

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Monday, October 16, 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. Public Hearing for Violation of District Rules and Damage to Property; Assessment of Penalties
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. Park Maintenance Matters
6. Operator's Report
7. Engineer's Report
8. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
9. Pending business



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



October 2, 2023

By Certified and Regular Mail

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

Re: River Plantation Municipal Utility District
VIOLATION NOTICE: Operation of Motor Vehicle on Charleston Park

Dear Mr. Megaritykoch:

We are the operator for River Plantation Municipal Utility District (the "District"), and we are writing you at the direction of the District's Board of Directors (the "Board") regarding your unauthorized accessing and damaging of District property known as Charleston Park (the "Park"). The District's (i) Policies and Regulations and (ii) Rules and Regulations for District Parks, Lakes, Recreational Areas and District Property, Facilities, Easements and Rights-of-Way (together, the "Rules") prohibit the unauthorized accessing and damaging of the Park, as well as the operation of motor vehicles on the Park. In accessing, operating a motor vehicle on, and damaging the Park, you have violated the Rules.

The purpose of this letter is to forward to you a Violation Notice (the "Notice") that has been issued at the Board's direction with respect to this matter. The Notice describes a **public hearing** that will be held at **6:30 p.m. on Monday, October 16, 2023**, at which time the Board will consider the violations and the assessment of penalties and fines for them. By state law, the Board may assess, among other penalties and fines, civil penalties of up to \$20,000 for each violation and for each day of violation of the Rules. The District also will consider taking legal action and seeking judicial relief to protect the Park and enforce its rights.

Please contact me if you have any questions about the Notice.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Arrant', written over a light blue horizontal line.

Keith Arrant
Operator for the District

Enclosure

cc: Mr. J. Davis Bonham, Jr. (via email)
Mr. Paul S. Radich (via email)
Board of Directors (via email)

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT: VIOLATION NOTICE

To: Brett Megaritykoch
Realistic Results

This is notice of violations of River Plantation Municipal Utility District's (the "District") (i) Policies and Regulations and (ii) Rules and Regulations for District Parks, Lakes, Recreational Areas and District Property, Facilities, Easements and Rights-of-Way (together, the "Rules").

The dates of the violations are as follows: September 28, 2023.

Name of consumer or other responsible person: Brett Megaritykoch, Realistic Results.

Address: River Plantation, Montgomery County, Texas 77302

Description of violations: Violations of the District's Rules (copies enclosed), including unauthorized accessing, operating a motor vehicle on, and damaging District property known as Charleston Park (the "Park").

Action required in response to violation: Cease and desist all further entry onto, operating a motor vehicle on, and damaging of the Park; compensate the District for all damages, costs, and expenses.

You are advised that the Board of Directors (the "Board") of the District will review the above-described violations and consider (i) imposing penalties and fines against the persons and entities who are responsible for the violations and (ii) taking all legal actions, including the use of injunctive or other relief, to protect the Park and enforce the District's rights.

In addition to other penalties and fines, the civil penalty may be in an amount up to \$20,000 per violation and per day of violation. The District can document multiple, separate violations of the Rules. You are invited to appear and present statements and/or evidence regarding these violations.

The meeting at which the Board will consider the violations and the imposition of civil penalties will be held at 610 River Plantation Drive, Conroe, Texas 77302, at 6:30 p.m. on Monday, October 16, 2023.

Issued on October 2, 2023, by River Plantation Municipal Utility District.

River Plantation Municipal Utility District

Policies and Regulations

Rev. June 2019

Change History

Adopted 1977

Rev 1978

Rev 1980

Rev Aug 1982

Rev Nov 1984

Rev Apr 1992

Rev Apr 1994

Rev Jan 2002

Rev Jul 2002

Rev Jan 2003

Rev Oct 2005

Rev May 2006

Rev Jan 2007

Rev Jan 2013

Rev Mar 2013

Rev Nov 2013

Rev Jun 2016

Rev May 2018

Rev Jun 2019

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I. Purpose

These policies and regulations are promulgated by the River Plantation Municipal Utility District (from now on referred to as RPMUD or “District”) to ensure a safe, potable water supply for the operation of its water treatment, wastewater treatment and storm drainage facilities. All individual property owners, builders (private or commercial), contractors, developers, and any other persons will be governed by these stated policies and regulations.

II. General

A. Creation

By an act of the Texas Legislature under the authority granted to it by Article XVI, Section 59 of the Texas Constitution, RPMUD was created as a freshwater supply conservation and reclamation district in 1963, under Article 8280-291, Vernon’s Texas Civil Statutes. RPMUD has since been converted to and operates as a Municipal Utility District pursuant to Chapter 54 of the Texas Water Code. The District may construct all works and improvements necessary for the prevention of floods, for drainage of lands and construction of levees or berms to protect the same from an overflow, and to alter land elevations where corrections are needed. The District has authority to supply water and wastewater treatment services for domestic and commercial purposes and all other beneficial uses or controls.

B. Powers

RPMUD may adopt and enforce reasonable policies and regulations to:

1. Secure and maintain safe, sanitary and adequate plumbing installations, connections, and appurtenances as subsidiary parts of its water and wastewater systems.
2. Preserve the sanitary and safe condition of all water controlled by the District.
3. Prevent waste or the unauthorized use of water controlled by the District.
4. Regulate privileges on any land owned or any easement designated as a utility and drainage easement within the District.
5. Provide and regulate a safe and adequate freshwater distribution system. (Texas Water Code 54.205)

C. Scope

These policies and regulations shall apply to all property owners and residents of the District as well as to contractors, developers, and other persons who work within the boundaries of the District. These rules shall be recognized by the courts as if they were penal ordinances of a city. (Texas Water Code 54.206)

D. Effective Date

Fifteen days after publication, these policies and regulations shall be in effect and enforceable, and ignorance of them is not a defense from a prosecution for the enforcement of a penalty. (Texas Water Code 54.208)

E. Publication Procedures

The Board of Directors of RPMUD shall publish once a week, for two consecutive weeks, a substantive statement of these policies and regulations and the penalties for their violation in one or more newspapers with general circulation in the area in which the District is located. The substantive statement shall be condensed as far as possible to intelligently explain the acts forbidden by these policies and regulations. A breach of these policies and regulations will subject the violator to penalties described in paragraph II. F. below. These policies and regulations are on file in the RPMUD Operations Center of the District where they may be read by any interested person. (Texas Water Code 54.207)

F. Penalties for Violations

The Board may set reasonable penalties for the breach of any policy or regulation of the District. These penalties **shall not exceed fines of more than \$200.00**. Each day's violation of a policy or regulation shall be considered as a separate offense. These penalties shall be in addition to any other penalties provided by the laws of the State and may be enforced by complaints filed in the appropriate Court of Jurisdiction in Montgomery County, Texas. (Texas Water Code 54.209)

G. Severability:

If any term, condition or provision, or part thereof, of these policies and regulations shall, to any extent, be held invalid or unenforceable, the remainder of these policies and regulations shall not be affected thereby, and these policies and regulations shall be valid and enforceable to the fullest extent permitted by law.

H. Superseding Regulations:

To the extent these policies and regulations herein may be inconsistent with the previously adopted policies and regulations by the District, these policies and regulations contained herein shall control and be in full force and effect.

I. Addition, Alterations and/or Amendments:

These policies and regulations may be added to, altered, amended, or repealed by the affirmative vote of a majority of the full Board of Directors at any regular or special meeting provided that notice of the proposed addition, alteration, amendment, or rescinding action be contained in the notice of the meeting. Any addition, alteration, amendment, or repeal may be made effective immediately if so provided in the action taken by the Board.

J. Dissemination of Policies and Regulations:

A copy of these policies and regulations are available through the District office and are available to developers and all existing or potential builders constructing homes within the District.

K. Water and/or Wastewater Interruptions:

The District will make every reasonable effort to notify residents of planned water or wastewater service interruptions.

L. Traffic Interruptions:

When the District needs to make repairs to water and/or wastewater main lines or storm drainage culverts that may cause a roadway to be closed over four hours in duration, the District will notify the Conroe Independent School District Transportation Division (School Bus Barn), the Magnolia Bend Fire Department (River Plantation Branch), and the Sheriff's Department (RP Security) of planned roadway interruptions.

III. RPMUD Property and Easements:

A. District's Property Rights to Easements

The Districts' Board of Directors considers all of the Districts' property and designated utility easements as valuable assets and as such has complete and final authorization over the use of the District's facilities, equipment, lines, and property. Furthermore, the Board of Directors is the source of authorization for any alteration to or construction upon said property or utility easement. If an individual, corporation, partnership, or other entity should violate the District's property rights without the consent of the Board of Directors, the following action shall be enforced:

1. A return to the original condition of any equipment, facilities, line or property at the complete and sole expense of the violator. If said violator does not initiate such procedures, the District may use its own reserves and finances and subsequently reclaim such expenditures from the violator.
2. A fine of \$50.00 per twenty-four hour period (1 day) during which the District's property has been violated by any person, corporation, partnership, or other entity and an additional \$50.00 for each day that this condition continues to exist. This penalty shall be in addition to any other penalties provided by the laws of this State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

B. Residents' Use and Maintenance of Easements

The designation of utility easements provide an interest in land owned by another (i.e., property owner) that entitles the easement holder to a specific limited use of that easement area (e.g., providing an area to lay telephone and/or television cables, electric lines, natural gas pipes and meters and/or storm drainage facilities, etc.). Utility easements provide utility companies with the right to enter upon and, if needed, use property that is owned by another. Utility easements **do not** give title of property to the utility companies, and the utility companies **are not responsible** for the routine general maintenance of the surface area.

C. District's Right to Access Easements

The District reserves and maintains the superior rights to use and exercise to the fullest extent all designated utility easements, including without limitation the rights to expand, multiply, replace, and maintain any water and/or wastewater pipes, storm drainage facilities, or related utility facilities in, on, over, under, through, or across said utility easements. If a resident builds fences, sheds, garages, etc. and/or plants shrubs, trees, flowers or gardens of any kind, with or without the approval of the RPMUD Board of Directors, in or across a utility or drainage easement and the District needs to remove same to repair any of its water, wastewater, or storm drainage systems, the District is not liable to replace any of said buildings, fences, or plantings that are in subject easements.

D. Encroachments Upon Easements

Since construction encroachment upon utility easements is not in the best general interest of the District, any encroachment upon these easements would be considered only upon receipt of a written application to the Board of Directors. The District may grant a revocable privilege to use or occupy all or any portion of the surface, sub-surfaces or airspace in, on, across, under, or through any such utility easement.

IV. Fresh-Water System

A. Connections to Water System

No individual property owner, builder (private or commercial), contractor, developer, person, or persons may make any connection to the District's water system, except to the specific tap connection provided by the District. Violation of this regulation will result in a fine of \$200.00 for each day that this condition continues and disconnection of RPMUD water and wastewater services. This penalty shall be in addition to any other penalties provided by the laws of this State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

B. Conditions for Water Service

Water service will be supplied only after all service tap fees, any late tap fee penalties, or any other amount owed the District are paid in full to date, and all provisions of all of the Districts' policies and regulations are complied with. No water service shall be provided for the use or benefit of property outside the boundaries of the District except by separate written agreement approved by the Board.

C. Water-Service Tap Fee

A water service tap fee is due and payable by any person or persons, individual property owner, builder, contractor, or developer prior to the start of construction for each building site. The water service tap fee is \$400.00 plus additional charges if boring is necessary. . A Service Application and a \$100.00 deposit will be required to open an active service account until completion of construction or notification to terminate the account. If the District has not been paid this \$350.00 water tap fee prior to the start of construction, the person or persons, individual property owner,

builder, contractor, or developer shall be liable for an additional \$100.00 late water tap penalty fee, which must be paid prior to any services being provided by the District. Where an individual property owner, builder, contractor, or developer installs a single residence on two or more lots precluding future construction of a second residence, the individual property owner, builder, contractor, or developer shall be charged one and one-half times the normal water tap fee (i.e., \$525.00).

D. Additional Water-Service Taps

Any additional water service tap requested (e.g., sprinkler systems, swimming pools, etc.), other than the normal one to serve the residence, requires an additional tap fee of \$400.00 plus any additional costs of oversized or special equipment (normal residence water service tap is ¾"). These additional taps will also require an additional monthly service charge. Should any individual property owner, builder, contractor, or developer require a water service greater than ¾", extra costs for these connections are to be paid by the individual property owner, builder, contractor, or developer. A larger-than-normal water service will require an additional monthly service charge. Charges for commercial connections will include any extra costs of installation including a water meter.

E. Stub-Outs

The builder or contractor should contact the District prior to stub-out of the foundation for the geographical location and depth of the District's water service tap.

F. Lead Pipe

Section 290.46(i) of the Rules and Regulations for Public Water Systems bans all uses of lead pipe and lead solder in public water supply systems. As such, individual property owners, builders, contractors, developers, or any person or persons installing freshwater lines within the District shall not use lead pipe and/or lead solder.

G. Leaks or Breaks

In the case of water system leaks or breaks, the District retains authority to shut off the water supply until the failure is repaired, to preserve water pressure and supply for the rest of the District. Such leaks or breaks include failure of property owners' lines as well as those of the District's.

H. Failure of the Water System

In the event of any apparent failure of the water system of an individual residence or in the water line between the residence and the District's main water line, the District's position shall be as follows:

1. The District will act under the following guidelines:
 - a) If the failure is before the water meter in the District's lines, it is the responsibility of the District, and it will be corrected at no cost to the individual property owner, builder, contractor, or developer.
 - b) If the failure is in the line between the residence and the water meter, the District will not repair the line.
2. The District will repair all failures to flushing valves and fire hydrants and failures in water lines up to and including the customer's service tap and meter unless such repairs are required because of the act or neglect of a customer or his

or her agent(s). If such repairs are required because of the act or neglect of a customer, the District shall repair said failures, and the customer shall be fully liable for all expenses incurred by the District.

I. Additional Water Analysis

The Texas Commission on Environmental Quality requires that the District take water samples each month from the District's water system for laboratory analysis. This analysis is to ensure that the District water system is free of all coliform bacteria and is otherwise safe to drink. The results of these analyses are maintained at the RPMUD Operations Center and at the Texas Commission on Environmental Quality. In the event that an individual should desire an additional analysis of the water at an individual residence, the District's position shall be as follows:

1. The District can take a sample from the individual residence at the next monthly sampling period and provide the customer with a copy of the laboratory analysis results. This sampling would be at no cost to the individual residence owner, renter, or lessee.
2. If the individual is not satisfied with the District tests or timetable, then the individual can request additional tests from a private lab at the individual's expense.

J. District's Right to Inspect Water Lines

The District reserves the full right and authority to enter upon the property of any and all of the District's customers who are served by direct pressure from the District supply for the purpose of inspecting any and all connections made by such customers to the District's water lines. Should the District ascertain or have reasonable grounds to believe that any condition exists within said customer's property that might result in contamination of the District's water supply, then the District shall notify the customer, and the customer shall immediately correct such condition. In the event the customer fails to correct such condition within 10 days, the District reserves the right to cease delivering water to the customer until such conditions are corrected to the satisfaction of the District.

K. Water Rationing

During periods when a shortage of water exists within the District, the District retains the authority to ration water as required to maintain water pressure within the system and to supply essential water to the entire District. Notification of water rationing will be posted at the entrance to River Plantation and so indicated on the residents' water bills. The rationing of water will be on an "as required basis." Rationing can be designated for specific hours of a day, days of the week, and/or a specific period (e.g., three summer months) or specific uses (e.g., sprinkler).

L. Limits to Liability

The District disclaims any and all subsequent liability for damage to private property that may result from water leaks within the Districts water lines. The District further disclaims any and all subsequent liability for damage to private property that may result from the mineral content (e.g., iron, calcium, etc.,) of the water.

V. Wastewater System

A. Connections to Wastewater System

No individual property owner, builder (private or commercial), contractor, developer, person or persons, may make any connection to the District's wastewater system, except to the specific tap connection provided by the District. Violation of this regulation will result in a fine of \$200.00 for each day that this condition continues and disconnection of water and wastewater service. This penalty shall be in addition to any other penalties provided by the laws of the State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

B. Conditions for Wastewater Service

Wastewater (sewer) service will be supplied only after all service tap fees, any late tap fee penalties, or any other amounts owed the District are paid in full to date and all provisions of all of the Districts' policies and regulations are complied with. . No wastewater service shall be provided for the use or benefit of property outside the boundaries of the District except by separate written agreement approved by the Board.

C. Wastewater-Service Tap Fee

A wastewater service tap fee is due and payable by any person or persons, individual property owner, builder, contractor, or developer prior to the start of construction for each building site. The wastewater service tap fee is \$500.00 plus additional charges if boring is necessary.. If the District has not been paid this \$500.00 wastewater tap fee prior to the start of construction, the person or persons, individual property owner, builder, contractor, or developer shall be liable for an additional \$100.00 late wastewater tap penalty fee, which must be paid prior to any services being provided by the District. Where an individual property owner, builder, contractor or developer installs a single residence on two or more lots precluding future construction of a second residence, the individual property owner, builder, contractor, or developer shall be charged one and one-half times the normal wastewater tap fee (i.e., \$750.00).

D. Additional Wastewater Taps

Only one wastewater service line connection to the District's wastewater collection system is permitted for each residence or commercial building. The builder should contact the District prior to stub-out of the foundation for the geographical location and depth of the District's wastewater service tap. If a builder or contractor stubs out the residence or commercial building in such a manner as to require the installation of a separate individual service tap not called for in the District's normal location, the builder or contractor must then pay for installation of an additional entire sewer service line. A wastewater service tap normally serves two lots. The total wastewater service tap is \$1000.00 (serving two lots). Should a special service tap be required, the entire \$1000.00 will be charged for this special service tap.

