



# THE **POWER** OF COMMUNITY

“ALONE, WE  
CAN DO SO  
LITTLE;  
TOGETHER,  
WE CAN DO  
SO MUCH”

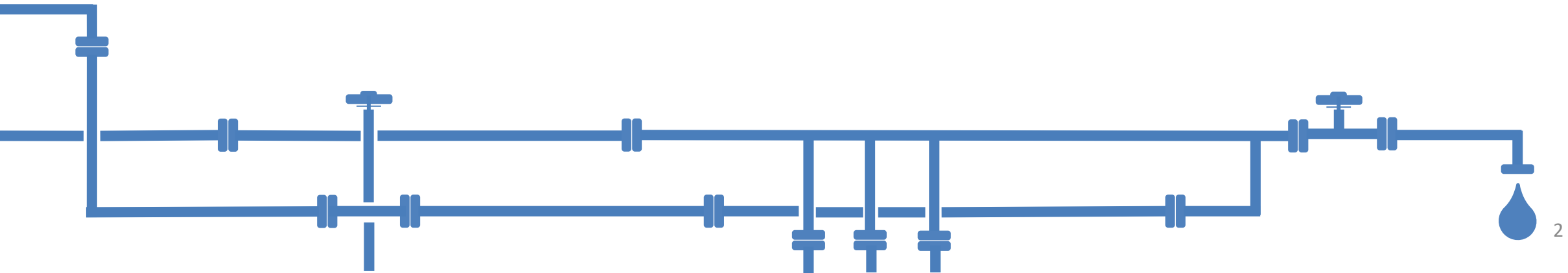
HELEN KELLER



# Agenda

- MUD 41 Directors
- 5 Year Comparison
- 2024 Repairs
- Bond Updates
- 2025 Projects
- MUD 41 Tax 2025
- MS4 Requirements
- Emergency Communications

improvements sanitary  
drainage wastewater  
sewer cost-effective quality  
resiliency  
capital **asset** replacement  
**management** reliable repairs clean planning  
water maintenance  
**infrastructure** rehabilitation



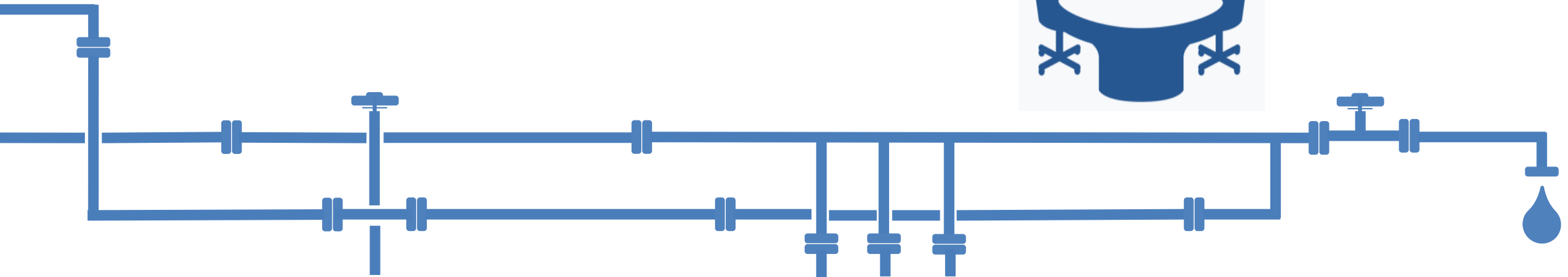
# Board of Directors Meetings

## Board of Directors

- Juan Villarreal – President
- Chris Rush – Vice President
- Gary Cooper – Secretary
- Royce Phillips – Asst. Secretary
- Wayne Chandler – Asst. Secretary

Meetings are held on the first Monday of each month at 4:00 pm at 15500 Voss Road, Suite 200.

The public is welcome to attend.



