

WEST PARK MUNICIPAL UTILITY DISTRICT

Minutes of Board of Directors Meeting

January 29, 2026

The Board of Directors ("Board") of West Park Municipal Utility District ("District") met on January 29, 2026, 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, except Director Garza, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Tax Services ("B&A"); David Patterson of Assessments of the Southwest ("AS"); 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; Danae Dehoyos of Touchstone District Services; Bryan Dotson of One Creek West, Inc.; 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 approval of the minutes of the Board of Directors meeting held on December 22, 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 considered the status of sidewalk projects. , Mr. Dotson provided an update regarding the District's Places 4 People commitment. He advised that in 2011, the District pledged \$50,000 for the portion of the project that connects to Barker Cypress Road. He advised that the City has failed to execute their pledged amount and have reapplied for additional funding with TXDOT. He next reported that Precinct No. 4 will perform a study for the sidewalk plans, which he anticipates will cost approximately \$10,000 of the initial deposit. Mr. Dotson stated while this is a frustrating setback for the Places 4 People project, he is very appreciative of the District's support through this process.

Ms. Richardson next discussed the proposed Joint Participation Interlocal Agreement (the "Agreement") with Harris County (the "County") for sidewalk improvements. She expressed concerns with the proposed Agreement, specifically noting that the County's financial obligation is capped at \$117,000 while the District is required to fund the remaining costs without knowing those costs in advance. Ms. Richardson requested that the Agreement be revised to provide the District with the discretion to approve or reject the bids based on the results. Mr. Herzog next

advised that, upon revision of the Agreement to address these concerns, he will review the sidewalk design. He stated the County will pay its portion of the costs to the District upon completion of the project. After discussion, Director Hudson made a motion to approve the Agreement contingent upon the revisions discussed above. Director Wolterman seconded the motion, which passed unanimously.

The Board next considered the status of West Park Preserve. Mr. Murr presented the attached report and stated that the park was winterized prior to last week's freeze.

Mr. Murr advised that a sinkhole formed at the park that has been filled.

Mr. Murr reported that there was a fallen tree limb near the park's pavilion that has been cleared.

Mr. Murr informed the Board that he is still working to resolve the repair of the poured-in-play around the spring rider toys.

Ms. Maddox next announced that B&A has been sold to AS; however, she will remain the representative assigned to the District, and the District's account information will remain the same. She next introduced Mr. Patterson to the Board who introduced himself as the owner of AS and shared information about the history of the business. Ms. Maddox then distributed the attached tax collection report and noted that B&A collected 29.19% of the 2025 taxes as of December 31, 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 January 6, 2026, prepared by Ted A. Cox, P.C.

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

Ms. Richardson next advised the Board that pursuant to Section 33.11 of the Property Tax Code, as amended, the Board is authorized to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the delinquent personal property taxes, penalty and interest due the District on taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent. Ms. Richardson discussed the penalties and presented a Resolution regarding same. After discussion, Director Hudson made a motion to adopt the attached Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes. Director Wolterman seconded the motion, which carried unanimously.

Ms. Richardson next outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13 and 11.184 of the Property Tax Code. After discussion, Director Hudson made a motion to approve and adopt the attached Resolution Concerning Exemptions from Taxation. Director Wolterman seconded the motion, which carried unanimously.

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 92.93% of the water pumped during the month, and the District operated its facilities in compliance with its respective permits. She advised there were no issues with District facilities during the freeze.

Ms. Richardson next reported that MRPC received correspondence this morning regarding a potential trip and fall claim against the District. She inquired if any Consultants had any additional information regarding the claim. No one had any information to report on the matter. She noted that she would forward the information to the District's insurer.

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 reported on the status of the replacement of Ground Storage Tank No. 2. He reported that IDS is working on design for the project which he plans to submit in a few months. He next presented the attached proposal in the amount of \$20,000 for materials testing from Ninyo and Moore to perform geotechnical engineering services to check the soil conditions prior to construction. After discussion, Director Hudson made a motion to approve the attached proposal from Ninyo and Moore for geotechnical engineering services. Director Wolterman seconded the motion, which passed unanimously.

Mr. Herzog next reported that Foxlake I and Foxlake II have requested that the District accept conveyance of a detention basin that the entities have constructed in exchange for reimbursement to the entities. Mr. Herzog advised that the Developer provided a cost estimate of \$2,653,919 for the detention basin. He noted that the detention basin is not currently constructed to public standards nor is it accessible to the public and that these improvements would need to be constructed in order for the District to accept the basin. He also noted that, the basin currently only serves the apartment complex, half of which is owned by Foxlake I and half of which is owned by Foxlake II. After discussion, the Board instructed Mr. Herzog to inform the Foxlake entities that the District is not interested in accepting conveyance of the basin.

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 advised that construction for the project will be complete next month and presented the attached images of the fence construction project.

Mr. Herzog next reported on the status of the contract with Clearwater Utilities for the Weekley Homes Storm Water Facilities project. He stated that construction is complete and the Developer is working to address items in the project's punch list. Mr. Herzog next presented Pay Application Nos. 1 and 2, in the respective amounts of \$770,932.41 and \$13,490, and recommended that the Board concur with the Developers in payment of same. After discussion, Director Hudson made a motion to concur with Weekley Homes in approving Pay Application Nos. 1 and 2, in the amounts of \$770,932.41 and \$13,490, respectively. Director Wolterman seconded the motion, which passed unanimously.

The Board next considered the status of the construction contract with Etchstone Construction for the construction of Greenhouse Tract Water, Sanitary Sewer and Storm Sewer Facilities. Mr. Herzog reported that construction of utilities is complete and paving is underway .

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 requested ratification of the previously approved 40-foot Access Easement with Westgate Development Corporation. After discussion, Director Hudson made a motion to ratify the conveyance of the aforementioned easement. Director Wolterman seconded the motion, which unanimously carried.

Mr. Herzog next requested approval of a 0.0023-acre Water Line Easement and a 0.0086-acre Water Meter Easement relative to the Foxlake Phase II development. After discussion, Director Hudson made a motion to accept the 0.0023-acre Water Line Easement and a 0.0086-acre Water Meter Easement to serve the Foxlake Phase II development. Director Wolterman seconded the motion, which passed unanimously.

Mr. Herzog next reported that he received a request from a property located outside of the District for correspondence from the District advising that they are not located within District boundaries. Mr. Herzog advised that IDS has prepared a letter relative to the request to send to the property owner.

The Board next deferred consideration the status of the WHCRWA surface water conversion.

The Board next considered the status of the Amendment to the Emergency Water Supply Agreement with West Lake Municipal Utility District No. 1 (“West Lake”). Mr. Herzog reported that IDS has completed updating where all District valves are located to be attached as an exhibit to the Agreement.

The Board next deferred consideration of a report from Storm Water Solutions.

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.

The Board next considered the review and amendment to the Order Adopting a Code of Ethics, Fees and Expense Policy, Policy Relating to Consulting Services, Uniform Financial Accounting and Reporting Standards, Policy Relating to Adoption of Annual Operating Budget, and Creating an Audit Committee of the Board of Directors (“Order”). Ms. Richardson advised that there was a statutory change increasing the dollar amount threshold triggering a director’s “substantial interest” in a business entity. She stated that a director is now considered to have a “substantial interest” in a business entity if the director owns \$15,000 or more of the fair market

value of such entity. After discussion, Director Hudson moved to approve the amendment to the Order as set out above. Director Wolterman seconded the motion, which passed unanimously.

Ms. Richardson next advised the Board that requirements in the Public Funds Investment Act require the Board of Directors of the District to review, revise and adopt at least annually a list of qualified brokers authorized to engage in investment transactions with the District. She reviewed a Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and the attached list of financial institutions, brokers and dealers attached to the Resolution as Exhibit "A". Ms. Richardson noted that the District's bookkeeper prepared the list and recommended that the Board remove any institutions with which any of the directors has a relationship that could create a conflict of interest. After discussion, Director Hudson made a motion to approve the Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, with the exception of Bank of Texas, noting that Director Garza is an employee of Bank of Texas. Director Wolterman seconded the motion, which carried unanimously.

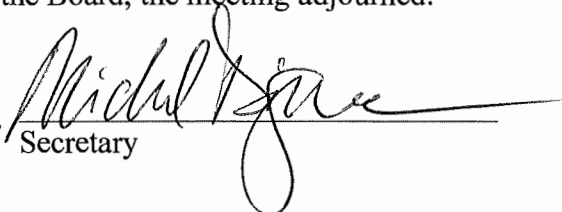
Mr. Richardson next reviewed the attached correspondence from the Harris-Galveston Subsidence District ("HGSD") with the Board and reported that the HGSD will be increasing the sponsorship fee for the Water Conservation School Program by \$2 per sponsorship.

The Board next considered review and approval of Order Changing the District's Official Office, Mailing Address and Meeting Place located Outside the Boundaries of District and authorizing publication of same. In that regard, Ms. Richardson explained that, due to MRPC moving to a new office location and the current office location being an official meeting place of the District, the Board will need to adopt the Order prior to MRPC's move. After discussion, Director Hudson made a motion to approve and adopt the Order Changing the District's Official Office, Mailing Address and Meeting Place located Outside the Boundaries of District and to authorize publication of same. Director Wolterman seconded said motion, which passed unanimously.

The Board next considered the attached report from Touchstone District Services. Ms. Dehoyos presented the January report for the District. She noted that there was a lot of traffic to the website during the freeze.

The Board next considered matters for placement on future agendas. Director Hudson requested that the Board consider holding a meeting in the District in March. After discussion, the Board concurred to hold the next Board meeting on Monday, February 23, 2026, at 12:30pm.

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

Assistant Secretary 

Attachments
January 29, 2026

1. Park Rangers Report
2. Tax Assessor/Collector Reports
3. Delinquent Personal Property Tax Resolution
4. Tax Exempt Resolution
5. Operator Report
6. Engineer Report
7. Bookkeeping Report
8. Code of Ethics
9. Qualified Brokers Resolution
10. Correspondence from HGSD
11. Order Changing District's Office, Mailing Address and Meeting Place
12. Touchstone Report



LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD
JANUARY 2026

WEST PARK PRESERVE

1. Winterized Park
2. Planted TFH trees
3. Cleaned up storm damage
4. Broken sign in Parking lot has been repaired.
5. PIP failure being addressed.
6. Repaired sinkholes



TFH planted



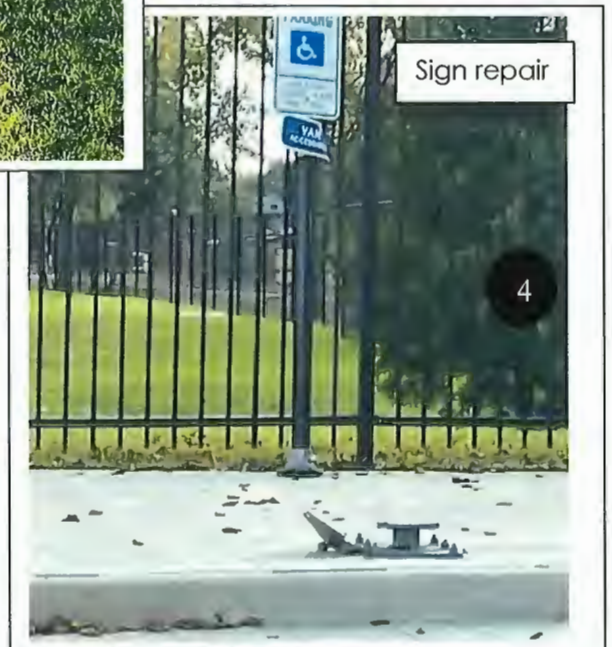
PIP failure



sinkhole



Fallen limb



Sign repair



MUNICIPAL TAX SERVICE, LLC

Honesty | Efficiency | Transparency | Accountability | Continuity

WEST PARK MUD

FOR THE MONTH ENDING

December 31, 2025



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 12/31/2025

RECEIVABLES SUMMARY

2025 Balance Forward Levy at 4/30/25 FYE	\$0.00	
CAD Changes / Uncollectible	\$3,258,290.34	3,258,290.34
Outstanding Balance forward Prior Years (2024-2012) at 4/30/25 FYE	\$86,514.14	
CAD Changes / Uncollectible	(\$81,001.44)	
		<u>5,512.70</u>
Total Levy to be collected		3,263,803.04
Collection prior months (all years)	\$45,452.29	
2025 Taxes Collected net NSF & KR Refunds during current month	(\$933,160.63)	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	\$753.70	
		<u>(886,954.64)</u>
Total Outstanding Balance		2,376,848.39

TAX ACCOUNT

Beginning Balance – Tax Account

165,606.64

Income

Taxes Collected current Year	\$933,160.63
Taxes Collected Prior Year	\$0.00
10% Rendition Penalty	\$103.28
Penalties & Interest	\$0.00
Collection Fee Paid	\$0.00
Overpayments	\$0.00
NSF or Reversals, Bank Charges	\$0.00
Other Fees & Court Costs, Etc	\$0.00
	<u>\$933,263.91</u>

1,098,870.55

Expenses

WIRE Westpark MUD - Debt Service Fund	\$90,000.00
WIRE Westpark MUD - Operating Fund	\$346,167.89
2048 HEB Grocery Co. LP %Popp Hutcheson PLLC- Correction Roll 16 (TY 2024)	\$753.70
2049 B & A Municipal Tax Service LLC - Inv. 897-422	\$1,560.65
2050 B & A Municipal Tax Service LLC - Inv. 897-423	\$550.77
	<u>\$439,033.01</u>

Ending Balance –Tax Account

659,837.54



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 12/31/2025

OUTSTANDING TAXES – YEAR TO DATE

TAX YEAR	BALANCE FORWARD @ 10/01/25	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2025	\$3,206,934.94	\$51,355.40	\$0.00	\$951,028.97	\$2,307,261.37	29.19%
2024	\$3,134,212.60	(\$17,053.28)	\$0.00	\$3,067,506.67	\$49,652.65	98.41%
2023	\$2,827,251.78	\$0.00	\$0.00	\$2,821,001.55	\$6,250.23	99.78%
2022	\$2,574,247.74	\$0.00	\$0.00	\$2,571,292.93	\$2,954.81	99.89%
2021	\$2,184,128.27	\$0.00	\$0.00	\$2,181,536.50	\$2,591.76	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%
					\$2,376,848.39	

EXEMPTIONS & TAX RATES

TAX YEAR	HOMESTEAD EXEMPTION	OVER 65 / DISABLED	M & O RATE	DEBT SERVICE RATE	CONTRACT TAX RATE	TOTAL RATE
2025	0.00%	0	0.16000	0.25000	0.00000	0.41000
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

DISTRICT VALUES

TAX YEAR	LAND & IMPROVEMENTS	AG NET	PERSONAL PROPERTY	EXEMPTIONS	TOTAL VALUE	SR	KR
2025	817,007,572	0	41,571,904	63,874,511	794,704,965	4	4
2024	771,778,896	0	40,947,766	52,443,920	760,282,742	16	16
2023	731,495,493	0	41,567,320	19,129,035	753,933,778	28	28
2022	686,313,538	0	34,460,647	34,308,117	686,466,068	40	40
2021	585,528,951	0	33,003,744	36,098,484	582,434,211	52	52
2020	533,070,777	0	33,852,112	36,444,531	530,478,358	64	64
2019	433,493,735	0	36,098,671	34,951,216	434,641,190	73	73
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



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 12/31/2025

PROFIT & LOSS

	CURRENT MONTH 12/01/2025 - 12/31/2025	FISCAL YEAR 05/01/25 - 12/31/2025
BEGINNING BALANCE	196,456.99	649,991.14
<u>INCOME</u>		
10% Rendition Penalty	103.28	978.07
Court Costs/Abstract & Filing Fees	0.00	0.00
Collection Fee	0.00	3,190.47
Overpayments	0.00	0.00
Penalty & Interest	0.00	5,098.72
Taxes Collected	933,160.63	984,530.26
Total Income	933,263.91	993,797.52
<u>EXPENSES</u>		
Audit/Records	0.00	250.00
Court Affidavits	0.00	15.00
Bank Charges	0.00	0.00
Bond Premium	0.00	0.00
CAD Fees	6,431.00	19,053.00
Certificate of Value	0.00	0.00
Certified Tax Statements	0.00	0.00
Copies	118.00	761.60
Correction Roll Refunds	20,960.94	101,506.63
Continuing Disclosure	0.00	0.00
Delinquent Attorney Asst.	0.00	30.00
Delinquent Tax Attorney Expense	32.28	206.80
Delinquent Tax Attorney Fee	0.00	4,756.87
Estimate of Value	0.00	0.00
Installment Tracking	0.00	0.00
FA Assistance	0.00	0.00
Unclaimed Property Report	0.00	60.00
Legal Notices	0.00	500.00
Map	0.00	0.00
Mailing & Handling	825.48	910.67
Meeting Travel & Mileage	102.08	1,046.64
Overpayment Refund	0.00	0.00
Payment to Incorr. Jur	0.00	0.00
Public Hearing	650.00	650.00
Records Management	10.42	67.91
Rendition Refunds	0.00	2.27
5% Rendition Penalty to CAD	0.00	0.00
Roll Update & Processing	177.50	1,555.00
Supplies	0.00	117.00
Tax Assessor Collector Fee – AB	1,542.65	12,341.20
Transfer to Operating Fund	0.00	1,087.52
Transfer to Debt Service	0.00	400,000.00
	30,850.35	544,918.11
ENDING BALANCE	<u>1,098,870.55</u>	<u>1,098,870.55</u>



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 12/31/2025

YEAR TO YEAR COMPARISON

	2025	%		2024	%	VARIANCE
October	\$0.00	0.00%		\$0.00	0.00%	0.00%
November	\$17,868.34	0.55%		\$11,019.64	0.34%	0.21%
December	\$933,160.63	29.19%		\$587,638.83	18.57%	10.62%
January				\$2,494,599.14	96.01%	
February				\$35,791.20	97.11%	
March				\$7,417.40	97.34%	
April				\$6,717.50	97.83%	
May				\$19,319.59	98.43%	
June				\$315.10	98.11%	
July				\$962.29	98.14%	
August				\$1,476.68	98.16%	
September				\$7,942.13	98.40%	

MONTHLY COLLECTIONS

	2025	2024	2023	2022	2021	2020
	\$933,160.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$0.00					



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD
FOR THE PERIOD ENDING 12/30/2025

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: \$3,245,509.78

TYPE OF PLEDGED INVESTMENT: 02LSB1

IN COMPLIANCE W/ DISTRICT INVESTMENT POLICY: YES

STATE OF TEXAS §

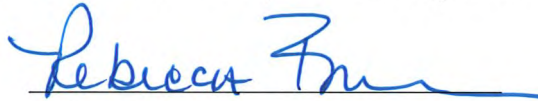
COUNTY OF HARRIS §

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.

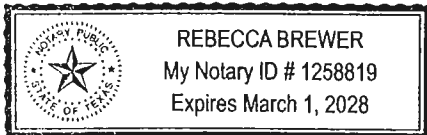


Avik Bonnerjee, RTA

SWORN TO AND SUBSCRIBED BEFORE ME, this 1st day of January 2026.



