



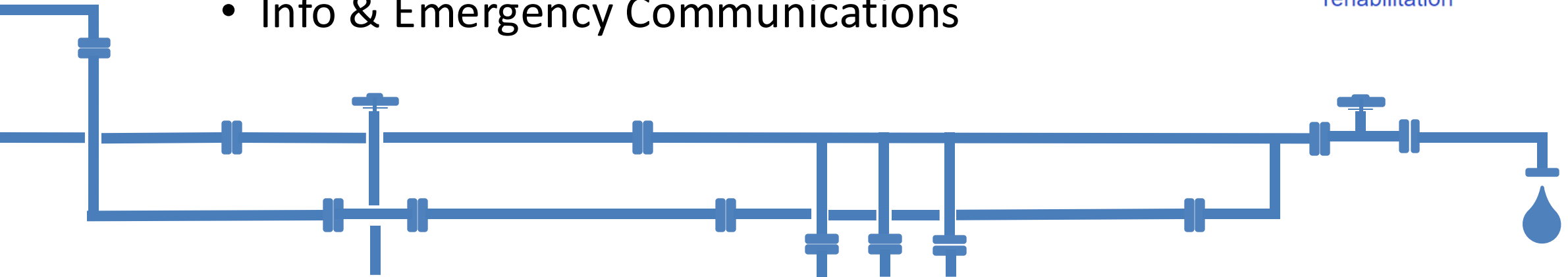
The Power of COMMUNITY



Agenda

- MUD 41 Meetings
- 5 Year Financial Comparison
- 2025 Repairs
- Bond Updates
- CIP Project Updates
- MUD 41 2025 Tax Rate
- MS4 Program
- Pickle Ball Project
- Info & Emergency Communications

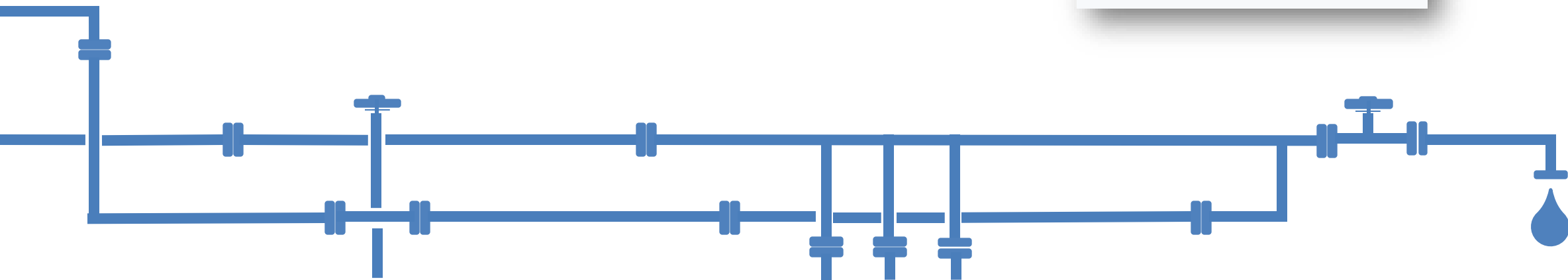
improvements sanitary
drainage wastewater
sewer cost-effective
resiliency quality
capital **asset** replacement
management reliable repairs clean planning
water maintenance
infrastructure rehabilitation



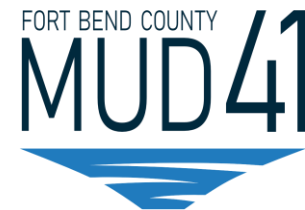
Board of Directors Meetings

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

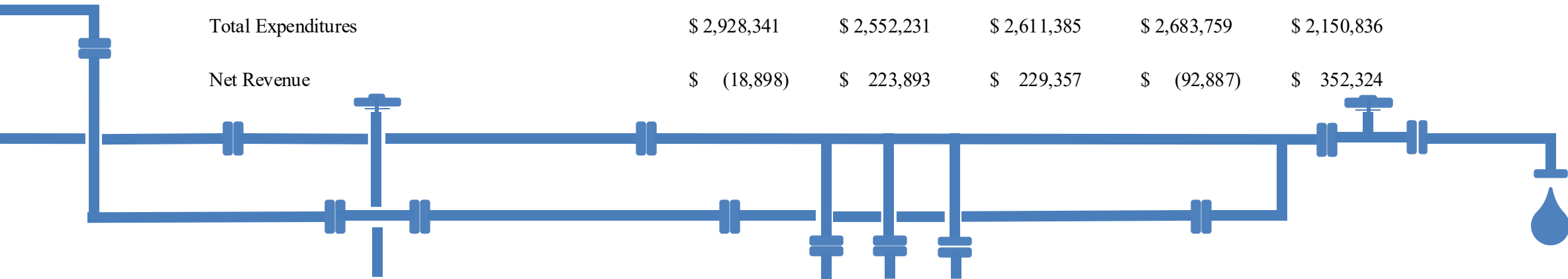
The public is welcome to attend.



