

Blue line

NEW
WATER RATE TIERS
&
REDUCED
KINGSBRIDGE MUD TAX

DISTRICT
SECURITY

RESIDENT
ALERTS

Kingsbridge M.U.D. Newsletter

FALL | 2017

NEW WATER RATES

Starting January 1st, 2018, water rates will be changing!

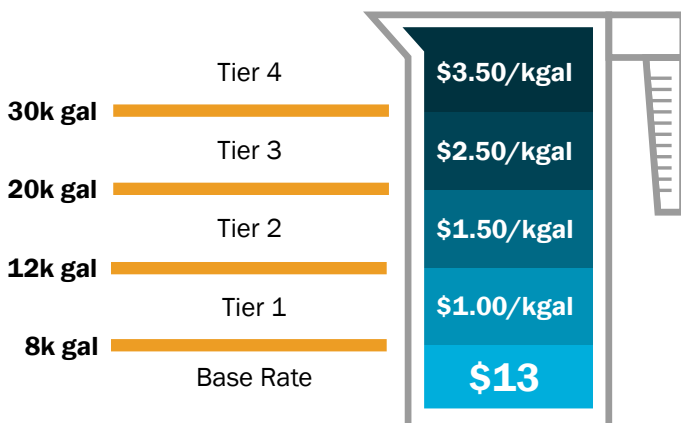
Kingsbridge MUD has been conducting a year long water rate study and is updating district water rates to encourage responsible water usage and conservation. On average, a majority of residents use less than 8,000 gallons of water a month.

Those who use more, often could adopt better water usage practices and use less water. By lowering the rate for the lowest tier of water usage by 16% from \$15.50 to \$13.00, and increasing the rate for the highest users, residents will be rewarded for smart water usage by saving money on their water bill.

Calculating Water Usage Costs

Residents' water bills are broken down by line item to include water usage, sewage, and Regional Water Authority (RWA) fees. The RWA fees are not controlled by the district, but are set by the RWA based on water usage. The sewage portion of the bill is for the weekly trash and recycling collection and is a flat amount that is not determined by water usage.

The water usage portion of the bill is the portion controlled by the district and is determined by the tiered water rates. The base flat rate of \$13.00 covers any usage below 8,000 gallons which is where most people fall; for each 1,000 gallons of water usage above that amount, the tiered rates apply. The tiered rates are broken down by the following:



Example Calculations



Smart Water Usage Household (6k gal):

Water:	\$13.00	for 8k gal or less
Sewer/Trash:	\$31.00	
RWA Fee:	\$20.58	
Total Bill:	\$64.58	

High Water Usage Household (15k gal):

Water:	\$21.50	{ \$13.00 for 8k gallons used \$4.00 for 8k-12k gal used \$4.50 for 12k-15k gal used
Sewer/Trash:	\$31.00	
RWA Fee	\$51.45	
Total Bill:	\$103.95	

Check our website for simple ways to reduce water usage and save money

www.KingsbridgeMUD.com

What's an RWA Fee?

One of the line items on the water bills is a charge for the RWA Fee. RWA stands for "Regional Water Authority" and for Kingsbridge MUD, this is the North Fort Bend Water Authority.

The RWA Fee portion of the bill is set by the North Fort Bend Water Authority and pays for surface water received from them.

In addition to converting to using surface water, one of the goals of the North Fort Bend Water Authority is to encourage participation in their water conservation program, Larry's Toolbox. Kingsbridge MUD participates by having tiered water rates which encourage responsible water use. Water savvy residents may then enjoy the savings on their water bills.

REDUCED TAX RATES!

Kingsbridge MUD tax rates levied will be lowered from \$0.66 to \$0.60 per \$100 of total property value. That is an approximate 10% reduction in property taxes for residents. This new rate of \$0.60 is broken down into \$0.25 for Maintenance and Operations and \$0.35 for Debt Services.

Debt Service tax revenue goes toward paying off outstanding District bond debt, incurred during major construction projects and/or facility upgrades, infrastructure improvements, etc.

Maintenance and Operations tax revenue is used for: sewage treatment; maintenance of the three water plants, six lift stations, and infrastructures; and day-to-day operations in providing water and wastewater service to the approximate 6500 residents within the District.

Residents can calculate their MUD tax savings by multiplying 0.0006 (\$0.06/\$100) by their appraised home value. For residents with a home appraised at \$200,000, they will yield a savings of approximately \$120 on their annual property taxes thanks to these reduced tax rates in Kingsbridge MUD.

Residents can find their appraised home value by going to the Fort Bend Central Appraisal District's website www.fbcad.org and typing in their address. This site shows all of the taxing entities for residents such as school districts, emergency service districts, etc.

CALCULATE YOUR TAX SAVINGS:

Use our Tax Rate Simulator to calculate your savings!

www.KingsbridgeMUD.com/TaxRateCalculator

Kingsbridge Security



Kingsbridge MUD has contracted with S.E.A.L Security to provide security patrol services within the District. S.E.A.L. offers the efforts and expertise of highly trained Certified Commissioned Security Officers.

Utilizing security officers has proven to substantially increase visibility and reduce crime in Kingsbridge MUD. S.E.A.L. officers patrol in marked vehicles.

If you have an emergency, please call 9-1-1.

For non-emergencies, to report suspicious activity, or for assistance, residents may call the 24-hour hotline number below. Security can also help safeguard your home while you are on vacation. Call their Vacation Watch number below and let them know when you'll be leaving town.



S.E.A.L Security
Suspicious Activity
713-766-1600



S.E.A.L Security
Vacation Watch
713-979-2388



RESIDENT ALERTS

www.KingsbridgeMUD.com/alerts
Or text the word "yes" to
(281) 769-3226



Residents can now receive emergency alerts right to their email and phone for free!

Kingsbridge MUD strives to provide quality service and cares greatly about the health and safety of its residents.

In order to help keep residents updated on any situations, such as water outages, boil water notices, scheduled maintenance shut offs, etc., that may affect their water and wastewater services, an alert system has been set up for residents to receive text and email alerts.

Should I be alarmed? No. This free notification system simply means the District wants to keep you advised and informed as quickly as possible of any situations or problems that may affect you.

Residents may sign up for this service by texting the word "yes" to (281)769-3226 or by going to our website www.KingsbridgeMUD.com/alerts and registering. We recommend at least two people per household sign up to receive alerts.