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



My Commission Expires March 1, 2028

TRANSFER OF FUNDS FROM:

WELLS FARGO: WEST PARK MUD – TAX ACCOUNT
\$90,000.00

TRANSFER FUNDS TO:

WEST PARK MUD – DEBT SERVICE FUND

CHECK: Wue

DATE: 1/2026

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	1/12/2026	2/1/2025	54
Account No	0913191		
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 Central Appraisal District www.hcad.org 713-957-7800			

Owner Name and Address	
HEB #492 HEB GROCERY CO LP ATTN PROPERTY TAX DEPT PO BOX 839999 SAN ANTONIO, TX 78283-3999 **RETURN SERVICE REQUESTED**	

Appraised Values		Property Information	
Personal Property	4,600,000	Business Personal Property CMP F&F INV M&E SUP	L1
100% Assessed Value	4,600,000	Service Address	
		01550 FRY RD 77084	

Taxing Unit	Less Exemptions	Taxable Value	Tax Rate	Tax Levy
WESTPARK MUD		4,600,000	0.410000 per \$100	18,860.00

CK to HEB Grocery Co. LP c/o Popp Hutcheson PLLC 1301 S. Mopac Expressway Ste. 430 Austin, TX 78746	Current Taxes Due	18,860.00

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	19,613.70	HEB #492	19,613.70	0.00	0.00	0.00	0.00	19,613.70	
12/18/2025	0.00	HEB #492	-753.70	0.00	0.00	0.00	0.00	0.00	
CORRECTION ROLL 16 <753.70>									
							Pd Check# 2048	Date: 1/1/26	
2024 Paid in Full							Total Paid	19,613.70	



Designation of Tax Refund

Property Tax
Form 50-765

Pursuant to Texas Tax Code Section 42.43, a property owner who prevails in an appeal of an appraisal review board determination of value to district court may designate to whom and/or where a property tax refund is to be sent.

By completing this form, you (Property Owner) provide that the refund resulting from a post appeal judgment will be delivered to the designated individual or firm. The entire form must be completed for the local tax office to process the refund.

TAXING UNIT INFORMATION

Collecting (Taxing Unit) Office Name

B & A Municipal Tax Service, LLC

CAD 0913191

11/20

Mailing Address

City, Town or Post Office, State, ZIP Code

PROPERTY OWNER INFORMATION

Property Owner Name and Address:

SEE LIST ATTACHED

Property Description: (Provide legal description or other information from appraisal records sufficient to identify the property or attach a copy of the tax receipt.)

SEE LIST ATTACHED

Property Account Number or Statement Number:

SEE LIST ATTACHED

Final Judgment Cause Number: (Please provide entire number.)

2024-64354

ASSIGNMENT OF RIGHT TO A REFUND

I am the property owner or a duly authorized representative of the property owner entitled to a refund of ad valorem taxes arising from an appeal under Texas Tax Code Chapter 42. By executing this Assignment of Right to a Refund, the property owner assigns all rights and interest for the tax refund to be delivered to the designated individual or firm.

I, James E. Popp, hereby designate the refund on the above named property be sent to the following:

Please check appropriate box (check only one box)

- Property Owner – If using different address than above information, please provide in the space below:
- Business office of attorney of record in the appeal located at the following mailing address:
- Another individual and address as designated in the following information:

Name c/o POPP HUTCHESON PLLC

Address 1301 S. MoPac Expressway, Suite 430

City Austin

State TX

ZIP 78746

SIGN THE APPLICATION

Property Owner or Duly Authorized Representative

11/20/2025

Date

Taxing Unit: Harris County Municipal Utility District #276

Cause No: 2024-64354

PH Lawsuit: HEBP3HAR24-L-2024

Property Account No.	Tax Year	Property Owner Name Property Owner Address	Legal Description
0913987	2024	HEB Grocery Company LP PO Box 839999 San Antonio, TX 78283-3999	Computers Furniture and Fixtures Inventory Machinery and Other Equipment Miscellaneous Supplies

Taxing Unit: West Park Municipal Utility District



Cause No: 2024-64354

PH Lawsuit: HEBP3HAR24-L-2024

Property Account No.	Tax Year	Property Owner Name Property Owner Address	Legal Description
0913191	2024	HEB Grocery Company LP PO Box 839999 San Antonio, TX 78283-3999	FURNITURE, FIXTURES & EQUIPMENT; INVENTORY

Invoice



MUNICIPAL TAX SERVICE, LLC

Date	Invoice #
1/1/2026	897-422

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 January 2026.		1,542.65	1,542.65
2025 Additional Unit Count Invoiced 2026	20	0.90	18.00
		Pd Check# <u>2049</u> Date: <u>1/1/26</u>	
Thank you for your business.		Total	\$1,560.65

Invoice



MUNICIPAL TAX SERVICE, LLC

Date	Invoice #
1/1/2026	897-423

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	536	0.20	107.20
Postage, Mailing, and Handling (4)		3.84	3.84
Roll Update & Processing Hrs. (October 2025)		222.50	222.50
Statement Mailing and Handling (DMR-thru SR/KR 9)		31.95	31.95
Statement Mailing & Handling (Agents thru SR/KR 9)	1	75.00	75.00
Records Retention		8.20	8.20
Meeting Travel Time/Mileage/Time (November 2025)		102.08	102.08
		Pd Check# 2050	Date: 1/1/26
Thank you for your business.		Total	\$550.77

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

19255 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	22.84	70.82	23.42	71.40	24.00	71.98
Lawsuit: 6/9/2025												
2023	10/26/2023	2/1/2024	L	39.89	3.99	0.00	27.21	71.09	27.74	71.62	28.26	72.14
Lawsuit: 6/9/2025												
2022	10/28/2022	2/1/2023	L	39.89	3.99	0.00	33.52	77.40	34.05	77.93	34.58	78.46
Lawsuit: 6/9/2025												
2021	10/18/2021	2/1/2022	L	39.89	3.99	0.00	39.84	83.72	40.37	84.25	40.90	84.78
Lawsuit: 6/9/2025												
Totals				163.29	16.33	0.00	123.41	303.03	125.58	305.20	127.74	307.36

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

01550 FOXLAKE DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	11.06	23.24	11.21	23.39	11.35	23.53

0790600 0790600 Over 65 No
 CARDTRONICS USA INC Multi-Locations Veteran No
 ATTN TAX DEPT M&E MISC ASSETS Installment Code N
 2050 W SAM HOUSTON PARKWAY S FLOOR 13
 HOUSTON, TX 77042-2079

IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	9/23/2025	11/1/2025		10.33	0.00	8.28	0.76	2.81	0.78	2.83	0.81	2.86
Payment Date				Payment Amt	Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund	
4/25/2022				8.28	0.00	8.28	0.00	0.00	0.00	0.00	0.00	

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

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	27.53	57.85	27.89	58.21	28.26	58.58
2020	12/9/2020	2/2/2021		23.89	2.39	0.00	27.65	53.93	27.96	54.24	28.27	54.55
Totals				51.45	5.15	0.00	55.18	111.78	55.85	112.45	56.53	113.13

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 Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		141,689.55	0.00	106,600.00	16,702.63	51,792.18	17,123.70	52,213.25	17,544.78	52,634.33
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
 PO BOX 72210 INV M&E Installment Code N
 PHOENIX, AZ 85050-1021

IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		48.80	0.00	0.00	23.22	72.02	23.81	72.61	24.40	73.20
2023	10/26/2023	2/1/2024		34.26	0.00	0.00	21.24	55.50	21.65	55.91	22.07	56.33
Totals				83.06	0.00	0.00	44.46	127.52	45.46	128.52	46.47	129.53

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

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	1,475.29	147.53	0.00	772.46	2,395.28	791.94	2,414.76	811.40	2,434.22
Lawsuit: 6/9/2025												

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

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2020	10/14/2020	2/2/2021		7.80	0.00	0.00	8.21	16.01	8.30	16.10	8.39	16.19

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

01507 RICEFIELD DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		54.43	5.44	0.00	54.36	114.23	55.08	114.95	55.80	115.67
2020	10/14/2020	2/2/2021		47.17	4.72	0.00	54.59	106.48	55.21	107.10	55.83	107.72
Totals				101.60	10.16	0.00	108.95	220.71	110.29	222.05	111.63	223.39

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

01456 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		38.29	0.00	0.00	18.23	56.52	18.69	56.98	19.14	57.43

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

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2015	10/13/2015	2/2/2016	L	114.37	11.44	0.00	0.07	0.11	0.07	0.11	0.07	0.11
Lawsuit: 10/24/2016												

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

2220238 RND TECHNOLOGY CORP Business Personal Property Over 65 No
 1718 FRY RD STE 200 CMP SUP Veteran No
 HOUSTON, TX 77084-5840 Installment Code N

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	11.59	35.94	11.88	36.23	12.18	36.53

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

19407 PARK ROW ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	65.72	138.10	66.59	138.97	67.46	139.84

Account No/Name/Address		Cad No/Property Descr.					
2225001	BCTEC	2225001	Vehicles	Over 65	No		
	BCTEC CORPORATION		VHCLS	Veteran	No		
	6201 SNEED COVE APT 135			Installation Code	N		
	AUSTIN, TX 78744-4200						

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	20.73	36.48	20.91	36.66	21.10	36.85

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

19255 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	1,126.43	1,967.05	1,136.52	1,977.14	1,146.60	1,987.22

2234621	TRICON RESIDENTIAL	2234621	Business Personal Property	Over 65	No		
	TRICON AMERICAN HOMES LLC		CMP F&F M&E SUP	Veteran	No		
	19424 PARK ROW DR STE 165			Installation Code	N		
	HOUSTON, TX 77084						

19424 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	10.05	31.16	10.31	31.42	10.56	31.67
2023	10/26/2023	2/1/2024		17.55	1.76	0.00	11.97	31.28	12.20	31.51	12.43	31.74
Totals				36.74	3.68	0.00	22.02	62.44	22.51	62.93	22.99	63.41

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

01550 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	17.19	36.13	17.42	36.36	17.65	36.59

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

19407 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	192.34	358.15	194.33	360.14	196.31	362.12

2244223	LEOBARDO L ALDERETE MARTINEZ	2244223	Vehicles	Over 65	No		
	19606 PARK ROW APT 224		VHCLS	Veteran	No		
	HOUSTON, TX 77084-6010			Installation Code	N		

19606 PARK ROW DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	25.11	43.85	25.34	44.08	25.56	44.30
2017	10/11/2017	2/1/2018		20.58	2.06	0.00	33.59	56.23	33.87	56.51	34.14	56.78
2016	10/11/2016	2/1/2017		34.57	3.46	0.00	61.92	99.95	62.37	100.40	62.83	100.86
Totals				72.19	7.22	0.00	120.62	200.03	121.58	200.99	122.53	201.94

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

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	66.48	206.14	68.16	207.82	69.84	209.50
Lawsuit: 6/9/2025												

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

19730 KATY FWY ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	47.17	146.27	48.36	147.46	49.56	148.66
2023	10/26/2023	2/1/2024		80.84	8.08	0.00	55.13	144.05	56.20	145.12	57.26	146.18
2022	10/28/2022	2/1/2023		77.14	7.71	0.00	64.83	149.68	65.85	150.70	66.87	151.72
2021	12/15/2021	2/1/2022		74.38	7.44	0.00	74.29	156.11	75.27	157.09	76.26	158.08
2020	10/14/2020	2/2/2021		64.46	6.45	0.00	74.60	145.51	75.45	146.36	76.29	147.20
Totals				386.91	38.69	0.00	316.02	741.62	321.13	746.73	326.24	751.84

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 Installation Code N
 8351 NW 68 ST
 MIAMI, FL 33166-2662

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	7.45	23.12	7.65	23.32	7.84	23.51
2023	11/3/2023	2/1/2024		13.03	1.30	0.00	8.89	23.22	9.06	23.39	9.23	23.56
2022	10/28/2022	2/1/2023		13.03	1.30	0.00	10.95	25.28	11.12	25.45	11.29	25.62
2021	10/18/2021	2/1/2022		13.03	1.30	0.00	13.01	27.34	13.19	27.52	13.35	27.68
2020	10/14/2020	2/2/2021		11.29	1.13	0.00	13.07	25.49	13.21	25.63	13.37	25.79
2019	10/1/2019	2/1/2020		13.73	1.37	0.00	18.06	33.16	18.24	33.34	18.43	33.53
Totals				78.36	7.82	0.00	71.43	157.61	72.47	158.65	73.51	159.69

2279930 2279930 Over 65 No
 JADE MACKENZIE APPAREL Business Personal Property Veteran No
 LISA BLENMON CMP F&F INV M&E SUP Installation 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 Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	201.98	424.42	204.64	427.08	207.32	429.76
2020	10/14/2020	2/2/2021		175.26	17.53	0.00	202.81	395.60	205.13	397.92	207.45	400.24
2019	10/1/2019	2/1/2020		213.00	21.30	0.00	280.22	514.52	283.03	517.33	285.85	520.15
2018	10/11/2018	2/1/2019	L	222.04	22.20	0.00	327.28	571.52	330.21	574.45	333.14	577.38
Lawsuit: 2/22/2019												
2017	2/27/2018	4/3/2018	L	238.16	23.82	0.00	382.49	644.47	385.64	647.62	388.78	650.76
Lawsuit: 2/22/2019												
Totals				1,050.68	105.07	0.00	1,394.78	2,550.53	1,408.65	2,564.40	1,422.54	2,578.29

2281672 2281672 Over 65 No
 PINK RIBBON WOMEN'S CENTER Business Personal Property Veteran No
 11221 KATY FWY STE 201 CMP F&F M&E SUP Installation Code N
 HOUSTON, TX 77079-2105

02222 GREENHOUSE RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	1,144.80	3,549.86	1,173.66	3,578.72	1,202.52	3,607.58
2023	10/26/2023	2/1/2024		1,999.77	199.98	0.00	1,363.84	3,563.59	1,390.24	3,589.99	1,416.64	3,616.39
2022	10/28/2022	2/1/2023		1,999.77	199.98	0.00	1,680.61	3,880.36	1,707.01	3,906.76	1,733.41	3,933.16
2021	10/18/2021	2/1/2022		1,999.77	199.98	0.00	1,997.37	4,197.12	2,023.77	4,223.52	2,050.17	4,249.92
2020	10/27/2020	2/2/2021		1,733.13	173.31	0.00	2,005.57	3,912.01	2,028.46	3,934.90	2,051.33	3,957.77
2019	10/1/2019	2/1/2020		2,106.42	210.64	0.00	2,771.20	5,088.26	2,799.01	5,116.07	2,826.81	5,143.87
2018	12/19/2018	2/1/2019		2,239.74	223.97	0.00	3,301.37	5,765.08	3,330.93	5,794.64	3,360.50	5,824.21
Totals				14,265.02	1,426.50	0.00	14,264.76	29,956.28	14,453.08	30,144.60	14,641.38	30,332.90

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 Installation Code N
 SIOUX CITY, IA 51101-2122

19614 KATY FWY ; 77094 ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	26.76	82.98	27.43	83.65	28.12	84.34
2023	10/26/2023	2/1/2024		46.42	0.00	0.00	28.78	75.20	29.34	75.76	29.90	76.32
Totals				97.53	5.11	0.00	55.54	158.18	56.77	159.41	58.02	160.66

Account No/Name/Address	Cad No/Property Descr.				
2301975 MUSA AUTO FINANCE 14131 MIDWAY RD #900 ADDISON, TX 75001-3855	2301975 Leased Equipment VHCLS	Over 65	No		
		Veteran	No		
		Installation Code	N		

IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	23.97	65.87	24.47	66.37	24.98	66.88
2022	10/28/2022	2/1/2023		52.06	5.21	0.00	43.76	101.03	44.44	101.71	45.13	102.40
Totals				90.15	9.02	0.00	67.73	166.90	68.91	168.08	70.11	169.28

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

19504 KATY FWY ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	47.00	145.73	48.19	146.92	49.36	148.09

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

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	24.23	75.14	24.85	75.76	25.46	76.37

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

19231 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	2.43	5.11	2.47	5.15	2.49	5.17
2020	10/14/2020	2/2/2021		2.11	0.21	0.00	2.44	4.76	2.47	4.79	2.49	4.81
2019	6/17/2020	8/1/2020		17.18	1.72	0.00	21.24	40.14	21.47	40.37	21.70	40.60
Totals				21.73	2.17	0.00	26.11	50.01	26.41	50.31	26.68	50.58

2314908 JR CARGO EXPRESS LLC JUNIOR VALDES VALDES 19303 GAGELAKE LN HOUSTON, TX 77084-4816	2314908 Vehicles VHCLS	Over 65	No		
		Veteran	No		
		Installation Code	N		

19606 PARK ROW DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	7.68	16.14	7.79	16.25	7.88	16.34

2334489 MOLA'S TRANSPORT DIANA M MARULANDA GONZALEZ 19606 PARK ROW APT 815 HOUSTON, TX 77084-6014	2334489 Vehicles VHCLS	Over 65	No		
		Veteran	No		
		Installation Code	N		

19606 PARK ROW DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	4.11	8.63	4.16	8.68	4.22	8.74
2020	10/14/2020	2/2/2021		4.24	0.42	0.00	4.90	9.56	4.96	9.62	5.01	9.67
Totals				8.35	0.83	0.00	9.01	18.19	9.12	18.30	9.23	18.41

2340128 APARA AUTISM CENTER - KATY APARA AUTISM CENTER 2051 GREENHOUSE RD # 160 HOUSTON, TX 77084-8022	2340128 Business Personal Property CMP F&F M&E SUP	Over 65	No		
		Veteran	No		
		Installation Code	N		

02051 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	59.58	184.75	61.08	186.25	62.58	187.75

Account No/Name/Address Cad No/Property Descr.
2354243 2354243 Over 65 No
 LDH EXPRESS LLC Vehicles Veteran No
 LISBANIS DIAZ VHCLS Installation Code N
 20403 FM 529 RD STE 240-121
 CYPRESS, TX 77433-5378

02040 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	92.52	217.55	94.02	219.05	95.52	220.55

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

03211 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	14.03	36.66	14.31	36.94	14.57	37.20

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

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	9.77	30.28	10.01	30.52	10.26	30.77
2023	10/26/2023	2/1/2024		17.06	1.71	0.00	11.64	30.41	11.87	30.64	12.08	30.85
2022	10/28/2022	2/1/2023		17.06	1.71	0.00	14.34	33.11	14.57	33.34	14.79	33.56
Totals				52.77	5.28	0.00	35.75	93.80	36.45	94.50	37.13	95.18

2362445 2362445 Over 65 No
 MEDRX SPECIALTY PHARMACY Business Personal Property Veteran No
 MEDRX SPECIALTY PHARMACY, LLC CMP F&F INV M&E SUP Installation Code N
 19255 PARK ROW STE 103
 HOUSTON, TX 77084-7310

19255 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	106.60	330.56	109.29	333.25	111.98	335.94
2023	11/15/2023	2/1/2024		181.26	18.13	0.00	123.63	323.02	126.01	325.40	128.40	327.79
2022	10/28/2022	2/1/2023	L	169.60	16.96	0.00	142.53	329.09	144.77	331.33	147.00	333.56
Lawsuit: 7/28/2023												
Totals				554.46	55.45	0.00	372.76	982.67	380.07	989.98	387.38	997.29

2373392 2373392 Over 65 No
 LN EXPRESS LLC Vehicles Veteran No
 JAVIER ALEJA LA NUEZ HERNANDEZ VHCLS Installation Code N
 2219 GREENHOUSE RD APT 2340
 HOUSTON, TX 77084-7320

02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	46.68	121.96	47.58	122.86	48.48	123.76
Lawsuit: 6/9/2025												
2022	10/28/2022	2/1/2023	L	81.56	0.00	0.00	62.31	143.87	63.29	144.85	64.26	145.82
Lawsuit: 6/9/2025												
Totals				150.00	6.84	0.00	108.99	265.83	110.87	267.71	112.74	269.58

2373530 2373530 Over 65 No
 JAIME ALEMAN LOPEZ Vehicles Veteran No
 2219 GREENHOUSE RD APT 3108 VHCLS Installation Code N
 HOUSTON, TX 77084-7333

02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	46.68	121.96	47.58	122.86	48.48	123.76

2377318 2377318 Over 65 No
 RAINBOW INTERNATIONAL OF WESTSIDE Vehicles Veteran No
 ENFYS SERVICES LLC VHCLS Installation Code N
 2500 GREENHOUSE RD STE 2102
 HOUSTON, TX 77084-7998