E. Inspection of Connections

After a builder or contractor has completed a connection to the District's wastewater line, the builder or contractor shall call for an inspection and shall not cover the lines or connections until such inspection of the entire line from the house to the District's tap has been made by the District's designated representative. Such inspection by the District does not indicate approval of the quality of construction in any manner but shall be done strictly to observe for:

1. Adequate drop from house to tap.
2. Absence from any excessive restrictions to flow.
3. Well-made and properly sealed joints.

Any damage to the District's facilities through the negligence of or abuse by the builder or his subcontractors shall be the subsequent responsibility of the builder or contractor. A \$20.00 additional fee will be required for each extra inspection, should extra inspections be required as a result of a faulty installation.

F. Minimum Installation Standards

Individual property owners, builders, contractors, developers, or any person or persons installing wastewater lines within the District shall adhere to at least the following minimum standards:

1. Building Service Lines:
 - a. Pipe material shall be of the following materials:
 - (1) Schedule 40 Commercial Standard ABS Plastic CS 270-65NSF-DWV.
 - (2) Sewer and Drain ABS Pipe with a minimum wall thickness of .20 inches for 6" and .15 inches for 4" – conforming to ASTM Designation D-1788 Type 1 and Type IV.
 - (3) Schedule 40 Commercial Standard PVC Plastic CS 272-65NSF-DWV.
 - (4) Cast Iron
 - b. Diameter of Wastewater Lines:
 - (1) Residential service lines shall be either 4" or 6" diameter.
 - (2) Commercial service lines shall normally be a minimum of 6" diameter unless the water connection is a standard ¾" line; in this case, the commercial service line may be either of 4" or 6" diameters.
2. Grade:
 - a. Minimum grade for 4" pipe shall be 1% (1 foot drop/hundred feet).
 - b. Minimum grade for 6" pipe shall be .7% (8.5 inches drop/hundred feet).
3. Connection of Building Stub-out to House Service Lines:
 - a. Building tie-on connections shall be made directly to the stub at the foundation on all waste outlets.
 - b. Type of connections:
 - (1) Watertight adapter

- (2) Concrete Collar – a watertight connection. This connection is subject to inspection, after which the connection shall be sealed in a concrete collar. The concrete collar will be a minimum of one foot on all sides of the connector (one cubic foot). If the stub-out is less than 1 foot from the foundation, the collar shall be poured directly adjacent to the foundation.
4. Fittings and Cleanouts:
 - a. No bends or turns at any point shall be greater than 45 degrees.
 - b. Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal; and each such run of piping that is more than ninety (90) feet or fraction thereof, in the length of such piping.
 - c. Each cleanout shall be installed so that it opens in a direction opposite to the flow of the waste and, except in the case of a wye branch and/or end-of-line cleanouts, cleanouts shall be installed vertically above the flow line of the pipe.
5. District Inspection:
 - a. At the time the house wastewater service line is completed and ready for inspection, the individual property owner, builder, contractor, or developer will notify the District requesting an inspection be made by the District's designated representative. The RPMUD office should be contacted one day prior to when the individual property owner, builder, contractor, or developer is ready for the inspection for appointment of inspection and approval. The wastewater tap fee will include one (1) inspection. No additional inspection fee will be charged if the installation is approved on the first inspection. If the service line is not so approved, a fee of \$20.00 will be charged for each additional inspection.
 - b. Future expansion of any service line will require an additional permit from the District with an additional inspection fee of \$20.00.
 - c. No wastewater line shall be backfilled until approved. Infiltration tests on service lines are subject to the same test as main wastewater lines (at the District's discretion).
6. Facilities not to be connected to a wastewater lateral or main line:
 - a. No downspout, yard or street drain or gutter will be permitted to be connected into any service or lateral wastewater line or into the District Wastewater System.
 - b. Swimming pool connections will not be made to the District's wastewater system. An additional service fee of \$21.00 per month will be charged to any residences that connect swimming pool backwash or overflow lines to the District's wastewater system.

G. Violations of Construction Regulations

Violation of any of the preceding construction regulations will result in a fine of \$200.00 per violation for each day that the condition continues. These fines will be paid by an individual property owner, builder, contractor, or developer to the District. This penalty shall be in addition to any other penalties provided by the laws of this

State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

H. Failure of the Wastewater System

In the event of an apparent failure of the wastewater system of an individual residence and/or the wastewater line between the residence and the District's main wastewater line, the District's position shall be as follows:

1. If a licensed plumbing firm alleges that the blockage is at the District's wye, the resident and/or homeowner should notify the District of the problem (preferably while the licensed plumbing firm is still present). Upon verification by the District's representative, the District will accept the liability of the repair.
2. The District will take one of the following actions:
 - a. Repair or clear the line. If the blockage failure proves to be at the tap wye or after the tap in the District's lines, then the District is responsible for the repair at no cost to the individual property owner, builder, contractor, or developer.
 - b. Not repair the blockage failure – if the problem proves to be in the line between the residence and the wastewater tap wye.
3. The District will repair all failures to all wastewater mains, lateral lines, manholes, and wastewater lines up to and including the customer's service "wye," unless such repairs are required because of the act or neglect of a customer. If such repairs are required because of the act or neglect of a customer, the District shall repair said failures, and the customer shall be fully liable for all expenses incurred by the District.

I. Prohibited Substances for the Wastewater System

No waste material that is not biologically degradable will be permitted to be discharged into the District's wastewater facilities, including mud, sand and debris accumulated during service line installation. Other inadmissible waste materials that are not to be released in the wastewater collection system include:

1. All gasoline and other motor fuels, cleaning solvents, pesticides, grease, mineral oils, fats, wax, oils and other similar non-volatile materials which are extracted from an acidified sample using the Soxhlet method.
2. Ashes, cinders, gravel, tar, asphalt, ceramic wastes, plastics, other viscous substances.
3. Grass clippings, feathers, leaves, hairs, rags, metal, metal filings, glass, wood shavings, sawdust, garbage (other than properly shredded garbage by a home kitchen garbage disposal).
4. Toxic, corrosive, explosive or malodorous gases.
5. Acetylene generation sludge.
6. Sulphur or sulphur compounds.
7. Cyanide or cyanogen compounds.
8. Heavy metals or the salts thereof, including, but limited to:
 - a. Chromium as Cr.
 - b. Copper as Cu.
 - c. Zinc as Zn.

- d. Nickel as Ni.
- e. Cadmium as Cd.
- f. Cyanide as CN.

9. Pharmaceuticals

No other waste of any kind or description whatever which is not amenable to biological treatment or which is or may be damaging to the physical properties or biochemical processes of the District's wastewater collection and treatment system.

J. Violations to Prohibited Substances

It shall constitute a violation of these policies and regulations for any person(s) to throw, discharge or deposit, or to cause, suffer or procure to be thrown, discharged or deposited in the District's Wastewater Collection or Treatment System any inadmissible waste products as such defined above in Paragraph I. Each day of violation of these policies shall constitute a separate and distinct offense, and violation hereof shall be punishable by law as described herein. In addition to any other penalties provided by the laws of the State of Texas or of the United States, each violation shall be punishable by a fine of not more than \$200.00. These policies shall be enforceable by complaint filed in any court of proper jurisdiction in Montgomery County, Texas. (Texas Water Code 54.209)

K. District's Limited Liability

The District disclaims any and all subsequent liability for damage to private property that may result from wastewater overflow or backup due to blockage, stoppage, or damage to the District's Wastewater Collection and Treatment Systems.

VI. Storm-Drainage System:

A. Open-Ditch Community

It is the policy of this District, in the interest of executing its responsibility for handling surface water drainage, that this shall basically be an open-ditch community. The District requires all work done within the District to be completed in accordance with the specifications and plans of the District's Engineer or meet the specifications of Montgomery County Precinct 2.

Such work is subject to prior approval by the Board (as a whole) even if all engineering and construction costs are to be borne by an individual property owner, builder, contractor, or developer.

B. Culverts

No open drainage ditch shall be replaced with a buried culvert by an individual property owner, builder, contractor, or developer without the following procedures:

1. An application in writing shall be made to the Montgomery County Precinct 2 office for permission to cover the ditch. Size and type of pipe shall meet the specification of Montgomery County Precinct 2.
2. It shall be the individual property owner's, builder's, contractors, or developer's continuing responsibility to ensure that the pipe through such covered ditches remains open and functional. If such pipes become obstructed with sand, roots, or debris of any type that obstructs the passage of surface drainage water, it shall be the individual property owner's, builder's, contractors, or developer's responsibility to correct the same.

C. Ditches Covered Prior to this Policy

In the case of drainage ditches that have been covered prior to the adoption of these policies by the District, the following shall happen:

1. In the case of covered ditches that are not functioning suitably or adequately in the passage of surface drainage waters, the Montgomery County Precinct 2 shall determine if grade or pipe size and condition are proper and shall advise the individual property owner.

D. Driveway and Sidewalk Culverts

All driveway and sidewalk culverts will be installed according to the Montgomery County Precinct 2 specifications and are subject to inspection. The minimum culvert size will be 18", unless approval is obtained from Montgomery County Precinct 2 in writing for a smaller size due to some unusual extenuating circumstances.

E. Modification of Existing Culverts

If any such culvert installations are not adequately handling the flow of surface drainage water, the Montgomery County Precinct 2 shall determine if size of pipe or grade are improper and shall advise the individual property owner, builder, contractor, or developer. It shall then be the responsibility of the individual property owner, builder, contractor, or developer to reposition the pipe at a suitable grade and/or replace it if of inadequate size.

F. Sprigging/Sodding Ditches

It shall be the responsibility of the individual property owner, builder, contractor, or developer to immediately sprig or sod his or her ditch, without any filling or changing of grade and give suitable care to the same thereafter, to ensure a permanent ground cover is developed as quickly as possible. The District recognizes that in many cases the ditches may occupy "right of way" property not belonging to the property in question; however, from a practical standpoint, it is the District's position that having established grades that will provide drainage, the subsequent responsibility for planting and maintenance rests with the property owner.

G. Ditches in or near Construction Sites

All drainage ditches shall be kept free of builder's construction material, fill dirt, and construction debris. Further, temporary access driveways must have proper size culverts to avoid local flooding caused by severe storms. Violation of any of the preceding construction regulations will result in a fine of \$200.00 for each day that this condition continues. This penalty shall be in addition to any other penalties provided by the laws of this State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

H. Disclaimer of Liability for Surface-Water Flooding

The District hereby disclaims any and all responsibility for water damage within the District as a result of surface-water flooding.

I. Slab Elevation

To help protect against excessive surface runoff flooding, the Montgomery County Flood Management Agency sets the slab elevation of all structures to be constructed in Montgomery County. The District strongly recommends that the slab elevation should be at least 12 inches above the adjacent road crest if such road could impede the flow of water to ensure local drainage.

VII. Deposits and Payments:**A. Construction Fee**

The District shall require a \$400.00 construction Fee for each individual residence to be placed with the District prior to the start of any construction and prior to payment of any water- or sewer-tap fees. A Service Application and a \$150.00 deposit will be required to open an active service account until completion of construction or notification to terminate account. This deposit is to ensure any repair of damage to the District's property or facilities and/or the restoration of drainage ditches to grade and the replacement, in kind, of whatever type ground cover existed prior to the start of construction. If no ground cover existed prior to the start of construction, the builder upon completion of construction, shall sprig or sod, depending on slope and grade, the drainage ditches in such a manner as to ensure the start of a permanent ground cover growth that will hold the ditch banks and bottom in place. The \$400.00 construction fee is non refundable. After the home has been completed and a satisfactory inspection made by a representative of the District. A satisfactory inspection includes properly installed water and wastewater lines, and driveway and sidewalk culverts (properly installed to grade according to the-Montgomery County Precinct 2's specifications).

B. Penalty for Failure to Pay Construction Fee

If construction begins on a residence before the individual property owner, builder, contractor, or developer makes the stipulated construction deposit, a penalty of \$200.00 will be assessed. If the residence is completed without the benefit of proper deposit, the individual property owner, builder, contractor, or developer shall pay for all damages plus the penalty before service is extended to the residence. (This penalty is in addition to any applicable late penalties for tap fees.)

C. Service Deposit

A service deposit shall be required by the District and is payable prior to water service being made available to the residence and/or commercial accounts. The service deposit is refundable after the final water/wastewater bill has been paid and the individual account is closed. The deposit rates are as listed below:

- | | |
|--|----------|
| 1. Residential property owner | \$150.00 |
| 2. Residential Renter/Lease and Lease/Purchase | \$250.00 |
| 3. Commercial accounts | \$400.00 |
| 4. Temporary Hydrant Meter | \$400.00 |
| 5. Temporary Inspection/Cleanup Fee (Max 5 days) | \$30.00 |

D. Delinquent Taxes

The District's tax assessor is to notify the District of any delinquent tax accounts. The District's tax assessor will notify the individual property owner of all delinquent tax. If payment is not then forthcoming, legal action can then be initiated by the District to ensure the District's interests. The District may suspend or decline to provide service to any property for non-payment of taxes that are due and have remained due for at least six (6) months on the date of suspension of service.

E. Change of Residence

It is the responsibility of the individual resident to inform RPMUD when moving out of River Plantation. For residents moving out of River Plantation, water/wastewater services will continue until the District has been notified to disconnect the services. Billing for water and wastewater services are as follows:

1. Residents moving into River Plantation after the normal monthly water meter reading period, the water charges will be placed on the next monthly billing period. Water charges are based on actual water meter readings.
2. For residents moving out of River Plantation, water charges will continue until the date that the resident requests service to end. Water charges are based on actual water meter readings.
3. Residents moving into River Plantation will be charged at a prorated amount for water/wastewater services.
4. Residents moving out of River Plantation will be charged at a prorated amount for water/wastewater services.

F. Monthly Charges

Until such future time requiring a change due to a re-evaluation of the operating costs of the District, the monthly charges for water and wastewater services are as shown below:

1. Residential Accounts:
 - a. Monthly Minimum Charges:

All water services are according to water meter usage. The monthly minimum charges for water and wastewater are based on the size of water meter attached to the residence (plus any state and local fees), the size of water line entering the residence and on one wastewater service. A larger-than-normal 3/4 inch water service and 3/4 inch meter requires additional monthly charges depending upon the water meter size. Water and wastewater monthly minimum rates for residential accounts are:

Minimum Charge

Meter Size	Water Charge	Water Supplied (gallons)	Wastewater Charge	Total Minimum
3/4"	\$9.80	5,000	\$26.00	\$35.80
1"	\$13.00	5,000	\$39.00	\$52.00
1 1/2"	\$16.50	5,000	\$56.00	\$72.50
2"	\$20.10	5,000	\$70.00	\$90.10
3"	\$27.30	8,000	\$84.00	\$111.30
4"	\$35.80	10,000	\$101.00	\$136.80

b. Charges for Water over Minimum Supplied:

The water consumed per month over the minimum will be charged as shown below:

Usage	Rate/1 000 gal.	Sewer Rate 3/4"	Sewer Rate 1"	Sewer Rate 2"
5001-10,000	\$2.10	\$34.00	\$55.00	\$97.00
10,001-20,000	\$2.25	\$34.00	\$55.00	\$97.00
20,001-30,000	\$2.50	\$34.00	\$55.00	\$97.00
30,001-40,000	\$2.75	\$34.00	\$55.00	\$97.00
40,001-50,000	\$3.25	\$34.00	\$55.00	\$97.00
50,001 and up	\$4.00	\$34.00	\$55.00	\$97.00

c. Additional Charges:

(1) If a residence has more than one water service tap (e.g., tap for sprinklers, swimming pools, etc.), an additional meter will be installed for each additional water service, and the rate will be as follows:

Minimum Charge

Meter Size	Water Charge	Water Rate Same as above
3/4"	\$9.80	
1"	\$13.00	
1 1/2"	\$16.50	
2"	\$20.10	
3"	\$27.30	
4"	\$35.80	

- (2) If a residence has a swimming pool backwash or overflow line connected into the wastewater system, an additional \$21.00 wastewater fee will be charged per month.
- (3) If a resident requests that water services be disconnected for a short duration of time, (e.g., during vacations, business trips, etc.), a \$30.00 disconnect/reconnect fee will be charged.

2. Commercial Accounts:

a. Monthly Minimum Charges:

All water services are on a water-metering basis. The monthly minimum charge is based on the size of water meter attached to the commercial establishment plus any state and local fees. Meter sizes are based on the size of the water supply line. Water monthly rates for commercial accounts are as shown in paragraph VII. F. 1. a. and in paragraph VII. F. 1. b.

- a. Wastewater charges remain on a fixed flat rate fee and are based on the type of facility serviced.

3. Temporary Hydrant Services

Service is limited to a maximum of 180 days. All water services are on a water-metering basis plus state and local fees. The monthly water rates for temporary hydrant service are as follows:

All water services are on a water-metering basis. The monthly minimum charge is based on the size of water meter attached to the Hydrant plus any state and local fees. Meter sizes are based on the size of the water supply line. Water monthly rates for commercial accounts are as shown in paragraph VII. F. 1. a. and in paragraph VII. F.

G. Late Payment

If a water/wastewater bill payment is not received in the office by the 15th day of the month, a ten percent (10%) service charge will be added to the gross amount then owed.

H. Delinquent Accounts

In the case of delinquent accounts, **any amount** due the District more than 30 days will result in automatic disconnect of service. Should the District go to the residence to disconnect, the District representative cannot accept a payment from the resident to keep from being disconnected. To reinstate service:

1. The resident must go to the RPMUD Office or make arrangements to have the service reconnected by credit card or online payment.
2. The entire amount owed the District up to the current date including any service charges plus an additional disconnect/reconnect fee of \$50.00 must be paid in full before service is reconnected.

3. An additional \$100.00 deposit will be required should a service be disconnected more than once.
4. An additional \$35.00 tamper fee will be required should a service be disconnected by the District and the meter reading increases from the time of disconnect.

