

WEST PARK MUNICIPAL UTILITY DISTRICT

Minutes of Board of Directors Meeting

July 28, 2025

The Board of Directors ("Board") of West Park Municipal Utility District ("District") met on July 28, 2025, 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, with the exception of Director Garza, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Tax Services ("B&A"); Michelle Giacona of H2O Innovation ("H2O"); Roman Khoja of Municipal Accounts & Consulting, L.P. ("MAC"); John Herzog of IDS Engineering Group ("IDS"); Michael Murr of Park Rangers; Sarah Valladares and Melanie Burges of Storm Water Solutions; Brian Jarrard of Jarrard Development; Mark Welch of David Weekley Homes; and Kara Richardson and Rebecca Donaldson of Marks Richardson PC ("MRPC").

As the first order of business, the Board deferred consideration of comments from the public after noting no one from the public was present.

The Board next considered the status of development by Pelican Energy Corridor and David Weekley Homes. Mr. Jarrard advised the storm sewer project will be handled jointly between Pelican Energy Corridor and David Weekley Homes, with David Weekley Homes assuming project lead and paying for the cost on behalf of both companies. Ms. Richardson noted that the reimbursement agreement will be with Weekley but will allow the use of the taxable value of the Pelican tract to meet the reimbursement threshold since the project serves both of the tracts. Mr. Welch stated that they have closed on the property and their plans are currently under review with Harris County.

Mr. Jarrard and Mr. Welch exited the meeting at this time.

The Board next considered approval of the minutes of the Board of Directors meeting held on June 23, 2025. After discussion, Director Hudson made a motion to approve the minutes as presented. Director Wolterman seconded the motion, which passed unanimously.

The Board next deferred consideration of the status of sidewalk projects as no one had anything new to report.

The Board next deferred consideration of the status of West Park Preserve until later in the meeting, as no one was present to present a report at this time.

Ms. Maddox next distributed the attached tax collection report. She noted that B&A collected 98.11% of the 2024 taxes as of June 30, 2025. 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 Wolterman seconded the motion, which passed unanimously.

Ms. Maddox next presented and distributed the attached delinquent tax report dated July 7, 2025, prepared by Ted A. Cox, P.C.

The Board next deferred consideration of a sales tax audit performed by B&A Sales Tax Service.

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems. Ms. Giacona reported that the District accounted for 97.28% of the water pumped during the month, and the District operated its facilities in compliance with its respective permits.

Ms. Giacona next reported that the cinderblock walls that line the control room to Water Plant No. 1 are deteriorating from bleach exposure. She next presented the attached images displaying the damages and an estimate from Shry Construction, LLC, totaling \$12,758.75 to replace the corroded cinder blocks, paint the new blocks, and pressure wash the area. After discussion, Director Hudson made a motion to authorize the repairs for a total of \$12,758.75. Director Dignam seconded the motion, which passed unanimously.

Ms. Giacona next reported that there was a main line break on Foxlake Drive and that H2O discovered that the valve is not working during the repair. She recommended that H2O test all 130 valves in the District, to which Mr. Herzog agreed. She estimated the cost would be \$8,580 for the testing and stated that she will bring a list of repairs to the Board's next meeting. After discussion, Director Hudson made a motion to authorize H2O to test all District valves at the estimated cost of \$8,580. Director Dignam seconded the motion, which passed unanimously.

Mr. Murr entered the meeting at this time.

The Board next considered the status of West Park Preserve. Mr. Murr reviewed and presented the attached report with the Board. He reported on various minor repairs due to the high volume of the park's usage, as shown in the attached report. Mr. Murr next reported that there are some mature trees in the park that have died and that he is researching options to procure approximately a dozen more trees to plant in replacement.

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. Mr. Herzog

advised that the generator replacement project is complete and presented Pay Application No. 5 and final in the amount of \$56,366.90 and recommended payment of same. He reported that the funding for this project was included in the Series 2024 Bonds. After discussion, Director Hudson made a motion to approve Pay Application No. 5 and final and payment of same. Director Wolterman seconded the motion, which passed unanimously.

The Board considered the status of the construction contract with Aber Fence and Supply Company, Inc. (“Aber”) for the replacement of the fences at Water Plant No. 1 and the Wastewater Treatment Plant. Mr. Herzog stated that construction will begin in a few weeks and stated he will coordinate with the Harris County Constable’s Office to ensure there is a patrol presence while the fence is down.

The Board next considered the status of the acceptance of site, easement and/or facility conveyances for facilities constructed or to be constructed by the District. Mr. Herzog reported that Giammalva Properties requested an access easement on the District’s access point to the District’s Wastewater Treatment Plant to extend their parking by approximately 30 feet. Mr. Herzog next reported that the WHCRWA is also requesting an access easement to construct surface water lines to later serve the District. After discussion, Director Hudson made a motion to grant the water line easement to the WHCRWA. Director Wolterman seconded the motion, which passed unanimously.

The Board next deferred consideration of requests for and approval of the issuance of utility commitments.

The Board deferred the status of the utility relocation requests from Harris County.

The Board next discussed development matters in the District. Mr. Herzog stated that IDS is gathering information to issue a Utility Commitment Letter to Amigos Store, Car Wash and Retail Center.

Ms. Richardson next presented an Assignment and Assumption of Storm Sewer Easement, the related Acknowledgement of Notice and Indemnity, and a Utility Development Agreement between the District and CND-Park Row, LLC. Ms. Richardson explained that Sunbelt has assigned its rights to reimbursement for the storm sewer project to CND-Park Row, LLC, the entity constructing the storm sewer project for the Weekley and Pelican tracts. She further explained that the Board had previously approved a reimbursement agreement with Weekley Homes but that Weekley has since changed its entity name to CND-Park Row, LLC. She further explained that the existing agreement should be replaced with a new agreement since the service area used in the existing agreement does not include the Pelican tract. She noted that the service area should be expanded to include the Pelican tract since Weekley/CND-Park Row, LLC is paying for the construction of the storm sewer project to serve both tracts. She noted that the existing agreement should be terminated and a new agreement with the new entity name and the expanded service area should be approved. After discussion, Director Hudson made a motion to approve the Assignment and Assumption of Storm Sewer Easement, the Acknowledgement of Notice and Indemnity, and the Utility Development Agreement between the District and CND-Park Row,

LLC pending MRPC's review and finalization of all documents. Director Wolterman seconded the motion, which passed unanimously.

The Board next deferred consideration of the status of the WHCRWA surface water conversion as Mr. Herzog did not have anything new to report.

The Board next deferred consideration of the status of chloramine conversion at the District's water plants.

The Board deferred consideration and approval of Amendment to the Emergency Water Supply Agreement with West Lake Municipal Utility District No. 1 as Mr. Herzog did not have anything new to report on the matter.

The Board next considered and reviewed the April report from Storm Water Solutions ("SWS"). Ms. Valladares presented and reviewed the attached report. She stated that SWS laid herbicide along the ponds. She next presented the attached proposal for \$4,237 to repair the catch basin and basket and purchase an additional basket. After discussion, Director Wolterman made a motion to authorize SWS to complete the repair and order an additional basket at a cost of \$4,237. Director Dignam seconded the motion, which passed unanimously.

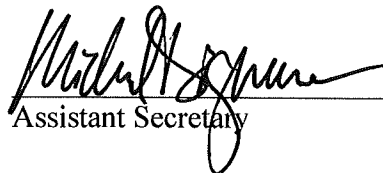
The Board next considered the financial and investment reports and invoices presented for payment. Mr. Khoja distributed the attached bookkeeping report, investment inventory report, and bills for payment. After review and discussion of the reports presented, Director Hudson made a motion to approve 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 Wolterman seconded the motion, which carried unanimously.

Ms. Richardson next presented and reviewed the attached Update on 89th Texas State Legislature with the Board.

The Board next deferred consideration of a report from Touchstone District Services as no one was present to present a report.

The Board next considered matters for placement on future agendas. After discussion, the Board concurred to hold the next Board meeting on Monday, August 25, 2025, at 12:30pm.

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


Assistant Secretary

Attachments
July 28, 2025

1. Tax Assessor/Collector Reports
2. Operator Report
3. Park Rangers Report
4. Engineer Report
5. Storm Water Solutions Report
6. Bookkeeping Report
7. Update on 89th Texas State Legislature



Honesty | Efficiency | Transparency | Accountability | Continuity

MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD

FOR THE MONTH ENDING

June 30, 2025



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 6/30/2025

RECEIVABLES SUMMARY

2024 Balance Forward Levy at 4/30/25 FYE	\$69,592.36	
CAD Changes / Uncollectible	(\$1,858.26)	67,734.10
Outstanding Balance forward Prior Years (2023-2012) at 4/30/25 FYE	\$16,921.78	
CAD Changes / Uncollectible	\$5,239.39	
		22,161.17
Total Levy to be collected		89,895.27
Collection prior months (all years)	(\$19,319.59)	
2024 Taxes Collected net NSF & KR Refunds during current month	\$11,986.82	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	(\$441.69)	
		(7,774.46)
Total Outstanding Balance		82,120.81

TAX ACCOUNT

Beginning Balance – Tax Account

644,024.07

Income

Taxes Collected current Year	\$315.10
Taxes Collected Prior Year	\$441.69
10% Rendition Penalty	\$34.68
Penalties & Interest	\$142.45
Collection Fee Paid	\$97.35
Overpayments	\$0.00
NSF or Reversals, Bank Charges	\$0.00
Other Fees & Court Costs, Etc	\$0.00
	\$1,031.27

645,055.34

Expenses

2008	Ted A. Cox, PC - Attorney Fee Delinquent Collection 6/2025	\$128.76
2009	Walgreen Co. #03441-S-PPT - Correction Roll 9 (TY 2024)	\$1,525.00
2010	Ozarka - Correction Roll 10 (TY 2024)	\$4.34
2011	Patientpoint Network Solutions LLC - Correction Roll 10 (TY 2024)	\$19.27
2012	B & A Municipal Tax Service LLC - Inv. 897-404	\$1,542.65
2013	B & A Municipal Tax Service LLC - Inv. 897-405	\$251.35
		\$3,471.37

Ending Balance –Tax Account

641,583.97



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 6/30/2025

OUTSTANDING TAXES – YEAR TO DATE

TAX YEAR	BALANCE FORWARD @ 10/01/24	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2024	\$3,078,546.53	\$122,974.73	\$0.00	\$3,141,119.93	\$60,401.33	98.11%
2023	\$2,844,812.39	(\$17,537.92)	\$0.00	\$2,819,237.08	\$8,037.39	99.72%
2022	\$2,574,192.13	\$55.61	\$0.00	\$2,571,292.93	\$2,954.81	99.89%
2021	\$2,184,070.60	\$55.61	\$0.00	\$2,181,536.50	\$2,589.71	99.88%
2020	\$1,724,054.68	\$0.00	\$0.00	\$1,721,985.33	\$2,069.35	99.88%
2019	\$1,716,832.71	\$0.00	(\$77.96)	\$1,714,238.61	\$2,516.14	99.85%
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	\$1,939,555.05	\$0.00	(\$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%
					\$82,120.81	

EXEMPTIONS & TAX RATES

TAX YEAR	HOMESTEAD EXEMPTION	OVER 65 / DISABLED	M & O RATE	DEBT SERVICE RATE	CONTRACT TAX RATE	TOTAL RATE
2024	0.00%	0	0.16000	0.25000	0.00000	0.41000
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

DISTRICT VALUES

TAX YEAR	LAND & IMPROVEMENTS	AG NET	PERSONAL PROPERTY	EXEMPTIONS	TOTAL VALUE	SR	KR
2024	789,692,256	0	43,611,077	52,444,507	780,858,826	10	10
2023	731,495,493	0	41,573,371	19,129,035	753,939,829	22	22
2022	686,313,538	0	34,460,647	34,308,117	686,466,068	34	34
2021	585,528,951	0	33,003,671	36,098,959	582,433,663	46	46
2020	533,070,777	0	33,852,112	36,444,531	530,478,358	57	57
2019	433,493,735	0	36,098,671	34,951,216	434,641,190	69	69
2018	391,448,413	0	38,728,115	31,164,787	399,011,741	80	80
2017	364,659,692	0	36,898,146	31,238,790	370,319,048	83	83
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



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 6/30/2025

PROFIT & LOSS

	CURRENT MONTH 6/01/2025 - 6/30/2025	FISCAL YEAR 05/01/25 - 6/30/2025
BEGINNING BALANCE	656,700.92	649,991.14
<u>INCOME</u>		
10% Rendition Penalty	34.68	394.31
Court Costs/Abstract & Filing Fees	0.00	0.00
Collection Fee	97.35	888.12
Overpayments	0.00	0.00
Penalty & Interest	142.45	2,581.67
Taxes Collected	756.79	20,076.38
Total Income	1,031.27	23,940.48
<u>EXPENSES</u>		
Audit/Records	250.00	250.00
Court Affidavits	0.00	0.00
Bank Charges	0.00	0.00
Bond Premium	0.00	0.00
CAD Fees	6,237.00	6,237.00
Certificate of Value	0.00	0.00
Certified Tax Statements	0.00	0.00
Copies	112.40	196.20
Correction Roll Refunds	3,301.98	14,597.16
Continuing Disclosure	0.00	0.00
Delinquent Attorney Asst.	0.00	15.00
Delinquent Tax Attorney Expense	34.87	78.06
Delinquent Tax Attorney Fee	790.77	2,357.17
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	37.38	42.84
Meeting Travel & Mileage	102.08	319.16
Overpayment Refund	0.00	0.00
Payment to Incorr. Jur	0.00	0.00
Public Hearing	0.00	0.00
Records Management	7.72	15.87
Rendition Refunds	0.00	0.00
5% Rendition Penalty to CAD	0.00	0.00
Roll Update & Processing	200.00	535.00
Supplies	0.00	0.00
Tax Assessor Collector Fee – AB	1,542.65	3,085.30
Transfer to Operating Fund	0.00	1,087.52
Transfer to Debt Service	0.00	0.00
	12,676.85	28,876.28
ENDING BALANCE	<u>645,055.34</u>	<u>645,055.34</u>



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 6/30/2025

YEAR TO YEAR COMPARISON

	2024	%		2023	%	VARIANCE
October	\$0.00	0.00%		\$0.00	0.00%	0.00%
November	\$11,019.64	0.34%		\$47,036.76	1.26%	-0.92%
December	\$587,638.83	18.57%		\$376,641.92	13.49%	5.08%
January	\$2,494,599.14	96.01%		\$2,494,538.10	94.48%	1.53%
February	\$35,791.20	97.11%		\$90,802.96	97.41%	-0.30%
March	\$7,417.40	97.34%		\$2,816.01	98.33%	-0.99%
April	\$6,717.50	97.83%		\$11,829.68	98.72%	-0.89%
May	\$19,319.59	98.43%		\$880.18	98.66%	-0.23%
June	\$315.10	98.11%		\$4,463.08	98.78%	-0.67%
July				\$767.47	98.80%	
August				\$1,542.73	98.92%	
September				\$5,223.06	99.10%	

MONTHLY COLLECTIONS

2024	2023	2022	2021	2020	2019
\$315.10	\$412.42	\$29.27	\$0.00	\$0.00	\$0.00
2018					
\$0.00					



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD

FOR THE PERIOD ENDING 06/24/2025

PLEDGED SECURITIES REPORT

SECURITIES 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: \$450,910.56

TYPE OF PLEDGED INVESTMENT: GNMA

IN COMPLIANCE W/ DISTRICT INVESTMENT POLICY: YES

STATE OF TEXAS §

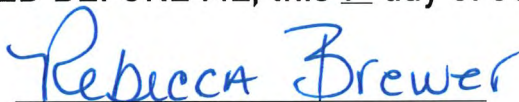
COUNTY OF HARRIS §

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.

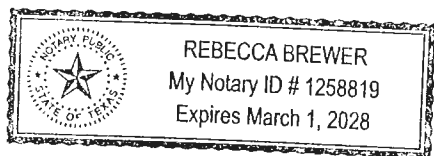


Avik Bonnerjee, RTA

SWORN TO AND SUBSCRIBED BEFORE ME, this 1st day of July 2025.



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



My Commission Expires March 1, 2028

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 20, 2025

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

RE: West Park Municipal Utility District – Tax Suits/Collections

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees (June 2025) \$31.41

TOTAL DUE THIS INVOICE \$31.41

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

June
Expenses 31.41*+
fees 97.35 +
002
128.76 *

pd CR 2008 7-1-25

MONTH OF JUNE 2025

<u>DISTRICT</u>	<u>COPIES</u>	<u>POSTAGE</u>	<u>DEED FEES</u>	<u>LEXIS NEXIS RESEARCH FEES</u>	<u>OTHER EXPENSES</u>
Creek	\$26.00	\$23.66		\$9.87	\$221.30 (two process server fees)
oad	\$1.00	\$0.73		\$3.33	
y MUD #1					
y MUD #2					
oad MUD	\$8.40	\$11.34			\$51.00 (two filing fees - abstract of judgments)
st Freeway MUD					
k Mgt. District 1-A					
d MUD #2	\$15.00	\$45.69		\$8.86	
d MUD	\$8.10	\$3.89		\$13.39	\$26.50 (filing fee - abstract of judgment)
UD	\$6.00			\$3.33	
s MUD #1	\$9.70	\$12.83		\$12.33	
k MUD	\$19.50	\$4.38		\$7.53	

WEST PARK MUD
Deposits Report
For Dates 6/1/2025 thru 6/30/2025

Bank	Deposit Date	Deposit No	Ck/Cash	CC	WACH	Deposit Amount
WELLS FARGO BANK	6/3/2025	20250107	2	0	0	0.00
	6/3/2025	20250108	1	0	0	-7,451.33
	6/9/2025	20250110	0	0	1	346.25
	6/24/2025	20250111	4	0	0	0.80
	6/25/2025	20250112	3	0	0	0.00
	6/26/2025	20250113	1	0	0	-3,301.98
	6/30/2025	20250114	0	3	0	237.86
	6/30/2025	20250115	1	0	0	446.36
Total Deposits		8	12	3	1	-9,722.04

<u>GL Account Summary</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>Total Report</u>
Taxes Paid	-11,986.82	412.42	29.27	-11,545.13
Penalties Paid		34.68		34.68
P&I Paid	47.15	83.88	11.42	142.45
Coll Fee Paid	72.29	16.92	8.14	97.35
Refund	1,548.61			1,548.61
	-10,318.77	547.90	48.83	-9,722.04

pd CK 2008

7.1.25

2024 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	7/17/2025	2/1/2025	1

Account No 0092255

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2025. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on April 01, 2025 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	
 WALGREEN CO #03441-S-PPT WALGREEN CO C/O REAL ESTATE TAX DEPARTMENT 300 WILMOT RD # 3301 DEERFIELD, IL 60015-4614 **RETURN SERVICE REQUESTED**	


Appraised Values		Property Information				
Personal Property	929,200	Business Personal Property CMP F&F INV M&E SUP				
		L1				
		Service Address				
01710 FRY RD 77084						
100% Assessed Value	929,200					
Taxing Unit		Less Exemptions		Taxable Value	Tax Rate	Tax Levy
WESTPARK MUD				929,200	0.410000 per \$100	3,809.72
				Current Taxes Due		3,809.72

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/31/2025	5,334.72	WALGREEN CO #03441-S-PPT	5,334.72	0.00	0.00	0.00	0.00	5,334.72
06/03/2025	0.00	WALGREEN CO #03441-S-PPT	-1,525.00	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
			9	<1,525.00>				
						7.1.25		
2024 Paid in Full						Total Paid	5,334.72	

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

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

Jur No	Stmt Date	Delinquent Date	Receipt No
897	7/17/2025	2/1/2025	357
Account No		0770129	
<p>TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2025. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.</p> <p>Taxes that remain delinquent on April 01, 2025 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.</p> <p>Harris County Appraisal District www.hcad.org 713-957-7800</p>			

Owner Name and Address
 OZARKA NESTLE WATERS NORTH AMERICA INC ATTN TAX DEPT 900 LONG RIDGE RD BLDG 2 STAMFORD, CT 06902-1140 **RETURN SERVICE REQUESTED**

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/22/2025	28.91	OZARKA	28.91	0.00	0.00	0.00	0.00	28.91
06/25/2025	0.00	OZARKA	-4.34	0.00	0.00	0.00	0.00	0.00
<p>CORRECTION ROLL</p> <p><u>10</u></p> <p><i>(pd CK 2010 7.1.25)</i></p> <p><i><4.34></i></p>								
2024 Paid in Full						Total Paid	28.91	

2024 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	7/17/2025	2/1/2025	97

Account No 2056113

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2025. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on April 01, 2025 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	
 PATIENTPOINT NETWORK SOLUTIONS LLC 5901 E GALBRAITH RD STE R1000 CINCINNATI, OH 45236-2230 **RETURN SERVICE REQUESTED**	

Appraised Values		Property Information				
Personal Property	12,980	Leased Equipment CMP	L1			
		Service Address				
		IN HARRIS COUNTY				
100% Assessed Value	12,980					
Taxing Unit		Less Exemptions		Taxable Value	Tax Rate	Tax Levy
WESTPARK MUD				12,980	0.410000 per \$100	53.22
				Current Taxes Due		53.22