02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							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	10.27	31.84	10.53	32.10	10.78	32.35

Account No/Name/Address				Cad No/Property Descr.									
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 Dec, 2025		Due Jan, 2026		Due Feb, 2026			
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	20.64	64.00	21.16	64.52	21.68	65.04	
2391223 ROBERTO REYES LARA 2219 GREENHOUSE RD APT 3114 HOUSTON, TX 77084-7334				2391223 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
02219 GREENHOUSE RD ; 77084 ; 77084													
						Due Dec, 2025		Due Jan, 2026		Due Feb, 2026			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	297.66	727.80	302.82	732.96	307.98	738.12	
Lawsuit: 10/7/2024													
2021	6/20/2023	2/1/2024	L	68.38	6.84	0.00	52.05	127.27	52.95	128.17	53.85	129.07	
Lawsuit: 10/7/2024													
Totals				459.42	45.94	0.00	349.71	855.07	355.77	861.13	361.83	867.19	
2399210 ROBERTO MERINO DIEGO ENRIQUE FONTAL 2500 GREENHOUSE RD APT 8303 HOUSTON, TX 77084-7993				2399210 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
02500 GREENHOUSE RD ; 77084 ; 77084													
						Due Dec, 2025		Due Jan, 2026		Due Feb, 2026			
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		114.19	11.42	0.00	77.87	203.48	79.39	205.00	80.90	206.51	
2407415 E C LEONES TRUCKING LLC 2411 GREENHOUSE RD APT 2205 HOUSTON, TX 77084-7845				2407415 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
02411 GREENHOUSE RD ; 77084 ; 77084													
						Due Dec, 2025		Due Jan, 2026		Due Feb, 2026			
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	428.40	42.84	0.00	224.32	695.56	229.97	701.21	235.62	706.86	
Lawsuit: 6/9/2025													
2410195 AVION TRANSPORT LLC PO BOX 62744 HOUSTON, TX 77205-2741				2410195 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
01721 GREENHOUSE RD ; 77084 ; 77084													
						Due Dec, 2025		Due Jan, 2026		Due Feb, 2026			
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	241.15	24.12	0.00	126.27	391.54	129.45	394.72	132.64	397.91	
Lawsuit: 6/9/2025													
2411921 LOGICARE LLC 2411 GREENHOUSE RD APT 5414 HOUSTON, TX 77084-8095				2411921 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
02411 GREENHOUSE RD ; 77084 ; 77084													
						Due Dec, 2025		Due Jan, 2026		Due Feb, 2026			
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		44.90	0.00	0.00	21.38	66.28	21.92	66.82	22.44	67.34	
2425859 HANGER CLINIC KATY 1718 FRY RD STE 435 HOUSTON, TX 77084-5843				2425859 Vehicles VHCLS				Over 65	No	Veteran	No	Installment Code	N
01718 FRY RD ; 77084 ; 77084													
						Due Dec, 2025		Due Jan, 2026		Due Feb, 2026			
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	48.97	157.30	50.26	158.59	51.57	159.90	

Account No/Name/Address	Cad No/Property Descr.	Over 65	No
2432592	2432592	Over 65	No
SOFT TOUCH NAILS	Business Personal Property	Veteran	No
SOFT TOUCH NAILS LLC	CMP F&F INV M&E SUP	Installation Code	N
19728 KATY FWY			
HOUSTON, TX 77094-1030			

19728 KATY FWY ; 77094 ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2025		Due Jan, 2026		Due Feb, 2026	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	6/26/2025	8/1/2025		165.12	16.51	0.00	73.38	255.01	75.55	257.18	77.74	259.37

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	45.26	16.66	0.00	99.95	1	100.00%
2017	1,703,467.59	258.74	25.88	299.30	116.78	0.00	700.70	2	99.98%
2018	1,675,849.18	3,258.77	324.29	3,403.59	1,397.33	0.00	8,383.98	5	99.81%
2019	1,716,832.71	2,516.14	235.03	2,277.36	1,005.70	0.00	6,034.23	5	99.85%
2020	1,724,054.69	2,069.35	206.16	1,615.62	778.22	0.00	4,669.35	9	99.88%
2021	2,184,128.26	2,591.76	257.08	1,666.34	903.04	0.00	5,418.22	15	99.88%
2022	2,574,247.74	2,954.81	287.33	1,495.49	947.54	0.00	5,685.17	10	99.89%
2023	2,827,251.78	6,250.23	616.97	1,938.48	811.22	0.00	9,616.90	21	99.78%
2024	3,117,159.32	49,652.65	1,306.62	10,446.38	10,148.38	0.00	71,554.03	36	98.41%
2025	3,258,290.34	2,307,261.37	1,924.73	0.00	0.00	0.00	2,309,186.10	281	29.19%
		2,376,848.39	5,187.59	23,187.87	16,124.89	0.00	2,421,348.74	386	

**WESTPARK MUNICIPAL UTILITY DISTRICT
DELINQUENT TAX REPORT**

January 6, 2026

REAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
W GMP MOB SPE LP	133-827-002-0002	2024 - \$35,089.55	Property owner has made a disputed payment towards these
Skard	115-393-000-0055	2023 - \$39.38 2024 - \$43.05	No response to demand letters. Will continue collection effort. Will postpone filing a lawsuit at this time unless otherwise (amounts due under \$200.00).

PERSONAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Nails Mart	2432592 2013646 2244544	2024 - \$165.12 2024 - \$1,475.29 2024 - \$126.96	This account recently went delinquent. Two demand letters (no response). A lawsuit will be filed. Lawsuit filed.
Trucking LLC	2407415	2024 - \$428.40	Lawsuit filed. Trial set for 01/08/26.
Transport LLC	2410195	2024 - \$241.15	Lawsuit filed. Default judgment hearing set for 02/18/26.
Yes Lara	2391223	2021 - \$68.38 2022 - \$391.04	Lawsuit filed.
Janic	0746047	2021 - \$39.89 2022 - \$39.89 2023 - \$39.89 2024 - \$43.62	Lawsuit filed. Default judgment hearing set for 02/24/26.

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
LLC	2373392	2022 - \$81.56 2023 - \$68.44 2024 - \$68.44	Lawsuit filed.
Domated Retail	2000673	2023 - \$34.26 2024 - \$48.80	Property owner filed for bankruptcy. A proof of claim has b
alties, Inc.	2241366	2019 - \$165.81	Sent demand letters to the agent for this company (no respon HCAD, this business closed on 05/13/2019. The vehicle und account, a 2018 Ford F350, has been sold and is no longer o the company. HCAD has deleted the account for 2020.
ght Loss Centers	2268915	2020 - \$64.46 2021 - \$74.38 2022 - \$77.14 2023 - \$80.84 2024 - \$90.09	Demand letters returned. Per HCAD field inspection, this b no longer at the property location as of 2020. The corporatid terminated with the Secretary of State.

PERSONAL PROPERTY ACCOUNTS UNDER \$250.00

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
c.	0772574	2021 - \$11.07	No response to demand letters. Per HCAD, the business closed 09/21. The not active with HCAD after 2021.
st Academy	1008495	2020 - \$23.89 2021 - \$27.56	No response to demand letters. Per HCAD, the business is no longer at the p address. The account has been deleted for the 2022 tax year.
ming Center	2092875	2020 - \$7.80	No response to demand letters. Per HCAD, the business is no longer at the p address. The account has been deleted for the 2021 tax year.
lassical	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 a
nc.	2224589	2021 - \$65.80	No response to demand letters. Per HCAD, the business is permanently clos 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

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
			2018.
Farfinez	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.
Ariza	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 not in business at the property location. The account is not active with HCAD after 2021.
Sport	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.
Assessors	2354243	2022 - \$113.66	No response to demand letters. Account not billed after 2022.
Alan Lopez	2373530	2023 - \$68.44	No response to demand letters. Per HCAD, taxpayer no longer owns the vehicle on this account. Account not active after 2023. Will continue collection efforts and postpone filing a lawsuit at this time unless otherwise instructed (amount due \$250.00)
Rinno Diego	2399210	2023 - \$114.19	No response to demand letters. Per HCAD, taxpayer no longer owns the vehicle on this account. Account not active after 2023. Will continue collection efforts and postpone filing a lawsuit at this time unless otherwise instructed (amounts due \$250.00).
Tattoo	2361452	2022 - \$17.06 2023 - \$17.06 2024 - \$18.65	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Legal Agency	2237141	2021 - \$18.94	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
LLC	2279923	2019 - \$13.73 2020 - \$11.29 2021 - \$13.03 2022 - \$13.03	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).

<u>DEBTOR OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
		2023 - \$13.03 2024 - \$14.25	
Confidential	2234621	2023 - \$17.55 2024 - \$19.19	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
xxx LLC	2295532	2023 - \$46.42 2024 - \$51.11	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
Tools	2355867	2023 - \$20.57	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
#7197	2189733	2024 - \$38.29	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
Technology Corp.	2220238	2024 - \$22.14	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
	2303729	2024 - \$89.75	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
Press	2303884	2024 - \$46.28	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
Ann Center	2340128	2024 - \$125.17	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
International	2377318	2024 - \$21.57	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
	2377350	2024 - \$43.36	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
JC	2411921	2024 - \$44.90	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$
Lucie Katy	2425859	2024 - \$98.48	No response to demand letters. Will continue collection efforts, but will post filing a lawsuit at this time unless otherwise instructed (amounts due under \$

PERSONAL PROPERTY JUDGMENTS

as 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
Anna 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 Constable advised that this company is no longer doing business at property location. HCAD also did a field inspection and not property was vacant and the business was no longer located at business location. Account not active after 2024. Abstract of Judgment filed with the County Clerk's office.
Denize 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.
Denise of Katy	2228369	2018 - \$764.20	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.
Denise Realty	2362445	2022 - \$169.60 2023 - \$181.26 2024 - \$203.60	Court judgment entered. Sent Writ of Execution to Constable 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 filed with the County Clerk's office.
Denise Finance	2301975	2022 - \$52.06 2023 - \$38.09	Lawsuit filed by Klein ISD. Judgment entered for all parties on vehicle business personal property account. Per HCAD, the abstract of judgment on this account is no longer owned by this company. HCAD has the account for the 2025 tax year.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON
DELINQUENT PERSONAL PROPERTY TAXES

WHEREAS, the Board of Directors of West Park Municipal Utility District (the "District") is desirous of defraying the costs of collection of delinquent taxes; and

WHEREAS, the District has contracted with an attorney for collection of delinquent taxes as set forth in Section 6.30 of V.T.C.A. Tax Code, as amended ("Tax Code"); and

WHEREAS, Section 33.11 of the Tax Code, as amended, provides that, if the District has contracted with an attorney under Section 6.30 of the Tax Code, as amended, for collection of the District's delinquent taxes, the District may impose an additional penalty not to exceed the amount of the compensation specified in the contract with the attorney to be paid in connection with the collection of the delinquent personal property taxes on personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent; and

WHEREAS, said Section 33.11 provides that said penalty shall not exceed the amount of compensation specified in the contract with the above-described attorney; and

WHEREAS, said contract specifies compensation in the amount of twenty percent (20%) of the amount of delinquent tax, penalty and interest collected; Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WEST PARK MUNICIPAL UTILITY DISTRICT, THAT:

Section 1. The District has entered into a contract with an attorney pursuant to Section 6.30 and in accordance with Section 33.11 of the Tax Code, as amended, for the collection of delinquent taxes, penalty and interest.

Section 2. District taxes on personal property that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after said date shall incur an additional penalty of twenty percent (20%) on the amount of such personal property taxes, penalty and interest to defray the costs of collection of said delinquent taxes, in accordance with Section 33.11 of the Tax Code, as amended.

Section 3. The District's tax collector shall deliver a notice of delinquency and of the penalty imposed pursuant to Section 2 above to the property owner at least thirty (30) and not more than sixty (60) days before the date on which the penalty will be incurred in the manner required by Section 33.11 of the Tax Code, as amended.

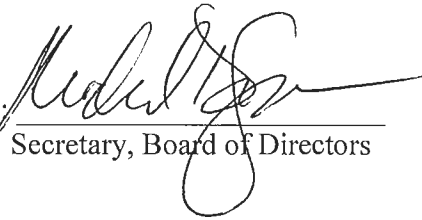
Section 4. Delinquent personal property taxes which incur the penalty set forth in this Resolution shall not be subject to an additional penalty under Section 33.07 of the Tax Code, as amended, it being found and declared by the Board of Directors of the District that the penalty hereunder is an alternative to the authority of said Section 33.07.

PASSED AND APPROVED this the 29th day of January, 2026.

WEST PARK MUNICIPAL UTILITY
DISTRICT

ATTEST:

By: 
President, Board of Directors

By: 
Assistant Secretary, Board of Directors

(SEAL)



RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

WHEREAS, the laws of the State of Texas provide, under certain circumstances, for the exemption of a portion of the value of residence homesteads, and of certain taxable property of qualified charitable organizations from ad valorem taxation; and

WHEREAS, the Board of Directors of WEST PARK MUNICIPAL UTILITY DISTRICT (the "District") has considered the various exemptions which may be granted. Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WEST PARK MUNICIPAL UTILITY DISTRICT THAT:

Section 1: For the tax year 2026, the Board of Directors has considered and has decided not to exempt from ad valorem taxation by the District any portion of the appraised value of residence homesteads of individuals who are under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance or are sixty-five (65) years of age or older, as authorized by, and in accordance with the provisions of, Article 8, Section 1-b (b), Texas Constitution, as amended, and Section 11.13 of the Tax Code, as amended.

Section 2: For the tax year 2026, the Board of Directors has considered and has decided not to adopt a general residential homestead exemption as authorized by Article 8, Section 1-b(e), Texas Constitution, as amended, and Section 11.13 of the Tax Code, as amended.

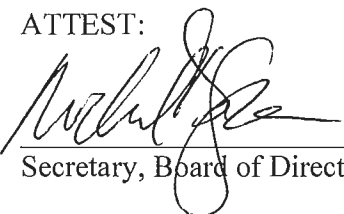
Section 3: This Resolution constitutes official action by the Board of Directors of the District concerning the foregoing tax exemptions.

PASSED AND APPROVED this the 29th day of January, 2026.



President, Board of Directors

ATTEST:

Assistant 

Secretary, Board of Directors

(SEAL)





DATE
 1/26/2026

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

METER COUNT	
S.T.P.	1
Vacant	0
Commercial	70
Nursing Home	1
Irrigation	45
Park(Irrigation)	1
Apts/Units(2967)	11
Total	129

BILLED CONSUMPTION		
11/16/25	to	12/16/25
STP		1,951,000
Apartments		9,062,000
Commercial		2,773,000
Irrigation		2,846,000
Park (Irrigation) No Bill		171,000
Total		16,803,000

Flushing, Main Line Break & Leaks: 203,000
 Total Consumption: 17,006,000
 Plant Pumpage: 18,299,000
 Billed Percentage of Pumped Water: 92.93%

	<u>#2</u>	<u>#3</u>
Calculated Well GPM	908	1,227
Design Well GPM	1,000	1,000
Well Pumpage	7,288,000	11,011,000

Arrears for the Month of	NOVEMBER	Month of	DECEMBER
Cut-Off Notices Mailed	11/24/25	Meter Read Date	12/16/25
Number of Notices Mailed	11	Billing Date	12/29/25
Cut-Off Date	12/17/25	Mailing Date	12/30/25
Number of Actual Cut-Offs	0	Due Date	01/20/26

WEST PARK MUNICIPAL UTILITY DISTRICT

DATE
1/26/2026

MONTHLY OPERATIONS SUMMARY

WATER SYSTEM

December-25

Total Water Pumped for Calendar Month of : December-25 **18,628,000** Gallons

Distribution System Chlorine Residual Reporting:

Average	<u>2.10</u>	mg/l.
Maximum	<u>4.00</u>	mg/l.
Minimum	<u>1.48</u>	mg/l.

TEXAS DEPARTMENT OF HEALTH I. D. NO. 1011930

Bacteriological Analysis : **10**

Samples Taken On : **12/22/25**

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

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

November-25

TPDES Permit # WQ0012346001
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: November-25

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	2.68 mg/l	2.56 mg/l	7.00 mg/l	NO
BOD 5 Maximum	3.74 mg/l	3.25 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	9.36 mg/l	9.23 mg/l	29.00 lbs/day	NO
TSS Average	1.00 mg/l	1.07 mg/l	15.00 mg/l	NO
TSS Maximum	1.00 mg/l	1.26 mg/l	40.00 mg/l	NO
TSS lbs/day	3.49 mg/l	3.83 mg/l	63.00 lbs/day	NO
NH3-N Average	0.07 mg/l	0.07 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.12 mg/l	0.11 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.27 mg/l	0.25 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	7.08 mpn	6.39 mpn	6.00 mg/l	NO
pH Minimum	7.50 mpn	7.54 mpn	6.00 s.u.	NO
pH Maximum	8.16 mpn	8.58 mpn	9.00 s.u.	NO
CL2 Res Min	1.20 mg/l	1.80 mg/l	1.00 mg/l	NO
CL2 Res Max	3.96 mg/l	3.97 mg/l	4.00 mg/l	NO
Flow Average	0.372 mg/l	0.429 mg/l	0.990 mg/l	NO
Flow Maximum	0.527 mg/l	0.584 mg/l	N/A	N/A

Total Treated 12,870,000

Effluent Quality Compliant with Discharge Permit ?

YES

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY BILLING & COLLECTION REPORT December-25

DATE
1/26/2026

	<u>Apartments</u>	<u>All Others</u>	<u>Total</u>
Balance Forward			
As of 11/24/25	\$ 100,159.80	\$ 15,017.46	\$ 115,789.51
Collection Period:	11/24/25 TO 12/30/25		
Deposit	\$ -	\$ 25,300.00	\$ 25,300.00
Water	\$ 26,158.55	\$ 8,328.68	\$ 34,487.23
Sewer	\$ 26,360.00	\$ (268.50)	\$ 26,091.50
New Acct/App/Transfer Fee	\$ -	\$ -	\$ -
Misc	\$ -	\$ -	\$ -
Penalty	\$ -	\$ 146.85	\$ 146.85
Tap Fees	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 41.67	\$ 305.27
Grease Trap	\$ -	\$ 1,289.94	\$ 1,289.94
RWA Fee	\$ 27,247.10	\$ 22,435.45	\$ 49,682.55
Undistributed Overpayments	\$ -	\$ 9,312.52	\$ 9,312.52
TOTAL	\$ 80,029.25	\$ 66,586.61	\$ 146,615.86
Current Adjustments:			
TOTAL	\$ -	\$ 13,068.59	\$ 13,068.59
	December '25		
Current Billing for	11/16/25 TO 12/16/25		
Deposit	\$ -	\$ -	\$ -
Water	\$ 26,360.00	\$ 11,785.45	\$ 38,145.45
Sewer	\$ 26,360.00	\$ 6,216.50	\$ 32,576.50
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 89.93	\$ 353.53
Grease Trap	\$ -	\$ 1,250.00	\$ 1,250.00
RWA	\$ 31,758.00	\$ 26,231.95	\$ 57,989.95
TOTAL	\$ 84,741.60	\$ 45,573.83	\$ 130,315.43
TOTAL RECEIVABLE	\$ 104,872.15	\$ 7,685.52	\$ 112,557.67

Collection Report Through 12/30/25
 NOTES: Deposits on file for the district \$401,804.80

Consumption: 14,852,000
 Paperless: 31



West Park Municipal Utility District

Board of Directors Meeting

January 26, 2026

Wastewater Treatment

11/20/25 – Sewer Plant – Furnished operator to assist subcontractor with top cleaning of the onsite lift station wet well. Removed and disposed of (2,000) gallons of floating debris and grease.