I. Returned Checks

In the case of returned checks (NSF from bank or charge back from merchant), a \$25.00 penalty will be assessed the account. Upon receipt of a returned check for non-payment or charge back, the customer is liable for the entire bill to the current date and any service charges that might have accrued. If the returned check penalty or charge back fee (\$25.00) is not paid by the date stated on the Return Check Notice letter, services will be disconnected.

J. Temporary Connection

Should a resident, builder, or real estate agency want water and wastewater services to a residence for a short time period (for inspection purposes), a \$30.00 connect/disconnect fee is payable prior to the service being connected. These services will normally be left on for a ten-day period.

K. Summary of Charges, Deposits, and Penalties

The following is a schedule of all charges, deposits, and penalties shown within this document:

1. Water/wastewater service deposits:

a. Residential Property owner	\$150.00
b. Residential Renter/Lease and Lease/Purchase	\$250.00
c. Temporary Hydrant Meter	\$400.00
d. Temporary Inspection/Cleanup fee	\$30.00
2. Construction fees:

a. Construction fee for each builder or individual building a residential unit	\$400.00
b. Water tap fee (does not include additional fees for road bore)	\$400.00**
c. Wastewater tap fee (does not include additional fees for road bore)	\$500.00

** After completion of construction or once the builder installs the landscaping and/or once a residence is lived in, an active service account must be established with the District.

3. Late fees: Construction deposit and fees are to be paid before the start of construction of slab forms. Failure to pay the deposit and fees prior to start of construction of slab forms makes the individual property owner, builder, contractor, or developer liable for the following late fees:

a. Water tap late fee	\$100.00
b. Wastewater tap late fee	\$100.00
c. Construction deposit late fee	\$200.00

Note: Late fees apply if full payment of construction deposit and fees are not made to the RPMUD District office before construction of slab forms commences.

4. Additional inspection fees: When extra water and Wastewater inspections are required as a result of faulty installation, an additional charge of \$20.00 will be made for each re-inspection. If it is found necessary to re-stake culverts and/or ditch lines due to faulty installation and the installer proves to be at fault, a \$50.00 charge will be made for each visit to correct the same.
5. Monthly billings for water/wastewater services:
 - a. Residential: Minimum charges as shown in paragraph VII. F. 1. a. based on meter size. Rates for water consumed over the minimum amounts shown will be as shown in paragraph VII. F. 1. b.
 - b. Commercial: Minimum charges for water as shown in paragraph VII. F. 1. a. and VII. F. 1. b. based on meter size. Wastewater charges are as described in paragraph VII. F. 2. b.
 - c. Additional Residential water services: Minimum charges as shown in paragraph VII. F. 1. c. based on meter size and water consumed paragraph VII. F. 1. b.
 - d. Swimming pools: An additional monthly charge of \$21.00 to “a” above will be charged for swimming pools backwash or overflow lines being connected to the wastewater system.
6. In the case of delinquent accounts, **any amount** due the District more than 45 days will result in automatic termination of service. Should the District go to the residence to disconnect, the District representative cannot accept a payment from the resident to keep from being disconnected. To reinstate services:
 - a. The resident must go to the RPMUD Operations Center and make arrangements to have service reconnected.
 - b. The entire amount owed the District up to the current date including any service charges must be paid in full plus an additional disconnect/reconnect fee of \$50.00.
7. In the case of returned checks (non-payment by banks), a \$25.00 penalty will be assessed the account to cover the additional bookkeeping charges for extra handling of the account. Upon receipt of a returned check for non-payment, the customer is liable for the entire bill to the current date and any service charges that might have accrued. If the returned check penalty fee (\$25.00) is not paid within the date stated on the Return Check Notice letter, services will be disconnected

L. Regulatory Assessment

The District shall assess and collect from each customer that receives retail water and/or waste collection and disposal service from the District a regulatory assessment equal to 0.5% of the District’s charges for such water and/or waste collection and disposal service. The District shall list the regulatory assessment as a separate item on customer utility bills, assessed and collected pursuant to this Order for utility bills rendered on or after September 1, 1991. The District shall remit such regulatory assessments to the Texas Commission on Environmental Quality in the manner required by law.

M. Lone Star Groundwater Conservation District

The Lone Star Groundwater Conservation District has adopted regulatory water use fees for certain well owners in Montgomery County, including the District. The Lone Star Groundwater Conservation District was created by the 2001 Texas legislature pursuant to House Bill 2362 to make and enforce rules to provide for conserving, preserving, protecting, and recharging groundwater to control subsidence or prevent waste and to carry out the powers and duties provided by the Texas Water Code. The Lone Star Groundwater Conservation District is authorized by state law to assess fees to water well owners, including the District, based on the amount of groundwater withdrawn from their wells. In addition to the charges set forth herein, the District shall assess to its customers an additional fee per 1,000 gallons used equal to the then current water pumpage fee per 1,000 gallons assessed by the Lone Star Groundwater Conservation District plus \$0.04 per 1,000 gallons for administration purposes.

VIII. Additional Information for Builders:

A. Connections to the District's Water System

No builder shall make any connection to the District's water or wastewater system, except to the specific tap connection provided by the District. Violation shall result in a fine of \$200.00 and disconnection of RPMUD water and wastewater service for each day that this condition continues. This penalty shall be in addition to any other penalty provided by laws of this State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

B. Construction Fee

Construction Fee and water/wastewater fees as outlined in Section VII. A&F. of these Policies and Regulations are due and payable prior to the start of construction of slab forms for each building site. If the District has not been paid the construction deposit and fees prior to the start of slab construction, late fees are payable to the District and must be paid prior to any services being provided by the District. Service will be supplied only after all service tap fees, any late tap fee penalties, and/or any other amount(s) owed the District are paid in full to date and the builder is in compliance with all provisions of all the Districts' policies and regulations.

C. Additional Water Taps

Additional water taps other than the normal one to serve the residence requires additional fees as outlined in paragraph D. Section IV. District costs for oversized or special equipment (normal residence water service tap is ¾") will be paid for by the builder.

D. Additional Service Connections for Stub-Outs

If a builder stubs out the house wastewater connections in such a manner as to require the installation of an individual service connection not called for in the District's

normal plan, the builder must pay for the entire installation for the additional wastewater service line as outlined in paragraph D. Section V. The builder should contact the District prior to stub-out of the foundation for the geographical location and depth of the District's water and wastewater lines.

E. Tap Fees for Multi-Lot Residences

Where a single residence is built on two or more building lots precluding future construction of a second residence, the builder shall be charged one and one-half times the normal water and wastewater service tap fees.

F. Conditions for Connection of Water and Wastewater Service Lines

Water and wastewater service lines will be connected to the District's facility only after all proper service tap fees, any penalty fees, and any other amounts owed the District are paid in full to date.

G. Minimum Standards for Pipe

The minimum standards for pipe type, size, grade, etc., as described in paragraph V. F. will be adhered to by all builders installing wastewater lines within the District.

H. Inspections

1. The Texas Commission on Environmental Quality (TCEQ) regulations mandate that all newly constructed homes must have a Customer Service Inspection Certification performed by a licensed plumber prior to water service being activated. This inspection is to identify: if cross connections exist within the plumbing; that plumbing fixtures are in compliance with state approved plumbing codes; and that lead plumbing materials and fittings meet federal standards. The rules and regulations for Public Water Systems (TCEQ publication number RG-195) require a Customer Service Inspection Certification (copy of form attached to these regulations) be completed per connection and provided to the water server before the water server can provide continuous water service to that connection; therefore, the District requires that the builder have this inspection performed and the completed Customer Service Inspection Certification provided to the District's office prior to occupancy of the residence.
2. No wastewater service line shall be backfilled until approved by the District. Infiltration tests on the service lines are subject to same test as on main wastewater lines at the District's discretion. After the builder has completed a connection to the District's wastewater line, he or she shall call for an inspection by the District and shall not cover the lines or connections until such inspection is made by the District's designated representative. Such inspection by the District does not indicate approval of the quality of construction in any manner but shall be done strictly to observe for:
 - a. Adequate drop from house to tap.
 - b. Absence from any excessive restrictions to flow.
 - c. Well-made and properly sealed joints.

The RPMUD office should be contacted one day prior to when the builder is ready for the inspection. The wastewater tap fee includes one (1) inspection. No additional

inspection fee will be charged if the installation is approved on the first inspection. If it is not so approved, an additional fee of \$20.00 will be charged for each additional inspection.

I. Prohibited Facilities

Facilities prohibited from connection to the wastewater service, lateral or main line.

1. No downspout, house gutter, air conditioning drain, yard or street drain will be permitted to be connected into any service or lateral wastewater lines or into the District's wastewater system.
2. Swimming pool/hot tub backwash or overflow lines will not be connected to the District's wastewater system unless approved by the Board upon written request.

J. Violations to Construction Regulations

Failure by the builder to adhere to the preceding construction regulations will occasion a fine of two hundred dollars (\$200.00) per violation(s) to be paid by the builder to the District. This penalty will be for each day that the condition continues and shall be in addition to any other penalties provided by the laws of this State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

K. Damage to District's Facilities

Any damage to the District's facilities through the negligence of or abuse by the builder or its subcontractor shall be the subsequent responsibility of the builder.

L. Costs or Damage to the District

River Plantation Municipal Utility District requires any cost to the District in addition to that covered by normal water and wastewater tap fees, (i.e., installation of normal service lines up to the property) or any damage done to District property or equipment during home construction to be borne by the builder and/or his contractors. This cost is to be paid within 30 days of billing (see attached letter) or it will be automatically deducted from the contractor's construction deposit and any remainder refunded at that time. This action will necessitate a new construction deposit to be placed with the District in addition to the full payment of any outstanding amounts owed the District, prior to any future service to that contractor. In the meantime, all pending service installations will be temporarily suspended, until the matter is satisfied. That is to say, any water and wastewater taps that have been paid for but not yet installed will be held in abeyance until such time the problem is solved to satisfaction of the District's Board of Directors. If a new construction deposit is not placed with the District, the tap fees mentioned above will be refunded, and service will not be supplied.

M. Open-Ditch Community

River Plantation is basically an open-ditch community. As such, no drainage ditch shall be covered without the builder obtaining permission as specified in Section VI of these regulations.

N. Culverts

All driveway and sidewalk culverts will be installed according to the Montgomery County Precinct 2 specifications and subject to inspection as explained in paragraphs D and E, Section VI of these regulations.

O. Sprigging/Sodding Ditches

It shall be the responsibility of the builder to immediately sprig or sod drainage ditches once cleaned to grade, without any filling or changing of grade and give suitable care to the same thereafter, to ensure a permanent ground cover is developed as quickly as possible. The District recognizes that in many cases the ditches may occupy some “right-of-way” property not belonging to the property being built upon, however, the subsequent responsibility for sprigging or sodding rests with the builder.

P. Ditches in or near Construction Sites

All drainage ditches shall be kept free of builder’s construction material, fill dirt, and construction debris. Further, temporary access driveways must have proper size culverts to avoid local flooding caused by severe storms. Violation of this regulation will result in a fine of \$200.00 for each day that this violation continues. This penalty shall be in addition to any other penalties provided by the laws of this State and may be enforced by complaints filed in the appropriate Court of Jurisdiction of Montgomery County, Texas. (Texas Water Code 54.209)

Q. Slab Elevation

To help protect against excessive surface runoff flooding, the Montgomery County Flood Control Management Agency sets the slab elevation of all structures to be constructed in Montgomery County. The District strongly recommends that the slab elevation should be at least 12” above the adjacent road crest, if such road could impede the flow of water, to ensure local drainage.

R. Disclaimer of Liability for Surface-Water Flooding

The District hereby disclaims any and all responsibility for water damage within the District as a result of surface water flooding.

River Plantation
Municipal Utility District
of Montgomery County Texas
P.O. Box 747 Conroe, Texas 77301-0747

Dear _____:

Enclosed you will find a copy of charges by the District at your site on _____ . These charges are in addition to those covered by the normal Water and Wastewater Tap Fees: for repair of damages done to the property of the District during your construction.

In accordance with River Plantation Municipal Utility District Policy, the District requires the contractor to pay this bill in full within 30 days or it will be automatically deducted from your construction deposit; any remainder will be refunded to you at your request. Such a refund will necessitate a new construction deposit to be placed with the District prior to any future service by the District.

Your usual fine cooperation in this matter will be appreciated.

Respectfully,

General Manager

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

**Order Adopting Rules and Regulations for District Parks, Recreational Areas
and District Property, Facilities, Easements and Rights-of-Way**

On February 24, 2022, the Board of Directors (“Board”) of River Plantation Municipal Utility District (“District”) met at its regular meeting place, with a quorum of directors present, as follows:

Julie Gilmer, President
Timothy Goodman, Vice President
Thomas Vandever, Treasurer
Mark A. Robin, Assistant Secretary

and the following were absent:

Gerard W. Smith, Secretary

when the following business was transacted:

The order set out below was introduced for the Board’s consideration. It was duly moved and seconded that said order be adopted, and after due discussion, said motion carried by the following vote:

Ayes: All directors present

Noes: None

The order thus adopted is as follows:

The order hereinafter set forth shall become effective on February 24, 2022.

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
RULES AND REGULATIONS FOR
DISTRICT PARKS, LAKES, RECREATIONAL AREAS AND
DISTRICT PROPERTY, FACILITIES, EASEMENTS AND RIGHTS-OF-WAY

MISSION STATEMENT

In pursuit of an enhanced quality of life through a greater opportunity for recreational activity, River Plantation Municipal Utility District seeks to develop and maintain versatile parks and recreational facilities for its residents and further seeks to preserve the health and well-being of its residents.

RULES

Section 1: **AUTHORITY.** These rules and regulations (“Rules”) have been adopted under the authority of Section 54.205 of the Texas Water Code and previous orders of the Board of Directors of River Plantation Municipal Utility District.

Section 2: **ADMINISTRATION.** The Board of Directors of River Plantation Municipal Utility District, along with the Montgomery County Sheriff, the Montgomery County Precinct 2 Constable and their respective deputies, shall enforce these Rules.

Section 3: **AREA COVERED.** These Rules apply to all existing and future parks and recreational facilities of the District, including the property comprising the former Charleston course, and related areas developed and maintained pursuant to the Texas Water Code, together with such additional land as may be designated as parks and recreational facilities by the District, and to all District property, facilities, easements and rights-of-way.

Section 4: **DEFINITIONS.** As used in these Rules:

- a. “Alcoholic Beverage” means any beverage containing more than one-half of one percent (.5%) of alcohol by volume, which is suitable for use as a beverage, either alone or diluted;
- b. “Board” means the Board of Directors of River Plantation Municipal Utility District;
- c. “Cart Paths” means the asphalt or concrete paths approximately five feet in width within the Recreational Facilities and constructed for the purpose of the operation of a Golf Cart.
- d. “County” means Montgomery County, Texas;
- e. “District” means River Plantation Municipal Utility District;

f. "District Property" means any water plant site, wastewater treatment plant site, lift station site, detention pond, drainage facility, easement or right-of-way owned or used by the District in performing its responsibilities as a Texas municipal utility district, including facilities and improvements located thereon;

g. "Explosives" means any chemical compound or mixture that is commonly used or intended for the purpose of producing an explosion;

h. "Golf Cart" means a small motorized vehicle designed for the purpose of transporting golfers and their golf equipment with a dry weight of less than 1,000 pounds.

i. "Parks" means all existing and future park and recreational facilities of the District, including the property comprising the former Charleston course, and related areas and developed and maintained pursuant to the Texas Water Code, together with such additional land as may be designated as parks and recreational facilities by the District;

j. "Peace Officers" means sheriffs and their deputies, constables and deputy constables, and all other peace officers as defined in Article 2.12 of the Texas Code of Criminal Procedure, as amended;

k. "Pet" means a domesticated animal kept for pleasure rather than utility;

l. "Recreational Areas" means any Parks or other areas, whether within or outside the District's boundaries, that have been designated by the District for recreational use by residents of the District and the public;

m. "Road" means any road maintained or controlled by the County or other entity for the public passage of vehicles;

n. "Special Event" means an organized activity intended for more than twenty five (25) persons to share a common purpose as a group;

o. "Vehicle" means every motor-driven device in, upon, or by which any person or property is or may transported or drawn upon a road except devices moved by human power;

p. "Weapon" means a rifle, handgun, pistol, bow and arrow, shotgun, gas gun or gas pistol, BB gun or BB pistol, pellet gun or pellet pistol, sling or sling shot; and

q. "Wildlife" means living things that are neither human nor domesticated.

Section 5: HOURS OPEN. Unless otherwise posted, the Recreational Areas shall be open from sunrise to sundown. No person shall enter into or remain within the Recreational Areas at any other time without prior written approval of the Board.

Section 6: **MOTORIZED VEHICLES AND GOLF CARTS.**

a. No person shall operate a Vehicle, other than a Golf Cart in the manner permitted herein, within the Recreational Areas or District Property except on any Road or associated parking lots. Operation of a Vehicle on the shoulder of a Road will be limited to driving thereon for the purpose of parking on the shoulder of the Road or driving a parked Vehicle from the shoulder of the Road to the paved portion of the Road. This provision does not apply to any Vehicle making deliveries of material, supplies and equipment purchased or rented by the District;

b. No person shall operate or cause or participate in the operation of a Vehicle other than a Golf Cart on a Cart Path within the Recreational Facilities other than on a designated Road or within designated Parking Areas.

c. No person shall operate or cause or participate in the operation of a Vehicle including a Golf Cart at a speed in excess of ten (10) miles per hour.

d. No person shall operate or cause or participate in the operation of a Vehicle including a Golf Cart in a manner which causes damage to District facilities or improvements.

e. No person shall operate or cause or participate in the operation of a Vehicle including a Golf Cart in a manner which is unsafe, reckless, or may cause harm to themselves or to others who are present on District property.

f. No person shall cause a Vehicle to be parked within the Recreational Areas except in a designated parking area. Vehicles parked on the shoulder of a Road in designated areas must be parked parallel to the Road. This provision does not apply to any Vehicle making deliveries of materials, supplies and equipment purchased or rented by the District; and

g. No person shall cause a Vehicle to remain within the Recreational Areas after hours unless one of the officers named in Section 2 above is notified; provided, however, that in no event shall any person cause a Vehicle to remain within the Recreational Areas in excess of twenty-four (24) hours at any given time. Vehicles remaining within the Recreational Areas for which notification has not been received will be towed and placed in storage by Peace Officers at the owner's expense.

h. No person shall operate a Vehicle including a Golf Cart within the Recreational Facilities who does not hold a valid driver's license, or learner's permit if accompanied by a licensed driver at least twenty-one (21) years of age.

i. The operation of a Golf Cart is permitted within the Recreational Facilities on Cart Paths only. Operation of a Golf Cart outside of the Cart Paths is prohibited. The operation of a Golf Cart within the Recreational Facilities is subject to all rules and regulations herein, including but not limited to Section 6 (a)-(h).