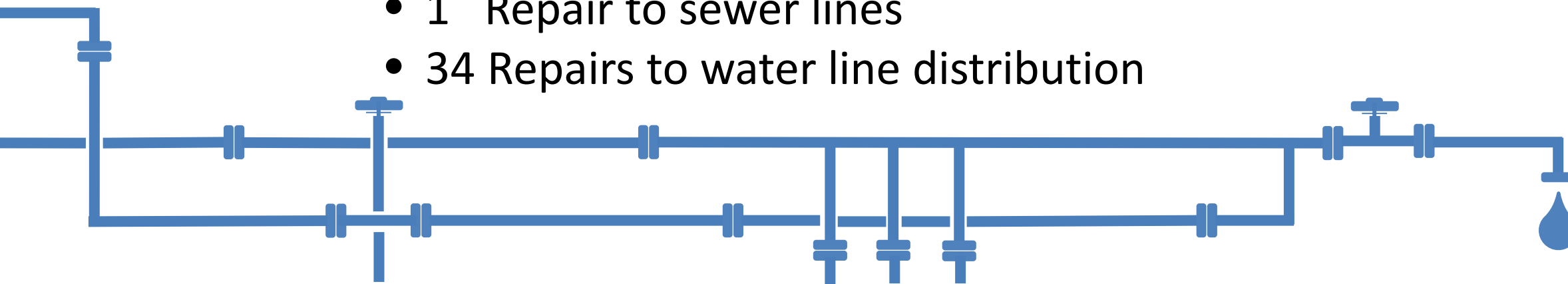
## Five Year Revenue and Expenditures Comparison

		2024	2023	2022	2021	2020
Revenues						
Property Taxes	\$	1,246,503	\$ 1,247,879	\$ 1,259,076	\$ 1,252,291	\$ 1,106,661
Water Service	\$	222,657	\$ 236,789	\$ 229,640	\$ 199,362	\$ 205,606
WasteWater Service	\$	248,415	\$ 223,222	\$ 219,821	\$ 220,225	\$ 220,246
Garbage Service	\$	308,866	\$ 285,551	\$ 269,755	\$ 253,375	\$ 239,504
Water Authority Fees	\$	478,415	\$ 575,460	\$ 525,127	\$ 492,792	\$ 489,868
Penalties & Interest	\$	25,791	\$ 17,844	\$ 25,129	\$ 28,094	\$ 24,666
Investment Revenues	\$	245,477	\$ 253,997	\$ 62,324	\$ 57,021	\$ 79,331
<b>Total Revenues</b>	\$	<b>2,776,124</b>	\$ 2,840,742	\$ 2,590,872	\$ 2,503,160	\$ 2,365,882
Expenditures						
Professional Fees	\$	348,611	\$ 355,690	\$ 271,673	\$ 206,540	\$ 198,901
Contracted Servcies	\$	462,232	\$ 429,188	\$ 411,165	\$ 377,800	\$ 355,646
Purchased Water	\$	557,337	\$ 609,516	\$ 591,919	\$ 517,778	\$ 492,046
Utilities	\$	58,870	\$ 59,360	\$ 46,152	\$ 54,644	\$ 54,546
Repairs and Maintenance	\$	732,234	\$ 726,568	\$ 467,565	\$ 389,149	\$ 346,681
Other	\$	339,610	\$ 363,063	\$ 271,225	\$ 298,759	\$ 238,002
Capital Outlay	\$	53,337	\$ 68,000	\$ 624,060	\$ 306,166	\$ 194,814
<b>Total Expenditures</b>	\$	<b>2,552,231</b>	\$ 2,611,385	\$ 2,683,759	\$ 2,150,836	\$ 1,880,636
<b>Net Revenue</b>	\$	<b>223,893</b>	\$ 229,357	\$ (92,887)	\$ 352,324	\$ 485,246

# 2024 MUD 41 Line Distribution Repairs

MUD 41 Area	Repair Amount
Water Distribution	\$ 239,521
Sewer Collection	\$ 8,449
Water Plant	\$ 38,007
Wastewater Plant	\$ 124,378
Lift Station	\$ 13,958
Concrete	\$ 84,915
Park	\$ <u>18,925</u>
Total	\$ 528,153

