

WEST PARK MUNICIPAL UTILITY DISTRICT

Minutes of Board of Directors Meeting

August 24, 2026

The Board of Directors ("Board") of West Park Municipal Utility District ("District") met on August 24, 2026, at 3355 W. Alabama, Suite 350, Houston, Harris County, Texas, the address being a meeting place of the District, in accordance with the duly posted notice of the meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

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

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

Also present were Wendy Maddox of Assessments of the Southwest ("AS"); Creston Minter of H2O Innovation ("H2O"); Roman Khoja of Municipal Accounts & Consulting, L.P. ("MAC"); John Herzog of IDS Engineering Group ("IDS"); Michael Murr of Park Rangers; Sarah Valladares of Storm Water Solutions; Danae Dehoyos of Touchstone District Services; Brian Krueger with Forvis Mazars, LLC; 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 members of the public were present.

The Board next considered approval of the minutes of the Board of Directors meeting held on July 27, 2026. After discussion, Director Patrick made a motion to approve the minutes as revised. Director Dignam seconded the motion, which passed unanimously.

The Board next considered the approval of an audit report for the fiscal year ending April 30, 2026. Mr. Krueger reviewed the attached draft audit report and management letter prepared by Forvis Mazars. After discussion, Director Patrick made a motion to approve the audit report, subject to MRPC's review and approval, to authorize the President to execute the Annual Filing Affidavit on behalf of the Board and District, and to authorize the filing of the audit report and Annual Filing Affidavit with the appropriate governmental authorities. Director Dignam seconded the motion, which carried unanimously.

Director Hudson entered the meeting at this time.

The Board next considered the status of West Park Preserve. Mr. Murr presented the attached report and reported on the status of various repairs at the park. He stated that the front gate to the park is broken again. He advised that park visitors were stuck inside the park, and the fire department had to break the gate to get them out. He advised that he is investigating remedies for the issue.

Mr. Murr next reported that the new playground stump, park benches and additional trash cans have been ordered.

Mr. Murr next reported that the sidewalk expansion project is in design.

Director Dignam next requested an update on the status of the security cameras throughout the park. Mr. Murr advised that they are all operating normally and the lights have been repaired on one of the cameras.

Ms. Maddox next distributed the attached tax collection report and noted that AS collected 98.97% of the 2025 taxes as of July 31, 2026. After review and discussion of the report presented, Director Hudson made a motion to approve the report and authorize payment on the disbursements identified in the report. Director Patrick seconded the motion, which passed unanimously.

Ms. Maddox next presented and distributed the attached delinquent tax report dated August 4, 2026, prepared by Ted A. Cox, P.C.

The Board next deferred consideration of the status of a sales tax audit performed by B&A Municipal Tax Services.

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems. Mr. Minter reported that the District accounted for 102.35% of the water pumped during the month, and the District operated its facilities in compliance with its respective permits.

Mr. Minter reported that meter connected to the water well located at Water Plant No. 2 went blank for a few days last month and advised that the District's usage was estimated during that period. He reported that the meter is now operating correctly.

Mr. Minter next advised that one of the District's well motors needs replacing at Water Plant No. 1. He next presented the attached quote from North Side Motors for \$114,615. After discussion, Mr. Minter advised that he will present two (2) additional quotes next month and stated that the matter is not urgent as the District is currently renting a motor.

The Board deferred discussing an amendment to the District's Rate Order.

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. Mr. Herzog advised that he is confident the project's grant application will be approved by the Texas Water Board of Directors ("TWBD") as the TWDB received fewer applications than anticipated.

Mr. Herzog next reported on the status of the contract with Clearwater Utilities for the Weekley Homes Storm Water Facilities project. He reported that the project is complete and can be removed from the agenda. He next presented Pay Application No. 4 in the amount of \$43,293.39 and recommended the Board concur with payment of same. After discussion, Director Hudson made a motion to concur with the approval of Pay Application No. 4. Director Patrick 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 advised that the punch list items have been addressed and the project is complete. He reported that construction has started on approximately six (6) to ten (10) homes. Mr. Herzog next presented Pay Application No. 3 in the amount of \$126,888.50 and recommended the Board concur in approval of same. He reminded the Board that this is paid by the developers and will be requested for reimbursement from the District at a later date. Director Hudson inquired how the reimbursement value is determined. Ms. Richardson explained that it is dependent on the value of the development, which will be determined by Harris Central Appraisal District. After discussion, Director Hudson made a motion to concur in the developer's payment of Pay Application No. 3 in the amount of \$126,888.50. Director Dignam seconded the motion, which passed unanimously.

The Board next deferred consideration of the status of the acceptance of site, easement and/or facility conveyances for facilities constructed or to be constructed by the District.

The Board next considered requests for and approval of the issuance of utility commitments. Mr. Herzog reported that Centerpoint Energy is looking to install underground power infrastructure for the hospital in the District and requested maps and drawings of the District's utilities to determine feasibility.

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

The Board next deferred consideration of the status of the demand for alleged damages from the Radius West property Owner, LP ("Radius West") as MRPC has not received a response from the counsel retained by Radius West.

The Board next considered the attached report from Storm Water Solutions. Ms. Valladares presented and reviewed the attached report with the Board. She reported that a lot of sediment has accrued on the back slope swales of Ponds A and B and noted the matter is visibly worse at Pond A. She stated that Storm Water Solutions recommends trimming the overgrown vegetation along the ponds to help with the issue. She next asked Mr. Herzog to confirm the owners of the property shown on page 10 of the report, as the vegetation is very dense. Mr. Herzog stated that he will provide contact information for the property owner. Ms. Valladares next noted the fence on pages 13 and 14 is being supported by stakes located on District property, which is an obstacle that would prevent desilting the back slope swale. Ms. Richardson advised that MRPC will send correspondence requesting removal of the fence posts. Ms. Valladares next advised that the ponds are approximately fifteen (15) years old and have become very uneven. She stated that the dirt

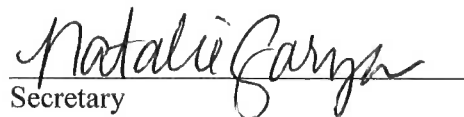
from the desilting will be used to create wall-like structures to repair the ponds to their original plans dated from 2010. Ms. Valladares also noted that the leftover dirt from the desilting project will be used to cover an exposed outfall pipe at the back of the pond. She advised that the total project cost is \$45,077. After discussion, Director Hudson made a motion to approve the attached proposal for the desilting of the back slope swales at Ponds A and B, the regrading of the overflow points at the ponds, the cutting of overgrown vegetation, the filling of low areas around the ponds, and the stabilizing of the exposed outfall pipe. Director Patrick seconded the motion, which passed unanimously.

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

The Board next considered the attached report from Touchstone District Services. Ms. Dehoyos presented the June report for the District. She advised that she would like to promote the District's sidewalk project on the website once design is complete.

After discussion, the Board concurred to hold the next Board meeting on Monday, September 28, 2026, at 12:30pm.

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


Secretary

Attachments
August 24, 2026

1. Draft Audit Report
2. Park Rangers Report
3. Tax Assessor/Collector Reports
4. Operator Report
5. Engineer Report
6. Storm Water Solutions Report
7. Regrading Proposal
8. Bookkeeper Report
9. Touchstone Report

West Park Municipal Utility District

Harris County, Texas

**Independent Auditor's Report, Financial Statements,
and Supplementary Information**

April 30, 2026

Draft 8-19-26

West Park Municipal Utility District
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April 30, 2026

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Independent Auditor's Report

Board of Directors
West Park Municipal Utility District
Harris County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of West Park Municipal Utility District (District), as of and for the year ended April 30, 2026, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of April 30, 2026, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from

error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The accompanying schedules required by the Texas Commission on Environmental Quality listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Houston, Texas
_____, 2026

**West Park Municipal Utility District
Management's Discussion and Analysis
Year Ended April 30, 2026**

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains supplementary information required by the Governmental Accounting Standards Board and by the District's state oversight agency, the Texas Commission on Environmental Quality (Commission).

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of water, sanitary sewer, and drainage services. Other activities, such as the provision of recreation facilities and solid waste collection, are minor activities and are not budgeted or accounted for as separate programs. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements, and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

Government-Wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets, liabilities, and deferred inflows and outflows of resources of the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's assets, liabilities, and deferred inflows and outflows of resources is labeled as net position, and this difference is similar to the total stockholders' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period, and expenses are recorded even though they may not have used cash during the current year.

Although the statement of activities looks different from a commercial enterprise's statement of income, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as change in net position, essentially the same thing.

Fund Financial Statements

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the general fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

**West Park Municipal Utility District
Management's Discussion and Analysis
Year Ended April 30, 2026**

Governmental Funds

Governmental-fund financial statements consist of a balance sheet and a statement of revenues, expenditures, and changes in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time but do not include capital assets such as land and water, sewer, and drainage systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's assets, liabilities, and deferred inflows and outflows of resources is labeled the fund balance and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements is different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in the notes to financial statements that describes the adjustments to fund balances to arrive at net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in the notes to financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position, as reported in the governmental activities column in the statement of activities.

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data found in the government-wide and fund financial statements.

Financial Analysis of the District as a Whole

The District's overall financial position and activities for the past two years are summarized as follows, based on the information included in the government-wide financial statements:

Summary of Net Position

	<u>2026</u>	<u>2025</u>
Current and other assets	\$ 13,039,232	\$ 12,161,580
Capital assets	25,056,291	25,208,328
Total assets	<u>38,095,523</u>	<u>37,369,908</u>
Deferred outflows of resources	662,180	731,626
Total assets and deferred outflows of resources	<u>\$ 38,757,703</u>	<u>\$ 38,101,534</u>
Long-term liabilities	\$ 20,875,162	\$ 22,199,928
Other liabilities	781,398	706,703
Total liabilities	<u>21,656,560</u>	<u>22,906,631</u>

**West Park Municipal Utility District
Management's Discussion and Analysis
Year Ended April 30, 2026**

Summary of Net Position (Continued)

	2026	2025
Net position		
Net investment in capital assets	\$ 6,860,399	\$ 6,287,574
Restricted	2,795,491	2,838,109
Unrestricted	7,445,253	6,069,220
Total net position	<u>\$ 17,101,143</u>	<u>\$ 15,194,903</u>

The total net position of the District increased by \$1,906,240, or about 13%. The majority of the increase in net position is related to tax revenues intended to pay principal on the District's bonded indebtedness, which is shown as long-term liabilities in the government-wide financial statements. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Summary of Changes in Net Position

	2026	2025
Revenues		
Property taxes	\$ 3,084,570	\$ 2,990,664
Sales tax rebates	731,227	682,573
Charges for services	1,533,983	1,533,652
Other revenues	1,199,844	733,697
Total revenues	<u>6,549,624</u>	<u>5,940,586</u>
Expenses		
Services	3,138,932	2,603,776
Depreciation	775,835	752,901
Debt service	728,617	908,589
Total expenses	<u>4,643,384</u>	<u>4,265,266</u>
Change in net position	1,906,240	1,675,320
Net position, beginning of year	<u>15,194,903</u>	<u>13,519,583</u>
Net position, end of year	<u>\$ 17,101,143</u>	<u>\$ 15,194,903</u>

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended April 30, 2026 were \$11,177,413, an increase of \$866,041 from the prior year.

The general fund's fund balance increased by \$1,456,853 because property taxes, sales tax rebates, and service revenues and investment income were greater than service operations and capital outlay expenditures. In addition, tap connection and inspection fees revenues exceeded the related tap connection expenditures.

The debt service fund's fund balance decreased by \$68,758 because bond principal and interest requirements and contracted services were greater than property tax revenues and investment income.

**West Park Municipal Utility District
Management's Discussion and Analysis
Year Ended April 30, 2026**

The capital projects fund's fund balance decreased by \$522,054 because capital outlay expenditures exceeded investment income.

General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to tap connection and inspection fees revenues and the related tap connections expenditures and regional water fee expenditures being greater than anticipated and property tax revenues, regional water fee revenues, and capital outlay expenditures being less than anticipated. The fund balance as of April 30, 2026 was expected to be \$5,776,244, and the actual end-of-year fund balance was \$6,438,967.