Five Year Revenue and Expenditures Comparison



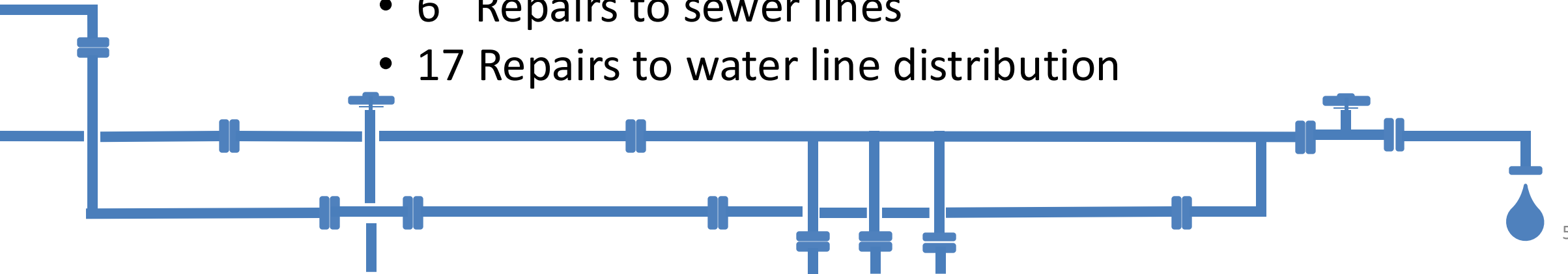
	2025	2024	2023	2022	2021
Revenues					
Property Taxes	\$ 1,334,611	\$ 1,246,503	\$ 1,247,879	\$ 1,259,076	\$ 1,252,291
Water Service	\$ 212,976	\$ 222,657	\$ 236,789	\$ 229,640	\$ 199,362
Waste Water Service	\$ 244,281	\$ 248,415	\$ 223,222	\$ 219,821	\$ 220,225
Garbage Service	\$ 326,818	\$ 308,866	\$ 285,551	\$ 269,755	\$ 253,375
Water Authority Fees	\$ 514,006	\$ 478,415	\$ 575,460	\$ 525,127	\$ 492,792
Penalties & Interest	\$ 24,067	\$ 25,791	\$ 17,844	\$ 25,129	\$ 28,094
Investment Revenues	\$ 252,684	\$ 245,477	\$ 253,997	\$ 62,324	\$ 57,021
Total Revenues	\$ 2,909,443	\$ 2,776,124	\$ 2,840,742	\$ 2,590,872	\$ 2,503,160
Expenditures					
Professional Fees	\$ 292,896	\$ 348,611	\$ 355,690	\$ 271,673	\$ 206,540
Contracted Services	\$ 486,930	\$ 462,232	\$ 429,188	\$ 411,165	\$ 377,800
Purchased Water	\$ 547,917	\$ 557,337	\$ 609,516	\$ 591,919	\$ 517,778
Utilities	\$ 75,427	\$ 58,870	\$ 59,360	\$ 46,152	\$ 54,644
Repairs and Maintenance	\$ 896,440	\$ 732,234	\$ 726,568	\$ 467,565	\$ 389,149
Other	\$ 355,581	\$ 339,610	\$ 363,063	\$ 271,225	\$ 298,759
Capital Outlay	\$ 273,150	\$ 53,337	\$ 68,000	\$ 624,060	\$ 306,166
Total Expenditures	\$ 2,928,341	\$ 2,552,231	\$ 2,611,385	\$ 2,683,759	\$ 2,150,836
Net Revenue	\$ (18,898)	\$ 223,893	\$ 229,357	\$ (92,887)	\$ 352,324



2025 MUD 41 Line Distribution Repairs

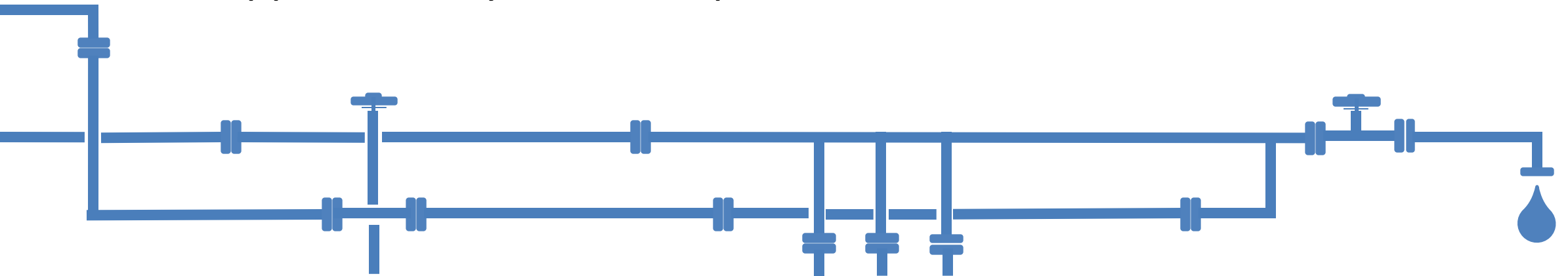
MUD 41 Area	Repair Amount
Water Distribution	\$ 125,828.01
Sewer Collection	\$ 18,750.89
Water Plant	\$ 60,263.78
Wastewater Plant	\$ 114,744.48
Lift Station	\$ 14,542.46
Concrete	\$ 37,854.91
Park	\$ 12,444.75
Total	\$ 384,429.28