- 1 Repair to sewer lines
- 34 Repairs to water line distribution







# Bond Projects - Completed

Water Plant Generator Replacement  
(Complete August 2021): \$186,411



Motor Control Center Replacements  
(Completed September 2022): \$775,092

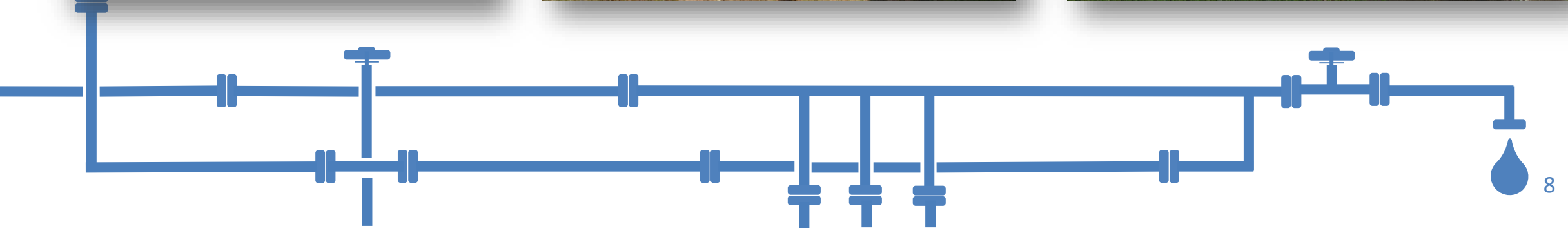


# Bond Projects – In Construction

Off-Site Lift Station  
Rehabilitation:  
\$214,000

WWTP Generator  
Replacement:  
\$459,469

WWTP Lift Station and  
Manhole Rehabilitation:  
\$374,500



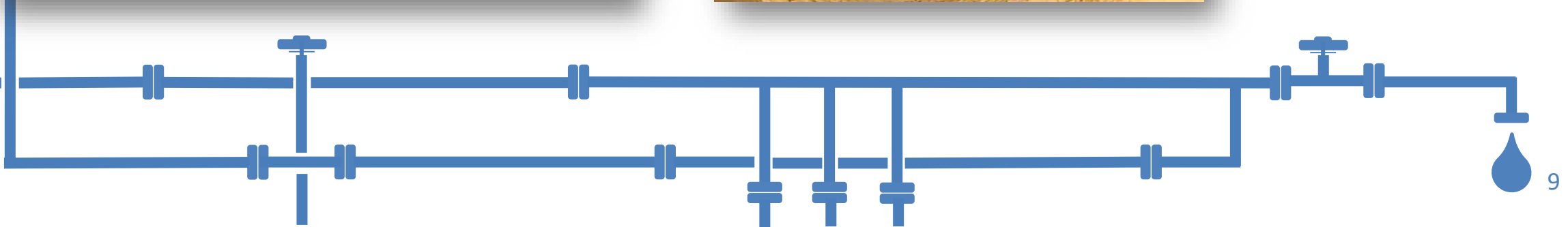
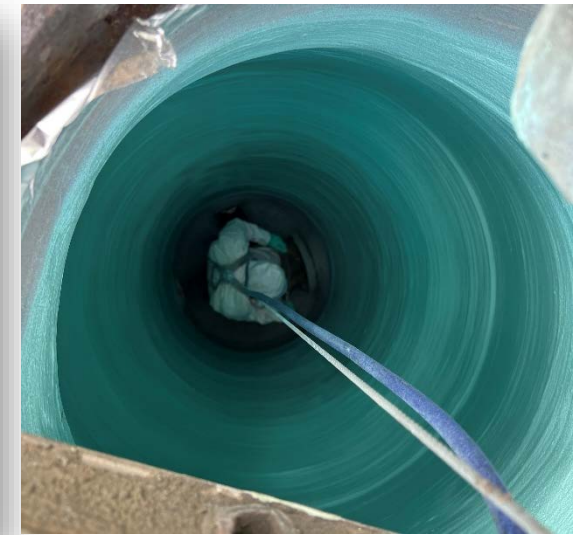