Capital Assets and Related Debt

Capital Assets

Capital assets held by the District at the end of the current and previous fiscal years are summarized below:

Capital Assets (Net of Accumulated Depreciation)

	<u>2026</u>	<u>2025</u>
Land and improvements	\$ 10,845,474	\$ 10,845,474
Construction in progress	442,635	305,946
Water facilities	3,496,706	3,793,207
Wastewater facilities	7,603,475	7,438,759
Recreational facilities	2,668,001	2,824,942
Total capital assets	<u>\$ 25,056,291</u>	<u>\$ 25,208,328</u>

During the current year, additions to capital assets were as follows:

Construction in progress related to the water plant Nos. 1 and 2 chloramine conversion, water plant No. 1 and wastewater treatment plant fence replacements, and replacement of ground storage tank No. 2 at water plant No. 2	\$ 408,953
Wastewater treatment plant generator	214,845
Total additions to capital assets	<u>\$ 623,798</u>

The developer within the District has constructed water facilities on behalf of the District under the terms of a contract with the District. The District has agreed to purchase these facilities plus interest from the proceeds of future bond issues subject to the approval of the Commission. At April 30, 2026, a liability for developer-constructed capital assets of \$79,860 was recorded in the government-wide financial statements.

Debt

The changes in the debt position of the District during the fiscal year ended April 30, 2026 are summarized as follows.

**West Park Municipal Utility District
Management's Discussion and Analysis
Year Ended April 30, 2026**

Long-term debt payable, beginning of year	\$ 22,199,928
Decreases in long-term debt	<u>(1,324,766)</u>
Long-term debt payable, end of year	<u>\$ 20,875,162</u>

At April 30, 2026, the District had \$42,220,000 of unlimited tax bonds authorized, but unissued, for the purpose of acquiring, constructing, and improving the water, sanitary sewer, and drainage systems within the District, and \$9,900,000 of unlimited tax bonds authorized, but unissued, for the purpose of acquiring, constructing, and improving recreational facilities within the District.

The District's bonds carry an underlying rating of "A" from Standard & Poor's (S&P). The Series 2016A refunding bonds carry a rating of "AA" from S&P by virtue of bond insurance issued by Build America Mutual Assurance Company. The Series 2016, Series 2022 refunding bonds, and Series 2024 bonds carry a rating of "AA" from S&P by virtue of bond insurance issued by Assured Guaranty Inc.

Other Relevant Factors

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent, except as follows.

Strategic Partnership Agreement

The District entered into a Strategic Partnership Agreement (SPA) with the City effective December 2, 2002 and as amended January 18, 2008. Pursuant to the terms of the SPA, the City annexed the District for limited purposes. The SPA provides for the levy of City sales tax on qualifying retail sales in the District. The District will continue to provide water, sewer, and drainage services to all properties within its boundaries until full annexation.

West Park Municipal Utility District
Statement of Net Position and Governmental Funds Balance Sheet
April 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Assets						
Cash	\$ 222,435	\$ 542,479	\$ 470	\$ 765,384	\$ -	\$ 765,384
Certificates of deposit	1,175,000	705,000	-	1,880,000	-	1,880,000
Short-term investments	5,504,337	1,299,020	2,247,161	9,050,518	-	9,050,518
Receivables						
Property taxes	41,546	74,135	-	115,681	-	115,681
Service accounts	108,869	-	-	108,869	-	108,869
Sales tax rebates	120,499	-	-	120,499	58,000	178,499
Accrued interest	25,575	7,966	-	33,541	-	33,541
Interfund receivable	-	2,962	-	2,962	(2,962)	-
Due from West Harris County						
Regional Water Authority	-	-	-	-	906,740	906,740
Capital assets (net of accumulated depreciation)						
Land	-	-	-	-	10,845,474	10,845,474
Construction in progress	-	-	-	-	442,635	442,635
Infrastructure	-	-	-	-	11,100,181	11,100,181
Recreational facilities	-	-	-	-	2,668,001	2,668,001
Total Assets	7,198,261	2,631,562	2,247,631	12,077,454	26,018,069	38,095,523
Deferred Outflows of Resources						
Deferred amount on debt refundings	-	-	-	-	662,180	662,180
Total Assets and Deferred Outflows of Resources	\$ 7,198,261	\$ 2,631,562	\$ 2,247,631	\$ 12,077,454	\$ 26,680,249	\$ 38,757,703

West Park Municipal Utility District
Statement of Net Position and Governmental Funds Balance Sheet
April 30, 2026

(Continued)

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Net Position
Liabilities						
Accounts payable	\$ 197,822	\$ 30,711	\$ 11,435	\$ 239,968	\$ -	\$ 239,968
Retainage payable	-	-	24,466	24,466	-	24,466
Customer deposits	494,271	-	-	494,271	-	494,271
Due to others	22,693	-	-	22,693	-	22,693
Interfund payable	2,962	-	-	2,962	(2,962)	-
Long-term liabilities						
Due within one year	-	-	-	-	1,360,000	1,360,000
Due after one year	-	-	-	-	19,515,162	19,515,162
Total Liabilities	717,748	30,711	35,901	784,360	20,872,200	21,656,560
Deferred Inflows of Resources						
Deferred property tax revenues	41,546	74,135	-	115,681	(115,681)	-
Fund Balances/Net Position						
Fund balances						
Restricted						
Unlimited tax bonds	-	2,526,716	-	2,526,716	(2,526,716)	-
Water, sewer, and drainage	-	-	2,211,730	2,211,730	(2,211,730)	-
Unassigned	6,438,967	-	-	6,438,967	(6,438,967)	-
Total fund balances	6,438,967	2,526,716	2,211,730	11,177,413	(11,177,413)	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 7,198,261	\$ 2,631,562	\$ 2,247,631	\$ 12,077,454		
Net position						
Net investment in capital assets					6,860,399	6,860,399
Restricted for debt service					2,600,851	2,600,851
Restricted for capital projects					194,640	194,640
Unrestricted					7,445,253	7,445,253
Total net position					\$ 17,101,143	\$ 17,101,143

West Park Municipal Utility District
Statement of Activities and Governmental Funds Revenues,
Expenditures, and Changes in Fund Balances
Year Ended April 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total	Adjustments	Statement of Activities
Revenues						
Property taxes	\$ 1,194,225	\$ 1,861,178	\$ -	\$ 3,055,403	\$ 29,167	\$ 3,084,570
Sales tax rebates	729,872	-	-	729,872	1,355	731,227
Water service	463,448	-	-	463,448	-	463,448
Sewer service	382,113	-	-	382,113	-	382,113
Regional water fee	688,422	-	-	688,422	-	688,422
Penalty and interest	10,858	19,073	-	29,931	-	29,931
Tap connection and inspection fees	699,667	-	-	699,667	-	699,667
Investment income	225,364	93,802	103,379	422,545	41,850	464,395
Other income	5,851	-	-	5,851	-	5,851
Total Revenues	4,399,820	1,974,053	103,379	6,477,252	72,372	6,549,624
Expenditures/Expenses						
Service operations						
Regional water fee	926,808	-	-	926,808	-	926,808
Professional fees	197,715	4,830	-	202,545	82	202,627
Contracted services	342,536	43,885	-	386,421	379	386,800
Utilities	140,871	-	-	140,871	-	140,871
Repairs and maintenance	1,070,961	-	-	1,070,961	32,824	1,103,785
Other expenditures	124,929	10,159	185	135,273	989	136,262
Tap connections	241,779	-	-	241,779	-	241,779
Capital outlay	32,824	-	625,248	658,072	(658,072)	-
Depreciation	-	-	-	-	775,835	775,835
Debt service						
Principal retirement	-	1,325,000	-	1,325,000	(1,325,000)	-
Interest and fees	-	658,937	-	658,937	69,680	728,617
Total Expenditures/Expenses	3,078,423	2,042,811	625,433	5,746,667	(1,103,283)	4,643,384
Excess (Deficiency) of Revenues Over Expenditures	1,321,397	(68,758)	(522,054)	730,585	1,175,655	
Other Financing Sources						
Return of capital	135,456	-	-	135,456	(135,456)	
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	1,456,853	(68,758)	(522,054)	866,041	(866,041)	
Change in Net Position					1,906,240	1,906,240
Fund Balances/Net Position						
Beginning of year	4,982,114	2,595,474	2,733,784	10,311,372	-	15,194,903
End of year	<u>\$ 6,438,967</u>	<u>\$ 2,526,716</u>	<u>\$ 2,211,730</u>	<u>\$ 11,177,413</u>	<u>\$ -</u>	<u>\$ 17,101,143</u>

Note 1. Nature of Operations and Summary of Significant Accounting Policies

West Park Municipal Utility District (District) was created by an order of the Texas Water Commission, now known as the Texas Commission on Environmental Quality (Commission), effective October 31, 1978, in accordance with the Texas Water Code, Chapter 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Commission. The principal functions of the District are to finance, construct, own, and operate waterworks, wastewater, and drainage facilities and to provide such facilities and services to the customers of the District.

The District is governed by a Board of Directors (Board) consisting of five individuals who are residents or owners of property within the District and are elected by voters within the District. The Board sets the policies of the District. The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America for state and local governments, as defined by the Governmental Accounting Standards Board. The following is a summary of the significant accounting and reporting policies of the District:

Reporting Entity

The accompanying government-wide financial statements present the financial statements of the District. There are no component units that are legally separate entities for which the District is considered to be financially accountable. Accountability is defined as the District's substantive appointment of the voting majority of the component unit's governing board. Furthermore, to be financially accountable, the District must be able to impose its will upon the component unit or there must be a possibility that the component unit may provide specific financial benefits to, or impose specific financial burdens on, the District.

Government-Wide and Fund Financial Statements

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities that engage in a single governmental program, such as the provision of water, wastewater, drainage, and other related services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented with a column for adjustments to convert to the government-wide financial statements.

The government-wide financial statements report information on all of the activities of the District. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Governmental activities generally are financed through taxes, charges for services, and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District.

The fund financial statements provide information about the District's governmental funds. Separate statements for each governmental fund are presented. The emphasis of fund financial statements is directed to specific activities of the District.

The District presents the following major governmental funds:

General Fund – The general fund is the primary operating fund of the District, which accounts for all financial resources not accounted for in another fund. Revenues are derived primarily from property taxes, charges for services, and interest income.

Debt Service Fund – The debt service fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for principal and interest related costs, as well as the financial resources being accumulated for future debt service.

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

Capital Projects Fund – The capital projects fund is used to account for financial resources that are restricted, committed, or assigned to expenditures for capital outlays.

Fund Balances – Governmental Funds

The fund balances for the District's governmental funds can be displayed in up to five components:

Nonspendable – Amounts that are not in a spendable form or are required to be maintained intact.

Restricted – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally, or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District's Board.

Assigned – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned – The residual classification for the general fund and includes all amounts not contained in the other classifications.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance are available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Measurement Focus and Basis of Accounting

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Nonexchange transactions, in which the District receives (or gives) value without directly giving (or receiving) equal value in exchange, include property taxes and donations. Recognition standards are based on the characteristics and classes of nonexchange transactions. Revenues from property taxes are recognized in the period for which the taxes are levied. Donations are recognized as revenues, net of estimated uncollectible amounts, as soon as all eligibility requirements imposed by the provider have been met. Amounts received before all eligibility requirements have been met are reported as liabilities. Intergovernmental revenues are recognized as revenues, net of estimated refunds and uncollectible amounts, in the accounting period when an enforceable legal claim to the assets arises and the use of resources is required or is first permitted.

Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and liabilities are generally included on the balance sheet. The statement of governmental funds revenues, expenditures, and changes in fund balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in spendable resources. General capital asset acquisitions are reported as expenditures, and proceeds of long-term debt are reported as other financing sources. Under the modified accrual basis of accounting, revenues are recognized when both measurable and available. The District considers revenues

reported in the governmental funds to be available if they are collectible within 60 days after year-end. Principal revenue sources considered susceptible to accrual include taxes, charges for services, and investment income. Other revenues are considered to be measurable and available only when cash is received by the District. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures when payment is due.

Deferred Outflows and Inflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period, and a deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

Interfund Transactions

Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay the amount and if there is the ability to repay the advance on a timely basis. Transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Pension Costs

The District does not participate in a pension plan and, therefore, has no pension costs.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Investments and Investment Income

Investments in certificates of deposit, U.S. Government and agency securities, and certain pooled funds, which have a remaining maturity of one year or less at the date of purchase, are recorded at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market values.

Investment income includes dividends and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is credited to the fund in which the investment is recorded.

Property Taxes

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes and penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended April 30, 2026 include collections during the current period or within 60 days of year-end related to the 2025 and prior years' tax levies.

West Park Municipal Utility District
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In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended April 30, 2026, the 2025 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an individual cost of \$5,000 or more and an estimated useful life of two years or more. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives is not capitalized.

Capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

Water production and distribution facilities	10–45 years
Wastewater collection and treatment facilities	10–45 years
Recreational facilities	20 years

Deferred Amount on Debt Refundings

In the government-wide financial statements, the difference between the reacquisition price and the net carrying amount of the old debt in a debt refunding is deferred and amortized to interest expense using the effective interest rate method over the remaining life of the old debt or the life of the new debt, whichever is shorter. Such amounts are classified as deferred outflows or inflows of resources.

Debt Issuance Costs

Debt issuance costs, other than prepaid insurance, do not meet the definition of an asset or deferred outflows of resources since the costs are not applicable to a future period and, therefore, are recognized as an expense/expenditure in the period incurred.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Premiums and discounts on bonds are recognized as a component of long-term liabilities and amortized over the life of the related debt using the effective interest rate method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize premiums and discounts on bonds during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position/Fund Balances

Fund balances and net position are reported as restricted when constraints placed on them are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or are imposed by law through constitutional provisions or enabling legislation.

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

When both restricted and unrestricted resources are available for use, it is generally the District's policy to use restricted resources first.

Reconciliation of Government-Wide and Fund Financial Statements

Amounts reported for net position of governmental activities in the statement of net position and fund balances in the governmental funds balance sheet are different because:

Capital assets used in governmental activities are not financial resources and are not reported in the funds.	\$ 22,388,290
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	115,681
Deferred amount on debt refundings for governmental activities are not financial resources and are not reported in the funds.	662,180
Amounts due from the West Harris County Regional Water Authority (Authority) and sales tax rebates are not receivable in the current period and are not reported in the fund financial statements.	964,740
Long-term debt obligations are not due and payable in the current period and are not reported in the funds.	(20,875,162)
Adjustment to fund balances to arrive at net position.	<u>\$ 3,255,729</u>

Amounts reported for change in net position of governmental activities in the statement of activities are different from change in fund balances in the governmental funds statement of revenues, expenditures, and changes in fund balances because:

Change in fund balances.	\$ 866,041
Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense and noncapitalized costs exceeded capital outlay expenditures in the current period.	(152,037)
Governmental funds report principal payments on debt as expenditures. For the statement of activities, these transactions do not have any effect on net position.	1,325,000
Revenues that do not provide current financial resources are not reported as revenues for the funds but are reported as revenues in the statement of activities.	30,522

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

Governmental funds report return of capital from the regional water authority for capital contributions as other financing sources. For the government-wide financial statements, the amounts are reported as a reduction of amounts due from others and an increase in investment income.

\$ (93,606)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

(69,680)

Change in net position of governmental activities.

\$ 1,906,240

Note 2. Deposits, Investments, and Investment Income

Deposits

Custodial credit risk is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The District's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies, or instrumentalities of the State of Texas; or certain collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

At April 30, 2026, none of the District's bank balances were exposed to custodial credit risk.

Investments

The District may legally invest in obligations of the United States or its agencies and instrumentalities; direct obligations of Texas or its agencies or instrumentalities; collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; other obligations guaranteed as to principal and interest by the State of Texas or the United States or their agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; obligations of states, agencies, and counties and other political subdivisions with an investment rating not less than "A"; insured or collateralized certificates of deposit; and certain bankers' acceptances, repurchase agreements, mutual funds, commercial paper, guaranteed investment contracts, and investment pools.

The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in Texas CLASS, an external investment pool that is not registered with the Securities and Exchange Commission. A Board of Trustees, elected by the participants, has oversight of Texas CLASS. The District's investments may be redeemed at any time. Texas CLASS attempts to minimize its exposure to market and credit risk through the use of various strategies and credit monitoring techniques and limits its investments in any issuer to the top two ratings issued by nationally recognized statistical rating organizations. The District's investments in Texas CLASS are reported at fair value.

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

At April 30, 2026, the District had the following investments and maturities:

Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
Texas CLASS	<u>\$ 9,050,518</u>	<u>\$ 9,050,518</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the District's investment policy does not allow investments in certain mortgage-backed securities, collateralized mortgage obligations with a final maturity date in excess of 10 years, and interest rate indexed collateralized mortgage obligations. The external investment pool is presented as an investment with a maturity of less than one year because it is redeemable in full immediately.

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At April 30, 2026, the District's investments in Texas CLASS were rated "AAAm" by Standard & Poor's.

Summary of Carrying Values

The carrying values of deposits and investments shown above are included in the balance sheet at April 30, 2026 as follows:

Carrying value	
Deposits	\$ 2,645,384
Investments	<u>9,050,518</u>
Total	<u>\$ 11,695,902</u>

Included in the following statement of net position captions:

Cash	\$ 765,384
Certificates of deposit	1,880,000
Short-term investments	<u>9,050,518</u>
Total	<u>\$ 11,695,902</u>

Investment Income

Investment income of \$464,395 for the year ended April 30, 2026 consisted of \$422,545 of interest income from cash and investments and \$41,850 of interest from the capital contributions due from the Authority.

Fair Value Measurements

The District has the following recurring fair value measurements as of April 30, 2026:

- Pooled investments of **\$9,050,518** are valued at fair value per share of the pool's underlying portfolio.

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

Note 3. Capital Assets

A summary of changes in capital assets for the year ended April 30, 2026 is presented below:

Governmental Activities	Balances, Beginning of Year	Additions	Reclassifi- cations	Balances, End of Year
Capital assets, non-depreciable				
Land and improvements	\$ 10,845,474	\$ -	\$ -	\$ 10,845,474
Construction in progress	305,946	408,953	(272,264)	442,635
Total capital assets, non-depreciable	11,151,420	408,953	(272,264)	11,288,109
Capital assets, depreciable				
Water production and distribution facilities	8,431,673	-	-	8,431,673
Wastewater collection and treatment facilities	10,097,459	214,845	272,264	10,584,568
Recreational facilities	3,138,825	-	-	3,138,825
Total capital assets, depreciable	21,667,957	214,845	272,264	22,155,066
Less accumulated depreciation				
Water production and distribution facilities	(4,638,466)	(296,501)	-	(4,934,967)
Wastewater collection and treatment facilities	(2,658,700)	(322,393)	-	(2,981,093)
Recreational facilities	(313,883)	(156,941)	-	(470,824)
Total accumulated depreciation	(7,611,049)	(775,835)	-	(8,386,884)
Total governmental activities, net	\$ 25,208,328	\$ (152,037)	\$ -	\$ 25,056,291

Note 4. Long-Term Liabilities

Changes in long-term liabilities for the year ended April 30, 2026 were as follows:

Governmental Activities	Balances, Beginning of Year	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable				
General obligation bonds	\$ 22,380,000	\$ 1,325,000	\$ 21,055,000	\$ 1,360,000
Less discounts on bonds	410,854	23,890	386,964	-
Add premium on bonds	150,922	23,656	127,266	-
	22,120,068	1,324,766	20,795,302	1,360,000
Due to developer	79,860	-	79,860	-
Total governmental activities long-term liabilities	\$ 22,199,928	\$ 1,324,766	\$ 20,875,162	\$ 1,360,000

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

General Obligation Bonds

	Series 2016	Refunding Series 2016A
Amounts outstanding, April 30, 2026	\$8,555,000	\$6,865,000
Interest rates	2.00% to 3.00%	2.00% to 3.00%
Maturity dates, serially beginning/ending	May 1, 2027/2039	May 1, 2027/2037
Interest payment dates	May 1/November 1	May 1/November 1
Callable dates*	May 1, 2023	May 1, 2024
	Refunding Series 2022	Series 2024
Amounts outstanding, April 30, 2026	\$2,385,000	\$3,250,000
Interest rates	2.00% to 4.00%	4.00% to 5.00%
Maturity dates, serially beginning/ending	May 1, 2027/2031	May 1, 2027/2044
Interest payment dates	May 1/November 1	May 1/November 1
Callable dates*	May 1, 2027	May 1, 2030

*Or any date thereafter; callable at par plus accrued interest to the date of redemption

Annual Debt Service Requirements

The District has been paying the amount due May 1 within the fiscal year preceding this due date, and the following schedule has been prepared assuming that this practice will be followed in future years. The schedule shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at April 30, 2026:

Year	Principal	Interest	Total
2027	\$ 1,360,000	\$ 619,838	\$ 1,979,838
2028	1,390,000	581,537	1,971,537
2029	1,420,000	545,400	1,965,400
2030	1,450,000	512,650	1,962,650
2031	1,475,000	477,600	1,952,600
2032-2036	8,095,000	1,756,162	9,851,162
2037-2041	4,665,000	617,700	5,282,700
2042-2044	1,200,000	96,000	1,296,000
Total	<u>\$ 21,055,000</u>	<u>\$ 5,206,887</u>	<u>\$ 26,261,887</u>

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

The bonds are payable from the proceeds of an ad valorem tax levied upon all property within the District subject to taxation, without limitation as to rate or amount.

Bonds voted	\$ 83,570,000
Bonds sold	41,350,000
Refunding bonds voted	25,450,000
Refunding bond authorization used	6,790,000
Park bonds voted	9,900,000
Park bonds sold	-

Due to Developer

The developer within the District has constructed water facilities on behalf of the District under the terms of a contract with the District. The District has agreed to purchase these facilities, plus interest, from the proceeds of future bond issues subject to the approval of the Commission. At April 30, 2026, a liability for developer-constructed capital assets of \$79,860 was recorded in the government-wide financial statements.

Note 5. Significant Bond Order and Commission Requirements

The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended April 30, 2026, the District levied an ad valorem debt service tax at the rate of \$0.2500 per \$100 of assessed valuation, which resulted in a tax levy of \$1,944,238 on the taxable valuation of \$777,695,049 for the 2025 tax year. The interest and principal requirements to be paid from the tax revenues and available resources are \$1,963,188, of which \$1,653,269 has been paid and \$309,919 is due November 1, 2026.

Note 6. Maintenance Taxes

At an election held April 4, 1981, voters authorized a maintenance tax not to exceed \$0.50 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended April 30, 2026, the District levied an ad valorem maintenance tax at the rate of \$0.1600 per \$100 of assessed valuation, which resulted in a tax levy of \$1,244,312 on the taxable valuation of \$777,695,049 for the 2025 tax year. The maintenance tax is being used by the general fund to pay for operating expenditures of the District.

Note 7. Strategic Partnership Agreement

The District entered into a Strategic Partnership Agreement (SPA) with the City effective December 2, 2002, and as amended January 18, 2008. Pursuant to the terms of the SPA, the City annexed the District for limited purposes. The SPA provides for the levy of City sales tax on qualifying retail sales in the District. The District will continue to provide water, sewer, and drainage services to all properties within its boundaries until full annexation. During the current year, the District recorded revenue of \$731,227 pursuant to the terms of the SPA.

Note 8. Regional Water Authority

The District is within the boundaries of the Authority, which was created by the Texas Legislature to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which

West Park Municipal Utility District
Notes to Financial Statements
April 30, 2026

regulates groundwater withdrawal. As of April 30, 2026, the Authority was billing the District \$3.95 per 1,000 gallons of water pumped from its wells. This amount is subject to future adjustment.

Note 9. Surface Water Conversion

In 2005, 2007, 2008, 2010 and 2016, the District made capital contributions to the Authority of \$468,524, \$302,022, \$392,628, \$476,530, and \$398,421, respectively. The District will receive repayment of the amounts advanced through credits for District pumpage fees and water payments as they become due each year. In addition, any amounts owed to the District that remain after the credits will be paid to the District. These repayments accrue interest at 4.7264%, 4.6406%, 4.6112%, 4.5725% and 3.6492%, respectively, per year and will be repaid with principal and interest from 2026 through 2040. At April 30, 2026, the repayments outstanding were as follows:

<u>Year</u>	<u>Amount</u>
2027	\$ 135,456
2028	135,456
2029	135,456
2030	135,456
2031	131,559
Thereafter	484,899
	<u>1,158,282</u>
Less amount representing interest	<u>(251,542)</u>
Remaining principal	<u>\$ 906,740</u>

Note 10. Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts in the past three fiscal years.

