estimated Taxes	\$64.27	\$4.37
Total after savings & discounts	\$843.27	\$57.36

Payment options**Pay all at once****\$843.27**

1 payment

*With 36 month monitoring contract. Early termination fees apply. For terms and pricing, [click here](#).

Monthly Monitoring Fee**\$ 57.36 /mo***

Let's get your installation scheduled!
Call or email Ocie Roberson Ringer.

[8326418031](tel:8326418031)

orobersonringer@adt.com



*Financing available for equipment and installation costs only. Financing available for well-qualified borrowers at 0% Annual Percentage Rate for a minimum of \$599 up to a max limit of \$5,000 for each approved application. First payment due upon equipment installation and subsequent payments in equal monthly installments for the term selected. 12, 24, 36, & 60-month terms available. Full remaining balance for equipment and installation due immediately upon termination of the related ADT services for ADT-provided financing. Third party financing options available for well-qualified borrowers. Not available in Puerto Rico.

To ensure you receive future ADT communications, please add adt@e.adt.com to your address book.

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synapticIntegrations

"empowering connectivity together"

1626 Pine Oak Drive
Conroe, Texas 77304

(936) 788-3257
synapticIntegrations.com
info@synapticIntegrations.com
Security License #: B21965601

Commerical Retrofit Service Contract

Proposal Date

7/9/2022



Billing Account

River Plantation

BM

Project / Service Account

River Plantation MUD

610 River Plantation Drive
Conroe, TX 77302

Access
Requirement
Policy
___ITS

Authorized Contact(s)

Tom Vandever

P.O.

Auth Limit

Insurance

Note	Description	Qty	U/M	Cost	Line
	CABLE INFRASTRUCTURE			0.00	0.00
	Video Surveillance Communications Cabling	330	ft	1.62	534.60T
	Intrusion Motion Communications Cabling	330	ft	1.097	362.01T
	Intrusion Contact Detection Cabling	522.2	ft	1.05701	551.97T
	Access Control Keypad Cabling	307.5	ft	1.29502	398.22T
	Raceway Support System Hangers & Install @10'oc	40	ea	16.00	640.00T
	SURVEILLANCE EQUIPMENT			0.00	0.00
	Equipment Cabinet (Locking)	1	unit	525.00	525.00T
	UPS Battery Backup Protection System (1000VA)	1	unit	171.82	171.82T
	Security 8 CH NVR 6TB; Person / Vehicle Detection	1	unit	784.49	784.49T
Outside	IP Security 8 MP IP Camera- Bullet	2	unit	382.98	765.96T
Inside	IP Security 4 MP IP Camera- Turret	2	unit	256.49	512.98T
	SECURITY SYSTEM HARDWARE			0.00	0.00
	DSC Power Series Neo Kit; Control Panel, Keypad, Motion, Siren, Cabinet	1	unit	471.54	471.54T
	DSC Power Series Neo Keypad	2	unit	228.47	456.94T
	3/4" Steel Door Magnet Contact	5	unit	34.63	173.15T
	Overhead Door Magnet Contact	1	unit	61.23	61.23T
	Motion Detector PIR	3	unit	61.23	183.69T
	DSC Power Series Neo LTE/Internet Dual Path Communicator - Verizon	1	unit	309.64	309.64T
	Communicator External Antenna, 25'	1	unit	309.64	309.64T
	ACCESS, MONITORING, PERMITS				
	synaptic iONit Homer Control (HasS)	1	unit	0.00	0.00
	iONit LTE Service Access w/ Remote Access	1	Yrly	262.20	262.20
	iONit Professional Alarm Monitoring w/ Dispatch	1	Yrly	124.20	124.20
	Alarm Installer County Permit	1	ea	0.00	0.00
	Alarm Installer State Report	1	ea	0.00	0.00
	Site Documentation Binder	1		0.00	0.00

I am signing this contract on behalf of the Client, listed above. For the purpose of this Project, I have been given the authority to enter this binding contract between synaptic and the Client stated above. All equipment sales are subject to State and Federal taxes. It's required that this signed contract be returned no later than three (3) business days prior to the start of the Project with payment as set forth. I have received, read and fully understand the Policies and Procedures of synaptic; which can also be viewed on the website. All invoice shall be paid based on the terms set forth in this contract and future change orders. All work beyond the scope of this contract must be in writing, signed by representatives from both synaptic and Client. No refunds on deposits. All support / assistance is deducted from allocated monthly hours, hourly rate applies for overages.