# Approved Bond Projects – In Construction

Red Gully Waterline(Bidding)  
Replacement: est. \$222,000

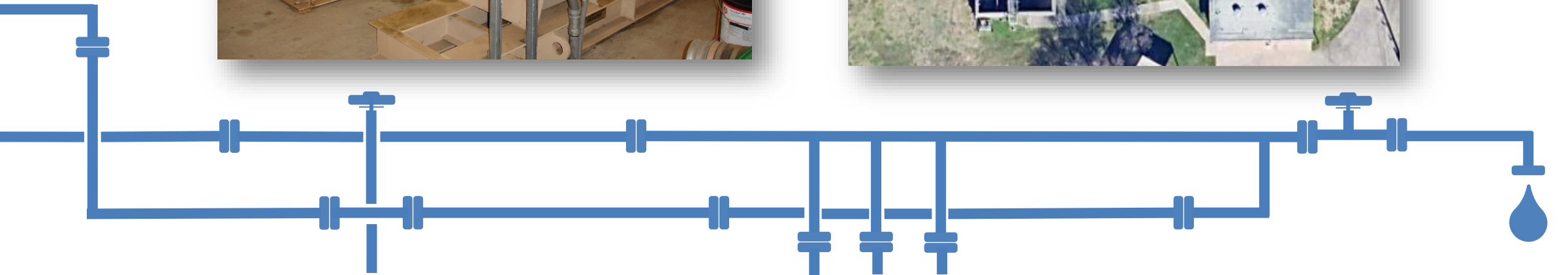


Sanitary Sewer CCTV &  
Rehabilitation: \$607,490



# Bond Projects – In Design

WWTP Improvements: \$1,140,000

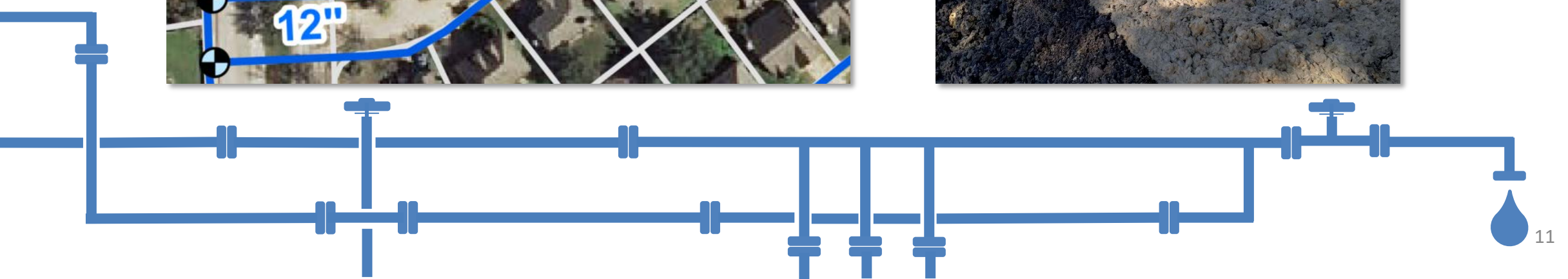
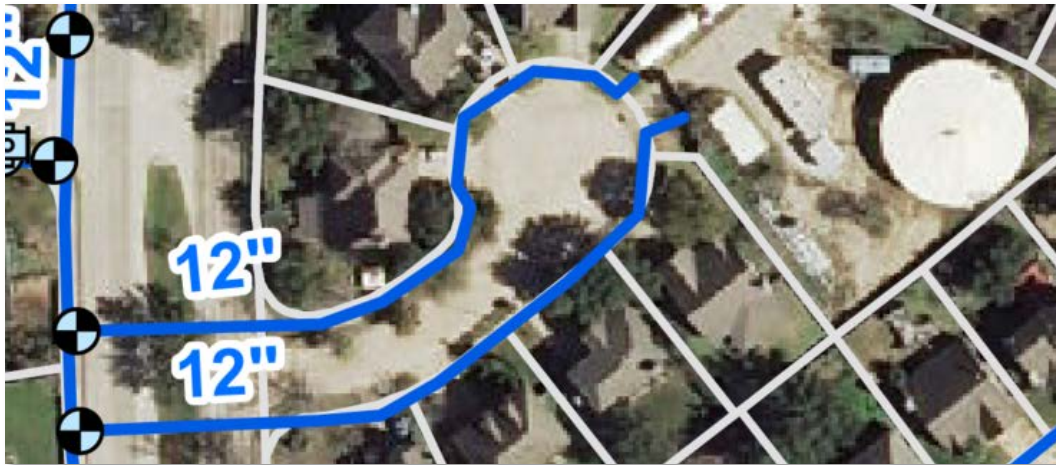