- 6 Repairs to sewer lines
- 17 Repairs to water line distribution



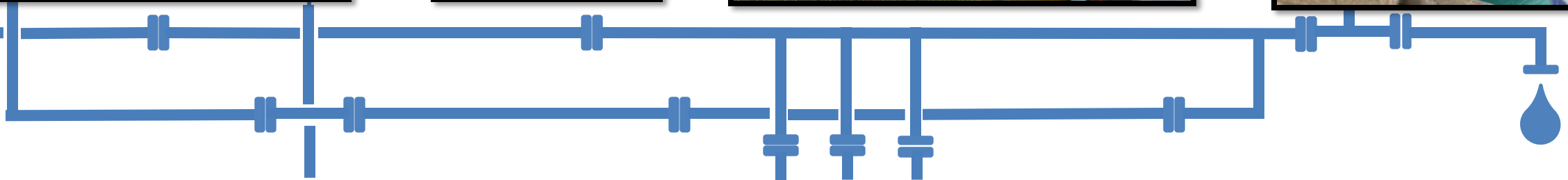
Bond Issue Summary

- Previously Issued Bonds 1987-2002 \$18,800,000
- 2021 Bond Election:
 - \$21,400,000 in Authorized but Unissued Bonds (Future)
- \$5,855,000 WS&D Bonds Issued in 2023:
 - Approximately \$3.65 M spent to date



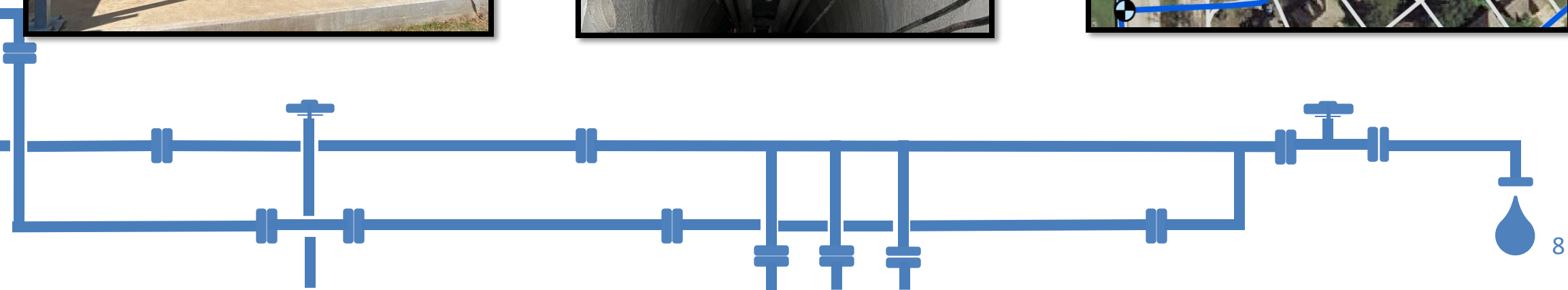
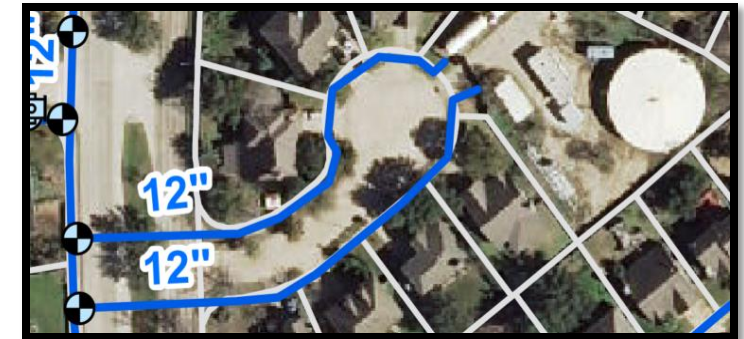
Bond Projects - Completed

- Water Plant Generator: \$186,411
- Motor Control Center Replacements: \$775,092
- Red Gully Waterline Replacement: \$244,038
- Sanitary Sewer Cleaning, Televising & Rehabilitation: \$597,890