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/17/2025	72.49	PATIENTPOINT NETWORK SOLUTIONS LLC	72.49	0.00	0.00	0.00	0.00	72.49
06/25/2025	0.00	PATIENTPOINT NETWORK SOLUTIONS LLC	-19.27	0.00	0.00	0.00	0.00	0.00
<div style="text-align: center;"> CORRECTION ROLL <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 5px;">10</div> <div style="font-size: 2em;">{ 19.27 }</div> </div> </div>								
							<div style="display: flex; justify-content: space-between;"> pd CK 2011 7-1-25 </div>	
2024 Paid in Full							Total Paid	72.49



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
7/1/2025	897-404

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 2025.		1,553.45	1,553.45
2024 Additional Unit Count Invoiced 2025	-12	0.90	-10.80
Thank you for your business.		Total	\$1,542.65

pd CK 2012 7.1.25

Invoice**MUNICIPAL TAX SERVICE, LLC**

Date	Invoice #
7/1/2025	897-405

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	360	0.20	72.00
Postage, Mailing, and Handling (5)		4.55	4.55
Roll Update & Processing - Monthly Fee		65.00	65.00
Records Retention		7.72	7.72
Meeting Travel Time/Mileage/Time (May 2025)		102.08	102.08
Thank you for your business.		Total	\$251.35

pa ck 2013 7.1.25

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

19255 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	43.62	4.36	0.00	18.24	66.22	19.96	67.94	20.54	68.52
Lawsuit: 6/9/2025												
2023	10/26/2023	2/1/2024	L	39.89	3.99	0.00	24.05	67.93	24.57	68.45	25.10	68.98
Lawsuit: 6/9/2025												
2022	10/28/2022	2/1/2023	L	39.89	3.99	0.00	30.36	74.24	30.89	74.77	31.42	75.30
Lawsuit: 6/9/2025												
2021	10/18/2021	2/1/2022	L	39.89	3.99	0.00	36.69	80.57	37.22	81.10	37.73	81.61
Lawsuit: 6/9/2025												
Totals				163.29	16.33	0.00	109.34	288.96	112.64	292.26	114.79	294.41

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

01550 FOXLAKE DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							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	10.19	22.37	10.33	22.51	10.48	22.66

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

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							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	25.35	55.67	25.71	56.03	26.08	56.40
2020	12/9/2020	2/2/2021		23.89	2.39	0.00	25.75	52.03	26.06	52.34	26.39	52.67
Totals				51.45	5.15	0.00	51.10	107.70	51.77	108.37	52.47	109.07

115-393-000-0027 COFFING ANN 8760 WESTHEIMER RD APT 79 HOUSTON, TX 77063-4237				1153930000027 RES I-3 WESTGATE BUSINESS PARK 1 R/P				Acreage: 0.023000	Over 65	No	Veteran	No
									Installment Code	N		

ATRIUM PL ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		0.20	0.00	0.00	0.03	0.23	0.09	0.29	0.09	0.29

115-393-000-0055 PICKARD RICHARD K AT&T WIRELESS PCS LLC 5 GREENWAY PLAZA STE 3010 HOUSTON, TX 77046-0526				1153930000055 RES A8-A WESTGATE BUSINESS PARK SEC 1				Acreage: 0.024100	Over 65	No	Veteran	No
									Installment Code	N		

FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		43.05	0.00	0.00	6.46	49.51	17.91	60.96	18.43	61.48
2023	10/26/2023	2/1/2024		39.38	0.00	0.00	21.58	60.96	22.05	61.43	22.53	61.91
Totals				82.43	0.00	0.00	28.04	110.47	39.96	122.39	40.96	123.39

133-397-001-0017 KATY ALLIED MEDICAL REAL ESTATE LP 25706 COREY COVE LN KATY, TX 77494-2912				1333970010017 RES A16 BLK 1 GREENHOUSE MEDICAL CAMPUS				Acreage: 0.432700	Over 65	No	Veteran	No
									Installment Code	N		

2222 GREENHOUSE RD 200 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		7,396.31	0.00	0.00	1,109.45	8,505.76	3,076.87	10,473.18	3,165.62	10,561.93

Account No/Name/Address	Cad No/Property Descr.			
133-827-002-0002	1338270020002	Acreage: 6.134000	Over 65	No
VREC II TW GMP MOB SPE LP	RES B1 BLK 2		Veteran	No
8235 DOUGLAS AVE STE 450	FORRESTA VILLAGE		Installment Code	N
DALLAS, TX 75225-4300				

2051 GREENHOUSE RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025	Due Jul, 2025	Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		141,689.55	0.00	106,600.00	5,263.43	40,352.98	14,597.25	49,686.80
									15,018.32	50,107.87
	Payment Date	Payment Amt		Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund
	1/17/2025	106,600.00		0.00	106,600.00	0.00	0.00	0.00	0.00	0.00

2000673	2000673	Over 65	No
REDBOX AUTOMATED RETAIL LLC	Leased Equipment	Veteran	No
15500 SE 30TH PL STE 105	INV M&E	Installment Code	N
BELLEVUE, WA 98007-6347			

IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025	Due Jul, 2025	Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		48.80	0.00	0.00	18.54	67.34	20.30	69.10
2023	10/26/2023	2/1/2024		34.26	0.00	0.00	18.78	53.04	19.19	53.45
	Totals			83.06	0.00	0.00	37.32	120.38	39.49	122.55
									40.48	123.54

2013646	2013646	Over 65	No
RDA PROMART	Business Personal Property	Veteran	No
ALL C'S ENTERPRISES, LLC	CMP F&F INV M&E	Installment Code	N
1718 FRY RD STE 305			
HOUSTON, TX 77084-5841			

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025	Due Jul, 2025	Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	1,475.29	147.53	0.00	616.67	2,239.49	675.10	2,297.92
	Lawsuit: 6/9/2025								694.57	2,317.39

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, 2025	Due Jul, 2025	Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due
2020	10/14/2020	2/2/2021		7.80	0.00	0.00	7.64	15.44	7.74	15.54
									7.84	15.64

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, 2025	Due Jul, 2025	Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		54.43	5.44	0.00	50.05	109.92	50.77	110.64
2020	10/14/2020	2/2/2021		47.17	4.72	0.00	50.85	102.74	51.48	103.37
	Totals			101.60	10.16	0.00	100.90	212.66	102.25	214.01
									103.59	215.35

2189733	2189733	Over 65	No
CASH STORE #7197	Business Personal Property	Veteran	No
COTTONWOOD FINANCIAL TEXAS LLC	CMP F&F M&E MISC ASSETS SUP	Installment Code	N
2100 W WALNUT HILL LN STE 300			
IRVING, TX 75038-3268			

01456 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025	Due Jul, 2025	Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		38.29	0.00	0.00	14.55	52.84	15.93	54.22
									16.39	54.68

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, 2025	Due Jul, 2025	Due Aug, 2025	
							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
	Lawsuit: 10/24/2016								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

Account No/Name/Address				Cad No/Property Descr.									
2220238 RND TECHNOLOGY CORP 1718 FRY RD STE 200 HOUSTON, TX 77084-5840				2220238 Business Personal Property CMP SUP				Over 65	No	Veteran	No	Installment Code	N
				01718 FRY RD ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		22.14	2.21	0.00	9.25	33.60	10.13	34.48	10.43	34.78	
2224589 OILSOURCE OILSOURCE INC 18507 GARDENS END LN HOUSTON, TX 77084-0015				2224589 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
				19407 PARK ROW ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	60.51	132.89	61.38	133.76	62.25	134.63	
2225001 BCTEC BCTEC CORPORATION 6201 SNEED COVE APT 135 AUSTIN, TX 78744-4200				2225001 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
				01718 FRY RD ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	19.59	35.34	19.78	35.53	19.97	35.72	
2228369 ECO PHARMACY OF KATY WEST LLC 2277 PLAZA DR STE 290 SUGAR LAND, TX 77479-6609				2228369 Business Personal Property CMP F&F INV M&E				Over 65	No	Veteran	No	Installment Code	N
				19255 PARK ROW ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	1,065.90	1,906.52	1,076.00	1,916.62	1,086.08	1,926.70	
2234621 TRICON RESIDENTIAL TRICON AMERICAN HOMES LLC 19424 PARK ROW DR STE 165 HOUSTON, TX 77084				2234621 Business Personal Property CMP F&F M&E SUP				Over 65	No	Veteran	No	Installment Code	N
				19424 PARK ROW ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		19.19	1.92	0.00	8.03	29.14	8.78	29.89	9.03	30.14	
2023	10/26/2023	2/1/2024		17.55	1.76	0.00	10.58	29.89	10.81	30.12	11.05	30.36	
Totals				36.74	3.68	0.00	18.61	59.03	19.59	60.01	20.08	60.50	
2237141 PRONTO HOLDCO INC PRONTO GENERAL AGENCY LTD 805 MEDIA LUNA ST BROWNSVILLE, TX 78520-4056				2237141 Business Personal Property CMP F&F INSIDE HEB				Over 65	No	Veteran	No	Installment Code	N
				01550 FRY RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	15.84	34.78	16.06	35.00	16.29	35.23	
2241366 NOW SPECIALTIES, INC 19407 PARK ROW STE 150 HOUSTON, TX 77084-7212				2241366 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
				19407 PARK ROW ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	180.40	346.21	182.39	348.20	184.39	350.20	

Account No/Name/Address	Cad No/Property Descr.	Over 65	No
2244223	2244223	Veteran	No
LEOBARDO L ALDERETE MARTINEZ	Vehicles	Installment Code	N
19606 PARK ROW APT 224	VHCLS		
HOUSTON, TX 77084-6010			

19606 PARK ROW DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							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	23.76	42.50	23.99	42.73	24.21	42.95
2017	10/11/2017	2/1/2018		20.58	2.06	0.00	31.97	54.61	32.24	54.88	32.51	55.15
2016	10/11/2016	2/1/2017		34.57	3.46	0.00	59.17	97.20	59.63	97.66	60.08	98.11
Totals				72.19	7.22	0.00	114.90	194.31	115.86	195.27	116.80	196.21

2244544	2244544	Over 65	No
RDA PROMART	Vehicles	Veteran	No
ALL C ENTERPRISES LLC	VHCLS	Installment 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, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	126.96	12.70	0.00	53.07	192.73	58.10	197.76	59.78	199.44
Lawsuit: 6/9/2025												

2268915	2268915	Over 65	No
QUICK WEIGHT LOSS CENTERS	Business Personal Property	Veteran	No
QUICK WEIGHT LOSS CENTERS LLC	CMP F&F INV M&E MISC ASSETS SUP	Installment 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, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		90.09	9.01	0.00	37.65	136.75	41.23	140.33	42.42	141.52
2023	10/26/2023	2/1/2024		80.84	8.08	0.00	48.73	137.65	49.80	138.72	50.87	139.79
2022	10/28/2022	2/1/2023		77.14	7.71	0.00	58.72	143.57	59.74	144.59	60.76	145.61
2021	12/15/2021	2/1/2022		74.38	7.44	0.00	68.40	150.22	69.38	151.20	70.36	152.18
2020	10/14/2020	2/2/2021		64.46	6.45	0.00	69.49	140.40	70.34	141.25	71.19	142.10
Totals				386.91	38.69	0.00	282.99	708.59	290.49	716.09	295.60	721.20

2279923	2279923	Over 65	No
A C EXPORT ENVIOS A VENEZUELA	Business Personal Property	Veteran	No
A C EXPORT LLC	CMP F&F M&E SUP	Installment Code	N
8351 NW 68 ST			
MIAMI, FL 33166-2662			

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		14.25	1.42	0.00	5.95	21.62	6.52	22.19	6.71	22.38
2023	11/3/2023	2/1/2024		13.03	1.30	0.00	7.86	22.19	8.03	22.36	8.19	22.52
2022	10/28/2022	2/1/2023		13.03	1.30	0.00	9.92	24.25	10.09	24.42	10.26	24.59
2021	10/18/2021	2/1/2022		13.03	1.30	0.00	11.97	26.30	12.15	26.48	12.32	26.65
2020	10/14/2020	2/2/2021		11.29	1.13	0.00	12.17	24.59	12.32	24.74	12.47	24.89
2019	10/1/2019	2/1/2020		13.73	1.37	0.00	16.98	32.08	17.16	32.26	17.34	32.44
Totals				78.36	7.82	0.00	64.85	151.03	66.27	152.45	67.29	153.47

2279930	2279930	Over 65	No
JADE MACKENZIE APPAREL	Business Personal Property	Veteran	No
LISA BLENMON	CMP F&F INV M&E SUP	Installment Code	N
1718 FRY RD STE 315			
HOUSTON, TX 77084-5841			

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		202.22	20.22	0.00	185.96	408.40	188.63	411.07	191.30	413.74
2020	10/14/2020	2/2/2021		175.26	17.53	0.00	188.93	381.72	191.25	384.04	193.56	386.35
2019	10/1/2019	2/1/2020		213.00	21.30	0.00	263.35	497.65	266.16	500.46	268.98	503.28
2018	10/11/2018	2/1/2019	L	222.04	22.20	0.00	309.69	553.93	312.63	556.87	315.56	559.80
Lawsuit: 2/22/2019												
2017	2/27/2018	4/3/2018	L	238.16	23.82	0.00	363.63	625.61	366.77	628.75	369.92	631.90
Lawsuit: 2/22/2019												
Totals				1,050.68	105.07	0.00	1,311.56	2,467.31	1,325.44	2,481.19	1,339.32	2,495.07

Account No/Name/Address	Cad No/Property Descr.	Over 65	No
2281672	2281672	Veteran	No
PINK RIBBON WOMEN'S CENTER	Business Personal Property	Installment Code	N
11221 KATY FWY STE 201	CMP F&F M&E SUP		
HOUSTON, TX 77079-2105			

02222 GREENHOUSE RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		2,186.42	218.64	0.00	913.92	3,318.98	1,000.50	3,405.56	1,029.36	3,434.42
2023	10/26/2023	2/1/2024		1,999.77	199.98	0.00	1,205.47	3,405.22	1,231.85	3,431.60	1,258.25	3,458.00
2022	10/28/2022	2/1/2023		1,999.77	199.98	0.00	1,522.23	3,721.98	1,548.63	3,748.38	1,575.02	3,774.77
2021	10/18/2021	2/1/2022		1,999.77	199.98	0.00	1,838.99	4,038.74	1,865.38	4,065.13	1,891.78	4,091.53
2020	10/27/2020	2/2/2021		1,733.13	173.31	0.00	1,868.32	3,774.76	1,891.19	3,797.63	1,914.06	3,820.50
2019	10/1/2019	2/1/2020		2,106.42	210.64	0.00	2,604.38	4,921.44	2,632.18	4,949.24	2,659.99	4,977.05
2018	12/19/2018	2/1/2019		2,239.74	223.97	0.00	3,123.98	5,587.69	3,153.55	5,617.26	3,183.12	5,646.83
Totals				14,265.02	1,426.50	0.00	13,077.29	28,768.81	13,323.28	29,014.80	13,511.58	29,203.10

2295532	2295532	Over 65	No
TIP TOP TUX LLC	Business Personal Property	Veteran	No
500 FLOYD BLVD	CMP F&F INV M&E MISC ASSETS	Installment Code	N
SIOUX CITY, IA 51101-2122			

19614 KATY FWY ; 77094 ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		51.11	5.11	0.00	21.36	77.58	23.39	79.61	24.06	80.28
2023	10/26/2023	2/1/2024		46.42	0.00	0.00	25.44	71.86	26.00	72.42	26.55	72.97
Totals				97.53	5.11	0.00	46.80	149.44	49.39	152.03	50.61	153.25

2301975	2301975	Over 65	No
MUSA AUTO FINANCE	Leased Equipment	Veteran	No
14131 MIDWAY RD #900	VHCLS	Installment Code	N
ADDISON, TX 75001-3855			

IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	4/25/2024	6/1/2024		38.09	3.81	0.00	20.96	62.86	21.45	63.35	21.95	63.85
2022	10/28/2022	2/1/2023		52.06	5.21	0.00	39.63	96.90	40.31	97.58	41.01	98.28
Totals				90.15	9.02	0.00	60.59	159.76	61.76	160.93	62.96	162.13

2303729	2303729	Over 65	No
MY EYELAB	Business Personal Property	Veteran	No
OCULUS INTERESTS XII LLC	CMP F&F INV M&E	Installment Code	N
20115 STUEBNER AIRLINE RD			
SPRING, TX 77379-5430			

19504 KATY FWY ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		89.75	8.98	0.00	37.52	136.25	41.07	139.80	42.26	140.99

2303884	2303884	Over 65	No
MINUTEMAN PRESS	Light Manufacturing	Veteran	No
DC DIGITAL LLC	CMP F&F INV M&E SUP	Installment Code	N
1718 FRY RD STE 220			
HOUSTON, TX 77084-5840			

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		46.28	4.63	0.00	19.35	70.26	21.17	72.08	21.79	72.70

2313194	2313194	Over 65	No
REYNALDO SOCARRAS URIZA	Vehicles	Veteran	No
19321 PARK ROW 1419	VHCLS	Installment Code	N
HOUSTON, TX 77084-4893			

19231 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		2.44	0.24	0.00	2.24	4.92	2.28	4.96	2.30	4.98
2020	10/14/2020	2/2/2021		2.11	0.21	0.00	2.28	4.60	2.30	4.62	2.32	4.64
2019	6/17/2020	8/1/2020		17.18	1.72	0.00	19.88	38.78	20.11	39.01	20.34	39.24
Totals				21.73	2.17	0.00	24.40	48.30	24.69	48.59	24.96	48.86

Account No/Name/Address				Cad No/Property Descr.									
2314908				2314908				Over 65	No				
JR CARGO EXPRESS LLC				Vehicles				Veteran	No				
JUNIOR VALDES VALDES				VHCLS				Installment Code	N				
19303 GAGELAKE LN													
HOUSTON, TX 77084-4816													
				19606 PARK ROW DR ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		7.69	0.77	0.00	7.07	15.53	7.18	15.64	7.27	15.73	
2334489				2334489				Over 65	No				
MOLA'S TRANSPORT				Vehicles				Veteran	No				
DIANA M MARULANDA GONZALEZ				VHCLS				Installment Code	N				
19606 PARK ROW APT 815													
HOUSTON, TX 77084-6014													
				19606 PARK ROW DR ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		4.11	0.41	0.00	3.78	8.30	3.83	8.35	3.89	8.41	
2020	10/14/2020	2/2/2021		4.24	0.42	0.00	4.57	9.23	4.63	9.29	4.68	9.34	
Totals				8.35	0.83	0.00	8.35	17.53	8.46	17.64	8.57	17.75	
2340128				2340128				Over 65	No				
APARA AUTISM CENTER - KATY				Business Personal Property				Veteran	No				
APARA AUTISM CENTER				CMP F&F M&E SUP				Installment Code	N				
2051 GREENHOUSE RD # 160													
HOUSTON, TX 77084-8022													
				02051 GREENHOUSE RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		125.17	0.00	0.00	47.57	172.74	52.07	177.24	53.57	178.74	
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									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	83.52	208.55	85.02	210.05	86.52	211.55	
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									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	12.40	35.03	12.67	35.30	12.95	35.58	
2361370				2361370				Over 65	No				
SUPERNOVA FURNITURE				Business Personal Property				Veteran	No				
SUPERNOVAFURNITURE.COM-FRY ROAD, LLC				CMP F&F INV M&E SUP				Installment Code	N				
15 GREENWAY PLZ #25HK													
HOUSTON, TX 77046-1509													
				01250 FRY RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025	L	1,167.19	0.00	0.00	443.53	1,610.72	485.55	1,652.74	499.56	1,666.75	
Lawsuit: 6/9/2025													
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									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		18.65	1.86	0.00	7.80	28.31	8.53	29.04	8.78	29.29	
2023	10/26/2023	2/1/2024		17.06	1.71	0.00	10.28	29.05	10.51	29.28	10.74	29.51	
2022	10/28/2022	2/1/2023		17.06	1.71	0.00	12.99	31.76	13.21	31.98	13.44	32.21	
Totals				52.77	5.28	0.00	31.07	89.12	32.25	90.30	32.96	91.01	

