

WEST PARK MUNICIPAL UTILITY DISTRICT
Minutes of Board of Directors Meeting
July 22, 2024

The Board of Directors ("Board") of West Park Municipal Utility District ("District") met on July 22, 2024, at 3700 Buffalo Speedway, Suite 830, Houston, Harris County, Texas, the address being a meeting place of the District, in accordance with the duly posted notice of the meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

H. Brock Hudson, President
Bryant Patrick, Vice President
Natalie Garza, Secretary
Michael Dignam, Assistant Secretary
Daniel Wolterman, Director

and all of the members were present, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Tax Services ("B&A"); Michelle Giacona of H2O Innovation ("H2O"); Diane Michaux of Municipal Accounts & Consulting, L.P. ("MAC"); John Herzog of IDS Engineering Group ("IDS"); Michael Murr of Park Rangers; Danae Dehoyos of Touchstone District Services; Barry Hards of Texas Groundworks Management, Inc. ("TGM"); and Kara Richardson and Rebecca Donaldson of Marks Richardson PC ("MRPC").

As the first order of business, the Board considered comments from the public. Mr. Hards introduced himself to the Board and distributed the attached flyer. He stated that his company, TGM, has 23 years of landscaping experience. Director Hudson asked if Mr. Hards has any experience with servicing MUDs, to which Mr. Hards answered they currently service fifteen (15) MUDs.

Mr. Hards exited the meeting.

The Board next considered approval of the minutes of the Board of Directors meeting held on June 24, 2024. After discussion, Director Hudson made a motion to approve the minutes as revised. Director Patrick seconded the motion, which carried unanimously.

The Board next considered the status of the Greenhouse Road and Saums Road sidewalk project. Ms. Richardson stated that she and the attorneys for Harris County MUD No. 238, Harris County ESD 47 and Westlake MUD are working on a draft Joint Participation Interlocal Agreement for the completion of the sidewalk project with Harris County. She noted that she was unsure about the timeline and suggested that the Board could approve the Agreement subject to MRPC's review and approval of same. After discussion, Director Garza made a motion to approve the Agreement, subject to review and approval by MRPC. Director Hudson seconded the motion, which carried unanimously.

The Board considered the status of West Park Preserve. Mr. Murr presented the attached report and reported that there was no damage to the park after Hurricane Beryl other than fallen tree limbs and some minor fencing damage.

Mr. Murr next reported that the grass adjacent to the sidewalk on Saums has not been getting edged and expressed concern of snakes in the tall grass along the sidewalk. He stated that he will bring a quote for sidewalk edging to the Board's next meeting. He also reported that the pavilion epoxy coating is complete and looks great.

The Board next considered the status of security patrol with the Harris County Constable. Ms. Richardson asked the Board if they would like to start receiving security reports from the Harris County Constable. Director Hudson stated that a security report isn't necessary unless something significant occurs in the District.

Ms. Maddox next distributed the attached tax collection report. She noted that B&A collected 98.78% of the 2023 taxes as of June 30, 2024. After review and discussion of the report presented, Director Hudson made a motion to approve the report and authorize payment on the disbursements identified in the report. Director Patrick seconded the motion, which carried unanimously.

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems for the month of June. Ms. Giacona reported that the District accounted for 92.38% of the water pumped during the past month. Ms. Giacona stated that generators were running during Hurricane Beryl to continue all water operations.

The Board next considered the attached engineer's report.

The Board considered the status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes, including review of bids and award of construction contract for Generator Replacement Project. Mr. Herzog reported that Texan Municipal and Industrial is preparing the contracts for execution. He also stated he is reviewing submittals and expects to issue a Notice to Proceed soon, with the generator planned to arrive in the next 6 months.

The Board deferred the acceptance of site, easement and/or facility conveyances for facilities constructed or to be constructed by the District as none were presented to the Board for acceptance.

The Board deferred requests for and approval of the issuance of utility commitments as none were presented to the Board for consideration.

The Board considered the status of the utility relocation requests from Harris County. Mr. Herzog advised that Precinct 4 is working on several projects in the District including, Greenhouse at Park Row, Greenhouse at I-10, and Fry Road north of Park Row. Mr. Herzog said that work is underway for the Greenhouse at Park Row and Greenhouse at I-10.

The Board considered the status of development in the District. Mr. Herzog reported that David Weekly is looking to develop a 17-acre tract into a townhome development, but the land has not yet been purchased. Mr. Herzog next reported that IDS applied for Harris County's Places 4 People sidewalk campaign on June 7, which includes sidewalks along Greenhouse and Park Row.

The Board next considered the status of the Bond Application Report ("BAR") relative to the District's proposed Series 2024 Bonds. Mr. Herzog advised that the BAR was submitted to the TCEQ and that he received a letter of administrative completeness.

The Board discussed pending matters with the TCEQ, including a) status of requirements requested by TCEQ for exceptions to sanitary control and set back requirements relative to Water Well No. 3, and b) Enforcement Action and Proposed Agreed Order. Mr. Herzog reported that the TCEQ approved the exceptions related to Water Well No 3. Mr. Herzog also reported that the District has submitted a request to the TCEQ for a waiver of the \$6,350 fine and has requested to offset same with a Supplemental Environmental Project ("SEP"). Mr. Herzog reported that the District has submitted a request that the work done addressing the ACR variance request be considered as an SEP.

The Board considered the status of the West Harris County Regional Water Authority surface water conversion. Mr. Herzog reported that 60% of the design plans should be ready to submit before the end of the year and that the submittal deadline was extended by a few months.

The Board next considered the attached report from Storm Water Solutions. Mr. Herzog reported that the storm grate has not come in yet.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Michaux distributed the attached bookkeeping report, investment inventory report, and bills for payment. After review and discussion of the reports presented, Director Hudson made a motion to approve the report and authorize payment on the Operating Fund and Capital Projects Fund at Central Bank, of all checks, wires, and disbursements shown in the report. Director Patrick seconded the motion, which carried unanimously.

The Board next considered the approval of destruction of notes of the Board of Directors meetings from January 2023 to February 2024, in accordance with the Records Retention Schedule for General Records. Ms. Richardson presented the attached list of records and advised that the time limitations for retention had passed for all records listed, that, to the best of her knowledge and belief, none of the records' subject matter was pertinent to a pending lawsuit, and that there were no open records requests pending with respect to any of the records. After discussion, Director Hudson made a motion to authorize the destruction of the notes as requested in accordance with the provisions of the District's Records Management Program and said Schedule. Director Patrick seconded the motion, which passed unanimously.

Ms. Dehoyos presented the attached report from Touchstone District Services. She reported that she will upload a mosquito control article to the District's website.

The Board next considered calling a Directors Election to be held on November 5, 2024, determining the procedure for giving notice of same, the adoption of an Order in connection therewith, and the approval of any joint election agreements among the District and other participating entities as authorized by the Texas Election Code. Ms. Richardson presented the Order calling such election to be held on November 5, 2024, noting that the terms of office of Directors Hudson, Garza and Dignam will expire in November 2024. Following discussion, Director Hudson made a motion to adopt the Order Calling Directors Election as set forth above, to authorize the District to enter into any joint election agreements with Harris County and other participating entities as authorized by the Texas Election Code, and to give notice of the election by posting at a public place in the District and by posting at the location where notices of the meetings are posted. Director Patrick seconded the motion, which carried unanimously. Ms. Richardson then advised the Board that, in accordance with Subchapter C of Chapter 2 of the Election Code, after 5:00 p.m. on August 23, 2024, the District may cancel the election if each candidate whose name is to appear on the ballot is unopposed and no declarations of write-in candidacy have been received, and the Board of Directors of the District can then declare such unopposed candidates to be elected.

There being no further business to come before the Board, the meeting adjourned.


Secretary

Attachments

1. Handout from Texas Groundworks Management
2. Park Rangers Report
3. Tax Assessor/Collector Reports
4. Operator Report
5. Engineer Report
6. Storm Water Solutions Report
7. Bookkeeper Report
8. Records Destruction Request
9. Touchstone Report



(713)-CALL-TGM

TEXAS GROUNDWORKS MANAGEMENT, INC.

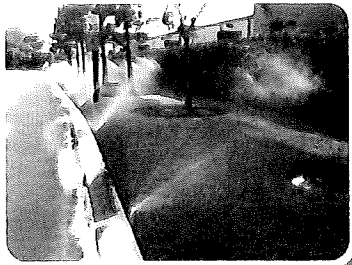
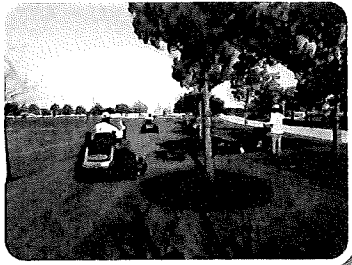
Landscape Design & Build - Lawn Care
Water Management - Tree Care
Weed, Pest & Turf Management - Tractor Mowing
Land Clearing - Hydromulch and More!



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Cell: 713-225-5846 - Office: 346-432-3214 - Fax: 281-345-1678
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TEXAS GROUNDWORKS MANAGEMENT, INC.



• Landscape Design & Build

- Lawn Care
- Mulch Installation
- Seasonal Flowers
- Sod Installation
- Concrete, Pavers & Flagstone

• Water Management

- Irrigation Systems - TLI # 13662
 - * Installation
 - * Modification
 - * Repair
- Drainage System - DLL #90003
- Pressure Washing

• Tree Care

- Tree Removal
- Stump Grinding
- Tree Pruning
- Deep Root Fertilization
- Tree Planting & Replacement
- Root Barriers

• Weed, Pest & Turf Management

- Broadcast Fertilization (Liquid and Dry)
- Weed Control
- Fire Ant Control, Insect & Disease Management

• Tractor Mowing

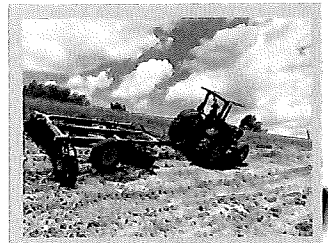
- Vacant Lots
- Acreage
- Bayous

• Land Clearing

- Dozer Work
- Grading
- Ponds

• Hydromulch

- Lightly Disking
- Box Blade
- Fertilizing
- Seeding & Over-Seeding
- Silt Fence Installation
- Sinkhole Repair

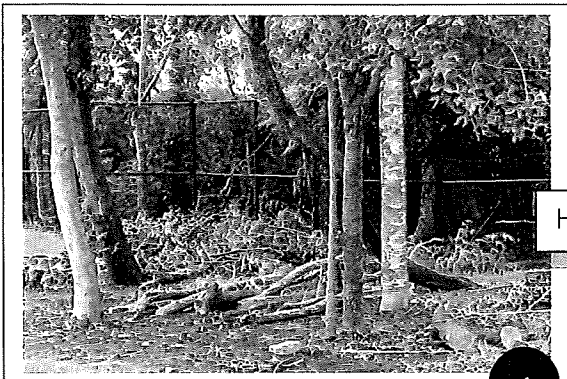




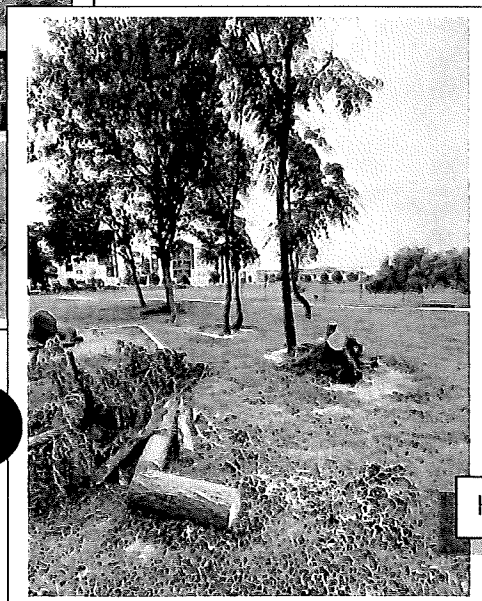
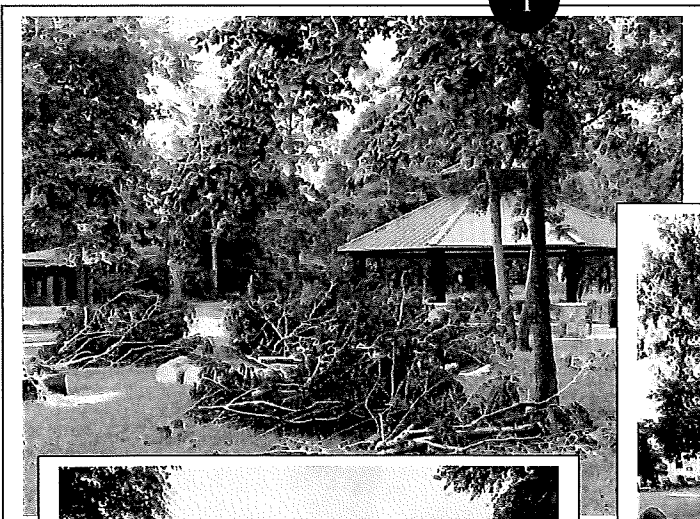
LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD
JULY 2024

WEST PARK PRESERVE

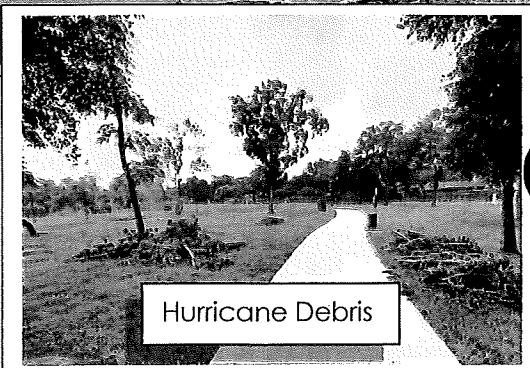
1. Park took another decent hit from the hurricane two weeks ago. We have cleaned up the majority of the storm damage and made the Park safe. There was one section of fence that a tree fell on that I am assessing whether or not to have repaired or we can straighten out.
2. The surfacing under the pavilions has been completed and looks great.
3. No vandalism or other issues.
4. Discuss maintenance of sidewalks on detention at Saums.
5. Parking Lot lights on during the day. Called electrician to check photo cell.