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Signature

Due Date 7/29/2022

Contracted Amount

\$7,599.28

Sales Tax (0.0%)

\$0.00

Tom Vandever

Quote Date: 07/18/2022

Good Thru Date 09/16/2022

Prepared For
Riverplantation MUD
610 River Plantation Dr
Conroe, TX 77302-3744
(281) 433-2871

Tom

(281) 433-2871
tvandever@rpud.com

Prepared By

SCI Alarms
8000 Cowl Spur Court
Suite 5
Conroe, TX 77304
(936) 435-0903

License No: SL#B17149 FL#ACR-1735760

Sales Manager - (936) 435-0903 - bids@scialarms.com

SCI Alarms

Your Security is our Business

Thank you for allowing SCI Alarms to review your security needs. We are the leading supplier of interactive security services and home automation in the Lake Conroe area and surrounding counties. You can depend on us to design, install and service a state of the art security system that will protect you and your loved ones.

Interactive Security

More Reliable, More Secure

SCI is a revolutionary wireless service that enables you to always know what's happening at your home or business. With alert notifications and state of the art security services like dedicated wireless connection, crash and smash protection and two-way emergency voice, you'll have confidence knowing that the people and things you love will stay safe.

Elements: Fire, CO & Flood Monitoring

Emergency Response

Most homes have smoke detectors to notify you of danger when you're at home, but what if the alarm goes off when you're away? Make sure you're protected from dangerous conditions with monitoring for fire, smoke, carbon monoxide and flood.

SCI Alarms Elements immediately signals the central monitoring station for emergency response when fire is detected, so you can rest assured that your home will be attended to even if you're not home to call for help.

Home Automation

Seamless Integration

SCI Alarms connects all of the key devices in your home, giving you smart, responsive automation and seamless control that you can't get from stand-alone solutions. Alarm.com's intelligent services platform is the foundation for your connected home – giving you access to advanced control, better awareness, and reliable, state of the art technology.

Camera and Video

See what you care about, instantly

See what's happening at your property in real time, get instant alerts with smart clip capture and never miss a moment with continuous recording. Now it's easy to check up on the kids, your pets and valuables, and see what's actually happening in the event of an alarm.

SCI Alarms Video Monitoring service offers a best-in-class end-to-end video solution. It includes anytime live streaming, smart clip capture with secure cloud storage, instant video alerts and continuous high definition recording.

Mobile Access

Control for Door Locks & Garage Doors

Stop leaving your key under the mat, or worrying that you left the garage door open. Enhance your security with complete control and visibility over all the entry points to your home. Alarm.com seamlessly integrates door locks and garage door control to our intelligent platform, giving you the same real-time visibility, control and customized automation options that you have for your security system.

24/7 Monitoring and Service

Licensed Central Station Monitoring ensures professional Emergency Response for alarms or fire. In an emergency, you can even speak directly to an emergency responder through your security panel, using two-way voice.

Sales Manager - (936) 435-0903 - bids@scialarms.com

Quote Details

Qty	Part ID	Description	Amount
1	Em NVR 4CH	Emerald NVR 8CH 4K 8MP	
4	Emerald Turret Cam LH	4MP HD LighterHunter IR Fixed Eyeball	
1	HARD DRIVE - 2TB	2TB HARD DRIVE	
5	CAT6E DROPS	CAT6E DROP - DATA/VOICE	
1	Misc.	Attachments,Boxes,Cleats,Hangers,Etc.	
1	Materials	Shipping Cost & Project Planning	
5	LABOR	LABOR RATE PER HR	

Sales Manager - (936) 435-0903 - bids@scialarms.com

Quote Summary

Labor	\$737.10
Equipment/Parts	\$2,832.15
Tax Expense	\$216.64
	=====
Base Total	\$3,785.89
Opt. Total	
	=====
Quote Total	\$3,785.89

Quote good thru: September 16, 2022

Conditions and Warranties

1 Year Warranty on all System Parts.

Payment Terms

Acceptance

I ACCEPT THIS QUOTE AND AUTHORIZE THE WORK TO BE DONE AND ACCEPT RESPONSIBILITY FOR PAYMENTS DUE

Accepted By

Title

Date

**Customer's acceptance of this proposal is not an agreement to provide the services in the proposal.
This proposal is subject to the execution of Seller's standard Agreement for the services offered.**