Account No/Name/Address				Cad No/Property Descr.									
2362066 THE BARBER COLLECTION THE BARBER COLLECTION, LLC 1718 N FRY ROAD STE 335 HOUSTON, TX 77084-5849				2362066 Business Personal Property F&F MISC ASSETS				Over 65	No				
								Veteran	No				
								Installment Code	N				
				01718 FRY RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	11/14/2024	2/1/2025		165.05	16.50	0.00		68.99	250.54	75.53	257.08	77.70	259.25
2362355 GREENHOUSE CBD & VAPE SALWA GREENHOUSE ENTERPRISE INC 2424 GREENHOUSE RD STE 130 HOUSTON, TX 77084-8106				2362355 Business Personal Property CMP F&F INV M&E SUP				Over 65	No				
								Veteran	No				
								Installment Code	N				
				02424 GREENHOUSE RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		165.00	16.50	0.00		68.96	250.46	75.50	257.00	77.68	259.18
2362445 MEDRX SPECIALTY PHARMACY MEDRX SPECIALTY PHARMACY, LLC PO BOX 2188 CYPRESS, TX 77410-2188				2362445 Business Personal Property CMP F&F INV M&E SUP				Over 65	No				
								Veteran	No				
								Installment Code	N				
				19255 PARK ROW DR ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		203.60	20.36	0.00		85.10	309.06	93.16	317.12	95.85	319.81
2023	11/15/2023	2/1/2024		181.26	18.13	0.00		109.26	308.65	111.66	311.05	114.05	313.44
2022	10/28/2022	2/1/2023	L	169.60	16.96	0.00		129.10	315.66	131.34	317.90	133.58	320.14
Lawsuit: 7/28/2023													
Totals				554.46	55.45	0.00		323.46	933.37	336.16	946.07	343.48	953.39
2373392 LN EXPRESS LLC JAVIER ALEJA LA NUEZ HERNANDEZ 2219 GREENHOUSE RD APT 2340 HOUSTON, TX 77084-7320				2373392 Vehicles VHCLS				Over 65	No				
								Veteran	No				
								Installment Code	N				
				02219 GREENHOUSE RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
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	L	68.44	6.84	0.00		41.25	116.53	42.15	117.43	43.06	118.34
Lawsuit: 6/9/2025													
2022	10/28/2022	2/1/2023	L	81.56	0.00	0.00		56.44	138.00	57.42	138.98	58.40	139.96
Lawsuit: 6/9/2025													
Totals				150.00	6.84	0.00		97.69	254.53	99.57	256.41	101.46	258.30
2373530 JAIME ALEMAN LOPEZ 2219 GREENHOUSE RD APT 3108 HOUSTON, TX 77084-7333				2373530 Vehicles VHCLS				Over 65	No				
								Veteran	No				
								Installment Code	N				
				02219 GREENHOUSE RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
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		68.44	6.84	0.00		41.25	116.53	42.15	117.43	43.06	118.34
2377318 RAINBOW INTERNATIONAL OF WESTSIDE ENFYS SERVICES LLC 2500 GREENHOUSE RD STE 2102 HOUSTON, TX 77084-7998				2377318 Vehicles VHCLS				Over 65	No				
								Veteran	No				
								Installment Code	N				
				02500 GREENHOUSE RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	12/20/2024	2/1/2025		21.57	0.00	0.00		8.20	29.77	8.97	30.54	9.23	30.80
2377350 RAINBOW INTERNATIONAL OF WESTSIDE ENFYS SERVICES LLC 2500 GREENHOUSE RD STE 2102 HOUSTON, TX 77084-7998				2377350 Business Personal Property CMP M&E				Over 65	No				
								Veteran	No				
								Installment Code	N				
				02500 GREENHOUSE RD ; 77084 ; 77084									
								Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		43.36	0.00	0.00		16.47	59.83	18.03	61.39	18.56	61.92

Account No/Name/Address	Cad No/Property Descr.		
2391223	2391223	Over 65	No
ROBERTO REYES LARA	Vehicles	Veteran	No
2219 GREENHOUSE RD APT 3114	VHCLS	Installment Code	N
HOUSTON, TX 77084-7334			

02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	6/21/2023	2/1/2024	L	391.04	39.10	0.00	235.72	665.86	240.88	671.02	246.04	676.18
2021	Lawsuit: 10/7/2024											
	6/20/2023	2/1/2024	L	68.38	6.84	0.00	41.22	116.44	42.13	117.35	43.03	118.25
	Lawsuit: 10/7/2024											
Totals				459.42	45.94	0.00	276.94	782.30	283.01	788.37	289.07	794.43

2394422	2394422	Over 65	No
JAK NAILS PEDICURE	Business Personal Property	Veteran	No
HONG AI NGUYEN	F&F INV M&E	Installment Code	N
1922 GREENHOUSE RD 600			
HOUSTON, TX 77084-8049			

01922 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	88.22	8.82	0.00	36.88	133.92	40.37	137.41	41.54	138.58
2023	Lawsuit: 6/9/2025											
	10/26/2023	2/1/2024	L	80.01	8.00	0.00	48.23	136.24	49.28	137.29	50.34	138.35
	Lawsuit: 6/9/2025											
	Totals			168.23	16.82	0.00	85.11	270.16	89.65	274.70	91.88	276.93

2399210	2399210	Over 65	No
ROBERTO MERINO DIEGO ENRIQUE FONTAL	Vehicles	Veteran	No
2500 GREENHOUSE RD APT 8303	VHCLS	Installment Code	N
HOUSTON, TX 77084-7993			

02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							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	68.84	194.45	70.34	195.95	71.85	197.46

2407415	2407415	Over 65	No
E C LEONES TRUCKING LLC	Vehicles	Veteran	No
2411 GREENHOUSE RD APT 2205	VHCLS	Installment Code	N
HOUSTON, TX 77084-7845			

02411 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	428.40	42.84	0.00	179.08	650.32	196.03	667.27	201.70	672.94
	Lawsuit: 6/9/2025											

2410195	2410195	Over 65	No
AVION TRANSPORT LLC	Vehicles	Veteran	No
1721 GREENHOUSE RD APT 6321	VHCLS	Installment Code	N
HOUSTON, TX 77084-8085			

01721 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	241.15	24.12	0.00	100.80	366.07	110.35	375.62	113.53	378.80
	Lawsuit: 6/9/2025											

2411921	2411921	Over 65	No
LOGICARE LLC	Vehicles	Veteran	No
2411 GREENHOUSE RD APT 5414	VHCLS	Installment Code	N
HOUSTON, TX 77084-8095			

02411 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	11/14/2024	2/1/2025		44.90	0.00	0.00	17.07	61.97	18.68	63.58	19.22	64.12

2425724	2425724	Over 65	No
FIVE GUYS BURGER AND FRIES	Business Personal Property	Veteran	No
FIVE GUYS PROPERTIES LLC	CMP F&F INV M&E SUP	Installment Code	N
1940 DUKE ST # 5			
ALEXANDRIA, VA 22314-3451			

01150 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	2/23/2025	4/1/2025		365.63	36.56	0.00	133.53	535.72	157.66	559.85	162.48	564.67

Account No/Name/Address	Cad No/Property Descr.	Over 65	No
2425859	2425859	Veteran	No
HANGER CLINIC KATY	Vehicles	Installment Code	N
1718 FRY RD STE 435	VHCLS		
HOUSTON, TX 77084-5843			

01718 FRY RD ; 77084 ; 77084							Due Jun, 2025		Due Jul, 2025		Due Aug, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	2/23/2025	4/1/2025		98.48	9.85	0.00	35.97	144.30	42.46	150.79	43.77	152.10

Account No/Name/Address

Cad No/Property Descr.

Jurisdiction Totals

<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	42.97	16.20	0.00	97.20	1	100.00%
2017	1,703,467.59	258.74	25.88	282.23	113.37	0.00	680.22	2	99.98%
2018	1,675,849.18	3,258.77	324.29	3,188.60	1,354.32	0.00	8,125.98	5	99.81%
2019	1,716,832.71	2,516.14	235.03	2,112.30	972.69	0.00	5,836.16	5	99.85%
2020	1,724,054.69	2,069.35	206.16	1,479.08	750.92	0.00	4,505.51	9	99.88%
2021	2,184,126.21	2,589.71	257.08	1,490.74	867.52	0.00	5,205.05	14	99.88%
2022	2,574,247.74	2,954.81	287.33	1,275.17	903.46	0.00	5,420.77	10	99.89%
2023	2,827,274.47	8,037.39	791.75	1,875.26	808.02	0.00	11,512.42	30	99.72%
2024	3,201,521.26	60,401.33	1,531.61	8,119.56	1,841.09	0.00	71,893.59	51	98.11%
		82,120.81	3,662.63	19,865.96	7,627.61	0.00	113,277.01	128	

**WESTPARK MUNICIPAL UTILITY DISTRICT
DELINQUENT TAX REPORT
July 7, 2025**

REAL PROPERTY ACCOUNTS

and letters for the 2024 delinquent real property accounts will be sent this month. Any accounts remaining will be added to the report next month.

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Richard	115-393-000-0055	2023 - \$39.38 2024 - \$43.05	No response to demand letters. Will continue collection efforts. Will postpone filing a lawsuit at this time unless otherwise notified. (amounts due under \$200.00).

PERSONAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Business #8020	2080739	2024 - \$250.90	ACCOUNT PAID.
Automation LLC	2407644	2024 - \$786.60	ACCOUNT PAID.
Smart	2013646 2244544	2024 - \$1,475.29 2024 - \$126.96	Lawsuit filed.
Home Furniture	2361370	2024 - \$1,167.19	Lawsuit filed.
Garage Collection	2362066	2024 - \$165.05	No response to demand letters. A lawsuit will be filed.
House CBD & Vape	2362355	2024 - \$165.00	No response to demand letters. A lawsuit will be filed.
Trucks Trucking LLC	2407415	2024 - \$428.40	Lawsuit filed.

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Transport LLC	2410195	2024 - \$241.15	Lawsuit filed.
Dezneyes Lara	2391223	2021 - \$68.38 2022 - \$391.04	Lawsuit filed.
Senior Transport	2356708	2022 - \$29.27 2023 - \$65.60 2024 - \$63.40	No response to previous demand letters. The 2024 taxes have gone delinquent. Another demand letter was sent (no response) lawsuit will be filed.
Chiropractic Clinic	0746047	2021 - \$39.89 2022 - \$39.89 2023 - \$39.89 2024 - \$43.62	Lawsuit filed.
Dezneyes LLC	2373392	2022 - \$81.56 2023 - \$68.44 2024 - \$68.44	Lawsuit filed.
Pedicure	2394422	2023 - \$80.01 2024 - \$88.22	Lawsuit filed.
Automated Retail	2000673	2023 - \$34.26 2024 - \$48.80	Property owner filed for bankruptcy. A proof of claim has been filed.
Dezneyes, Inc.	2241366	2019 - \$165.81	Sent demand letters to the agent for this company (no response). HCAD, this business closed on 05/13/2019. The vehicle used for this business, a 2018 Ford F350, has been sold and is no longer in the company. HCAD has deleted the account for 2020.
Dezneyes Light Loss Centers	2268915	2020 - \$64.46 2021 - \$74.38 2022 - \$77.14 2023 - \$80.84 2024 - \$90.09	Demand letters returned. Research of this company shows the business was at 19730 Katy Freeway closed in 2020. The corporation has been terminated with the Secretary of State.

PERSONAL PROPERTY ACCOUNTS UNDER \$250.00

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Inc.	0772574	2021 - \$11.07	No response to demand letters. Per HCAD, the business closed 09/21. The not active with HCAD after 2021.
est Academy	1008495	2020 - \$23.89 2021 - \$27.56	No response to demand letters. Per HCAD, the business is no longer at the address. The account has been deleted for the 2022 tax year.
arning Center	2092875	2020 - \$7.80	No response to demand letters. Per HCAD, the business is no longer at the address. The account has been deleted for the 2021 tax year.
Classical	2112139	2020 - \$47.17 2021 - \$54.43	No response to demand letters. Per HCAD field inspection, this company is in business at the property location. The account is not active with HCAD
e Inc.	2224589	2021 - \$65.80	No response to demand letters. Per HCAD, the business is permanently closed account is not active with HCAD after 2021.
	2225001	2018 - \$15.75	No response to demand letters. Per HCAD, this is a vehicle account and per records, the license tags have expired. The account is not active with HCAD 2018.
Martinez	2244223	2016 - \$34.57 2017 - \$20.58 2018 - \$17.04	No response to demand letters. Per HCAD, this is a vehicle account and HCAD now removed the vehicle from this account. The account is not active with HCAD after 2018.
o Finance	2301975	2022 - \$52.06	No response to demand letters. Account not billed after 2022 tax year.
Uriza	2313194	2019 - \$17.18 2020 - \$2.11 2021 - \$2.44	No response to demand letters. Per HCAD, this is a vehicle account and HCAD now removed the vehicle from this account. The account is not active with HCAD after 2021.
Express LLC	2314908	2021 - \$7.69	No response to demand letters. Per HCAD field inspection, this company is in business at the property location. The account is not active with HCAD
Transport	2334489	2020 - \$4.24 2021 - \$4.11	No response to demand letters. Per HCAD, this is a vehicle account and HCAD now removed the vehicle from this account. The account is not active with HCAD after 2021.
Express	2354243	2022 - \$113.66	No response to demand letters. Account not billed after 2022.
Man Lopez	2373530	2023 - \$68.44	No response to demand letters. Per HCAD, taxpayer no longer owns the vehicle this account. Account not active after 2023. Will continue collection efforts to postpone filing a lawsuit at this time unless otherwise instructed (amount of

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
			\$250.00)
Merino Diego	2399210	2023 - \$114.19	No response to demand letters. Per HCAD, taxpayer no longer owns the v account. Account not active after 2023. Will continue collection efforts, but postpone filing a lawsuit at this time unless otherwise instructed (amounts \$250.00).
ss Tattoo	2361452	2022 - \$17.06 2023 - \$17.06 2024 - \$18.65	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
neral Agency	2237141	2021 - \$18.94	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
rt LLC	2279923	2019 - \$13.73 2020 - \$11.29 2021 - \$13.03 2022 - \$13.03 2023 - \$13.03 2024 - \$14.25	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
residential	2234621	2023 - \$17.55 2024 - \$19.19	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
ux LLC	2295532	2023 - \$46.42 2024 - \$51.11	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
Pools	2355867	2023 - \$20.57	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
e #7197	2189733	2024 - \$38.29	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
hology Corp.	2220238	2024 - \$22.14	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
b	2303729	2024 - \$89.75	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
an Press	2303884	2024 - \$46.28	No response to demand letters. Will continue collection efforts, but will p filing a lawsuit at this time unless otherwise instructed (amounts due unde
stitution Center	2340128	2024 - \$125.17	No response to demand letters. Will continue collection efforts, but will p

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
International	2377318 2377350	2024 - \$21.57 2024 - \$43.36	filing a lawsuit at this time unless otherwise instructed (amounts due under No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
LLC	2411921	2024 - \$44.90	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under

PERSONAL PROPERTY JUDGMENTS

was filed on the account listed below and a Judgment was entered against the taxpayers. A Judgment is a court order that is the result of a court proceeding. Once a Judgment is entered, if the personal property associated with the tax account is still in the possession of the taxpayer, it can be issued by the court which allows a sheriff or constable to seize the assets which will then be sold to pay the taxes.

Personal property is no longer in the possession of the taxpayer, an Abstract of Judgment is filed with the County Clerk's office. The Abstract of Judgment is to create a public record and create a lien on any real estate property owned or later acquired by the defendant in which the abstract of judgment is recorded.

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Don Women's	2281672	2018 - \$2,239.74 2019 - \$2,106.42 2020 - \$963.61 2021 - \$1,999.77 2022 - \$1,999.77 2023 - \$1,999.77 2024 - \$2,186.42	Court judgment entered. Sent Writ of Execution to Constable advised that this company is no longer doing business at the property location. Abstract of Judgment filed with the County Clerk's office.
Denzie Apparel	2279930	2017 - \$238.16 2018 - \$222.04 2019 - \$213.00 2020 - \$175.26 2021 - \$202.22	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.
Denzie of Katy	2228369	2018 - \$764.20	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Specialty	2362445	2022 - \$169.60 2023 - \$181.26 2024 - \$203.60	Court judgment entered. Sent Writ of Execution to Constable made demand on defendant. No payment was made. Constable found no non-exempt property belonging to the defendant. Returned the Writ to the court Nulla Bona. Abstract of Judgment with the County Clerk's office.

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
7/28/2025

MONTHLY OPERATIONS REPORT WEST PARK MUNICIPAL UTILITY DISTRICT

METER COUNT	
S.T.P.	2
Vacant	0
Commercial	65
Nursing Home	1
Irrigation	44
Park(Irrigation)	1
Apts/Units(2636)	10
Total	123

BILLED CONSUMPTION		
5/18/25	to	6/17/25
STP		1,503,000
Apartments		8,653,000
Commercial		3,190,000
Irrigation		3,880,000
Park (Irrigation) No Bill		256,000
Total		17,482,000

Flushing, Main Line Break & Leaks: 9,000
Total Consumption: 17,491,000
Plant Pumpage: 17,980,000
Billed Percentage of Pumped Water: 97.28%

	#2	#3
Calculated Well GPM	937	1,270
Design Well GPM	1,000	1,000
Well Pumpage	12,845,000	5,135,000

Arrears for the Month of	MAY	Month of	JUNE
Cut-Off Notices Mailed	05/23/25	Meter Read Date	06/17/25
Number of Notices Mailed	12	Billing Date	06/27/25
Cut-Off Date	06/17/25	Mailing Date	06/30/25
Number of Actual Cut-Offs	0	Due Date	07/21/25

WEST PARK MUNICIPAL UTILITY DISTRICT

DATE
7/28/2025

MONTHLY OPERATIONS SUMMARY

WATER SYSTEM

June-25

Total Water Pumped for Calendar Month of : June-25 **18,595,000** Gallons

Distribution System Chlorine Residual Reporting:	Average	<u>1.51</u>	mg/l.
	Maximum	<u>1.88</u>	mg/l.
	Minimum	<u>0.54</u>	mg/l.

TEXAS DEPARTMENT OF HEALTH I. D. NO. 1011930

Bacteriological Analysis : **10**

Samples Taken On : **06/25/25**

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

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

May-25

TPDES Permit # WQ0012346001
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: May-25

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	2.22 mg/l	2.41 mg/l	7.00 mg/l	NO
BOD 5 Maximum	2.47 mg/l	2.80 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	7.38 mg/l	6.47 mg/l	29.00 lbs/day	NO
TSS Average	2.51 mg/l	1.12 mg/l	15.00 mg/l	NO
TSS Maximum	6.00 mg/l	1.26 mg/l	40.00 mg/l	NO
TSS lbs/day	7.99 mg/l	3.10 mg/l	63.00 lbs/day	NO
NH3-N Average	0.05 mg/l	0.05 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.06 mg/l	0.06 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.16 mg/l	0.13 mg/l	8.30 lbs/day	NO
E Coli Avg.	1.00 mpn	1.00 mpn	63 mpn	NO
E Coli Maximum	1.00 mpn	1.00 mpn	200 mpn	NO
DO Minimum	7.19 mpn	6.73 mpn	6.00 mg/l	NO
pH Minimum	7.16 mpn	7.60 mpn	6.00 s.u.	NO
pH Maximum	7.87 mpn	7.63 mpn	9.00 s.u.	NO
CL2 Res Min	2.86 mg/l	1.62 mg/l	1.00 mg/l	NO
CL2 Res Max	3.95 mg/l	3.95 mg/l	4.00 mg/l	NO
Flow Average	0.621 mg/l	0.401 mg/l	0.990 mg/l	NO
Flow Maximum	0.444 mg/l	0.638 mg/l	N/A	N/A
Total Treated	12,431,000			
Effluent Quality Compliant with Discharge Permit ?			YES	

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY BILLING & COLLECTION REPORT June-25

DATE
7/28/2025

	<u>Apartments</u>	<u>All Others</u>	<u>Total</u>			
Balance Forward						
As of 05/23/25	\$ 89,417.10	\$ 39,795.49	\$ 129,212.59			
Collection Period:	<table><tr><td>5/23/25</td><td>TO</td><td>6/27/25</td></tr></table>			5/23/25	TO	6/27/25
5/23/25	TO	6/27/25				
Deposit	\$ -	\$ -	\$ -			
Water	\$ 26,360.00	\$ 10,217.00	\$ 36,577.00			
Sewer	\$ 26,360.00	\$ 3,414.50	\$ 29,774.50			
New Acct/App/Transfer Fee	\$ -	\$ -	\$ -			
Misc	\$ -	\$ -	\$ -			
Penalty	\$ -	\$ 564.80	\$ 564.80			
Tap Fees		\$ -	\$ -			
TCEQ	\$ 263.60	\$ 76.88	\$ 340.48			
Grease Trap	\$ -	\$ 1,200.00	\$ 1,200.00			
RWA Fee	\$ 29,253.70	\$ 26,290.58	\$ 55,544.28			
Undistributed Overpayments		\$ 1,929.60	\$ 1,929.60			
TOTAL	\$ 82,237.30	\$ 43,693.36	\$ 125,930.66			

Current Adjustments:			
TOTAL	\$ -	\$ (2,015.05)	\$ (2,015.05)

	June '25		
	<u>5/18/25</u>	<u>TO</u>	<u>6/17/25</u>
Current Billing for			
Deposit	\$ -	\$ -	\$ -
Water	\$ 26,360.00	\$ 13,447.80	\$ 39,807.80
Sewer	\$ 26,360.00	\$ 2,818.00	\$ 29,178.00
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 80.73	\$ 344.33
Grease Trap	\$ -	\$ 1,200.00	\$ 1,200.00
RWA	\$ 31,291.90	\$ 30,813.95	\$ 62,105.85
TOTAL	\$ 84,275.50	\$ 48,360.48	\$ 132,635.98
TOTAL RECEIVABLE	\$ 91,455.30	\$ 42,447.56	\$ 133,902.86

Collection Report Through
NOTES: Deposits on file for the district

06/27/25
\$363,204.80

Consumption: 15,979,000
Paperless: 30



West Park Municipal Utility District

Board of Directors Meeting
July 28, 2025

Wastewater Treatment

5/20/25 – Sewer Plant – Furnished operator to assist subcontractor with cleaning of the outfall. Cleaned concrete and outfall piping, once area was mowed down and cleared.