11/21/25 – Sewer Plant – Furnished operator to assist subcontractor to dewater (446,962) gallons of sludge from digester chambers.

Sanitary Sewer System

Normal Operations

Water Plant No. 1 & No. 2

Normal Operations

Water Distribution System

Normal Operations

January 29, 2026

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 and Harris County Interlocal Agreement

Harris County Precinct 4 agreed to participate in a joint funding opportunity for the construction of a sidewalk along Park Row from Greenhouse Road to Fry Road, as a result of the Places 4 People application that was submitted in 2024. With a signed agreement, the precinct will contribute up to \$275,100 toward eligible project costs. Last month, we prepared an updated opinion of probable construction cost for the Board's review.

10.a) Design, Bid, and Award

Nothing to report at this time.

10.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. The materials testing laboratory, Ninyo and Moore, provided a proposal, which includes geotechnical engineering services to be performed before and during construction of the project, in the amount of \$20,800.

ACTION – Approve materials testing proposal with Ninyo and Moore

10.b) Acceptance of Detention Basin by Foxlake I and II (Lenox Grand West and Lenox Katy Creek)

The detention basin for Foxlake I will ultimately serve Foxlake I and Foxlake II multifamily developments. The detention basin would ultimately serve two entities. The developer provided cost for the land and improvements, at an estimated \$2,653,919. The value of the two properties would exceed \$130,000,000. If the Board would consider accepting ownership or maintenance of the facilities, they would need to be brought to public standards, and unfenced to be accessible to the public.

10.b)i. Fencing Replacement at Water Plant No. 1 and Wastewater Treatment Plant

Construction is underway, and the contractor has completed most of the fencing. They are awaiting the custom panels and gates to be fabricated, in order to complete the project.

10.b)ii. Weekley Homes and Clearwater Utilities – Storm Water Facilities

The project is complete. The contractor is working to address punch list items. Attached, for the Board's review and approval, is Pay Application No. 1 and 2, in the amount of \$770,932.41 and \$13,490.00, respectively.

ACTION – Approve Pay Application No. 1 and 2

10.b)iii. WSD to serve Weekley Homes (CND-Park Row, LLC/Etchstone Construction)

Utility construction is complete, and paving operations are underway. The District will be responsible for the storm sewer portion of the development, but the water and sewer are being constructed as private utilities to serve the 105-lot townhome development.

10.c)i. Easement and Facility Conveyances – Westgate Development Corp.

We previously prepared a legal description for a 40' access easement to serve the tract owned by Giammalva Properties (Westgate Development Corp.), west of the District's wastewater treatment plant. We are requesting ratification for conveyance of this easement

ACTION – Approve ratification of 40' access easement

10.c)ii. Easement and Facility Conveyances - Foxlake Apartments, Phase II

As part of the Foxlake Phase II multifamily project, the developer is requesting a 0.0023-acre water line easement, and 0.0086-acre water meter easement to serve the development. We are requesting approval of the easements.

ACTION – Approve easements to Foxlake Apartments, Phase II

10.d) Utility Commitments

We are awaiting further documentation 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.

The potential buyer (Pelican) of the Giammalva property west of the District's wastewater plant, is seeking a utility commitment to serve their property. We received the information and are awaiting on the Form 1295 prior to approving a commitment.

We received a request from a neighbor at 18810 Kingsland Boulevard, seeking confirmation if their property could be serviced by the District. We have prepared the attached letter, and plan to submit it as a formal response on behalf of the District.

10.e) Harris County Utility Relocation Requests

Precinct 4 is working on a project 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

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

Nothing to report at this time.

10.g) WHCRWA Surface Water Conversion

We are planning to convert the District’s water disinfection system from chlorine to chloramine at the end of 2026, or early 2027. In the meantime, we will coordinate with the adjacent MUDs to provide advance notice. The timing of this conversion will depend on the surface water line from WHCRWA, which is anticipated to be complete in the second quarter of 2027.

11. West Lake Municipal Utility District No. 1 Emergency Water Supply Agreement

We prepared new exhibits for the updated Water Supply Agreement.

Other District items:

Asset Management Plan – Next action Date: October 2026

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

Preserve – Next action date: June 2026

Tank Inspections:

WP 1 – External inspection will be held August 2026. Internal Inspection will be held in 2027.

West Park Municipal Utility District
Board of Directors
January 29, 2026
Page 4 of 4

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

Sincerely,



John R. Herzog, P.E.
Director

\\idseg.com\FS\Projects\0600\068300100 West Park MUD Gen Consult\ESR\2026\2026-01-29 WPMUD Eng Rpt.docx

January 22, 2026
Proposal No. 16-02004

Board of Directors
West Park Municipal Utility District
c/o Ms. Andrea Garza
IDS Engineering Group
13430 Northwest Freeway, Suite 700
Houston, Texas 77040

Subject: Proposal to Perform Geotechnical Evaluation
West Park MUD Water Plant No. 2 – Ground Storage Tanks No. 2 Replacement
18918 Katy Freeway
Houston, Texas

Dear Board of Directors:

We are pleased to present this proposal to perform a geotechnical evaluation for the subject project. This proposal was prepared based on the information that we received from IDS Engineering Group and outlines our scope of services, anticipated schedule, and lump sum fee for this phase of work.

Ninyo & Moore's Houston laboratory is supervised by registered civil engineers and meets the requirements of the ASTM E329, ASTM C1077, and ASTM D3740. Ninyo & Moore's testing equipment is calibrated annually by representatives utilizing equipment traceable to the National Institute of Standards and Technology, and regularly participates in Cement and Concrete Reference Laboratory (CCRL) and AASHTO's Material Reference Laboratory (AMRL) reference testing. In addition, we are accredited by the American Association for Laboratory Accreditation (A2LA) Certificate No. 3204.01 for Construction Materials and No. 3204.02 for Geotechnical. A complete list of the tests on our scope of accreditation can be found at the A2LA website (www.a2la.org).

SITE AND PROJECT DESCRIPTION

The project consists of the design and construction of a new ground storage tank (GST) at the West Park Municipal Utility District (MUD) Water Plant No. 2 located at 18918 Katy Freeway in

Houston, Texas. The project includes the demolition of the existing GST No. 2 and the construction of a new 54-foot-diameter GST and a height of 32 feet.

The new GST will be located within the footprint of the existing GST No. 2 and will be constructed after the existing tank is removed.

We understand the base design will be welded-steel GSTs with concrete ring wall foundations. An alternative design will be a wire-wound prestressed concrete tank with the foundation consisting of a shallow supported membrane floor slab.

Structural loading and site grading plans were not available at the time of our proposal. We have assumed structural loads for the GST will be representative for a structure of this type and that little grading will be needed.

The scope of work presented in this proposal will be performed prior to the demolition of the existing GST No. 2. An additional soil boring for the new GST will be conducted after the existing tank has been demolished. This boring is included in this proposal as part of the Additional Scope of Services.

SCOPE OF SERVICES

- Review readily available published and in-house geotechnical literature of the site and the general site area including geologic maps.
- Perform a reconnaissance of the project site and mark out proposed boring locations. We will also contact Texas811 prior to exploration.
- As requested, drill, log, and sample two exploratory borings to depths of about 45 feet below ground surface (bgs). We will drill these two borings on the perimeter of the existing GST No. 2.
- Collect geotechnical soil samples using conventional split-spoon and/or thin-wall tube sampling techniques for laboratory testing and analysis.
- Perform laboratory testing on samples collected from our borings that will generally consist of moisture content, Atterberg limits, No. 200 wash, consolidation, and shear strength.
- Prepare a geotechnical report presenting the results of our evaluation. The report will be sealed by a Professional Engineer licensed in the State of Texas, and will also include the following:
 - Description of work scope, laboratory, and field procedures;
 - Maps and boring plans;

- Boring logs and laboratory test results;
- Subsurface soil and groundwater conditions;
- Seismic design parameters;
- Earthwork considerations;
- Excavation characteristics of onsite soils;
- Potential for re-use of onsite soils;
- OSHA soil classification and trench safety considerations;
- Utility trench excavation requirements, and pipe bedding and backfill recommendations;
- Expansive soil-related movements using an empirical method for predicting Potential Vertical Rise (PVR) developed by TxDOT;
- Subgrade preparation measures for structures and pavement areas;
- Suitable foundation types for the new GSTs;
- Allowable bearing capacities;
- Estimated settlements; and
- Concrete pavement recommendations.

ADDITIONAL SCOPE OF SERVICES

- After demolition of the existing GST No. 2, drill, log, and sample one additional exploratory soil boring within the footprint of the planned GST to a depth of about 60 feet bgs in the center.
- Perform laboratory testing on samples collected from our borings, as described above.
- Revise our report as needed based on the additional information.

ASSUMPTIONS

- The site is accessible to drilling equipment and site access will be granted.
- The boreholes can be backfilled with soil cuttings from the drilling activities.
- The additional borings will be drilled as a separate mobilization after demolition of the existing GST.
- Some ground disturbance should be expected as a result of our fieldwork.

- Ninyo & Moore will contact Texas811 prior to performing our subsurface evaluation. We will not be responsible for damage to utilities encountered during subsurface exploration that have not been marked out or shown on plans.
- Ninyo & Moore will not need to obtain any permits or environmental clearance as a part of this project.
- Our field exploration does not include any sampling, testing, or chemical analysis of soil, groundwater, surface water, or other materials for the purpose of evaluating possible environmental hazards or risks. These services can be provided, if requested, as an additional scope of work.

SCHEDULE

We are prepared to initiate this project immediately upon receiving your authorization to proceed. Assuming that there are no delays due to inclement weather or site access restrictions, we anticipate that our fieldwork will be initiated within about two weeks after receipt of the notice to proceed. We anticipate issuing our report within about five weeks after fieldwork is completed.

FEE

We propose to provide our services for the fees presented below in Table 1.

Table 1 – Fee Estimate	
Item	Fee
Base Scope of Services	\$12,900 – Lump Sum
Additional Scope of Services	\$7,900 – Lump Sum
Total Cost	\$20,800

Any additional services, not included in the aforementioned scope, will be charged on a time-and-materials basis in accordance with our current Schedule of Fees.

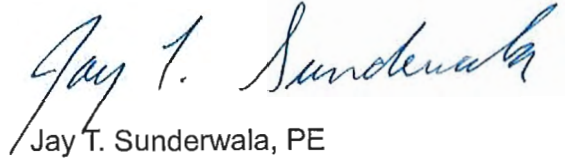
To authorize our services, please provide a Professional Services Agreement. We look forward to working with you.

Respectfully submitted,
NINYO & MOORE



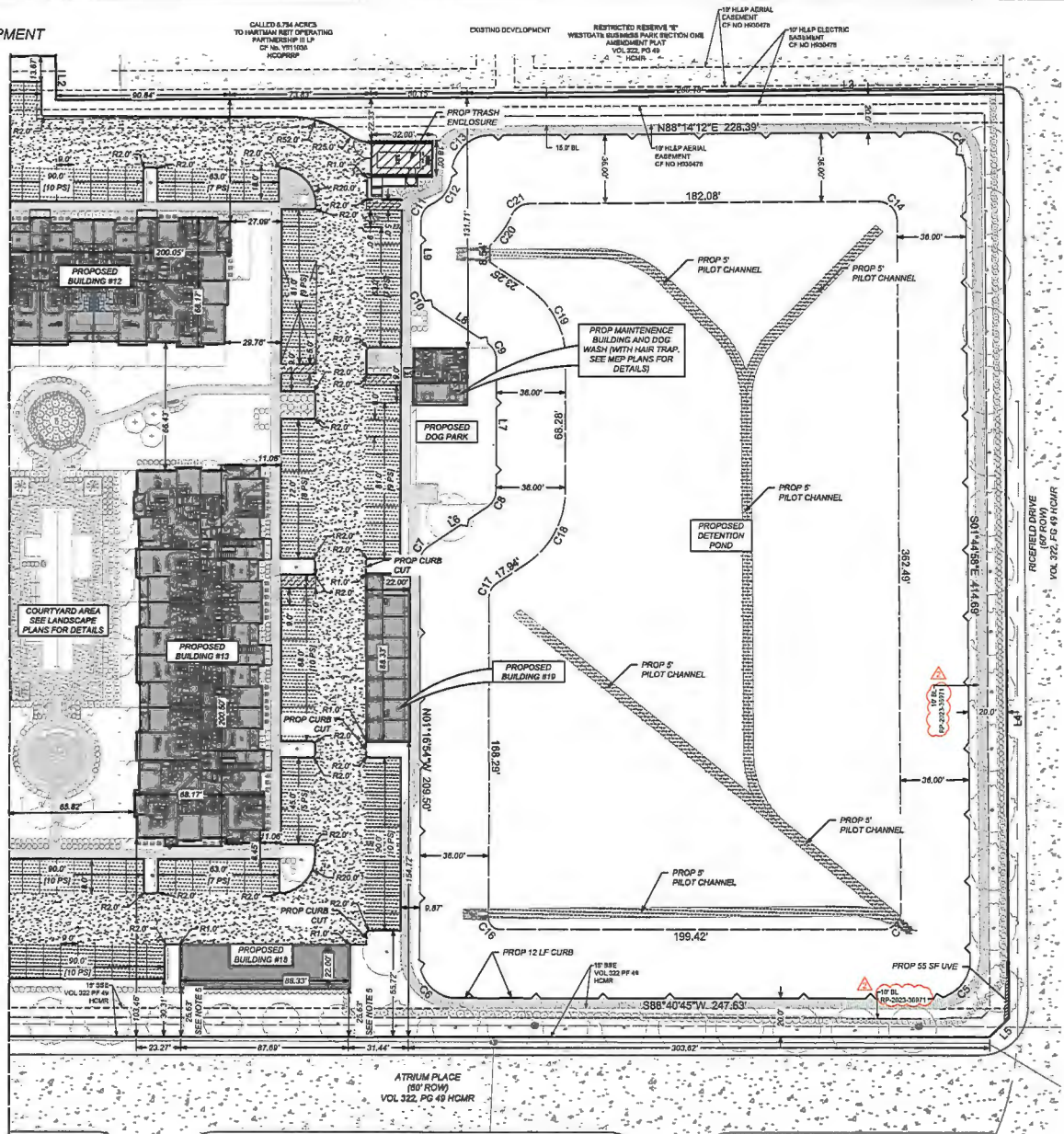
Ron Gutierrez
Graduate Engineer

RAG/JTS/vja



Jay T. Sunderwala, PE
Managing Principal Engineer

FUTURE DEVELOPMENT



LEGEND

- PROPOSED BUILDING
- PROPOSED 6" REINFORCED CONCRETE
- PROPOSED 5" REINFORCED CONCRETE
- PROPOSED 4" CONCRETE SIDEWALK (SEE LANDSCAPE PLANS FOR DETAILS)
- PROPOSED 7" REINFORCED CONCRETE
- EXISTING PAVEMENT
- PROPOSED PAVERS

SITE LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°07'01.04"E	1043.83
L2	S1°44'48.28"E	22.83
L3	N88°18'01.74"E	465.00
L4	S1°44'59.20"E	485.00
L5	S43°27'52.74"W	14.00

DETENTION POND LINE TABLE

Line	Bearing	Distance
L6	N54°50'58"E	37.13
L7	N01°19'15"W	68.28
L8	N57°39'27"W	37.13
L9	N01°19'15"W	35.57

DETENTION POND CURVE TABLE

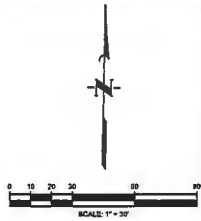
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1040.00	23°29'39"	428.50	N13°28'58"W	423.57	216.32
C2	980.00	23°29'20"	395.24	N18°20'02"E	389.99	199.58
C3	1040.00	10°04'30"	191.94	N07°12'29"W	191.84	99.27
C4	20.00	99°00'30"	31.42	S48°45'23"E	28.29	20.69
C5	20.00	90°28'47"	31.57	S45°27'33"W	28.39	20.19
C6	20.00	90°00'22"	31.45	N48°18'04"W	28.29	20.01
C7	10.00	58°07'51"	9.89	N28°47'02"E	9.41	5.33
C8	10.00	58°10'13"	9.89	N29°45'15"E	9.42	5.24
C9	10.00	58°18'15"	9.89	N29°42'21"W	9.42	5.34
C10	10.00	58°10'12"	9.89	N29°24'21"W	9.42	5.24
C11	10.00	63°08'20"	11.07	N28°13'49"E	10.46	6.14
C12	17.50	63°08'20"	19.27	N28°13'49"E	18.31	10.74
C13	20.00	60°33'22"	31.26	N43°27'29"E	28.17	18.85
C14	10.00	90°00'20"	15.71	S48°45'23"E	14.14	10.00
C15	10.00	90°00'24"	15.71	S48°27'33"W	14.14	10.00
C16	8.00	90°02'22"	9.43	N48°18'04"W	8.49	8.69
C17	10.00	58°07'51"	9.89	N28°47'02"E	9.41	5.33
C18	48.00	60°18'13"	45.10	N29°45'15"E	43.31	24.85
C19	48.00	58°10'12"	45.10	N29°42'21"E	43.31	24.85
C20	53.00	21°28'18"	20.00	N23°28'27"E	18.92	10.14
C21	10.00	63°07'53"	11.44	N28°28'15"E	10.92	8.47

BENCHMARK
 RELEVANCE SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 280888 LOCATED AT THE INTERSECTION OF SLAGLE ROAD AND GROESBECK ROAD, NORTH ALONG GROESBECK 250 FEET TO BRIDGE AND THE BENCHMARK ON THE NORTH APPROACH SLAB ON THE RIGHT (EAST) SIDE. ELEV = 104.81 FEET (NAVD 88, 2001 ADJ.)

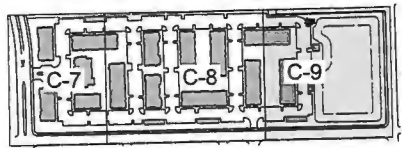
T.O.M. A
 BEING A CUT "X" IN CONCRETE ON THE BALANCE OF A MEDIAN IN PARK ROW ON THE NORTH SIDE OF SUBJECT TRACT. SLS = 114.28 FEET (NAVD 88, 2001 ADJ.)

T.O.M. B
 BEING A CUT "X" IN CONCRETE ON PART OF A THROUGH DRIVE RAMP AT THE INTERSECTION OF PARK ROW AND FOLKLAKE DRIVE TO THE NORTHWEST OF THE SUBJECT TRACT. ELEV = 114.62 FEET (NAVD 88, 2001 ADJ.)

100-YEAR FLOOD PLAIN
 ACCORDING TO MAP NO. 480100615M OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY DATED NOVEMBER 16, 2016, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.



- ADMINISTRATIVE NOTES**
- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
 - ALL PROPOSED CURBS, INCLUDING ISLANDS, SHALL BE 6" HIGH DETAIL ON SHEET C-8.
 - ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
 - PAVEMENT IN PROPOSED MEDIAN SPREAD ON FOLKLAKE DRIVE TO BE 18" IN 4" CONCRETE OR MATCH EXIST CONCRETE PAVEMENT THICKNESS WHICHEVER IS GREATER.
 - CONTRACTOR TO ENSURE NO ENCROACHMENT INTO BUILDING LINES OR EASEMENTS.