Section 7: **WILDLIFE.** No person shall willfully feed, harm, harass, trap, confine, catch, or possess any Wildlife within the Recreational Areas.

Section 8: PLANT LIFE. No person shall willfully destroy or remove any tree, shrub, vine, wildflower, grass, fern, moss, leaves, cones, or dead or downed wood within the Recreational Areas except with prior written approval of the Board.

Section 9: FIRES. No person may light, build or maintain a fire within the Recreational Areas other than within a camp stove and/or barbecue pit. If a burn ban has been enacted by the District, fire is prohibited in all areas.

Section 10: SMOKING. No person shall light, burn or smoke any cigar, pipe, cigarette, electronic cigarette (e-cigarette) or other device used for smoking or delivering tobacco or nicotine or any other legal substance within the Recreational Areas.

Section 11: WEAPONS. No person other than a Peace Officer or a person duly licensed by the State of Texas may carry or possess a weapon within the Recreational Areas. The unlawful possession or discharge of weapons within the Recreational Areas is prohibited.

Section 12: EXPLOSIVES. No person may possess gun powder or other combustibles, explosives or fireworks within the Recreational Areas. Provided, however, that this provision does not apply to gasoline and other petroleum products in fuel tanks of Vehicles or to petroleum products intended to be used as fuel for cooking.

Section 13: ANIMALS. No person may bring into or possess in the Recreational Areas any Pet or other animal other than a dog or domestic cat, except in areas clearly marked "off-leash." Any person bringing a dog or domestic cat into the Recreational Areas shall keep such dog or domestic cat confined to a vehicle or secured by a leash not exceeding fifteen (15) feet in length. Each person who brings a Pet or other animal of any kind into the Recreational Areas is responsible for the prompt clean up and disposal of any Pet or animal waste in an appropriate trash receptacle.

Section 14: GLASS BEVERAGE CONTAINERS. No person shall use any glass beverage containers in the Recreational Areas. This provision shall not apply to baby bottles, baby food jars, glass lined thermos bottles and glass lined picnic beverage coolers.

Section 15: ALCOHOLIC BEVERAGES. No person shall consume an Alcoholic Beverage in the Recreational Areas.

Section 16: USE OF LOUDSPEAKERS. No person shall use any loudspeaker, public address system or amplifier within the Recreational Areas without prior written permission from the Board.

Section 17: DUMPING AND LITTERING. All persons shall dispose of trash associated with use of the Recreational Areas in an appropriate trash receptacle. No person shall bring into the Recreational Areas or District Property any trash, refuse or waste material. Disposal of household or commercial waste, trash or refuse using any of the District's trash receptacles is prohibited.

Section 18: ADVERTISING. No person shall place, erect or attach any structure, sign, bulletin board, post, pole or advertising device of any kind whatsoever, or attach any notice, bill,

poster, sign, wire, rod or cord to any tree, shrub, fence, railing, post or structure, in the Recreational Areas.

Section 19: SOLICITING AND SALES. No person shall solicit funds or donations, or sell or offer to sell services or goods or distribute circulars in the Recreational Areas. This rule does not apply to the following:

- a. Persons soliciting donations or conducting fund-raising events for and on behalf of non-profit organizations who have secured prior written permission from the Board;
- b. Concessionaires and persons employed by concessionaires when selling goods or services, or charging for amusements, pursuant to written authority of the Board; and
- c. Fees, including reasonable security deposits, for the use of specific Recreational Areas as may be established by the Board from time to time.

Section 20: CAMPING. No person shall engage in overnight camping in the Recreational Areas except with prior written approval of the Board.

Section 21: SUPERVISION OF CHILDREN. Children under 13 years of age must be supervised by an adult at all times.

Section 22: NUISANCE: No person shall use profanity or vulgar language within the Recreational Areas. No person shall use any threatening, abusive, or insulting language or language otherwise constituting "fighting words." No person shall commit any obscene, lewd or indecent act or create a nuisance of any kind. No person shall disturb in any manner any picnic, meeting, service, concert, exercise or exhibition.

Section 23: SPECIAL EVENTS. No person or organization shall solicit for, hold or sponsor a Special Event in the Recreational Areas without submitting a completed Application for Use for Special Event form and the prior written permission of the Board, who may require the providing of liability insurance in the amounts of \$100,000 for each person, \$300,000 for each single occurrence for bodily injury or death and \$100,000 for each single occurrence for injury to or destruction of property, naming the District as insured, and the furnishing of one or more Peace Officers. The opinion of the Board as to whether or not insurance will be required and as to the required number of Peace Officers shall be final and binding.

Section 24: EMERGENCY BURN BAN. The Board may, at its sole discretion, find and determine that drought conditions exist in the District, or in the vicinity of the District, and that such drought conditions create an elevated danger of fire in the Recreational Areas or District Property that constitutes a hazard to public health and safety and an emergency.

After making such findings, the Board may impose a temporary emergency burn ban to prohibit charcoal fires, open fires, fireworks, outdoor use of inflammable materials and other conduct that could result in a fire, such burn ban to be applicable to and effective on all Recreational Areas and District Property.

Imposition of a burn ban by the Board shall have the effect of an immediate, temporary suspension of any and all authority for fires, fireworks and use of combustible materials as provided in Sections 9, 10 and 12 of these Rules until termination of the burn ban by the Board.

Notice of a District emergency burn ban shall be provided by signs, flyers, public service announcements and any other means necessary to call public attention to the burn ban, the conditions that constitute an emergency, and penalties that may result from violations of the burn ban. Notice of termination of a burn ban shall be provided by the same means.

Section 25: VIOLATIONS; REWARDS. No person shall use any portion of the Recreational Areas or District Property for any purpose other than the purpose for which it was designed or designated. The District will pay a reward of up to \$1,000 for information leading to the arrest of persons responsible for vandalism or destruction of any portion of the Recreational Areas or District Property.

Section 26: PENALTIES. Compliance with these Rules and state and federal law is a condition of the use of the Recreational Areas. Pursuant to the authority granted by Sections 49.004 and 54.205 of the Texas Water Code, as amended, the Board may seek reasonable penalties for the failure of any person to comply with these Rules and laws, which penalties shall not exceed the jurisdiction of a justice court as provided in Section 27.031 of the Texas Government Code, as amended, currently up to \$20,000.00. Such penalties may be sought for each violation of these Rules and for each day of a continuing violation and shall be in addition to any other penalties provided by state or federal law and may be enforced by complaints filed in the appropriate court of jurisdiction in the County. In any suit to enforce these Rules, the District shall seek to recover reasonable fees for attorneys and expert witnesses and other costs incurred by the District.

Section 27: SANCTIONS. Compliance with these Rules and state and federal laws is a condition to the use of the Recreational Areas.

a. The authorities designated in Section 2 above to enforce these Rules are hereby authorized to notify any person who fails or refuses to comply with these Rules or applicable state or federal laws to depart from the Recreational Areas.

b. Any person who fails to depart upon such notification shall be subject to prosecution under Section 30.05 of the Texas Penal Code for criminal trespass, in addition to other punishment or prosecution for any other crime.

c. A person who fails to comply with these Rules is subject to civil penalties of currently up to \$20,000, for each violation and for each day of a continuing violation, together with attorneys' fees, expert witness fees and costs, as provided in Section 49.004 of the Texas Water Code, as amended. These penalties shall be in addition to any other penalties provided by state or federal law and may be enforced by complaints filed in the appropriate court of jurisdiction in the County.

d. In the event of a violation of these Rules, a violation notice shall be issued to the person responsible for the violation, and the Board shall conduct a hearing on the violation and imposition of a penalty.

e. Any person witnessing any concerning action or discovery of any concerning situation should immediately notify a District constable or any other Peace Officers on duty, the District's General Manager or a member of the Board.

Section 28: EFFECT ON EXISTING LAW. These Rules are in addition to, and not in lieu of, all state and federal laws and other rules and regulations applicable within the Recreational Areas and District Property.

Section 29: SEVERABILITY. The provisions of these Rules are severable. If any word, phrase, clause, sentence, section, provision or part of these Rules should be held invalid or unconstitutional, it shall not affect the validity of the remaining provisions, and it is hereby declared to be the intent of the Board that these Rules would have been adopted as to the remaining portions, regardless of the invalidity of any part.

Section 30: AMENDMENTS. These Rules may be reviewed and amended from time to time by the Board.

Section 31: POSTING: A summary of these Rules shall be conspicuously posted at or near the entrances to the Recreational Areas, and a copy or an excerpt of these Rules shall be provided to any person who requests a copy and to any person who submits an Application for Use for Special Event of the Recreational Areas.

Section 32: EFFECTIVE DATE: These Rules shall become effective and enforceable five days after the first publication of the notice of adoption or any amendment of these Rules, as provided in Sections 54.207 and 54.208 of the Texas Water Code.

The President or any Vice President is authorized to execute and the Secretary or Assistant Secretary is authorized to attest this order on behalf of the Board and the District.

Passed and adopted this 24th day of February, 2022.

JULIE GILMER

President

ATTEST:

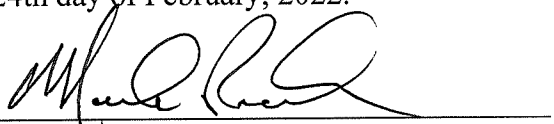
MARK A. ROBIN

Secretary

I, the undersigned ^{Asst.} secretary of the Board of Directors of River Plantation Municipal Utility District, hereby certify that the foregoing is a true and correct copy of the Order Adopting Rules and Regulations for District Parks, Recreational Areas and District Property, Facilities, Easements and Rights-of-Way adopted by said Board at its meeting of February 24, 2022, and a minute entry of that date showing the adoption thereof, the original of which resolution appears in the minute book of said Board, on file in the District's office.

I further certify that said meeting was open to the public, and that notice thereof was posted in compliance with the provisions of Tex. Gov't. Code Ann. § 551.001 et seq.

Witness my hand and seal of said District this 24th day of February, 2022.


Asst. Secretary





MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | October 16, 2023

River Plantation Municipal Utility District



WEBSITE

www.municipalaccounts.com



ADDRESS

611 Longmire Rd Suite 1
Conroe, Texas 77304



CONTACT

Phone: 936.756.1644
Fax: 936.756.1844

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River Plantation Municipal Utility District

BOOKKEEPER'S REPORT | 10/16/2023



Spotlight On Your Average Homestead Value

A home is the biggest investment a person may make. Your residents chose this area for its location, its schools and its community. The average Homestead Value is based on the total Assessed Value of the homes that qualify for a Homestead Exemption in your District. That value is then divided by the number of Qualified Homesteads in your District. Showing Average Homestead Value over time shows the trend of Assessed Value in the District.

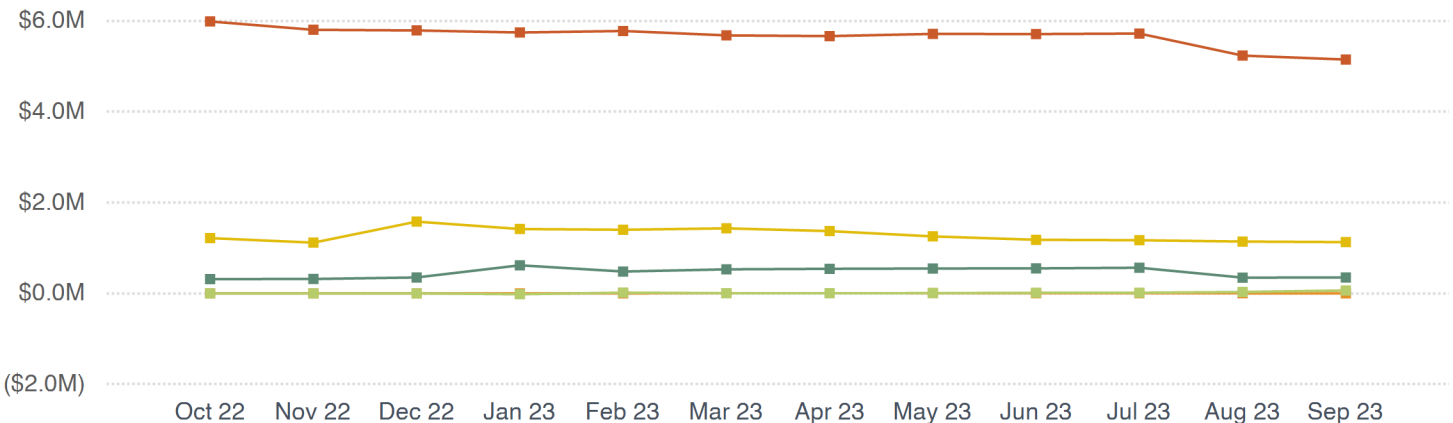
	Assessed Value of Qualified Homesteads	No. of Qualified Homesteads		Average Homestead Value
2017	\$119,332,556	742	2017	\$160,825
2018	\$104,403,422	680	2018	\$153,534
2019	\$109,523,358	654	2019	\$167,466
2020	\$117,203,660	681	2020	\$172,105
2021	\$126,073,364	694	2021	\$181,661

Account Balance | As of 10/16/2023

■ General Operating	■ Capital Projects	■ Debt Service	■ Sewer Treatment Plant	■ Joint Drainage
\$883,762	\$5,088,241	\$348,826	\$51,939	\$443

Total For All Accounts: \$6,373,211

Account Balance By Month | October 2022 - September 2023



Monthly Financial Summary - General Operating Fund

River Plantation MUD - GOF



Account Balance Summary

Balance as of 09/29/2023 **\$1,013,117**

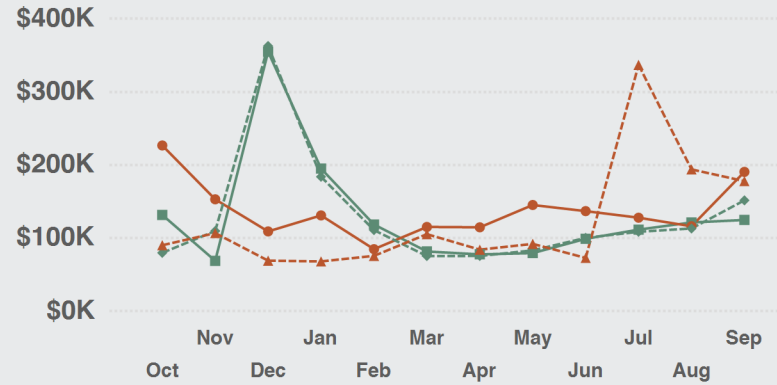
Receipts 365,482

Disbursements (494,838)

Balance as of 10/16/2023 **\$883,762**

Overall Revenues & Expenditures By Month (Year to Date)

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



September 2023

Revenues

Actual	Budget	Over/(Under)
\$124,718	\$148,087	(\$23,369)

Expenditures

Actual	Budget	Over/(Under)
\$190,580	\$134,456	\$56,125

October 2022 - September 2023 (Year to Date)