# 2025 MUD 41 Projects

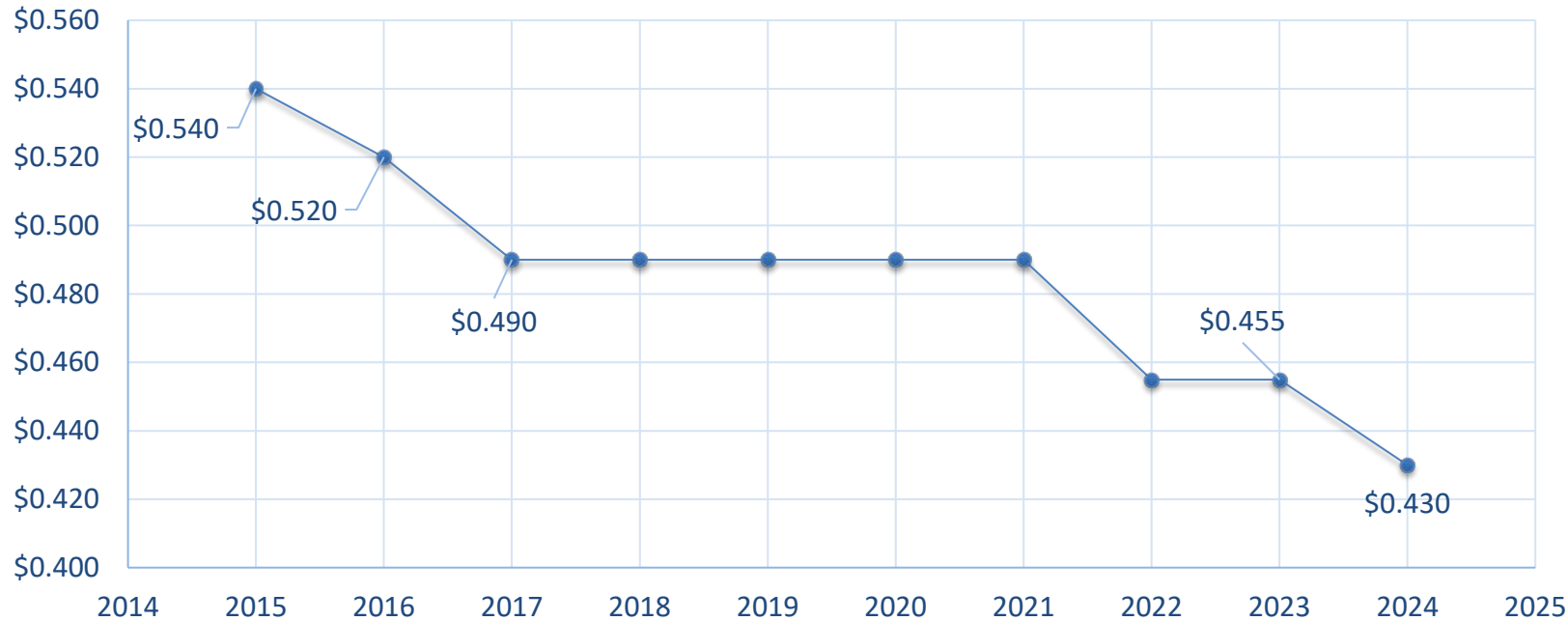
Replace Major Underground Water Distribution Pipes:

- Clover Lodge Water Line Replacement
  - Water Mains Leaving the Water Plant
  - \$214,938