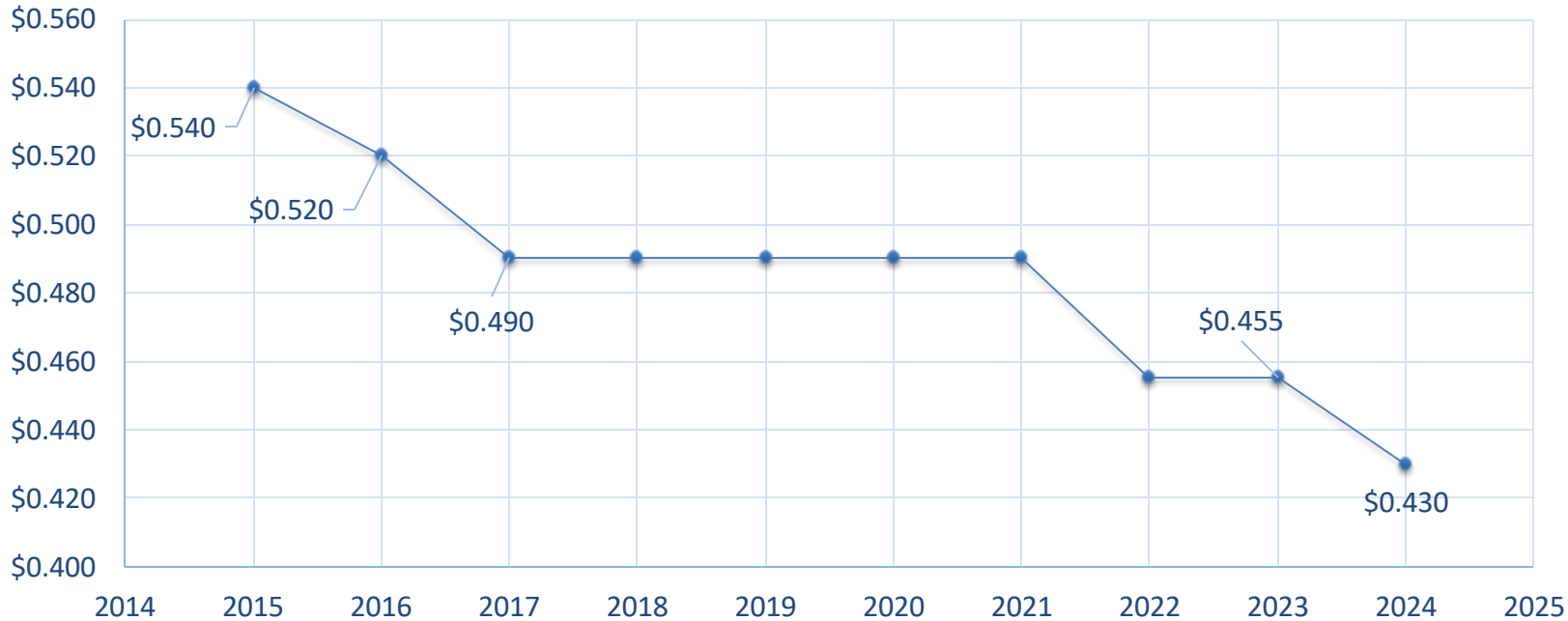
Bond/CIP Projects – In Construction

- Lift Station Rehabilitations (Complete March 2026): \$656,890
- WWTP Generator (Complete March 2026): \$466,469
- Clover Lodge Water Line Replacement (Closing out): \$265,059
- WWTP Improvements (Est. Completion Summer 2026): \$508,000