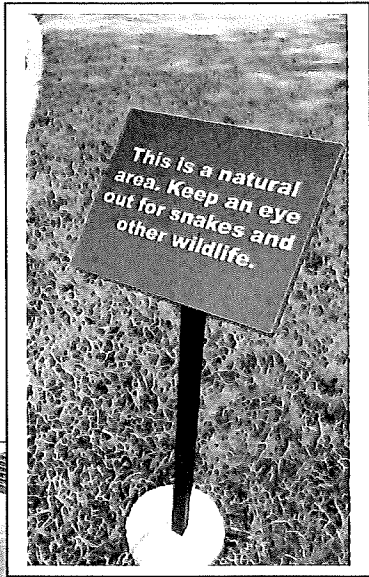
Hurricane Debris



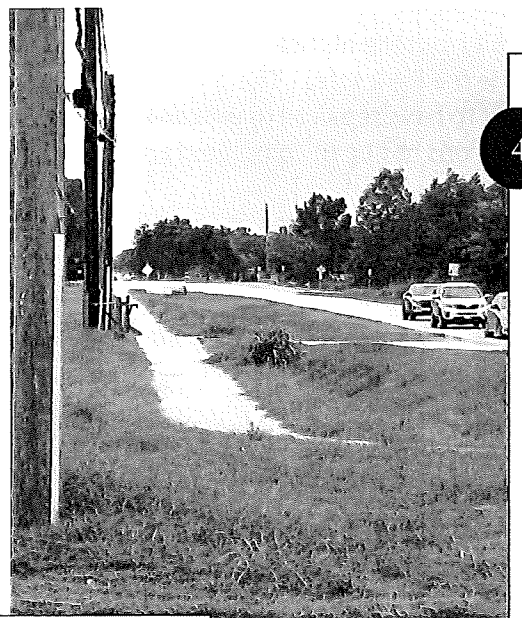
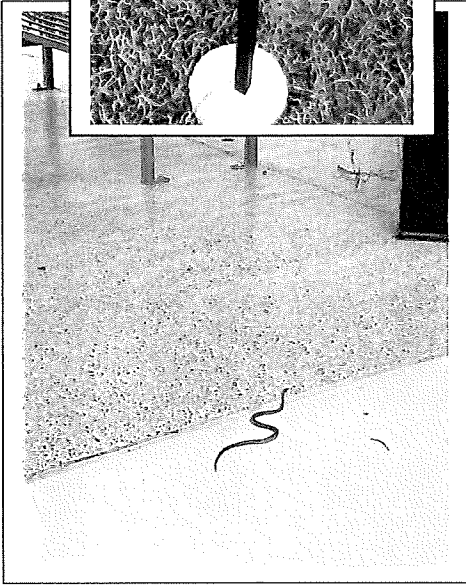
Hurricane Debris



Hurricane Debris



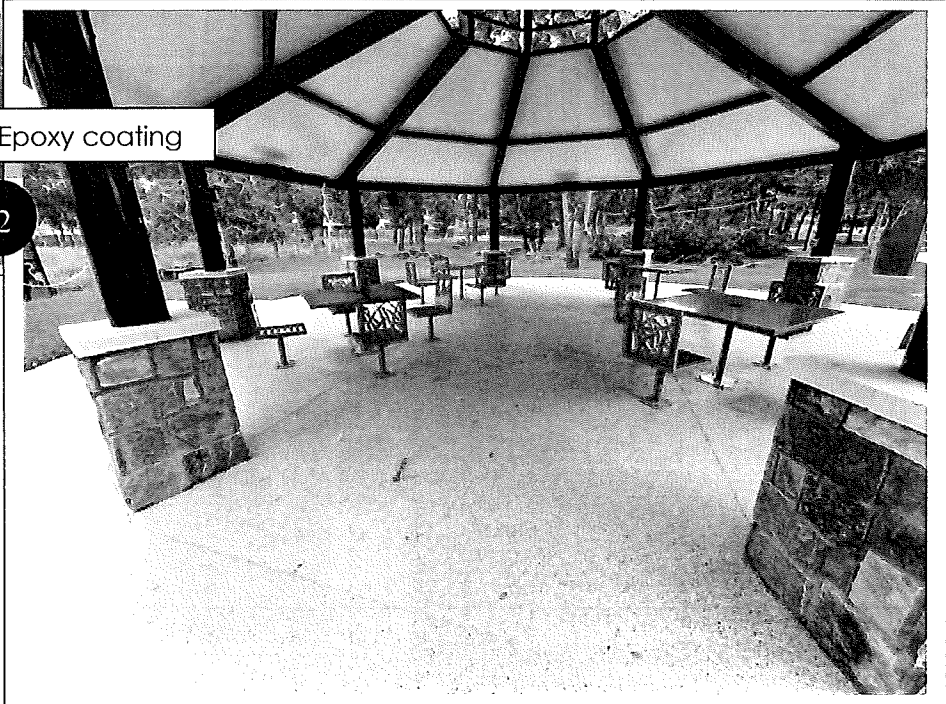
Hurricane Debris



Sidewalk maintenance



Epoxy coating



* Revised *



MUNICIPAL TAX SERVICE, LLC

Honesty | Efficiency | Transparency | Accountability | Continuity

WEST PARK MUD

FOR THE MONTH ENDING

June 30, 2024



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 6/30/2024

RECEIVABLES SUMMARY

2023 Balance Forward Levy at 4/30/24 FYE	\$38,372.14	
CAD Changes / Uncollectible	(\$94,278.88)	(55,906.74)
Outstanding Balance forward Prior Years (2022-2012) at 4/30/24 FYE	\$14,456.94	
CAD Changes / Uncollectible	\$39.53	
		<u>14,496.47</u>
Total Levy to be collected		(41,410.27)
Collection prior months (all years)	\$30,016.95	
2023 Taxes Collected net NSF & KR Refunds during current month	\$61,369.07	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	\$0.00	
		<u>91,386.02</u>
Total Outstanding Balance		49,975.76

TAX ACCOUNT

Beginning Balance – Tax Account

472,264.66

Income

Taxes Collected current Year	\$4,463.08
Taxes Collected Prior Year	\$0.00
10% Rendition Penalty	\$97.56
Penalties & Interest	\$310.69
Collection Fee Paid	\$458.29
Overpayments	\$0.00
NSF or Reversals, Bank Charges	\$0.00
Other Fees & Court Costs, Etc	\$0.00
	<u>\$5,329.62</u>

VOID CKS 1865 & 1900 - Lost In Mail (will re-issue)

\$34,347.76

511,942.04

Expenses

CK# 1928	Ted A. Cox - Delq. Atty Collection Fee 6/2024	\$491.84
CK# 1929	CAI Territory Owner LLC - Correction Roll Refind 10 TY 2023	\$30,844.14
CK# 1930	Sunbelt Inc. - Correction Roll Refund 7 TY 2023 (Re-issue void ck 1900)	\$10,414.28
CK# 1931	Texas MSI LTD - Corr Roll 15, 27 (Re-issue void ck 1865)	\$23,993.48
CK# 1932	B & A Municipal Tax Service LLC - Inv. 897-366	\$1,153.45
CK# 1933	B & A Municipal Tax Service LLC - Inv. 897-367	\$663.74
		<u>\$67,560.93</u>

Ending Balance –Tax Account

444,381.11



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 6/30/2024

OUTSTANDING TAXES – YEAR TO DATE

TAX YEAR	BALANCE FORWARD @ 10/01/23	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2023	\$3,000,614.25	(\$93,303.24)	\$0.00	\$2,871,792.81	\$35,518.20	98.78%
2022	\$2,640,980.14	(\$33,532.65)	\$0.00	\$2,604,059.65	\$3,387.84	99.87%
2021	\$2,197,154.84	(\$13,028.63)	\$0.00	\$2,181,399.68	\$2,726.53	99.88%
2020	\$1,724,054.68	\$0.00	\$0.00	\$1,721,985.33	\$2,069.35	99.88%
2019	\$1,716,809.00	\$23.71	(\$77.96)	\$1,714,032.99	\$2,721.76	99.84%
2018	\$1,675,849.18	\$0.00	(\$95.30)	\$1,672,495.11	\$3,258.77	99.81%
2017	\$1,703,467.59	\$0.00	(\$218.54)	\$1,702,990.31	\$258.74	99.98%
2016	\$1,939,402.88	\$152.17	(\$873.42)	\$1,938,647.06	\$34.57	99.99%
2015	\$1,894,924.89	\$0.00	(\$1,536.85)	\$1,893,388.05	(\$0.00)	100.00%
2014	\$1,475,789.97	\$0.00	(\$1,655.59)	\$1,474,134.38	\$0.00	100.00%
2013	\$1,276,014.62	\$0.00	(\$1,596.77)	\$1,274,417.85	\$0.00	100.00%
2012	\$1,158,188.10	\$0.00	(\$607.67)	\$1,157,580.44	(\$0.00)	100.00%
					\$49,975.76	

EXEMPTIONS & TAX RATES

TAX YEAR	HOMESTEAD EXEMPTION	OVER 65 / DISABLED	M & O RATE	DEBT SERVICE RATE	CONTRACT TAX RATE	TOTAL RATE
2023	0.00%	0	0.16000	0.21500	0.00000	0.37500
2022	0.00%	0	0.13000	0.24500	0.00000	0.37500
2021	0.00%	0	0.08000	0.29500	0.00000	0.37500
2020	0.00%	0	0.00000	0.32500	0.00000	0.32500
2019	0.00%	0	0.00000	0.39500	0.00000	0.39500
2018	0.00%	0	0.00000	0.42000	0.00000	0.42000
2017	0.00%	0	0.00000	0.46000	0.00000	0.46000
2016	0.00%	0	0.00000	0.58000	0.00000	0.58000
2015	0.00%	0	0.00000	0.65000	0.00000	0.65000
2014	0.00%	0	0.00000	0.65000	0.00000	0.65000
2013	0.00%	0	0.00000	0.67000	0.00000	0.67000
2012	0.00%	0	0.00000	0.67000	0.00000	0.67000

DISTRICT VALUES

TAX YEAR	LAND & IMPROVEMENTS	AG NET	PERSONAL PROPERTY	EXEMPTIONS	TOTAL VALUE	SR	KR
2023	753,328,601	0	40,490,463	18,536,147	775,282,917	10	10
2022	694,573,917	0	34,460,147	33,714,729	695,319,335	22	22
2021	585,528,951	0	33,003,671	36,098,959	582,433,663	34	34
2020	533,070,777	0	33,852,112	36,444,531	530,478,358	46	46
2019	433,493,735	0	36,098,671	34,951,216	434,641,190	58	58
2018	391,448,413	0	38,728,115	31,164,787	399,011,741	67	67
2017	364,659,692	0	36,898,146	31,238,790	370,319,048	79	79
2016	321,007,344	0	43,515,063	30,116,368	334,406,039	85	85
2015	273,352,929	0	41,685,070	23,511,095	291,526,904	61	61
2014	210,392,500	0	34,894,156	18,242,043	227,044,613	67	67
2013	177,795,695	0	30,752,299	18,098,057	190,449,937	79	79
2012	158,646,968	0	27,934,891	13,717,974	172,863,885	89	89



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 6/30/2024

PROFIT & LOSS

	CURRENT MONTH 5/01/2024 - 6/30/2024	FISCAL YEAR 05/01/23 - 6/30/2024
BEGINNING BALANCE	570,434.20	599,991.08
<u>INCOME</u>		
10% Rendition Penalty	97.56	148.86
Court Costs/Abstract & Filing Fees	0.00	0.00
Collection Fee	458.29	667.92
Dealer Inventory Tax Collected	0.00	0.00
Overpayments	0.00	0.00
Penalty & Interest	310.69	440.78
Taxes Collected	4,463.08	5,382.18
Total Income	5,329.62	6,639.74
<u>EXPENSES</u>		
Audit/Records	0.00	0.00
Court Affidavits	0.00	0.00
Bank Charges	0.00	38.82
Bond Premium	0.00	0.00
CAD Fees	6,430.00	6,430.00
Certificate of Value	0.00	0.00
Certified Tax Statements	0.00	0.00
Copies	93.20	203.20
Correction Roll Refunds	55,690.96	60,324.35
Continuing Disclosure	0.00	0.00
Delinquent Tax Attorney Expense	58.52	2,601.50
Delinquent Tax Attorney Fee	209.63	291.67
Estimate of Value	0.00	0.00
Installment Tracking	0.00	0.00
FA Assistance	0.00	0.00
Unclaimed Property Report	60.00	60.00
Legal Notices	0.00	0.00
Map	0.00	0.00
Mailing & Handling	23.09	163.04
Meeting Travel & Mileage	91.35	247.70
Overpayment Refund	0.00	0.00
Payment to Incorr. Jur	0.00	0.00
Public Hearing	0.00	0.00
Rendition Refunds	0.00	0.00
Records Management	11.58	18.47
Rendition Refunds	0.00	0.00
5% Rendition Penalty to CAD	0.00	0.00
Roll Update & Processing	0.00	281.25
Supplies	0.00	0.00
Tax Assessor Collector Fee – AB	1,153.45	2,306.90
Transfer to Operating Fund	0.00	0.00
Transfer to Debt Service	0.00	21,721.88
	63,821.78	94,688.78
ENDING BALANCE	511,942.04	511,942.04



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 6/30/2024

YEAR TO YEAR COMPARISON

	2023	%		2021	%	VARIANCE
October	\$0.00	0.00%		\$0.19	0.00%	0.00%
November	\$47,036.76	1.26%		\$20,648.78	0.75%	0.51%
December	\$376,641.92	13.49%		\$409,105.56	12.95%	0.54%
January	\$2,494,538.10	94.48%		\$2,168,758.31	92.00%	2.48%
February	\$90,802.96	97.41%		\$4,742.38	92.15%	5.26%
March	\$2,816.01	98.33%		\$46,515.83	94.61%	3.72%
April	\$11,829.68	98.72%		\$2,226.96	94.68%	4.04%
May	\$880.18	98.66%		\$62,640.39	97.00%	1.66%
June	\$4,463.08	98.78%		\$14,100.88	97.51%	1.27%
July				\$976.61	97.53%	
August				\$56,480.73	99.63%	
September				\$632.31	99.65%	

MONTHLY COLLECTIONS

2023	2022	2021	2020	2019	2018
\$4,463.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017					
\$0.00					



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD

FOR THE PERIOD ENDING 06/25/2024

PLEGGED SECURITIES REPORT

SECURITES PLEDGED AT 105% OVER FDIC INSURED \$250,000

COLLATERAL SECURITY AGREEMENT ON FILE : YES

TAX BANK ACCOUNT HELD AT: WELLS FARGO / BANK OF NEW YORK MELLON

COLLATERAL SECURITY REQUIRED: \$561,018.33

TYPE OF PLEDGED INVESTMENT: 01BZII

IN COMPLIANCE W/ DISTRICT INVESTMENT POLICY: YES

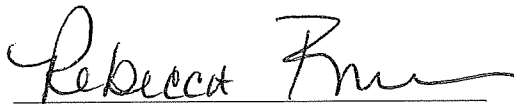
STATE OF TEXAS §

COUNTY OF HARRIS §

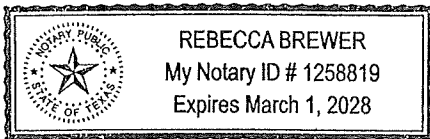
Avik Bonnerjee, being duly sworn, says that he is the Tax Assessor-Collector for the above named District and the foregoing contains a true and correct report accounting for all taxes collected for said District during the month therein stated.


Avik Bonnerjee, RTA

SWORN TO AND SUBSCRIBED BEFORE ME, this 1st day of July 2024.



Rebecca Brewer
Notary Public, State of Texas
Notary ID #1258819



My Commission Expires March 1, 2028

WEST PARK MUD
Deposits Report
For Dates 6/1/2024 thru 6/30/2024

Bank	Deposit Date	Deposit No	Ck/Cash	CC	WACH	Deposit Amount	
WELLS FARGO BANK	6/4/2024	20240124	0	1	0	185.45	
	6/20/2024	20240127	4	0	0	0.00	
	6/20/2024	20240128	1	0	0	-23,099.75	
	6/20/2024	20240129	1	0	0	-5,697.46	
	6/20/2024	20240130	1	0	0	-6,190.77	
	6/21/2024	20240131	0	1	0	204.25	
	6/21/2024	20240132	0	0	1	360.12	
	6/21/2024	20240133	0	0	1	1,110.82	
	6/21/2024	20240134	0	1	0	731.11	
	6/25/2024	20240135	2	0	0	248.55	
	6/30/2024	20240136	0	0	1	2,489.32	
	Total Deposits		11	9	3	3	-29,658.36

GL Account Summary

	2023	Total Report
Taxes Paid	-61,369.04	-61,369.04
Penalties Paid	97.56	97.56
P&I Paid	310.69	310.69
Coll Fee Paid	458.29	458.29
Refund	30,844.14	30,844.14
	-29,658.36	-29,658.36

Ted A. Cox

0. *

coll 458.29 +
exp 33.55 +
 002.....
 491.84 *

TED A. COX, P.C.
Attorney at Law
2855 Mangum, Suite 100A
Houston, Texas 77092
(713) 956-9400 Office
(713) 956-8485 Telefax

TED A. COX

June 19, 2024

B&A Municipal Tax Service, LLC
13333 Northwest Freeway, Suite 250
Houston, Texas 77040

RE: Westpark Municipal Utility District – Tax Suits/Collections

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees (June 2024)	<u>\$33.55</u>
TOTAL DUE THIS INVOICE	\$33.55

PLEASE MAKE CHECK PAYABLE TO "TED A. COX, P.C."