TEXAS11 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
 www.texas11.org
 Texas11 or 1-800-368-5377

ISSUE

NO.	DATE	DESCRIPTION	BY	CHK.
1	11-18-2022	PREP	JAC	JAC
2	12-21-2022	ISSUE FOR CONSTRUCTION	JAC	JAC
3	5-18-2023	RFI REV 1	JAC	JAC
4	8-29-2023	RFI REV 2	JAC	JAC

QUIDDITY
 1500 WESTLAKES DRIVE, SUITE 120, WILCOX, TEXAS 75172-3317
 PHONE: 281-350-1500
 DATE: 05/27/2023
 FOR NO.: 0555-0012-05

DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____

HARRIS COUNTY REGISTERED PROFESSIONAL ENGINEER
 NO. 12487

FOXLAKE APARTMENTS
 1550 FOLKLAKE DRIVE

SITE PAVING & DIMENSION PLAN III OF III

SHEET NO. **C-9** / 40





November 5, 2025

Weekley Homes, LLC
on behalf of West Park Municipal Utility District
14444 Northwest Freeway
Houston, TX 77040

Attention: Todd Morgan

Re: **Pay Estimate No. 1**
Forresta Village Storm Sewer Facilities
BGE Job No. 14585-00

Dear Mr. Morgan:

Enclosed herewith is **Pay Estimate No. 1, including a Reduction in Retainage to 5%**, from Clearwater Utilities, LLC in the amount of **\$770,932.41** for work performed on the referenced project for the period indicated. I have reviewed the quantities completed and submitted for payment, and recommend that this estimate be processed for payment. The enclosed estimate is for your further handling and processing.

Should you have any questions regarding this pay estimate, please contact me at 281-558-8700.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary L. Goessler".

Gary L. Goessler, PE
Sr Project Manager, Construction Management

TBPE Registration No. F-1046

cc: Kevin Plaisance – Clearwater Utilities, LLC
Kris Michelli – Clearwater Utilities, LLC
Mason Matthews, PE – BGE
Angel Gamez – BGE

\\bgeinc\data2\00014585-00\SD\03_Constr\07_Pay_Est\PE1.docx

Serving. Leading. Solving.™

BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com

**Forresta Village
Storm Sewer Facilities**

Owner: Weekley Homes, LLC
on behalf of West Park Municipal Utility District
14444 Northwest Freeway
Houston, TX 77040

Contractor: Clearwater Utilities, LLC
22803 Schiel Rd
Cypress, Texas 77433


Attention: Todd Morgan

Attention: Kris Michelli

Pay Estimate No.	1
Original Contract Amount:	\$ 838,984.05
Change Orders:	\$ -
Current Contract Amount:	\$ 838,984.05
Completed to Date:	\$ 811,507.80
Retainage 5%	\$ 40,575.39
Balance:	\$ 770,932.41
Less Previous Payments:	\$ -
Current Payment Due:	\$ 770,932.41

BGE Job No.	14585-00
Estimate Period:	09/22/25 - 10/31/25
Contract Date:	July 22, 2025
Notice to Proceed:	September 22, 2025
Contract Time:	90 Calendar Days
Time Charged:	40 Calendar Days
Requested Time Extensions:	0 Calendar Days
Approved Extensions:	0 Calendar Days
Time Remaining:	50 Calendar Days

Recommended for Approval:

 11/5/2025

Gary I. Goessler, PE
Sr Project Manager, Construction Management
BGE
TBPE Registration No. F-1046



December 3, 2025

Weekley Homes, LLC
on behalf of West Park Municipal Utility District
14444 Northwest Freeway
Houston, TX 77040

Attention: Todd Morgan

Re: **Pay Estimate No. 2**
Forresta Village Storm Sewer Facilities
BGE Job No. 14585-00

Dear Mr. Morgan:

Enclosed herewith is **Pay Estimate No. 2** from Clearwater Utilities, LLC in the amount of **\$13,490.00** for work performed on the referenced project for the period indicated. I have reviewed the quantities completed and submitted for payment, and recommend that this estimate be processed for payment. The enclosed estimate is for your further handling and processing.

Should you have any questions regarding this pay estimate, please contact me at 281-558-8700.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary L. Goessler".

Gary L. Goessler, PE
Sr Project Manager, Construction Management

TBPE Registration No. F-1046

cc: Kevin Plaisance – Clearwater Utilities, LLC
Kris Michelli – Clearwater Utilities, LLC
Mason Matthews, PE – BGE
Angel Gamez – BGE

\\bgeinc\data2\00014585-00\SD\03_Constr\07_Pay_Est\PE2.docx

Serving. Leading. Solving.™

BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com

**Forresta Village
Storm Sewer Facilities**

Owner: Weekley Homes, LLC
on behalf of West Park Municipal Utility District
14444 Northwest Freeway
Houston, TX 77040

Contractor: Clearwater Utilities, LLC
22803 Schiel Rd
Cypress, Texas 77433

Attention: Todd Morgan

Attention: Kris Michelli

Pay Estimate No. 2

Original Contract Amount: \$ 838,984.05

Change Orders: \$ 14,200.00

Current Contract Amount: \$ 853,184.05

Completed to Date: \$ 825,707.80

Retainage 5% \$ 41,285.39

Balance: \$ 784,422.41

Less Previous Payments: \$ 770,932.41

Current Payment Due: \$ 13,490.00

BGE Job No. 14585-00

Estimate Period: 11/01/25 - 11/30/25

Contract Date: July 22, 2025

Notice to Proceed: September 22, 2025

Contract Time: 90 Calendar Days

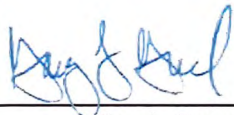
Time Charged: 70 Calendar Days

Requested Time Extensions: 0 Calendar Days

Approved Extensions: 0 Calendar Days

Time Remaining: 20 Calendar Days

Recommended for Approval:



Gary L. Goessler, PE
Sr Project Manager, Construction Management
BGE
TBPE Registration No. F-1046

12/3/2025



January 29, 2026

Maria F. Trujillo
Palais Homes
10413 Rockley Road
Houston, Texas 77099

DRAFT

Reference: West Park Municipal Utility District – Public Water Service
IDS Project No. 0683-001-Water

Dear Ms. Trujillo

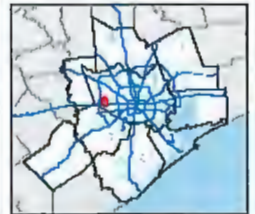
We received your inquiry on January 16, 2026, regarding water service to a property located at 18810 Kingsland Boulevard. This address is not within the boundaries of West Park Municipal Utility District and would not be eligible to be served by public water service from West Park Municipal Utility District.

Sincerely,

John R. Herzog, P.E.
District Engineer


\\idseg.com\FS\Projects\0600\068300100 West Park MUD Gen Consult\ESR\2026\2026-01-29 WPMUD Residence Letter.docx

Legend
 8" WATERLINE



WEST LAKE MUD NO. 1 INTERCONNECT- WHITEBACK DRIVE

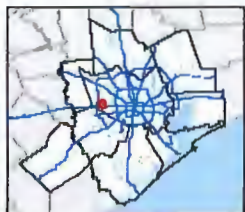
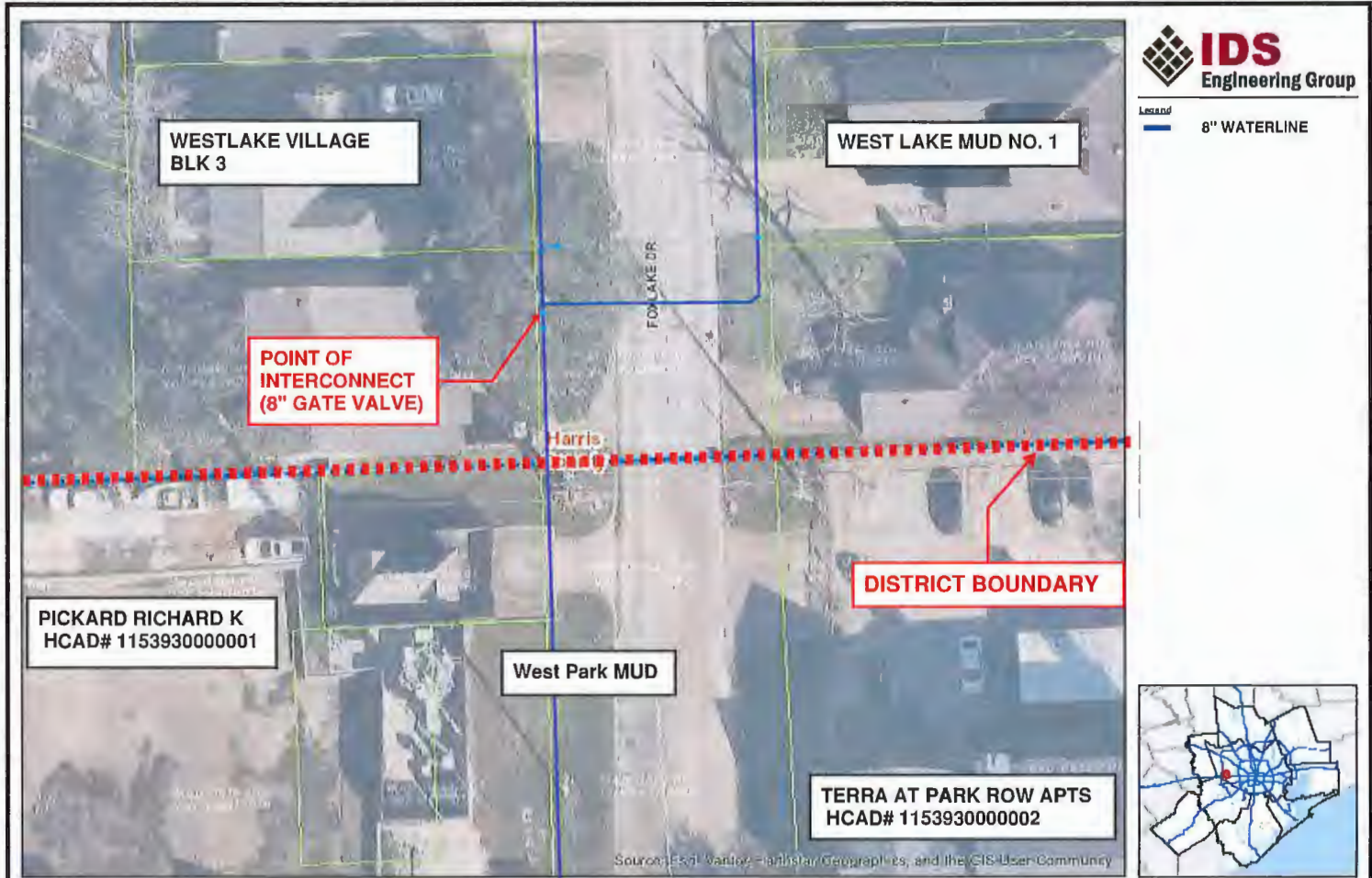
Print Date: 1/22/2026 4:31:47 PM IDS Engineering Group


1 inch = 35 feet



Disclaimer: This web site represents the information that has been made available for the use of this system and does not necessarily include the most complete and/or accurate data. IDS Engineering Group does not warrant its accuracy or completeness. Verification should be done as necessary.
 The GIS Exhibit may include copyrighted material (aerial photos) by either Northrup or H-GAC. All Rights Reserved.

Legend
 8" WATERLINE



Source: Esri, Garmin, Earthstar Geographics, and the GIS User Community

WEST LAKE MUD NO. 1 INTERCONNECT- FOXLAKE DRIVE

Print Date: 1/22/2026 4:37:31 PM IDS Engineering Group

1 inch = 35 feet



Disclaimer: This web site represents the information that has been made available for the use of this system and does not necessarily include the most complete and/or accurate data. IDS Engineering Group does not warrant its accuracy or completeness. Verification should be done as necessary. This GIS Exhibit may include copyrighted material (aerial photos) by either NextMap or H-GAC. All Rights Reserved.



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

Bookkeeper's Report | January 29, 2026

**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

THIS PAGE INTENTIONALLY LEFT BLANK

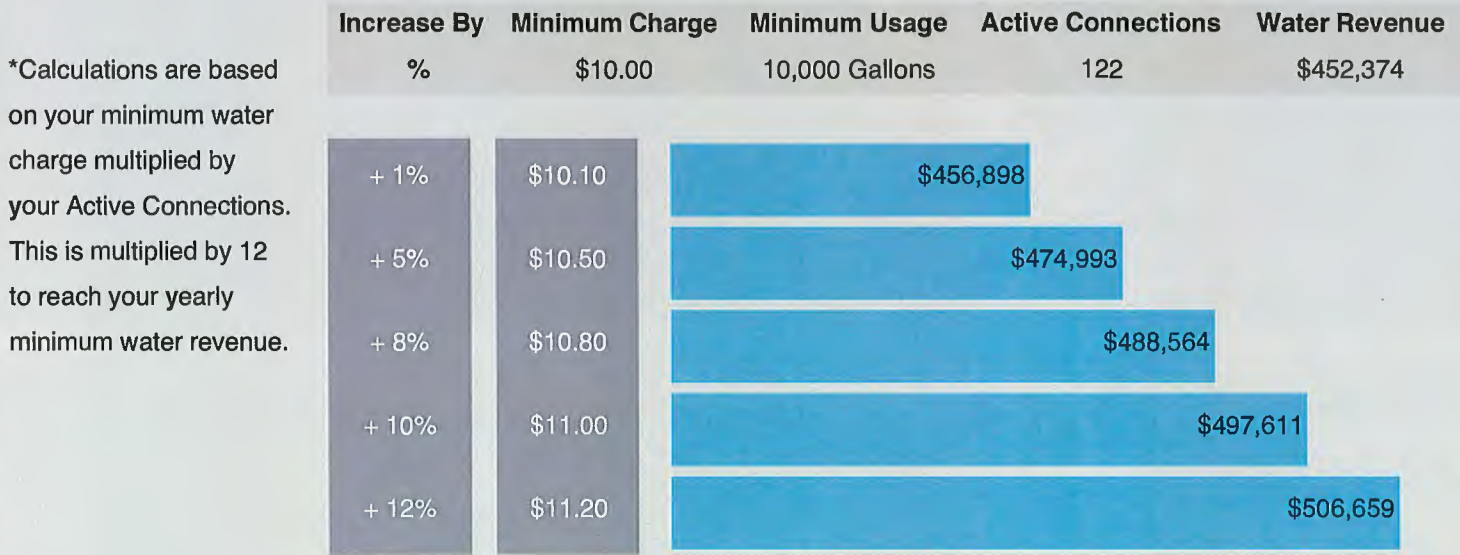
West Park Municipal Utility District

BOOKKEEPER'S REPORT | 01/29/2026



Spotlight On Your Base Water Rate

Special Purpose Districts have the responsibility to set minimum water rates that will generate income to cover the costs of water production and delivery for their residents. In addition, these revenues can also be used to build surplus funds to cover unexpected expenses and Capital Projects. The dashboard below illustrates what a 1% - 12% increase in the base rate could potentially generate in general operating revenue.

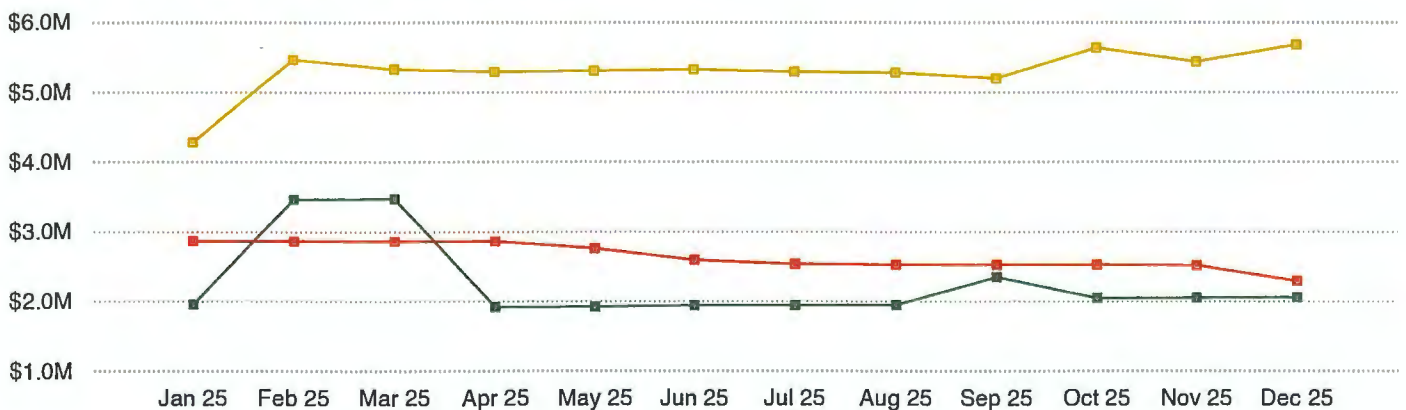


Account Balance | As of 01/29/2026

■ General Operating	■ Capital Projects	■ Debt Service
\$5,316,337	\$2,290,503	\$2,061,512

Total For All Accounts: \$9,668,353

Account Balance By Month | January 2025 - December 2025



Monthly Financial Summary - General Operating Fund

West Park MUD - GOF

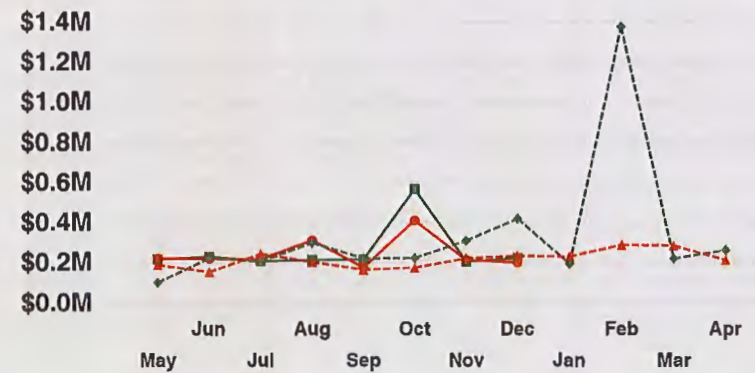


Account Balance Summary

Balance as of 12/23/2025	\$5,256,492
Receipts	871,635
Disbursements	(811,790)
Balance as of 01/29/2026	\$5,316,337

Overall Revenues & Expenditures By Month (Year to Date)

—■ Current Year Revenues - - -▲ Prior Year Revenues
—■ Current Year Expenditures - - -▲ Prior Year Expenditures



December 2025

Revenues

Actual	Budget	Over/(Under)
\$225,238	\$229,434	(\$4,195)

Expenditures

Actual	Budget	Over/(Under)
\$203,472	\$237,228	(\$33,757)

May 2025 - December 2025 (Year to Date)