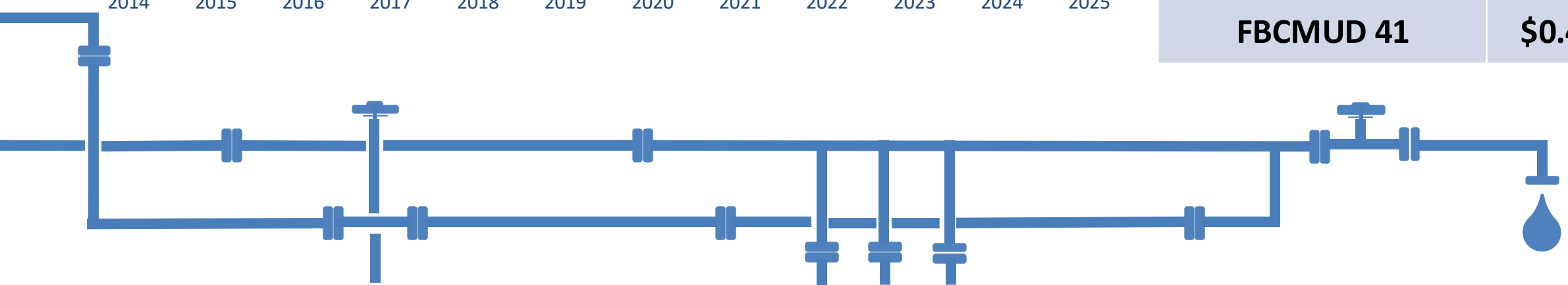


MUD 41 and Neighboring Property Tax

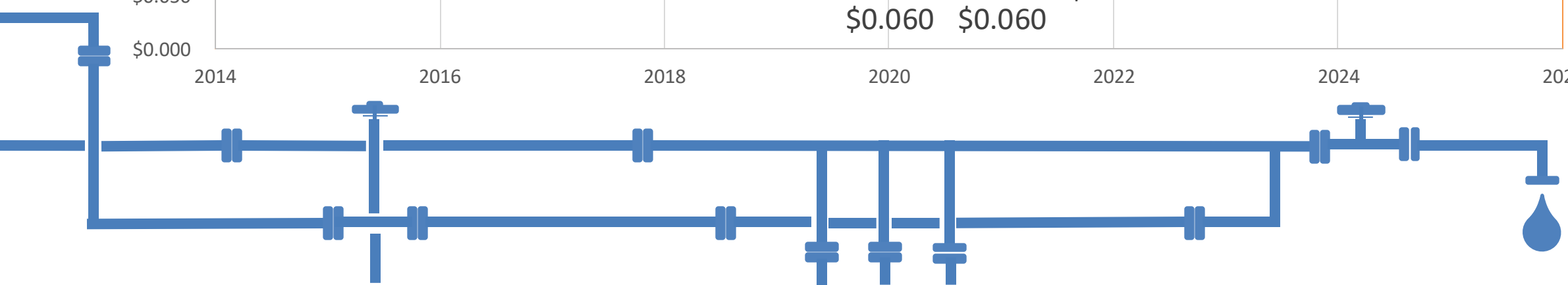
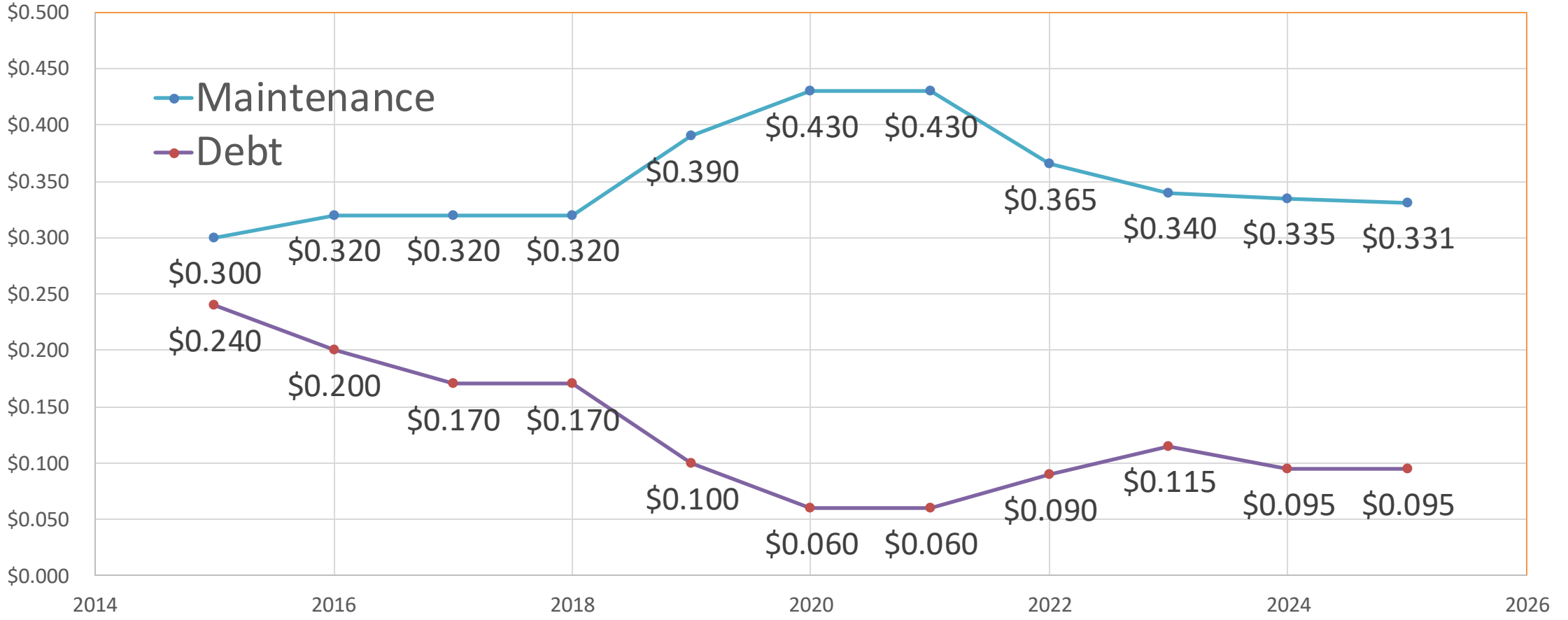
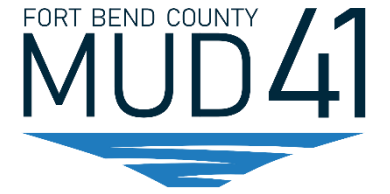
MUD 41 Historical Total Tax Rate



Neighboring MUDs	2025 Tax Rate
FBCMUD 134C <i>Aliana (South)</i>	\$0.95
FBCMUD 134B <i>Aliana (North)</i>	\$0.965
FBCMUD 25 <i>Pheasant Creek</i>	\$0.81
FBCMUD 119 <i>Woodbridge</i>	\$0.385
FBCMUD 41	\$0.426



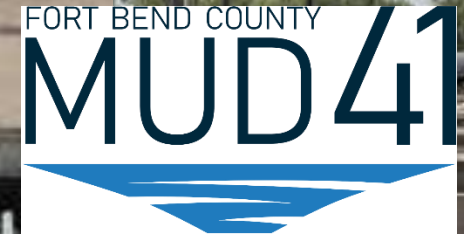
MUD 41 Maintenance & Debt Service Tax Rates





NOT ALLOWED IN THE STORM SEWER

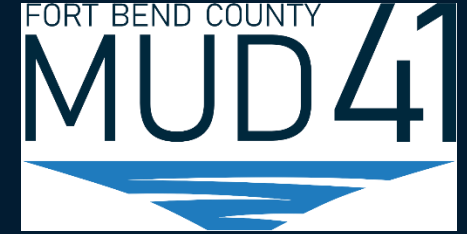
- Vehicle and Equipment Oil Leaks
- Chemicals
- Oils, Paints, Solvents
- Pet Waste
- Trash & Debris
- Chlorinated or Saltwater Swimming Pool Water
- Excess Lawn Clippings - Grass, Leaves, Mulch, Branches
- Recyclables and Floatables
- Excess Fertilizers and Pesticides
- Construction Materials, Sediment,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



ONLY
RAIN
DOWN THE

STORM
DRAIN

NOT ALLOWED IN THE STORM SEWER



Trash & Debris



Leaves & Grass



Paint & Dyes



Help Keep our Waterways Clean!