Required Supplementary Information

**West Park Municipal Utility District
Budgetary Comparison Schedule – General Fund
Year Ended April 30, 2026**

	Original Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 1,235,300	\$ 1,194,225	\$ (41,075)
Sales tax rebates	695,000	729,872	34,872
Water service	454,300	463,448	9,148
Sewer service	361,600	382,113	20,513
Regional water fee	726,900	688,422	(38,478)
Penalty and interest	17,000	10,858	(6,142)
Tap connection and inspection fees	100,000	699,667	599,667
Investment income	205,350	225,364	20,014
Other	5,600	5,851	251
Total Revenues	3,801,050	4,399,820	598,770
Expenditures			
Service operations			
Regional water fee	862,356	926,808	(64,452)
Professional fees	186,100	197,715	(11,615)
Contracted services	349,240	342,536	6,704
Utilities	130,100	140,871	(10,771)
Repairs and maintenance	1,046,620	1,070,961	(24,341)
Other expenditures	131,960	124,929	7,031
Tap connections	40,000	241,779	(201,779)
Capital outlay	396,000	32,824	363,176
Total Expenditures	3,142,376	3,078,423	63,953
Excess of Revenues Over Expenditures	658,674	1,321,397	662,723
Other Financing Sources			
Return of capital	135,456	135,456	-
Excess of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	794,130	1,456,853	662,723
Fund Balance, Beginning of Year	4,982,114	4,982,114	-
Fund Balance, End of Year	\$ 5,776,244	\$ 6,438,967	\$ 662,723

Budgets and Budgetary Accounting

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was not amended during fiscal 2026.

The District prepares its annual operating budget on a basis consistent with accounting principles generally accepted in the United States of America. The Budgetary Comparison Schedule – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

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Supplementary Information

West Park Municipal Utility District
Other Schedules Included Within This Report
April 30, 2026

(Schedules included are checked or explanatory notes provided for omitted schedules.)

- [X] Notes Required by the Water District Accounting Manual
See "Notes to Financial Statements," Pages 11–21
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedules of Long-Term Debt Service Requirements by Years
- [X] Changes in Long-Term Bonded Debt
- [X] Comparative Schedules of Revenues and Expenditures – General Fund and Debt Service Fund –
Five Years
- [X] Board Members, Key Personnel, and Consultants

**West Park Municipal Utility District
Schedule of Services and Rates
Year Ended April 30, 2026**

1. Services provided by the District

☒ Retail Water	☐ Wholesale Water	☒ Drainage
☒ Retail Wastewater	☐ Wholesale Wastewater	☐ Irrigation
☒ Parks/Recreation	☐ Fire Protection	☒ Security
☒ Solid Waste/Garbage	☐ Flood Control	☐ Roads
☐ Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)		
☐ Other _____		

2. Retail service providers

a. Retail rates for a 5/8" meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate Per 1,000 Gallons Over Minimum	Usage Levels	
Water:	\$ 10.00	10,000	N	\$ 1.00	10,001 to	15,000
				\$ 1.50	15,001 to	20,000
				\$ 2.00	20,001 to	No Limit
Wastewater:	\$ 16.00	10,000	N	\$ 0.50	10,001 to	No Limit
Regional water fee:	\$ 3.95	1	N	\$ 3.95	1,001 to	No Limit
Does the District employ winter averaging for wastewater usage? Yes ☐ No ☒						
Total charges per 10,000 gallons usage (including fees):				Water \$ 49.50	Wastewater \$	16.00

b. Water and wastewater retail connections:

Meter Size	Total Connections	Active Connections	ESFC Factor	Active ESFC*
Unmetered	-	-	x1.0	-
≤ 3/4"	2	2	x1.0	2
1"	22	22	x2.5	55
1 1/2"	15	15	x5.0	75
2"	61	61	x8.0	488
3"	4	4	x15.0	60
4"	2	2	x25.0	50
6"	12	12	x50.0	600
8"	15	15	x80.0	1,200
10"	-	-	x115.0	-
Total water	133	133		2,530
Total wastewater	64	64	x1.0	64

3. Total water consumption (in thousands) during the fiscal year

Gallons pumped into the system:	214,272
Gallons billed to customers:	200,439
Water accountability ratio (gallons billed/gallons pumped):	93.54%

*"ESFC" means equivalent single-family connections

**West Park Municipal Utility District
Schedule of General Fund Expenditures
Year Ended April 30, 2026**

Personnel (including benefits)		\$ -
Professional Fees		
Auditing	\$ 27,300	
Legal	88,742	
Engineering	81,673	
Financial advisor	-	197,715
Purchased Services for Resale		
Bulk water and wastewater service purchases		-
Regional Water Fee		926,808
Contracted Services		
Bookkeeping	61,521	
General manager	-	
Appraisal district	-	
Tax collector	9,750	
Security	189,940	
Other contracted services	47,550	308,761
Utilities		140,871
Repairs and Maintenance		1,070,961
Administrative Expenditures		
Directors' fees	10,387	
Office supplies	6,250	
Insurance	63,096	
Other administrative expenditures	45,196	124,929
Capital Outlay		
Capitalized assets	-	
Expenditures not capitalized	32,824	32,824
Tap Connection Expenditures		241,779
Solid Waste Disposal		33,775
Fire Fighting		-
Parks and Recreation		-
Other Expenditures		-
Total Expenditures		<u>\$ 3,078,423</u>

West Park Municipal Utility District
Schedule of Temporary Investments
April 30, 2026

	Interest Rate	Maturity Date	Face Amount	Accrued Interest Receivable
General Fund				
Certificates of Deposit				
No. 12085	4.25%	06/26/26	\$ 235,000	\$ 8,428
No. 3600000367	3.70%	11/03/26	235,000	4,240
No. 440064994	4.00%	05/06/26	235,000	4,481
No. 6000018371	3.75%	12/11/26	235,000	3,380
No. 6550146089	3.75%	10/03/26	235,000	5,046
Texas CLASS	3.78%	Demand	5,504,337	-
			<u>6,679,337</u>	<u>25,575</u>
Debt Service Fund				
Certificates of Deposit				
No. 440069803	3.75%	10/18/26	235,000	290
No. 109950	3.59%	12/24/26	235,000	2,935
No. 6000072642	3.70%	10/13/26	235,000	4,741
Texas CLASS	3.78%	Demand	1,299,020	-
			<u>2,004,020</u>	<u>7,966</u>
Capital Projects Fund				
Texas CLASS	3.78%	Demand	2,247,161	-
Totals			<u>\$ 10,930,518</u>	<u>\$ 33,541</u>

**West Park Municipal Utility District
Analysis of Taxes Levied and Receivable
Year Ended April 30, 2026**

	Maintenance Taxes	Debt Service Taxes
Receivable, Beginning of Year	\$ 30,115	\$ 56,399
Additions and corrections to prior years' taxes	(38,656)	(65,324)
Adjusted Receivable, Beginning of Year	(8,541)	(8,925)
 2025 Original Tax Levy	 1,251,487	 1,955,448
Additions and corrections	(7,175)	(11,210)
 Adjusted tax levy	 1,244,312	 1,944,238
Total to Be Accounted For	1,235,771	1,935,313
Tax (collections) repayments: Current year	(1,224,269)	(1,912,920)
Prior years	30,044	51,742
Receivable, End of Year	<u>\$ 41,546</u>	<u>\$ 74,135</u>
 Receivable, by Years		
2025	\$ 20,043	\$ 31,318
2024	17,994	28,115
2023	1,932	2,596
2022	1,024	1,930
2021	553	2,039
2020	-	2,069
2019	-	2,516
2018	-	3,259
2017	-	259
2016	-	34
Receivable, End of Year	<u>\$ 41,546</u>	<u>\$ 74,135</u>

**West Park Municipal Utility District
Analysis of Taxes Levied and Receivable
Year Ended April 30, 2026**

(Continued)

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>
Property Valuations				
Land	\$ 214,405,472	\$ 215,363,440	\$ 213,698,450	\$ 197,634,349
Improvements	585,731,132	576,951,574	564,771,174	524,122,328
Personal property	41,721,467	41,441,765	40,490,463	35,113,947
Exemptions	<u>(64,163,022)</u>	<u>(52,444,723)</u>	<u>(18,536,147)</u>	<u>(36,881,647)</u>
Total Property Valuations	<u>\$ 777,695,049</u>	<u>\$ 781,312,056</u>	<u>\$ 800,423,940</u>	<u>\$ 719,988,977</u>
Tax Rates per \$100 Valuation				
Debt service tax rates	\$ 0.2500	\$ 0.2500	\$ 0.2150	\$ 0.2450
Maintenance tax rates*	<u>0.1600</u>	<u>0.1600</u>	<u>0.1600</u>	<u>0.1300</u>
Total Tax Rates per \$100 Valuation	<u>\$ 0.4100</u>	<u>\$ 0.4100</u>	<u>\$ 0.3750</u>	<u>\$ 0.3750</u>
Tax Levy	<u>\$ 3,188,550</u>	<u>\$ 3,203,380</u>	<u>\$ 3,001,590</u>	<u>\$ 2,699,959</u>
Percent of Taxes Collected to Taxes Levied**	<u>98%</u>	<u>99%</u>	<u>99%</u>	<u>99%</u>

*Maximum tax rate approved by voters: \$0.50 on April 4, 1981

**Calculated as taxes collected for a tax year divided by taxes levied for that tax year

West Park Municipal Utility District
Schedule of Long-Term Debt Service Requirements by Years
April 30, 2026

Due During Fiscal Years Ending April 30	Series 2016		Total
	Principal Due May 1	Interest Due May 1, November 1	
2027	\$ 620,000	\$ 229,575	\$ 849,575
2028	630,000	217,175	847,175
2029	640,000	203,000	843,000
2030	650,000	188,600	838,600
2031	660,000	172,350	832,350
2032	630,000	155,850	785,850
2033	640,000	138,525	778,525
2034	650,000	120,925	770,925
2035	660,000	103,050	763,050
2036	670,000	83,250	753,250
2037	680,000	63,150	743,150
2038	700,000	42,750	742,750
2039	725,000	21,750	746,750
Totals	<u>\$ 8,555,000</u>	<u>\$ 1,739,950</u>	<u>\$ 10,294,950</u>

The District pays the amount due May 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming this practice will continue in the future.

West Park Municipal Utility District
Schedule of Long-Term Debt Service Requirements by Years
April 30, 2026

(Continued)

Due During Fiscal Years Ending April 30	Refunding Series 2016A		
	Principal Due May 1	Interest Due May 1, November 1	Total
2027	\$ 240,000	\$ 196,913	\$ 436,913
2028	245,000	191,512	436,512
2029	250,000	186,000	436,000
2030	260,000	179,750	439,750
2031	265,000	173,250	438,250
2032	875,000	165,962	1,040,962
2033	905,000	141,900	1,046,900
2034	960,000	114,750	1,074,750
2035	965,000	85,950	1,050,950
2036	965,000	57,000	1,022,000
2037	935,000	28,050	963,050
Totals	\$ 6,865,000	\$ 1,521,037	\$ 8,386,037

The District pays the amount due May 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming this practice will continue in the future.

West Park Municipal Utility District
Schedule of Long-Term Debt Service Requirements by Years
April 30, 2026

(Continued)

Due During Fiscal Years Ending April 30	Refunding Series 2022		
	Principal Due May 1	Interest Due May 1, November 1	Total
2027	\$ 450,000	\$ 61,350	\$ 511,350
2028	465,000	43,350	508,350
2029	480,000	29,400	509,400
2030	490,000	19,800	509,800
2031	500,000	10,000	510,000
Totals	<u>\$ 2,385,000</u>	<u>\$ 163,900</u>	<u>\$ 2,548,900</u>

The District pays the amount due May 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming this practice will continue in the future.

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West Park Municipal Utility District
Schedule of Long-Term Debt Service Requirements by Years
April 30, 2026

(Continued)

Due During Fiscal Years Ending April 30	Series 2024		Total
	Principal Due May 1	Interest Due May 1, November 1	
2027	\$ 50,000	\$ 132,000	\$ 182,000
2028	50,000	129,500	179,500
2029	50,000	127,000	177,000
2030	50,000	124,500	174,500
2031	50,000	122,000	172,000
2032	25,000	120,000	145,000
2033	25,000	119,000	144,000
2034	25,000	118,000	143,000
2035	50,000	117,000	167,000
2036	50,000	115,000	165,000
2037	75,000	113,000	188,000
2038	375,000	110,000	485,000
2039	375,000	95,000	470,000
2040	400,000	80,000	480,000
2041	400,000	64,000	464,000
2042	400,000	48,000	448,000
2043	400,000	32,000	432,000
2044	400,000	16,000	416,000
Totals	\$ 3,250,000	\$ 1,782,000	\$ 5,032,000

The District pays the amount due May 1 prior to that date. This schedule shows the amounts due within the fiscal years assuming this practice will continue in the future.