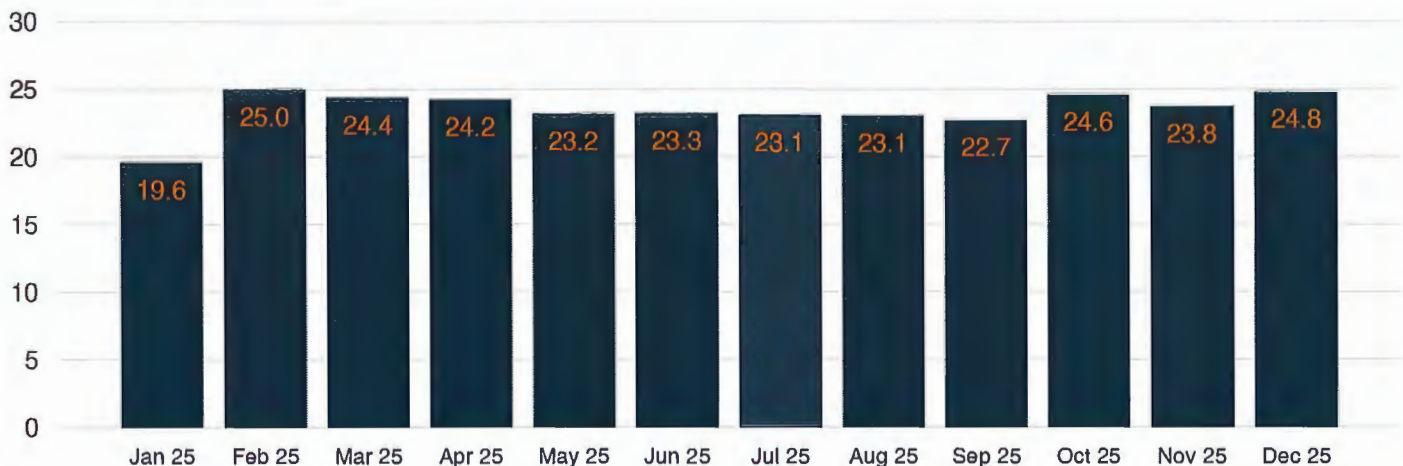
Revenues

Actual	Budget	Over/(Under)
\$2,098,525	\$1,827,861	\$270,664

Expenditures

Actual	Budget	Over/(Under)
\$1,990,342	\$1,733,975	\$256,367

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 12/23/2025				\$44,583.36
Receipts				
	City of Houston Sales Tax Rebate		58,391.75	
	Heritage Title - Foxlake Apts. Tap Fees		222,338.76	
	Transfer From Central Bank Operator Account		143,142.91	
	Interest Earned on Checking		40.95	
	CND-Park Row LLC - Tap Fees		193,105.86	
	City of Houston Sales Tax Rebate		57,776.10	
Total Receipts				\$674,796.33
Disbursements				
7102	West Harris County Regional Water Auth	Pumpage Fees	(62,118.80)	
7121	Reliant	Utility Expense	(12,665.98)	
7123	Pillarstone Capital	Customer Refund	(12,278.45)	
7124	West Park MUD - Operator	Foxlake Apts - Tap Fees	(222,338.76)	
7125	West Park MUD - Operator	CND-Park Row LLC - Tap Fees	(193,105.86)	
7126	Amrit Singh	Security Patrol	(4,500.00)	
7127	David Alaniz	Security Patrol	(600.00)	
7128	Devin Win	Security Patrol	(1,600.00)	
7129	Luis Saucedo Lopez	Security Patrol	(800.00)	
7130	Marcus Suarez	Security Patrol	(1,200.00)	
7131	Mitchell Hutter	Security Patrol	(600.00)	
7132	Shane Wyrick	Security Patrol	(2,500.00)	
7133	Simon Ramirez	Security Patrol	(1,200.00)	
7134	Association of Water Board Directors	AWBD Expense	(750.00)	
7135	B & A Municipal Tax Service, LLC	SB2 & HB 1154 Compliance Updates	(375.00)	
7136	IDS Engineering Group, Inc	Engineering Fees	(6,402.70)	
7137	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(5,287.56)	
7138	Park Rangers, LLC	Park Consultation & Maintenance	(7,410.98)	
7139	SentriForce	Security Cameras	(2,345.00)	
7140	Storm Water Solutions, LLC	Mowing Expense	(1,810.00)	
7141	Touchstone District Services, LLC	Website Hosting	(483.75)	
7142	H2O Innovation	Maintenance & Operations	(73,592.02)	
7143	Texas Commission on Environmental Quality	2025 Annual Revenue & Regulatory	(3,908.03)	
7144	Marks Richardson PC	Legal Fees	0.00	
7145	Reliant	Utility Expense	0.00	
7146	West Harris County Regional Water Auth	Pumpage Fees	0.00	
Bank Fees	Central Bank	Service Charge	(5.00)	
HRP	Natalie Garza.	Fees of Office 12/22/2025	(204.10)	
HRP	Howard Brock Hudson.	Fees of Office 12/22/2025	(204.10)	
HRP	Daniel Wolterman.	Fees of Office 12/22/2025	(204.10)	
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	
HRP Tax	HRP Payroll	HRP Payroll Taxes	(101.40)	

Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
Wire	Texas Class	Transfer To Money Market	(50,000.00)	
Total Disbursements				(\$668,641.59)
Balance as of 01/29/2026				\$50,738.10

Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 12/23/2025				\$30,001.40
Receipts				
	Accounts Receivable		133,116.51	
	Accounts Receivable		79.63	
Total Receipts				\$133,196.14
Disbursements				
Bank Fees	Central Bank	Service Charge	(5.00)	
Sweep	Central Bank	Transfer To Central Bank Checking	(143,142.91)	
Total Disbursements				(\$143,147.91)
Balance as of 01/29/2026				\$20,049.63

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2025			May 2025 - December 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	38,482	37,166	1,316	314,322	311,317	3,005	454,300
14102 WHCRWA - Pumpage Fee	57,532	62,777	(5,245)	462,533	510,414	(47,881)	726,900
14104 Pumpage Credits	11,288	11,288	0	90,304	90,304	0	135,456
14106 TCEQ - Water	176	175	1	1,376	1,400	(24)	2,100
Total Water Revenue	107,478	111,406	(3,928)	868,535	913,435	(44,900)	1,318,756
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	33,035	29,133	3,902	237,208	233,067	4,141	349,600
14203 Grease Trap Inspection Fees	1,250	1,000	250	9,750	8,000	1,750	12,000
14206 TCEQ - Wastewater	176	175	1	1,376	1,400	(24)	2,100
Total Wastewater Revenue	34,461	30,308	4,153	248,334	242,467	5,867	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	58,392	60,740	(2,348)	451,982	451,126	856	695,000
Total Sales Tax Revenue	58,392	60,740	(2,348)	451,982	451,126	856	695,000
Tap Connection Revenue							
14501 Tap Connections	0	8,333	(8,333)	351,222	66,667	284,556	100,000
Total Tap Connection Revenue	0	8,333	(8,333)	351,222	66,667	284,556	100,000
Administrative Revenue							
14702 Penalties & Interest	168	1,417	(1,249)	4,206	11,333	(7,127)	17,000
Total Administrative Revenue	168	1,417	(1,249)	4,206	11,333	(7,127)	17,000
Interest Revenue							
14801 Interest Earned on Checking	41	4	37	459	33	426	50
14802 Interest Earned on Temp. Invest	24,654	17,108	7,545	164,188	136,867	27,321	205,300
Total Interest Revenue	24,695	17,113	7,582	164,646	136,900	27,746	205,350
Other Revenue							
15801 Miscellaneous Income	45	117	(72)	8,512	933	7,579	1,400
Total Other Revenue	45	117	(72)	8,512	933	7,579	1,400
Total Revenues	225,238	229,434	(4,195)	2,098,525	1,827,861	270,664	3,936,506

Expenditures

Water Service

16102 Operations - Water	1,250	1,250	0	10,000	10,000	0	15,000
--------------------------	-------	-------	---	--------	--------	---	--------

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2025			May 2025 - December 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16105 Maintenance & Repairs - Water	4,176	14,208	(10,032)	137,968	113,667	24,301	170,500
16107 Chemicals - Water	6,080	2,617	3,463	45,540	20,933	24,607	31,400
16108 Lab Fees - Water	867	1,033	(166)	9,218	8,267	951	12,400
16109 Mowing - Water	2,791	2,792	0	22,331	22,333	(3)	33,500
16110 Utilities - Water	9,031	8,167	864	63,100	65,333	(2,234)	98,000
16112 Disconnection Expense	65	0	65	333	0	333	0
16114 Telephone Expense - Water	75	83	(8)	597	667	(70)	1,000
16116 Permit Expense - Water	0	0	0	11,709	2,500	9,209	2,500
16117 TCEQ Regulatory Expense - Water	1,324	0	1,324	1,324	0	1,324	0
16118 WHCROWA Pumpage Fee	73,407	84,577	(11,170)	640,019	485,992	154,027	862,356
16119 Service Account Collection	0	17	(17)	0	133	(133)	200
16124 Mowing - I-10 Frontage Road	885	883	2	7,079	7,067	12	10,600
16125 Water Conservation Sponsorship	0	4,500	(4,500)	0	9,000	(9,000)	9,000
Total Water Service	99,952	120,127	(20,175)	949,217	745,892	203,325	1,246,456
Wastewater Service							
16202 Operations - Wastewater	1,250	1,250	0	10,000	10,000	0	15,000
16203 Grease Trap Inspections	1,150	1,250	(100)	9,250	10,000	(750)	15,000
16205 Maint & Repairs - Wastewater	8,516	28,750	(20,234)	155,449	230,000	(74,551)	345,000
16207 Chemicals - Wastewater	8,926	9,233	(307)	77,973	73,867	4,106	110,800
16208 Lab Fees - Wastewater	3,877	2,833	1,043	32,184	22,667	9,517	34,000
16209 Mowing - Wastewater	703	700	3	5,621	5,600	21	8,400
16210 Utilities - Wastewater	3,594	2,633	960	29,682	21,067	8,616	31,600
16212 Sludge Removal	29,663	11,150	18,513	104,787	89,200	15,587	133,800
16214 Telephone Expense - Wastewater	38	42	(4)	261	333	(73)	500
16216 Permit Expense - Wastewater	0	0	0	0	5,100	(5,100)	5,100
16217 TCEQ Regulatory Exp-Wastewater	1,324	0	1,324	1,324	0	1,324	0
Total Wastewater Service	59,040	57,842	1,198	426,531	467,833	(41,302)	699,200
Garbage Service							
16301 Garbage Expense	2,909	2,375	534	18,789	19,000	(211)	28,500
Total Garbage Service	2,909	2,375	534	18,789	19,000	(211)	28,500
Storm Water Quality							
16404 Mowing - Basins A-D	1,335	2,252	(917)	15,920	18,013	(2,093)	27,020
Total Storm Water Quality	1,335	2,252	(917)	15,920	18,013	(2,093)	27,020
Tap Connection							
16501 Tap Connection Expense	0	3,333	(3,333)	117,427	26,667	90,761	40,000
Total Tap Connection	0	3,333	(3,333)	117,427	26,667	90,761	40,000

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2025			May 2025 - December 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Parks & Recreation Service							
16601 Parks Maintenance	7,411	10,542	(3,131)	75,207	84,333	(9,126)	126,500
16603 Mowing - Park Site	225	225	0	13,941	1,800	12,141	2,700
16608 Utilities - Park	42	42	0	286	333	(47)	500
Total Parks & Recreation Service	7,678	10,808	(3,131)	89,434	86,467	2,968	129,700
Administrative Service							
16701 Administrative Fees	108	492	(384)	5,380	3,933	1,447	5,900
16703 Legal Fees	0	6,000	(6,000)	50,773	48,000	2,773	72,000
16704 Legal Fees - Enforcement Matter	0	692	(692)	2,406	5,533	(3,127)	8,300
16705 Auditing Fees	0	0	0	27,300	25,800	1,500	25,800
16706 Engineering Fees	6,403	6,667	(264)	59,242	53,333	5,908	80,000
16710 Website Hosting	484	600	(116)	3,754	4,800	(1,046)	7,200
16712 Bookkeeping Fees	4,927	4,508	419	43,885	46,368	(2,483)	64,400
16713 Legal Notices & Other Publ.	0	83	(83)	0	667	(667)	1,000
16714 Printing & Office Supplies	522	567	(44)	4,128	4,533	(405)	6,800
16715 Filing Fees	0	25	(25)	241	200	41	300
16716 Delivery Expense	30	42	(12)	259	333	(74)	500
16717 Postage	198	208	(10)	1,606	1,667	(61)	2,500
16718 Insurance & Surety Bond	0	0	0	0	0	0	63,000
16719 AWBD Expense	750	250	500	750	2,000	(1,250)	3,000
16721 Meeting Expense	0	375	(375)	2,672	3,000	(328)	4,500
16723 Travel Expense	28	50	(22)	123	400	(277)	600
16725 B&A Sales Tax Audit	2,000	2,000	0	4,000	6,000	(2,000)	8,000
16728 Record Storage Fees	95	183	(88)	2,017	1,467	550	2,200
16729 Senate Bill 2 Compliance	375	375	0	3,000	3,000	0	4,500
16731 Arbitrage Expense	0	0	0	0	0	0	6,500
16732 Security Patrol	13,520	13,667	(147)	105,720	109,333	(3,613)	164,000
Total Administrative Service	29,439	36,783	(7,344)	317,256	320,368	(3,112)	531,000
Security Service							
16801 Security Expense	2,345	2,345	0	18,760	18,760	0	28,140
Total Security Service	2,345	2,345	0	18,760	18,760	0	28,140
Payroll Expense							
17101 Director Fees	663	1,105	(442)	6,851	8,840	(1,989)	13,260
17102 Payroll Tax Expense	51	83	(33)	524	667	(143)	1,000
17103 Payroll Administration	50	50	0	400	400	0	600
Total Payroll Expense	764	1,238	(475)	7,775	9,907	(2,132)	14,860
Other Expense							
17802 Miscellaneous Expense	10	125	(115)	9,163	1,000	8,163	1,500

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2025			May 2025 - December 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Total Other Expense	10	125	(115)	9,163	1,000	8,163	1,500
Total Expenditures	203,472	237,228	(33,757)	1,970,273	1,713,907	256,367	2,746,376
Total Revenues (Expenditures)	21,766	(7,795)	29,561	128,252	113,954	14,297	1,190,130
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	0	0	0	20,068	20,068	0	100,000
17909 CO - Sidewalks Saums & Grnhs	0	0	0	0	0	0	296,000
Total Capital Outlay	0	0	0	20,068	20,068	0	396,000
Total Other Expenditures	0	0	0	20,068	20,068	0	396,000
Total Other Revenues (Expenditures)	0	0	0	(20,068)	(20,068)	0	(396,000)
Excess Revenues (Expenditures)	21,766	(7,795)	29,561	108,184	93,886	14,297	794,130

Balance Sheet as of 12/31/2025

West Park MUD - GOF



Assets	
Bank	
11101 Cash in Bank	\$467,729
11102 Operator	20,050
Total Bank	<u>\$487,779</u>
Investments	
11201 Time Deposits	\$5,195,550
Total Investments	<u>\$5,195,550</u>
Receivables	
11301 Accounts Receivable	\$112,558
11303 Maintenance Tax Receivable	30,115
11305 Accrued Interest	26,100
11306 Due from City of Houston	112,239
Total Receivables	<u>\$281,011</u>
Interfund Receivables	
11403 Due From Tax Account	(\$8,362)
Total Interfund Receivables	<u>(\$8,362)</u>
Total Assets	<u><u>\$5,955,978</u></u>
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$406,274
Total Accounts Payable	<u>\$406,274</u>
Deferrals	
12504 Deferred Inflows	\$30,115
Total Deferrals	<u>\$30,115</u>
Deposits	
12601 Customer Meter Deposits	\$401,805
12602 Deposits - Other	6,086
12607 Pelican - Feasibility Study	7,715
12608 Weekley - Feasibility Study	7,715
12609 WWTP Access Easement - Deposit	5,970
Total Deposits	<u>\$429,290</u>
Total Liabilities	<u>\$865,678</u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$4,982,116
Total Unassigned Fund Balance	<u>\$4,982,116</u>
Net Income	<u>\$108,184</u>
Total Equity	<u>\$5,090,299</u>

Balance Sheet as of 12/31/2025

West Park MUD - GOF



Liabilities & Equity

Total Liabilities & Equity

\$5,955,978

Monthly Financial Summary - Capital Projects Fund

West Park MUD - CPF



Account Balance Summary

Balance as of 12/23/2025	\$2,288,123
Receipts	14,139
Disbursements	(11,759)
Balance as of 01/29/2026	\$2,290,503

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | January 2025 - December 2025

— CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account

West Park MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 12/23/2025				\$500.00
Receipts				
	Transfer From Money Market		5,879.39	
Total Receipts				\$5,879.39
Disbursements				
2039	IDS Engineering Group	Engineering Fees	(5,874.39)	
Bank Fees	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$5,879.39)
Balance as of 01/29/2026				\$500.00

District Debt Summary as of 01/29/2026

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	\$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

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$0.00	\$66,000.00	\$66,000.00
Bank of New York	2022 - Refunding	\$0.00	\$30,675.00	\$30,675.00
Bank of New York	2016A - Refunding	\$0.00	\$98,456.25	\$98,456.25
Bank of New York	2016 - WS&D	\$0.00	\$114,787.50	\$114,787.50
Total Due 11/01/2026		\$0.00	\$309,918.75	\$309,918.75

Investment Profile as of 01/29/2026

West Park MUD

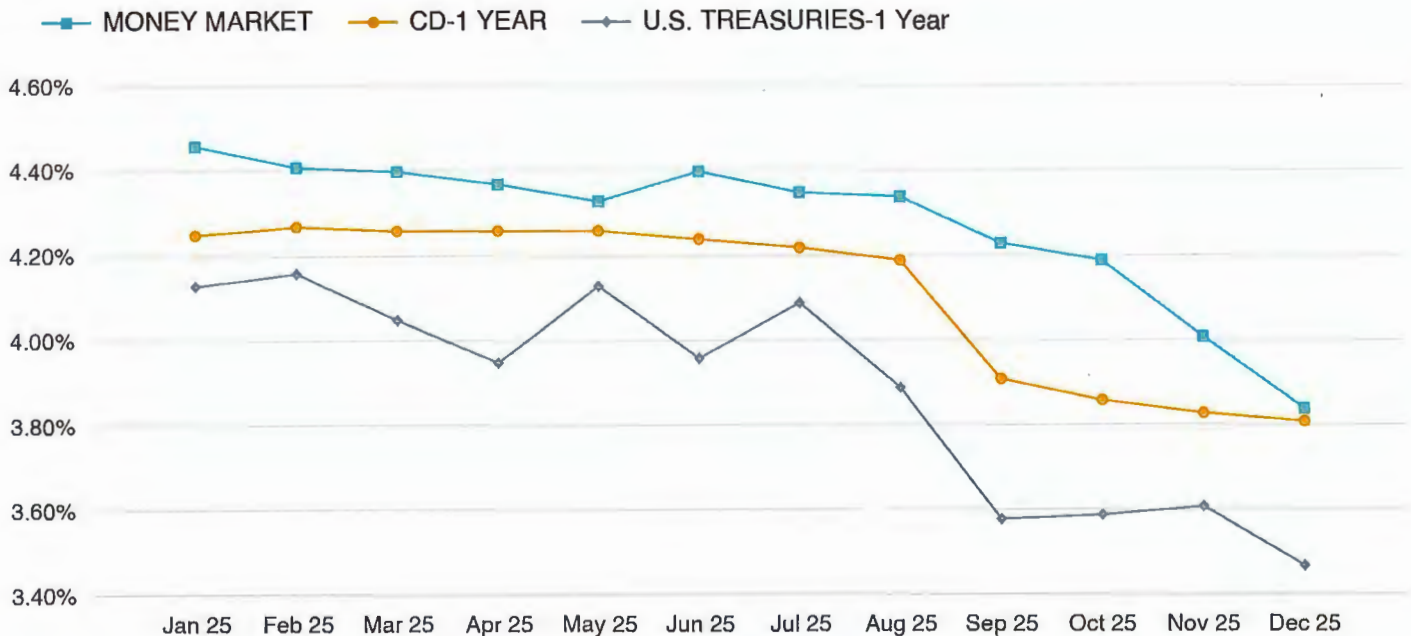


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$5,316,337	Funds Available to Invest \$2,290,503	Funds Available to Invest \$2,061,512	Funds Available to Invest N/A
Funds Invested \$5,245,550	Funds Invested \$2,290,003	Funds Invested \$2,061,512	Funds Invested N/A
Percent Invested 99%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	3.77%	180 Days	4.07%	180 Days	3.58%
		270 Days	3.80%	270 Days	3.58%
		1 Yr	3.73%	1 Yr	3.51%
		13 Mo	1.80%	13 Mo	N/A
		18 Mo	2.30%	18 Mo	0.00%
		2 Yr	1.84%	2 Yr	3.54%