Sales Manager - (936) 435-0903 - bids@scialarms.com

Quote Date: 07/18/2022

Good Thru Date 09/16/2022

Prepared For
Riverplantation MUD
610 River Plantation Dr
Conroe, TX 77302-3744
(281) 433-2871

Tom

(281) 433-2871
tvandever@rpud.com

Prepared By

SCI Alarms
8000 Cowl Spur Court
Suite 5
Conroe, TX 77304
(936) 435-0903

License No: SL#B17149 FL#ACR-1735760

Sales Manager - (936) 435-0903 - bids@scialarms.com

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Sales Manager - (936) 435-0903 - bids@scialarms.com

Quote Details

Qty	Part ID	Description	Amount
1	TEXT	Whatever equipment isn't used will be reimbursed back to you.	
1	IQ4 - Panel	IQ+4 Panel With Built In Glassbreak	
2	IQ4 - Remote Keypad	IQ4 Remote Touchscreen Keypad	
1	Iq2 Hardwire	Qolsys IQ 16-Zone Hardwire Takeover	
3	Neo Vanishing	DSC Neo Vanishing Wireless Door/Window C	
1	Neo DSC LG	DSC Neo Wireless Door/Contacts - W/Termir	
1	OHD Potter	Overhead Door Contact	
4	NEO Motion W	Wireless DSC NEO Motion Detector	
1	Misc.	Attachments,Boxes,Cleats,Hangers,Etc.	
1	Materials	Shipping Cost & Project Planning	
8	LABOR	LABOR RATE PER HR	
Recurring Charges		ACOM Alarm.Com Service	
Bill Cycle Monthly		-- Bill: \$39.99 -- Monthly: \$39.99	

Sales Manager - (936) 435-0903 - bids@scialarms.com

Quote Summary

Labor	\$1,177.33
Equipment/Parts	\$2,436.29
Tax Expense	\$186.07
	=====
Base Total	\$3,799.69
Opt. Total	
	=====
Quote Total	\$3,799.69

Base Recurring Charges \$39.99 * Monthly (Excludes Tax)

Quote good thru: September 16, 2022

Conditions and Warranties

1 Year Warranty on all System Parts.

Payment Terms

Acceptance

I ACCEPT THIS QUOTE AND AUTHORIZE THE WORK TO BE DONE AND ACCEPT RESPONSIBILITY FOR PAYMENTS DUE

Accepted By

Title

Date

**Customer's acceptance of this proposal is not an agreement to provide the services in the proposal.
This proposal is subject to the execution of Seller's standard Agreement for the services offered.**

Sales Manager - (936) 435-0903 - bids@scialarms.com

Matt Wolfley**AGEINT SECURITY**15487 Pin Oaks Dr
Conroe, TX. 77384

O: (713) 962-3558 C: (832) 948-9138

mwolfley@ageintsecurity.com



TX Security Lic. #B-04084801

TX Electrical Lic. #34366 - TX ACR #1940218

Facility CCTV Proposal 6/30/2022

Project:**River Plantation MUD**

610 River Plantation Dr.

Conroe, TX 77302

Prepared for:**Tom Vandever**

tvandever@rpmud.com

Bid #**PYMT Terms**

50% dwn w/ remainder t completion

Description	Qty	Unit price	Total price
-------------	-----	------------	-------------

Home Cameras

Ageint CCTV 4-Ch POE 4k NVR	1	\$1,100.00	\$1,100.00
Elite 1Terabyte NVR Data Drive	1	\$199.00	\$199.00
Advanced Video Analytic Software	1	\$99.00	\$99.00
Ageint CCTV 4MP WDR IP Bullet	4	\$399.00	\$1,596.00
Pro Grade Duraweather Mounting Kit	4	\$19.00	\$76.00
Pro Grade CAT6/Copper Data Run	4	\$52.00	\$208.00
Data Network Termination	4	\$19.00	\$76.00
Hardware/Consumables	1	\$115.00	\$115.00
Labor and Programming NewLines(Cameras)	4	\$199.00	\$796.00

Option: Not Included in Total

8 ch. NVR with 2 TBHD (Add)	1	\$595.38	
Remote Access/Mobile Control Application	1		Included
Ageint Five-Year Equipment Warranty	1		Included
Ageint Initialization Camera Licensing	1		Included
On-Site Customer Training and Orientation	1		Included
Professional IT Network Configuration	1		Included

Notes: This proposal shall remain valid for (30) days from date above.