West Park Municipal Utility District
Schedule of Long-Term Debt Service Requirements by Years
April 30, 2026

(Continued)

Due During Fiscal Years Ending April 30	Annual Requirements For All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2027	\$ 1,360,000	\$ 619,838	\$ 1,979,838
2028	1,390,000	581,537	1,971,537
2029	1,420,000	545,400	1,965,400
2030	1,450,000	512,650	1,962,650
2031	1,475,000	477,600	1,952,600
2032	1,530,000	441,812	1,971,812
2033	1,570,000	399,425	1,969,425
2034	1,635,000	353,675	1,988,675
2035	1,675,000	306,000	1,981,000
2036	1,685,000	255,250	1,940,250
2037	1,690,000	204,200	1,894,200
2038	1,075,000	152,750	1,227,750
2039	1,100,000	116,750	1,216,750
2040	400,000	80,000	480,000
2041	400,000	64,000	464,000
2042	400,000	48,000	448,000
2043	400,000	32,000	432,000
2044	400,000	16,000	416,000
Totals	<u>\$ 21,055,000</u>	<u>\$ 5,206,887</u>	<u>\$ 26,261,887</u>

**West Park Municipal Utility District
Changes in Long-Term Bonded Debt
Year Ended April 30, 2026**

	Bond Issues				
	Series 2016	Refunding Series 2016A	Refunding Series 2022	Series 2024	Totals
Interest rates	2.00% to 3.00%	2.00% to 3.00%	2.00% to 4.00%	4.00% to 5.00%	
Dates interest payable	May 1/ November 1	May 1/ November 1	May 1/ November 1	May 1/ November 1	
Maturity dates	May 1, 2027/2039	May 1, 2027/2037	May 1, 2027/2031	May 1, 2027/2044	
Bonds outstanding, beginning of current year	\$ 9,165,000	\$ 7,095,000	\$ 2,820,000	\$ 3,300,000	\$ 22,380,000
Retirements, principal	610,000	230,000	435,000	50,000	1,325,000
Bonds outstanding, end of current year	<u>\$ 8,555,000</u>	<u>\$ 6,865,000</u>	<u>\$ 2,385,000</u>	<u>\$ 3,250,000</u>	<u>\$ 21,055,000</u>
Interest paid during current year	<u>\$ 241,775</u>	<u>\$ 201,512</u>	<u>\$ 78,750</u>	<u>\$ 134,500</u>	<u>\$ 656,537</u>
Paying agent's name and address					
Series 2016 – The Bank of New York Mellon Trust Company, N.A., Houston, Texas					
Series 2016A – The Bank of New York Mellon Trust Company, N.A., Houston, Texas					
Series 2022 – The Bank of New York Mellon Trust Company, N.A., Houston, Texas					
Series 2024 – The Bank of New York Mellon Trust Company, N.A., Houston, Texas					
Bond authority					
	Tax Bonds		Park Bonds		Refunding Bonds
Amount authorized by voters	\$ 83,570,000		\$ 9,900,000		\$ 25,450,000
Amount issued	\$ 41,350,000		\$ -		\$ 6,790,000
Remaining to be issued	\$ 42,220,000		\$ 9,900,000		\$ 18,660,000
Debt service fund cash and temporary investment balances as of April 30, 2026:					\$ 2,546,499
Average annual debt service payment (principal and interest) for remaining term of all debt:					\$ 1,458,994

West Park Municipal Utility District
Comparative Schedule of Revenues and Expenditures – General Fund
Five Years Ended April 30,

	Amounts				
	2026	2025	2024	2023	2022
General Fund					
Revenues					
Property taxes	\$ 1,194,225	\$ 1,150,004	\$ 1,278,063	\$ 872,512	\$ 481,826
Sales tax rebates	729,872	677,878	700,658	696,232	674,408
Water service	463,448	452,374	449,463	445,114	425,989
Sewer service	382,113	357,342	355,214	353,367	360,625
Regional water fee	688,422	723,936	704,617	651,095	518,659
Penalty and interest	10,858	15,743	15,535	13,900	7,711
Tap connection and inspection fees	699,667	280,350	219,212	313,749	-
Investment income	225,364	197,076	136,414	76,325	12,697
Other	5,851	5,433	4,675	10,723	4,342
Total Revenues	4,399,820	3,860,136	3,863,851	3,433,017	2,486,257
Expenditures					
Service operations					
Regional water fee	926,808	545,380	968,248	780,811	625,927
Professional fees	197,715	153,943	230,650	202,570	156,749
Contracted services	342,536	340,341	294,906	114,265	96,308
Utilities	140,871	129,453	148,306	132,018	121,508
Repairs and maintenance	1,070,961	1,043,794	968,035	755,646	780,586
Other expenditures	124,929	129,929	116,096	85,202	63,651
Tap connections	241,779	117,381	117,908	136,223	-
Capital outlay	32,824	170,087	206,442	2,737,926	316,314
Debt service, debt issuance costs	-	-	35,000	-	-
Total Expenditures	3,078,423	2,630,308	3,085,591	4,944,661	2,161,043
Excess (Deficiency) of Revenues Over Expenditures	1,321,397	1,229,828	778,260	(1,511,644)	325,214
Other Financing Sources (Uses)					
Interfund transfers in (out)	-	86,953	-	(85,065)	-
Return of capital	135,456	135,456	135,456	135,456	135,456
Insurance proceeds	-	-	26,975	-	-
Total Other Financing Sources	135,456	222,409	162,431	50,391	135,456
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	1,456,853	1,452,237	940,691	(1,461,253)	460,670
Fund Balance, Beginning of Year	4,982,114	3,529,877	2,589,186	4,050,439	3,589,769
Fund Balance, End of Year	\$ 6,438,967	\$ 4,982,114	\$ 3,529,877	\$ 2,589,186	\$ 4,050,439
Total Active Retail Water Connections	133	122	115	111	105
Total Active Retail Wastewater Connections	64	58	75	74	69

Percent of Fund Total Revenues				
2026	2025	2024	2023	2022
27.1 %	29.8 %	33.1 %	25.4 %	19.4 %
16.6	17.6	18.1	20.3	27.1
10.5	11.7	11.6	13.0	17.1
8.7	9.3	9.2	10.3	14.5
15.7	18.7	18.3	19.0	20.9
0.3	0.4	0.4	0.4	0.3
15.9	7.3	5.7	9.1	-
5.1	5.1	3.5	2.2	0.5
0.1	0.1	0.1	0.3	0.2
100.0	100.0	100.0	100.0	100.0
21.1	14.1	25.1	22.7	25.2
4.5	4.0	6.0	5.9	6.3
7.4	8.8	7.5	3.2	3.7
3.2	3.4	3.8	3.8	4.9
24.3	27.0	25.1	22.0	31.4
3.2	3.4	3.1	2.6	2.7
5.5	3.0	3.1	4.0	-
0.8	4.4	5.3	79.8	12.7
-	-	0.9	-	-
70.0	68.1	79.9	144.0	86.9
30.0 %	31.9 %	20.1 %	(44.0) %	13.1 %

West Park Municipal Utility District
Comparative Schedule of Revenues and Expenditures – Debt Service Fund
Five Years Ended April 30,

	Amounts				
	2026	2025	2024	2023	2022
Debt Service Fund					
Revenues					
Property taxes	\$ 1,861,178	\$ 1,806,975	\$ 1,719,259	\$ 1,596,034	\$ 1,695,614
Penalty and interest	19,073	20,032	54,226	18,326	23,137
Investment income	93,802	113,524	119,863	69,218	7,240
Total Revenues	1,974,053	1,940,531	1,893,348	1,683,578	1,725,991
Expenditures					
Current					
Professional fees	4,830	11,791	19,594	1,846	2,526
Contracted services	43,885	39,238	37,399	32,188	26,607
Other expenditures	10,159	31,457	37,933	6,148	4,239
Debt service					
Principal retirement	1,325,000	1,240,000	1,210,000	1,190,000	1,165,000
Interest and fees	658,937	616,197	591,738	625,488	622,549
Debt issuance costs	-	-	-	1,282	156,886
Debt defeasance	-	-	-	-	29,500
Total Expenditures	2,042,811	1,938,683	1,896,664	1,856,952	2,007,307
Excess (Deficiency) of Revenues Over Expenditures	(68,758)	1,848	(3,316)	(173,374)	(281,316)
Other Financing Sources (Uses)					
General obligation bonds issued	-	-	-	-	4,015,000
Premium on debt issued	-	-	-	-	230,790
Payment to escrow agent	-	-	-	-	(4,083,188)
Total Other Financing Sources	-	-	-	-	162,602
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	(68,758)	1,848	(3,316)	(173,374)	(118,714)
Fund Balance, Beginning of Year	2,595,474	2,593,626	2,596,942	2,770,316	2,889,030
Fund Balance, End of Year	\$ 2,526,716	\$ 2,595,474	\$ 2,593,626	\$ 2,596,942	\$ 2,770,316

Percent of Fund Total Revenues				
2026	2025	2024	2023	2022
94.3 %	93.1 %	90.8 %	94.8 %	98.2 %
1.0	1.0	2.9	1.1	1.4
4.7	5.9	6.3	4.1	0.4
100.0	100.0	100.0	100.0	100.0
0.3	0.6	1.0	0.1	0.1
2.2	2.0	2.0	1.9	1.5
0.5	1.6	2.0	0.4	0.3
67.1	63.9	63.9	70.7	67.5
33.4	31.8	31.3	37.1	36.1
-	-	-	0.1	9.1
-	-	-	-	1.7
103.5	99.9	100.2	110.3	116.3
(3.5) %	0.1 %	(0.2) %	(10.3) %	(16.3) %

**West Park Municipal Utility District
Board Members, Key Personnel, and Consultants
Year Ended April 30, 2026**

Complete District mailing address:	West Park Municipal Utility District c/o Marks Richardson PC 3355 West Alabama St., Suite 350 Houston, TX 77098
District business telephone number:	713.942.9922
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):	October 25, 2023
Limit on fees of office that a director may receive during a fiscal year:	\$ 7,200

<u>Board Members</u>	<u>Term of Office Elected & Expires</u>	<u>Fees*</u>	<u>Expense Reimbursements</u>	<u>Title at Year-End</u>
H. Brock Hudson	Elected 11/24– 11/28	\$ 2,431	\$ -	President
Bryant Patrick	Elected 11/22– 11/26	1,768	-	Vice President
Natalie Garza	Elected 11/24– 11/28	1,547	-	Secretary
Michael Dignam	Elected 11/24– 11/28	1,768	-	Assistant Secretary
Daniel Wolterman	Appointed 03/24– 11/26	2,873	-	Director

*Fees are the amounts actually paid to a director during the District's fiscal year.

**West Park Municipal Utility District
Board Members, Key Personnel, and Consultants
Year Ended April 30, 2026**

(Continued)

Consultants	Date Hired	Fees and Expense Reimbursements	Title
Assessments of the Southwest, Inc.*	08/21/11	\$ 37,343	Tax Assessor/ Collector
Forvis Mazars, LLP	02/14/86	27,300	Auditor
H2O Innovation	03/19/82	1,279,311	Operator
Harris Central Appraisal District	Legislative Action	25,301	Appraiser
IDS Engineering Group	11/14/97	260,411	Engineer
Marks Richardson PC	04/11/03	91,909	General Counsel
Masterson Advisors LLC	05/08/18	-	Financial Advisor
Municipal Accounts & Consulting, L.P.	10/15/80	66,125	Bookkeeper
Ted A. Cox, P.C.	03/08/96	4,830	Delinquent Tax Attorney
Investment Officers			
Mark M. Burton and Ghia Lewis	01/20/00	N/A	Bookkeepers

*As successor to B&A Municipal Tax Services, LLC

Forvis Mazars Internal Control Communication

West Park Municipal Utility District

Communication Regarding Internal Control-Related Matters Identified in an Audit

Required Communications Regarding Internal Control (AU-C 265)

Consideration of Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements of West Park Municipal Utility District (District) as of and for the year ended April 30, 2026, in accordance with auditing standards generally accepted in the United States of America, we considered the District's internal control over financial reporting (internal control).

This consideration served as a basis for designing audit procedures that are appropriate in the circumstance for the purpose of expressing our opinions on the financial statements.

However, this consideration was not for the purpose of expressing an opinion on the effectiveness of the District's internal control.

Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraphs and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

Categorizing Deficiencies by Severity

Deficiency

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis.



Significant Deficiency

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.



Material Weakness

A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that material misstatements of the District's financial statements will not be prevented or detected and corrected on a timely basis.



The Board's Management Role & Responsibility for Controls

The District's management consists of an elected Board of Directors (Directors). Day-to-day operations are performed by private entities (Consultants) under contract with the District. The Directors supervise the performance of the Consultants; however, although Consultants can be part of the District's system of internal control, the Consultants are not members of management. Per auditing standards, management is responsible for the design and implementation of the District's system of internal controls.

Identified Deficiencies

We identified certain deficiencies in internal control that we consider to be material weaknesses.