Illicit Discharges pollute the waterways and can harm the environment!



Illegal Dumping

Pet Waste



Oil Pollutants



ONLY RAIN DOWN THE STORM DRAIN



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

Report it!

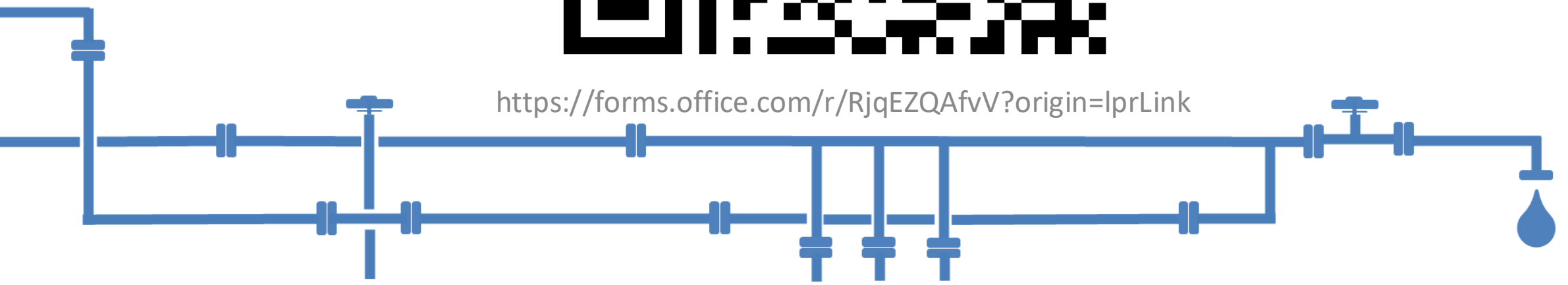
If you see something being poured into or near a storm drain or any illegal dumping, REPORT IT!
Please call MUD/Municipal Operations and Consulting at **281.367.5511**
Provide additional details (location/address, incident type, etc. if needed).

HELP STOP ILLEGAL DUMPING

MS4 - Stormwater Survey



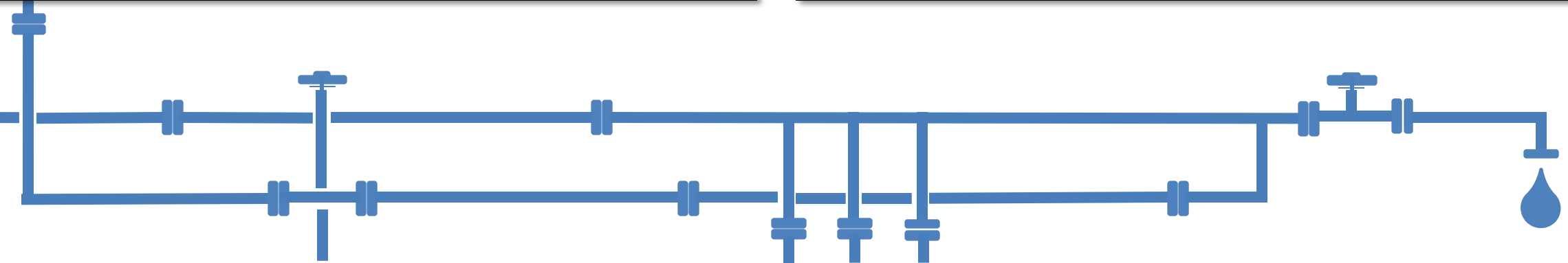
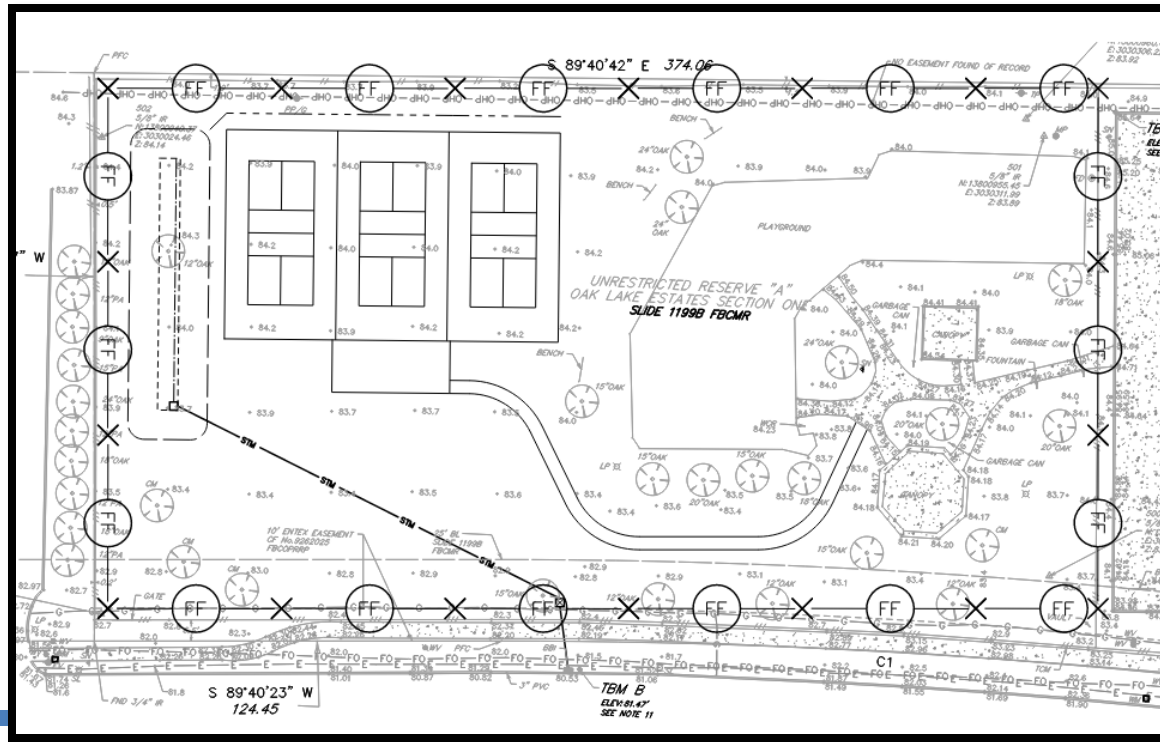
<https://forms.office.com/r/RjqEZQAfvV?origin=IprLink>