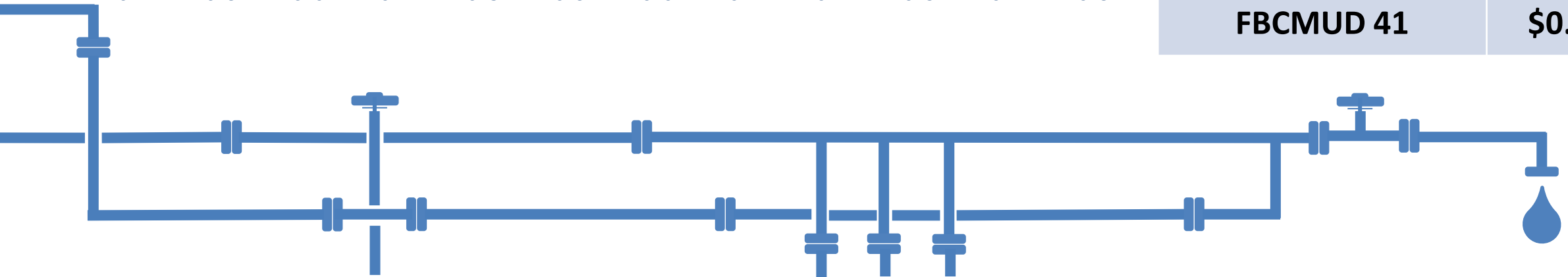


# MUD 41 and Neighboring Property Tax

**MUD 41 Historical Total Tax Rate**

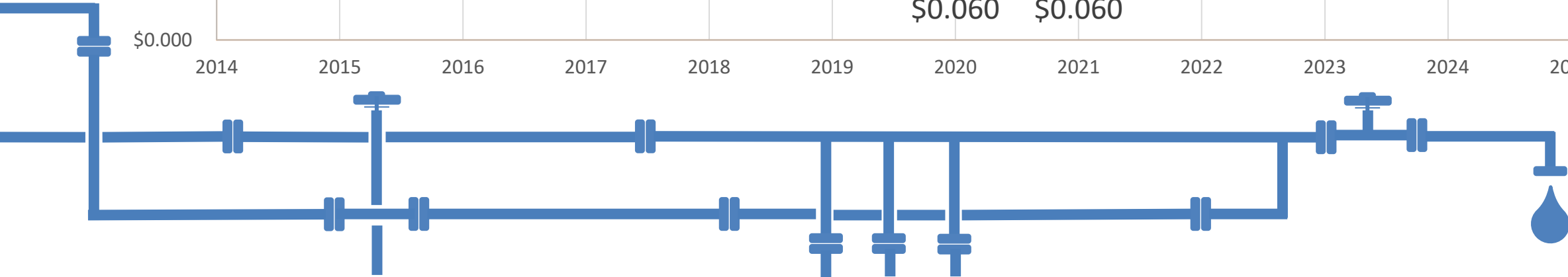
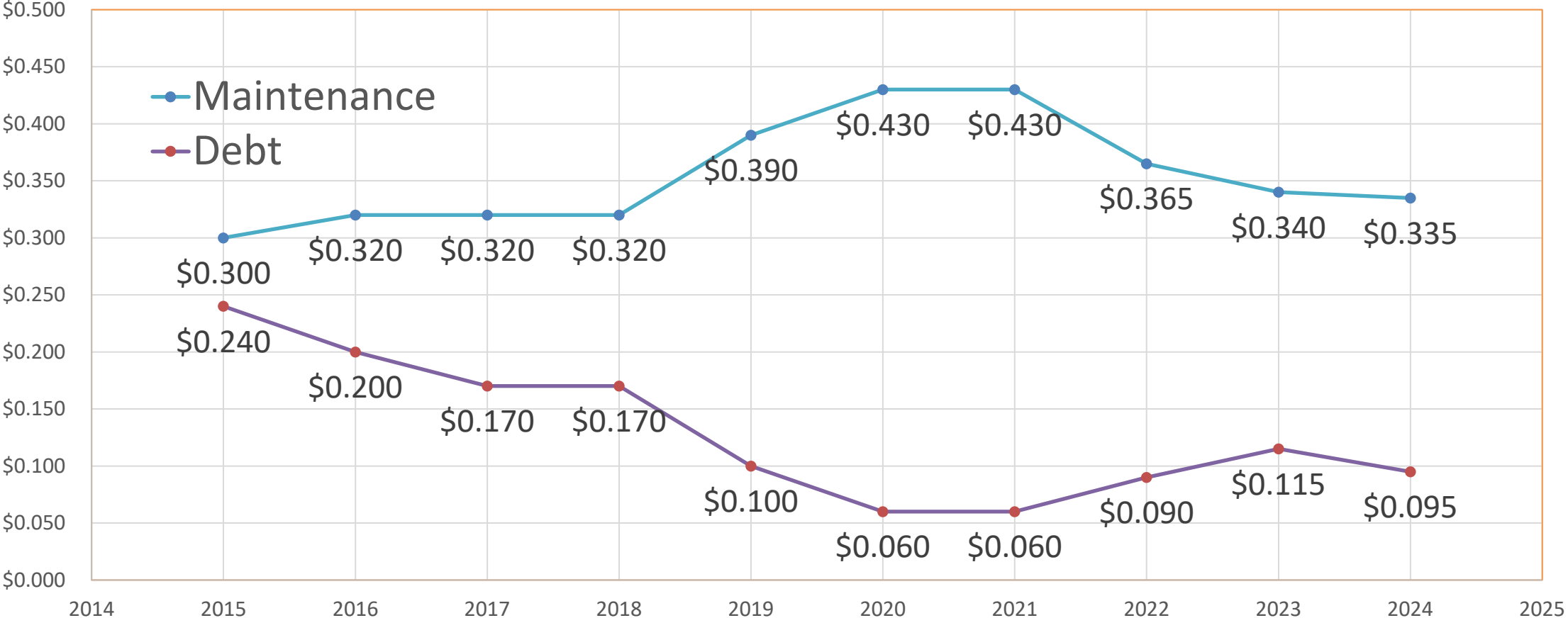
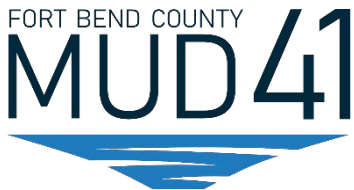