Material Weaknesses

- Per auditing standards, one of the primary controls within the system of internal controls is related to the preparation of the financial statements. Management of the District is responsible for either preparing the financial statements or having the knowledge to determine whether the financial statements have been properly prepared and are free from potential misstatement. The absence of this expertise within management, or a Consultant of the District hired to perform this service, is considered by auditing standards to be a material weakness in internal control over financial reporting.
- During the course of performing an audit, it is not unusual for the auditor to prepare various journal entries to correct and present the financial statements on the government-wide basis of accounting. Additionally, we noted adjustments to various accounts, such as interfund receivable and payable, accounts payable, property tax revenues, other income, and other expenditures, which were necessary in order for the fund financial statements to be in conformity with accounting principles generally accepted in the United States of America. The inability of management, or a Consultant of the District hired to perform this service, to detect these necessary adjustments is considered by auditing standards to be a material weakness in internal control over financial reporting.
- Finally, management, or a Consultant of the District, does not prepare the capital asset and depreciation register or post adjustments related to the presentation of the capital assets in the government-wide financial statements. As management is not preparing or reviewing and does not have the expertise to prevent, detect, and correct related significant potential misstatements, this is considered by auditing standards to be a material weakness in internal control over financial reporting.

The material weaknesses noted above, if not corrected, could result in a material misstatement or omission of a required disclosure in the financial statements.

Management's Response

The District's Directors are appointed or elected from the general population and do not necessarily have governmental accounting expertise. The Directors engage Consultants who possess industry knowledge and expertise to provide financial services, as well as legal and professional engineering services. The Directors do not believe the addition of an employee or a Consultant to perform the annual financial reporting process is necessary, nor would it be cost effective.

Management's written response to the material weaknesses identified in our audit has not been subjected to the auditing procedures applied in the audit of the financial statements, and accordingly, we express no opinion on it.

Distribution Restriction

This communication is intended solely for the information and use of the following and is not intended to be, and should not be, used by anyone other than these specified parties:

- The Board of Directors
- Texas Commission on Environmental Quality

Forvis Mazars Report to the Board of Directors

West Park Municipal Utility District

Results of the 2026 Financial Statement Audit, Including Required Communications

Required Communications Regarding Our Audit Strategy & Approach (AU-C 260)

The following matters are required communications we must make to you, including these responsibilities:

Overview & Responsibilities

Matter	Discussion
Scope of Our Audit	This report covers audit results related to your financial statements and supplementary information: • As of and for the year ended April 30, 2026. • Conducted in accordance with our contract dated April 27, 2026.
Our Responsibilities	Forvis Mazars is responsible for forming and expressing opinions about whether the financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP).
Audit Scope & Inherent Limitations to Reasonable Assurance	An audit performed in accordance with auditing standards generally accepted in the United States of America (GAAS) is designed to obtain reasonable, rather than absolute, assurance about the financial statements. The scope of our audit tests was established in relation to the opinion unit being audited and did not include a detailed audit of all transactions.
Extent of Our Communication	In addition to areas of interest and noting prior communications made during other phases of the engagement, this report includes communications required in accordance with GAAS that are relevant to the responsibilities of those charged with governance in overseeing the financial reporting process, including audit approach, results, and internal control. The standards do not require the auditor to design procedures for the purpose of identifying other matters to be communicated with those charged with governance.
Independence	The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.
Your Responsibilities	Our audit does not relieve management or those charged with governance of your responsibilities. Your responsibilities and ours are further referenced in our contract.
Distribution Restriction	This communication is intended solely for the information and use of the following and is not intended to be, and should not be, used by anyone other than these specified parties: • The Board of Directors

Qualitative Aspects of Significant Accounting Policies & Practices

The following matters are detailed in the following pages and included in our assessment:

Significant Accounting Policies

Significant accounting policies are described in Note 1 of the audited financial statements. We call your attention to the following topics:

- The fund financial statements are reported using the current financial resources focus and the modified accrual basis of accounting.
- The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

Unusual Policies or Methods

- No matters are reportable

Alternative Accounting Treatments

- No matters are reportable

Management Judgments & Accounting Estimates

Accounting estimates are an integral part of financial statement preparation by management, based on its judgments. Significant areas of such estimates for which we are prepared to discuss management's estimation process and our procedures for testing the reasonableness of those estimates include:

- Amounts due to developer
- Capital assets and depreciation
- Investments

Financial Statement Disclosures

- No matters are reportable

Our Judgment About the Quality of the District's Accounting Principles

- No matters are reportable

Adjustments Identified by Audit

During the course of any audit, an auditor may propose adjustments to financial statement amounts. Management evaluates our proposals and records those adjustments that, in its judgment, are required to prevent the financial statements from being materially misstated.

A misstatement is a difference between the amount, classification, presentation, or disclosure of a reported financial statement item and that which is required for the item to be presented fairly in accordance with the applicable financial reporting framework.

Proposed & Recorded Adjustments

Auditor-proposed and management-recorded entries include the following:

- Interfund receivable and payable
- Accounts payable
- Property tax revenues
- Other income

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mazars**

- Other expenditures
- Accrued revenues
- Due from West Harris County Regional Water Authority
- Capital assets and depreciation expense
- Deferred amount on debt refundings
- Long-term liabilities

Uncorrected Misstatements

- No uncorrected misstatements

Other Material Communications

Listed below are other material communications between management and us related to the audit:

- Management representation letter
- Communication Regarding Internal Control-Related Matters Identified in an Audit

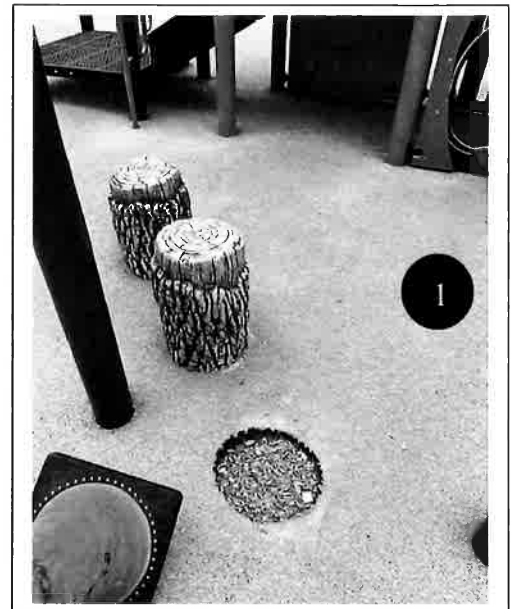
Draft 8-19-26



LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD AUGUST 2026

WEST PARK PRESERVE

1. Play stump replacement is ordered and in the queue.
2. Front gate continues to be a problem.
3. Four benches and four trash receptacles have been ordered
4. Treated chinch bugs and other insects
5. Working on sidewalk design.




TAX ASSESSOR / COLLECTOR CASH RECEIPTS AND DISBURSEMENTS REPORT

	Current Month (7/1/2026 - 7/31/2026)	Fiscal Year (5/1/2026 - 4/30/2027)	Tax Year (10/1/2025 - 9/30/2026)
Beginning Balance :	444,315.01	542,478.50	198,763.95
Plus Collections :			
Taxes Collected:			
Debt Service Taxes	7,961.66	-32,581.00	-27,142.16
Maintenance Taxes Due General Operating Fund	5,089.97	-20,808.82	3,076,830.12
Road Debt Taxes	0.00	0.00	0.00
Penalties and Interest on Tax Accounts	2,628.67	4,815.64	14,044.05
Delinquent Attorney Fees and Court Costs	231.27	2,197.68	3,425.62
Overpayments	12.59	47.55	3,362.72
Current Year Value Reduction Refund	18,301.45	88,878.66	159,635.85
Prior Year Value Reduction Refund	0.00	5,070.26	48,761.13
Litigation Refund	0.00	0.00	0.00
Redeposit of Checks	0.00	0.00	0.00
Interest Earned	0.00	0.00	0.00
Certificate and Notice To Purchaser Income	0.00	0.00	0.00
Outstanding Payments	0.00	245.34	34.93
Deposit from Other District or Rebate from CAD	0.00	0.00	0.00
General Fund/Escrow/Other Sources	0.00	0.00	0.00
Total Collections Received :	34,225.61	47,865.31	3,278,952.26
Less Disbursements :			
Debt Service Transfers	200,000.00	200,000.00	1,765,000.00
Maintenance Transfers	0.00	1,429.69	1,189,167.16
Road Transfers	0.00	0.00	0.00
Delinquent Tax Attorney Fees	1,301.98	3,181.27	5,212.83
Overpayments Refunded	34.96	34.96	3,350.13
Current Year Value Reductions Refunded	0.00	29,861.91	88,900.14
Prior Year Value Reductions Refunded	-1,599.00	-749.91	39,117.54
Litigated Value Reduction Refund	12,488.01	79,355.23	79,355.23
Returned Checks from Bank	0.00	0.00	0.00
Certificate Reimbursement	0.00	0.00	0.00
Records Management / Roll Update	73.13	414.39	1,732.59
CAD Quarterly Payment	0.00	6,135.00	18,814.00
CAD Estimate or Certificate Fee	0.00	0.00	0.00
Late Rendition Penalty Reimbursement to CAD	0.00	0.00	524.12
Tax Assessor/Collector	1,560.65	4,681.95	15,552.50
Hourly Fees/Meeting Attendance/SPA Work	125.60	330.98	1,058.46
Bank Charges / Positive Pay	0.00	0.00	0.00
Transparency Compliance	375.00	1,125.00	1,875.00
Bond/Continuing Disclosure/Audit Work	0.00	100.00	100.00
Truth in Taxation Publication	0.00	0.00	1,150.00
Postage / Envelopes/ Mailing	86.70	105.23	1,408.98
Delivery Reimbursement	0.00	0.00	0.00
Insurance Bond Premiums	0.00	0.00	0.00
Escheated Funds Transferred to State	0.00	0.00	0.00
Statutory Interest	0.00	0.00	0.00
Copies and Supplies	165.80	267.80	1,149.53
Installments	0.00	0.00	0.00
Professional Consultant / Other Fees	0.00	142.52	320.21
Total Disbursements :	214,612.83	326,416.02	3,213,788.42
Ending Balance :	263,927.79	263,927.79	263,927.79

See Attached List for Securities Pledged

Prepared by Assessments of the Southwest, Inc.

P.O. Box 1368

Friendswood TX 77549-1368

(281)-482-0216

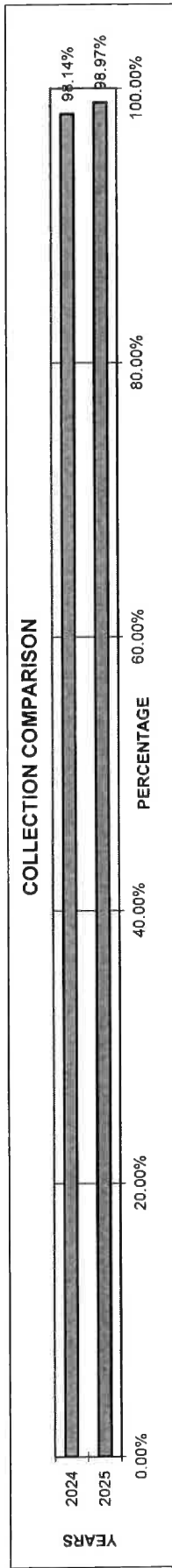
Page 1 of 4

West Park Municipal Utility District TAX ASSESSOR / COLLECTOR
TAX RATE AND VALUE REPORT AS OF July 31, 2026

Cert Taxable Value		Supplemental Value		Net Taxable Value		Supplemental #		Total Tax Rate	
782,179,264		-25,205,070		756,974,194		HCAD SR 12		0.41000	
Year	Taxable Value	I & S Rate	I & S Levy	M & O Rate	M & O Levy	Road Rate	Road Levy	Total Tax Rate	Total Tax Rate
2025	756,974,194	0.25000	1,892,435.49	0.16000	1,211,158.71	0.00000	0.00	0.41000	0.41000
2024	748,798,595	0.25000	1,871,996.49	0.16000	1,198,077.75	0.00000	0.00	0.41000	0.41000
2023	754,085,375	0.21500	1,621,283.56	0.16000	1,206,536.60	0.00000	0.00	0.37500	0.37500
2022	686,466,068	0.24500	1,681,841.87	0.13000	892,405.89	0.00000	0.00	0.37500	0.37500
2021	582,434,211	0.29500	1,718,180.92	0.08000	465,947.37	0.00000	0.00	0.37500	0.37500
2020	530,478,358	0.32500	1,724,054.66	0.00000	0.00	0.00000	0.00	0.32500	0.32500
2019	434,641,190	0.39500	1,716,832.70	0.00000	0.00	0.00000	0.00	0.39500	0.39500
2018	399,011,741	0.42000	1,675,849.31	0.00000	0.00	0.00000	0.00	0.42000	0.42000
2017	370,319,048	0.46000	1,703,467.62	0.00000	0.00	0.00000	0.00	0.46000	0.46000
2016	334,406,039	0.58000	1,939,555.03	0.00000	0.00	0.00000	0.00	0.58000	0.58000
2015	291,526,904	0.65000	1,894,924.88	0.00000	0.00	0.00000	0.00	0.65000	0.65000