MONTH OF JUNE 2024

<u>DISTRICT</u>	<u>COPIES</u>	<u>POSTAGE</u>	<u>DEED FEES</u>	<u>LEXIS NEXIS RESEARCH FEES</u>	<u>OTHER EXPENSES</u>	<u>TOTAL</u>
Louetta Road	\$1.90	\$2.04				\$3.94
McKinney MUD #1						
McKinney MUD #2						
Morton Road MUD	\$19.30	\$32.19		\$7.20		\$58.69
Northwest Freeway MUD	\$5.00	\$20.10		\$9.19		\$34.29
Plumcreek Mgt. District 1-A						
Reid Road MUD #2	\$9.50	\$2.04		\$7.20		\$18.74
Ricewood MUD	\$14.90	\$5.44		\$10.53		\$30.87
Shasla PUD	\$2.70	\$2.04		\$9.99		\$14.73
Westlake MUD #1	\$19.70	\$10.60		\$13.32		\$43.62
West Park MUD	\$10.10	\$6.80		\$16.65		\$33.55

2023 TAX RECEIPT

WEST PARK MUD
 AVIK BONNERJEE, TAX ASSESSOR COLLECTOR
 13333 NORTHWEST FREEWAY, SUITE 620
 HOUSTON, TX 77040

Hours: MON - THU 8 - 4 FRI 8 - 12
 Web: WWW.BAMUNITAX.COM

Phone: 713-900-2680
 Fax: 713-900-2685

Jur No.	Stmt Date	Delinquent Date	Receipt No
897	7/5/2024	8/1/2024	309

Account No: [REDACTED]

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER July 31, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 02, 2024 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions.
 Harris County Appraisal District
 www.hcad.org 713-957-7800

Owner Name and Address

CAI TERRITORY OWNER I LLC
 11722 ROUTH ST STE 800
 DALLAS, TX 75201-

****RETURN SERVICE REQUESTED****

Appraised Values		Property Information	Comparisons of the last six (6) tax years					
Improvement	42,784,540	RES A BLK 1 GREENHOUSE PARTNERS PAR R/P AND EXTN Acreage: 13.12090 B1 Service Address 2500 GREENHOUSE RD 288 77084	Year	Appraised	Taxable	Rate	Taxes	% Change
Land Value	5,715,460		2023	48,500,000	48,500,000	0.375000	181,875.00	29.19%
			2022	37,541,220	37,541,220	0.375000	140,779.58	-0.77%
			2021	37,833,195	37,833,195	0.375000	141,874.48	76.75%
			2020	24,697,536	24,697,536	0.325000	80,266.99	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
			% Change between 2023 and 2020					
			96.38%	96.38%	15.38%	126.59%		
100% Assessed Value	48,500,000							

Taxing Unit	Less Exemptions	Taxable Value	Tax Rate	Tax Levy
WESTPARK MUD		48,500,000	0.375000 per \$100	181,875.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.	Current Taxes Due	181,875.00

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/29/2024	212,719.14	KEYBANK NATIONAL CAI TERRITORY OWNER I LLC	212,719.14	0.00	0.00	0.00	0.00	212,719.14
06/20/2024	0.00		-30,844.14	0.00	0.00	0.00	0.00	0.00
Correction Roll # 10 2301844.147								
2023 Paid in Full							Total Paid	212,719.14

2023 TAX RECEIPT

WEST PARK MUD
 AVIK BONNERJEE, TAX ASSESSOR COLLECTOR
 13333 NORTHWEST FREEWAY, SUITE 620
 HOUSTON, TX 77040

Hours: MON - THU 8 - 4 FRI 8 - 12
 Web: WWW.BAMUNITAX.COM

Phone: 713-900-2680
 Fax: 713-900-2685

Jur No	Stmnt Date	Delinquent Date	Receipt No
897	7/5/2024	5/1/2024	295
Account No	[REDACTED]		
<p>TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER April 30, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.</p> <p>Taxes that remain delinquent on July 02, 2024 will incur an additional penalty to defray costs of collection per Section 33.07,33.08 and/or 33.11 of the Texas Property Tax Code.</p> <p>Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions. Harris County Appraisal District www.hcad.org 713-957-7800</p>			

Owner Name and Address
SUNBELT INC 9801 WESTHEIMER STE 925 HOUSTON, TX 77042-3971 **RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) tax years					
Land Value	15,950,000	RES D BLK 4 FORRESTA VILLAGE		Year	Appraised	Taxable	Rate	Taxes	% Change
		Acreage: 20.49580	C2	2023	15,950,000	15,950,000	0.375000	59,812.50	19.06%
		Service Address		2022	13,396,860	13,396,860	0.375000	50,238.22	-41.06%
		KATY FWY 77084		2021	22,729,460	22,729,460	0.375000	85,235.48	15.38%
100% Assessed Value	15,950,000			2020	22,729,460	22,729,460	0.325000	73,870.74	-13.60%
				2019	21,645,400	21,645,400	0.395000	85,499.33	13.34%
				2018	17,961,008	17,961,008	0.420000	75,436.23	-2.10%
				% Change between 2023 and 2018					
					-11.20%	-11.20%	-10.71%	-20.71%	
Taxing Unit		Less Exemptions		Taxable Value	Tax Rate		Tax Levy		
WESTPARK MUD				15,950,000	0.375000 per \$100		59,812.50		
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.								Current Taxes Due	59,812.50

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
12/28/2023	70,226.78	ALAMO TITLE COMPANY	70,226.78	0.00	0.00	0.00	0.00	70,226.78
03/24/2024	0.00	SUNBELT INC	-10,414.28	0.00	0.00	0.00	0.00	0.00
04/01/2024	-10,414.28	CK 1900	0.00	0.00	0.00	0.00	0.00	-10,414.28
06/30/2024	10,414.28	VOID CK 1900	0.00	0.00	0.00	0.00	0.00	10,414.28
Correction Roll # <u>7</u> <10,414.287 RE-ISSUE							Total Paid	70,226.78
2023 Paid in Full								

Danielle Sparks

From: Nabil Murad <NMMURAD@msn.com>
Sent: Thursday, June 13, 2024 3:01 PM
To: Danielle.s@bamunitax.com
Cc: DeDe Watson
Subject: Sunblet Inc - Property Tax Refund Check

Danielle,

As discussed this afternoon, the refund check # 1900 in the amount of \$10,414.28 payable to Sunbelt has not been received.

Kindly issue a replacement check and mail it to the address below.

Please confirm receiving this email.

Regards

Nabil M. Murad

Sunbelt, Inc

9801 Westheimer, Suite 925 | Houston, TX 77042

(713)334-3311 Office | (713)456-2877 Fax

Cell (832)444-9999 | NMMurad@msn.com

2022 TAX RECEIPT

WEST PARK MUD
 AVIK BONNERJEE, TAX ASSESSOR COLLECTOR
 13333 NORTHWEST FREEWAY, SUITE 620
 HOUSTON, TX 77040

Hours: MON - THU 8 - 4 FRI 8 - 12
 Web: WWW.BAMUNITAX.COM

Phone: 713-900-2680
 Fax: 713-900-2685

Jur. No.	Stmnt Date	Delinquent Date	Receipt No
897	7/5/2024	1/2/2024	228

Account No [REDACTED]

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 01, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 01, 2023 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions.
 Harris County Appraisal District
 www.hcad.org 713-957-7800

Owner Name and Address
TYPHOON INC 8582 KATY FWY STE 201 HOUSTON, TX 77024-1818
RETURN SERVICE REQUESTED

Appraised Values		Property Information		Comparisons of the last six (6) tax years					
Improvement Land Value	25,404,976	RES F WESTGATE BUSINESS PARK SEC 1	Acreage: 7.44670	Year	Appraised	Taxable	Rate	Taxes	% Change
	2,595,024			2022	28,000,000	28,000,000	0.375000	105,000.00	24.58%
				2021	22,475,000	22,475,000	0.375000	84,281.25	21.18%
				2020	21,400,000	21,400,000	0.325000	69,550.00	10.05%
				2019	16,000,000	16,000,000	0.395000	63,200.00	15.89%
				2018	12,984,844	12,984,844	0.420000	54,536.34	-6.20%
				2017	12,640,026	12,640,026	0.460000	58,144.12	-20.67%
				% Change between 2022 and 2017					
					121.52%	121.52%	-18.48%	80.59%	
100% Assessed Value	28,000,000			Taxable Value		Tax Rate		Tax Levy	
				28,000,000		0.375000 per \$100		105,000.00	
Taxing Unit		Less Exemptions							
WESTPARK MUD									
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES				Current Taxes Due				105,000.00	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty-Fee Paid	Other Paid	Total Payment
01/20/20:			117,155.48	0.00	0.00	0.00	0.00	117,155.48
11/15/20:			-12,155.48	0.00	0.00	0.00	0.00	0.00
12/01/20:			0.00	0.00	0.00	0.00	0.00	-12,155.48
06/30/20:			0.00	0.00	0.00	12,215.48	0.00	12,215.48
			12,215.48 +					
			11,778.00 +					
002.....			23,993.48 *					
				Correction Roll				
				# 15				
				(12,215.48)				
2022 Paid in Full						Total Paid	117,215.48	

2021 TAX RECEIPT

WEST PARK MUD
 AVIK BONNERJEE, TAX ASSESSOR COLLECTOR
 13333 NORTHWEST FREEWAY, SUITE 620
 HOUSTON, TX 77040

Hours: MON - THU 8 - 4 FRI 8 - 12
 Web: WWW.BAMUNITAX.COM

Phone: 713-900-2680
 Fax: 713-900-2685

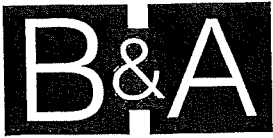
Jur No	Stmnt Date	Delinquent Date	Receipt No
897	7/5/2024	2/1/2022	142
Account No		[REDACTED]	
<p>TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2022. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.</p> <p>Taxes that remain delinquent on July 01, 2022 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.</p>			
<p>Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions. Harris County Appraisal District www.hcad.org 713-957-7800</p>			

Owner Name and Address
TYPHOON INC 8582 KATY FWY STE 201 HOUSTON, TX 77024-1818 **RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) tax years					
Improvement	19,879,976	RES F	WESTGATE BUSINESS PARK SEC 1 Acreage: 7.44670	Year	Appraised	Taxable	Rate	Taxes	% Change
Land Value	2,595,024	WESTGATE BUSINESS PARK SEC 1		2021	22,475,000	22,475,000	0.375000	84,281.25	21.18%
				2020	21,400,000	21,400,000	0.325000	69,550.00	10.05%
				2019	16,000,000	16,000,000	0.395000	63,200.00	15.89%
				2018	12,984,844	12,984,844	0.420000	54,536.34	-6.20%
				2017	12,640,026	12,640,026	0.460000	58,144.12	-20.67%
				2016	12,636,867	12,636,867	0.580000	73,293.83	-8.31%
				% Change between 2021 and 2016					
				77.85%	77.85%	-35.34%	14.99%		
100% Assessed Value	22,475,000	Service Address		Taxable Value		Tax Rate		Tax Levy	
		19321 PARK ROW DR 296 77084		22,475,000		0.375000 per \$100		84,281.25	
Westpark MUD		Less Exemptions						Current Taxes Due 84,281.25	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.									

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment	
01/21/2022	96,059.25	FB Tax Management, LLC	96,059.25	0.00	0.00	0.00	0.00	96,059.25	
11/15/2023	0.00	TYPHOON INC	-11,778.00	0.00	0.00	0.00	0.00	0.00	
12/01/2023	-11,778.00	CK 1865	0.00	0.00	0.00	0.00	0.00	-11,778.00	
06/30/2024	11,778.00	VOID CK 1865	0.00	0.00	0.00	0.00	0.00	11,778.00	
Correction Roll #21 <11,778.00							Total Paid	96,059.25	
2021 Paid in Full									

Invoice



MUNICIPAL TAX SERVICE, LLC

Date	Invoice #
7/1/2024	897-366

Bill To
West Park Municipal Utility District B&A Municipal Tax Service LLC 13333 Northwest Freeway Suite 620 Houston, TX 77040

Description	Unit Count	Rate	Amount
Avik Bonnerjee, RTA - Tax Assessor Collector Fee July 2024		1,134.55	1,134.55
2023 Additional Unit Count Invoiced 2024	21	0.90	18.90
Thank you for your business.		Total	\$1,153.45



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
7/1/2024	897-367

Bill To
West Park Municipal Utility District B&A Municipal Tax Service LLC 13333 Northwest Freeway Suite 620 Houston, TX 77040

Description	Unit Count	Rate	Amount
Copies	814	0.20	162.80
Postage, Mailing, and Handling (7)		6.02	6.02
Roll Update & Processing (April & May 2024 Rolls and 2024 Preliminary Rolls)	1.75	75.00	131.25
Records Retention		7.32	7.32
Meeting Travel Time/Mileage/Time (May 2024)		91.35	91.35
Court Affidavits	1	15.00	15.00
Audit FYE April 30, 2024		250.00	250.00
Thank you for your business.		Total	\$663.74

Account No/Name/Address Cad No/Property Descr.
 0746047 0746047 Over 65 No
 PIN OAK CLINIC Business Personal Property Veteran No
 DR LYNN R GIBBS CMP F&F M&E SUP Installment Code N
 19255 PARK ROW STE 203
 HOUSTON, TX 77084-7310

19255 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		39.89	3.99	0.00	16.67	60.55	18.26	62.14	18.78	62.66
2022	10/28/2022	2/1/2023		39.89	3.99	0.00	24.05	67.93	24.57	68.45	25.10	68.98
2021	10/18/2021	2/1/2022		39.89	3.99	0.00	30.36	74.24	30.89	74.77	31.42	75.30
Totals				119.67	11.97	0.00	71.08	202.72	73.72	205.36	75.30	206.94

0772574 0772574 Over 65 No
 UR DELI INC Business Personal Property Veteran No
 1550 FOXLAKE DR STE 196 F&F INV M&E Installment Code N
 HOUSTON, TX 77084-4739

01550 FOXLAKE DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		11.07	1.11	0.00	8.42	20.60	8.58	20.76	8.72	20.90

0783334 0783334 Over 65 No
 HOUSTON COMM COLLEGE - KATY CAMPUS BOOKS Business Personal Property Veteran No
 BARNES & NOBLE COLLEGE BOOKSELLERS INC CMP F&F INV M&E SUP Installment Code N
 120 MOUNTAINVIEW BLVD
 BASKING RIDGE, NJ 07920-3454

01550 FOXLAKE DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		317.86	31.79	0.00	132.87	482.52	145.46	495.11	149.65	499.30

1008495 1008495 Over 65 No
 ALLEGRO WEST ACADEMY OF DANCE Business Personal Property Veteran No
 STEEL CATRIONA F&F MISC ASSETS Installment Code N
 19506 LAUREL PARK LN
 HOUSTON, TX 77094-3033

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		27.56	2.76	0.00	20.98	51.30	21.34	51.66	21.71	52.03
2020	12/9/2020	2/2/2021		23.89	2.39	0.00	21.97	48.25	22.28	48.56	22.60	48.88
Totals				51.45	5.15	0.00	42.95	99.55	43.62	100.22	44.31	100.91

115-393-000-0010 1153930000010 Acreage: 6.754100 Over 65 No
 HARTMAN REIT OPERATING RES E2 Veteran No
 PARTNERSHIP III LP WESTGATE BUSINESS PARK SEC 1 Installment Code N
 HARTMAN MANAGEMENT LP
 19407 PARK ROW DR
 HOUSTON, TX 77084-

19407 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	3/24/2024	2/1/2024		21,375.00	0.00	0.00	3,206.25	24,581.25	8,892.00	30,267.00	9,148.50	30,523.50

[REDACTED] 1153930000025 Acreage: 0.023000 Over 65 No
 [REDACTED] RES I-1 Veteran No
 [REDACTED] [REDACTED] Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		0.19	0.00	0.00	0.03	0.22	0.07	0.26	0.09	0.28

[REDACTED] 1153930000026 Acreage: 0.023000 Over 65 No
 [REDACTED] RES I-2 Veteran No
 [REDACTED] (DIRECTORS LOT 2) [REDACTED] Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		0.19	0.00	0.00	0.03	0.22	0.07	0.26	0.09	0.28