5/29/25 – Sewer Plant – Furnished operator to assist subcontractor to belt press digester chamber. Removed and disposed of (341,963) gallons of sludge.

6/5/25 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor with top cleaning onsite lift station wet well. Removed and disposed of (2,000) gallons of floating debris and grease.

Sanitary Sewer System Normal Operations

Water Plant No. 1 & No. 2

6/18/25 – Water Plant #2 – Furnished subcontractor to investigate low bleach feed on primary chlorine feeder. Found the motor inside the unit faulty. Replaced motor and tested good. Found a leak at the supply ball valve and a salt bridge inside the salt container for the softener. Repaired the leak and fixed the issue in the salt container. Tested good. Returned to service and notified operator.

Water Distribution System

6/16/25 – Greenhouse Rd – Furnished labor, equipment and materials to straighten damaged fire hydrant and install bollards to protect hydrant. Excavated and repaired hydrant. Installed bollards by using concrete at the base and filled. Painted bollards safety yellow. Backfilled and cleaned the area.

ESTIMATE

Shry Construction, LLC
1306 Dunwood Dr
Pinehurst, TX 77362

shawn@shryconstruction.com
+1 (281) 541-7008



Bill to
H2O INNOVATION
P.O. Box 2718
Spring, TX 77383

Ship to
H2O INNOVATION
P.O. Box 2718
Spring, TX 77383

Estimate details

Estimate no.: 1170
Estimate date: 06/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	West Park municipal utility district water plant 1.Paint cinderblock building Truck with tools - 40 Hrs @ \$45 = \$1,800 Labor - 85 Hrs @ \$35 = \$2,975 Project manager - 40 Hrs @ \$90 = \$3,600 Pressure washer - 2 days @ \$150 = \$300 Paint sprayer - 2 days @ \$375 = \$750 Man lift - 1 week @ 1,458.75 MATERIAL Paint , 2x6 boards , and ppg speed hide white flat wall repair - \$1,875	1	\$12,758.75	\$12,758.75
Total					\$12,758.75

Accepted date

Accepted by

Replace wood, pressure wash
and repaint



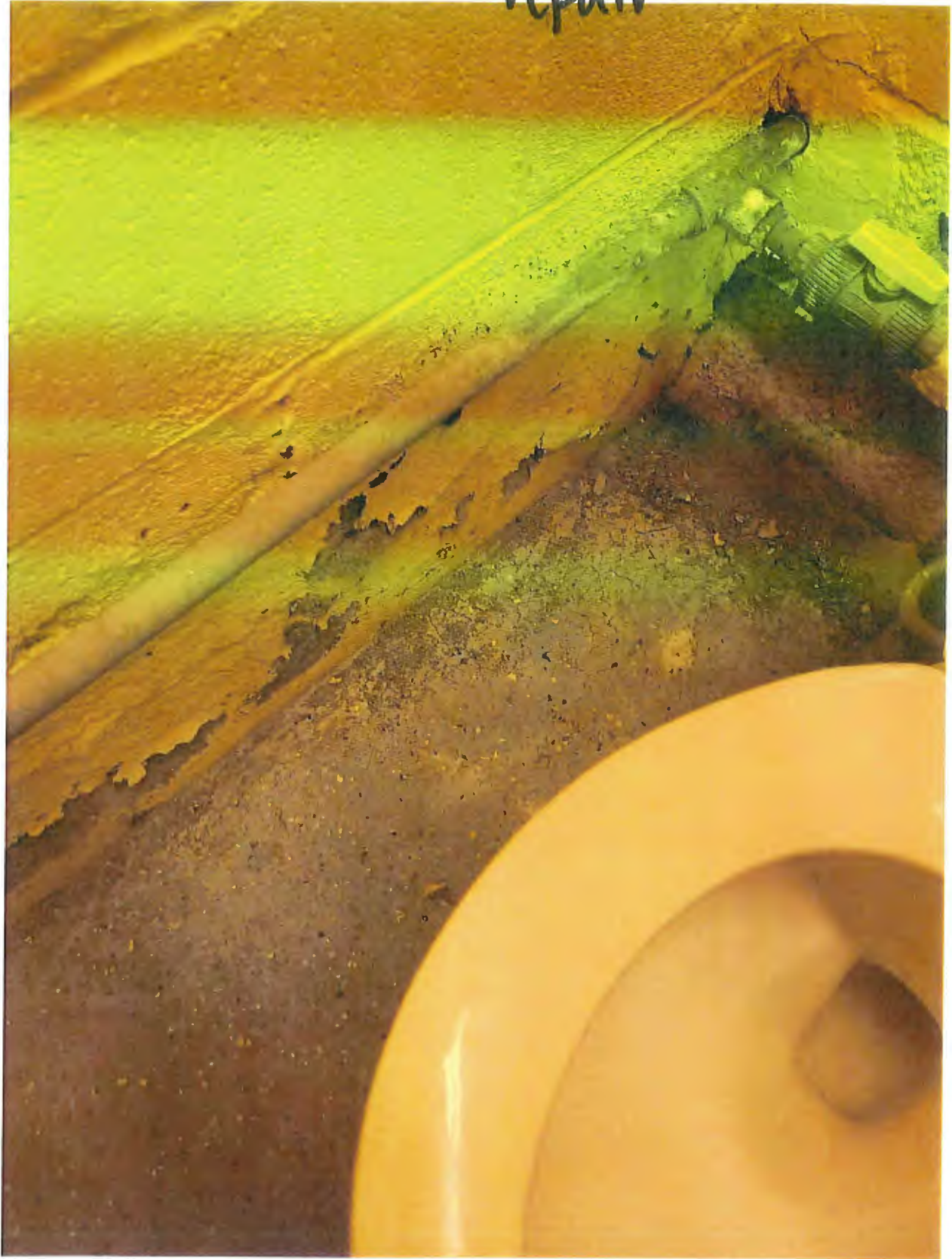
Pressure wash, repaint
Replace rotten wood.





wall deteriorating.

wall has large holes needs
repair.





Behind toilet area.

Wall inside Restroom deteriorating
due to chemicals in a adjoining
room.



LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD JULY 2025

WEST PARK PRESERVE

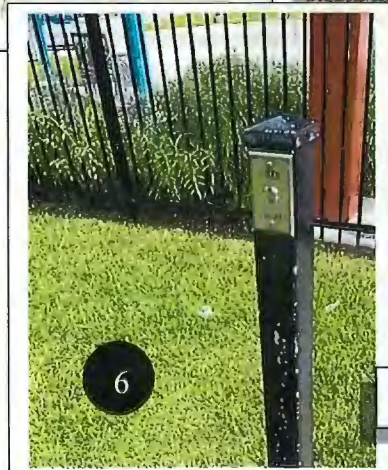
1. Schedule replacement trees for Fall.
2. The park looks good and is heavily used.
3. Pavilion needed another special cleaning because of the usage.
4. Park to be power washed this month.
5. Ordered new glide step and extra for future.
6. Some minor touch up painting needs to be done on amenities.
7. Gate repaired this month.



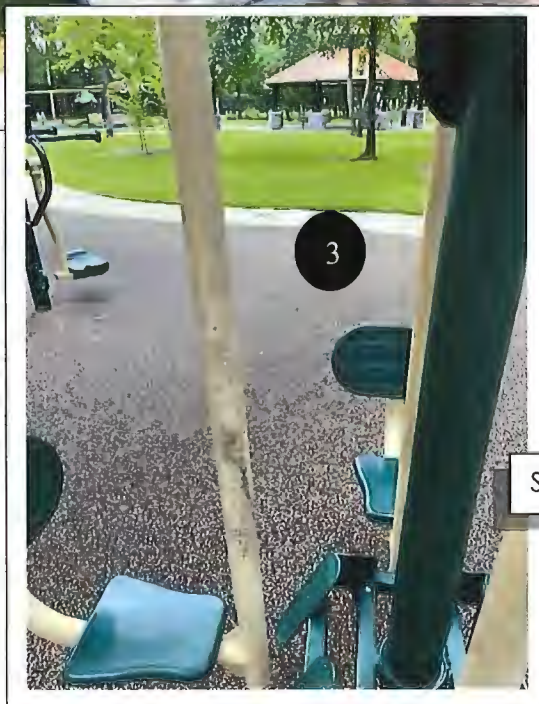
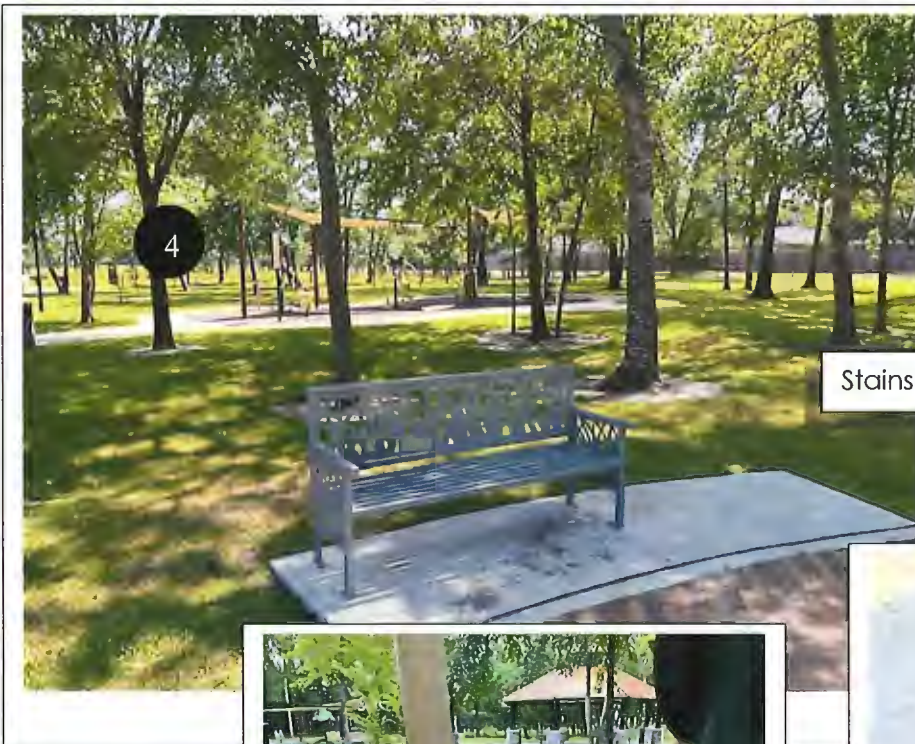
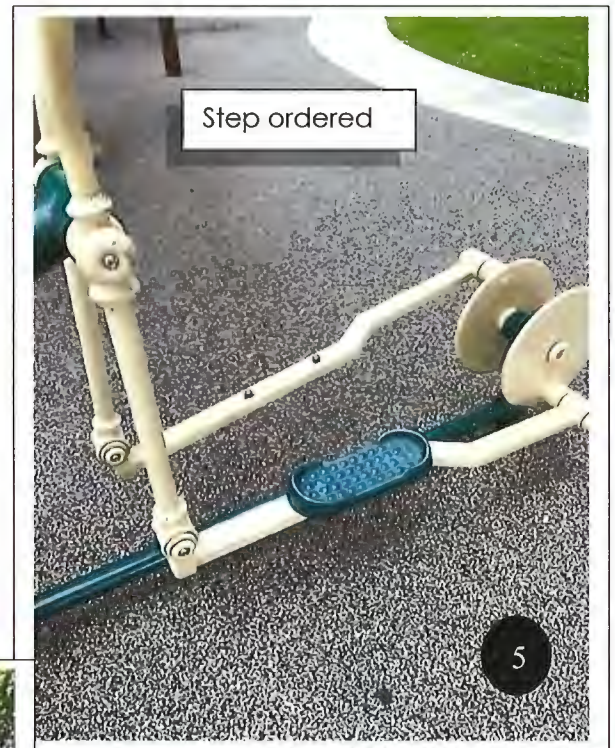
Stains need to be washed more often



Parts required



Painting required



July 28, 2025

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:

3. Sidewalk Projects

On January 29, we discussed the Places 4 People sidewalk project application with Harris County representatives to confirm the scope of the project. Harris County is considering extending the design to Fry Road and the south side of Park Row. The application included a sidewalk on the north side, and it stopped short of Fry Road. – No updates

8.a) Design, Bid, and Award

Nothing to report at this time.

8.a)i. Replacement of Ground Storage Tank No. 2 at Water Plant No. 2

We are currently working to prepare plans and specifications for this project. Funding for the project is included with Bond Issue No. 9 at an estimated cost of \$1,200,000 for construction and \$188,000 for engineering.

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

The project is complete. Attached, for the Board's review and approval, is Pay Application No. 5 (final) in the amount of \$56,366.90.

ACTION – Approve Pay Application No. 5 (final)

8.b)ii. Fencing Replacement at Water Plant No. 1 and Wastewater Treatment Plant

A preconstruction meeting was held on June 24. The contractor expects to complete the work in phases with construction of temporary fence for site security, starting in a few weeks. The police authority will be notified of the contractor's schedule for increased presence in the area.

8.b)iii. Weekley Homes and Clearwater Utilities – Storm Water Facilities

Clearwater Utilities will be constructing a storm sewer from I-10, to the David Weekley project, that also serves the Pelican site as well. The contract is ready for Board execution. The project's engineer is looking to hold a preconstruction meeting soon.

8.c) Easement and Facility conveyances

Giammalva Properties requested an access easement on the District's access to the WWTP site and will be providing a deposit with the District.

On the same piece of property, the West Harris County Regional Water Authority is seeking an easement for the surface water line that will serve the District. It would be the same format at the easements granted

8.d) Utility Commitments

We are gathering information to prepare a Utility Commitment for a project at 2100 Greenhouse, which is a car wash, Amigo's food store, and small strip center that has started construction.

8.e) Harris County Utility Relocation Requests

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

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. – No updates

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. – No updates

8.f)(i) Development by Weekley Homes and Pelican Energy Corridor, LLC

Update from attorney regarding assignment of reimbursement rights.

8.f)(ii) Storm Sewer Easement to serve Weekley and Pelican

We are requesting the Board approve the assignment and assumption of the storm sewer easement to serve these properties.

ACTION – Approve Storm Sewer Easement

8.g) WHCRWA Surface Water Conversion

We are planning to convert the District's water disinfection system from chlorine to chloramine in 2026 and are in coordination with the adjacent MUDs to provide advance notice. The timing of this conversion will depend on the surface water line from WHCRWA. Request for easement discussed in prior agenda item.

9. West Lake Municipal Utility District No. 1 Waterline Replacement

West Lake MUD 1 completed the replacement of water lines throughout their District. As part of this process, they replaced the interconnect valve added a 2" blow off valve. We are working with h2o Innovation to incorporate a fire hydrant (flushing valve) on our side. We are also working to update the interconnect agreement, which will include an updated exhibit of new valve locations.

Other District items:

Asset Management Plan - Next action date: October 2025

TPDES Discharge Permit - Next action date: November 2026

SWQ Permits:

Basins A&B – Next action date: March 2026

Basins C&D – Next action date: June 2026. We received the renewed application.

Preserve – Next action date: June 2026. We received the renewed application.

Tank Inspections:

WP 1 – External inspection will be held August 2025. Internal Inspection will be held in 2027.

WP 2 – External inspection will be held August 2025. 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\2025\2025-07-28 WPMUD Eng Rpt.docx



July 14, 2025

West Park Municipal Utility District
c/o Municipal Accounts & Consulting LP
1300 Post Oak Boulevard, Suite 1600
Houston, Texas 77056

Attention: Mr. Roman Khoja

Reference: West Park Municipal Utility District
Wastewater Treatment Plant Emergency Generator Replacement
IDS Project No. 0683-024-00, Contract No. 1

Dear Mr. Khoja:

Enclosed is an Application and Certificate for Payment No. 5 and FINAL for the above referenced project for the period of June 1, 2025, to June 10, 2025. As itemized in this estimate, we recommend payment to Texan Municipal & Industrial, a division of Texan Electric Co., Inc. in the amount of \$56,366.90 at this time.

This Project is Complete. A qualified project representative was assigned to the project to observe the work as it was being performed. To the best of my knowledge, all work has been performed in accordance with the construction plans and contract specifications.

Sincerely,

A handwritten signature in blue ink, appearing to read "John R. Herzog", is written over a light blue horizontal line.

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

JRH/smg \\dimg\1\Projects\0600\068302400 West Park M.U.D. WWT Gen Replacement\CP3\110 Pay Req\Pay Estimate No. 5 and FINAL.docx

cc: Board of Directors, West Park Municipal Utility District
c/o Kara E. Richardson, Marks Richardson PC
Tommy Torres / Roma Martinez, Texan Municipal & Industrial, a division of Texan Electric Co., Inc.
Kameron H. Pugh, P.E. / Matthew Rendl, E.I.T. / Lee Ewing



ENGINEER'S CERTIFICATE OF COMPLETION

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ENGINEER'S
CERTIFICATE OF COMPLETION OF WATER DISTRICT PROJECT

Name of District: West Park Municipal Utility District

Owner of property if other than District:

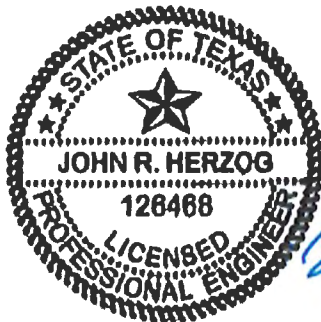
Kind of project, contract identification: Wastewater Treatment Plant Emergency Generator Replacement

Name of contractor: Texan Municipal & Industrial, a division of
Texan Electric Co., Inc.

Name of consulting engineer: IDS Engineering Group

Address of consulting engineer: 13430 Northwest Freeway, Suite 700, Houston, TX 77040

I certify that this project was at least 95% complete on June 24, 2025; that the project was under periodic observation; that to the best of my knowledge, the project was in accordance with plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.



John R. Herzog
6/24/25

Professional Engineer's Seal



June 26, 2025

Brock Hudson
3700 Buffalo Speedway, Ste 830
Houston, Tx 77098

Attention: Mr. Brock Hudson

Reference: Engineer's Certification of Substantial Completion for
West Park Municipal Utility District Wastewater
Treatment Plant Emergency Generator Replacement
IDS Project No. 0683-024-00, Contract No. 1

Dear Mr. Hudson:

I hereby certify that to the best of my knowledge the work covered by the above referenced contract has been substantially completed in accordance with the plans, contract documents and specifications.

Owner's final acceptance of the work shall coincide with this certification. The Contractor's One-Year Warranty Period will be effective this date in accordance with Paragraph 23, Section H, of the Special Conditions of the Agreement.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Herzog", is written over a light blue horizontal line.

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



6/26/25

\\dreg\h\projects\0600\068302400 West Park MUO VWTP Gen Replacement\CF5\110 Pay Req\Engineers Substantial Completion.docx

cc: Board of Directors, West Park Municipal Utility District
c/o Kara E. Richardson, Marks Richardson PC
Tommy Torres / Roma Martínez, Texan Municipal & Industrial, a division of Texan Electric Co., Inc.
Kameron H. Pugh, P.E. / Matthew Rendl, E.I.T. / Lee Ewing

PAGE ONE OF 1 PAGE

Project Manager: John R. Herzog, P.E.
Engineer: IDS Engineering Group

Contractor: Texan Municipal & Industrial, a division of Texaco, Inc.

Application No.: Final Pay app

	Additions \$	Deletions \$
Large Orders approved in previous months by Owner		
Subsequent Change Orders		
Number Approved (date)		

Less Previous Certificates for Payment \$ 3

5

In accordance with the Contract and this Application for Payment, the Contractor is certified to be entitled to the amount shown above.

Signed By: [Signature] Date: 7/10

This Certificate is not negotiable. It is payable only to the payee named herein and its issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under their Contract.

CONTRACTOR'S APPLICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1

WEST PARK MUNICIPAL UTILITY DISTRICT

PROJECT:

WEST PARK MUNICIPAL UTILITY DISTRICT WASTEWATER
TREATMENT PLANT EMERGENCY GENERATOR REPLACEMENT

APPLICATION NO: Final Payment

District

APPLICATION DATE: 6/10/25

PERIOD TO:

PD PROJECT NO:

CONTRACT DATE:

VIA ENGINEER:

IDS

CONTRACT NO:

0683-024-00

CONTRACTOR'S APPLICATION FOR PAYMENT

For payment, as shown below, in connection with the Contract,
1, AIA Document G703, is attached.

CONTRACT SUM	\$	409,169.00
by Change Orders	\$	0.00
PLED TO DATE (LINE 1 + 2)	\$	409,169.00
PLED & STORED TO DATE	\$	397,169.00
(Line 5 + 6)		

of Completed Work	\$	39,716.90
on G703)		
of Stored Material	\$	
G703)		
ge (Lines 5a + 5b or	\$	39,716.90
n 1 of G703		
ED LESS RETAINAGE	\$	397,169.00
(Line 5 Total)		

OUS CERTIFICATES FOR PAYMENT	\$	340,802.10
(Prior Certificate)		
AYMENT DUE	\$	56,366.90
FINISH, INCLUDING RETAINAGE	\$	12,000.00
(Line 6)		

SUMMARY	ADDITIONS	DEDUCTIONS
id in previous months by Owner	\$0.00	\$0.00
th	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
ES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR: Texan Municipal & Industrial

By: Termya Tenaa Date: _____

Slate of: Texas
County of: Harris
Subscribed and sworn to before me on:
Notary Public:
My Commission expires:

ENGINEER CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the design application, the Architect certifies to the Owner that to the best of the Architect's knowledge and information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on Application and on the Continuation Sheet that are changed to conform with the amount certified by the ENGINEER: IDS

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor herein. Issuance, payment and acceptance of payment are without prejudice to any rights or Contractor under this Contract.