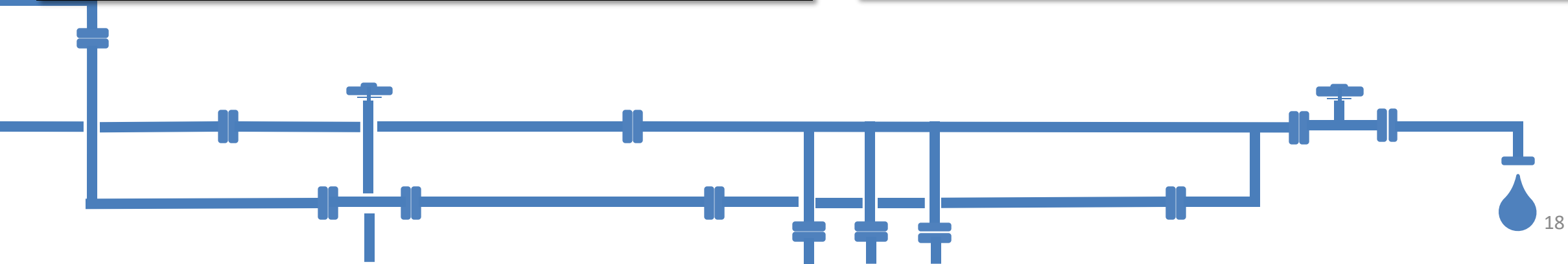
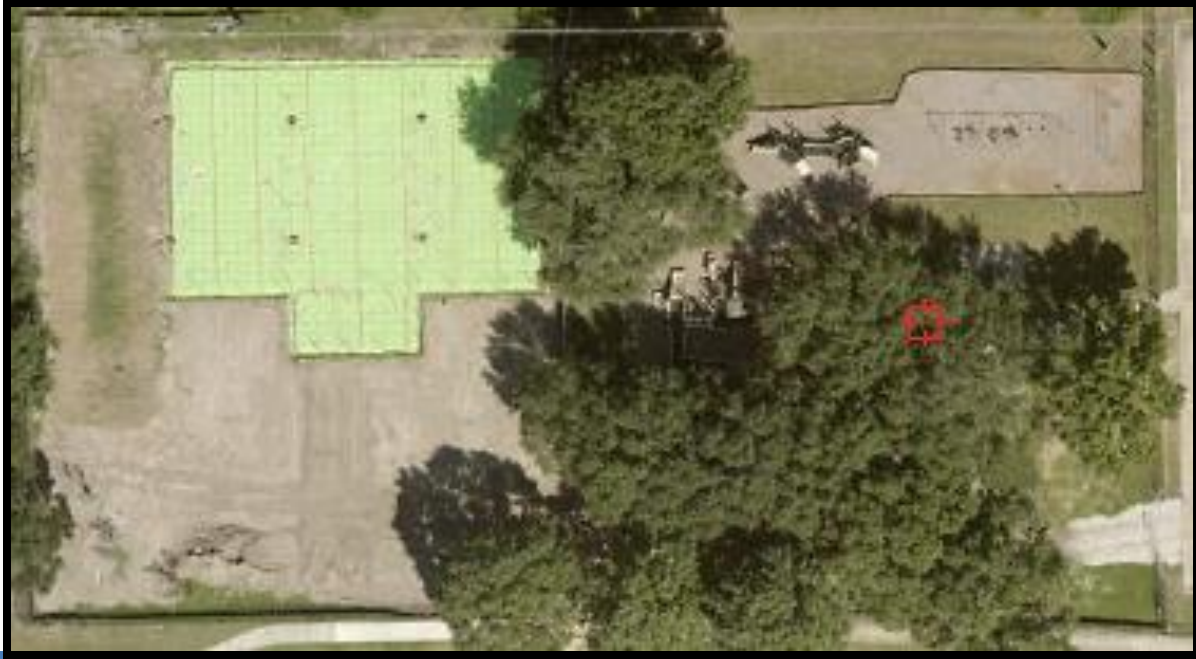
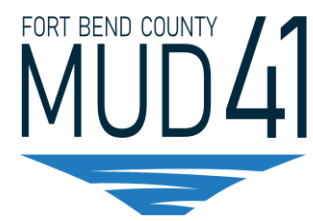
MS4 – Stormwater Speaker Series



