RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

AMENDED NOTICE OF PUBLIC MEETING

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

The meeting will be held at **6:30 p.m.** on **Monday, September 14, 2026.**

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

1. Minutes of the meeting(s) of Board of Directors
2. Public Comment
3. Financial and bookkeeping matters including:
    a. Bookkeeper's report
    b. Tax Assessor-Collector's report
    c. Review of investments
    d. Payment of District bills
4. Public hearing on proposed 2026 tax rate
5. Order Adopting Appraisal Roll and Levying Tax for 2026
6. Amendment of Statement of Directors
7. Resolution Adopting Operating Budget
8. Confirm Engagement of Auditor
9. Mowing and Maintenance of Park Facilities
10. Order Adopting Rules and Regulations for Park and Recreational Facilities
11. Operator's Report
12. Engineer's Report
13. Violation of District rules; Public hearing for violation of District rules and damage to District property; assessment of penalties
14. Discussion of Attorney Rate
15. Executive (closed) Session Pursuant to Texas Government Code Chapter 551 as necessary
16. Pending business

J. Davis Bonham, Jr.
Attorney for the District

09402-002 603557.1

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

Compliance with Texas Government Code Section 551.043

Pursuant to Texas Government Code § 551.043(c), a physical copy of the proposed budget has been attached to this Notice of Public Meeting.

Taxpayer Impact Statement

Below is a comparison of a property tax bill for a median-valued homestead property in the District for the current fiscal year to an estimate of a property tax bill for the same property for the upcoming fiscal year if the proposed budget is adopted.[1]

Description	Tax Bill ($)
Property tax bill for a median-valued homestead property in District for current fiscal year	$1,732.40
Estimated property tax bill for the same median-valued homestead property in District for upcoming fiscal year if proposed budget is adopted	$1,868.57

Taxing units such as the District adopt their tax rates under the authority of Chapter 49, Texas Water Code and are not governed by the no-new-revenue tax rate calculations set forth in Chapter 26, Texas Tax Code. Therefore, this Taxpayer Impact Statement does not provide a comparison of property tax bills for the current fiscal year to a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Texas Tax Code.

---

1 While the legislation uses the term "median-valued," such term does not appear in the sections of Texas Tax Code Chapter 26 that are applicable to taxing units such as the District. Laws applicable to the District require its tax assessor-collector to calculate the tax rate using the "average taxable value" of homestead properties. (*Texas Water Code, Sections 49.23601, 49.23602(d) and 49.23603)* Therefore this notice calculates the property tax bill using such "average taxable value."

River Plantation MUD
General Operating Fund

		Actuals as of 08/17/2026		Budget for 09/30/2026		Proposed Budget for 09/30/2027
Income						
Water Revenue						
Customer Service Fees - Water Revenue	$	308,903.90	$	330,000.00	$	355,000.00
Water Tap Connection Fees		0.00		10,000.00		10,000.00
LSGCD Fees		6,265.73		7,350.00		7,350.00
Sewer Revenue						
Customer Service Fees - Sewer	$	377,257.22	$	416,750.00	$	475,000.00
Other Revenue						
Maintenance Taxes	$	682,925.23	$	720,000.00	$	750,000.00
Penalties and Interest		9,127.51		12,000.00		12,000.00
Termination/Reconnection/NSF Fee		39,087.13		30,000.00		42,000.00
Transfer/Connection Fees		3,390.00		3,360.00		3,360.00
TCEQ Assessment Fees		3,403.90		3,650.00		4,000.00
Customer Service Inspections		0.00		1,000.00		1,000.00
Miscellaneous Income		35,201.35		1,000.00		1,000.00
Interest Income		45,712.56		45,000.00		52,000.00
Total Income	$	1,511,274.53	$	1,580,110.00	$	1,712,710.00
Water Expense						
Laboratory Expense	$	13,421.26	$	14,000.00	$	14,000.00
Permit Fees		2,466.70		3,500.00		2,500.00
LSGWCD Fees		19,198.81		20,500.00		20,500.00
TCEQ Permit Fees		3,441.56		2,050.00		3,500.00
Operator Fees		94,553.79		115,000.00		115,000.00
Repairs & Maintenance		241,652.96		241,197.00		241,197.00
Landscape Services		34,762.50		50,000.00		50,000.00
Chemicals		17,221.49		6,700.00		18,000.00
Utilities		68,984.56		64,000.00		75,000.00
Tap Connection Expense		17,028.63		7,000.00		7,000.00
Sewer Expense						
Purchased Sewer Service	$	343,233.52	$	308,379.00	$	378,895.00
Laboratory Expense		0.00		2,000.00		2,000.00
TCEQ Permit Fees		3,473.53		5,600.00		3,500.00
Operator Fees		39,663.09		50,000.00		50,000.00
Repair and Maintenance		172,298.08		125,000.00		150,000.00
Landscape Services		34,762.50		50,000.00		50,000.00
Sludge Removal		0.00		4,000.00		4,000.00
Purchased Drainage		56,141.69		32,225.00		74,825.00
Chemicals		222.75		3,200.00		1,200.00
Utilities		1,109.04		1,800.00		1,500.00
Tap Connection Expense - Wastewater		0.00		5,000.00		2,500.00
Sewer Inspection Expense		0.00		250.00		250.00
Maintenance & Repairs - Park		9,897.08		40,000.00		40,000.00
Other Expense						
Director Fees	$	15,000.00	$	13,260.00	$	16,575.00
Payroll Taxes		1,147.51		1,060.00		1,325.00
Legal Fees		204,804.10		205,000.00		205,000.00
Auditing Fees		12,300.00		13,800.00		13,800.00
Engineering Fees		69,659.38		80,000.00		80,000.00
Election Expense		35,870.58		20,000.00		0.00
Appraisal District Fees		8,935.77		14,000.00		13,000.00
Bookkeeping Fees		39,500.00		49,800.00		49,800.00
Maintenance & Repairs - Park		7,174.71		60,000.00		60,000.00
Legal Notices/Other Publication		0.00		3,000.00		1,000.00

Office Expense	956.91	1,000.00	1,000.00
Insurance	56,008.28	39,000.00	56,000.00
Travel Expense	59.45	4,000.00	4,000.00
Registration/Membership Fees	145.00	3,000.00	3,000.00
Tree Replacement/takedown	33,743.18	40,000.00	40,000.00
Other Expenses	12,736.92	20,000.00	20,000.00
Mass Communication Expense	2,266.00	3,500.00	3,500.00
Termination/Recennection/NSF	875.00	0.00	1,200.00
Security Service	400.00	0.00	0.00
Builder Inspections	0.00	500.00	500.00
Total Expense	$ 1,675,116.33	$ 1,722,321.00	$ 1,875,067.00
Net Gain	$ (163,841.80)	$ (142,211.00)	$ (162,357.00)