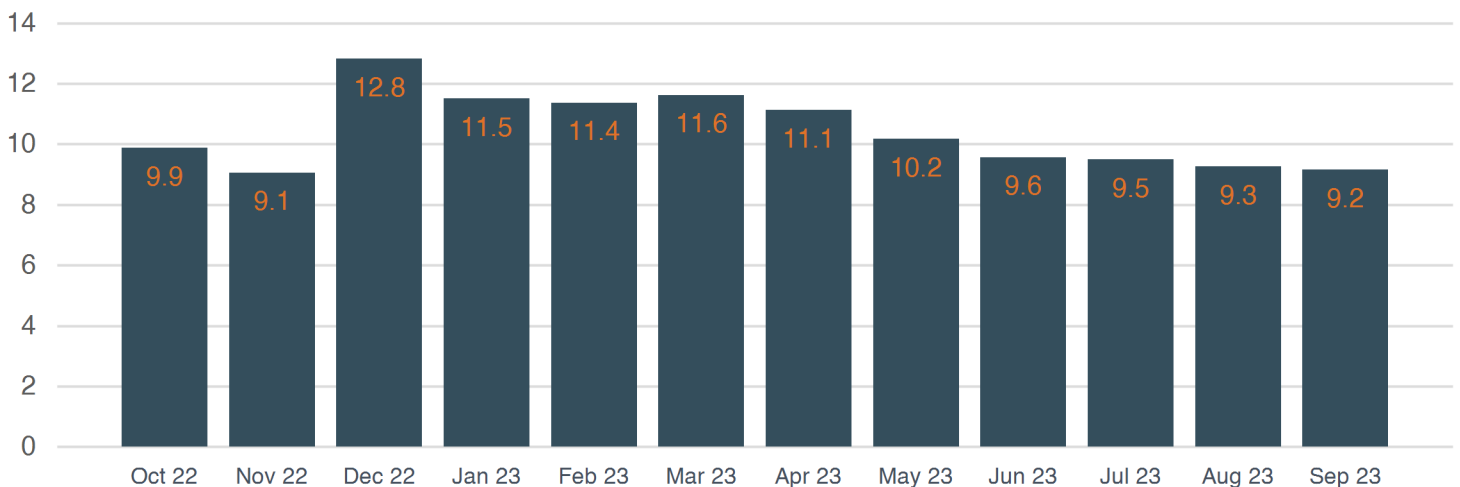
Revenues

Actual	Budget	Over/(Under)
\$1,564,063	\$1,477,869	\$86,194

Expenditures

Actual	Budget	Over/(Under)
\$1,650,825	\$1,477,869	\$172,956

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/29/2023				\$15,007.30
Receipts				
	Interest		7.77	
	Transfer from Online FFB Account		120,000.00	
	Transfer from Money Market		120,000.00	
Total Receipts				\$240,007.77
Disbursements				
23805	Centerpoint Energy	Utilities-Admin	(43.12)	
23806	Entergy	Utilities	(6,682.55)	
23807	Timothy Goodman	Fees of Office - 10/22 - 9/23	(1,474.60)	
23808	Timothy Goodman	Fees of Office - 10/22 - 9/23 - Additional	(692.62)	
23809	Betty L Brown	Fees of Office - 10/22 - 9/23	(1,533.12)	
23810	Julie G Gilmer	Fees of Office - 10/22 - 9/23	(1,085.40)	
23811	Karl T Sakocius	Fees of Office - 10/22 - 9/23	(1,342.25)	
23812	Thomas L Vandever	Fees of Office - 10/22 - 9/23	(1,339.07)	
23813	Julie Gilmer	Reimbursements	(1,109.53)	
23814	Barry Thierno	Customer Refund	(29.74)	
23815	BHHS Premier Properties	Customer Refund	(276.40)	
23816	Christian Seberino	Customer Refund	(96.56)	
23817	Douglas DeAmicis	Customer Refund	(30.05)	
23818	Grand Monarch Management	Customer Refund	(39.47)	
23819	Jessica Bates	Customer Refund	(56.03)	
23820	Main Street Renewal LLC	Customer Refund	(211.89)	
23821	Susan Stebbins.	Customer Refund	(91.04)	
23822	Association of Water Board Directors	Membership & Dues - 2024	(750.00)	
23823	Consolidated Communications	Telephone Exp- Admin	(316.23)	
23824	Houston Chronicle	Legal Notices & Other Publ.	(845.90)	
23825	Municipal Accounts & Consulting L.P.	Bookkeeping Fees	(4,587.67)	
23826	Municipal Operations & Consulting, Inc.	Operations & Maintenance	(79,747.78)	
23827	Prepared Publications, Inc.	Operations Admin	(210.00)	
23828	Ram Rod Utilities, LLC	Capital Outlay	(6,500.00)	
23829	River Plantation - Joint Drainage	Purchased Drainage	(19,805.95)	
23830	River Plantation - STP	September 2023 Billing	(20,942.98)	
23831	Smith, Murdaugh, Little & Bonham, LLP.	Legal Fees - General Legal	(13,251.40)	
23832	The Radich Law Firm, PLLC	Legal Fees	(17,163.63)	
23833	TML Intergovernmental Risk Pool	Insurance & Surety Bond	(34,156.92)	
23834	Vogler & Spencer Engineering	Engineering Invoices	(16,036.25)	
23835	River Plantation - STP	August 2023 Billing Additional	(1,102.88)	
23836	Centerpoint Energy	Utilities	0.00	
23837	Entergy	Utilities	0.00	

Cash Flow Report - Checking Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
Svc Chg	First Financial Bank	Bank Charges	(42.00)	
Total Disbursements				(\$231,593.03)
Balance as of 10/16/2023				\$23,422.04

Cash Flow Report - Online Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/29/2023				\$2,214.26
Receipts				
	Accounts Receivable		107,291.47	
	Accounts Receivable		12,862.94	
	Interest		26.38	
Total Receipts				\$120,180.79
Disbursements				
AR	Accounts Receivable	Accounts Receivable	0.00	
Tsf	River Plantation MUD	Returned	(268.27)	
Tsf	River Plantation MUD	Transfer to FFB Operating	(120,000.00)	
Total Disbursements				(\$120,268.27)
Balance as of 10/16/2023				\$2,126.78

Cash Flow Report - Tax Deposit Account

River Plantation MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/29/2023				\$719.14
Receipts				
	Interest		1.85	
	Tax Revenue		146.93	
	Tax Revenue		509.81	
Total Receipts				\$658.59
Disbursements				
Tx Rpt	Tammy McRae, Tax Assessor	Tax Revenue	(976.28)	
Total Disbursements				(\$976.28)
Balance as of 10/16/2023				\$401.45

Actual vs. Budget Comparison

River Plantation MUD - GOF



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	73,524	36,049	37,475	455,796	400,000	55,796	400,000
14102 LSGCD Fees	1,566	718	848	10,097	13,000	(2,903)	13,000
14105 Reconnection Fee	0	1,083	(1,083)	5,280	13,000	(7,720)	13,000
Total Water Revenue	75,090	37,850	37,240	471,173	426,000	45,173	426,000
Wastewater Revenue							
14201 Wastewater-Customer Service Fee	40,600	36,113	4,487	436,001	420,000	16,001	420,000
Total Wastewater Revenue	40,600	36,113	4,487	436,001	420,000	16,001	420,000
Property Tax Revenue							
14301 Maintenance Tax Collections	(66)	786	(852)	551,990	535,000	16,990	535,000
Total Property Tax Revenue	(66)	786	(852)	551,990	535,000	16,990	535,000
Tap Connection Revenue							
14501 Tap Connections	240	333	(93)	7,530	4,000	3,530	4,000
14502 Inspection Fees	0	0	0	2,735	0	2,735	0
Total Tap Connection Revenue	240	333	(93)	10,265	4,000	6,265	4,000
Administrative Revenue							
14702 Penalties & Interest	3,664	1,000	2,664	15,584	12,000	3,584	12,000
14704 EPUD Revenues	0	0	0	2,251	0	2,251	0
14705 TCEQ Fee	519	323	196	4,334	3,880	454	3,880
14706 Bank Service Fees	0	4	(4)	0	50	(50)	50
Total Administrative Revenue	4,183	1,327	2,856	22,168	15,930	6,238	15,930
Interest Revenue							
14801 Interest Earned on Checking	36	20	16	784	240	544	240
14802 Interest Earned on Temp. Invest	4,635	375	4,260	48,482	4,500	43,982	4,500
Total Interest Revenue	4,671	395	4,276	49,266	4,740	44,526	4,740
Other Revenue							
15801 Miscellaneous Income	0	83	(83)	23,199	1,000	22,199	1,000
Total Other Revenue	0	83	(83)	23,199	1,000	22,199	1,000
Total Revenues	124,718	76,888	47,830	1,564,063	1,406,670	157,393	1,406,670
Expenditures							
Water Service							
16102 Operations - Water	8,016	50,333	(42,317)	110,190	604,000	(493,810)	604,000
16104 Maintenance & Repairs - Water	46,261	4,000	42,261	353,031	48,000	305,031	48,000
16107 Chemicals - Water	0	1,167	(1,167)	10,567	14,000	(3,433)	14,000

Actual vs. Budget Comparison

River Plantation MUD - GOF



	September 2023			October 2022 - September 2023			Annual Budget	
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)		
Expenditures								
Water Service								
16108	Laboratory Expense - Water	390	500	(110)	25,571	6,000	19,571	6,000
16109	Landscape Service - Water	0	4,152	(4,152)	54,507	39,440	15,067	39,440
16110	Utilities - Water	6,953	5,417	1,536	72,727	65,000	7,727	65,000
16116	Permit Fees - Water	0	1,656	(1,656)	2,467	3,500	(1,033)	3,500
16117	TCEQ Regulatory Expense - Water	0	1,250	(1,250)	479	1,750	(1,271)	1,750
16118	LSGWCD Fees	0	0	0	19,199	20,500	(1,301)	20,500
Total Water Service		61,620	68,474	(6,855)	648,736	802,190	(153,454)	802,190
Wastewater Service								
16201	Operations - Wastewater	1,800	2,083	(283)	21,975	25,000	(3,025)	25,000
16204	Purchase Wastewater Service	20,943	12,052	8,891	209,885	144,624	65,261	144,624
16208	Laboratory Fees - Wastewater	390	0	390	2,036	0	2,036	0
16209	Landscape Service -Wastewater	0	4,152	(4,152)	17,430	39,440	(22,010)	39,440
16211	Utilities - Wastewater	89	8	81	1,025	100	925	100
16217	TCEQ Regulatory Exp- Wastewater	0	1,250	(1,250)	479	1,750	(1,271)	1,750
16219	Maint & Repairs - Wastewater	10,624	4,983	5,641	112,879	59,800	53,079	59,800
Total Wastewater Service		33,846	24,529	9,317	365,708	270,714	94,994	270,714
Storm Water Quality								
16406	Purchased Drainage	19,806	1,942	17,864	26,370	23,300	3,070	23,300
Total Storm Water Quality		19,806	1,942	17,864	26,370	23,300	3,070	23,300
Tap Connection								
16501	Tap Connection Expense - Water	0	133	(133)	1,350	1,600	(250)	1,600
16503	Tap Connection Exp - Wastewater	6,720	217	6,503	6,720	2,600	4,120	2,600
Total Tap Connection		6,720	350	6,370	8,070	4,200	3,870	4,200
Parks & Recreation Service								
16604	Maintenance & Repairs - Park	2,750	2,250	500	45,145	27,000	18,145	27,000
Total Parks & Recreation Service		2,750	2,250	500	45,145	27,000	18,145	27,000
Administrative Service								
16701	Legal Fees	30,033	15,000	15,033	263,009	180,000	83,009	180,000
16706	Engineering Fees	16,036	5,167	10,870	93,504	62,000	31,504	62,000
16712	Bookkeeping Fees	4,454	3,741	713	79,916	44,895	35,021	44,895
16713	Legal Notices & Other Publ.	0	8	(8)	1,400	100	1,300	100
16714	Printing & Office Supplies	5,198	300	4,898	37,358	3,600	33,758	3,600
16716	Delivery Expense	77	42	36	580	500	80	500
16717	Postage	720	400	320	7,519	4,800	2,719	4,800
16718	Insurance & Surety Bond	0	0	0	30,604	25,000	5,604	25,000
16719	AWBD Expense	0	0	0	1,400	700	700	700

Actual vs. Budget Comparison

River Plantation MUD - GOF



	September 2023			October 2022 - September 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	42	45	(3)	2,362	540	1,822	540
16723 Travel Expense	0	125	(125)	735	1,500	(765)	1,500
16725 Tax Assessor/Collector	0	0	0	444	800	(356)	800
16732 Appraisal District Fees	1,751	1,000	751	7,003	4,000	3,003	4,000
16733 Membership & Dues	750	0	750	1,500	30	1,470	30
Total Administrative Service	59,060	25,828	33,233	536,637	338,465	198,172	338,465
Payroll Expense							
17101 Payroll- Directors	0	10,000	(10,000)	0	10,000	(10,000)	10,000
17105 Payroll-TWC/ TAX	0	1,000	(1,000)	0	1,000	(1,000)	1,000
Total Payroll Expense	0	11,000	(11,000)	0	11,000	(11,000)	11,000
Other Expense							
17802 Miscellaneous Expense	278	83	195	13,659	1,000	12,659	1,000
Total Other Expense	278	83	195	13,659	1,000	12,659	1,000
Total Expenditures	184,080	134,456	49,625	1,644,325	1,477,869	166,456	1,477,869
Total Revenues (Expenditures)	(59,362)	(57,567)	(1,795)	(80,262)	(71,199)	(9,063)	(71,199)
Other Revenues							
Extra Ordinary Revenue							
15901 Prior Year Surplus	0	71,199	(71,199)	0	71,199	(71,199)	71,199
Total Extra Ordinary Revenue	0	71,199	(71,199)	0	71,199	(71,199)	71,199
Total Other Revenues	0	71,199	(71,199)	0	71,199	(71,199)	71,199
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	6,500	0	6,500	6,500	0	6,500	0
Total Capital Outlay	6,500	0	6,500	6,500	0	6,500	0
Total Other Expenditures	6,500	0	6,500	6,500	0	6,500	0
Total Other Revenues (Expenditures)	(6,500)	71,199	(77,699)	(6,500)	71,199	(77,699)	71,199
Excess Revenues (Expenditures)	(65,862)	13,632	(79,494)	(86,762)	0	(86,762)	0

Balance Sheet as of 09/30/2023

River Plantation MUD - GOF



Assets

Bank

11101 Cash in Bank	\$8,247
11102 Tax Deposit	401
11103 Online	122,127

Total Bank \$130,776

Investments

11201 Time Deposits	\$997,812
---------------------	-----------

Total Investments \$997,812

Receivables

11301 Accounts Receivable	\$111,287
11303 Maintenance Tax Receivable	58,172

Total Receivables \$169,459

Interfund Receivables

11404 Due From Joint Plant	\$50,081
11405 Due From Joint Drainage	2,000

Total Interfund Receivables \$52,081

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

\$1,379,110

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$180,941
------------------------	-----------

Total Accounts Payable \$180,941

Other Current Liabilities

12207 Due To Tax Assessor	\$962
---------------------------	-------

Total Other Current Liabilities \$962

Interfund Payables

12402 Due To Debt Service	(\$253)
---------------------------	---------

Total Interfund Payables (\$253)

Deferrals

12502 Deferred Inflows Property Taxes	\$58,172
---------------------------------------	----------

Total Deferrals \$58,172

Balance Sheet as of 09/30/2023

River Plantation MUD - GOF



Liabilities & Equity

Liabilities		
Deposits		
12601 Customer Meter Deposits		\$119,044
Total Deposits		<u>\$119,044</u>
Total Liabilities		<u>\$358,865</u>
Equity		
Unassigned Fund Balance		
13101 Unassigned Fund Balance		\$1,107,007
Total Unassigned Fund Balance		<u>\$1,107,007</u>
Net Income		<u>(\$86,762)</u>
Total Equity		<u>\$1,020,245</u>
Total Liabilities & Equity		<u><u>\$1,379,110</u></u>

Monthly Financial Summary - Capital Projects Fund

River Plantation MUD - CPF

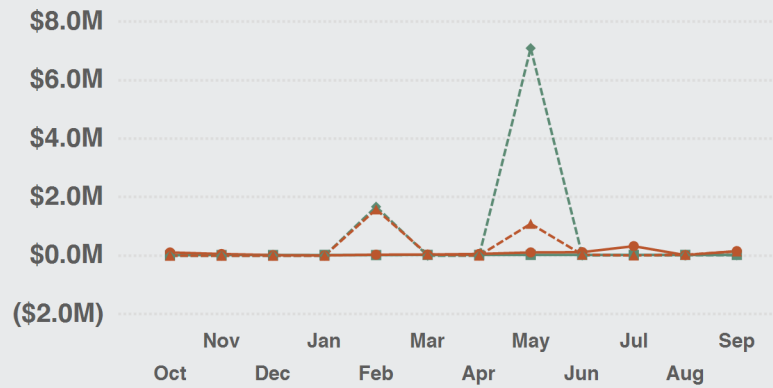


Account Balance Summary

Balance as of 09/29/2023	\$5,127,454
Receipts	86,724
Disbursements	(125,937)
Balance as of 10/16/2023	\$5,088,241

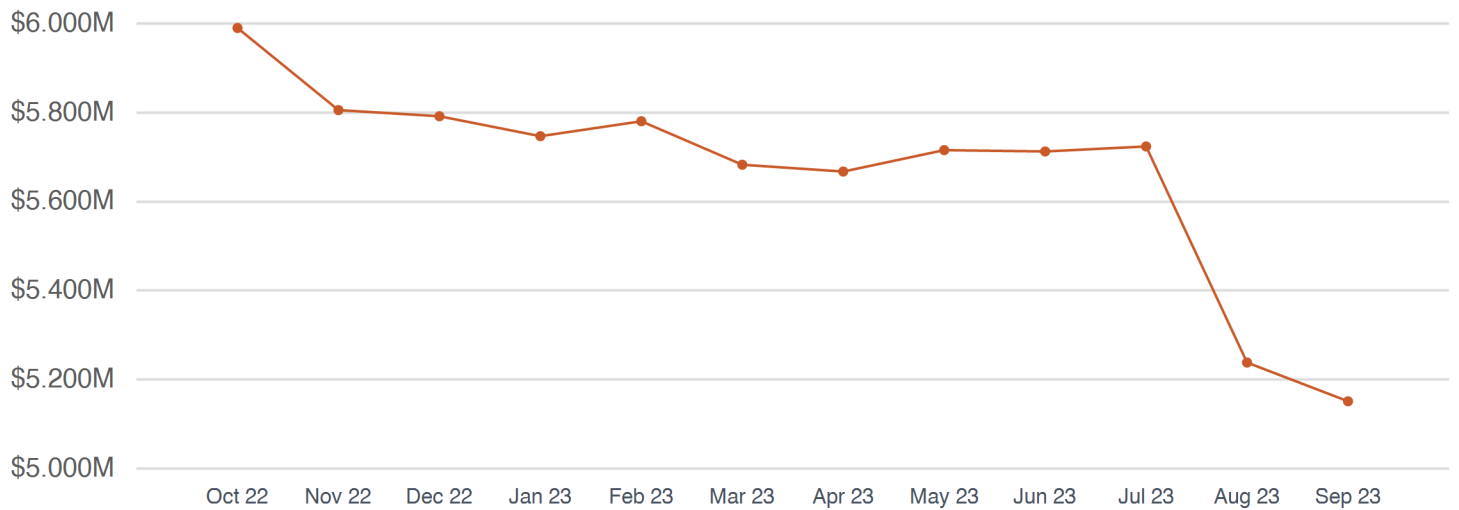
Overall Revenues & Expenditures By Month (Year to Date)