**West Park Municipal Utility District TAX ASSESSOR / COLLECTOR
RECEIVABLES REPORT AS OF July 31, 2026**

	Land Value	Improvement Value	Personal Property	Exemption Value	Total Value				
	214,405,472	563,622,811	41,721,497	62,775,586	756,974,194				
Year	Value Levy	Rollback / Uncollectibles	Rendition Penalty/ Late Fees	Total Levy	Taxes Due 10/1	Adjustments	Collections	Balance	% Collected
2025	3,103,594.20	0.00	2.28	3,103,596.48	3,206,934.94	-103,340.74	3,071,733.45	31,860.75	98.97%
2024	3,070,074.24	0.00	0.00	3,070,074.24	50,020.23	-62,197.24	-21,067.67	8,890.66	99.71%
2023	2,827,820.16	0.00	0.00	2,827,820.16	6,535.85	568.49	3,388.45	3,715.89	99.87%
2022	2,574,247.76	0.00	0.00	2,574,247.76	2,954.81	0.00	0.00	2,954.81	99.89%
2021	2,184,128.29	0.00	0.00	2,184,128.29	2,591.76	0.00	18.94	2,572.82	99.88%
2020	1,724,054.66	0.00	0.00	1,724,054.66	2,069.35	0.00	0.00	2,069.35	99.88%
2019	1,716,832.70	-77.96	0.00	1,716,754.74	2,516.14	0.00	0.00	2,516.14	99.85%
2018	1,675,849.31	-95.30	0.00	1,675,754.01	3,258.77	0.00	0.00	3,258.77	99.81%
2017	1,703,467.62	-218.54	0.00	1,703,249.08	258.74	0.00	0.00	258.74	99.98%
2016	1,939,555.03	-873.42	0.00	1,938,681.61	34.57	-4,385.21	-4,385.21	34.57	99.99%
2015	1,894,924.88	-1,536.85	0.00	1,893,388.03	0.00	0.00	0.00	0.00	100.00%



Cash Balance : July 31, 2026 **\$263,927.79**

Collections Received to Date : **\$1,005.97**

Check No.	Payee	Amount	Type of Disbursement
TO BE WIRED	West Park MUD - Debt Service Fund	50,000.00	Debt Service Transfers
TO BE WIRED	West Park MUD - Operating Fund	5,089.97	Maintenance Transfers
2105	Ted A Cox P.C. Delinquent Attornery Fees Delinquent Attornery Expenses	231.27 34.50	Delinquent Tax Attorney Fees Delinquent Tax Attorney Fees
	Total: \$265.77		
2106	Harris Central Appraisal District 4th Qtr - CI-00009776	5,706.00	CAD Quarterly Payment
2107	Roof Squad TX	12.59	Overpayments Refunded
2108	Broadstone Apartments LLC	11,106.35	Litigated Value Reduction Refund
2109	Corelogic	3,705.99	Current Year Value Reductions Refunded
2110	Vista Greenhouse LTD % Wilson & Franco	3,489.11	Litigated Value Reduction Refund
2111	Assessments of the Southwest, Inc.	1,560.65	Tax Assessor/Collector
2112	Assessments of the Southwest, Inc. Copies Postage, Mailing and Handling Roll Update Document Storage Meeting Travel Time/Mileage/Time SB2 Compliance HB1154 Compliance Annual Supply Billing	155.00 1.25 65.00 8.13 103.13 250.00 125.00 6.20	Copies and Supplies Postage / Envelopes/ Mailing Records Management / Roll Update Records Management / Roll Update Hourly Fees/Meeting Attendance/SPA Work Transparency Compliance Transparency Compliance Copies and Supplies
	Total: \$713.71		

Total Disbursements : **\$81,650.14**

Cash Balance: August 24, 2026 **\$183,283.62**

See Attached List for Securities Pledged



BNY MELLON

Broker/Dealer Services
101 Barclay Street, 4th Floor East
New York, NY 10286

Date: 07/31/26

000798 XBGSCD11
ATTN: WENDY MADDOX
WEST PARK MUNICIPAL UTILITY DISTRICT
13333 NORTHWEST FWY STE 620
HOUSTON, TX 77040

Account Id: WUB834

Tax Id Number: 742128901

This advice is supplied as part of the Tri-Party Collateral agreement among the Customer, Wells Fargo Bank, N.A. and The Bank of New York Mellon. Any questions should be directed to Vinnette Frater, Senior Associate, BDS/Tri-Party Services, (973)569-2411.

As agent we confirm the following collateralized deposit information received from Wells Fargo Bank, N.A. as of close of business the last business day of the month.

Date: 07/31/26

The collateral segregated on your behalf on 07/31/26 is as follows:

CUSIP	DESCRIPTION	QUANTITY	MARKET VALUE
940157UP3	WASHINGTON SUB 3.000% 06/01/30	1,100,000.00	1,088,967.00
TOTAL MKT VALUE			1,088,967.00

TAXROLL
WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING			PTD TYPE		VALUATION			
ID:R000944305 GEO:3581333970010022			2200 GREENHOUSE LLC 2200 GREENHOUSE RD STE 1800 HOUSTON, TX 77084-		RES A19 BLK 1 GREENHOUSE MEDICAL CAMPUS ACRES: .548					F1 F1		IMP HS LND HS TOTAL MKT ASSESSED		24,868 191,112 215,980 215,980	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2024	358 WEST PARK MUD		02/01/2025		216,847	0.4100000	889.07	0.00	889.07	275.61	232.94	0.00	1,397.62		
2025	358 WEST PARK MUD		02/03/2026		215,980	0.4100000	885.52	0.00	885.52	168.25	210.75	0.00	1,264.52		
=====															
							1,774.59	0.00	1,774.59	443.86			2,662.14		

ID:P000944749 GEO:3582279923			A C EXPORT ENVLOS A VENEZUELA 8351 NW 68 ST MIAMI, FL 33166-2923		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP					L1		PERS MKT TOTAL MKT ASSESSED		3,475 3,475 3,475	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2019	358 WEST PARK MUD		02/01/2020		3,475	0.3950000	13.73	0.00	13.73	13.74	5.76	1.37	34.60		
2020	358 WEST PARK MUD		02/01/2021		3,475	0.3250000	11.29	0.00	11.29	9.81	4.44	1.13	26.67		
2021	358 WEST PARK MUD		02/01/2022		3,475	0.3750000	13.03	0.00	13.03	9.60	4.78	1.30	28.71		
2022	358 WEST PARK MUD		02/01/2023		3,475	0.3750000	13.03	0.00	13.03	7.89	4.44	1.30	26.66		
2023	358 WEST PARK MUD		02/01/2024		3,475	0.3750000	13.03	0.00	13.03	6.16	4.10	1.30	24.59		
2024	358 WEST PARK MUD		02/01/2025		3,475	0.4100000	14.25	0.00	14.25	4.86	4.10	1.42	24.63		
2025	358 WEST PARK MUD		02/03/2026		3,475	0.4100000	14.25	0.00	14.25	2.98	3.73	1.42	22.38		
=====															
							92.61	0.00	92.61	55.04			188.24		

ID:P000944148 GEO:3581008495			ALLELEGRO WEST ACADEMY OF DANCE 19506 LAUREL PARK LN HOUSTON, TX 77094-3033		BUSINESS PERSONAL PROPERTY F&F MISC ASSETS										
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2008	358		02/01/2021		3,100	N/A	20.15	20.15	0.00	4.42	0.97	0.00	7.41		
2009	358		02/01/2022		3,100	N/A	14.88	14.88	0.00	3.08	0.69	0.00	5.26		
2020	358 WEST PARK MUD				7,350	0.3250000	23.89	0.00	23.89	20.76	9.41	2.39	56.45		
2021	358 WEST PARK MUD				7,350	0.3750000	27.56	0.00	27.56	20.32	10.13	2.76	60.77		
=====															
							86.48	35.03	51.45	48.58	21.20	5.15	129.89		

ID:P000945003 GEO:3582431251			AMENITY HEALTH SERVICES PLLC 4606 FM 1960 RD W STE 520 HOUSTON, TX 77069-4629		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP					L1		PERS MKT TOTAL MKT ASSESSED		19,401 19,401 19,401	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2025	358 WEST PARK MUD		02/03/2026		19,401	0.4100000	79.54	66.28	13.26	2.52	3.16	0.00	18.94		
=====															
							79.54	66.28	13.26	2.52	3.16	0.00	18.94		

ID:P000944863 GEO:3582340128			APARA AUTISM CENTER - KATY 2051 GREENHOUSE RD # 160 HOUSTON, TX 77084-8022		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP					L1		PERS MKT TOTAL MKT ASSESSED		30,530 30,530 30,530	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2024	358 WEST PARK MUD		02/01/2025		30,530	0.4100000	125.17	0.00	125.17	38.80	32.79	0.00	196.76		
2025	358 WEST PARK MUD		02/03/2026		30,530	0.4100000	125.17	0.00	125.17	23.78	29.79	0.00	178.74		
=====															
							250.34	0.00	250.34	62.58			375.50		

WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION		
ID:P000944976 GEO:3582410195		AVION TRANSPORT LLC PO BOX 62744 HOUSTON, TX 77205-2741	VEHICLES VHCLS						L1	PERS MKT TOTAL MKT ASSESSED	58,818 58,818 58,818		
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2024	358 WEST PARK MUD	02/01/2025		58,818	0.4100000	241.15	0.00	241.15	82.24	69.50	24.12	417.01	
2025	358 WEST PARK MUD	02/03/2026		58,818	0.4100000	241.15	0.00	241.15	50.40	63.13	24.12	378.80	
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				482.30		482.30	0.00	482.30	132.64	132.63	48.24	795.81	
=====													
ID:P000945017 GEO:3582431592		B&T NAILS & SPA 2424 GREENHOUSE RD STE 200 HOUSTON, TX 77084-8108	BUSINESS PERSONAL PROPERTY F&F INV M&E						L1	PERS MKT TOTAL MKT ASSESSED	108,497 108,497 108,497		
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2023	358 WEST PARK MUD	02/01/2024		108,497	0.3750000	406.86	0.00	406.86	192.45	128.00	40.69	768.00	
2024	358 WEST PARK MUD	02/01/2025		108,497	0.4100000	444.84	0.00	444.84	151.69	128.20	44.48	769.21	
2025	358 WEST PARK MUD	02/03/2026		108,497	0.4100000	444.84	0.00	444.84	92.97	116.46	44.48	698.75	
=====													
				1,296.54		1,296.54	0.00	1,296.54	437.11	372.66	129.65	2,235.96	
=====													
ID:P000944689 GEO:3582225001		BCTEC 6201 SNEED COVE APT 135 AUSTIN, TX 78744-4200	VEHICLES VHCLS										
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2018	358 WEST PARK MUD	02/01/2019		3,750	0.4200000	15.75	0.00	15.75	16.22	6.39	0.00	38.36	
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				15.75		15.75	0.00	15.75	16.22	6.39	0.00	38.36	
=====													
ID:P000944628 GEO:3582189797		BEST LIFE WORLD WIDE 5938 FIRST BLUSH DR KATY, TX 77493-5327	BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP						L1	PERS MKT TOTAL MKT ASSESSED	12,387 12,387 12,387		
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2025	358 WEST PARK MUD	02/03/2026		12,387	0.4100000	50.79	0.00	50.79	10.62	13.30	5.08	79.79	
=====													
				50.79		50.79	0.00	50.79	10.62	13.30	5.08	79.79	
=====													
ID:P000944877 GEO:3582355867		BLUE TEX POOLS 3211 GREENHOUSE RD STE 114 HOUSTON, TX 77084-4409	BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP										
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2023	358 WEST PARK MUD	02/01/2024		5,485	0.3750000	20.57	0.00	20.57	9.74	6.47	2.06	38.84	
=====													
				20.57		20.57	0.00	20.57	9.74	6.47	2.06	38.84	
=====													
ID:P000944522 GEO:3582112139		CAPSTONE CLASSICAL ACADEMY 17117 WESTHEIMER RD HOUSTON, TX 77082-1259	BUSINESS PERSONAL PROPERTY F&F M&E SUP										
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2020	358 WEST PARK MUD	02/01/2021		14,515	0.3250000	47.17	0.00	47.17	40.99	18.58	4.72	111.46	
2021	358 WEST PARK MUD	02/01/2022		14,515	0.3750000	54.43	0.00	54.43	40.11	20.00	5.44	119.98	
=====													
				101.60		101.60	0.00	101.60	81.10	38.58	10.16	231.44	