SubTotal: \$4,265.00

Tax: \$351.86

Grand Total: \$4,616.86

Accepted by: _____ Date: _____

Ageint Rep: _____ Date: _____

Matt Wolfley**AGEINT SECURITY**15487 Pin Oaks Dr
Conroe, TX. 77384**(713) 962-3558**

mwolfley@ageintsecurity.com



TX Security Lic. #B-04084801

TX Electrical Lic. #34366 - TX ACR #1940218

Intrusion Alarm Proposal 6/29/2022

Project:**River Plantation MUD**

610 River Plantation Dr.

Conroe, TX 77302

Prepared for:**Tom Vandever**

tvandever@rpmud.com

Bid #**PYMT Terms**

50% Dwn , Remainder on Completion

Description	Qty	Unit price	Total price
-------------	-----	------------	-------------

Office/Shop Intrusion Alarm

Qolsys IQ4 Alarm Arming Station	1	\$399.00	\$399.00
Qolsys IQ4 Secondary Arming Station	2	\$299.00	\$598.00
Advanced 4G LTE Cellular Communicator	1	\$199.00	\$199.00
Wireless Siren	1	\$120.00	\$120.00
Overhead Garage Door Sensor	1	\$120.00	\$120.00
Wireless Power G Door Sensors	4	\$120.00	\$480.00
Power G Motion Sensor	7	\$120.00	\$840.00
Professional Installation/Zone Programming (WL)	1	\$299.00	\$299.00
Two Year Equipment Warranty	1		
On-Site Customer Training and Orientation	1		

Mobile Interactive Services Only: \$19.99/Month

Alarms Monthly Monitoring @ \$29.99/month on a month to month contract.

Notes: This proposal shall remain valid for (30) days from date above.
If customer is unsatisfied after (60) day period, system can be removed minus labor cost

SubTotal: \$3,055.00

Tax: \$252.04

Grand Total: **\$3,307.04**

Accepted by: _____ Date: _____



Agent Rep: _____ Date: _____

BrightView Tree Care Services
Branch Office #49540
14006 Reeveston Road
Houston, Texas 77039
Nathan Francis
ISA Certified Arborist - TX-4724A
Nathan.Francis@brightview.com
tel:281-870-6727

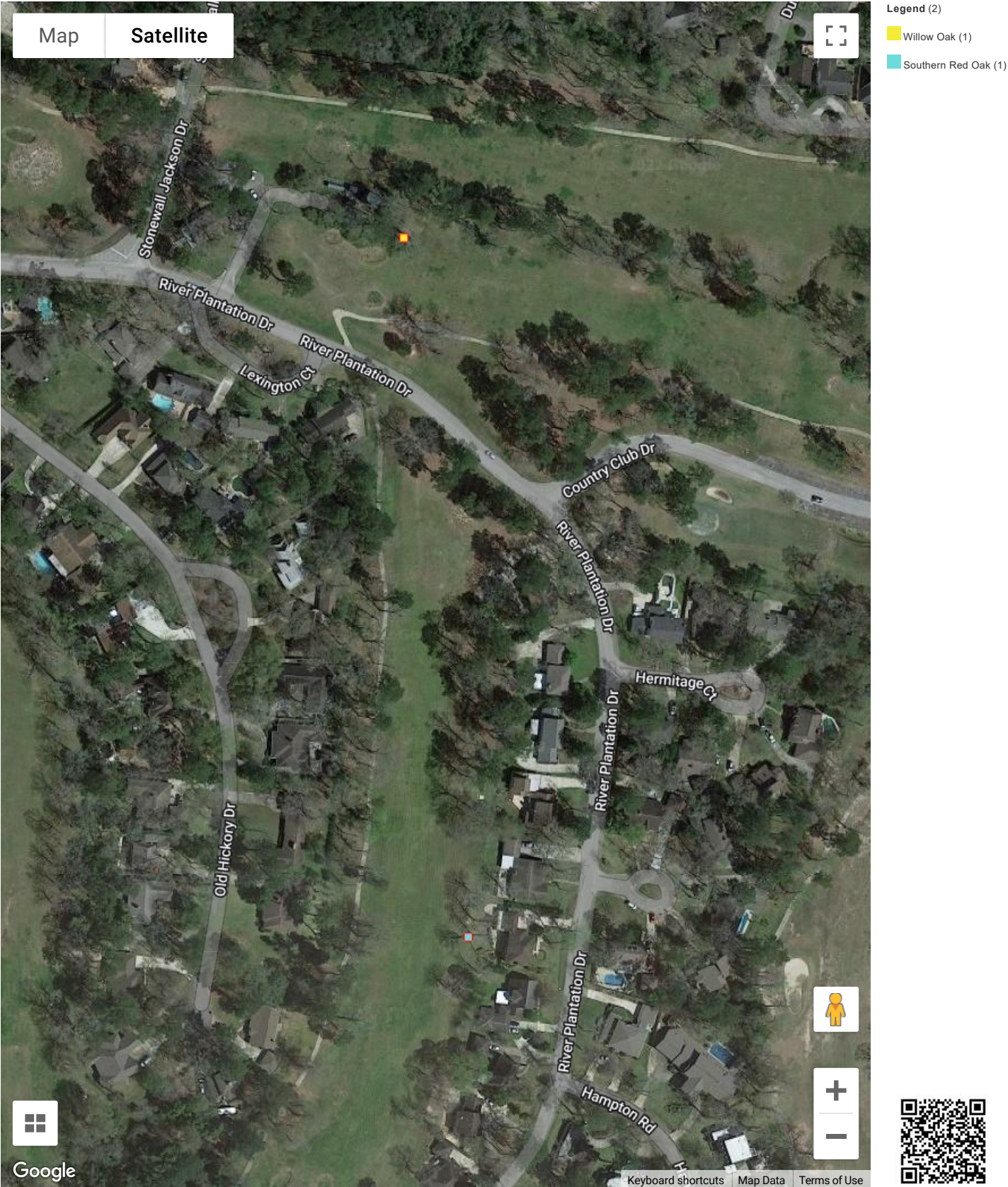
Tree Care Service Address/Location
River Plantation MUD
, Texas
Tom Vandever
tvandever@rpmud.com