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



Account Balance By Month | October 2022 - September 2023

—● CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account

River Plantation MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 09/29/2023				\$358.46
Receipts				
	Interest		4.54	
	Transfer from TX Class Series 2022 WS&D		62,966.57	
Total Receipts				\$62,971.11
Disbursements				
1031	McDonald Municipal & Industrial	Pay Application #2	(55,143.00)	
1032	River Plantation MUD - STP	STP Billing - September 2023	(2,205.77)	
1033	Vogler & Spencer Engineering	Engineering Fees	(5,617.80)	
Bnk Chg	First Financial Bank	Bank Service Charge	(3.87)	
Total Disbursements				(\$62,970.44)
Balance as of 10/16/2023				\$359.13

Monthly Financial Summary - Sewer Treatment Plant Fund



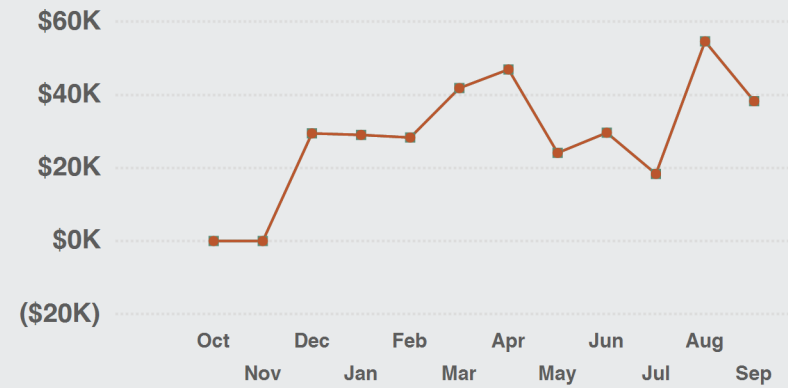
River Plantation MUD - STP

Account Balance Summary

Balance as of 09/29/2023	\$11,554
Receipts	80,502
Disbursements	(40,117)
Balance as of 10/16/2023	\$51,939

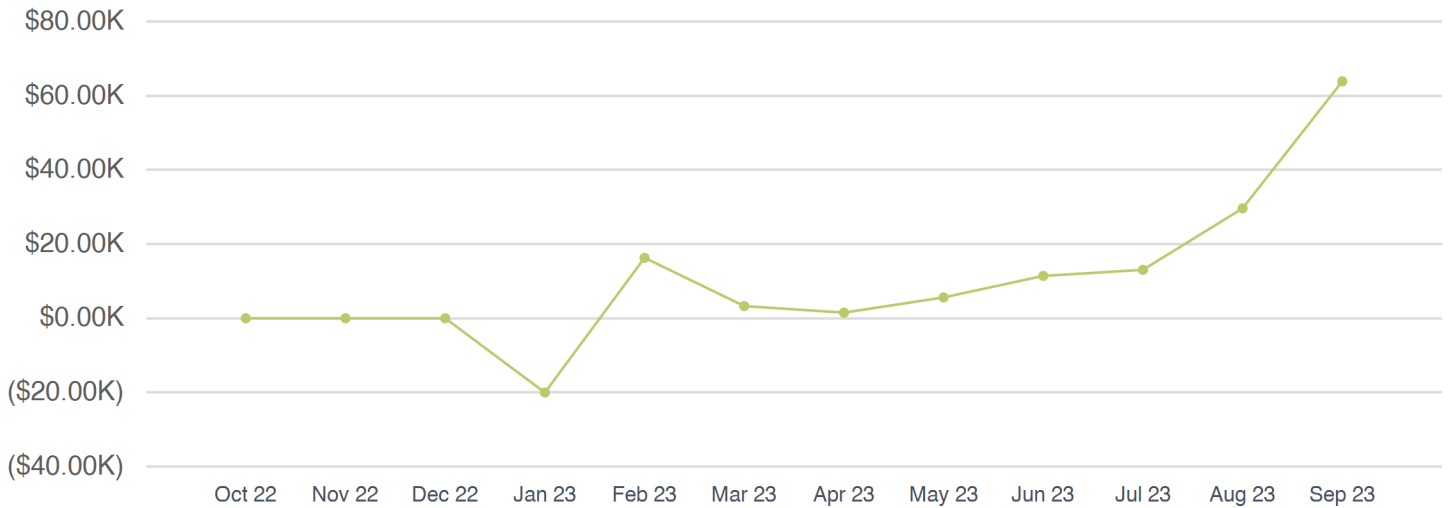
Overall Revenues & Expenditures By Month (Year to Date)

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



Account Balance By Month | October 2022 - September 2023

—● SEWER TREATMENT PLANT FUND



Cash Flow Report - Checking Account

River Plantation MUD - STP



Number	Name	Memo	Amount	Balance
Balance as of 09/29/2023				\$11,554.45
Receipts				
	Interest on Checking		8.32	
	Transfer from Operating in Error		2,000.00	
	Accounts Receivable - EPUD		49,369.62	
	Accounts Receivable - EPUD		4,872.09	
	Accounts Receivable - River Plantation		20,942.98	
	Accounts Receivable - River Plantation Capital		2,205.77	
	Accounts Receivable - River Plantation		1,102.88	
Total Receipts				\$80,501.66
Disbursements				
1048	Entergy	Utilities	(3,730.43)	
1049	Republic Services	Garbage Expense	(159.60)	
1050	Municipal Accounts & Consulting LP	Bookkeeping Fees - STP	(1,268.35)	
1051	Municipal Operations & Consulting	Operator Expense	(26,484.06)	
1052	Vogler & Spencer Engineering	Engineering Fees	(6,634.25)	
1053	GFL Environmental	Sludge Removal	(1,824.00)	
1054	Entergy	Utilities	0.00	
1055	Republic Services	Garbage Expense	0.00	
Svc Chg	First Financial	Bank Charge	(1.10)	
Svc Chg	First Financial	Bank Charge	(15.00)	
Total Disbursements				(\$40,116.79)
Balance as of 10/16/2023				\$51,939.32

Actual vs. Budget Comparison

River Plantation MUD - STP



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Interest Revenue							
74801 Interest Earned on Checking	8	8	0	27	100	(73)	100
Total Interest Revenue	8	8	0	27	100	(73)	100
Participant Revenue-WWTP							
75201 RP MUD Revenue	20,943	12,052	8,891	173,807	144,624	29,183	144,624
75202 EPUD Revenue	15,136	8,035	7,101	148,731	96,416	52,315	96,416
75203 RP CPF Revenue	2,206	0	2,206	18,190	0	18,190	0
Total Participant Revenue-WWTP	38,284	20,087	18,198	340,729	241,040	99,689	241,040
Total Revenues	38,293	20,095	18,198	340,756	241,140	99,616	241,140
Expenditures							
Garbage Service							
76301 Garbage Expense	160	0	160	1,096	0	1,096	0
Total Garbage Service	160	0	160	1,096	0	1,096	0
Administrative Service							
76703 Engineering Fees	6,634	833	5,801	54,310	10,000	44,310	10,000
76704 Bookkeeping Fees	1,258	417	842	10,403	5,000	5,403	5,000
76708 Insurance & Surety Bond	0	417	(417)	0	5,000	(5,000)	5,000
76709 Bank Service Charges	16	0	16	19	0	19	0
76710 Security Expense	0	0	0	18,474	0	18,474	0
Total Administrative Service	7,909	1,667	6,242	83,206	20,000	63,206	20,000
WWTP Service							
77201 Operations - Wastewater	1,500	1,667	(167)	24,827	20,000	4,827	20,000
77202 Utilities	3,730	4,000	(270)	40,170	48,000	(7,830)	48,000
77203 Maint & Repairs - Wastewater	18,750	5,000	13,750	139,249	60,000	79,249	60,000
77205 Chemicals - Wastewater	2,606	850	1,756	6,845	10,200	(3,355)	10,200
77206 Laboratory Expense - Wastewater	3,628	1,667	1,961	12,503	20,000	(7,497)	20,000
77207 Sludge Removal	0	1,950	(1,950)	28,736	23,400	5,336	23,400
77208 Mowing - Wastewater	0	435	(435)	2,610	5,220	(2,610)	5,220
77209 Telephone Expense	0	60	(60)	0	720	(720)	720
77211 Permit Fees	0	2,800	(2,800)	1,368	33,600	(32,232)	33,600
Total WWTP Service	30,214	18,428	11,786	256,309	221,140	35,169	221,140
Other Expense							
77801 Miscellaneous Expense	10	0	10	145	0	145	0
Total Other Expense	10	0	10	145	0	145	0
Total Expenditures	38,293	20,095	18,198	340,756	241,140	99,616	241,140

Actual vs. Budget Comparison

River Plantation MUD - STP



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Total Revenues (Expenditures)	0	0	0	0	0	0	0
Excess Revenues (Expenditures)	0	0	0	0	0	0	0

Monthly Financial Summary - Joint Drainage Fund

River Plantation MUD - Joint Drainage

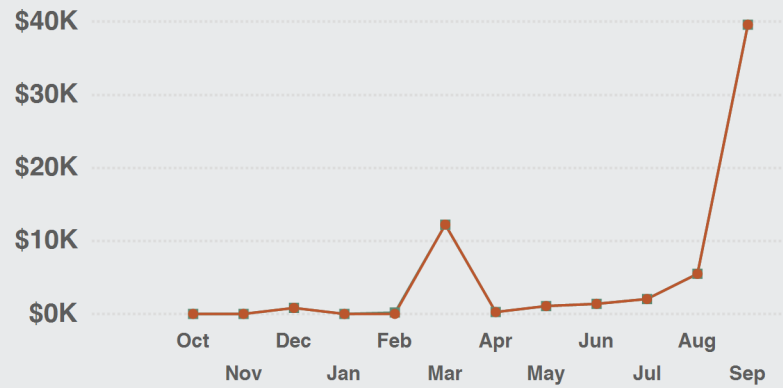


Account Balance Summary

Balance as of 09/29/2023	\$249
<hr/>	
Receipts	39,806
Disbursements	(39,612)
<hr/>	
Balance as of 10/16/2023	\$443

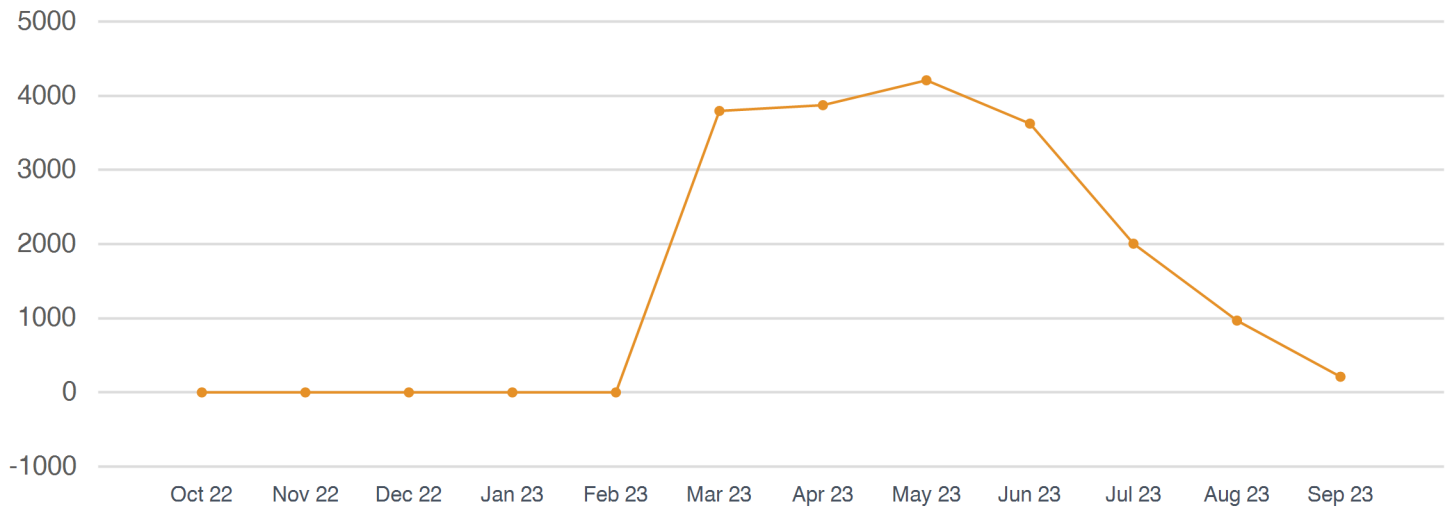
Overall Revenues & Expenditures By Month (Year to Date)

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



Account Balance By Month | October 2022 - September 2023

—● JOINT DRAINAGE FUND



Cash Flow Report - Checking Account

River Plantation MUD - Joint Drainage



Number	Name	Memo	Amount	Balance
Balance as of 09/29/2023				\$249.00
Receipts				
	River Plantation Billing		19,805.95	
	Transfer from Operating		20,000.00	
Total Receipts				\$39,805.95
Disbursements				
1019	Entergy	Utilities	(25.44)	
1020	All Seasons Lawn Maintenance	Vegetation Clean Up	(35,900.00)	
1021	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(951.67)	
1022	Vogler & Spencer Engineering	Engineering Fees	(2,722.50)	
1023	Entergy	Utilities	0.00	
JE	First Financial Bank	Bank Service Charge	(12.28)	
Total Disbursements				(\$39,611.89)
Balance as of 10/16/2023				\$443.06

Actual vs. Budget Comparison

River Plantation MUD - Joint Drainage



	September 2023			October 2022 - September 2023			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Interest Revenue							
94801 Interest Earned on Checking	0	8	(8)	0	100	(100)	100
Total Interest Revenue	0	8	(8)	0	100	(100)	100
Participant Revenue-JWP							
95301 RP MUD Revenue	19,806	1,942	17,864	25,647	23,300	2,347	23,300
95302 EPUD Revenue	19,806	1,942	17,864	31,656	23,300	8,356	23,300
95303 RP CPF Revenue	0	0	0	6,009	0	6,009	0
Total Participant Revenue-JWP	39,612	3,883	35,729	63,313	46,600	16,713	46,600
Total Revenues	39,612	3,892	35,720	63,313	46,700	16,613	46,700
Expenditures							
Administrative Service							
96703 Engineering Fee	2,723	0	2,723	23,094	0	23,094	0
96704 Bookkeeping Fee	952	417	535	3,783	5,000	(1,217)	5,000
96709 Bank Service Charges	12	0	12	76	0	76	0
Total Administrative Service	3,686	417	3,270	26,954	5,000	21,954	5,000
JWP Service							
97302 Maintenance & Repairs	35,900	3,000	32,900	35,900	36,000	(100)	36,000
97305 Utilities	25	25	0	279	300	(21)	300
97306 Mowing Expense	0	450	(450)	0	5,400	(5,400)	5,400
Total JWP Service	35,925	3,475	32,450	36,179	41,700	(5,521)	41,700
Total Expenditures	39,612	3,892	35,720	63,133	46,700	16,433	46,700
Total Revenues (Expenditures)	0	0	0	180	0	180	0
Excess Revenues (Expenditures)	0	0	0	180	0	180	0

District Debt Summary as of 10/16/2023

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
28	AA	\$8.05M	\$325.94K	Refer to FA for Available \$

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

Outstanding Debt Breakdown

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

District Debt Schedule

River Plantation MUD - DSF



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

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

Investment Profile as of 10/16/2023

River Plantation MUD

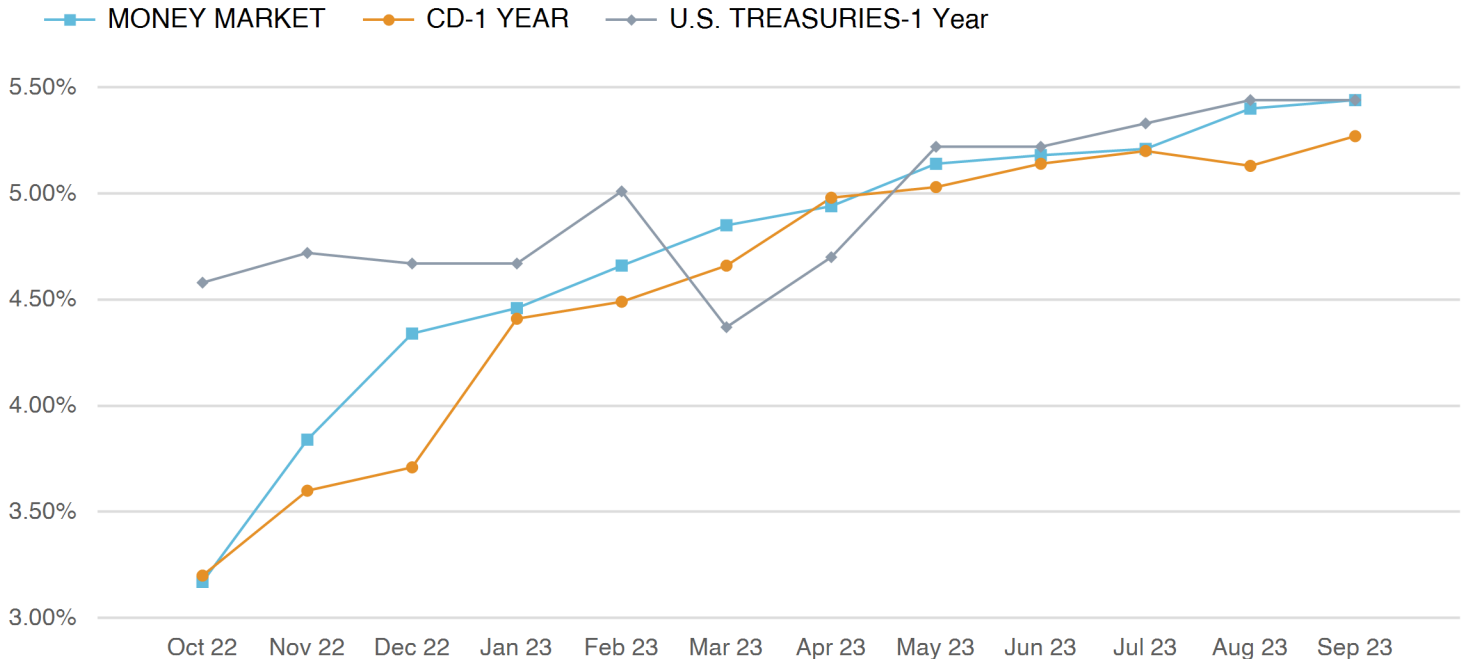


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$883,762	Funds Available to Invest \$5,088,241	Funds Available to Invest \$348,826	Funds Available to Invest \$52,382
Funds Invested \$857,812	Funds Invested \$5,087,882	Funds Invested \$348,826	Funds Invested \$0
Percent Invested 97 %	Percent Invested 99 %	Percent Invested 100 %	Percent Invested 0 %