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

Investment Rates Over Time (By Month) | January 2025 - December 2025



Account Balance as of 01/29/2026

West Park MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
SOUTHSTATE BANK (XXXX4994)	11/07/2025	05/07/2026	4.00%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2025	06/26/2026	4.25%	235,000.00	
WALLIS BANK (XXXX6089)	10/03/2025	10/03/2026	3.75%	235,000.00	
SOUTH STAR BANK (XXXX0367)	11/03/2025	11/03/2026	3.70%	235,000.00	
THIRD COAST BANK, SSB (XXXX8371)	12/11/2025	12/11/2026	3.75%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	10/01/2008		3.84%	4,070,549.70	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	50,738.10	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	20,049.63	Operator
Totals for General Operating Fund				\$5,316,337.43	

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		3.84%	2,290,003.30	Series 2024
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX5677)			0.00%	500.00	Checking Account
Totals for Capital Projects Fund				\$2,290,503.30	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
SOUTHSTATE BANK-DEBT (XXXX9803)	10/18/2025	04/18/2026	4.00%	235,000.00	
THIRD COAST BANK-DEBT (XXXX2642)	10/13/2025	10/13/2026	3.70%	235,000.00	
SUSSER-DEBT (XXXX9293)	12/24/2025	12/24/2026	3.59%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0002)	10/01/2008		3.84%	1,356,512.29	
Totals for Debt Service Fund				\$2,061,512.29	
Grand Total for West Park MUD :				\$9,668,353.02	

Capital Projects Fund Breakdown

West Park MUD

As of Date 1/26/2026

Balances by Bond Series

Bond Proceeds - Series 2024	\$2,290,503.30
Total Cash Balance	<u><u>\$2,290,503.30</u></u>

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$2,102,488.05
Total Amount in Remaining Costs	<u><u>\$2,102,488.05</u></u>
Surplus & Interest - Series 2024	\$188,015.25
Total Surplus & Interest Balance	<u><u>\$188,015.25</u></u>
Total Remaining Costs/Surplus	<u><u>\$2,290,503.30</u></u>

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	110,097.00	39,903.00	0.00
Site Fencing / Security - WWTP	200,000.00	110,097.00	89,903.00	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	205,106.95	284,893.05	0.00
Subtotal District Items	\$2,936,958.00	\$822,469.95	\$2,102,488.05	\$12,000.00
TOTAL CONSTRUCTION COSTS	\$2,936,958.00	\$822,469.95	\$2,102,488.05	\$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	43,568.74	0.00	1,923.26
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	\$317,354.03	\$0.00	\$45,687.97
TOTAL BOND ISSUE REQUIREMENT	\$3,300,000.00	\$1,139,823.98	\$2,102,488.05	\$57,687.97
			Interest Earned	\$130,327.28
			Total Surplus & Interest	\$188,015.25
			Total Remaining Funds	\$2,290,503.30

Cash Flow Forecast

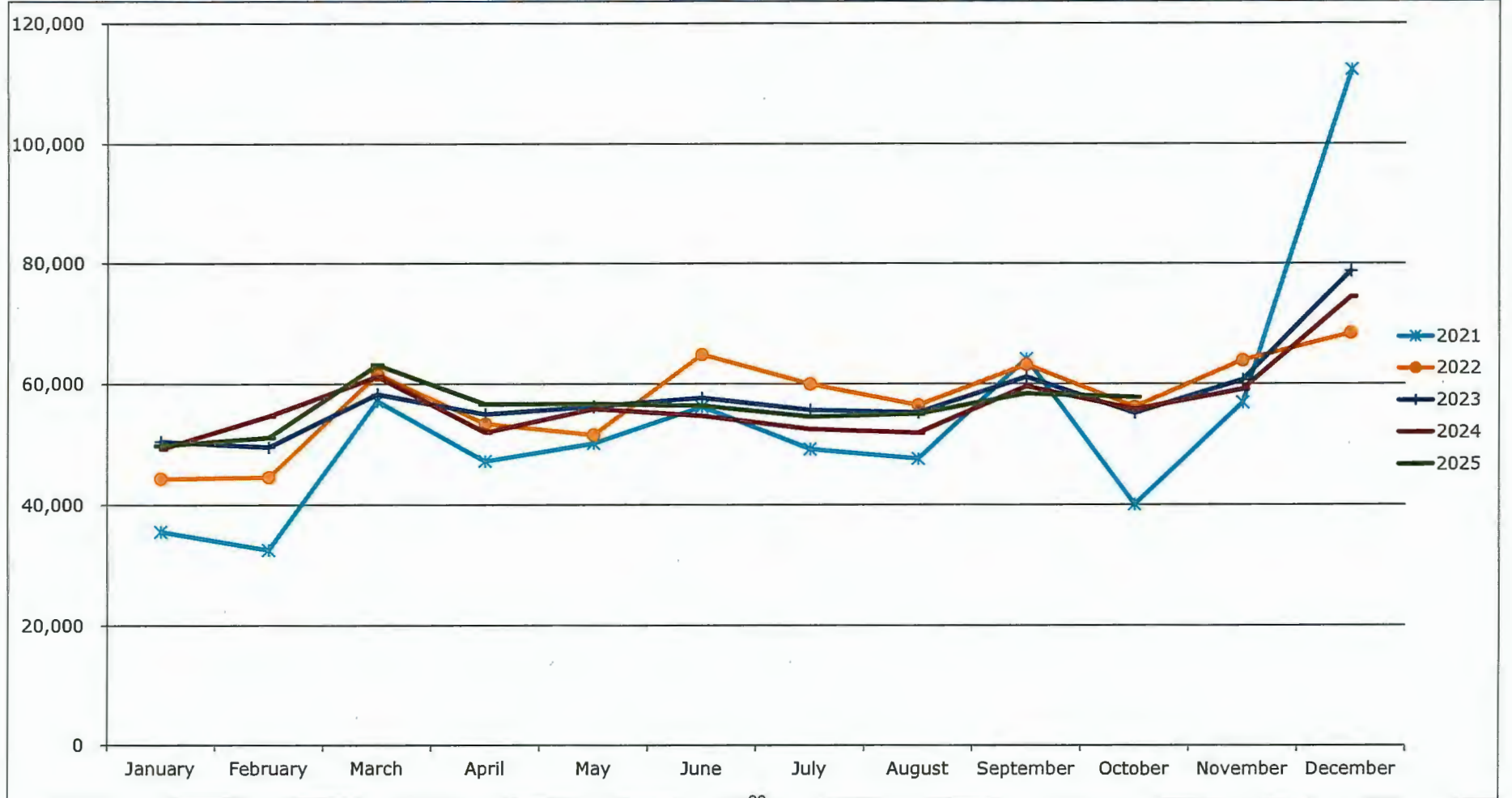
West Park MUD

	4/26	4/27	4/28	4/29	4/30
Assessed Value	\$787,801,210	\$795,485,600	\$795,485,600	\$795,485,600	\$795,485,600
Maintenance Tax Rate	\$0.160	\$0.160	\$0.160	\$0.160	\$0.160
Maintenance Tax	\$1,235,300	\$1,260,049	\$1,260,049	\$1,260,049	\$1,260,049
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	\$5,953,377	\$6,409,558	\$7,431,778	\$7,740,258
Revenues					
Maintenance Tax	\$1,235,300	\$1,260,049	\$1,260,049	\$1,260,049	\$1,260,049
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	\$4,104,860	\$4,259,003	\$4,424,569	\$4,602,528
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	\$1,178,048	\$1,138,420	\$1,095,784	\$1,049,914
Capital Outlay					
Capital Outlay	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Water Plant 1	259,217	0	0	561,867	0
Water Plant 2	104,717	605,967	0	113,867	0
WWTP 1	206,000	15,900	0	0	0
Interconnects	51,500	0	0	11,570	0
Sanitary Sewer Collection	0	0	16,200	0	866,440
Total Capital Outlay	\$721,434	\$721,867	\$116,200	\$787,304	\$966,440
Construction Surplus	\$188,015	\$0	\$0	\$0	\$0
Ending Cash Balance	\$5,953,377	\$6,409,558	\$7,431,778	\$7,740,258	\$7,823,732
Operating Reserve % of Exp					
Percentage	217%	219%	238%	233%	220%
Number of Months	26	26	29	28	26
Bond Authority					
Remaining Bond Capacity - \$42,220,000					

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	56,682	56,397	54,580	55,030	58,392	57,776			
Total	\$229,533	\$232,546	\$301,308	\$264,193	\$270,548	\$289,849	\$271,977	\$266,299	\$306,355	\$264,954	\$240,529	\$333,893	\$2,712,364



2026 AWBD Summer Conference

West Park MUD

Thursday, June 18 - Saturday, June 20, 2026

Gaylord Texan Resort & Convention Center, Grapevine, 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

Early Registration:	Begins	2/4/2026	\$475
Regular Registration:	Begins	2/26/2026	\$525
Late Registration	Begins	5/7/2026	\$625

Cancellation Policy

All cancellations must be made in writing.

A \$50.00 administrative fee is assessed for each conference registration cancelled on or before 05/06/2026.

There will be no refunds after 05/06/2026.

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.

ORDER ADOPTING AN AMENDED AND RESTATED
CODE OF ETHICS, FEES AND EXPENSE POLICY, POLICY
RELATING TO CONSULTING SERVICES, UNIFORM
FINANCIAL ACCOUNTING AND REPORTING
STANDARDS, POLICY RELATING TO ADOPTION OF
ANNUAL OPERATING BUDGET, AND CREATING AN
AUDIT COMMITTEE OF THE BOARD OF DIRECTORS

WHEREAS, WEST PARK MUNICIPAL UTILITY DISTRICT OF Harris County, Texas, (the "District") is a body politic and corporate and a governmental agency of the State of Texas, operating under and governed by the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and Section 59 of Article XVI of the Texas Constitution; and

WHEREAS, Section 49.199, Texas Water Code, requires the Board of Directors of the District to formulate and adopt certain rules, regulations and policies concerning a code of ethics for the District's directors, officers, investment officers and employees; and

WHEREAS, Section 49.199, Texas Water Code, requires the Board of Directors of the District to formulate and adopt certain rules, regulations and policies concerning travel expenditures payable or reimbursable by the District; and

WHEREAS, Section 49.199, Texas Water Code, requires the Board of Directors of the District to formulate and adopt certain rules, regulations and policies concerning the selection, monitoring or review and evaluation of professional consultants; and

WHEREAS, Section 49.199, Texas Water Code, requires the Board of Directors of the District to formulate and adopt certain rules, regulations and policies concerning the establishment of uniform methods of accounting and reporting; and

WHEREAS, Section 49.199, Texas Water Code, requires the Board of Directors of the District to formulate and adopt certain rules, regulations and policies concerning the better use of management information;

WHEREAS, the District previously adopted its Order Adopting an Amended and Restated Code of Ethics, Fees and Expense Policy, Policy Relating to Consulting Services, Uniform Financial Accounting and Reporting Standards, Policy Relating to Adoption of Annual Operating Budget, and Creating and Audit Committee of the Board of Directors dated April 24, 2013 (the "Order"); and

WHEREAS, the Board of Directors of the District desires to revoke the Order and to adopt the code, policies, procedures and provisions set forth herein;

NOW, THEREFORE, IT IS ORDERED BY THE BOARD OF DIRECTORS OF WEST PARK MUNICIPAL UTILITY DISTRICT OF HARRIS COUNTY, TEXAS, THAT the code, policies, procedures and provisions set forth herein be and are hereby ADOPTED.

ARTICLE I
CODE OF ETHICS

Section 1.01. It is hereby declared the policy of the District that its Board of Directors, officers, investment officers and employees shall conduct themselves so as to give no occasion for distrust of their integrity, impartiality or of their devotion to the best interests of the District and the public purposes for which it was created. Accordingly, the following standards of conduct are hereby established to provide a guideline to the directors, officers, investment officer, and employees of the District in the conduct of normal business and operations of the District:

A. Conflicts of Interest: Pursuant to Section 49.058, Texas Water Code, each Director of the District is subject to the provisions of Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest of officers of local governments. Therefore, the District adopts Chapter 171, Texas Local Government Code, as its conflicts of interest policy, the principal provisions of which are as follows:

1) A Director shall abstain from participating in a decision of the Board of Directors which either (a) will have a special economic effect on a business in which the Director or a person related to the Director in the first degree by consanguinity or affinity has a substantial interest that is distinguishable from the effect on the public; or (b) in the case of substantial interest in real property, affects the value of such property in which the Director or a person related to the Director in the first degree by consanguinity or affinity has a substantial interest differently from how it affects the public, except when a majority of the Board of Directors is required to abstain from participation in a particular vote because of a similar conflict of interest. A Director who determines that he or she must abstain from participating in a decision of the Board of Directors for a reason set forth above must file an affidavit with the Secretary of the Board of Directors, prior to a vote or decision by the Board of Directors on the matter, stating the nature and extent of the Director's interest in the matter.

2) For purpose of this conflicts of interest policy, a Director is considered to have a "substantial interest" in a business if (a) the Director or a person related to the Director in the first degree by consanguinity or affinity owns ten percent (10%) or more of the voting stock or shares of the business entity or owns either ten percent (10%) or more or \$15,000 or more of the fair market value of the business entity; or (b) funds received from the business exceed ten percent (10%) of the gross income of the Director or of a person related to the Director in the first degree by consanguinity or affinity for the previous year. A Director has a substantial interest in real property if the interest of the Director or of a person

related to the Director in the first degree by consanguinity or affinity is an equitable or legal ownership with a market value of \$2,500 or more.

B. Gifts: No director, officer, investment officer or employee of the District shall directly or indirectly solicit, accept or receive any gift or thing of value, whether in the form of money, services, credits, loans, travel, entertainment, hospitality, promise or any other form, from an individual or entity interested in or likely to become interested in any contract, purchase, payment, claim or transaction involving the exercise of his or her discretion, or under other circumstances where a reasonable inference could be drawn that the gift or thing of value was intended to influence such director, officer, investment officer or employee of the District in the performance of his or her official duties or was intended as a reward for any decision, opinion, recommendation or other exercise of discretion on his or her part. Nothing herein shall be deemed or construed to prohibit normal social practices where gifts among friends or associates are appropriate for certain occasions or are otherwise allowed by law. Specifically, a director, officer, investment officer or employee of the District may accept a gift or thing of value from a person, firm, corporation or other entity having or proposing to have a business or financial relationship with the District only when the offer and the acceptance and receipt of such gift or thing of value:

- 1) Are in keeping with good business ethics;
- 2) Are customary and proper under the circumstances and give no appearance of impropriety;
- 3) Do not impose any sense of obligation on the recipient to the donor;
- 4) Do not result in any form of special or favored treatment for the donor;
- 5) Cannot reasonably be viewed as extravagant, excessive or too frequent considering all the circumstances;
- 6) Do not involve cash, currency, gift certificates, loans or credit arrangements of any kind, or a negotiable instrument described by §3.104 Texas Business & Commerce Code;;
- 7) Do not involve any item of property with a fair market value greater than \$49.00;
- 8) Do not involve materials, services, repairs or improvements at no cost or at unreasonably low prices;
- 9) If involving dining, lodging, transportation and/or entertainment, then:

- (a) The dining, lodging, transportation and /or entertainment is accepted as a guest of the individual or entity providing same (i.e., they must be present); or
- (b) The dining, lodging and/or transportation is provided in connection with a conference or similar event at which the director, officer, investment officer or employee of the District renders services, such as addressing an audience or engaging in a seminar, to the extent those services are more than merely perfunctory.

10) Are made under circumstances where no effort is made to conceal the facts and circumstances related thereto by either the recipient or the donor; and

11) Are properly disclosed in a Conflicts Disclosure Statement as and if required by Chapter 176, Texas Local Government Code.

C. Investments: Except under circumstances permitted by the general or special laws of the State and the rules, regulations and policies of the District, no director, officer, investment officer or employee of the District shall own an interest in or derive compensation or profit from or engage in the management of any organization providing services, materials or equipment to the District, except when such interest is comprised solely of securities traded over the counter or listed on a public security exchange, or except when such interest has been fully disclosed to the Board of Directors in the manner required by law.

D. Confidential Information: No director, officer, investment officer or employee of the District shall disclose confidential information concerning the property, operations, policies or affairs of the District, or use such confidential information to advance the personal interests, financial or otherwise, of such director, officer, investment officer or employee, or accept employment or engage in any business or professional activity which such director, officer, investment officer or employee might reasonably expect would require or induce him or her to disclose confidential information acquired through or by reason of his or her position with the District.

E. Private Employment: No director, officer, investment officer or employee of the District shall negotiate for or accept future employment with any person, firm, association or corporation which has a substantial financial interest in any proposed award of contract or decision within the area of responsibility of such director, officer, investment officer or employee and upon which he or she must act or make a recommendation.

F. Appearance of Proper Conduct: Each director, officer, investment officer or employee of the District shall conduct his or her official and personal affairs in such a manner as to clearly demonstrate that he or she cannot be improperly influenced in the performance of his or her official duties, and to such ends, no director, officer, investment officer or employee of the District shall endorse commercial products or services by

permitting the use of pictures, endorsements or quotations in advertisements utilizing or making reference to the properties, operations or affairs of the District.

G. Investment Officer: An investment officer of the District who has a personal business relationship with an entity seeking to sell an investment to the District shall file a written statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the District must file a statement disclosing such relationship. Any statement required to be filed by an investment officer of the District under this subsection must be filed with the Board of Directors of the District and the Texas Ethics Commission.

H. Conflicts Disclosure Statement: In the event the District has contracted or is considering doing business with a Vendor and (i) the Vendor has an employment or other business relationship with a Director or his/her Family Member that results in the Director or his/her Family Member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that a contract between the District and Vendor has been executed or the District is considering entering into a contract with the Vendor, (ii) the Vendor has given a Director or his/her Family Member one or more gifts (other than gifts of food accepted as a guest) that have an aggregate value of more than \$100 in the 12-month period preceding the date the Director becomes aware that the District has executed a contract or is considering entering into a contract with the Vendor, and such activities are not otherwise prohibited by the provisions of Chapter 171, Texas local Government Code or this ethics policy, or (iii) the Vendor has a Family Relationship with a Director, the Director must file a conflicts disclosure statement with the person responsible for maintaining the records of the District, no later than 5:00 p.m. on the seventh (7th) business day after the date the Director becomes aware of facts that require the filing of the conflicts disclosure statement, disclosing, as applicable, the employment or other business relationship, including the nature and extent of the relationship and/or the gift(s) aggregating more than \$100 in value received by the Director or his/her Family Member from the Vendor during the preceding 12-month period as described herein and/or the Family Relationship with the Vendor, acknowledging that the disclosure applies to each Family Member of the Director and covers the preceding 12-month period as described herein, and containing the signature of the Director acknowledging that the conflicts disclosure statement is made under oath under penalty of perjury, all in accordance with Chapter 176, Texas Local Government Code. For the purposes of this subsection, a person is considered a "Vendor" if the person contracts or seeks to contract for the sale or purchase of property, goods, or services with the District or is the agent of such a person in their business with the District. The term "Vendor" includes an officer or employee of a state agency when that individual is acting in a private capacity to enter into a contract. A state, political subdivision of a state, the federal government, or a foreign government (including their employees acting in their official capacity) cannot be a "Vendor." For the purposes of this subsection, "Family Member" means a person related to another person within the first degree of consanguinity or affinity, as described by Chapter 573, Texas Government Code. For the purposes of this subsection,

“Family Relationship” means a person related to another person within three degrees of consanguinity or two degrees of affinity, as described by Chapter 573, Texas Government Code.