Liberty Mutual Surety
Attention: LMS Claims
P.O. Box 34526
Seattle, WA 98124
Phone: 206-473-6210
Fax: 866-548-6837
Email: HOSCT@libertymutual.com
www.LibertyMutualSuretyClaims.com

Consent of Surety to Final Payment

Bond No 58S218132

PROJECT: (Name and address)

West Park Municipal Utility District Wastewater
Treatment Plant Emergency Generator Replacement

ARCHITECT'S PROJECT NUMBER:

IDS Project No. 0683-024-00, Contract No. 1

OWNER ☒

ARCHITECT ☒

CONTRACT FOR:

West Park Municipal Utility District Wastewater
Treatment Plant Emergency Generator Replacement

CONTRACTOR ☒

CONTRACT DATED:

08/12/2024

SURETY ☒

OTHER ☐

TO OWNER: (Name and address)

West Park Municipal Utility District
c/o IDS Engineering Group
13430 Northwest Freeway, Suite 700
Houston, Texas 77040

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

The Ohio Casualty Insurance Company
175 Berkeley Street
Boston, MA 02116

, SURETY,

on bond of

(Insert name and address of Contractor)

Texan Municipal & Industrial, LLC
430 Highway 6 South, Suite 150
Houston, TX 77079

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the
Surety of any of its obligations to

(Insert name and address of Owner)

West Park Municipal Utility District
c/o IDS Engineering Group
13430 Northwest Freeway, Suite 700
Houston, Texas 77040

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: 06/24/2025

(Insert in writing the month followed by the numeric date and year.)

Attest:

Vallorio Davis

Vallerie Davis, Administrative Assistant

The Ohio Casualty Insurance Company

(Surety)

(Signature of authorized representative)

Mitchell Fitzhenry, Attorney In Fact

(Printed name and title)



WAIVER AND LIEN RELEASE UPON FINAL PAYMENT

THE STATE OF TEXAS

COUNTY OF Harris

The undersigned contracted with Texan Municipal and Industrial, LLC to furnish Labor, Materials and Incidental Items in connection with certain improvements to real property located in Harris County, Texas, and owned by West Park Municipal Utility District which improvements are described as follows:

Project Name: Wastewater Treatment Plant Emergency Generator Replacement

Project Number: 0683-024-00

In consideration of Pay Estimate No. AND FINAL in the amount of Fifty six thousand three hundred sixty six dollars and ninety cents (\$56,366.90) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bills for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid (with the exception of the attached invoice) and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements therein, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

Executed this 11 day of June, 2025

(Contractor)

Tommy Torres
By

Project Manager

Title

THE STATE OF TEXAS

COUNTY OF Harris

BEFORE ME, The undersigned authority, on this day personally appeared Tommy Torres of Texan Municipal and Industrial, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such corporation, for the purpose of consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 day of June, 2025

MY COMMISSION EXPIRES: 10.03.2026

Rona Linda Morris
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AFFIDAVIT OF FINAL BILLS PAID

THE STATE OF TEXAS
COUNTY OF Harris

Tommy Torres Being first duly sworn, state that he is Project Manager
of Texan Municipal and Industrial, LLC of Harris County of Texas, hereinafter call "Company", and
The said Company has performed work and/or furnished West Park Municipal Utility District
hereinafter called "Owner" pursuant to a contract, dated with Owner (hereinafter called "Contract") for
the construction of:

PROJECT: Wastewater Treatment Plant Emergency Generator Replacement
PROJECT NO: 0663-024-00

That all just and lawful invoices against the Company for Labor, materials and expendable equipment
employed in the performance of the Contract and have been paid in full prior to acceptance of payments
from the Owner, and

That the Company agrees to indemnify and hold the Owner and Engineers harmless from all liability
arising from claims by subcontractors, materialmen and suppliers under Contract, and

That no claims have been made or filed upon the payment bond,

That the Company has not received any claims or notice of claims from the subcontractor, materialmen
and suppliers.

Executed this 11 day of June, 2025.

CONTRACTOR

By Tommy Torres

Project Manager
Title

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, The undersigned authority, on this day personally appeared Tommy Torres
of Texan Municipal and Industrial, LLC, a Texas Corporation, known to me
to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to
me that the executed the same as the act and deed of such corporation, for the purpose of consideration
therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 day of June 2025

MY COMMISSION EXPIRES: 10-03-2026

Roma Linda Martinez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Engineering Group

REQUEST FOR EXTENSION OF TIME

PROJECT: Wastewater Treatment Plant Emergency Generator Replacement

OWNER: West Park Municipal Utility District

ATTENTION: John Herzog **DATE:** 6/11/2025

PROJECT NUMBER: 0683-024-00

We request extension of completion time on our Contract in the amount of 0 Calendar Days specified as follows: (Please circle day of the month)

Month: June

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Reasons for Request: N/A

Texan Municipal and Industrial, LLC
(Contractor)

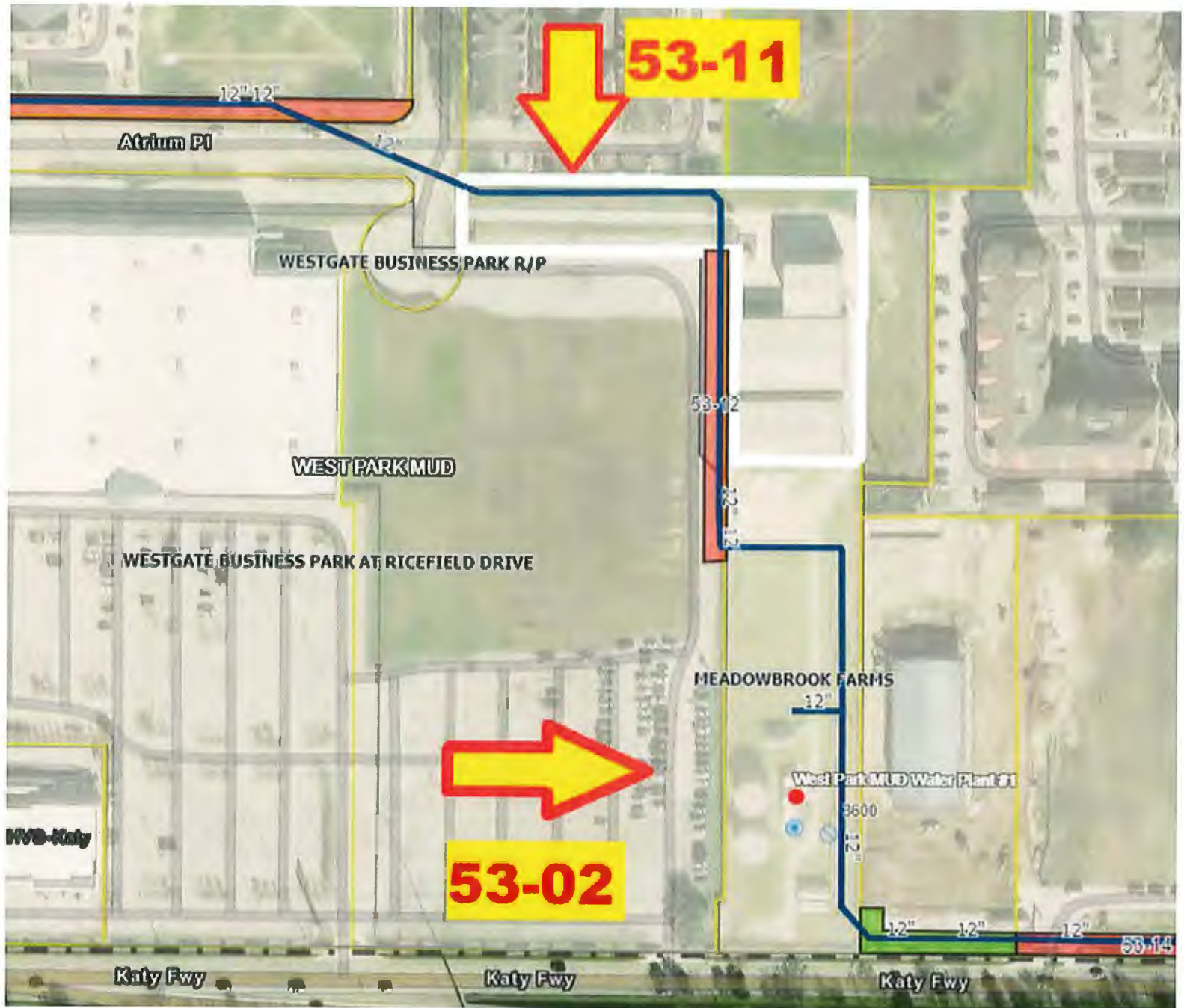
By: Tommy Torres

☒ Recommend approval for extension of 0 calendar days.

 Recommend disapproval. (See following comments)

IDS ENGINEERING GROUP

By: *Joe Hryg* Date: *7/10/25*

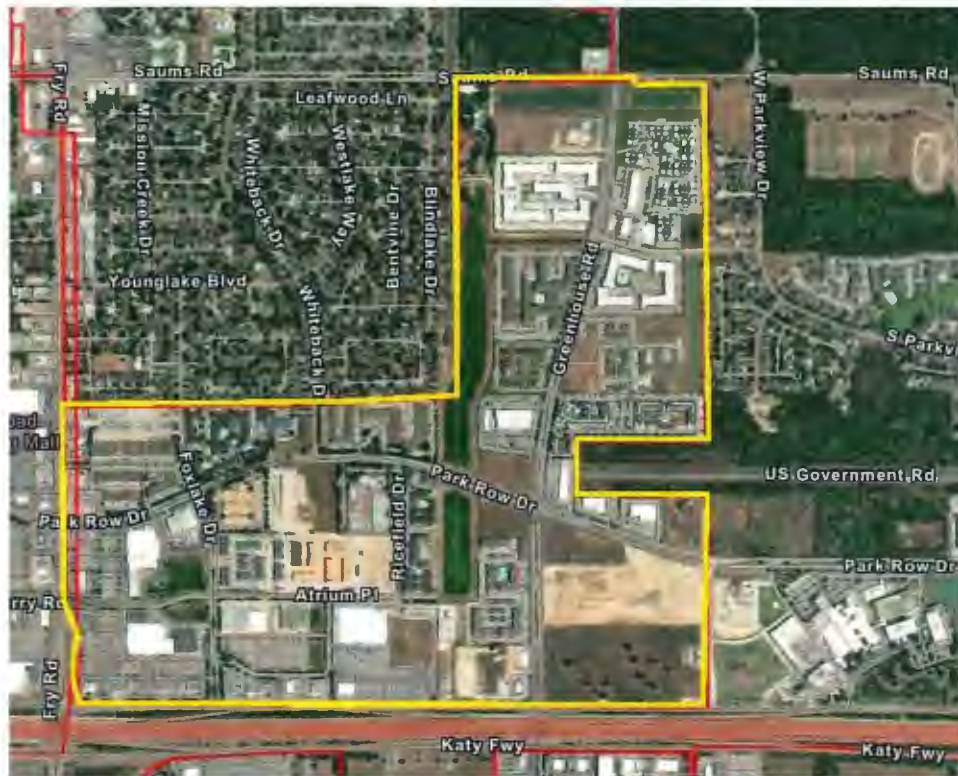




West Park MUD

Storm Water Management Program

July 2025



Sarah Valladares 281-910-9051 svalladares@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

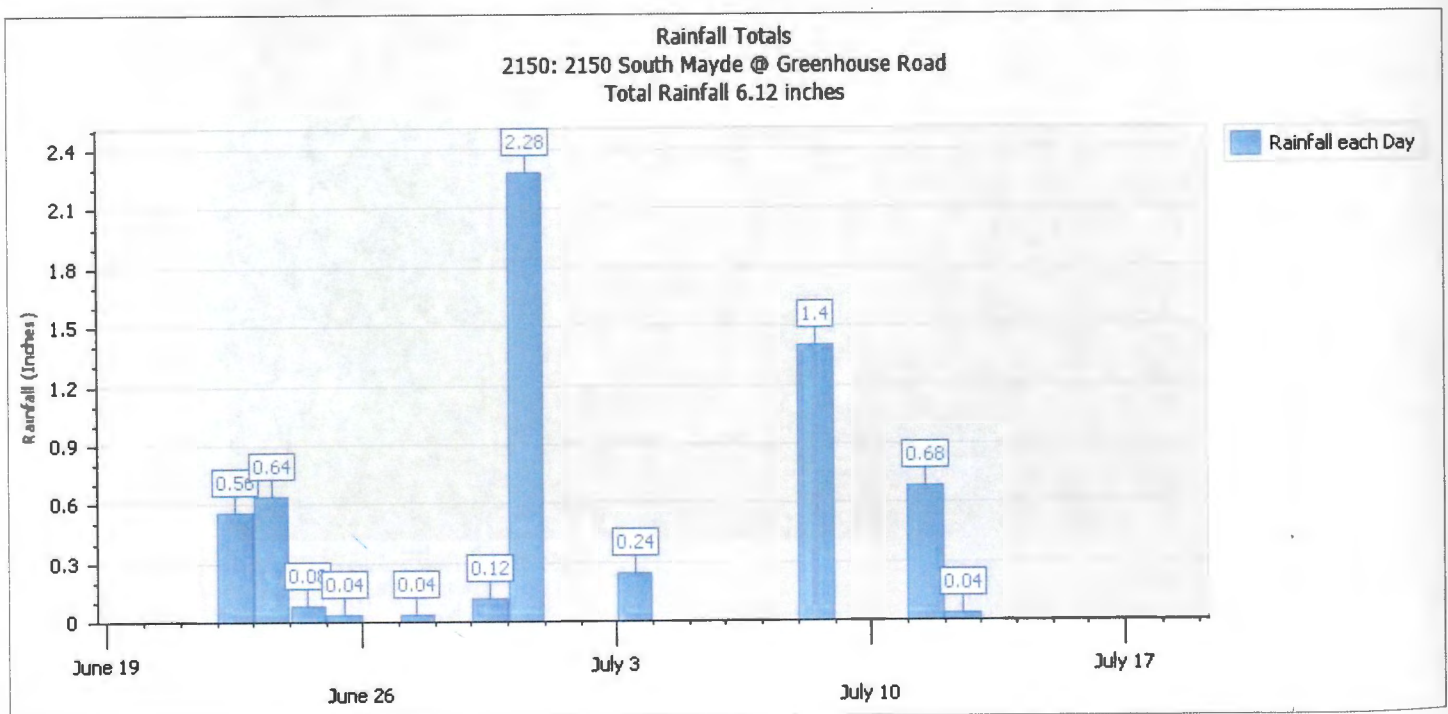
2. Discussion

- a. Damaged catch basin filter basket within Westpark Preserve (page 9)

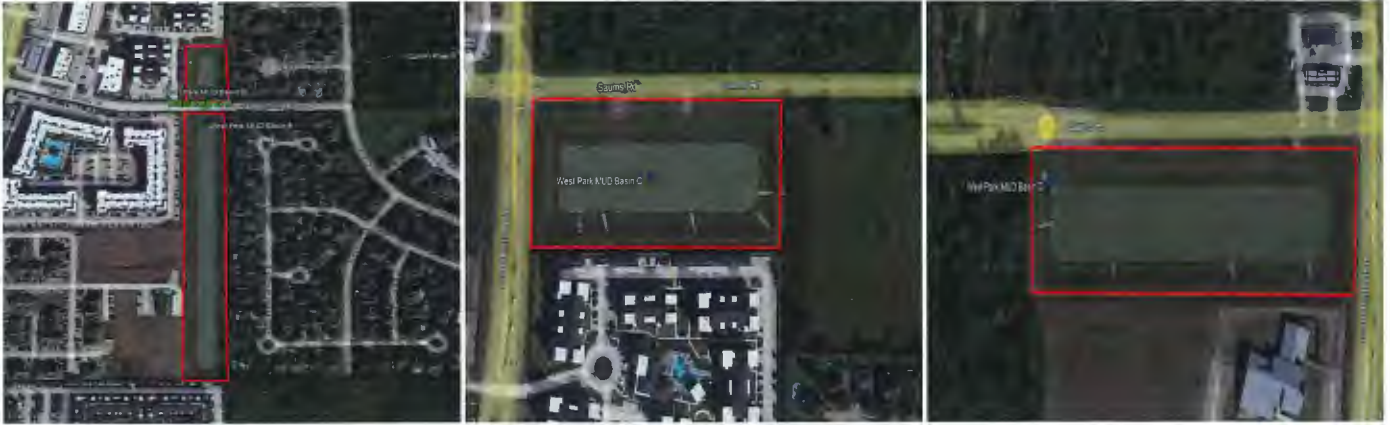
3. Proposed Action Items

- a. New catch basin filter and repair of damaged basket.

Rainfall Data



Basins A, B, C & D - Mowing



Thursday, June 12, 2025 at 8:44 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:44 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:44 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:44 AM
19203 Saums Rd
Houston TX 77084
United States



Basins A, B, C & D - Mowing



Thursday, June 12, 2025 at 8:44 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:46 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:46 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:47 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:51 AM
19203 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 8:51 AM
19203 Saums Rd
Houston TX 77084
United States



Basins A, B, C & D - Mowing



Thursday, June 12, 2025 at 10:20 AM
18923 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 10:20 AM
18923 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 10:20 AM
18923 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 10:20 AM
18923 Saums Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 10:23 AM
2459-2495 Greenhouse Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 10:24 AM
2459-2495 Greenhouse Rd
Houston TX 77084
United States



Basins A, B, C & D - Mowing



Thursday, June 12, 2025 at 10:24 AM
2459-2495 Greenhouse Rd
Houston TX 77084
United States



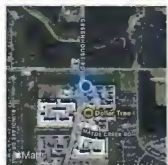
Thursday, June 12, 2025 at 10:24 AM
2459-2495 Greenhouse Rd
Houston TX 77084
United States



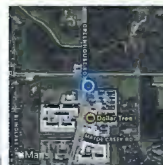
Thursday, June 12, 2025 at 10:24 AM
2459-2495 Greenhouse Rd
Houston TX 77084
United States



Thursday, June 12, 2025 at 10:24 AM
2459-2495 Greenhouse Rd
Houston TX 77084
United States



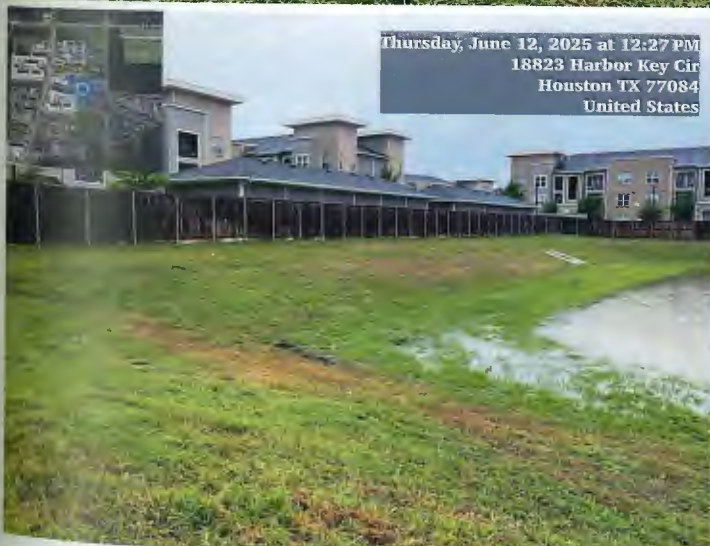
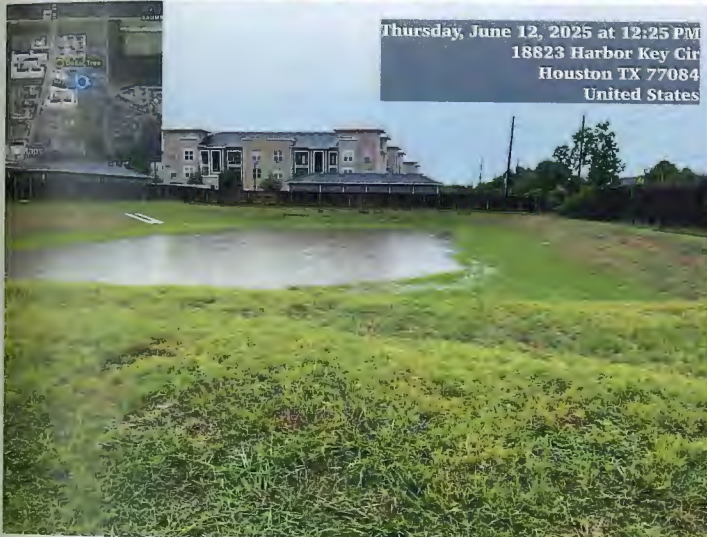
Thursday, June 12, 2025 at 10:25 AM
2480-2484 Greenhouse Rd
Houston TX 77084
United States