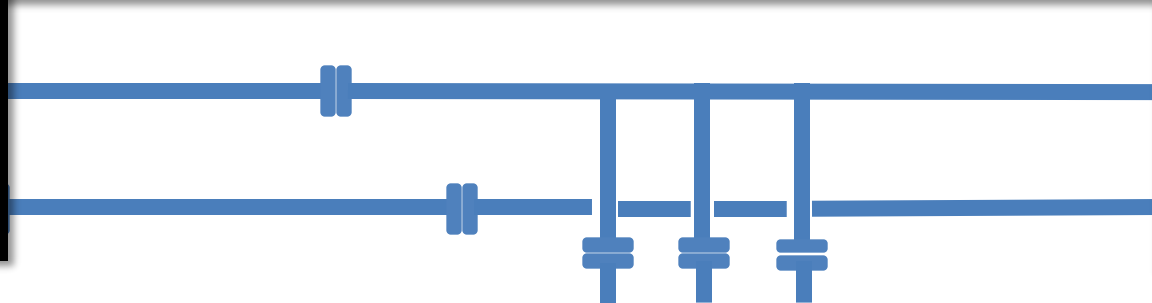
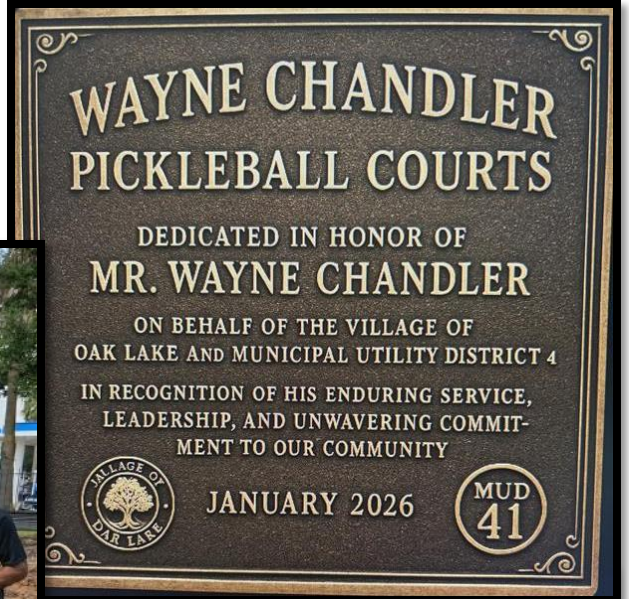
MUD 41/VOL HOA Pickleball Project



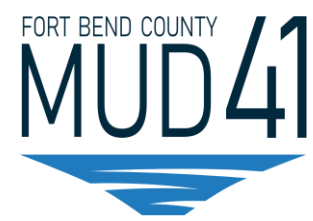
MUD 41/VOL HOA Pickleball Project



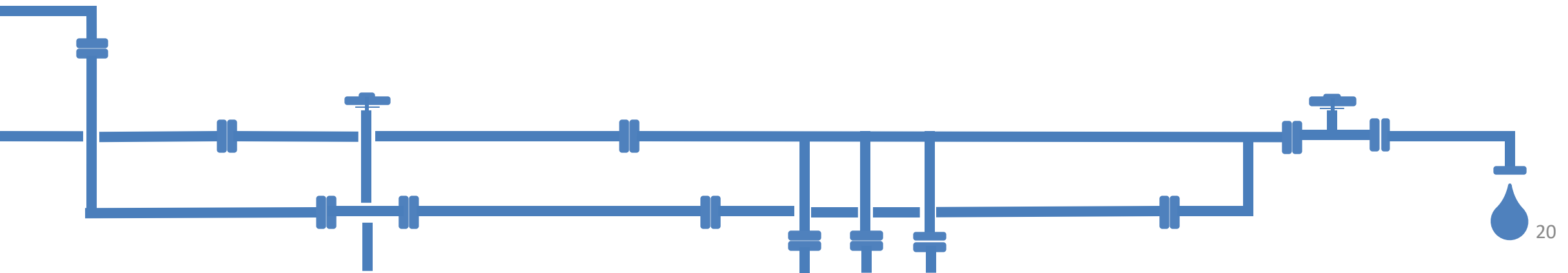
MUD 41/VOL HOA Pickleball Project



MUD 41/VOL HOA Pickleball Project



- First Discussions with VOL HOA – 2023
- Agreement – February 25, 2025
- Construction start – August 2025
- Groundbreaking – August 23, 2025
- Final Inspection – February 21, 2026
- Grand Opening.....



GRAND OPENING!

WAYNE CHANDLER

**PICKLEBALL
COURTS!**



JOIN US FOR THE CELEBRATION!



Important Contact Info

FBCMUD No. 41

<https://fbc mud41.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

