

MUD 113 Newsletter

June, 2019

Summary of Utilities and Payments Concerning MUD 113

General

In the past, monthly Board meetings have been held on the third Monday of the month at the Woodforest Homefinder Lodge. The lease is up in June on this building, and the Johnson Development employees are moving to a HOA new building in Forest Island. Unfortunately, the District does not have an office in the District and MUD meetings will temporarily move to the Woodforest Golf Club until such time as a second HOA building is constructed that has a sufficiently sized conference room.

Water

Unlike many other MUD's in the Harris/Montgomery County area, MUD 113 does not own or operate any water wells or provide water services to the District. Water is supplied to the Woodforest community under contract by Mid-South Synergy (MSEC) who have an exclusive right from the state to supply water to our area. Groundwater wells are located north of Woodforest on Fish Creek Thoroughfare as well as in the eastern end of our community. MSEC owns the wells, storage towers, and the pipeline distribution system. The water is a blend of groundwater and surface water, the latter coming from the SJRA Lake Conroe purification plant. MSEC joined the SJRA Groundwater Reduction Plan in 2010, which is a large consortium of large volume groundwater users formed to satisfy the Lone Star Groundwater Conservation District rule to reduce groundwater usage by 30% in 2016. SJRA currently charges its members a \$2.75/1000 gal pumpage fee to pay for the bonds issued to pay for the surface water project. The courts have recently voided the 30% rule, but the infrastructure and charges remain in place for now.

Sewer

The sewer system and connections to it as well as the Wastewater Treatment Plant are managed under contract by the District's Operator, Municipal Operations Consulting (MOC). Costs are shared with MUD 121 in proportion to the number of connections in each entity, which when built out will be in an expected ratio of 79% MUD-113/21% MUD-121. MOC helps out the MUDs by billing residents monthly for both sewer and trash charges. The total household charge by MOC is \$47.55 per month, which consists of \$18.79 for trash and \$28.76 for sewer. The trash portion is a pass-through for MUD 113; the money is collected by MOC and paid to Waste Management, our trash collector. Delinquent accounts can be faced with loss of trash service to bring them up to date in payment.

MUD Tax

Our tax collector is Assessments of the Southwest. They issue a yearly ad valorem tax bill to each owner in October which is calculated from the taxable property value established by the Montgomery County Appraisal District multiplied by the MUD tax rate which currently is 0.89 per hundred. The only exemption currently offered by MUD 113 is a \$10,000 deduction from property value for those over 65 years of age. The 0.89 tax rate is a component of the overall tax rate for our district of \$2.92 per hundred. Monies collected under the MUD tax go to payment of debt service as well as Maintenance and Operations.

Other Utilities

Other utilities separately furnish service and bill residents accordingly. MSEC is also our electric supplier. Natural gas comes from Gas Energy, internet from Consolidated Communications, along with cable TV and landline phone who choose those services. Satellite TV and cell phone service are available from a variety of other companies.