Neighboring MUDs	2024 Tax Rate
FBCMUD 134C <i>Aliana (South)</i>	\$0.95
FBCMUD 134B <i>Aliana (North)</i>	\$0.97
FBCMUD 25 <i>Pheasant Creek</i>	\$0.83
FBCMUD 119 <i>Woodbridge</i>	\$0.385
<b>FBCMUD 41</b>	<b>\$0.43</b>





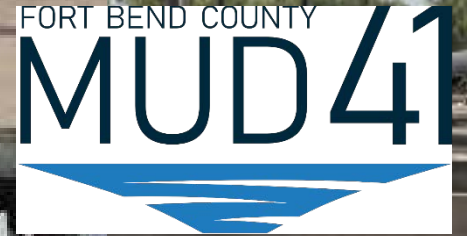
# MUD 41 Maintenance & Debt Service Tax Rates





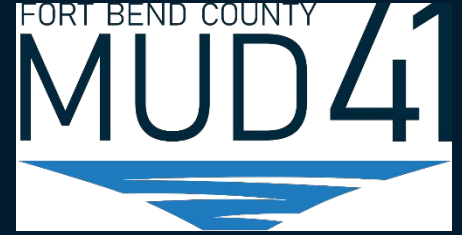
# NOT ALLOWED IN THE STORM SEWER

- Vehicle and Equipment Oil Leaks
- Chemicals
- Oils, Paints, Solvents
- Pet Waste
- Trash & Debris
- Chlorinated or Saltwater Swimming Pool Water
- Excess Lawn Clippings - Grass, Leaves, Mulch, Branches
- Recyclables and Floatables
- Excess Fertilizers and Pesticides
- Construction Materials, Sediment, Silt



ONLY  
RAIN  
DOWN THE  
STORM  
DRAIN

# NOT ALLOWED IN THE STORM SEWER



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# NOT ALLOWED IN THE STORM SEWER

## Markers

You may have seen these markers throughout the neighborhood on inlets (or gutters) that collect stormwater runoff.

These are reminders that **NOTHING** is allowed down the storm drain except runoff! Illicit discharges pollute waterways.

**ONLY RAIN DOWN THE STORM DRAIN**







## WHAT TO DO IF YOU SEE SOMETHING

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### Report it!

If you see something being poured into or near a storm drain or any illegal dumping, REPORT IT!  
Please call MUD/Municipal Operations and Consulting at **281.367.5511**  
Provide additional details (location/address, incident type, etc. if needed).