Account No/Name/Address			Cad No/Property Descr.									
[REDACTED]			1153930000027		Acreage: 0.023000		Over 65		No			
			RES I-3				Veteran		No			
			WESTGATE BUSINESS PARK 1 R/P				Installation Code		N			
			ATRIUM PL ; 77084									
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		0.19	0.00	0.00	0.03	0.22	0.07	0.26	0.09	0.28
[REDACTED]			1153930000028		Acreage: 0.023000		Over 65		No			
			RES I-3				Veteran		No			
			WESTGATE BUSINESS PARK 1 R/P				Installation Code		N			
			ATRIUM PL ; 77084									
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	10/26/2023	2/1/2024		0.19	0.00	0.00	0.03	0.22	0.07	0.26	0.09	0.28
[REDACTED]			1153930000029		Acreage: 0.023000		Over 65		No			
			RES I-5				Veteran		No			
			WESTGATE BUSINESS PARK 1 R/P				Installation Code		N			
			ATRIUM PL ; 77084									
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	10/26/2023	2/1/2024		0.19	0.00	0.00	0.03	0.22	0.07	0.26	0.09	0.28
[REDACTED]			1153930000055		Acreage: 0.024100		Over 65		No			
			RES I-3				Veteran		No			
			WESTGATE BUSINESS PARK 1 R/P				Installation Code		N			
			ATRIUM PL ; 77084									
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	10/26/2023	2/1/2024		39.38	0.00	0.00	5.91	45.29	16.38	55.76	16.85	56.23
133-397-001-0003 CLGS MSO INC 2222 GREENHOUSE RD HOUSTON, TX 77084-7287			1333970010003		Acreage: 0.341900		Over 65		No			
			RES A2 BLK 1				Veteran		No			
			GREENHOUSE MEDICAL CAMPUS				Installation Code		N			
			2222 GREENHOUSE RD ; 77084 ; 77084									
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	10/26/2023	2/1/2024		5,223.06	0.00	0.00	783.46	6,006.52	2,172.79	7,395.85	2,235.47	7,458.53
2000673 REDBOX AUTOMATED RETAIL LLC 15500 SE 30TH PL STE 105 BELLEVUE, WA 98007-6347			2000673				Over 65		No			
			Leased Equipment				Veteran		No			
			INV M&E				Installation Code		N			
			IN HARRIS COUNTY									
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	10/26/2023	2/1/2024		34.26	0.00	0.00	13.02	47.28	14.26	48.52	14.66	48.92
2013646 RDA PROMART ALL C'S ENTERPRISES, LLC 1718 FRY RD STE 305 HOUSTON, TX 77084-5841			2013646				Over 65		No			
			Business Personal Property				Veteran		No			
			CMP F&F INV M&E				Installation Code		N			
			01718 FRY RD ; 77084 ; 77084									
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	10/26/2023	2/1/2024		1,311.48	131.15	0.00	548.19	1,990.82	600.13	2,042.76	617.45	2,060.08

Account No/Name/Address Cad No/Property Descr.
 2039739 2039739 Over 65 No
 STANLEY CONVERGENT SECURITY SOLUTIONS Multi-Locations Veteran No
 ATTN TAX DEPT M&E Installment Code N
 8350 SUNLIGHT DRIVE
 FISHERS, IN 46037-6700 ALARM SERVICE PROVIDERS
 HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		30.42	0.00	0.00	11.56	41.98	12.66	43.08	13.02	43.44

2048865 2048865 Over 65 No
 HUNTINGTON TECHNOLOGY FINANCE INC Leased Equipment Veteran No
 TAX DEPARTMENT CMP F&F M&E MISC ASSETS Installment Code N
 2285 FRANKLIN RD STE 100
 BLOOMFIELD HILLS, MI 48302-0363 IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		30.86	0.00	0.00	11.73	42.59	12.83	43.69	13.20	44.06

2092875 2092875 Over 65 No
 SYLVAN LEARNING CENTER Business Personal Property Veteran No
 MOTIVATED LEARNING CENTERS LLC CMP F&F M&E MISC ASSETS Installment Code N
 1718 FRY RD STE 335
 HOUSTON, TX 77084-5849 01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2020	10/14/2020	2/2/2021		7.80	0.00	0.00	6.52	14.32	6.61	14.41	6.71	14.51

2112139 2112139 Over 65 No
 CAPSTONE CLASSICAL ACADEMY Business Personal Property Veteran No
 CAPSTONE CLASSICAL ACADEMY LLC F&F M&E SUP Installment Code N
 17117 WESTHEIMER RD
 HOUSTON, TX 77082-1259 01507 RICEFIELD DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		54.43	5.44	0.00	41.43	101.30	42.15	102.02	42.86	102.73
2020	10/14/2020	2/2/2021		47.17	4.72	0.00	43.38	95.27	44.00	95.89	44.63	96.52
Totals				101.60	10.16	0.00	84.81	196.57	86.15	197.91	87.49	199.25

2208034 2208034 Over 65 No
 MW PAPER & GRAPHICS SUPPLY INC DBA COTTO Vehicles Veteran No
 1718 FRY RD STE 205 VHCLS Installment Code N
 HOUSTON, TX 77084-5840 01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2015	10/13/2015	2/2/2016	L	114.37	11.44	0.00	0.07	0.11	0.07	0.11	0.07	0.11

Payment Date	Payment Amt	Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund
11/9/2020	125.77	0.00	125.77	0.00	0.00	0.00	0.00	0.00

2224589 2224589 Over 65 No
 OILSOURCE Vehicles Veteran No
 OILSOURCE INC VHCLS Installment Code N
 18507 GARDENS END LN
 HOUSTON, TX 77084-0015 19407 PARK ROW ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		65.80	6.58	0.00	50.09	122.47	50.96	123.34	51.82	124.20

2225001 2225001 Over 65 No
 BCTEC Vehicles Veteran No
 BCTEC CORPORATION VHCLS Installment Code N
 6201 SNEED COVE APT 135
 AUSTIN, TX 78744-4200 01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2018	2/26/2019	4/2/2019		15.75	0.00	0.00	17.32	33.07	17.51	33.26	17.71	33.46

Account No/Name/Address Cad No/Property Descr. Over 65 No
2228369 2228369 Business Personal Property Veteran No
ECO PHARMACY OF KATY WEST LLC CMP F&F INV M&E Installation Code N
2277 PLAZA DR STE 290
SUGAR LAND, TX 77479-6609

19255 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2018	10/11/2018	2/1/2019		764.20	76.42	0.00	944.86	1,785.48	954.94	1,795.56	965.03	1,805.65

2234621 2234621 Business Personal Property Over 65 No
TRICON RESIDENTIAL CMP F&F M&E SUP Veteran No
TRICON AMERICAN HOMES LLC Installation Code N
15771 REO HILL AVE
TUSTIN, CA 92780-7303

19424 PARK ROW ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		17.55	1.76	0.00	7.34	26.65	8.04	27.35	8.27	27.58

2237141 2237141 Business Personal Property Over 65 No
PRONTO HOLDCO INC CMP F&F Veteran No
PRONTO GENERAL AGENCY LTD INSIDE HEB Installation Code N
805 MEDIA LUNA ST
BROWNSVILLE, TX 78520-4056

01550 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		18.94	0.00	0.00	13.11	32.05	13.33	32.27	13.56	32.50

2241366 2241366 Vehicles Over 65 No
NOW SPECIALTIES, INC VHCLS Veteran No
19407 PARK ROW STE 150 Installation Code N
HOUSTON, TX 77084-7212

19407 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2019	3/19/2020	5/1/2020		165.81	0.00	0.00	156.52	322.33	158.51	324.32	160.51	326.32

2244223 2244223 Vehicles Over 65 No
VHCLS Veteran No
Installation Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2018	10/11/2018	2/1/2019		17.04	1.70	0.00	21.06	39.80	21.29	40.03	21.51	40.25
2017	10/11/2017	2/1/2018		20.58	2.06	0.00	28.71	51.35	28.98	51.62	29.25	51.89
2016	10/11/2016	2/1/2017		34.57	3.46	0.00	53.70	91.73	54.15	92.18	54.61	92.64
Totals				72.19	7.22	0.00	103.47	182.88	104.42	183.83	105.37	184.78

2244544 2244544 Vehicles Over 65 No
RDA PROMART VHCLS Veteran No
ALL C ENTERPRISES LLC Installation Code N
1718 FRY RD STE 305
HOUSTON, TX 77084-5841

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		189.05	18.90	0.00	79.02	286.97	86.51	294.46	89.00	296.95

2268915 2268915 Business Personal Property Over 65 No
QUICK WEIGHT LOSS CENTERS CMP F&F INV M&E MISC ASSETS SUP Veteran No
QUICK WEIGHT LOSS CENTERS LLC Installation Code N
1883 W STATE ROAD 84 STE 106
FORT LAUDERDALE, FL 33315-2232

19730 KATY FWY ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		80.84	8.08	0.00	33.79	122.71	37.00	125.92	38.05	126.97
2022	10/28/2022	2/1/2023		77.14	7.71	0.00	46.50	131.35	47.52	132.37	48.53	133.38
2021	12/15/2021	2/1/2022		74.38	7.44	0.00	56.62	138.44	57.60	139.42	58.58	140.40
2020	10/14/2020	2/2/2021		64.46	6.45	0.00	59.28	130.19	60.13	131.04	60.98	131.89
Totals				296.82	29.68	0.00	196.19	522.69	202.25	528.75	206.14	532.64

Account No/Name/Address				Cad No/Property Descr.								
Totals				90.15	9.02	0.00	34.32	133.49	47.49	146.66	48.67	147.84
2303884 MINUTEMAN PRESS DC DIGITAL LLC 1718 FRY RD STE 220 HOUSTON, TX 77084-5840				2303884 Light Manufacturing CMP F&F INV M&E SUP			Over 65 Veteran Installation Code			No No N		
				01718 FRY RD ; 77084 ; 77084								
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		42.20	4.22	0.00	17.64	64.06	19.32	65.74	19.87	66.29
2304477 J & K BEAUTY SUPPLY LLC 19407 PARK ROW STE 195 HOUSTON, TX 77084-4601				2304477 Business Personal Property CMP F&F INV M&E			Over 65 Veteran Installation Code			No No N		
				19407 PARK ROW DR ; 77084 ; 77084								
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	10/26/2023	2/1/2024		461.87	46.19	0.00	193.06	701.12	211.35	719.41	217.45	725.51
[REDACTED]				2313194 Vehicles VHCLS			Over 65 Veteran Installation Code			No No N		
				[REDACTED]								
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2021	10/18/2021	2/1/2022		2.44	0.24	0.00	1.86	4.54	1.89	4.57	1.92	4.60
2020	10/14/2020	2/2/2021		2.11	0.21	0.00	1.94	4.26	1.96	4.28	2.00	4.32
2019	6/17/2020	8/1/2020		17.18	1.72	0.00	17.16	36.06	17.39	36.29	17.62	36.52
Totals				21.73	2.17	0.00	20.96	44.86	21.24	45.14	21.54	45.44
2314908 JR CARGO EXPRESS LLC JUNIOR VALDES VALDES 19303 GAGELAKE LN HOUSTON, TX 77084-4816				2314908 Vehicles VHCLS			Over 65 Veteran Installation Code			No No N		
				19606 PARK ROW DR ; 77084								
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2021	10/18/2021	2/1/2022		7.69	0.77	0.00	5.86	14.32	5.95	14.41	6.06	14.52
2323445 CHASE AUTOMOTIVE FINANCE JP MORGAN CHASE BANK PROPERTY TAX UNIT - OH1-1086 1111 POLARIS PKWY STE A3 COLUMBUS, OH 43240-2031				2323445 Leased Equipment VHCLS			Over 65 Veteran Installation Code			No No N		
				IN HARRIS COUNTY								
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2019	3/19/2020	5/1/2020		181.91	0.00	0.00	171.72	353.63	173.90	355.81	176.09	358.00
2328080 VLSSEL ENTERPRISES LLC ATTN: JOSEPH ZIMMERMAN 1001 BRICKELL BAY DR STE 2310 MIAMI, FL 33131-4902				2328080 Multi-Locations CMP F&F LSH M&E VHCLS			Over 65 Veteran Installation Code			No No N		
				IN HARRIS COUNTY								
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2023	11/15/2023	2/1/2024		294.12	0.00	0.00	111.77	405.89	122.35	416.47	125.88	420.00
2334489 MOLA'S TRANSPORT DIANA M MARULANDA GONZALEZ 19606 PARK ROW APT 815 HOUSTON, TX 77084-6014				2334489 Vehicles VHCLS			Over 65 Veteran Installation Code			No No N		
				19606 PARK ROW DR ; 77084								
							Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
2021	10/18/2021	2/1/2022		4.11	0.41	0.00	3.12	7.64	3.18	7.70	3.23	7.75
2020	10/14/2020	2/2/2021		4.24	0.42	0.00	3.90	8.56	3.96	8.62	4.00	8.66
Totals				8.35	0.83	0.00	7.02	16.20	7.14	16.32	7.23	16.41

Account No/Name/Address Cad No/Property Desc. Over 65 Veteran No
 2351465 2351465 Business Personal Property Installment Code N
 ONTECH SMART SERVICES LLC
 PO BOX 6623
 ENGLEWOOD, CO 80155-6623

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		18.59	0.00	0.00	7.07	25.66	7.74	26.33	7.95	26.54

2354243 2354243 Over 65 No
 LDH EXPRESS LLC Vehicles Veteran No
 LISBANIS DIAZ VHCLS Installment Code N
 20403 FM 529 RD STE 240-121
 CYPRESS, TX 77433-5378

02040 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	2/22/2023	4/1/2023		113.66	11.37	0.00	65.52	190.55	67.02	192.05	68.52	193.55

2355867 2355867 Over 65 No
 BLUE TEX POOLS Business Personal Property Veteran No
 BLUE TEX POOL CLEANING LLC CMP F&F M&E SUP Installment Code N
 3211 GREENHOUSE RD STE 114
 HOUSTON, TX 77084-4409

03211 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		20.57	2.06	0.00	8.59	31.22	9.41	32.04	9.69	32.32

2356708 2356708 Over 65 No
 FAST PREMIER TRANSPORT LLC Business Personal Property Veteran No
 811 TOWN AND COUNTRY BLVD STE 137 CMP F&F M&E SUP Installment Code N
 HOUSTON, TX 77024-3984

02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		65.60	0.00	0.00	24.93	90.53	27.29	92.89	28.07	93.67
2022	2/22/2023	4/1/2023		29.27	0.00	0.00	15.33	44.60	15.69	44.96	16.04	45.31
Totals				94.87	0.00	0.00	40.26	135.13	42.98	137.85	44.11	138.98

2361452 2361452 Over 65 No
 OPAL LOTUS TATTOO STUDIO Business Personal Property Veteran No
 OPAL LOTUS LLC CMP F&F M&E SUP Installment Code N
 22318.SMOKEY HILL DR
 KATY, TX 77450-3324

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		17.06	1.71	0.00	7.14	25.91	7.81	26.58	8.04	26.81
2022	10/28/2022	2/1/2023		17.06	1.71	0.00	10.28	29.05	10.51	29.28	10.74	29.51
Totals				34.12	3.42	0.00	17.42	54.96	18.32	55.86	18.78	56.32

2362298 2362298 Over 65 No
 WESTERN GOVERNORS UNIVERSITY Business Personal Property Veteran No
 4001 S 700 E #300 CMP F&F M&E SUP Installment Code N
 SALT LAKE CITY, UT 84107-2514

02051 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	3/24/2024	5/1/2024		2,223.33	222.33	0.00	220.11	2,665.77	929.35	3,375.01	958.70	3,404.36

2362326 2362326 Over 65 No
 CARDIAC RHYTHM SPECIALISTS, PA Business Personal Property Veteran No
 C/O AMIR AZEEM, MD, MS CMP F&F M&E SUP Installment Code N
 19002 PARK ROW DR STE 103
 HOUSTON, TX 77084