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.45 %	180 Days	5.35 %	180 Days	5.58 %
		270 Days	5.27 %	270 Days	5.58 %
		1 Yr	5.27 %	1 Yr	5.44 %
		13 Mo	5.21 %	13 Mo	N/A
		18 Mo	4.62 %	18 Mo	5.44 %
		2 Yr	2.83 %	2 Yr	5.12 %

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

Investment Rates Over Time (By Month) | October 2022 - September 2023



Account Balance as of 10/16/2023

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		5.54 %	857,811.79	
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5416)			0.15 %	23,422.04	Cash In Bank
FIRST FINANCIAL BANK (XXXX5440)			0.20 %	401.45	Tax Deposit Account
FIRST FINANCIAL BANK (XXXX4421)			0.20 %	2,126.78	Online Account
Totals for General Operating Fund				\$883,762.06	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0002)	01/14/2022		5.54 %	20,605.75	Series 2022 Park
TEXAS CLASS (XXXX0004)	04/05/2022		5.54 %	5,067,275.87	Series 2022 WS&D
Checking Account(s)					
FIRST FINANCIAL BANK (XXXX5941)			0.00 %	359.13	Checking Account
Totals for Capital Projects Fund				\$5,088,240.75	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0003)	01/14/2022		5.54 %	775.19	Park
TEXAS CLASS (XXXX0005)	04/05/2022		5.54 %	348,050.32	WS&D
Totals for Debt Service Fund				\$348,825.51	

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 %	51,939.32	Checking Account
Totals for Sewer Treatment Plant Fund				\$51,939.32	

Account Balance as of 10/16/2023

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 %	443.06	Checking Account
Totals for Joint Drainage Fund				\$443.06	
Grand Total for River Plantation MUD :				\$6,373,210.70	

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
General Journal	07/31/2023	EPUD		July 2023 Additional Water Connections	257.05		657.04
General Journal	09/30/2023	EPUD		April 2023 Additional Water Connections - Deposited in STP		116.20	540.84
General Journal	09/30/2023	EPUD		May 2023 Additional Water Connections - Deposited in STP		134.42	406.42
General Journal	09/30/2023	EPUD		June 2023 Additional Water Connections - Deposited in STP		149.37	257.05
General Journal	09/30/2023	EPUD		July 2023 Additional Water Connections - Deposited in STP		257.05	0.00
Total 11302 - Accounts Receivable -EPUD					174,622.28	182,991.20	0.00
TOTAL					174,622.28	182,991.20	0.00

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

All Transactions

Type	Date	Num	Name	Memo	Debit	Credit	Balance
71302 - Accounts Receivable - EPUD							
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	05/31/2023	EPUD		Accounts Receivable - May Add'l (2) for August 24 2023 Meeting	1,081.67		69,518.73
General Journal	06/05/2023	Receipt	First Fin...	Accounts Receivable - EPUD		9,875.74	59,642.99
General Journal	06/30/2023	EPUD		Accounts Receivable - June for July 13 2023 Meeting	2,754.24		62,397.23
General Journal	06/30/2023	EPUD		Accounts Receivable - June Add'l for August 24 2023 Meeting	8,965.15		71,362.38
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD		172.00	71,190.38
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD		955.68	70,234.70
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD		9,902.17	60,332.53
General Journal	07/10/2023	Receipt	First Fin...	Accounts Receivable - EPUD due to CPF - March 2023 CPF invoices p...		8,235.11	52,097.42
General Journal	07/31/2023	EPUD		Accounts Receivable - July for August 24 2023 Meeting	6,541.41		58,638.83
General Journal	07/31/2023	EPUD		Accounts Receivable - July Add'l for September 28 2023 Meeting	721.12		59,359.95
General Journal	08/14/2023	Dep	First Fin...	Accounts Receivable - EPUD May		7,000.01	52,359.94
General Journal	08/14/2023	Dep	First Fin...	Accounts Receivable - EPUD April Add'l		1,442.23	50,917.71
General Journal	08/31/2023	EPUD		Accounts Receivable - August for Sept. 28 2023 Meeting	18,718.85		69,636.56
General Journal	08/31/2023	EPUD		Accounts Receivable - August CPF for Sept. 28 2023 Meeting	2,163.35		71,799.91
General Journal	08/31/2023	EPUD		Accounts Receivable - August Add'l for Oct. 16 2023 Meeting	721.12		72,521.03
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 12/31/22		2,273.14	70,247.89
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 12/31/22		79.75	70,168.14
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 1/31/23		1,558.35	68,609.79
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 2/28/23		1,436.66	67,173.13
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 2/28/23		9,547.44	57,625.69
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 3/31/23		7,324.90	50,300.79
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 4/30/23		8,668.68	41,632.11
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 5/31/23		1,081.67	40,550.44
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 6/30/23		8,965.15	31,585.29
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 7/31/23		6,541.41	25,043.88
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 5/31/23		1,407.43	23,636.45
General Journal	09/30/2023	Receipt	First Fin...	Accounts Receivable - EPUD - 6/30/23		2,754.24	20,882.21
General Journal	09/30/2023	AR		Accounts Receivable - Seta for Oct. 16 2023 Meeting	13,693.49		34,575.70
General Journal	09/30/2023	EPUD		Accounts Receivable - September CPF for Oct. 16 2023 Meeting	1,442.23		36,017.93
Total 71302 - Accounts Receivable - EPUD					125,239.69	89,221.76	36,017.93
TOTAL					125,239.69	89,221.76	36,017.93

**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	103.02		555.63
General Journal	03/17/2023	Wire		Accounts Receivable - EPUD		11.86	543.77
General Journal	03/17/2023	Wire		Accounts Receivable - EPUD		11.93	531.84
General Journal	03/17/2023	Wire		Accounts Receivable - EPUD		419.80	112.04
General Journal	03/31/2023	JE		Accounts Receivable EPUD - March	112.18		224.22
General Journal	03/31/2023	JE		Accounts Receivable EPUD - March CPF	6,009.37		6,233.59
General Journal	03/31/2023	JE	Vogler & Spencer ...	Accounts Receivable EPUD - March CPF		6,009.37	224.22
General Journal	04/30/2023	JE		Accounts Receivable EPUD - April	137.94		362.16
General Journal	05/31/2023	JE		Accounts Receivable EPUD - May	539.06		901.22
General Journal	05/31/2023	JE		Accounts Receivable EPUD - May Add'l	9.47		910.69
General Journal	06/08/2023	JE		Accounts Receivable EPUD - January		9.02	901.67
General Journal	06/08/2023	JE		Accounts Receivable EPUD - January - Adjustment		0.01	901.66
General Journal	06/30/2023	JE		Accounts Receivable EPUD - June	700.95		1,602.61
General Journal	07/10/2023	JE		Accounts Receivable EPUD - March		137.94	1,464.67
General Journal	07/31/2023	JE		Accounts Receivable EPUD - July	1,032.73		2,497.40
General Journal	08/16/2023	JE		Accounts Receivable EPUD - March		539.06	1,958.34
General Journal	08/31/2023	JE		Accounts Receivable EPUD - August	2,753.04		4,711.38
General Journal	09/30/2023	JE		Accounts Receivable EPUD - Feb 2023 (Doesn't match in...		103.02	4,608.36
General Journal	09/30/2023	JE		Accounts Receivable EPUD - March 2023 (Doesn't match...		99.68	4,508.68
General Journal	09/30/2023	JE		Accounts Receivable EPUD - July 2023		1,032.73	3,475.95
General Journal	09/30/2023	JE		Accounts Receivable EPUD - June 2023		700.95	2,775.00
General Journal	09/30/2023	JE		Accounts Receivable EPUD - May 2023		9.47	2,765.53
General Journal	09/30/2023	JE		Accounts Receivable EPUD - September	19,805.94		22,571.47
Total 91302 - Accounts Receivable - EPUD					<u>31,656.31</u>	<u>9,084.84</u>	<u>22,571.47</u>
TOTAL					<u>31,656.31</u>	<u>9,084.84</u>	<u>22,571.47</u>

Capital Projects Fund Breakdown

River Plantation MUD

As of Date 10/16/23

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2022 Park	\$1,675,000.00
Interest Earnings - Series 2022 Park	1,594.58
Bond Proceeds - Series 2022 WSD	6,950,000.00
Interest Earnings - Series 2022 WSD	311,026.97

Disbursements

Disbursements - Series 2022 Park	(1,655,629.08)
Disbursements - Series 2022 WSD	(2,193,751.72)

Total Cash Balance	<u><u>\$5,088,240.75</u></u>
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Balances by Account

Bank - Checking	\$359.13
Bank - Series 2022 Park	20,605.75
Bank - Series 2022 WSD	5,067,275.87

Total Cash Balance	<u><u>\$5,088,240.75</u></u>
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Balances by Bond Series

Bond Proceeds - Series 2022 Park	\$20,965.50
Bond Proceeds - Series 2022 WSD	5,067,275.25

Total Cash Balance	<u><u>\$5,088,240.75</u></u>
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Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2022 Park	\$0.00
Remaining Costs - Series 2022 WSD	4,729,108.56

Total Amount in Remaining Costs	<u><u>\$4,729,108.56</u></u>
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Surplus & Interest - Series 2022 Park	\$20,965.50
Surplus & Interest - Series 2022 WSD	338,166.69

Total Surplus & Interest Balance	<u><u>\$359,132.19</u></u>
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Total Remaining Costs/Surplus	<u><u>\$5,088,240.75</u></u>
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Cost Comparison - \$6,950,000.00 - Series 2022 WSD

River Plantation MUD

	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS				
District Items				
WWTF Rehab Phase 1	625,000.00	\$5,514.42	\$619,485.58	\$0.00
WWTF Electrical Upgrades	615,000.00	24,282.71	590,717.29	0.00
WP No. 3 Electrical Upgrades	72,500.00	69,208.76	3,291.24	0.00
WP No. 2 Recoating	178,500.00	57,205.50	121,294.50	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	156,698.73	169,478.27	0.00
Sanitary Sewer Rehab Phase 1	382,896.00	324,102.69	58,793.31	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	87,364.37	0.00	(58,826.37)
Channel Survey & Evaluation	50,000.00	0.00	50,000.00	0.00
Storm Sewer Rehab Phase 1	389,889.00	307,622.60	82,266.40	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
Subtotal District Items	\$5,901,809.00	\$1,231,526.81	\$4,729,108.56	(\$58,826.37)
TOTAL CONSTRUCTION COSTS	\$5,901,809.00	\$1,231,526.81	\$4,729,108.56	(\$58,826.37)
NON-CONSTRUCTION COSTS				
Legal Fees	238,500.00	\$208,500.00	\$0.00	\$30,000.00
Financial Advisory Fees	139,000.00	139,000.00	0.00	0.00
Capitalized Interest	347,500.00	302,225.00	0.00	45,275.00
Bond Discount	208,500.00	130,578.50	0.00	77,921.50
Bond Issuance Expenses	35,366.00	102,596.41	0.00	(67,230.41)
Bond Application Report Cost	55,000.00	55,000.00	0.00	0.00
Attorney General Fee	6,950.00	6,950.00	0.00	0.00
TCEQ Bond Issuance Fee	17,375.00	17,375.00	0.00	0.00
Contingency	0.00	0.00	0.00	0.00
TOTAL NON-CONSTRUCTION COSTS	\$1,048,191.00	\$962,224.91	\$0.00	\$85,966.09
TOTAL BOND ISSUE REQUIREMENT	\$6,950,000.00	\$2,193,751.72	\$4,729,108.56	\$27,139.72
			Interest Earned	\$311,026.97
			Total Surplus & Interest	\$338,166.69
			Total Remaining Funds	\$5,067,275.25

2024 AWBD Mid Winter Conference

River Plantation Municipal Utility District

Friday, January 19- Saturday, January 20, 2024

Hyatt Regency, Dallas, TX 75207

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Julie Gilmer				No
Tim Goodman				Yes
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: 7/20/2023	\$380.00
Late Registration	Begins: 8/31/2023	\$430.00
	Begins: 12/14/2023	\$530.00

Cancellation Policy

All cancellations must be made in writing.

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

There will be no refunds after 12/13/2023

Housing Information

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

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

RIVER PLANTATION MUD

REPORT OF TAXES COLLECTED

ALL YEARS

CURRENT MONTH OF:

September-23

TAXES TO BE COLLECTED AS OF 09/01/2023	\$	59,238.92
PAYMENTS CURRENT MONTH	\$	469.47
NEW TAX LEVY FOR 2022 TAX YEAR	\$	-
ADJUSTMENT IN LEVY BY Tammy McRea's Office	\$	(1,536.47)
TOTAL AMT. RECEIVABLE 09/30/2023	\$	58,171.92

TAXES COLLECTED:	BALANCE FORWARD	CURRENT MONTH	YEAR TO DATE
CURRENT YEAR	\$ 1,042,018.24	\$ 862.64	\$ 1,042,880.88
PRIOR YEAR TAXES	\$ 15,934.16	\$ 204.36	\$ 16,138.52
OVERPAYMENTS	\$ (21,011.03)	\$ (1,536.47)	\$ (22,547.50)
OTHER	\$ -	\$ -	\$ -
TOTAL TAXES COLLECTED	\$ 1,036,941.37	\$ (469.47)	\$ 1,036,471.90
COST TO COLLECT TAXES	\$ (444.00)	\$ -	\$ (444.00)
OVERPAYMENT P&I	\$ -	\$ -	\$ -
Rendition/OTHER INCOME:	\$ (0.45)	\$ -	\$ (0.45)
PENALTY & INTEREST	\$ 10,951.38	\$ 149.93	\$ 11,101.31
TOTAL INCOME	\$ 1,047,448.30	\$ (319.54)	\$ 1,047,128.76
DEDUCTIONS:			
APPRAISAL DIST. ADJUSTMENTS	\$ -	\$ -	\$ -
TOTAL AMT. OF DEDUCTIONS	\$ -	\$ -	\$ -
NET AMOUNT RECEIVED	\$ 1,047,448.30	\$ (319.54)	\$ 1,047,128.76

COMPARISON OF NET TAXES COLLECTED THIS YEAR TO LAST YEAR

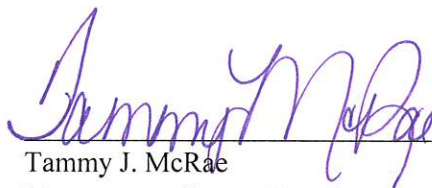
MONTH	LAST YEAR	THIS YEAR	VARIANCE
OCT	\$ 12,671.56	\$ 13,558.17	\$ 886.61
NOV	\$ 35,160.18	\$ 61,154.85	\$ 25,994.67
DEC	\$ 285,285.78	\$ 554,915.47	\$ 269,629.69
JAN	\$ 116,194.08	\$ 244,670.33	\$ 128,476.25
FEB	\$ 46,532.51	\$ 100,908.42	\$ 54,375.91
MAR	\$ 10,097.00	\$ 21,033.85	\$ 10,936.85
APR	\$ 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	\$ 6,263.80	\$ 2,621.57
AUG	\$ 4,960.73	\$ 3,542.83	\$ (1,417.90)
SEP	\$ 1,170.09	\$ (319.54)	\$ (1,489.63)
TOTAL	\$ 537,308.36	\$ 1,047,128.76	\$ 509,820.40

Tammy J. McRae
Montgomery County
Tax Assessor-Collector

Monthly Tax Collection Report
For the month of September 2023

River Plantation MUD

	<u>MTD</u>	<u>YTD</u>
2022 Base Tax	\$ 862.64	\$ 1,042,880.88
2022 Penalty & Interest	104.29	6,416.26
Prior Years Base Tax	204.36	16,138.52
Prior Years Penalty & Interest	45.64	4,685.05
Reversals (Refunds, Returned Items, Transfers)	(1,536.47)	(22,547.50)
Collection Fee	-	(444.00)
5% Rendition Fee	-	(0.45)
Total Collections	<u>\$ (319.54)</u>	<u>\$ 1,047,128.76</u>

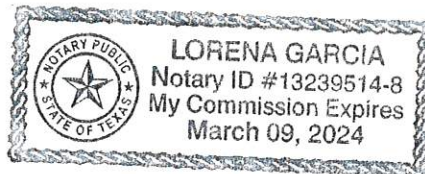


Tammy J. McRae
Montgomery County Tax Assessor-Collector

Sworn to and subscribed before me on the 2nd day of October, 2023.