**HELP STOP ILLEGAL DUMPING**

# Important Contact Info

## FBCMUD No. 41

<https://fbcmud41.com>

Fort Bend County Municipal Utility District No. 41  
c/o Schwartz, Page & Harding, L.L.P.  
1300 Post Oak Boulevard, Suite 2400  
Houston, Texas 77056  
713-623-4531

## Flood Warning System

<https://www.harriscountyfws.org>

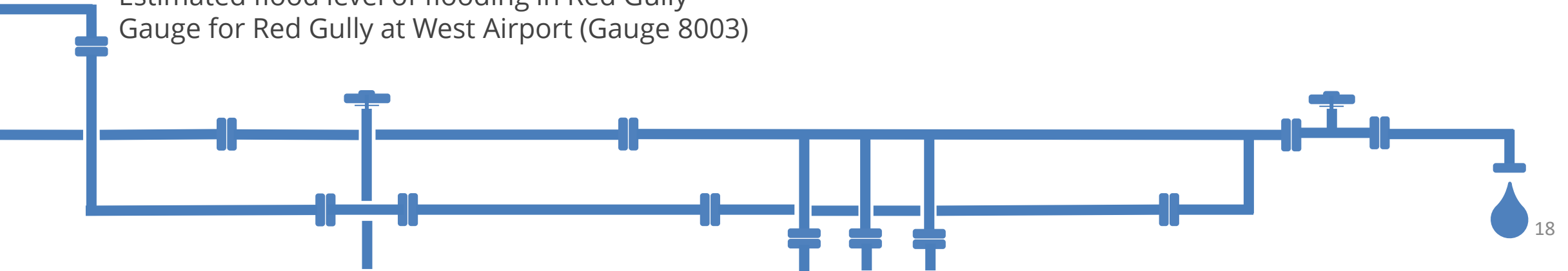
Notifies Residents Quickly - sign up for alerts  
Rainfall and stream elevations in near real-time  
Estimated flood level of flooding in Red Gully  
Gauge for Red Gully at West Airport (Gauge 8003)

## Best Trash LLC.

19430 FM 1093 Rd  
Richmond, Texas 77407  
Telephone: 281-313-2378  
FAX: 281-313-2379

## Operator

Municipal Operations and Consulting Inc  
Keith Arrant  
20141 Schiel Rd. Cypress, TX 77433  
(281) 367-5511



# Emergency Alert System

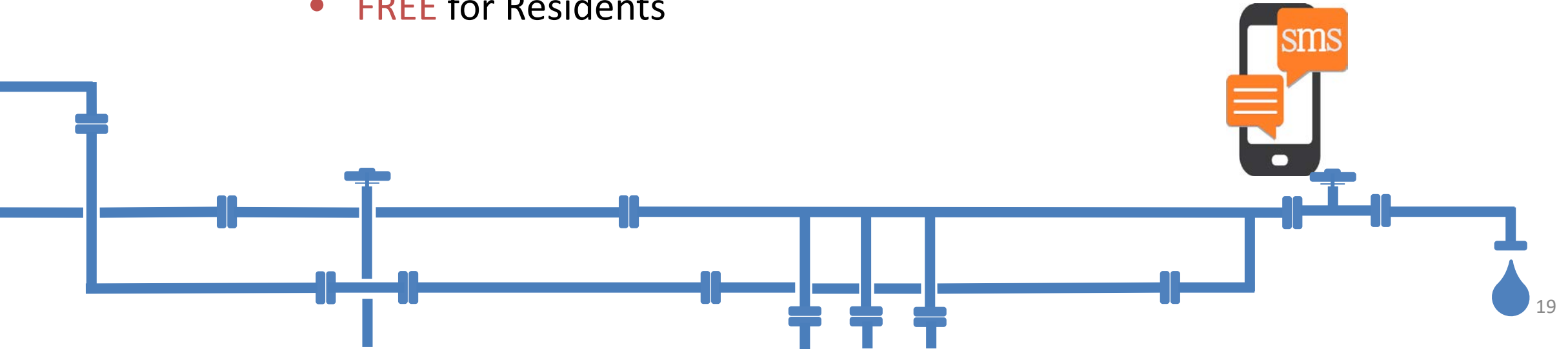
- Notifies Residents Quickly
- Used to Announce:
  - Main Line Breaks
  - Freeze Warnings
  - Flooding Streets
  - Scheduled Maintenance
- **FREE** for Residents

## How to Register Online

<https://alerts.tritoncg.com/signup/OLX1WNBFDDBfcLut>

## Register By Text:

Text “yes” to 832-924-2729



# Q & A