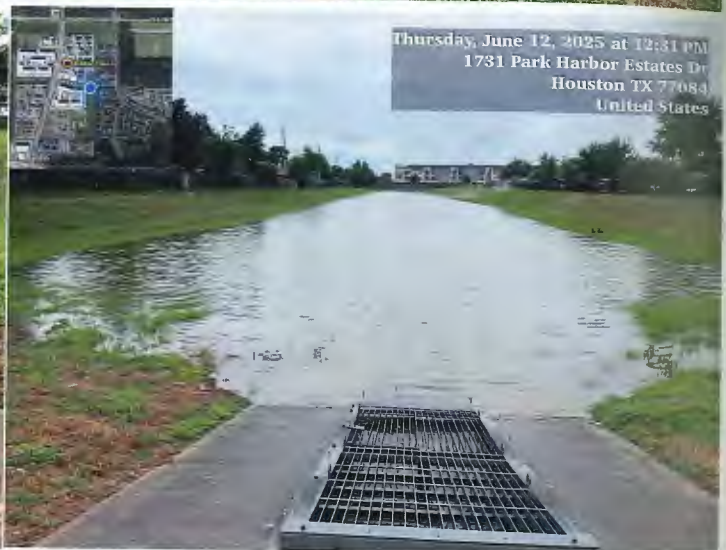
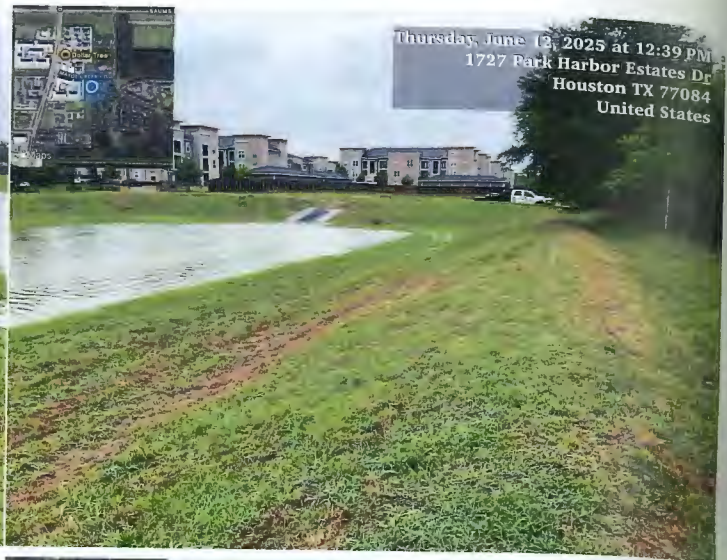
Thursday, June 12, 2025 at 10:42 AM
18923 Saums Rd
Houston TX 77084
United States



Basins A, B, C & D - Mowing



Basins A, B, C & D - Mowing



West Park Preserve Inlets - Inspection



West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection





FIVE WAYS TO PREPARE FOR FLOODING

Hurricane Preparedness

The official Texas hurricane season runs from June 1 to November 30, mirroring the rest of the U.S. However, August through October are generally considered to be the peak months for hurricane season, and most storm activity has historically occurred during these months.

PROTECT YOUR PERSONAL DOCUMENTS

Gather essential documents like financial, medical, and legal records, and store them in a waterproof bag. Keep electronic backups and record a video of your home's contents and condition. Ensure you can pack valuables within 15 minutes if needed to evacuate.

BUILD YOUR DISASTER EVACUATION KIT

Prepare for all household members and pets. Stock medical supplies, essential tools, and at least three days non-perishable food and water. Don't forget specific needs like infant formula and pet provisions.

BUY FLOOD INSURANCE

Most home insurance doesn't cover flood damage. Get flood insurance through the National Flood Insurance Program (NFIP) or an agent. Texas homes rebuilt via the Homeowner Assistance Program in floodplains must have ongoing flood insurance for future government aid eligibility.

DEVELOP A FAMILY EVACUATION PLAN

Check your flood risk on FEMA's portal and prepare regardless. Set meeting and shelter points. Pack an accessible "go bag" with essentials. Use Texas Transportation Dept. for evacuation routes and the FEMA app for shelters. Inform distant friends or family of plans.

BE INFORMED!

Being informed about a hurricane facilitates timely preparations, from securing homes to stocking essentials. Knowledge reduces panic, guides post-storm recovery, and fosters community collaboration. In such crises, information ensures individuals respond efficiently, minimizing potential hazards.



Hurricane Preparation Factsheet
Texas Department of Insurance

How to Prepare for a Hurricane
Federal Emergency Management Agency





Proposal

Date of Proposal: 07/28/2025

To Serve: West Park Preserve Inlet (the "Site")

Proposal To: West Park Mud (the "Customer")

Bill To/Address: WESTPARKMUD

Subject to Master Agreement: Customer and Company have executed a Master Agreement to set forth the terms by which they agree to do business (the "Agreement"). Work performed under this Proposal is subject to the terms and conditions of the Agreement, which is incorporated herein. The Agreement and this Proposal form the entire agreement with respect to the scope of work described in this Proposal; Customer is not relying on any promises or representations that are not specifically set forth in this Proposal or in the Agreement.

Proposal Duration: This Proposal is valid for 120 days after the Date of Proposal above, but may, at the Company's sole option, be withdrawn or revised or extended at any time before acceptance by the Customer.

Acceptance: The Customer may accept this Proposal either by a) signing where indicated or b) asking the Company in writing to begin work. In the event of either form of acceptance, this Proposal will become part of the contract between the Customer and the Company.

Term: The Work under this Proposal will continue as long as the Customer's Permit requires services from the Company and the Customer is in good financial standing with respect to this Proposal and any other work being done under this Agreement. However when the Customer terminates a Permit, no longer requires authorization to discharge storm water, transfers operational control to another operator, and/or permanently stabilizes disturbed areas under the terms of a Permit, the Company will cease service in that area and will no longer be responsible for providing services for that area.

Scope/Description of Work:	Approx. Qty.	UM	Unit Price:	Total Price:
3090 Provide labor, equipment and material to - Remove existing catch basin filter basket from within inlet, replace broken filter basket with new. To repair areas where damaged catch basin filter has split, broken a part. *To keep on hand in case another replacement is needed	1	EA	\$ 4,237.00	\$ 4,237.00
TOTAL =				\$ 4,237.00

West Park MUD (the "Customer")

[signature]

H. Brock Hudson [printed name]

President [title]

Storm Water Solutions, LLC (the "Company")

[signature]

Blake A. Kridel [printed name]

Vice President [title]

Turnkey Storm Water Pollution Control

16110 Hollister Street • Houston, Texas 77066 • (281) 587-5950 • Fax: (281) 587-5999

www.stormwatersolutions.com

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1342167

Date Filed:
07/28/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

STORM WATER SOLUTIONS LLC
HOUSTON, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

WESTPARK MUNICIPAL UTILITY DISTRICT

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

20250728

Westpark Preserve - new inlet filter

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Cox, Justin	HOUSTON, TX United States	X	
	Giessinger, Nathaniel	HOUSTON, TX United States	X	
	Krejci, Steven	HOUSTON, TX United States	X	
	Beyer, Charles	Houston, TX United States	X	

5 Check only if there is NO Interested Party.

☐

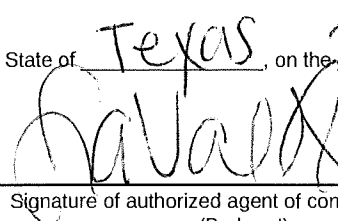
6 UNSWORN DECLARATION

My name is Varan Valladarez, and my date of birth is 04 23 1989

My address is 16110 Hollister St, HOUSTON, TX, 77066 USA
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of Texas, on the 28 day of Jul, 2025.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



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

Bookkeeper's Report | July 28, 2025

West Park Municipal Utility District



WEBSITE

www.municipalaccounts.com



ADDRESS

1281 Brittmoore Road
Houston, Texas 77043



CONTACT

Phone: 713.623.4539
Fax: 713.629.6859

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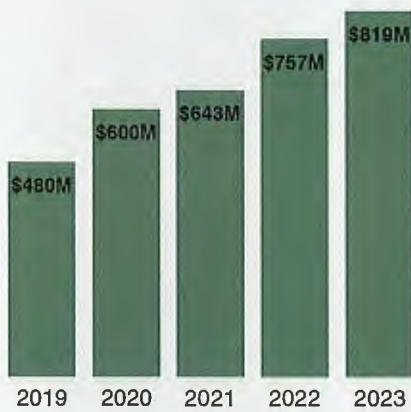


Spotlight On The Components That Make Up Your District's Taxable Value

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.

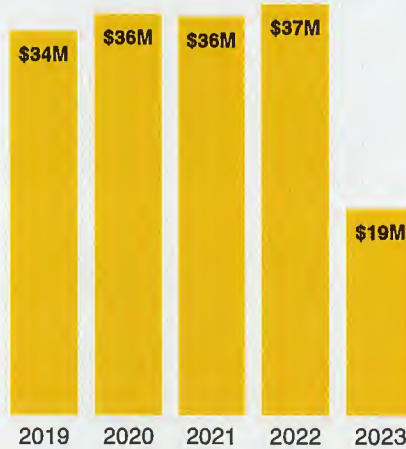
Total Certified Value

Your Starting Point
(5 Year Trend: 70.5% Growth in Total Certified Value)



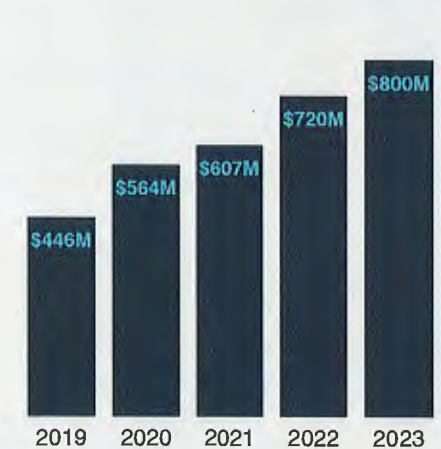
Exemptions

This value is subtracted



Taxable Value

This is what is left that helps determine tax rate



Account Balance | As of 07/28/2025

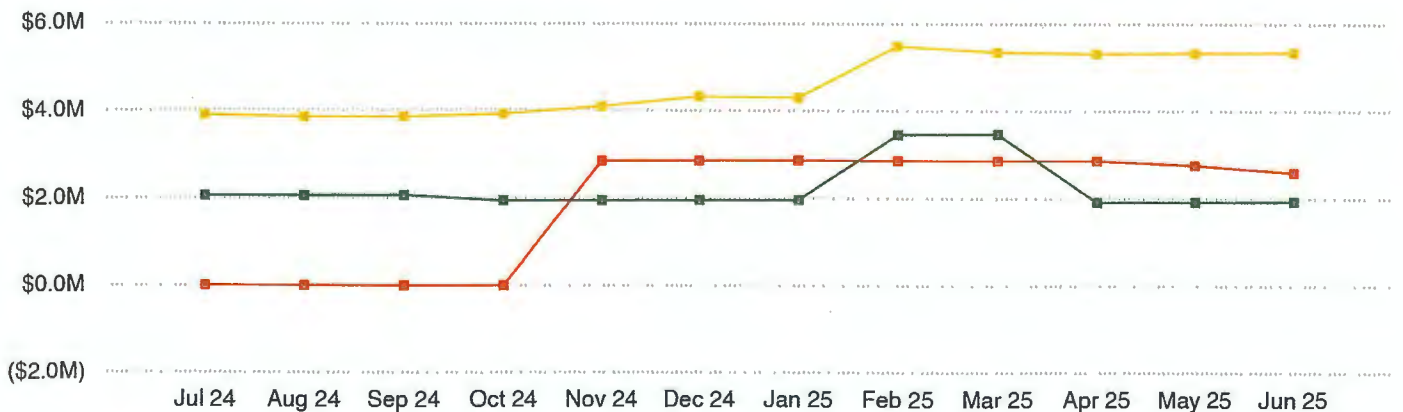
General Operating
\$5,162,273

Capital Projects
\$2,531,719

Debt Service
\$1,941,766

Total For All Accounts: \$9,635,759

Account Balance By Month | July 2024 - June 2025



Monthly Financial Summary - General Operating Fund

West Park MUD - GOF



Account Balance Summary

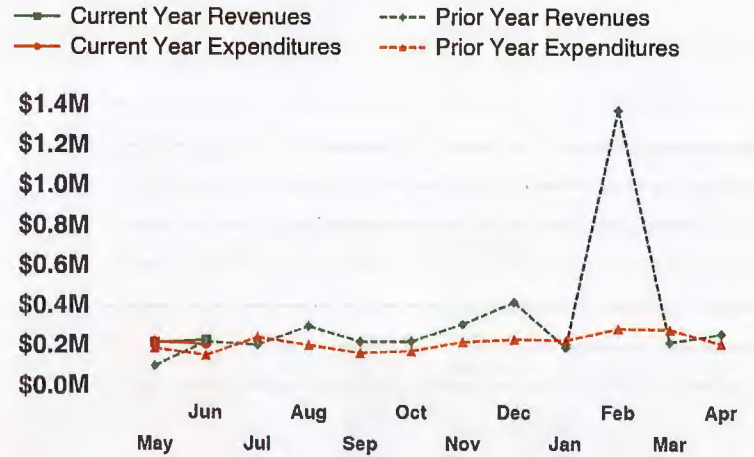
Balance as of 06/24/2025 **\$5,182,005**

Receipts 348,968

Disbursements (368,701)

Balance as of 07/28/2025 **\$5,162,273**

Overall Revenues & Expenditures By Month (Year to Date)



June 2025

Revenues

Actual	Budget	Over/(Under)
\$232,727	\$227,447	\$5,280

Expenditures

Actual	Budget	Over/(Under)
\$211,690	\$218,503	(\$6,813)

May 2025 - June 2025 (Year to Date)

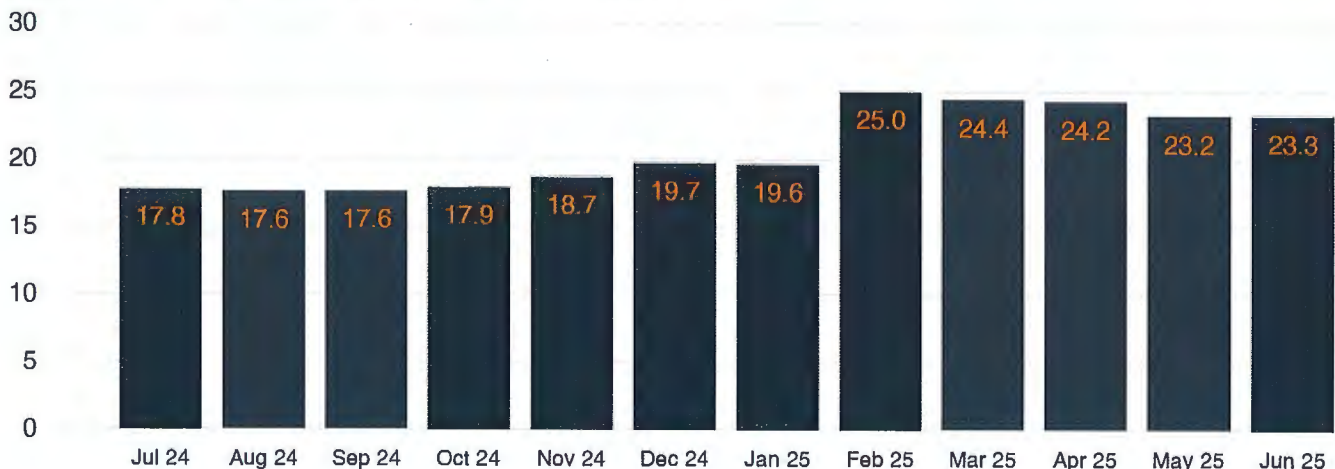
Revenues

Actual	Budget	Over/(Under)
\$451,467	\$448,215	\$3,252

Expenditures

Actual	Budget	Over/(Under)
\$434,614	\$446,722	(\$12,107)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/24/2025				\$54,990.57
Receipts				
	Transfer From Central Bank Operator Account		90,184.78	
	Interest Earned on Checking		31.64	
	City of Houston Sales Tax Rebate		56,645.21	
	Transfer From Money Market		55,000.00	
Total Receipts				\$201,861.63
Disbursements				
6971	Reliant	Utility Expense	(11,465.96)	
6972	West Harris County Regional Water Auth	Pumpage Fees	(60,894.30)	
6994	Reliant	Utility Expense	(10,956.40)	
6996	Amrit Singh	Security Patrol	(4,900.00)	
6997	David Alaniz	Security Patrol	(1,200.00)	
6998	Devin Win	Security Patrol	(2,400.00)	
6999	Luis Saucedo Lopez	Security Patrol	(1,200.00)	
7000	Marcus Suarez	Security Patrol	(2,300.00)	
7001	Mitchell Hutter	Security Patrol	(840.00)	
7002	Navdeep Nijjar	Security Patrol	(900.00)	
7003	Shane Wyrick	Security Patrol	(3,300.00)	
7004	Simon Ramirez	Security Patrol	(1,040.00)	
7005	B & A Municipal Tax Service, LLC	SB2 & HB 1154 Compliance Updates	(375.00)	
7006	IDS Engineering Group, Inc	Engineering Fees	(11,217.19)	
7007	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(7,645.47)	
7008	Park Rangers, LLC	Replaces Check 6945	(7,433.38)	
7009	SentriForce	Security Cameras	(2,345.00)	
7010	Touchstone District Services, LLC	Website Hosting	(530.25)	
7011	Park Rangers, LLC	Park Consultation & Maintenance	(7,433.18)	
7012	H2O Innovation	Maintenance & Operations	(83,850.08)	
7013	Marks Richardson PC	Legal Fees	0.00	
7014	Reliant	Utility Expense	0.00	
7015	West Harris County Regional Water Auth	Pumpage Fees	0.00	
Bank Fees	Central Bank	Service Charge	(45.00)	
HRP	Michael F. Dignam.	Fees of Office 6/23/2025	(204.10)	
HRP	Natalie Garza.	Fees of Office 6/23/2025	(204.10)	
HRP	Howard Brock Hudson.	Fees of Office 6/23/2025	(204.10)	
HRP	Daniel Wolterman.	Fees of Office 5/14/2025 & 6/23/2025	(408.19)	
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	
HRP Tax	HRP Payroll	HRP Payroll Taxes	(169.02)	
Total Disbursements				(\$223,510.72)
Balance as of 07/28/2025				\$33,341.48

Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 06/24/2025				\$26,488.94
Receipts				
	Accounts Receivable		119,436.72	
Total Receipts				\$119,436.72
Disbursements				
Bank Fees	Central Bank	Service Charge	(5.00)	
Sweep	Central Bank	Transfer To Central Bank Checking	(90,184.78)	
Total Disbursements				(\$90,189.78)
Balance as of 07/28/2025				\$55,735.88

Actual vs. Budget Comparison

West Park MUD - GOF



		June 2025			May 2025 - June 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water- Customer Service Revenue	39,108	36,433	2,675	77,260	71,795	5,465	454,300
14102	WHCRWA - Pumpage Fee	60,723	59,873	850	116,742	115,760	982	726,900
14104	Pumpage Credits	11,288	11,288	0	22,576	22,576	0	135,456
14106	TCEQ - Water	170	175	(5)	337	350	(13)	2,100
Total Water Revenue		111,289	107,769	3,520	216,916	210,481	6,435	1,318,756
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	29,003	29,133	(130)	58,367	58,267	100	349,600
14203	Grease Trap Inspection Fees	1,200	1,000	200	2,400	2,000	400	12,000
14206	TCEQ - Wastewater	170	175	(5)	337	350	(13)	2,100
Total Wastewater Revenue		30,373	30,308	65	61,104	60,617	488	363,700
Property Tax Revenue								
14301	Maintenance Tax Collections	0	0	0	1,088	5,000	(3,912)	1,235,300
Total Property Tax Revenue		0	0	0	1,088	5,000	(3,912)	1,235,300
Sales Tax Revenue								
14401	City Tax Rebate	63,116	62,390	726	114,255	118,159	(3,904)	695,000
Total Sales Tax Revenue		63,116	62,390	726	114,255	118,159	(3,904)	695,000
Tap Connection Revenue								
14501	Tap Connections	0	8,333	(8,333)	0	16,667	(16,667)	100,000
Total Tap Connection Revenue		0	8,333	(8,333)	0	16,667	(16,667)	100,000
Administrative Revenue								
14702	Penalties & Interest	247	1,417	(1,170)	1,026	2,833	(1,808)	17,000
Total Administrative Revenue		247	1,417	(1,170)	1,026	2,833	(1,808)	17,000
Interest Revenue								
14801	Interest Earned on Checking	32	4	27	51	8	43	50
14802	Interest Earned on Temp. Invest	27,670	17,108	10,562	48,834	34,217	14,617	205,300
Total Interest Revenue		27,702	17,113	10,589	48,885	34,225	14,660	205,350
Other Revenue								
15801	Miscellaneous Income	0	117	(117)	8,193	233	7,960	1,400
Total Other Revenue		0	117	(117)	8,193	233	7,960	1,400
Total Revenues		232,727	227,447	5,280	451,467	448,215	3,252	3,936,506