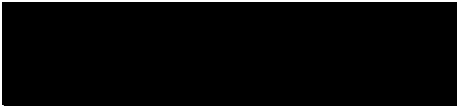
19002 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		102.94	10.29	0.00	43.02	156.25	47.10	160.33	48.46	161.69
2022	10/28/2022	2/1/2023		102.94	10.29	0.00	62.05	175.28	63.41	176.64	64.77	178.00
Totals				205.88	20.58	0.00	105.07	331.53	110.51	336.97	113.23	339.69

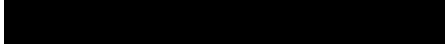
Account No/Name/Address	Cad No/Property Descr.	Over 65	No
2396488 CINCO HEALTH CARE 17171 PARK ROW DR STE 298 HOUSTON, TX 77084	2396488 Vehicles VHCLS	Veteran Installment Code	No No N

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	1/6/2024	2/1/2024		116.34	0.00	0.00	44.21	160.55	48.40	164.74	49.79	166.13



2399210 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		114.19	11.42	0.00	47.73	173.34	52.25	177.86	53.77	179.38

2400976 VIVAMACITY LLC 1718 FRY RD STE 260 HOUSTON, TX 77084-5848	2400976 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		325.20	32.52	0.00	135.94	493.66	148.81	506.53	153.11	510.83

2401122 PILLARSTONE CAPITAL OPERATING PARTNERSHI 19407 PARK ROW DR STE 140 HOUSTON, TX 77084	2401122 Business Personal Property CMP F&F M&E SUP	Over 65 Veteran Installment Code	No No N
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19407 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2024		Due Jul, 2024		Due Aug, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		16.59	1.66	0.00	6.94	25.19	7.59	25.84	7.81	26.06

Account No/Name/Address		Cad No/Property Descr.							
<u>Jurisdiction Totals</u>									
<u>Year</u>	<u>Tax Levy</u>	<u>Base Taxes Due</u>	<u>Penalties Due</u>	<u>Del. P&I Due</u>	<u>Atty Fee Due</u>	<u>Escrow Amt</u>	<u>Total Due</u>	<u>Count</u>	<u>% Collected</u>
2006	711,466.58	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2007	819,319.83	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2008	879,617.88	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2009	666,131.42	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2010	935,245.70	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2011	1,156,776.10	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2012	1,158,188.10	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2013	1,276,014.62	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2014	1,475,789.97	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2015	1,894,924.90	0.00	0.04	0.05	0.02	0.00	0.11	1	100.00%
2016	1,939,555.05	34.57	3.46	38.41	15.29	0.00	91.73	1	100.00%
2017	1,703,467.59	258.74	25.88	248.07	106.54	0.00	639.23	2	99.98%
2018	1,675,849.18	3,258.77	324.29	2,758.64	1,268.33	0.00	7,610.03	5	99.81%
2019	1,716,832.71	2,721.76	235.03	1,894.94	965.60	0.00	5,817.33	7	99.84%
2020	1,724,054.69	2,069.35	206.16	1,206.01	696.31	0.00	4,177.83	9	99.88%
2021	2,184,126.21	2,726.53	270.76	1,226.82	840.31	0.00	5,064.42	16	99.88%
2022	2,607,447.49	3,387.84	317.99	1,060.23	953.22	0.00	5,719.28	15	99.87%
2023	2,907,311.04	35,518.20	824.32	5,301.28	1,659.81	0.00	43,303.61	40	98.78%
		49,975.76	2,207.93	13,734.45	6,505.43	0.00	72,423.57	96	

Service Center
 27335 West Hardy Rd.
 Suite 101
 Spring, Texas 77373



Corporate (281) 353-9809
 Customer Service (281) 353-9756
 Fax (281) 353-6105

DATE
 7/22/2024

**MONTHLY OPERATIONS REPORT
 WEST PARK MUNICIPAL UTILITY DISTRICT**

METER COUNT	
S.T.P.	2
Vacant	0
Commercial	62
Nursing Home	1
Irrigation	40
Park(Irrigation)	1
Apts/Units(2636)	9
Total	115

BILLED CONSUMPTION		
5/17/24	to	6/15/24
STP		0
Apartments		7,116,000
Commercial		3,531,000
Irrigation		2,763,000
Park (Irrigation) No Bill		152,000
Total		13,562,000

I/C from HCMUD #345 5/17/2024 -6/15/2024: 14,090,000
 Flushing, Main Line Break & Leaks: 302,000
 Total Consumption: 13,864,000
 Plant Pumpage: 917,000
 Billed Percentage of Pumped Water: 92.38%

	#2	#3
Calculated Well GPM	999	1,199
Design Well GPM	1,000	1,000
Well Pumpage	917,000	0

Arrears for the Month of	MAY	Month of	JUNE
Cut-Off Notices Mailed	05/22/24	Meter Read Date	06/15/24
Number of Notices Mailed	11	Billing Date	06/21/24
Cut-Off Date	06/18/24	Mailing Date	06/22/24
Number of Actual Cut-Offs	0	Due Date	07/19/24

WEST PARK MUNICIPAL UTILITY DISTRICT

DATE
7/22/2024

MONTHLY OPERATIONS SUMMARY

WATER SYSTEM

June-24

Total Water Pumped for Calendar Month of : June-24 **1,631,000** Gallons

Distribution System Chlorine Residual Reporting:

Average	<u>1.11</u>	mg/l.
Maximum	<u>1.39</u>	mg/l.
Minimum	<u>0.58</u>	mg/l.

TEXAS DEPARTMENT OF HEALTH I. D. NO. 1011930

Bacteriological Analysis : **10**

Samples Taken On : **06/20/24**

All samples were returned negative from the state approved testing laboratory? Yes

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

May-24

TPDES Permit # WQ0012346001
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: May-24

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	3.27 mg/l	2.76 mg/l	7.00 mg/l	NO
BOD 5 Maximum	4.69 mg/l	3.86 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	6.78 mg/l	8.53 mg/l	29.00 lbs/day	NO
TSS Average	4.69 mg/l	2.96 mg/l	15.00 mg/l	NO
TSS Maximum	8.06 mg/l	4.00 mg/l	40.00 mg/l	NO
TSS lbs/day	9.55 mg/l	9.22 mg/l	63.00 lbs/day	NO
NH3-N Average	0.05 mg/l	0.08 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.07 mg/l	0.12 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.11 mg/l	0.24 mg/l	8.30 lbs/day	NO
E Coli Avg.	1.54 mpn	1.41 mpn	63 mpn	NO
E Coli Maximum	8.60 mpn	2.00 mpn	200 mpn	NO
DO Minimum	8.17 mpn	7.75 mpn	6.00 mg/l	NO
pH Minimum	7.13 mpn	7.02 mpn	6.00 s.u.	NO
pH Maximum	7.72 mpn	7.68 mpn	9.00 s.u.	NO
CL2 Res Min	1.27 mg/l	1.33 mg/l	1.00 mg/l	NO
CL2 Res Max	3.03 mg/l	3.93 mg/l	4.00 mg/l	NO
Flow Average	0.336 mg/l	0.344 mg/l	0.500 mgd	NO
Flow Maximum	0.579 mg/l	0.510 mg/l	N/A	N/A
Total Treated	10,664,000			
Effluent Quality Compliant with Discharge Permit ?				YES

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY BILLING & COLLECTION REPORT

DATE
7/22/2024

June-24

	<i>Apartments</i>	<i>All Others</i>	<i>Total</i>
Balance Forward	\$ 66,541.05	\$ 60,594.21	\$ 127,135.26
As of 05/29/24			

Collection Period:

	5/22/24	TO	6/21/24
Deposit	\$ -	\$ 3,567.73	\$ 3,567.73
Water	\$ 19,950.00	\$ 8,527.89	\$ 28,477.89
Sewer	\$ 19,950.00	\$ 2,249.00	\$ 22,199.00
New Acct/App/Transfer Fee	\$ -	\$ -	\$ 35.00
Connect	\$ -	\$ -	\$ -
Penalty	\$ 23.60	\$ 149.37	\$ 172.97
Tap Fees	\$ -	\$ -	\$ -
TCEQ	\$ 199.50	\$ 54.45	\$ 253.95
Grease Trap	\$ -	\$ 450.00	\$ 450.00
RWA Fee	\$ 22,965.30	\$ 18,819.22	\$ 41,784.52
Undistributed Overpayments	\$ -	\$ 1,572.18	\$ 1,572.18
TOTAL	\$ 63,088.40	\$ 35,424.84	\$ 98,513.24

Current Adjustments:

TOTAL	\$ -	\$ 2,903.87	\$ 2,903.87
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June '24

Current Billing for

	5/17/24	TO	6/15/24
Deposit	\$ -	\$ -	\$ -
Water	\$ 26,360.00	\$ 206,502.71	\$ 232,862.71
Sewer	\$ 26,360.00	\$ 2,999.50	\$ 29,359.50
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 1,047.33	\$ 1,310.93
Grease Trap	\$ -	\$ 600.00	\$ 600.00
RWA	\$ 34,282.05	\$ 419,695.40	\$ 453,977.45
TOTAL	\$ 87,265.65	\$ 630,844.94	\$ 718,110.59

TOTAL RECEIVABLE	\$ 90,718.30	\$ 658,918.18	\$ 749,636.48
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Collection Report Through

06/21/24

Consumption: 13,562,000

NOTES: Deposits on file for the district

\$331,704.80

Paperless: 23



West Park Municipal Utility District

Board of Directors Meeting

July 22, 2024

Wastewater Treatment

4/4/24 – Sewer Plant – Furnished subcontractor to investigate Blower #3. Found all discharge butterfly valves loose. Replaced butterfly valves, tested and returned to service.

6/10/24 – Sewer Plant – Furnished subcontractor to install blower and motor #2. Tested and returned to service.

5/8/24 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor to perform bottom cleaning of lift station wet well. Removed and disposed of (6,500) gallons of debris.

5/22/24 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor with top cleaning of the lift station. Removed and disposed of (2,00) gallons of floating debris and grease.

6/12/24 – Sewer Plant – Furnished subcontractor to backfill the 25 ft deep area of the recent valve repair. Once backfilled, the concrete repair was poured and completed. Installed St Augustine grass. Cleaned the area.

Sanitary Sewer System

Normal Operations

Water Plant No. 1 & No. 2

6/7/24 – Water Plant #1 – Furnished subcontractor to replace (3) light fixtures on top of GST #1 and (2) light fixtures on top of GST #2. Tested and returned to service.

Water Distribution System

Normal Operations

July 22, 2024

Board of Directors
West Park Municipal Utility District
c/o Marks Richardson PC
3700 Buffalo Speedway, Suite 830
Houston, Texas 77098

Reference: District Engineer's Status Report
IDS Project No. 0683-001-ESR

Members of the Board:

The status of various projects in the District is as follows:

9.a) Design, Bid, and Award

Nothing to report at this time.

9.b)i. Wastewater Treatment Plant (WWTP) Generator Replacement

The contract is ready for execution. We are reviewing submittals and expect to issue a notice to proceed soon.

9.c) Easement and Facility conveyances

Last month, we presented the request from Giammalva Properties for an easement on the WWTP access road. We noted the Board did not have any objections. No updates this month.

9.d) Utility Commitments

Nothing to report at this time

9.e) Harris County Utility Relocation Requests

Precinct 4 is working on several projects within West Park MUD.

Greenhouse at Park ROW (UPIN 221033952830025) – The project involves adding an additional southbound left turn lane and extending existing left turn lanes. – Work is underway in the area.

Greenhouse at I-10 (UPIN 22103N307530001)– The project involves an additional right turn lane on Greenhouse, southbound. It would require additional right-of-way from the properties west of Greenhouse.

Fry Road north of Park Row (UPIN 20103N302902) – This project involves the construction of a sidewalk from Park Row to Saums Road, within the existing right-of-way.

9.f) Development Matters

David Weekley is looking to develop a townhome type development on the former AHS/Resia tract. No updates this month.

We applied to Harris County's Places 4 People on June 7, which includes sidewalks along Greenhouse and Park Row which are 30% designed as part of the District's trail master plan. They confirmed the submission was received, but have not returned further comments.

10. Bond Application No. 9

The bond application includes funding for the replacement of the generator at the WWTP, reconstruction of Ground Storage Tank No. 2 at WP 2, fencing around the WWTP and WP 1, and chloramine conversion for when the District switches to surface water. The bond application was submitted and we received the letter of administrative completeness.

11. TCEQ Matters

a) Enforcement Action

We requested TCEQ waive the \$6,350 penalty as the District spent these dollars addressing the violation with the ACR variance request. No further updates.

12. WHCRWA Surface Water Conversion

WHCRWA has delayed the project's 60% design submittal, as they focus on other projects in the area. We are still expecting a submittal around the end of the year.

Other District items:

Asset Management Plan Review - Next action date: October 2024

TPDES Discharge Permit – Next action date: November 2026

SWQ Permits

Basins A&B – Next action date: March 2025

Basins C&D – We submitted the renewal request to Harris County. Next action date: June 2025

Preserve – We submitted the renewal request to Harris County. Next action date: June 2025

Tank Inspections

WP 1 – Annual external inspection to be held this week. Internal Inspection will be held in 2027.

WP 2 – Annual external inspection to be held this week. Internal Inspection will be held in 2027.

We will be happy to answer any questions the Board may have.

Respectfully,



John R. Herzog, P.E.
Senior Project Manager

\\idseg.com\FS\Projects\0600\068300100 West Park MUD Gen Consult\ESR\2024\2024-07-22 WPMUD Eng Rpt.docx



West Park MUD

Storm Water Management Program

July 2024



Sarah Valladares 281-910-9051 svalladares@swstx.com

16110 Hollister Street Houston Texas 77066 (281) 587-5950 www.swstx.com

1. Services:

a. West Park MUD Basins A-D

- i. Monthly fine mowing and hand work performed
- ii. Spring & Fall Overseed/Fertilization
- iii. Clean features

b. West Park MUD WWTP

- i. Monthly fine mowing and hand work performed

c. West Park Preserve

- i. Monthly inspection of inlets
- ii. Remove floatables

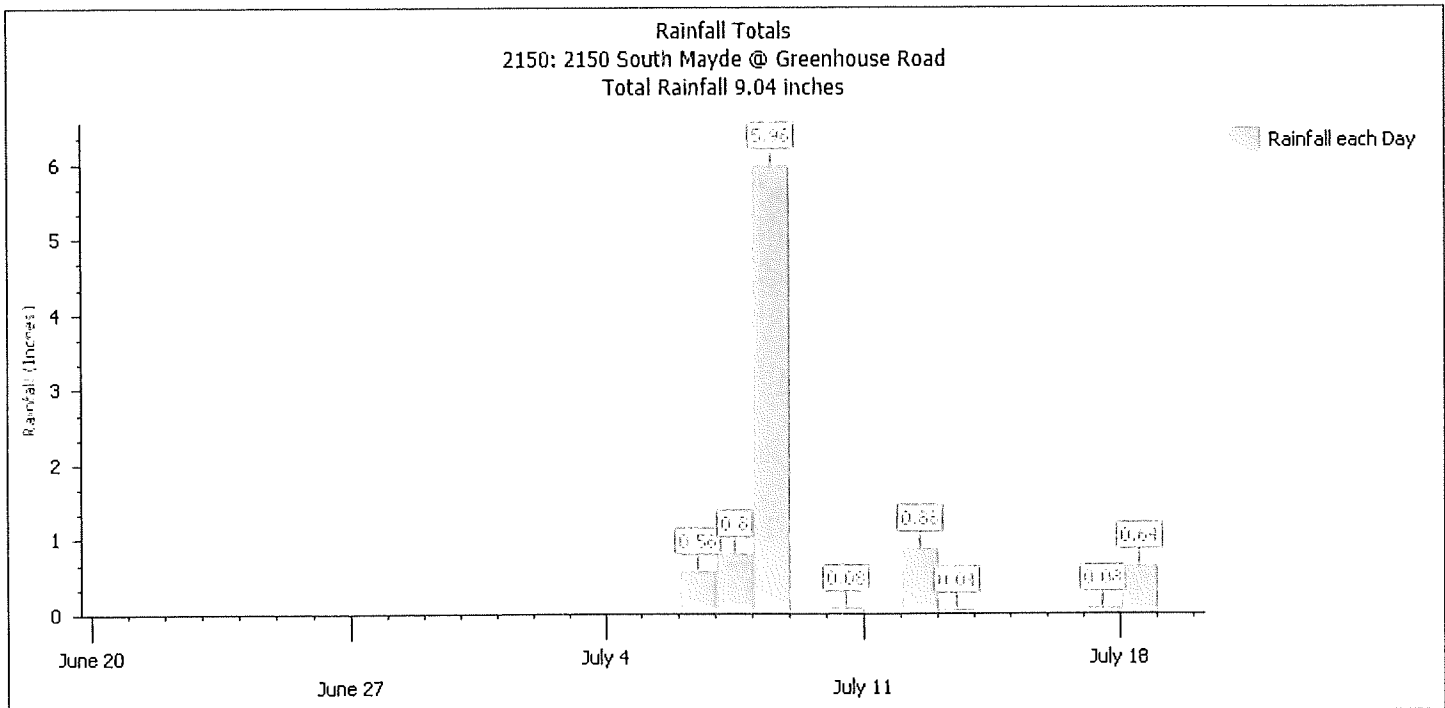
2. Discussion

- a. New grate inlet top for the inlet in the back of West Park Preserve has been ordered, will update once grate comes in.