ARTICLE II
FEES AND EXPENSE POLICY

Section 2.01. It is hereby declared the policy of the District that payment or reimbursement shall be made by the District of all reasonable, actual expenses incurred by or on behalf of the directors, officers, investment officers, and employees of the District for travel expenditures incurred while conducting official duties and assignments and carrying out the District's operations and business activities, including, without limitation, attendance at conventions, conferences, training and trade programs, hearings and meetings related thereto; provided, however, that attendance at such conventions, conferences, training and trade programs, hearings and meetings related thereto shall be pre-approved and pre-authorized by the Board of Director and further provided that all such expenditures shall be subject to review and approval by the Board of Directors. For purposes of this policy, travel expenditures shall mean and include all reasonable and actual costs of meals, lodging, transportation and related general expenses, such as registration costs, materials costs, normal gratuities and related expenses and costs. The District shall not pay or reimburse any expenses of persons who have no responsibility or duties to perform for the Board or the District, including any persons whose connection with District matters is based solely on their relationship of blood, marriage or friendship with a director, officer, investment officer or employee of the District. Directors attending meetings or other activities relating to the District and wishing to receive a per diem and/or reimbursement of reasonable and necessary expenses from the District must submit a verified statement showing the number of days actually spent in service to the District and a general description of the duties performed for each day of service. Directors may receive a fee of office (per diem), as established by the Board of Directors but in no event greater than the amount allowed by law, for each day of service necessary to discharge the Directors' obligations on behalf of the District. Directors may not receive more than the amount allowed by law in any one year regardless of the number of days of necessary service to the District during that year and regardless of when the Director receives payment, with the “year” to be the fiscal year established by the Board of Directors. The fees of office or per diems paid to Directors shall not include the amount of any reimbursement for actual expenses reasonably and necessary incurred while engaging in activities on behalf of the District. To receive reimbursement for expenses, a Director must also submit an itemized expense report which shall be accompanied by receipts, memoranda or similar documentation as to the amount and business purpose of such expenses; provided, however, that any expense incurred on behalf of and to be reimbursed by the District in excess of \$25.00, and all costs and expenses of lodging and airline travel, regardless of amount, shall be accompanied by invoices, receipts or comparable documentation. Items on such itemized expense report shall include lodging, meals, tips, parking and transportation. Directors sharing expense items may split reported expenses in any manner they deem equitable, but the District will pay no more than 100% of the actual total cost of reimbursable expenditures. Any extraordinary expenses for a Director attending a sanctioned activity of the District must be approved by the Board prior to incurring the expense. If a Director receives an advance from the District for expenditures expected to be incurred, any unexpended

amount (as evidenced by the detailed expense report described above) shall be repaid to the District simultaneously with the submission of the report.

ARTICLE III
CONSULTING SERVICES AND OTHER CONTRACTS

Section 3.01. Any contract for professional consulting services, including legal, fiscal, accounting, auditing and/or engineering services shall be initiated, concluded and administered by the Board of Directors of the District pursuant to the procedures provided in Subchapter A, Chapter 2254, Government Code, as amended (the Professional Services Procurement Act).

Section 3.02. Prior to entering into a contract for professional consulting services, the Board of Directors shall review and evaluate proposals submitted by qualified consultants and shall assess: the prior project experience of such consultants that relate directly to the District's needs; the work experience of such consultants with organizations of similar types and sizes; the financial capacity and stability of such consultants; and such other matters and qualifications as the staff and/or Board of Directors of the District may deem appropriate. In evaluating such proposals, the Board of Directors may make such contacts with current and prior clients of such consultants as they may deem appropriate to obtain accurate assessments of the performance of such consultants. After an evaluation of such proposals and previous performance histories, the Board of Directors shall select and conclude a contract with a qualified consultant. All of such contracts shall be in writing and shall set forth the term, scope of work and costs to be incurred.

Section 3.03. Prior to renewal, revision or extension of any consulting contract, the Board of Directors shall evaluate the services provided pursuant to such contract. The Board of Directors of the District shall also monitor the services rendered in connection with all consulting contracts.

Section 3.04. The procedures for selection of professional consultants herein shall be subject to all other applicable requirements of the general and special laws of the State of Texas including, but not limited to, the provisions of Chapter 171, Texas Local Government Code, as amended.

Section 3.05. The District shall require that any officer, employee, or consultant who collects, pays or handles any funds of the District furnish or provide a bond, payable to the District, in an amount determined by the Board of Directors to be sufficient to safeguard the District. Such bond shall be conditioned on the faithful performance of that person's duties and on accounting for all funds and property of the District. The bond shall be signed or endorsed by a surety company authorized to do business in the State of Texas. The Board may pay the premium on such surety bonds required out of any available funds of the District.

Section 3.06. Pursuant to Section 2252.908 of the Texas Government Code, any business entity that wishes to contract with the District, or amend an existing contract with the District, must file a disclosure of interested parties form with the Texas Ethics Commission (in the form and manner provided by the then current rules of the Texas Ethics Commission). Evidence of such filing must be presented to the District prior to or at the time of the contract's execution.

ARTICLE IV
UNIFORM FINANCIAL ACCOUNTING AND
REPORTING STANDARDS

Section 4.01. It is hereby declared the policy of the District to establish, implement and continue in connection with the District's financial statements, books and records uniform reporting standards and requirements that utilize "Audits of State and Local Government Units" as a guide for audit working papers and that utilize, to the extent not prohibited by the general and special laws of the State, "Governmental Accounting and Financial Reporting Standards". Notwithstanding the foregoing, a uniform method of accounting and reporting shall be established, implemented and continued in connection with all industrial development bonds and pollution control bonds of the District which complies with the requirements of the State auditor, as promulgated from time to time.

ARTICLE V
ANNUAL OPERATING BUDGET

Section 5.01. Subject to the applicable requirements of the general and special laws of the State of Texas, the District's Board of Directors shall adopt and promulgate an operating budget for the fiscal period beginning on the first day and ending on the last day of the District's fiscal year. Such operating budget shall identify and describe in reasonable detail the anticipated sources of revenues, receipts and income and the proposed expenditures and costs of the District for such fiscal year. Any major proposed expenditure which is not itemized, categorized or otherwise described or contemplated in the current approved operating budget of the District shall be subject to the prior approval of the Board of Directors of the District. The Board of Directors of the District, in deliberating approval of such major proposed expenditure shall, in addition to other pertinent facts, consider: the fiscal implications of such proposed expenditure; the anticipated sources of new revenue, current revenue or funds on hand or in reserve available or to become available for payment of such proposed expenditure; and the projected implications, if any, of such proposed expenditure on other projected expenditures or costs of programs or projects of the District already included in the current fiscal year operating budget.

Section 5.02. Except as otherwise provided by the general and special laws of the State and the actions and proceedings of the Board of Directors of the District, nothing herein or in such operating budget shall be deemed or construed to constitute a debt or expenditure limitation or constraint on expenditure authorizations contained in such operating budget or to limit, alter or restrict the power and authority of the Board of Directors of the District to amend, modify or revise the District's current fiscal year operating budget contemporaneously with any proposed expenditure or in arrears thereto.

ARTICLE VI
AUDIT COMMITTEE

Section 6.01. To assist the Board of Directors of the District in the management of the operations and fiscal affairs of the District, there is hereby appointed an Audit Committee of the Board of Directors consisting of the President and Secretary of the Board of Directors. Such Audit Committee shall periodically review the District's financial statements, fiscal practices and financial position; shall consult, as and when they deem necessary or appropriate, with representatives of the Texas Commission on Environmental Quality, the District's independent auditors and the District's legal consultants; and shall make periodic recommendations to the Board of Directors of the District on such changes in accounting procedures and controls, fiscal management, investments and related financial matters as the Audit Committee may deem appropriate.

ARTICLE VII
MISCELLANEOUS

Section 7.01. No part, section, paragraph or provision of the rules, regulations and policies contained herein is intended to expand, restrict or modify the legal duties and obligations of any director, officer, investment officer, consultant, contractor or employee of the District beyond the limits of applicable law, and in case of any conflict or inconsistency, such conflict or inconsistency will be resolved in favor of the applicable requirements of law. In the event of any ambiguity or uncertainty as to the intent and application of any part, section, paragraph or provision hereof, a written request for clarification or approval of a proposed action describing such circumstances shall be submitted to the Board of Directors for a decision as to a proper course of action.


Section 7.02. The rules, regulations and policies set forth herein shall be and remain in full force and effect unless and until amended, revised, rescinded or repealed by action of the Board of Directors. Any prior resolutions, orders, rules, regulations or policies which pertain to the subject matter herein or are in conflict herewith, are repealed, revoked, rescinded and of no further force and effect as of the date hereof.

PASSED AND ADOPTED this the 29th day of January, 2026.

WEST PARK MUNICIPAL
UTILITY DISTRICT

ATTEST:

By: 
President, Board of Directors

By: 
Assistant Secretary, Board of Directors

(SEAL)



RESOLUTION ADOPTING LIST OF QUALIFIED BROKERS AUTHORIZED TO ENGAGE
IN INVESTMENT TRANSACTIONS WITH
WEST PARK MUNICIPAL UTILITY DISTRICT

WHEREAS, West Park Municipal Utility District, (the "District") is a body politic and corporate and a governmental agency of the State of Texas, operating under and governed by the provisions of Chapters 49 and 54 of the Texas Water Code, as amended, and Section 59 of Article XVI of the Texas Constitution; and

WHEREAS, Chapter 2256, Texas Government Code, as amended, requires that the Board of Directors of the District annually review, revise and adopt a list of qualified brokers that are authorized to engage in investment transactions with the District; NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WEST PARK MUNICIPAL UTILITY DISTRICT THAT:

Section 1: The Board of Directors of the District hereby adopts the list of financial institutions, brokers and dealers attached hereto as Exhibit "A" as the list of qualified brokers that are authorized to engage in investment transactions with the District.

Section 2: The provisions of this Resolution shall be effective as of its date of approval by the Board of Directors and shall remain in effect until modified by action of the Board of Directors, and any resolution heretofore adopted by the Board of Directors adopting a list of qualified brokers that are authorized to engage in investment transactions with the District shall be and is hereby revoked as of the effective date of this Resolution.

PASSED AND APPROVED this 29th day of January, 2026.

WEST PARK MUNICIPAL UTILITY DISTRICT

By: 
President, Board of Directors

ATTEST:

By: 
Assistant Secretary, Board of Directors

(SEAL)



EXHIBIT "A"

2026

LIST OF AUTHORIZED BROKERS

ABC Bank	Lone Star Investment Pool
Amegy Bank of Texas, N.A.	Moody National Bank
Austin Capital Bank	New First National Bank
BB & T	North Star Bank of Texas
Bank of America N.A.	One West Bank
Bank of Houston	Origin Bank
Bank of New York- Mellon	PNC Bank/The PNC Financial Services Group, Inc.
Bank of Texas N.A.	Plains Capital Bank
Bank of the Ozarks (Bank Ozk)	Plains State Bank
Brenham National Bank	PrimeBank of Texas
Cadence Bank	Prosperity Bank
Capital Bank of Texas	R Bank
Capital Markets Group	Regions Bank
Capital One	Simmons Bank
Central Bank	SouthStar Bank
Chasewood Bank	SouthState Bank
Citibank N.A.	State Bank of Texas
CIT Bank	State Street Bank & Trust Co.
Comerica Bank	Stellar Bank
Comerica Securities	Stifel Nicolaus
Commercial State Bank	Southwestern National Bank
Community Trust Bank	Sunflower Bank
Coastal Securities	Susser Bank
East West Bank	Tex Star Investment Pool
First Bank of Texas	Texas Capital Bank N.A.
First Citizens Bank	Texas Class
First Commercial Bank	Texas Citizens Bank
First Financial Bank, N.A.	Texas Exchange Bank
First Lockhart National Bank	Texas First Bank
First National Bank of Texas	Texas Gulf Bank
First Texas Bank	Texas Regional Bank
Frontier Bank of Texas	Texas Traditions Bank
Frost National Bank	The Independent Bankers Bank
Guaranty Bank & Trust	The Mint National Bank
Hancock Whitney Bank	Texas Savings Bank
Herring Bank	Texpool/Texpool Prime
Hilltop Securities	The Right Bank for Texas
Hometown Bank, N.A.	Third Coast Bank
Horizon Bank	Trustmark National Bank
Huntington Bank	United Bank of El Paso Del Norte
Iberia Bank	United Texas Bank
ICS	Unity National Bank
Independent Bank	U. S. Bank
International Bank of Commerce	Vista Bank
Inter National Bank	Wallis Bank
IntraFi Network Deposits	Wells Fargo Bank, N.A.
JP Morgan Chase	Wells Fargo Brokerage Services, LLC
Legacy Texas Bank	Wells Fargo Trust
Lone Star Bank	West Star Bank
Lone Star Capital Bank	Woodforest National Bank

CERTIFICATE OF ORDER

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

We, the undersigned officers of the Board of Directors (the “Board”) of **WEST PARK MUNICIPAL UTILITY DISTRICT** (the “District”), hereby certify as follows:

The Board convened in regular session, open to the public, on January 29, 2026, at 12:30 p.m., at 3700 Buffalo Speedway, Suite 830, Houston, Harris County, Texas, and the roll was called of the members of the Board, to-wit:

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

All members of the Board were present, except Director Garza, thus constituting a quorum. Whereupon other business, the following was transacted at such meeting: A written

**ORDER ESTABLISHING OFFICE AND MEETING PLACE
OUTSIDE THE DISTRICT**

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and after full discussion, such motion, carrying with it the adoption of such Order prevailed, carried, and became effective by the following vote:

AYES: 4 NOES: 0

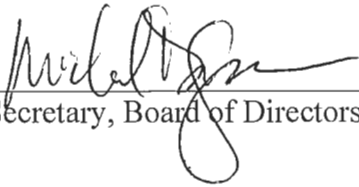
A true, full and correct copy of the aforesaid Order adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code, as amended.

EXECUTED this 29th day of January, 2026.



President, Board of Directors

ATTEST:



Assistant Secretary, Board of Directors

(SEAL)



**ORDER ESTABLISHING OFFICE AND MEETING PLACE
OUTSIDE THE DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, the Board of Directors (the “Board”) of **WEST PARK MUNICIPAL UTILITY DISTRICT** (the “District”) has previously established the offices of the District’s Attorney, Marks Richardson, PC, 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098, as an office and meeting place outside the boundaries of the District; and

WHEREAS, Section 49.062(a), Texas Water Code, as amended, provides that a board of directors shall designate from time to time and maintain one or more regular offices for conducting the business of the district and maintaining the records of the district; and

WHEREAS, Section 49.062(b), Texas Water Code, as amended, provides that a board of directors shall designate one or more places inside or outside the district for conducting the meetings of the board of directors in its order establishing the meeting place; and

WHEREAS, the District’s Attorney’s office has moved to 3355 W. Alabama Street, Suite 350, Houston, Texas 77098; and

WHEREAS, the District desires to change the official designated District office and meeting place to the new offices of the District’s Attorney.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WEST PARK MUNICIPAL UTILITY DISTRICT THAT:

I.

The District hereby terminates the office of the District’s Attorney located at 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098, as an established office and meeting place outside the boundaries of the District.

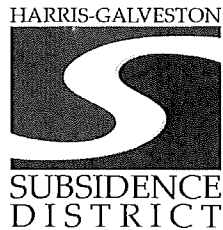
II.

The District hereby establishes as an office and meeting place outside its boundaries at the new office of the District’s Attorney, located at 3355 W. Alabama Street, Suite 350, Houston, Texas 77098, to be effective March 1, 2026.

III.

The District's Attorney is hereby authorized and directed to publish such notice of change of address of official designated meeting place outside the District in a newspaper of general circulation within the District, notify the Texas Commission on Environmental Quality of such change in location, and notify all other appropriate government agencies and take any and all other steps necessary to carry out the intent of this Order.

* * * * *



West Park Municipal Utility District
Marks Richardson, PC
ATTN: Rebecca Donaldson
3700 Buffalo Speedway, Suite 830
Houston, TX 77098

January 9, 2026

Dear Rebecca Donaldson,

Thank you for your participation and continued support of the Harris-Galveston Subsidence District's Water Conservation School Program, the H2O Lab! Your sponsorship provides local schools with award-winning water education through hands-on activities that make learning fun, improve retention, and help students save water at home. It also provides tools to improve outdoor water efficiency, grant opportunities for local entities to implement water-saving projects, and online resources to further improve water conservation in our communities.

This letter is to inform you that sponsorship cost will increase to \$40 per sponsorship effective on January 1, 2026. Water Conservation Program Interlocal Agreements executed after January 1, 2026 will reflect this updated cost. Interlocal Agreements executed before January 1, 2026 will be honored at the \$38 sponsorship rate.

The Harris-Galveston Subsidence District is committed to providing resources through our Water Conservation Program to help our communities reduce reliance on groundwater and prevent further subsidence. With your partnership and support through sponsorship, we are able to successfully achieve this goal and are deeply grateful.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Ma".

Denise Ma
Water Conservation Program Coordinator
dma@subsidence.org
281-956-2190

West Park MUD

Monthly Communications Report

January 29, 2026

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

WEBSITE UPDATES

The following updates have been made since the last meeting:

- No updates at this time

NEWS POSTS

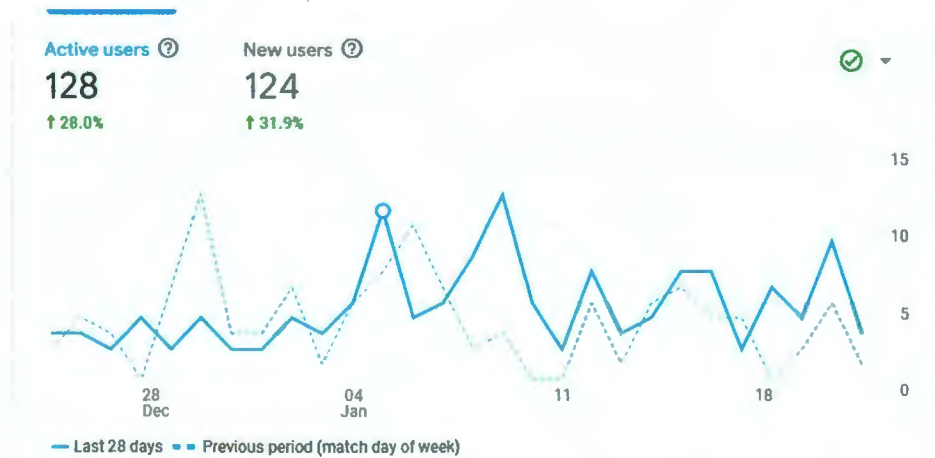
The following news post was posted since the last report:

- **Arctic Weather Alert: Protect Your Pipes**
- **January 26, 2026 Board Meeting Cancelled**
- **January 29, 2026 Board Meeting Notice**

WEBSITE STATISTICS

Dec 25, 2025 - Jan 21, 2026

Compare: Nov 27 - Dec 24, 2025



- 124 new and unique visitors to the website, 128 total users. An increase since last cycle.
- 64 Users found the site organically through a search engine while 59 were directly linked to the website.
- 129 engaged sessions accounting for 593 navigational events (Events being things such as page scrolls, clicks, downloads, etc)
- Top Ten pages as seen below:

Page path and screen class	+	↓ Views
SHOW PRIMARY DATE RANGE		
Total		71 vs. 51 ↑ 39.22%
1 /bill-payment-information/		22 (30.99%)
2 /contact-us/		11 (15.49%)
3 /		8 (11.27%)
4 /map-of-the-district/		7 (9.86%)
5 /documents/		5 (7.04%)
6 /tax-information/		5 (7.04%)
7 /west-park-preserve/		5 (7.04%)
8 /board-meetings/		4 (5.63%)
9 /posts/2026-01-21/january-26-2026-board-meeting-notice/		2 (2.82%)
10 /board-and-consultants/		1 (1.41%)

RESIDENT INQUIRIES

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

- One inquiry by a company looking for information on where the MUD is located and how to get a denial letter for water connection? Passed to John, Informed the inquirer of location outside of District and necessity to contact other MUDs.

ACTION ITEMS

- No action items this cycle.