Expenditures

Water Service

16102 Operations - Water	1,250	1,250	0	2,500	2,500	0	15,000
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Actual vs. Budget Comparison

West Park MUD - GOF



June 2025			May 2025 - June 2025			
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
11,609	14,208	(2,599)	21,342	28,417	(7,075)	170,500
4,171	2,617	1,554	7,693	5,233	2,459	31,400
817	1,033	(216)	2,377	2,067	310	12,400
2,791	2,792	0	5,583	5,583	(1)	33,500
8,166	8,167	(1)	16,250	16,333	(83)	98,000
51	0	51	63	0	63	0
74	83	(9)	148	167	(18)	1,000
0	0	0	0	0	0	2,500
72,182	67,776	4,406	150,432	135,552	14,880	862,356
0	17	(17)	0	33	(33)	200
885	883	2	1,770	1,767	3	10,600
0	0	0	0	4,500	(4,500)	9,000
101,996	98,826	3,170	208,157	202,152	6,005	1,246,456
1,250	1,250	0	2,500	2,500	0	15,000
1,100	1,250	(150)	1,100	2,500	(1,400)	15,000
16,510	28,750	(12,240)	42,516	57,500	(14,984)	345,000
12,630	9,233	3,397	19,465	18,467	998	110,800
2,615	2,833	(218)	7,628	5,667	1,961	34,000
453	700	(247)	1,155	1,400	(245)	8,400
2,759	2,633	126	6,105	5,267	838	31,600
24,664	11,150	13,514	24,664	22,300	2,364	133,800
0	42	(42)	37	83	(46)	500
0	0	0	0	0	0	5,100
61,981	57,842	4,139	105,170	115,683	(10,513)	699,200
2,421	2,375	46	4,732	4,750	(18)	28,500
2,421	2,375	46	4,732	4,750	(18)	28,500
0	2,252	(2,252)	1,335	4,503	(3,168)	27,020
0	2,252	(2,252)	1,335	4,503	(3,168)	27,020
0	3,333	(3,333)	0	6,667	(6,667)	40,000
0	3,333	(3,333)	0	6,667	(6,667)	40,000
7,433	10,542	(3,108)	14,907	21,083	(6,176)	126,500

Actual vs. Budget Comparison

West Park MUD - GOF



June 2025				May 2025 - June 2025			Annual Budget
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)		
Expenditures							
Parks & Recreation Service							
16603 Mowing - Park Site	2,346	225	2,121	8,129	450	7,679	2,700
16608 Utilities - Park	32	42	(10)	67	83	(16)	500
Total Parks & Recreation Service	9,811	10,808	(997)	23,104	21,617	1,487	129,700
Administrative Service							
16701 Administrative Fees	78	492	(414)	635	983	(348)	5,900
16703 Legal Fees	0	6,000	(6,000)	10,242	12,000	(1,759)	72,000
16704 Legal Fees - Enforcement Matter	0	692	(692)	604	1,383	(779)	8,300
16705 Auditing Fees	0	0	0	0	0	0	25,800
16706 Engineering Fees	11,217	6,667	4,551	18,063	13,333	4,730	80,000
16710 Website Hosting	530	600	(70)	1,024	1,200	(176)	7,200
16712 Bookkeeping Fees	7,319	7,084	235	12,038	14,168	(2,130)	64,400
16713 Legal Notices & Other Publ.	0	83	(83)	0	167	(167)	1,000
16714 Printing & Office Supplies	477	567	(90)	1,008	1,133	(126)	6,800
16715 Filing Fees	0	25	(25)	19	50	(31)	300
16716 Delivery Expense	30	42	(12)	60	83	(23)	500
16717 Postage	185	208	(23)	386	417	(30)	2,500
16718 Insurance & Surety Bond	0	0	0	0	0	0	63,000
16719 AWBD Expense	0	250	(250)	0	500	(500)	3,000
16721 Meeting Expense	0	375	(375)	721	750	(29)	4,500
16723 Travel Expense	22	50	(28)	31	100	(69)	600
16725 B&A Sales Tax Audit	0	2,000	(2,000)	0	2,000	(2,000)	8,000
16728 Record Storage Fees	94	183	(90)	497	367	131	2,200
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	11,520	13,667	(2,147)	23,640	27,333	(3,693)	164,000
Total Administrative Service	31,846	39,359	(7,513)	69,717	76,718	(7,001)	531,000
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	1,105	1,105	0	1,989	2,210	(221)	13,260
17102 Payroll Tax Expense	85	83	1	152	167	(15)	1,000
17103 Payroll Administration	50	50	0	100	100	0	600
Total Payroll Expense	1,240	1,238	1	2,241	2,477	(236)	14,860
Other Expense							
17802 Miscellaneous Expense	50	125	(75)	8,253	250	8,003	1,500

Actual vs. Budget Comparison

West Park MUD - GOF



	June 2025			May 2025 - June 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Total Other Expense	50	125	(75)	8,253	250	8,003	1,500
Total Expenditures	211,690	218,503	(6,813)	427,399	439,507	(12,107)	2,746,376
Total Revenues (Expenditures)	21,037	8,943	12,093	24,068	8,708	15,359	1,190,130
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	0	0	0	7,215	7,215	0	100,000
17909 CO - Sidewalks Saums & Grnhs	0	0	0	0	0	0	296,000
Total Capital Outlay	0	0	0	7,215	7,215	0	396,000
Total Other Expenditures	0	0	0	7,215	7,215	0	396,000
Total Other Revenues (Expenditures)	0	0	0	(7,215)	(7,215)	0	(396,000)
Excess Revenues (Expenditures)	21,037	8,943	12,093	16,853	1,493	15,359	794,130

Balance Sheet as of 06/30/2025

West Park MUD - GOF



Assets	
Bank	
11101 Cash in Bank	\$143,922
11102 Operator	55,736
Total Bank	\$199,658
Investments	
11201 Time Deposits	\$5,128,196
Total Investments	\$5,128,196
Receivables	
11301 Accounts Receivable	\$133,903
11303 Maintenance Tax Receivable	30,115
11305 Accrued Interest	26,100
11306 Due from City of Houston	112,239
Total Receivables	\$302,356
Interfund Receivables	
11403 Due From Tax Account	(\$8,362)
Total Interfund Receivables	(\$8,362)
Total Assets	\$5,621,849
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$206,786
Total Accounts Payable	\$206,786
Other Current Liabilities	
12202 Due to TCEQ	\$1,260
Total Other Current Liabilities	\$1,260
Deferrals	
12504 Deferred Inflows	\$30,115
Total Deferrals	\$30,115
Deposits	
12601 Customer Meter Deposits	\$363,205
12602 Deposits - Other	6,086
12607 Pelican - Feasibility Study	7,715
12608 Weekley - Feasibility Study	7,715
Total Deposits	\$384,720
Total Liabilities	\$622,880
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$4,982,116
Total Unassigned Fund Balance	\$4,982,116

Balance Sheet as of 06/30/2025

West Park MUD - GOF



Liabilities & Equity	
Equity	
Net Income	\$16,853
Total Equity	<u>\$4,998,968</u>
Total Liabilities & Equity	<u><u>\$5,621,849</u></u>

Monthly Financial Summary - Capital Projects Fund

West Park MUD - CPF

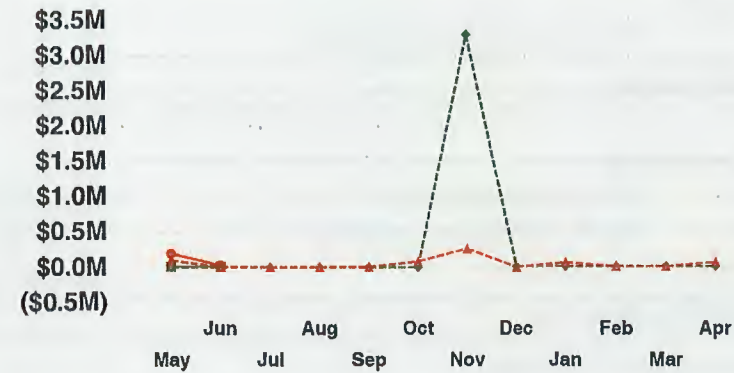


Account Balance Summary

Balance as of 06/24/2025	\$2,588,155
Receipts	76,119
Disbursements	(132,555)
Balance as of 07/28/2025	\$2,531,719

Overall Revenues & Expenditures By Month (Year to Date)

Current Year Revenues Prior Year Revenues
Current Year Expenditures Prior Year Expenditures



Account Balance By Month | July 2024 - June 2025

CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account

West Park MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 06/24/2025				\$500.00
Receipts				
	Transfer From Money Market		66,277.58	
Total Receipts				\$66,277.58
Disbursements				
2029	IDS Engineering Group	Engineering Fees	(9,905.68)	
2030	Texan Municipal & Industrial	WWTP Generator Replace - PE 5 & Final	(56,366.90)	
Bank Fees	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$66,277.58)
Balance as of 07/28/2025				\$500.00

District Debt Summary as of 07/28/2025

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
\$41.35M		\$41.35M	N/A	\$6.79M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
18	AA	\$42.22M	\$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
2024 - WS&D	\$3,300,000	2044	\$3,300,000
2022 - Refunding	\$4,015,000	2031	\$2,820,000
2016A - Refunding	\$8,615,000	2037	\$7,095,000
2016 - WS&D	\$14,280,000	2039	\$9,165,000
Total	\$30,210,000		\$22,380,000

District Debt Schedule

West Park MUD - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$0.00	\$67,250.00	\$67,250.00
Bank of New York	2022 - Refunding	\$0.00	\$39,375.00	\$39,375.00
Bank of New York	2016A - Refunding	\$0.00	\$100,756.25	\$100,756.25
Bank of New York	2016 - WS&D	\$0.00	\$120,887.50	\$120,887.50
Total Due 11/01/2025		\$0.00	\$328,268.75	\$328,268.75

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$50,000.00	\$67,250.00	\$117,250.00
Bank of New York	2022 - Refunding	\$435,000.00	\$39,375.00	\$474,375.00
Bank of New York	2016A - Refunding	\$230,000.00	\$100,756.25	\$330,756.25
Bank of New York	2016 - WS&D	\$610,000.00	\$120,887.50	\$730,887.50
Total Due 05/01/2026		\$1,325,000.00	\$328,268.75	\$1,653,268.75

Investment Profile as of 07/28/2025

West Park MUD

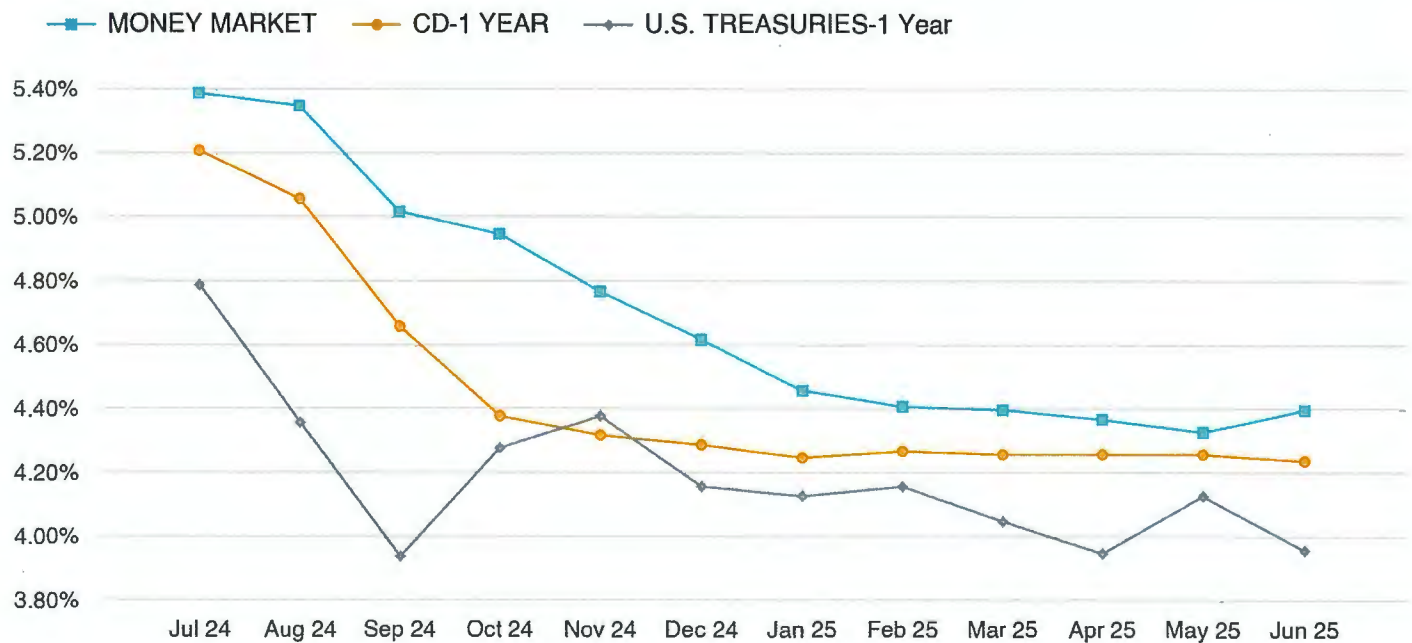


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$5,162,273	Funds Available to Invest \$2,531,719	Funds Available to Invest \$1,941,766	Funds Available to Invest N/A
Funds Invested \$5,073,196	Funds Invested \$2,531,219	Funds Invested \$1,941,766	Funds Invested N/A
Percent Invested 98%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.34%	180 Days	4.32%	180 Days	4.26%
		270 Days	4.25%	270 Days	4.26%
		1 Yr	4.22%	1 Yr	4.07%
		13 Mo	2.49%	13 Mo	N/A
		18 Mo	3.45%	18 Mo	4.07%
		2 Yr	2.46%	2 Yr	3.88%

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

Investment Rates Over Time (By Month) | July 2024 - June 2025



Account Balance as of 07/28/2025

West Park MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
WALLIS BANK (XXXX6089)	10/02/2024	10/03/2025	4.80%	235,000.00	
SOUTHSTATE BANK (XXXX4994)	05/11/2025	11/07/2025	4.00%	235,000.00	
THIRD COAST BANK, SSB (XXXX8371)	12/16/2024	12/11/2025	4.75%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2025	06/26/2026	4.25%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	10/01/2008		4.40%	4,133,195.82	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	33,341.48	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	55,735.88	Operator
Totals for General Operating Fund				\$5,162,273.18	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0006)	10/22/2024		4.40%	2,531,219.37	Series 2024
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX5677)			0.00%	500.00	Checking Account
Totals for Capital Projects Fund				\$2,531,719.37	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
THIRD COAST BANK-DEBT (XXXX2642)	10/18/2024	10/13/2025	4.75%	235,000.00	
SOUTHSTATE BANK-DEBT (XXXX9803)	04/20/2025	10/18/2025	4.56%	235,000.00	
SUSSER-DEBT (XXXX9293)	06/26/2025	12/24/2025	4.41%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0002)	10/01/2008		4.40%	1,236,766.35	
Totals for Debt Service Fund				\$1,941,766.35	

Grand Total for West Park MUD : **\$9,635,758.90**

Capital Projects Fund Breakdown

West Park MUD
As of Date 7/28/2025

Balances by Bond Series

Bond Proceeds - Series 2024	\$2,531,719.37
Total Cash Balance	\$2,531,719.37

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$2,397,430.34
Total Amount in Remaining Costs	\$2,397,430.34
Surplus & Interest - Series 2024	\$134,289.03
Total Surplus & Interest Balance	\$134,289.03
Total Remaining Costs/Surplus	\$2,531,719.37

Cost Comparison - \$3,300,000 - Series 2024

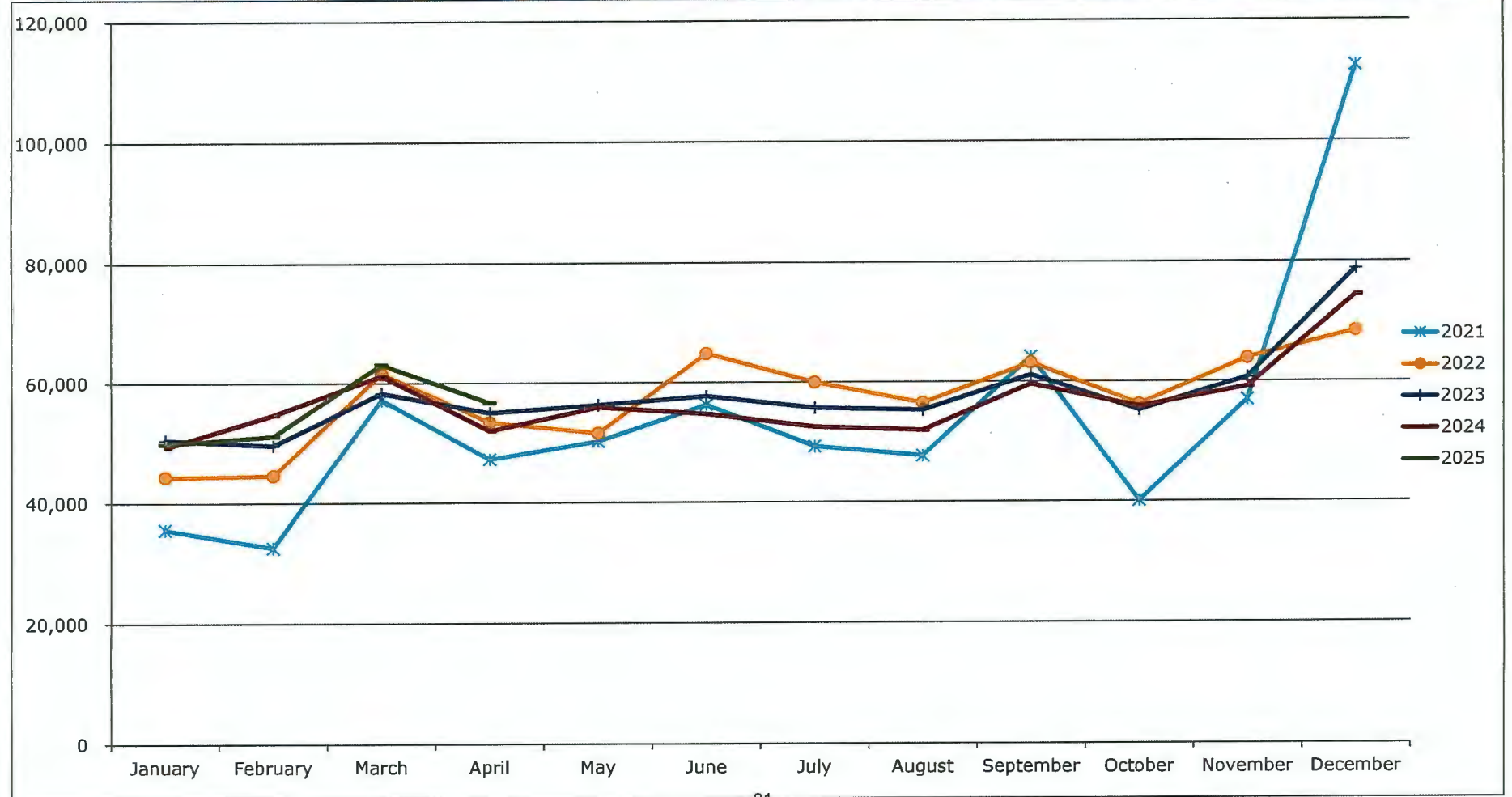
West Park MUD

	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS				
District Items				
WWTP Generator Replacement	\$409,169.00	\$397,169.00	\$0.00	\$12,000.00
WP2 GST 2 (400,000 gal.) Replacement	1,200,000.00	0.00	1,200,000.00	0.00
Chloramine Conversion - WP 1	100,000.00	0.00	100,000.00	0.00
Chloramine Conversion - WP 2	100,000.00	0.00	100,000.00	0.00
Site Fencing / Security - WP1	150,000.00	0.00	150,000.00	0.00
Site Fencing / Security - WWTP	200,000.00	0.00	200,000.00	0.00
Erosion Consultant & Stormwater Permits	25,000.00	0.00	25,000.00	0.00
Contingencies (10%)	262,789.00	0.00	262,789.00	0.00
Engineering, Surveying, and Materials Testing	490,000.00	130,358.66	359,641.34	0.00
Subtotal District Items	\$2,936,958.00	\$527,527.66	\$2,397,430.34	\$12,000.00
TOTAL CONSTRUCTION COSTS	\$2,936,958.00	\$527,527.66	\$2,397,430.34	\$12,000.00
NON-CONSTRUCTION COSTS				
Legal Fees	\$92,500.00	\$92,500.00	\$0.00	\$0.00
Fiscal Agent Fees	64,500.00	64,500.00	0.00	0.00
Bond Discount	99,000.00	55,235.29	0.00	43,764.71
Admin, Organization & Bond Issuance	45,492.00	43,052.33	0.00	2,439.67
TCEQ Bond Issuance Fee	8,250.00	8,250.00	0.00	0.00
Attorney General Fee	3,300.00	3,300.00	0.00	0.00
Bond Application Report Cost	50,000.00	50,000.00	0.00	0.00
TOTAL NON-CONSTRUCTION COSTS	\$363,042.00	\$316,837.62	\$0.00	\$46,204.38
TOTAL BOND ISSUE REQUIREMENT	\$3,300,000.00	\$844,365.28	\$2,397,430.34	\$58,204.38
Interest Earned				\$76,084.65
Total Surplus & Interest				\$134,289.03
Total Remaining Funds				\$2,531,719.37