3. Proposed Action Items

- a. None

Rainfall Data



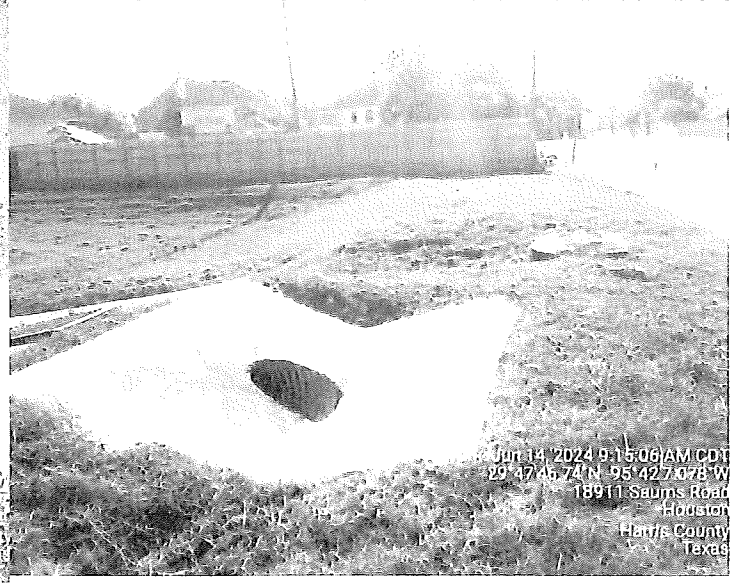
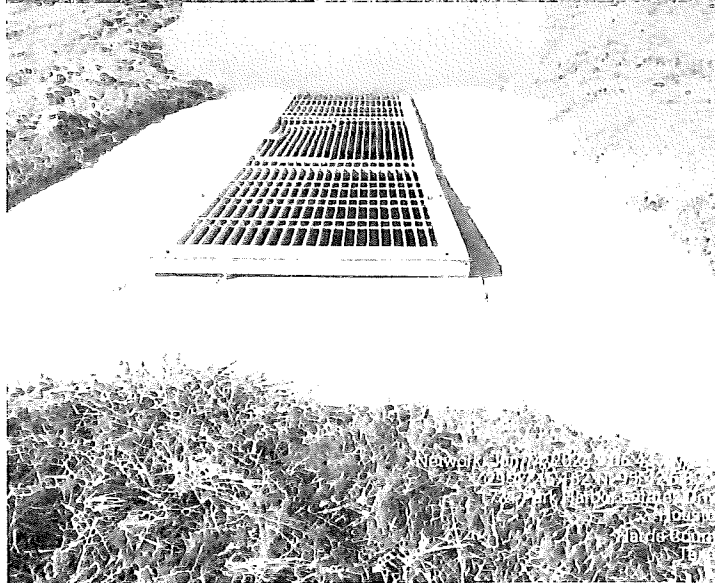
Basins A, B, C & D - Mowing



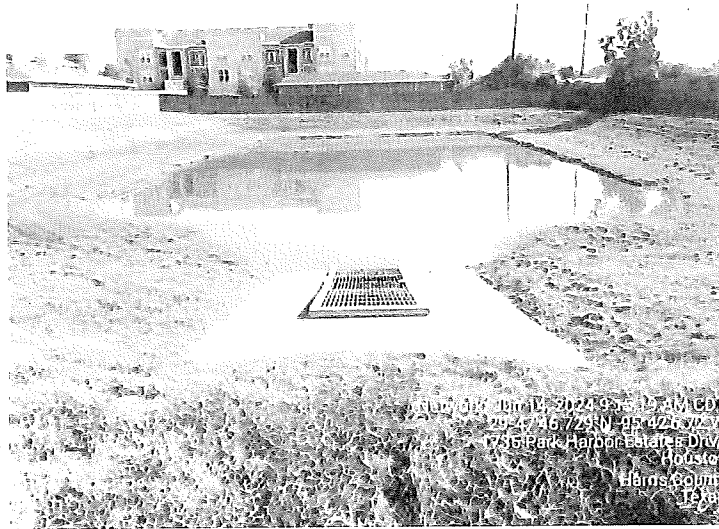
Basins A, B, C & D - Mowing



Basins A, B, C & D - Mowing



Basins A, B, C & D - Mowing



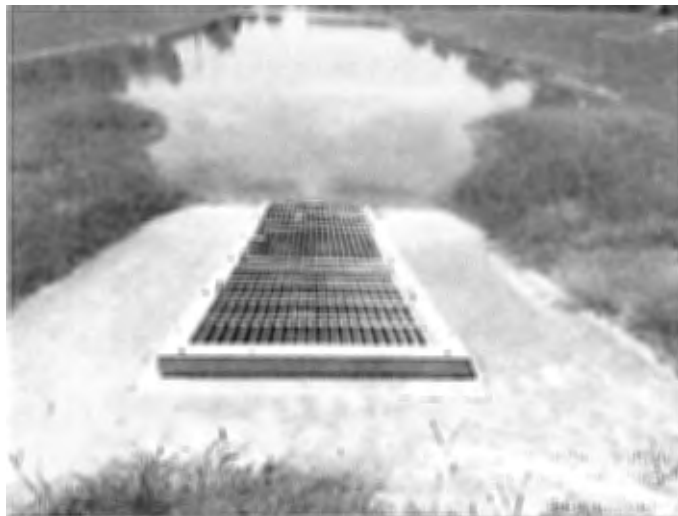
WWTP - Mowing



Basins A, B, C & D - Inspection



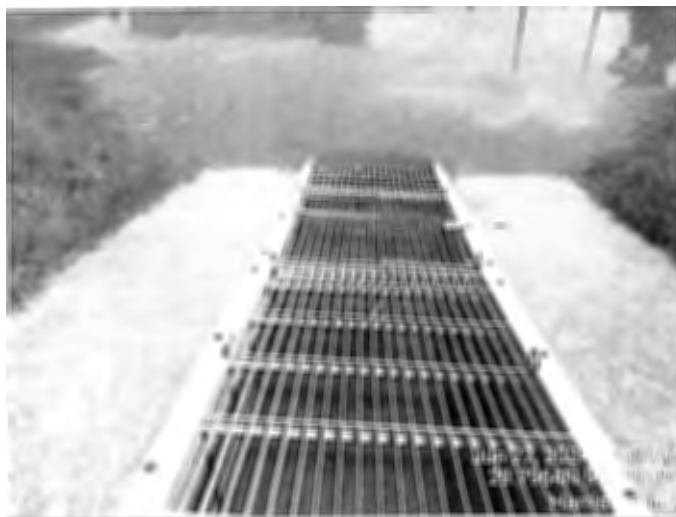
Basins A, B, C & D - Inspection



Basins A, B, C & D - Inspection



Will have crews remove sediment



Basins A, B, C & D - Inspection



West Park Preserve Inlets - Inspection



Back inlet has been opened and cleaned out



PREMIUM *Park Service*



BASIC LANDSCAPE MAINTENANCE

- **Mowing:** Regular cutting to maintain a neat and orderly appearance.
- **Litter Removal:** Comprehensive cleaning to keep grounds tidy and appealing.
- **Porter Services:** Maintenance tasks such as replacing bags in trash cans and puppy stations, cleaning benches, and upkeep of community bathrooms to enhance the comfort and cleanliness of communal areas.



ADVANCED HORTICULTURAL

- **Flower Bed Maintenance:** Weeding and pruning to ensure healthy growth and aesthetic appeal.
- **Plant and Tree Fertilization:** Providing necessary nutrients for optimal plant health.
- **Turf Fertilization and Overseeding:** Promoting a lush, dense lawn by adding seeds and fertilizers.
- **Mulching:** Applying mulch to conserve moisture, improve soil health, and reduce weed growth.
- **Pesticide Application:** Using insecticides, fungicides, and herbicides to manage pests and diseases.



IRRIGATION AND ENHANCEMENT

- **Irrigation Inspections and Repairs:** Ensuring that irrigation systems are functioning efficiently to support plant health.
- **Landscape Enhancements:** projects such as replacing or adding trees and bedding plants to enhance the visual appeal and functionality of the area.
- **Playground Equipment Maintenance:** Inspecting and cleaning equipment to ensure safety and cleanliness.

GET A FREE ESTIMATE

281-587-5950



**STORM
WATER
SOLUTIONS**

a beyer company



**MUNICIPAL ACCOUNTS
& CONSULTING, L.P.**

Bookkeeper's Report | July 22, 2024

**West Park Municipal
Utility District**



WEBSITE

www.municipalaccounts.com



ADDRESS

1281 Brittmoores Road
Houston, Texas 77043



CONTACT

Phone: 713.623.4539
Fax: 713.629.6859

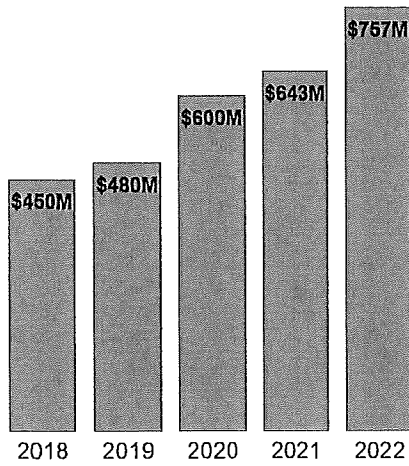


Spotlight On The Components That Make Up Your District's Taxable Value

Every year the Appraisal District will assess the new value of your District. The Total Certified Value of your District is the value of everything on the ground within your boundaries before any Exemptions are applied. Next, all Exemptions are applied and subtracted from the Certified Value. The remaining amount is your Taxable Value and the value used to set tax rates that generate tax revenues.

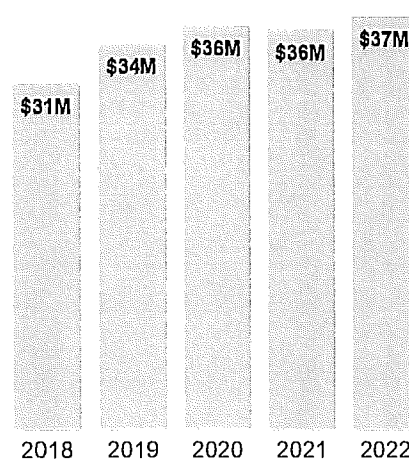
Total Certified Value

Your Starting Point
(5 Year Trend: 68.2% Growth in Total Certified Value)



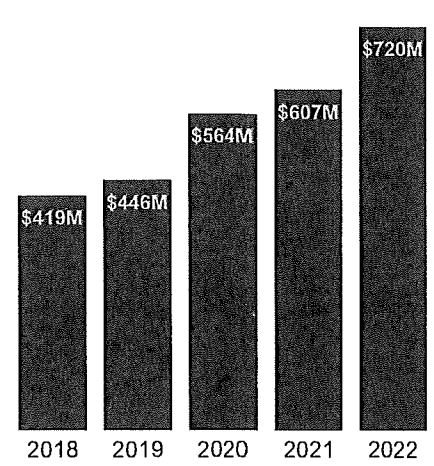
Exemptions

This value is subtracted



Taxable Value

This is what is left that helps determine tax rate

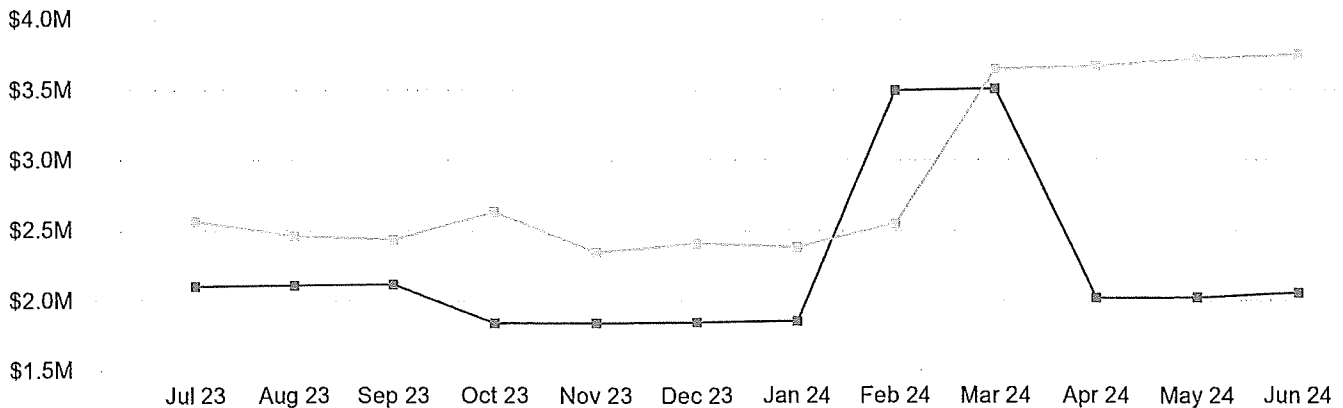


Account Balance | As of 07/22/2024

General Operating	Debt Service
\$3,595,459	\$2,052,660

Total For All Accounts: \$5,648,119

Account Balance By Month | July 2023 - June 2024



Monthly Financial Summary - General Operating Fund

West Park MUD - GOF

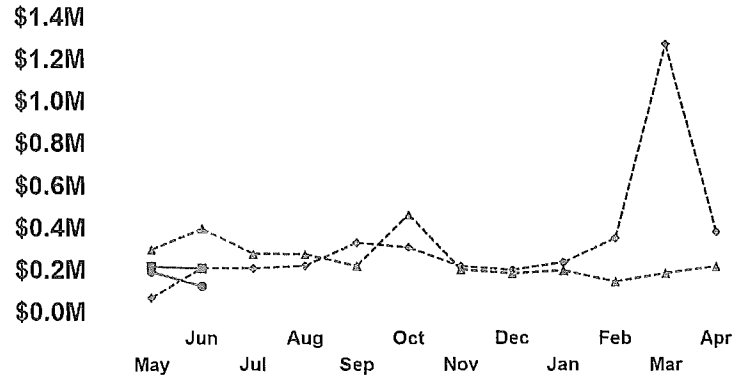


Account Balance Summary

Balance as of 06/25/2024	\$3,618,956
Receipts	269,698
Disbursements	(293,195)
Balance as of 07/22/2024	\$3,595,459

Overall Revenues & Expenditures By Month (Year to Date)

—○— Current Year Revenues - - -△- - - Prior Year Revenues
—●— Current Year Expenditures - - -▽- - - Prior Year Expenditures



June 2024

Revenues

Actual	Budget	Over/(Under)
\$211,720	\$220,562	(\$8,842)

Expenditures

Actual	Budget	Over/(Under)
\$126,217	\$229,452	(\$103,236)

May 2024 - June 2024 (Year to Date)