Tree Care Service Billing Address
Vogler & Spencer Engineering
777 N. Eldridge Pkwy, Suite 500
Houston, Texas 77079
Taylor Reed
treed@vs-eng.com
tel:713-782-0042

Proposed Tree Care Services

	Species	Qty	Objective	Price
	Southern Red Oak <i>Quercus falcata</i>	1	Removal and Stump Grind	\$3,200
	Willow Oak <i>Quercus phellos</i>	1	Removal and Stump Grind	\$3,200
	Sub-Total			\$6,400
	Sales Tax (8.250%)			\$528.00
	Total			\$6,928.00

River Plantation MUD



River Plantation MUD

Failed Trees



July 25, 2022

Quercus falcata ID# 1
Southern Red Oak



July 25, 2022

Quercus phellos ID# 2
Willow Oak



Google
Removal and Stump Grind



Google
Removal and Stump Grind

BrightView Tree Care Services

Terms & Conditions

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1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is being done in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license and permit requirements of relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature

Tom Vandever

July 25, 2022

Printed Name

Date

BrightView Tree Care Services

Nathan Francis

July 25, 2022

Signature

Date

Nathan Francis

July 25, 2022

Printed Name

Date

ISA Certified Arborist - TX-4724A

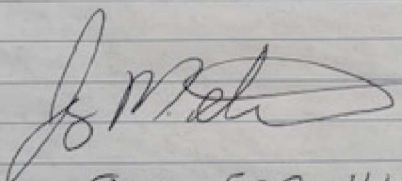
910223

Proposal

SOLD TO R. P. Mudd		SHIPPED TO J+K Tree		Invoice	
ADDRESS		ADDRESS			
CITY, STATE, ZIP Conroe, Tx		CITY, STATE, ZIP Conroe, TX 77302			
CUSTOMER ORDER NO. Julie Gilmore		SOLD BY Jay Middleton		DATE 7-27-22	

Remove 3 large tree located
behind 514 R.P. Drive.
All debris will be hauled
off. No stump grinding

\$2800.00



832 527-4177

Proposal

90604851

69

From	Martin Tree Serv	DATE	7-25-2022
NAME	209 Reaves St		
ADDRESS			
CITY, STATE, ZIP	Conroe TX 77301		

SOLD BY	CASH	CHECK	CREDIT CARD	ON. ACCT.	MDSE RETURN	PAID OUT
RPMKD						

QUAN.	DESCRIPTION	PRICE	AMOUNT
3	Removal of 3 trees off RP Dr. \$ 714 RP Dr		
			3400.00

RECEIVED BY	Jalve Gilmer
-------------	--------------

KEEP THIS RECEIPT FOR REFERENCE