Sales Tax Revenue History

West Park MUD

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
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	51,950	55,849	54,711	52,535	51,896	59,560	55,766	59,105	74,407	680,932
2025	49,860	51,139	63,116	56,645									
Total	\$229,533	\$232,546	\$301,308	\$264,193	\$213,866	\$233,451	\$217,397	\$211,269	\$247,963	\$207,178	\$240,529	\$333,893	\$2,712,364



Cash Flow Forecast

West Park MUD

	4/26	4/27	4/28	4/29	4/30
Assessed Value	\$787,801,210	\$787,801,210	\$787,801,210	\$787,801,210	\$787,801,210
Maintenance Tax Rate	\$0.160	\$0.160	\$0.160	\$0.160	\$0.160
Maintenance Tax	\$1,235,300	\$1,247,877	\$1,247,877	\$1,247,877	\$1,247,877
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 4/30/25	\$5,296,666	\$6,225,085	\$7,290,961	\$7,623,375	\$8,488,797
Revenues					
Maintenance Tax	\$1,235,300	\$1,247,877	\$1,247,877	\$1,247,877	\$1,247,877
City of Houston Rebate	695,000	701,950	708,970	716,059	723,220
Water Revenue	454,300	477,015	500,866	525,909	552,204
Wastewater Revenue	349,600	367,080	385,434	404,706	424,941
WHCRWA Revenue	726,900	799,590	879,549	967,504	1,064,254
Other	475,406	499,176	524,135	550,342	577,859
Total Revenues	\$3,936,506	\$4,092,688	\$4,246,830	\$4,412,397	\$4,590,356
Expenses					
WHCRWA	\$862,356	\$948,592	\$1,043,451	\$1,147,796	\$1,262,575
Other Expenses	1,884,020	1,978,221	2,077,132	2,180,989	2,290,038
Total Expenses	\$2,746,376	\$2,926,813	\$3,120,583	\$3,328,784	\$3,552,614
Net Surplus	\$1,190,130	\$1,165,876	\$1,126,248	\$1,083,612	\$1,037,742
Capital Outlay					
Capital Outlay	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Water Plant 1	0	0	576,917	0	0
Water Plant 2	0	0	116,917	0	183,517
SS Collection System (Westgate)	0	0	0	106,620	0
SS Collection System (Forresta)	0	0	0	11,570	0
Sidewalks (Saums & Greenhouse)	296,000	0	0	0	0
Total Capital Outlay	\$396,000	\$100,000	\$793,834	\$218,190	\$283,517
Construction Surplus	\$134,289	\$0	\$0	\$0	\$0
Ending Cash Balance	\$6,225,085	\$7,290,961	\$7,623,375	\$8,488,797	\$9,243,022
Operating Reserve % of Exp					
Percentage	227%	249%	244%	255%	260%
Number of Months	27	30	29	31	31
Bond Authority					
Remaining Bond Capacity - \$42,220,000					

2026 AWBD Midwinter Conference

West Park MUD

Friday, January 23 - Saturday, January 24, 2026

Marriott Marquis, Houston, TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Brock Hudson				NA
Bryant Patrick				NA
Natalie Garza				NA
Mike Dignam				NA
Daniel Wolterman				NA

Note

Register on-line www.awbd-tx.org (For log in assistance, contact Taylor Cavnar: tcavnar@awbd-tx.org)

This page only confirms registration for the conference, not hotel registrations.

All hotel reservations are the sole responsibility of each attendee.

Your conference registration confirmation will contain a housing reservation request web link.

The link will require the registration number from your conference registration before you can reserve a room.

All requests for an advance of funds must be sent via email to the bookkeeper within 30 days of conference.

Registration Dates TBD

Housing Information

Hotel reservations are only available to attendees who are registered with AWBD-TX for the Conference.

If you have questions, please call Taylor Cavnar at (281) 350-7090.

UPDATE OF 89TH TEXAS LEGISLATIVE SESSION

WATER DISTRICTS & PUBLIC LAW

Housing Finance Corporation Reform

HB 21 by Gates (R-Richmond) / Bettencourt (R-Houston)

- Broad reform of housing finance corporation multi-family residential development.
- Prohibits non-jurisdictional projects without local consent. Non-jurisdictional projects acquired before the effective date of the bill will have until January 1, 2027, to obtain consent of local city or county.
- Institutes affordability metrics for all developer funded multi-family projects in order to maintain property tax exemption. Projects must meet requirements upon earlier of refinancing, sale of property, or ten years.
- For new projects, tax exemption will not apply to taxes imposed by a water district that provides water, sewer, or drainage services to the project unless the developer enters into an agreement for payment in lieu of taxes with the district.
- Effective May 28, 2025.

Open Meetings

HB 1522 by Gerdes (R-Smithville) / Kolkhorst (R-Brenham)

- Requires all meeting notices, except in an emergency, to be posted 3 business days in advance.
- If a budget will be considered at the meeting: 1) the proposed budget must be attached to the notice or posted on the homepage of the entity's website, AND 2) the notice must include a taxpayer impact statement showing the tax impact on the median-valued homestead of the (i) the proposed budget, and (ii) a balanced budget funded at the no-new-revenue tax rate as calculated under Ch. 26, Tax Code.
- Effective September 1, 2025.

HB 3112 by Tepper (R-Lubbock), et. al. / Perry (R-Lubbock)

- Creates exceptions to the Open Meetings Act and Public Information Act for deliberation and documents related to cybersecurity measures for a critical infrastructure facility, including water treatment facilities, water intake structures, wastewater treatment plants, pump stations, water pipelines, and related equipment and property.
- Exceptions to disclosure under the public information act extend to coverage limits and deductible amounts for insurance or other risk mitigation coverages.
- If required to disclose documents that contain confidential cybersecurity information, the document shall be labeled 'confidential' or 'privileged'.
- Effective immediately.

HB 3711 by Capriglione (R-Southlake) / Middleton (R-Galveston)

- Requires local law enforcement to send information regarding suspected violations of the Open Meetings Act to the attorney general when referred to local district or county attorney.
- Allows OAG to assist in investigation of alleged violation and, if local attorney declines to prosecute, requires OAG to publish notice of the decision not to prosecute and the stated justification for same.
- Effective September 1, 2025.

Public Information

HB 4214 by Curry (R-Hewitt) / Middleton (R-Galveston)

- If a governmental entity has designated a mailing or email address for receipt of PIA requests, the entity must give notice of those addresses by October 1 of each year. OAG will publish a database of such addresses.
- Effective immediately.

HB 4219 by Capriglione (R-Southlake) / Zaffirini (D-Laredo)

- If no responsive information exists pursuant to a public information request, the governmental body must notify the requestor within 10 business days.
- If relying upon a previous OAG determination that requested information is not required to be disclosed, governmental body must cite the previous determination in such response.
- Request for OAG determination must state specific exceptions believed to apply.
- Creates OAG complaint process for late responses, requires additional training for late responders, and prohibits assessment of costs if OAG determines response was not timely.
- Effective September 1, 2025.

Government Efficiency and Transparency

HB 3512 by Capriglione (R-Southlake) / Blanco (D-El Paso)

- Requires that local government (including water district) officials and employees who use a computer to perform 25% or more of duties complete artificial intelligence training annually.
- May be reconciled with H.B. 1500 (see below) to require that all officials complete the training.
- Effective September 1, 2025.

HB 1500 by Bell, K. (R-Forney) / Parker (R-Flower Mound)

- Requires all elected officials of local governments (including water districts) to complete annual cybersecurity training.
- Effective September 1, 2025.

SB 1062 by Kolkhorst (R-Brenham) / Smithee (R-Amarillo)

- Allows for publication in online newspaper if paper has an audited paid-subscriber base, has been in business for at least 3 years, employs staff in jurisdiction of the governmental

entity, reports on local events, governmental activities, and matters of interest to locality, and updates news at least once per week.

- Effective immediately.

Election Administration

SB 2753 by Hall (R-Edgewood) / Isaac (R-Dripping Springs)

- Allows a county to consolidate small voting precincts to minimize costs of the election.
- Moves the early voting period to run up to the day before election day and to occur on weekends and holidays.
- Requires the Secretary of State to consult with county election officials, and if confident that counties will be able to implement the bill, adopt rules and procedures for implementation of the bill and publish a report for same by August 1, 2027.
- Effective September 1, 2025; changes required by the Act are to be implemented only following publication of the Secretary of State's report.

HB 4370 by Metcalf (R-Conroe) / Blanco (D-El Paso)

- Allows MUDs, PIDs, MMDs, WCIDs, and FWSDs to undertake and finance geothermal water conveyance projects.
- Effective September 1, 2025.

Other passed bills of note:

HB 762 by Leach (R-Allen), et. al. / Bettencourt (R-Houston) – sets limitations on severance pay for public employees and independent contractors. Effective September 1, 2025.

HB 5331 by Dean (R-Longview) / King (R-Weatherford) – voids any provision in an insurance contract or other goods and services contract that prohibits disclosure and notification of cybersecurity incident in accordance with state law. Effective immediately.

SB 14 by King (R-Weatherford), et. al. / Capriglione (R-Southlake), et. al. – creates Texas Regulatory Efficiency Office within Office of the Governor to examine and streamline state agency rulemaking and regulation. Requires that proposed agency rules be written using plain language that "the general public, including individuals with limited English proficiency, can readily understand because the language is concise and well-organized." Effective September 1, 2025.

SB 765 by Kolkhorst (R-Brenham) / Landgraf (R-Odessa) – excepts information that relates to fraud detection and deterrence from public disclosure under PIA. Effective September 1, 2025.

PUBLIC FINANCE

Debt Transparency

HB 103 by Troxclair (R-Lakeway), et. al. / Bettencourt (R-Houston)

- Directs comptroller and Bond Review Board to create Bond, Tax, and Project Database for all taxing units in the state, including water districts.
- Water districts must annually provide information related to current tax year to comptroller by August 7, including:
 - For any proposed or issued bond: proposition language if bond was or will be submitted to the voters, projected debt service tax rate, result of the election, a list of projects to be funded by the bond, accounting of use of proceeds, description of any increase in debt service tax rate resulting from issuance of a bond, and estimated annual debt service requirements for the bond; and
 - Results of any tax rate election including adopted rate, voter approval rate, previous year's rate, canvassing results, and actual resulting tax rate.
- Initial report must be submitted by January 1, 2026, covering 2015 through 2025 tax years.
- Allows for civil penalty of \$1,000 for failure to timely comply.
- Effective September 1, 2025.

HB 3526 by Capriglione (R-Southlake) / West (D-Dallas)

- Directs Bond Review Board to create a searchable database of each proposed or issued local government bond by September 1, 2026.
 - Information regarding each bond must include principal, estimated interest, estimated total principal and interest, and annual debt service.
- Local governments must file information with the BRB as follows:
 - At least 20 days prior to bond election: date of election, proposition number for each bond proposition, total estimated cost of issuance of each proposed bond, estimated minimum annual debt service, description of purpose of each bond proposition, and any other information the BRB determines is necessary.
 - No later than 20 days after bond election: the total number of votes cast, votes in support, and votes against the proposition.
 - Annually, if the local government has authorized, but unissued bonds: the total amount of voter-approved but unissued bonds, specific law or statute authorizing the issuance of the bonds, the estimated cost of issuance of the bonds on the bond proposition and estimated minimum annual debt service.
- Requires BRB to deliver biennial reports on repayment of local government debt and grants rulemaking authority to the BRB to effectuate same.
- Effective September 1, 2025.

Tax Elections

SB 1025 by Bettencourt (R-Houston) / Troxclair (R-Lakeway)

- Requires any proposition that only seeks approval for imposition or increase of a tax to include all caps text at top of proposition – "THIS IS A TAX INCREASE".
- Effective May 24, 2025, and applies to all elections called after such date.

WATER & UTILITIES

Flooding Infrastructure

HB 1532 by Cunningham (R-Humble) / Creighton (R-Conroe)

- Creates new county-wide district to contract for and finance the dredging of silt from Lake Houston and its tributaries within Harris County.
- Will be governed by a five-member board appointed by Houston City Council, Houston Public Works, Harris County Flood Control, and the Mayor of Houston.
- Provides that dredging and maintenance operations performed by the district may not negatively affect the quality of water in Lake Houston or degrade the quality of water to be treated by the City of Houston's Northeast Water Purification Plant or transported by the West Canal (or other plants and systems).
- Requires City of Houston approval for dredging and maintenance activities.
- Prohibits the levy of a tax. District is proposed to be funded primarily from grants and revenue generated from sale of marl, sand, and gravel produced from dredging.
- Effective immediately.

Utility Construction and Maintenance

HB 1584 by Hull (R-Houston) / Schwertner (R-Georgetown)

- Requires each electric utility to maintain a list of priority facilities for restoration following a power outage. Priority facilities will include hospitals, nursing and assisted living facilities, police and fire stations, critical water and wastewater facilities, and confinement facilities.
- Facilities will need to request to be added to the priority list through electric utility's website.
- Effective September 1, 2025.

SB 1662 by Zaffirini (D-Laredo) / Guillen (R-Rio Grande City)

- Allows the TCEQ to provide up to 24 hours' notice to a public drinking water system supplied by groundwater of the TCEQ's intent to conduct water quality testing following receipt of a water quality complaint.
- Effective September 1, 2025.

Water Policy and Funding

SB 7 by Perry (R-Lubbock) / HJR 7 by Harris (R-Palestine)

- HJR 7 proposes a constitutional amendment to dedicate \$1 billion in sales tax revenues per year, from 2027 through 2047, to the Texas Water Fund ("TWF").
- SB 7 requires that at least 50% of funds dedicated through HJR 7 be allocated to the New Water Supply for Texas Fund ("NWSTF") or the State Water Implementation Fund for Texas ("SWIFT").
- Expands use of NWSTF for reuse projects, acquisition of out of state water, shovel ready reservoir projects, projects to integrate new surface water supply into existing systems, and

transfer to the Texas Water Development Fund II state participation account for new water supply projects. Limits use of NWSTF for water rights acquisition to only acquisition of existing water supply and lease contracts.

- Directs the Texas Water Development Board ("TWDB") to oversee and coordinate the development of joint water transportation projects and provides for funding of such activities from the Texas Water Fund Administrative Fund.
- Allows TWF monies to be transferred to the Flood Infrastructure Fund, economically distressed areas program, and agricultural water conservation fund, and for funding of wastewater projects.
- Effective September 1, 2025; funding provisions effective September 1, 2027, subject to passage of HJR 7 in November 2025 constitutional election.

HB 500 by Bonnen (R-Friendswood) includes one-time appropriation of additional \$1.75B to the TWDB.

SB 1967 by Hinojosa, J. (D-McAllen) / Martinez (D-Weslaco)

- Allows a drainage district to receive assistance from the Water Loan Assistance Fund and Flood Infrastructure Fund for water supply projects that contain a flood control component.
- Requires TWDB to consider dual nature of project for prioritization purposes.
- Effective September 1, 2025

Other Passed Bills of Note:

HB 517 by Harris Davila (R- Round Rock), et. al. / Schwertner (R-Georgetown) – prohibits property owners association from assessing fines related to brown lawns during water restrictions. Effective September 1, 2025.

SB 480 by Perry (R-Lubbock) / Canales (D-Edinburg) – grants authority to local governments to contract for joint water research and planning activities. Effective immediately.

SB 790 by Alvarado (D-Houston) / Guillen (R-Rio Grande City) – directs PUC to create simplified tenant complaint process for water bills. Effective immediately.

SB 1261 by Perry (R-Lubbock) / Gerdes (R-Smithville) – grants new financing authority for water projects to public entities (other than ad valorem tax bonds); allows for extended maturity schedule no longer than the lesser of the reasonably expected weighted average useful life of the facilities or 50 years. Effective September 1, 2025.

SB 1646 by King (R-Weatherford) / Hefner (R-Mount Pleasant) – creates third degree criminal mischief offense for damages that interrupt the operations of a critical infrastructure facility, including water and wastewater treatment facilities, pump stations, and water intake facilities, or for damage that affects the brass or copper components of a critical infrastructure facility. Increases offense level for theft if it involves brass or copper components of critical infrastructure. Effective immediately.

DEVELOPMENT

Platting and Density

HB 2025 by Tepper (R-Lubbock) / Hughes (R-Mineola)

- Removes requirement that a plat filed after September 1 include a tax receipt from the taxing unit indicating that taxes for the current year have been paid.
- Effective September 1, 2025.

SB 15 by Bettencourt, et. al. (R-Houston) / Gates (R-Richmond)

- Creates a minimum lot size threshold for city platting criteria for single family lots on tracts of five acres or more. Applies to cities with populations >150,000 located in counties with populations >300,000. Exempts certain areas near police training facilities or military bases.
- City may not adopt criteria that requires a residential lot to be larger than 3,000 SF, wider than 30 feet, or deeper than 75 feet.
- Prohibits city criteria that require small lots (4,000 SF) to have: setbacks greater than 15 ft (front), 10 ft. (back), and 5 ft. (side), covered parking, more than one parking space per unit, off-site parking, more than 30% open space or permeable surface, fewer than three stories, maximum building bulk, or wall articulation requirements.
- Explicit authority to require shared driveways, single-family residential permit fees, and impact fees for small lots.
- Creates cause of action for person or housing organization to challenge city for failure to adhere to these requirements.
- Effective September 1, 2025.

ETJ Release/Annexation

HB 2512 by Geren (R-Ft. Worth) / Bettencourt (R-Houston)

- Clarifies that a city may reduce its ETJ under the petition or election process. This change will moot an issue raised by several plaintiff cities in the pending litigation.
- For a petition for a release election submitted by residents, clarifies petition must be signed by residents in the area to be released and city must give notice to area residents after receipt of petition.
- Provides that landowners of an area to be released must be provided an opportunity to have their land remain within the city's ETJ before the release takes place.
- For ETJ releases in the city of Ft. Worth only: prohibits ETJ release for (i) areas under a ch. 212 development agreement, (ii) tracts less than 12 acres in size unless included in a petition with other land, and (iii) single lots within a platted subdivision of 25 or more lots.
- Effective September 1, 2025.

SB 1566 by Bettencourt (R-Houston) / Darby (R-San Angelo)

- Clarifies that a city may continue to serve an area within its CCN that has been removed from its ETJ notwithstanding the fact that the removed land does not comply with city platting requirements.
- Effective immediately.

Impact Fees

SB 1883 by Bettencourt (R-Houston) / Buckley (R-Salado)

Relating to the approval of land use assumptions, capital improvement plans, and impact fees.

- Requires cities to make a proposed new or amended land use assumptions and capital improvements schedule available to the public 60 days prior to publication of notice of meeting to consider changes.
- Requires 2/3 governing body approval to impose impact fee.
- Requires an independent financial audit of past impact fee collections and uses before increasing fees or adopting a new one.
- Freezes impact fees for three years following adoption of schedule.
- Impact fee advisory committee must be 50% real estate, development, and building representatives. Planning and zoning commission may not serve as impact fee advisory committee.
- Creates cause of action by attorney general. Impact fees are voidable if notice provisions not strictly followed.
- Effective September 1, 2025.

Foreign Land Ownership

SB 17 by Kolkhorst, et. al. (R-Brenham)/ Hefner (R-Mount Pleasant)

- Prohibits purchase of interest in real property, including a lease longer than one year (with limited exceptions), by certain designated foreign governments, foreign entities controlled by individuals from or headquartered in designated countries, and individuals from designated countries (unless a U.S. citizen, permanent resident, or lawfully domiciled in the U.S. and property is a residential homestead).
- Creates cause of action by attorney general and divestiture process. Attorney general to adopt procedures for implementation.
- Governor will designate countries subject to prohibition. Initial designations are expected to include China, Iran, North Korea, and Russia.
- Effective September 1, 2025.

Other Passed Bills of Note:

HB 4211 by Noble (R-Lucas), et. al / Hughes (R-Mineola) – creates consumer protections for purchasers of shares in entities that control residential real estate. Effective immediately.

SB 250 by Flores (R-Pleasanton) / Hickland (R-Belton) – allows for city annexation of limited areas adjacent to or connecting railroad rights-of-way without an election. Effective immediately.

SB 647 by West (D-Dallas) / Anchia (D-Dallas) – addresses notice and prosecution of fraudulent real property transfers, liens, and claims. Creates presumption that document is not fraudulent if offered for filing by person engaged solely in business of providing real estate transactional services. Effective September 1, 2025.

SB 693 by West (D-Dallas) / Anchia (D-Dallas) – creates new Class A misdemeanor offense for notarizing a signature without the signer present; offense is a state jail felony if the document involves transfer of real property. Institutes new training requirements for notaries. Effective September 1, 2025.

SB 1734 by West (D-Dallas) / Bhojani (D-Euless) – creates process for owner to file petition for judicial review of suspected fraudulent transfers. Effective September 1, 2025.