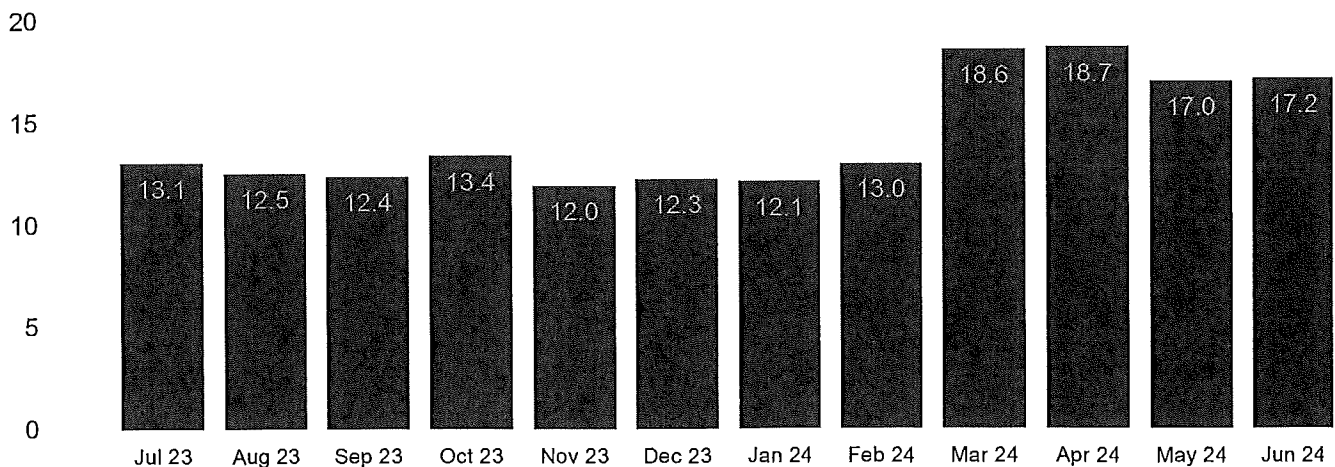
Revenues

Actual	Budget	Over/(Under)
\$431,081	\$450,462	(\$19,381)

Expenditures

Actual	Budget	Over/(Under)
\$320,823	\$445,293	(\$124,470)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/25/2024				\$54,414.77
Receipts				
	Transfer From Central Bank Operator Account		98,508.24	
	Central Bank Check Processing Error		60.00	
	Transfer From Money Market		35,000.00	
Total Receipts				\$133,568.24
Disbursements				
6638	Champion Energy Services	VOID: Utility Expense	0.00	
6686	Champion Energy Services	VOID: Utility Expense	0.00	
6687	West Harris County Regional Water Auth	Pumpage Fees	(797.90)	
6709	Marks Richardson PC	Legal Fees	(4,572.87)	
6710	Champion Energy Services	VOID: Utility Expense	0.00	
6712	Reliant	Utility Expense	(5,851.82)	
6714	Davita.	Customer Refund	(3,709.07)	
6715	Amrit Singh	Security Patrol	(2,200.00)	
6716	Brynisha Owens-Gage	Security Patrol	(1,200.00)	
6717	David Alaniz	Security Patrol	(1,000.00)	
6718	Devin Win	Security Patrol	(1,700.00)	
6719	Luis S. Lopez	Security Patrol	(800.00)	
6720	Marcus Suarez	Security Patrol	(1,000.00)	
6721	Mitchell Hutter	Security Patrol	(560.00)	
6722	Navdeep Nijjar	Security Patrol	(900.00)	
6723	Shane Wyrick	Security Patrol	(2,400.00)	
6724	Simon Ramirez	Security Patrol	(960.00)	
6725	Association of Water Board Directors	AWBD Registration Fees	(485.00)	
6726	B & A Municipal Tax Service, LLC	SB2 & HB 1154 Compliance Updates	(375.00)	
6727	IDS Engineering Group, Inc	Engineering Fees	(17,548.51)	
6728	Lloyd Gosselink Rochelle & Townsend, P.C.	Legal Fees - Enforcement Action	(4,857.50)	
6729	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(6,011.81)	
6730	SentriForce	Security Cameras	(2,345.00)	
6731	Storm Water Solutions, LLC	Mowing Expense	(1,995.00)	
6732	Touchstone District Services, LLC	Website Hosting	(429.70)	
6733	Park Rangers, LLC	Park Consultation & Maintenance	(16,603.88)	
6734	H2O Innovation	Maintenance & Operations	(80,371.83)	
6735	Marks Richardson PC	Legal Fees	0.00	
6736	Reliant	Utility Expense	0.00	
6737	West Harris County Regional Water Auth	Pumpage Fees	0.00	
Bank Fees	Central Bank	Service Charge	(5.00)	
HRP	Michael F. Dignam.	Fees of Office 6/24/2024	(204.10)	
HRP	Howard Brock Hudson.	Fees of Office 6/24/2024	(204.10)	
HRP	William Bryant Patrick.	Fees of Office 6/24/2024	(204.10)	
HRP	Daniel Wolterman.	Fees of Office 6/24/2024	(204.10)	

Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	
HRP Tax	HRP Payroll	HRP Payroll Taxes	(135.20)	
Total Disbursements				(\$159,681.49)
Balance as of 07/22/2024				\$28,301.52

Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/25/2024				\$7,697.06
Receipts				
	Accounts Receivable		95,811.18	
	Accounts Receivable		16,671.38	
Total Receipts				\$112,482.56
Disbursements				
Bank Fees	Central Bank	Service Charge	(5.00)	
Sweep	Central Bank	Transfer To Central Bank Checking	(98,508.24)	
Total Disbursements				(\$98,513.24)
Balance as of 07/22/2024				\$21,666.38

Actual vs. Budget Comparison

West Park MUD - GOF



	June 2024			May 2024 - June 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	33,216	36,159	(2,943)	68,328	72,346	(4,018)	461,900
14102 WHCRWA - Pumpage Fee	50,000	53,421	(3,421)	105,659	104,231	1,428	717,800
14104 Pumpage Credits	11,288	11,288	0	22,576	22,576	0	135,456
14106 TCEQ - Water	655	175	480	823	350	473	2,100
Total Water Revenue	95,160	101,043	(5,883)	197,386	199,503	(2,117)	1,317,256
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	27,576	29,867	(2,291)	54,295	59,733	(5,439)	358,400
14203 Grease Trap Inspection Fees	600	600	0	1,200	1,200	0	7,200
14206 TCEQ - Wastewater	655	175	480	823	350	473	2,100
Total Wastewater Revenue	28,831	30,642	(1,811)	56,318	61,283	(4,966)	367,700
Property Tax Revenue							
14301 Maintenance Tax Collections	0	8,080	(8,080)	21,722	28,080	(6,358)	1,266,300
Total Property Tax Revenue	0	8,080	(8,080)	21,722	28,080	(6,358)	1,266,300
Sales Tax Revenue							
14401 City Tax Rebate	61,178	57,556	3,622	115,864	115,112	752	713,000
Total Sales Tax Revenue	61,178	57,556	3,622	115,864	115,112	752	713,000
Tap Connection Revenue							
14501 Tap Connections	0	8,392	(8,392)	0	16,783	(16,783)	100,700
Total Tap Connection Revenue	0	8,392	(8,392)	0	16,783	(16,783)	100,700
Administrative Revenue							
14702 Penalties & Interest	2,904	1,333	1,571	4,420	2,667	1,754	16,000
Total Administrative Revenue	2,904	1,333	1,571	4,420	2,667	1,754	16,000
Interest Revenue							
14801 Interest Earned on Checking	0	8	(8)	0	17	(17)	100
14802 Interest Earned on Temp. Invest	23,647	13,467	10,181	35,371	26,933	8,438	161,600
Total Interest Revenue	23,647	13,475	10,172	35,371	26,950	8,421	161,700
Other Revenue							
15801 Miscellaneous Income	0	42	(42)	0	83	(83)	500
Total Other Revenue	0	42	(42)	0	83	(83)	500
Total Revenues	211,720	220,562	(8,842)	431,081	450,462	(19,381)	3,943,156
Expenditures							
Water Service							
16102 Operations - Water	1,250	1,250	0	2,500	2,500	0	15,000

Actual vs. Budget Comparison

West Park MUD - GOF



	June 2024			May 2024 - June 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16105 Maintenance & Repairs - Water	22,516	15,308	7,208	38,067	30,617	7,450	183,700
16107 Chemicals - Water	0	5,308	(5,308)	1,164	10,617	(9,453)	63,700
16108 Lab Fees - Water	343	1,250	(908)	2,114	2,500	(387)	15,000
16109 Mowing - Water	0	2,500	(2,500)	5,583	5,000	583	30,000
16110 Utilities - Water	0	8,708	(8,708)	10,401	17,417	(7,015)	104,500
16114 Telephone Expense - Water	69	83	(15)	215	167	49	1,000
16116 Permit Expense - Water	0	0	0	0	0	0	7,500
16118 WHCRWA Pumpage Fee	6,356	64,709	(58,353)	9,200	126,807	(117,607)	853,256
16119 Service Account Collection	20	8	12	31	17	14	100
16124 Mowing - I-10 Frontage Road	0	792	(792)	1,770	1,583	186	9,500
Total Water Service	30,553	99,917	(69,364)	71,044	197,224	(126,180)	1,283,256
Wastewater Service							
16202 Operations - Wastewater	1,250	1,250	0	2,500	2,500	0	15,000
16205 Maint & Repairs - Wastewater	21,965	22,675	(710)	57,418	45,350	12,068	272,100
16207 Chemicals - Wastewater	4,421	6,983	(2,563)	16,532	13,967	2,565	83,800
16208 Lab Fees - Wastewater	2,558	2,800	(242)	8,231	5,600	2,631	33,600
16209 Mowing - Wastewater	250	650	(400)	1,405	1,300	105	7,800
16210 Utilities - Wastewater	0	3,875	(3,875)	2,371	7,750	(5,379)	46,500
16212 Sludge Removal	0	10,833	(10,833)	15,698	21,667	(5,968)	130,000
16214 Telephone Expense - Wastewater	34	88	(53)	108	175	(67)	1,050
Total Wastewater Service	30,478	49,154	(18,676)	104,263	98,308	5,955	589,850
Garbage Service							
16301 Garbage Expense	0	2,058	(2,058)	3,781	4,117	(336)	24,700
Total Garbage Service	0	2,058	(2,058)	3,781	4,117	(336)	24,700
Storm Water Quality							
16404 Mowing - Basins A-D	1,520	2,252	(732)	2,855	4,503	(1,648)	27,020
Total Storm Water Quality	1,520	2,252	(732)	2,855	4,503	(1,648)	27,020
Tap Connection							
16501 Tap Connection Expense	0	3,333	(3,333)	0	6,667	(6,667)	40,000
16502 Inspection Expense	1,150	917	233	3,450	1,833	1,617	11,000
Total Tap Connection	1,150	4,250	(3,100)	3,450	8,500	(5,050)	51,000
Parks & Recreation Service							
16601 Parks Maintenance	0	8,333	(8,333)	16,604	16,667	(63)	100,000
16603 Mowing - Park Site	225	225	0	450	450	0	2,700
16608 Utilities - Park	0	42	(42)	73	83	(10)	500
Total Parks & Recreation Service	225	8,600	(8,375)	17,127	17,200	(73)	103,200

Actual vs. Budget Comparison

West Park MUD - GOF



	June 2024			May 2024 - June 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Administrative Service							
16701 Administrative Fees	1,863	883	979	2,088	1,767	321	10,600
16703 Legal Fees	0	6,000	(6,000)	4,108	12,000	(7,892)	72,000
16704 Legal Fees - Enforcement Matter	0	417	(417)	6,389	833	5,556	5,000
16705 Auditing Fees	0	0	0	0	0	0	23,900
16706 Engineering Fees	6,505	6,667	(162)	8,838	13,333	(4,496)	80,000
16709 Election Expense	0	0	0	0	500	(500)	5,000
16710 Website Hosting	430	338	92	1,431	675	756	4,050
16712 Bookkeeping Fees	5,713	6,727	(1,014)	10,242	12,464	(2,222)	60,000
16713 Legal Notices & Other Publ.	0	83	(83)	0	167	(167)	1,000
16714 Printing & Office Supplies	438	542	(103)	1,196	1,083	113	6,500
16715 Filing Fees	0	33	(33)	32	67	(35)	400
16716 Delivery Expense	86	67	19	116	133	(18)	800
16717 Postage	210	158	52	407	317	90	1,900
16718 Insurance & Surety Bond	0	0	0	0	0	0	54,000
16719 AWBD Expense	0	0	0	1,235	0	1,235	0
16723 Travel Expense	0	17	(17)	18	33	(15)	200
16725 B&A Sales Tax Audit	2,000	2,000	0	2,000	2,000	0	8,000
16729 Senate Bill 2 Compliance	375	375	0	750	750	0	4,500
16731 Arbitrage Expense	0	0	0	0	0	0	6,500
16732 Security Patrol	13,920	12,250	1,670	26,240	24,500	1,740	147,000
Total Administrative Service	31,539	36,556	(5,017)	65,089	70,622	(5,533)	491,350
Security Service							
16801 Security Expense	2,345	2,345	0	4,690	4,690	0	28,140
Total Security Service	2,345	2,345	0	4,690	4,690	0	28,140
Payroll Expense							
17101 Director Fees	884	1,105	(221)	1,547	2,210	(663)	13,260
17102 Payroll Tax Expense	68	83	(16)	118	167	(48)	1,000
Total Payroll Expense	952	1,188	(237)	1,665	2,377	(711)	14,260
Other Expense							
17802 Miscellaneous Expense	136	708	(572)	5,628	1,417	4,211	8,500
Total Other Expense	136	708	(572)	5,628	1,417	4,211	8,500
Total Expenditures	98,898	207,029	(108,132)	279,592	408,958	(129,366)	2,621,276
Total Revenues (Expenditures)	112,823	13,533	99,290	151,489	41,504	109,985	1,321,880

Actual vs. Budget Comparison

West Park MUD - GOF



	June 2024			May 2024 - June 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	22,423	22,423	0	36,335	36,335	0	75,000
17908 Capital Outlay-Park Facilities	4,896	0	4,896	4,896	0	4,896	0
17909 CO - Sidewalks Saums & Grnhs	0	0	0	0	0	0	350,000
Total Capital Outlay	<u>27,319</u>	<u>22,423</u>	<u>4,896</u>	<u>41,231</u>	<u>36,335</u>	<u>4,896</u>	<u>425,000</u>
Total Other Expenditures	<u>27,319</u>	<u>22,423</u>	<u>4,896</u>	<u>41,231</u>	<u>36,335</u>	<u>4,896</u>	<u>425,000</u>
Total Other Revenues (Expenditures)	<u>(27,319)</u>	<u>(22,423)</u>	<u>(4,896)</u>	<u>(41,231)</u>	<u>(36,335)</u>	<u>(4,896)</u>	<u>(425,000)</u>
Excess Revenues (Expenditures)	<u>85,504</u>	<u>(8,890)</u>	<u>94,393</u>	<u>110,258</u>	<u>5,169</u>	<u>105,089</u>	<u>896,880</u>

Balance Sheet as of 06/30/2024

West Park MUD - GOF



Assets	
Bank	
11101 Cash in Bank	\$147,404
11102 Operator	21,666
Total Bank	<u>\$169,070</u>
Investments	
11201 Time Deposits	\$3,580,491
Total Investments	<u>\$3,580,491</u>
Receivables	
11301 Accounts Receivable	\$732,965
11303 Maintenance Tax Receivable	18,136
11305 Accrued Interest	25,858
11306 Due from City of Houston	115,864
Total Receivables	<u>\$892,822</u>
Interfund Receivables	
11401 Due From Capital Projects	\$16,317
11403 Due From Tax Account	51,129
Total Interfund Receivables	<u>\$67,446</u>
Total Assets	<u><u>\$4,709,829</u></u>
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$110,493
12102 Payroll Liabilities	169
Total Accounts Payable	<u>\$110,662</u>
Other Current Liabilities	
12202 Due to TCEQ	\$1,207
12205 Due To Others	601,900
Total Other Current Liabilities	<u>\$603,107</u>
Deferrals	
12504 Deferred Inflows	\$18,136
Total Deferrals	<u>\$18,136</u>
Deposits	
12601 Customer Meter Deposits	\$331,705
12602 Deposits - Other	6,086
Total Deposits	<u>\$337,791</u>
Total Liabilities	<u><u>\$1,069,695</u></u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$3,529,876
Total Unassigned Fund Balance	<u>\$3,529,876</u>

Balance Sheet as of 06/30/2024

West Park MUD - GOF



Liabilities & Equity

Equity	
Net Income	\$110,258
Total Equity	<u>\$3,640,134</u>
Total Liabilities & Equity	<u><u>\$4,709,829</u></u>

District Debt Summary as of 07/22/2024

West Park MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$93.47M		\$83.57M	\$9.90M	\$25.45M
Total \$ Issued		Issued	Issued	Issued
\$38.05M		\$38.05M	N/A	\$6.79M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
15	AA	\$45.52M	\$9.90M	\$18.66M

*Actual 'Outstanding' Refunding Bonds issued below may differ from the 'Issued' total above pursuant to Chapter 1207, Texas Government Code.

Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2022 - Refunding	\$4,015,000	2031	\$3,235,000
2016A - Refunding	\$8,615,000	2037	\$7,320,000
2016 - WS&D	\$14,280,000	2039	\$9,765,000
Total	\$26,910,000		\$20,320,000

District Debt Schedule
West Park MUD - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2022 - Refunding	\$0.00	\$47,675.00	\$47,675.00
Bank of New York	2016A - Refunding	\$0.00	\$103,006.25	\$103,006.25
Bank of New York	2016 - WS&D	\$0.00	\$126,887.50	\$126,887.50
Total Due 11/01/2024		\$0.00	\$277,568.75	\$277,568.75

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2022 - Refunding	\$415,000.00	\$47,675.00	\$462,675.00
Bank of New York	2016A - Refunding	\$225,000.00	\$103,006.25	\$328,006.25
Bank of New York	2016 - WS&D	\$600,000.00	\$126,887.50	\$726,887.50
Total Due 05/01/2025		\$1,240,000.00	\$277,568.75	\$1,517,568.75

Investment Profile as of 07/22/2024

West Park MUD

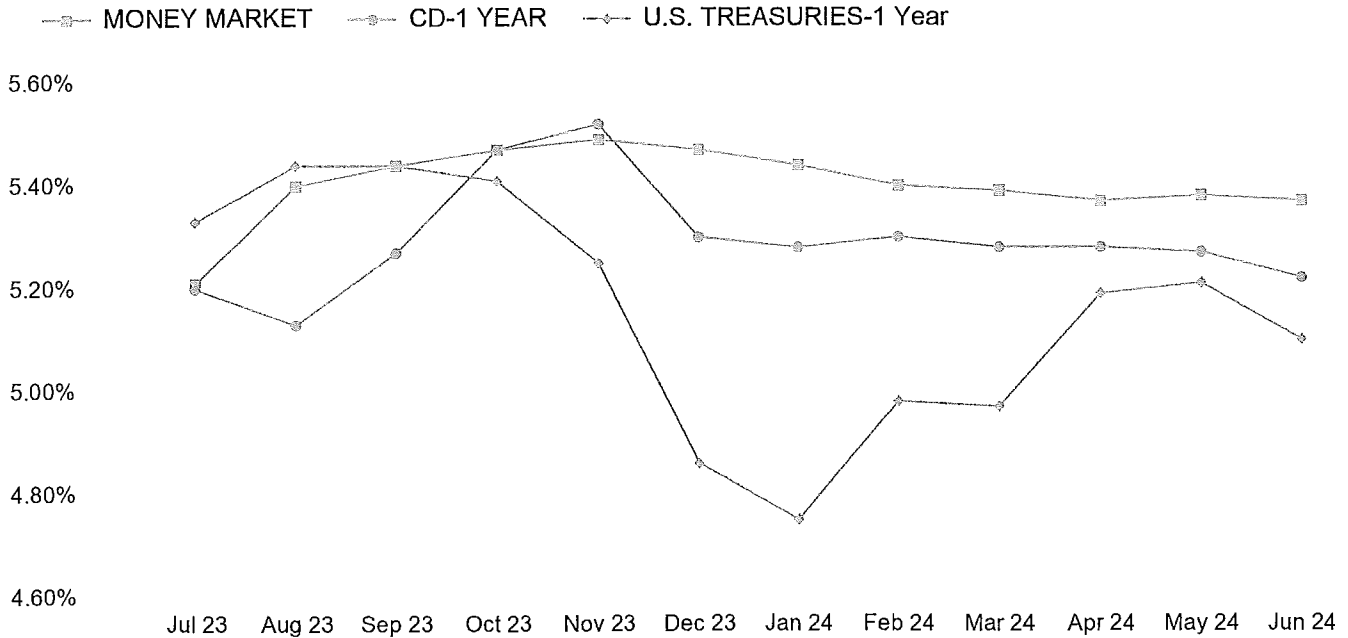


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$3,595,459	Funds Available to Invest N/A	Funds Available to Invest \$2,052,660	Funds Available to Invest N/A
Funds Invested \$3,545,491	Funds Invested N/A	Funds Invested \$2,052,660	Funds Invested N/A
Percent Invested 99%	Percent Invested N/A	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.38%	180 Days	5.34%	180 Days	5.18%
		270 Days	5.27%	270 Days	5.18%
		1 Yr	5.21%	1 Yr	4.85%
		13 Mo	5.09%	13 Mo	N/A
		18 Mo	4.43%	18 Mo	5.00%
		2 Yr	2.06%	2 Yr	5.61%

*Rates are based on the most current quoted rates and are subject to change daily.

Investment Rates Over Time (By Month) | July 2023 - June 2024



Account Balance as of 07/22/2024

West Park MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
CADENCE BANK (XXXX3119)	12/07/2023	10/02/2024	5.50%	235,000.00	
VERITEX COMMUNITY BANK (XXXX0254)	11/13/2023	11/12/2024	5.54%	235,000.00	
THIRD COAST BANK, SSB (XXXX8371)	12/17/2023	12/16/2024	5.50%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2024	06/26/2025	5.25%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	10/01/2008		5.45%	2,640,491.15	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	28,301.52	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	21,666.38	Operator
Totals for General Operating Fund				\$3,630,459.05	

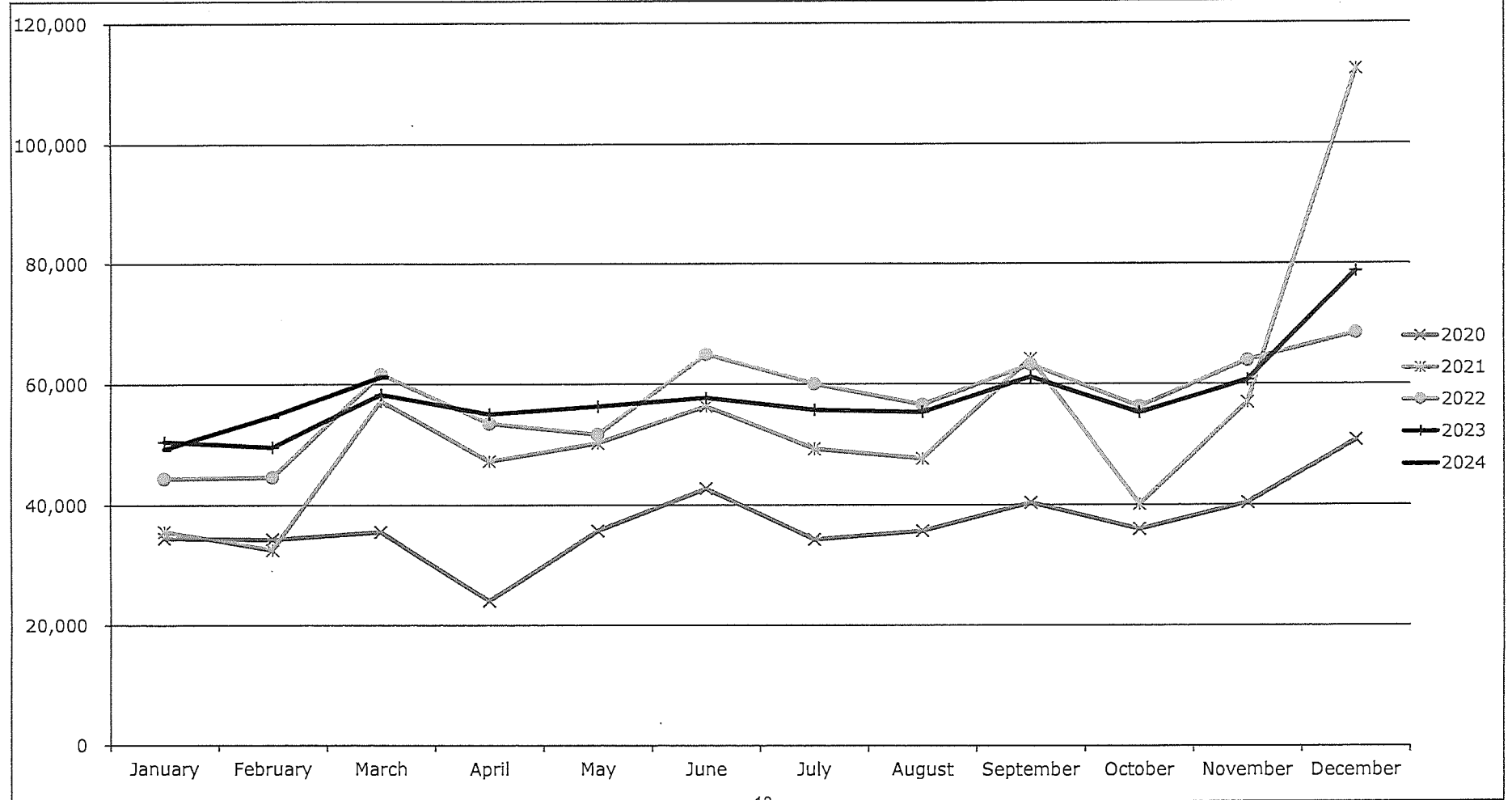
FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
WALLIS BANK-DEBT (XXXX1626)	10/16/2023	10/18/2024	5.65%	235,000.00	
VERITEX COMM. BANK - DEBT (XXXX4191)	06/24/2024	04/20/2025	5.23%	235,000.00	
FRONTIER BANK - DEBT (XXXX1858)	06/26/2024	06/26/2025	5.25%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0002)	10/01/2008		5.45%	1,347,660.25	
Totals for Debt Service Fund				\$2,052,660.25	
Grand Total for West Park MUD :				\$5,683,119.30	

Sales Tax Revenue History

West Park MUD

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2020	34,463	34,272	35,483	24,015	35,671	42,644	34,213	35,638	40,297	35,944	40,351	50,711	443,702
2021	35,573	32,562	57,153	47,252	50,199	56,234	49,240	47,641	64,124	40,053	56,903	112,301	649,237
2022	44,323	44,563	61,572	53,370	51,560	64,858	59,953	56,457	63,166	56,160	63,885	68,451	688,318
2023	50,488	49,596	58,289	54,975	56,257	57,649	55,669	55,275	61,113	55,198	60,636	78,734	693,878
2024	49,290	54,685	61,178										165,153
Total	\$214,136	\$215,678	\$273,675	\$179,612	\$193,688	\$221,384	\$199,075	\$195,011	\$228,700	\$187,356	\$221,775	\$310,197	\$2,640,288



Cash Flow Forecast

West Park MUD

	4/25	4/26	4/27	4/28	4/29
Assessed Value	\$822,147,698	\$822,147,698	\$822,147,698	\$822,147,698	\$822,147,698
Maintenance Tax Rate	\$0.160	\$0.160	\$0.160	\$0.160	\$0.160
Maintenance Tax	\$1,266,300	\$1,302,282	\$1,302,282	\$1,302,282	\$1,302,282
Change in City of Houston Rebate		1.00%	1.00%	1.00%	1.00%
% Change in Water Rate		5.00%	5.00%	5.00%	5.00%
% Change in Wastewater Rate		5.00%	5.00%	5.00%	5.00%
% Change in WHCRWA		10.00%	10.00%	10.00%	10.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
Beginning Cash Balance 4/30/24	\$3,666,138	\$4,493,668	\$5,202,672	\$6,507,480	\$7,089,486
Revenues					
Maintenance Tax	\$1,266,300	\$1,302,282	\$1,302,282	\$1,302,282	\$1,302,282
City of Houston Rebate	713,000	720,130	727,331	734,605	741,951
Water Revenue	461,900	484,995	509,245	534,707	561,442
Wastewater Revenue	358,400	376,320	395,136	414,893	435,637
WHCRWA Revenue	853,256	938,582	1,032,440	1,135,684	1,249,252
Other	290,300	304,815	320,056	336,059	352,861
Total Revenues	\$3,943,156	\$4,127,124	\$4,286,490	\$4,458,229	\$4,643,426
Expenses					
WHCRWA	\$853,256	\$938,582	\$1,032,440	\$1,135,684	\$1,249,252
Other Expenses	1,768,020	1,856,421	1,949,242	2,046,704	2,149,039
Total Expenses	\$2,621,276	\$2,795,003	\$2,981,682	\$3,182,388	\$3,398,291
Net Surplus	\$1,321,880	\$1,332,121	\$1,304,808	\$1,275,841	\$1,245,134
Capital Outlay					
Capital Outlay	\$75,000	\$0	\$0	\$0	\$0
Water Plant 1	0	0	0	576,917	0
Water Plant 2	0	623,117	0	116,917	0
WWTP 1	16,350	0	0	0	0
Interconnects	53,000	0	0	0	0
SS Collection System (Westgate)	0	0	0	0	106,620
SS Collection System (Forresta)	0	0	0	0	11,570
Sidewalks (Saums & Greenhouse)	350,000	0	0	0	0
Total Capital Outlay	\$494,350	\$623,117	\$0	\$693,834	\$118,190
Construction Surplus	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance	\$4,493,668	\$5,202,672	\$6,507,480	\$7,089,486	\$8,216,431
Operating Reserve % of Exp					
Percentage	171%	186%	218%	223%	242%
Number of Months	21	22	26	27	29
Bond Authority					
Remaining Bond Capacity - \$45,520,000					
Remaining Bond Capacity (Recreational) - \$9,900,000					

WEST PARK MUNICIPAL UTILITY DISTRICT
3700 Buffalo Speedway, Suite 830
Houston, Texas 77098

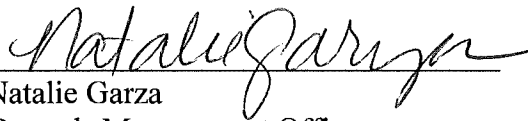
July 22, 2024

Board of Directors
West Park Municipal Utility District
3700 Buffalo Speedway, Suite 830
Houston, Texas 77098

Dear Directors:

In accordance with the District's Order Establishing Records Management Program and the District's Records Retention Schedule for General Records, I hereby request authorization to destroy the records of the District shown on Exhibit "A" attached hereto.

Very truly yours,

By: 
Natalie Garza
Records Management Officer

Attachment

EXHIBIT "A"

Notes of Board of Directors meetings from February 2023 to February 2024.

West Park MUD

Communications Meeting Report

July 22nd, 2024

The following report details updates for any communication projects and tasks for West Park MUD that have occurred since the last board meeting.

Website Updates

- Drinking Water Quality Report (CCR) uploaded to Documents page

News Posts

The following news post was posted:

- "[July 22nd Public Meeting](#)" notice

Resident Inquiry

Residents can submit inquiries through the [Contact Us](#) page. Submissions are received by our team and answered directly or forwarded to the appropriate consultant for answering.

- No resident inquiries this cycle.

Website Statistics

Analytics Period: June 21st – July 18th, 2024

- 8 new and unique visitors to the website, 6 total users
 - 302 navigational events
 - Primary navigation was from organic searching, followed by direct linking
- Traffic counts per page:
 - Bill Payment page had 22 views from 15 users

Open Items

- Mosquito Control article

Action Items

- No action items at this time

Have any questions or need anything? Please contact your District Representative, [Angie Hartwell](#), via email at a.hartwell@touchstonedistrictservices.com or by phone at 832-459-9500