Notary Public in and for the State of Texas



YEAR	FUND	TAX RATE	LEVY PAID	DISCOUNT GIVEN	PENALTY INTEREST	TIF AMOUNT	DISBURSE TOTAL	ATTORNEY	OTHER FEES	REFUND AMOUNT	PAYMENT AMOUNT
2022	M & O	.270000	327.82-	.00	54.14	.00	273.68-	86.41	.00	.00	187.27-
	I & S	.250000	303.54-	.00	50.15	.00	253.39-	.00	.00	.00	253.39-
	TOTAL	.520000	631.36-	.00	104.29	.00	527.07-	86.41	.00	.00	440.66-
2021	M & O	.316000	161.89	.00	45.64	.00	207.53	50.00	.00	.00	257.53
	I & S	.000000	.00	.00	.00	.00	.00	.00	.00	.00	.00
	TOTAL	.316000	161.89	.00	45.64	.00	207.53	50.00	.00	.00	257.53
ALL	M & O		165.93-	.00	99.78	.00	66.15-	136.41	.00	.00	70.26
ALL	I & S		303.54-	.00	50.15	.00	253.39-	.00	.00	.00	253.39-
ALL	TOTAL		469.47-	.00	149.93	.00	319.54-	136.41	.00	.00	183.13-
DLO	M & O		161.89	.00	45.64	.00	207.53	50.00	.00	.00	257.53
DLO	I & S		.00	.00	.00	.00	.00	.00	.00	.00	.00
DLO	TOTAL		161.89	.00	45.64	.00	207.53	50.00	.00	.00	257.53
CURR	M & O		327.82-	.00	54.14	.00	273.68-	86.41	.00	.00	187.27-
CURR	I & S		303.54-	.00	50.15	.00	253.39-	.00	.00	.00	253.39-
CURR	TOTAL		631.36-	.00	104.29	.00	527.07-	86.41	.00	.00	440.66-

TAX COLLECTION SYSTEM
 TAX COLLECTOR MONTHLY REPORT
 FROM 09/01/2023 TO 09/30/2023

INCLUDES AG ROLLBACK

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
	-----	-----	-----	-----	-----	-----
CURRENT YEAR	180,319,398	23,449,219	203,768,617 0	00.520000	1,059,834.93	1,299
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YEAR	TAXES DUE	MONTH ADJ	ADJUSTMENT YTD	LEVY PAID	PAID YTD	BALANCE	COLL %	YTD UNCOLL
	-----	-----	-----	-----	-----	-----	-----	-----
2022	937,671.39	1,494.00-	122,163.54	631.36-	1,022,146.34	37,688.59	96.44	0.00
2021	15,840.68	42.47-	472.50-	161.89	8,108.11	7,260.07	52.76	0.00
2020	7,174.44	.00	80.58-	0.00	2,782.20	4,311.66	39.22	0.00
2019	3,999.98	.00	0.00	0.00	1,440.69	2,559.29	36.02	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	0.00	768.15	1,556.87	33.04	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
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	69.51-	0.00	0.00	0.00		0.00
2001	0.00	.00	0.00	0.00	0.00	0.00		0.00
****	973,356.23	1,536.47-	121,540.95	469.47-	1,036,725.26	58,171.92		0.00
CURR	937,671.39	1,494.00-	122,163.54	631.36-	1,022,146.34	37,688.59		0.00
DELO	35,684.84	42.47-	622.59-	161.89	14,578.92	20,483.33		0.00



MONTHLY OPERATIONS REPORT FOR RIVER PLANTATION MUD

September, 2023

Connections: 975
Vacant: 9

REVENUE:	Water	LSGCD	Sewer	TCEQ	Taps	Deposits	Penalty	Misc.	TOTAL
	\$ 65,857.61	\$ 1,481.62	\$ 33,263.32	\$ 504.75	\$ -	\$ 1,994.23	\$ 1,408.20	\$ 14,321.92	\$ 118,831.65

BILLED CONS:	Residential	Builder/Temp	Multi Family	Irrigation	STP/LS	Commercial	Total
	17,176,000	105,000	0	735,000	43,000	396,000	18,455,000

WATER:	08/17/23 - 09/19/23	LSGCD - Well Permit
Gallons pumped from Well No.2	9,354,000	Permit Expires: 12/31/2023
Gallons pumped from Well No.3	10,883,000	Permitted Authorization: 225,868,339
Total Pumpage	20,237,000	September Withdrawal: 15,111,000
Total Gallons Billed	18,455,000	Y-T-D Withdrawal: 99,761,000
Leaks, Construction, Flushing	270,000	Amount Remaining: 126,107,339
Pumped vs. Billed	91%	
Pumped vs. Accounted	93%	
Leaks repaired in District	9	

Bacteriological samples: 6 Good

WASTEWATER TREATMENT PLANT

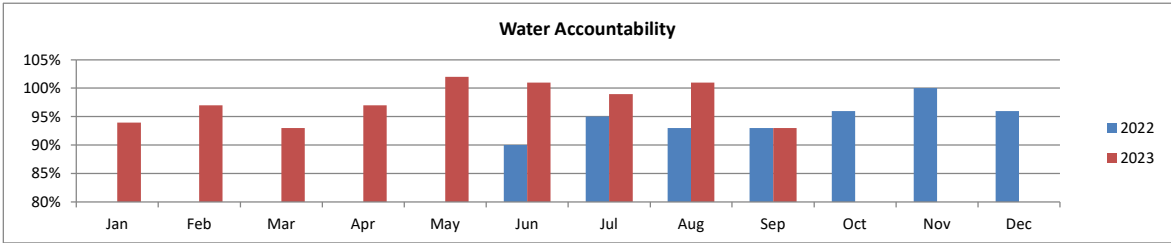
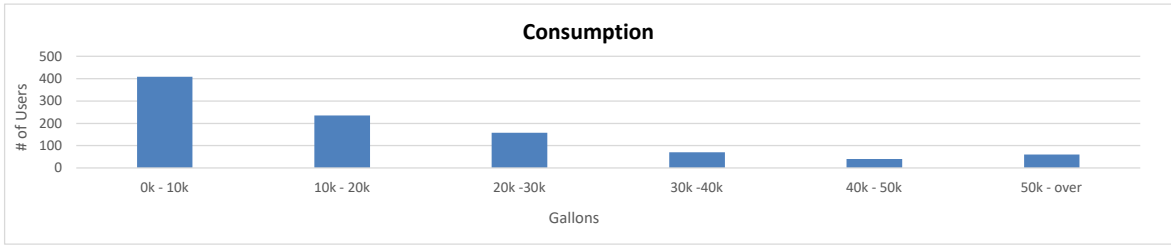
T.C.E.Q. Permit Number: TX0025674
Permit expiration date: September 20, 2023

	September, 2023	Measured by:
Average daily flow	262,767	Permitted Daily Flow 600,000 gal.per day
Average CBOD	2.34	Permitted CBOD 10 mg/l
Average Total Suspended Solids	1.83	Permitted T.S.S. 15 mg/l
Average Ammonia Nitrogen	0.24	Permitted Ammonia Nitrogen 3 mg/l
Average PH	7.42	Permitted PH 6.00 - 9.00 STD UNIT
Average Dissolved Oxygen	7.82	Permitted Dissolved Oxygen (Min.) 6.0 mg/l
Maximum Chlorine Residual	3.48	Permitted Chlorine Maximum 4.0 mg/l
Minimum Chlorine Residual	1.08	Permitted Chlorine Minimum 1.0 mg/l
Average E. coli	1.00	Permitted E. coli 63.0 mpn/100 ml
Total Rainfall	3.77"	

Sewer Treatment plant is currently operating at 44% of the permitted capacity.

Total gallons of Reuse for the month of August - 6.380 MG

Aged Receivables:	Current	30 day	60 day	90 day	120 day	Total
	\$ 108,657.08	\$ 1,287.43	\$ 1,006.62	\$ 142.51	\$ 193.38	\$ 111,287.02



Disinfectant Residual Worksheet for MRDL Calculation Groundwater or Purchased Water PWSs

System Name: River Plantation MUD **PWS ID:** _____
Month: September **Year:** 2023

Date	Time	Sample Site	Residual	Less than MIN?
1	3:53 PM	b. 656 STONEWALL JACKSON DRIVE - Free	1.44	No
2	6:40 AM	c. 610 RIVER PLANTATION DRIVE - Free	1.06	No
3	10:47 AM	c. 610 RIVER PLANTATION DRIVE - Free	1.11	No
4	2:25 PM	a. 594 ARKANSAS PARK - Free	1.94	No
5	1:39 PM	b. 656 STONEWALL JACKSON DRIVE - Free	1.02	No
6	11:17 AM	c. 610 RIVER PLANTATION DRIVE - Free	1.06	No
7	11:06 AM	b. 656 STONEWALL JACKSON DRIVE - Free	1.11	No
8	9:32 AM	c. 610 RIVER PLANTATION DRIVE - Free	1.09	No
9	9:58 AM	a. 594 ARKANSAS PARK - Free	1.23	No
10	3:01 PM	b. 656 STONEWALL JACKSON DRIVE - Free	1.03	No
11	9:35 AM	b. 656 STONEWALL JACKSON DRIVE - Free	1	No
12	9:50 AM	c. 610 RIVER PLANTATION DRIVE - Free	0.96	No
13	12:51 PM	c. 610 RIVER PLANTATION DRIVE - Free	0.69	No
14	2:15 PM	b. 656 STONEWALL JACKSON DRIVE - Free	1.06	No
15	10:51 AM	a. 594 ARKANSAS PARK - Free	1.09	No
16	2:23 PM	c. 610 RIVER PLANTATION DRIVE - Free	0.77	No
17	11:30 AM	c. 610 RIVER PLANTATION DRIVE - Free	0.9	No
18	9:26 AM	b. 656 STONEWALL JACKSON DRIVE - Free	0.95	No
19	1:29 PM	c. 610 RIVER PLANTATION DRIVE - Free	1.2	No
20	9:55 AM	a. 594 ARKANSAS PARK - Free	0.89	No
21	11:12 AM	c. 610 RIVER PLANTATION DRIVE - Free	0.94	No
22	9:34 AM	b. 656 STONEWALL JACKSON DRIVE - Free	1.22	No
23	9:30 AM	a. 594 ARKANSAS PARK - Free	0.91	No
24	12:36 PM	b. 656 STONEWALL JACKSON DRIVE - Free	0.8	No
25	11:58 AM	c. 610 RIVER PLANTATION DRIVE - Free	0.69	No
26	3:45 PM	c. 610 RIVER PLANTATION DRIVE - Free	1.05	No
27	1:59 PM	b. 656 STONEWALL JACKSON DRIVE - Free	0.93	No
28	2:24 PM	c. 610 RIVER PLANTATION DRIVE - Free	0.89	No
29	11:05 AM	a. 594 ARKANSAS PARK - Free	0.77	No
30	12:40 PM	c. 610 RIVER PLANTATION DRIVE - Free	1.01	No

Monthly Summary

Samples	Average	Highest Reading	Lowest Readings	# Below MIN	# with No Residual
30	1.03	1.94	0.69	0	0

**RIVER PLANTATION MUNICIPAL UTILITY DISTRICT
ENGINEER'S REPORT
VSE Project No. 32000-000-0-DST
October 16, 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**

5. Items for Discussion:

I. Permits

- A. WWTF Discharge Permit Renewal (Expires September 2023)**
 - 1. The draft permit has been received and is under review.
- B. Storm Water Quality Management Plan – MS4 Permit (Expires January 2024)**
 - 1. SWMP annual report has been submitted. (No update)
- C. Water Plant No. 1 – Water Well No. 1 Testing**
 - 1. Testing and Inspection due January 12, 2026
- D. Emergency Operation Information**
 - 1. Update as necessary

II. Design Projects

- A. Joint Projects**
 - 1. East Ditch FEMA Work**
 - a) Under review with FEMA.
 - 2. East Ditch Maintenance**
 - a) Monitor and schedule next quarter cleaning. Attached is the invoice for the initial cleanout in the amount of \$35,900 that we recommend payment.

3. WWTP Rehabilitation and Electrical Upgrades

a) Design underway.

4. Holly Springs Drainage Issue

a) EPUD has been discussing the options. Attached are the two cost estimates. We are also researching some additional information provided by the EPUD Engineer.

B. District Projects

1. District Wide Drainage Study

a) Preliminary design phase is underway.

2. Sanitary Sewer Rehabilitation Phase 2

a) Design underway

3. Sanitary Sewer Manhole Rehabilitation Phase 1

a) Design underway

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

1. Construction underway. We have pay application no. 4 in the amount of \$76,563.90 that we recommend payment. The contractor is wrapping up the project, and only has a few more lines to CIPP.

D. Charleston Park Irrigation

1. Construction underway. The contractor is waiting for the sprinkler heads to be delivered.

E. Storm Sewer Phase 1 Rehabilitation

1. The contractor is continuing to work throughout the District. Stone Jackson resident reached out about the sinkhole reappearing. We have notified the contractor to repair the area.

F. Water Plant No. 2 Electrical Upgrades

1. Construction underway. Contractor has been working to place all conduits. We have pay application no. 2 in the amount of \$55,143.00 that we recommend payment.

III. Other Matters

A. 10 Year CIP

1. Update as necessary.

IV. Questions/Answers

All Seasons Lawn Maintenance

PO Box 671345
Houston, Texas 77267
281-866-0107
info@allseasonslawnservices.com | allseasonslawnservices.com



RECIPIENT:

River Plantation MUD

610 River Plantation Drive
Conroe, Texas 77302

Phone: 832.374.4677

Invoice #6457

Issued Oct 05, 2023

Due Nov 04, 2023

Total \$35,900.00

Account Balance \$35,900.00

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Sep 20, 2023				
Vegetation Clean Up	FIRST TIME Cleaning all vegetation to improve water flow of concrete channel, removal of weeds from concrete joints, edging all sides of concrete channel Removal first time – 1,640 CY of silt. Approximately 7,000 LF	1	\$35,900.00	\$35,900.00

**TO BE PAID FROM JOINT
DRAINAGE FACILITIES
ACCOUNT**

Thank you for your business. Please contact us with any questions regarding this invoice.
If you refer someone to All Seasons Lawn Maintenance you can choose 1 of the 3.
1 free lawn service, \$10.00 off total monthly lawn service, and 10% off a project totaling \$500 or more.

Total \$35,900.00
Account balance \$35,900.00

Pay Now

All Seasons Lawn Maintenance

PO Box 671345
Houston, Texas 77267
281-866-0107
info@allseasonslawnservices.com | allseasonslawnservices.com



River Plantation MUD
610 River Plantation Drive
Conroe, Texas 77302

For Services Rendered

Invoice #: 6457
Due date: Nov 04, 2023
Amount due: \$35,900.00
Amount enclosed: _____

Mail to:
All Seasons Lawn Maintenance
PO Box 671345
Houston, Texas 77267



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



October 10, 2023

River Plantation Municipal Utility District
c/o Municipal Accounts & Consulting
611 Longmire Road Suite 1
Conroe, TX 77304

Attn: Carol Morrison

Re: Sanitary Sewer Rehabilitation Phase 1
Within River Plantation Municipal Utility District
Montgomery County, Texas
VSE PROJECT NO: 32000-808-1-OTH (c&e)

Dear Ms. Morrison:

Enclosed, for your review, is **Pay Application No. 4** for the referenced project.

We have reviewed the pay application and recommend payment in the amount of **\$76,563.90 to Texas Pride Utilities, LLC** to be paid using funds in Series 2022 Bond: Sanitary Rehab Phase 1.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Taylor J. Reed'.

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

Enclosure

TJR;jlb

xc: Texas Pride Utilities, LLC
TCEQ Houston
File



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



October 3, 2023

River Plantation Municipal Utility District
c/o Municipal Accounts & Consulting
611 Longmire Road, Suite 1
Conroe, Texas 77304

Attn: Carol Morrison

Re: Water Plant No. 2 Electrical Upgrades within River Plantation Municipal Utility District
Montgomery County, Texas
VSE PROJECT NO: 32000-402-1-WPL (c&e)

Dear Ms. Morrison:

Enclosed, for your review, is **Pay Application No. 2** for the referenced project.

We have reviewed the pay application and recommend payment in the amount of **\$55,143.00 to McDonald Municipal & Industrial – A Division of C.F. McDonald Electric, Inc.** to be paid using funds in Series 2022 Bond: Water Plant No. 2 Recoating.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Taylor J. Reed'.

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

Enclosure

TJR;jlb

xc: McDonald Municipal & Industrial
TCEQ Houston
File



River Plantation Municipal Utility District October Project Update

- **Sanitary Sewer Rehabilitation Phase 1**
 - Contractor completed the lining of RP10006 to RP10006BC along Charleston.
 - The rain prohibited additional repairs during the month.
- **Storm Sewer Rehabilitation Phase 1**
 - The contractor completed the work along Robert E. Lee Dr replacing the 60” corrugated metal pipe.
 - They will be mobilizing to a new section.
- **Water Plant No. 2 Electrical Upgrades**
 - The contractor has completed the conduit work and has been pulling all of the wires to various components of the plant.
- **East Ditch Cleanout**
 - The contractor has completed the cleanout of the East Ditch (Concrete Channel)
- **Charleston Park Irrigation System Replacement**
 - The contractor will be mobilizing to the site after receiving all the replacement sprinkler heads for the system.
- **River Plantation MUD Drainage Study**
 - The models for the District are almost complete and the engineer will start running different rainfall scenarios to better understand the drainage patterns in the District.
- **Wastewater Treatment Plant Rehabilitation Phase 1**
 - Project is under design.
- **Sanitary Sewer Rehabilitation Phase 1**
 - Project is under design.
- **Sanitary Sewer Manhole Rehabilitation Phase 1**
 - Project is under design.
- **Stone Mountain Sinkhole**
 - The contractor completed the replacement of the 54” corrugated metal pipe between two houses located on Stone Mountain and eliminated the sinkhole.
- **Fire Hydrant Survey and Repair**
 - The Operator has completed a survey of the Fire Hydrants throughout the District and repaired any issues located.
- **Valve Survey and Repair**
 - The Operator is surveying all the valves in the District and will repair any issues found during the survey.