TAXROLL

WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION		
ID:P000944623		CASH STORE #7197	BUSINESS PERSONAL PROPERTY CMP F&F M&E MISC										
GEO:3582189733		2100 W WALNUT HILL LN STE 300	ASSETS SUP										
		IRVING, TX 75038-3268											
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2024	358 WEST PARK MUD		02/01/2025		9,338	0.4100000	38.29	0.00	38.29	11.87	10.03	0.00	60.19
							38.29	0.00	38.29	11.87	10.03	0.00	60.19
ID:P000944864		CINCO DE MAYO MEXICAN	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E										
GEO:3582340180		RESTAURANT & BAR L	MISC ASSETS SUP										
		1922 GREENHOUSE RD STE 500											
		HOUSTON, TX 77084-8051											
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2025	358 WEST PARK MUD		02/03/2026		18,435	0.4100000	75.58	0.00	75.58	14.36	17.99	0.00	107.93
							75.58	0.00	75.58	14.36	17.99	0.00	107.93
ID:P000945008		DANNA CHIROPRACTIC CLINIC	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP										
GEO:3582431406		6065 HILLCROFT ST STE 508											
		HOUSTON, TX 77081-1197											
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2025	358 WEST PARK MUD		02/03/2026		12,615	0.4100000	51.72	0.00	51.72	9.83	12.31	0.00	73.86
							51.72	0.00	51.72	9.83	12.31	0.00	73.86
ID:P000944974		E C LEONES TRUCKING LLC	VEHICLES VHCLS										
GEO:3582407415		2411 GREENHOUSE RD APT 2205											
		HOUSTON, TX 77084-7845											
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2024	358 WEST PARK MUD		02/01/2025		104,488	0.4100000	428.40	0.00	428.40	146.08	123.46	42.84	740.78
2025	358 WEST PARK MUD		02/03/2026		63,311	0.4100000	259.58	0.00	259.58	54.25	67.96	25.96	407.75
							687.98	0.00	687.98	200.33	191.42	68.80	1,148.53
ID:P000944694		ECO PHARMACY OF KATY WEST	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E										
GEO:3582228369		LLC											
		2277 PLAZA DR STE 290											
		SUGAR LAND, TX 77479-6609											
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2018	358 WEST PARK MUD		02/01/2019		181,953	0.4200000	764.20	0.00	764.20	865.84	341.30	76.42	2,047.76
							764.20	0.00	764.20	865.84	341.30	76.42	2,047.76
ID:P000945018		FAJAS COLOMBIANAS SALE	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP										
GEO:3582431849		1456 FRY RD											
		HOUSTON, TX 77084-5811											
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2025	358 WEST PARK MUD		02/03/2026		55,300	0.4100000	226.73	0.00	226.73	47.39	59.36	22.67	356.15
							226.73	0.00	226.73	47.39	59.36	22.67	356.15

TAXROLL
WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD TYPE		VALUATION			
ID:P000944995 GEO:3582431061			FUMAGE GOURMET 19416 PARK ROW DR STE 190 HOUSTON, TX 77084		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E						L1		PERS MKT TOTAL MKT ASSESSED		TOTAL DUE 811.96 104.53 916.49	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES				
2024	358 WEST PARK MUD		02/01/2025		114,528	0.4100000	469.56	0.00	469.56	160.12	135.32	46.96			811.96	
2025	358 WEST PARK MUD		02/03/2026		17,853	0.4100000	73.20	0.00	73.20	13.91	17.42	0.00			104.53	
							=====								=====	
						542.76		0.00	542.76	174.03	152.74	46.96			916.49	
ID:P000944998 GEO:3582431168			GRACE FELLOWSHIP NORTH 19407 PARK ROW DR STE 180 HOUSTON, TX 77084		BUSINESS PERSONAL PROPERTY CMP F&F M&E						L1		PERS MKT TOTAL MKT ASSESSED		TOTAL DUE 11,839 11,839 11,839	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES				
2025	358 WEST PARK MUD		02/03/2026		11,839	0.4100000	48.54	0.00	48.54	9.22	11.55	0.00			69.31	
							=====								=====	
							48.54	0.00	48.54	9.22	11.55	0.00			69.31	
ID:P000945030 GEO:3582432126			GREENHOUSE PHARMACY 4006 LAWTON LANDING LN KATY, TX 77494-5971		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E						L1		PERS MKT TOTAL MKT ASSESSED		TOTAL DUE 6,819 6,819 6,819	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES				
2023	358 WEST PARK MUD		02/01/2024		151,791	0.3750000	569.22	0.00	569.22	269.24	179.08	56.92			1,074.46	
2024	358 WEST PARK MUD		02/01/2025		114,062	0.4100000	467.65	0.00	467.65	159.47	134.77	46.76			808.65	
2025	358 WEST PARK MUD		02/03/2026		6,819	0.4100000	27.96	0.00	27.96	5.31	6.65	0.00			39.92	
							=====								=====	
							1,064.83	0.00	1,064.83	434.02	320.50	103.68			1,923.03	
ID:P000944990 GEO:3582425859			HANGER CLINIC KATY 1718 FRY RD STE 435 HOUSTON, TX 77084-5843		VEHICLES VHCLS											
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES				
2024	358 WEST PARK MUD		02/01/2025		24,019	0.4100000	98.48	0.00	98.48	33.58	28.38	9.85			170.29	
							=====								=====	
							98.48	0.00	98.48	33.58	28.38	9.85			170.29	
ID:P000944936 GEO:3582375316			HANGER PROSTHETICS &ORTHOTICS PO BOX 1875 COCKEYSVILLE, MD 21030-7875		VEHICLES VHCLS						L1		PERS MKT TOTAL MKT ASSESSED		TOTAL DUE 10,108 10,108 10,108	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES				
2025	358 WEST PARK MUD		02/03/2026		10,108	0.4100000	41.44	0.00	41.44	7.87	9.86	0.00			59.17	
							=====								=====	
							41.44	0.00	41.44	7.87	9.86	0.00			59.17	
ID:P000944747 GEO:3582278074			HOUSTON RHEUMATOLOGY INSTITUTE PLLC 2222 GREENHOUSE RD STE 1300 HOUSTON, TX 77084-7777		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP						L1		PERS MKT TOTAL MKT ASSESSED		TOTAL DUE 148,266 148,266 148,266	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES				
2025	358 WEST PARK MUD		02/03/2026		148,266	0.4100000	607.89	0.00	607.89	115.50	144.68	0.00			868.07	
							=====								=====	
							607.89	0.00	607.89	115.50	144.68	0.00			868.07	

TAXROLL

WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION	
ID:P000944997	INTECH AUTOMATION		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E		SITUS: 19407 PARK ROW DR					L1	PERS MKT	716,870	
GEO:3582431071	INTELLIGENCE										TOTAL MKT	716,870	
ALT:2431071	1400 BROADFIELD BLVD STE 310										ASSESSED	716,870	
MIN:P	HOUSTON, TX 77084-7979												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2024	358 WEST PARK MUD	02/01/2025		716,870	0.4100000	2,939.17	2,357.22	581.95	180.40	152.47	293.92	914.82	
						2,939.17	2,357.22	581.95	180.40	152.47	293.92	914.82	
ID:P000944751	JADE MACKENZIE APPAREL		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP										
GEO:3582279930	1718 FRY RD STE 315												
	HOUSTON, TX 77084-5841												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2017	358 WEST PARK MUD	02/01/2018		51,774	0.4600000	238.16	0.00	238.16	301.27	112.65	23.82	675.90	
2018	358 WEST PARK MUD	02/01/2019		52,866	0.4200000	222.04	0.00	222.04	251.57	99.16	22.20	594.97	
2019	358 WEST PARK MUD	02/01/2020		53,925	0.3950000	213.00	0.00	213.00	213.21	89.51	21.30	537.02	
2020	358 WEST PARK MUD	02/01/2021		53,925	0.3250000	175.26	0.00	175.26	152.31	69.02	17.53	414.12	
2021	358 WEST PARK MUD	02/01/2022		53,925	0.3750000	202.22	0.00	202.22	149.04	74.29	20.22	445.77	
						1,050.68	0.00	1,050.68	1,067.40	444.63	105.07	2,667.78	
ID:P000944931	JAIME ALEMAN LOPEZ		VEHICLES VHCLS										
GEO:3582373530	2219 GREENHOUSE RD APT 3108												
	HOUSTON, TX 77084-7333												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2023	358 WEST PARK MUD	02/01/2024		18,250	0.3750000	68.44	0.00	68.44	32.37	21.53	6.84	129.18	
						68.44	0.00	68.44	32.37	21.53	6.84	129.18	
ID:P000945025	JOURNEY TATTOO 2		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP										
GEO:3582431941	1718 FRY RD STE 300												
	HOUSTON, TX 77084-5841												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2025	358 WEST PARK MUD	02/03/2026		8,265	0.4100000	33.89	0.00	33.89	7.08	8.88	3.39	53.24	
						33.89	0.00	33.89	7.08	8.88	3.39	53.24	
ID:P000944826	JR CARGO EXPRESS LLC		VEHICLES VHCLS										
GEO:3582314908	19303 GAGELAKE LN												
	HOUSTON, TX 77084-4816												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2021	358 WEST PARK MUD	02/01/2022		2,050	0.3750000	7.69	0.00	7.69	5.67	2.83	0.77	16.96	
						7.69	0.00	7.69	5.67	2.83	0.77	16.96	
ID:R000944299	K PARTNERS LLC		RES A15 BLK 1 GREENHOUSE MEDICAL CAMPUS							C2	LND HS	228,885	
GEO:3581333970010016	12710 S KIRKWOOD RD										TOTAL MKT	228,885	
	STAFFORD, TX 77477-3810										ASSESSED	228,885	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE	
2025	358 WEST PARK MUD	02/03/2026		228,885	0.4100000	938.43	0.00	938.43	178.30	223.35	0.00	1,340.08	
						938.43	0.00	938.43	178.30	223.35	0.00	1,340.08	

TAXROLL

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION	
ID:R000944300	KATY ALLIED MEDICAL REAL ESTATE LP		RES A16 BLK 1 GREENHOUSE MEDICAL CAMPUS						F1	IMP HS	1,565,295	
GEO:3581333970010017	25706 COREY COVE LN KATY, TX 77494-2912		ACRES: .433						F1	LND HS TOTAL MKT ASSESSED	226,164 1,791,459 1,791,459	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2025	358 WEST PARK MUD	02/03/2026		1,791,459	0.4100000	7,344.98	0.00	7,344.98	1,395.55	1,748.11	0.00	10,488.64
						7,344.98	0.00	7,344.98	1,395.55	1,748.11	0.00	10,488.64
ID:P000944875	LDH EXPRESS LLC		VEHICLES VHCLS									
GEO:3582354243	20403 FM 529 RD STE 240-121 CYPRESS, TX 77433-5378											
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	358 WEST PARK MUD	02/01/2023		30,310	0.3750000	113.66	0.00	113.66	68.76	38.75	11.37	232.54
						113.66	0.00	113.66	68.76	38.75	11.37	232.54
ID:P000944721	LEOBARDO L ALDERETE MARTINEZ		VEHICLES VHCLS									
GEO:3582244223	19606 PARK ROW APT 224 HOUSTON, TX 77084-6010											
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2016	358 WEST PARK MUD	02/01/2017		5,960	0.5800000	34.57	0.00	34.57	48.29	17.26	3.46	103.58
2017	358 WEST PARK MUD	02/01/2018		4,474	0.4600000	20.58	0.00	20.58	26.04	9.74	2.06	58.42
2018	358 WEST PARK MUD	02/01/2019		4,056	0.4200000	17.04	0.00	17.04	19.30	7.61	1.70	45.65
						72.19	0.00	72.19	93.63	34.61	7.22	207.65
ID:P000944930	LN EXPRESS LLC		VEHICLES VHCLS									
GEO:3582373392	2219 GREENHOUSE RD APT 2340 HOUSTON, TX 77084-7320											
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	358 WEST PARK MUD	02/01/2023		21,750	0.3750000	81.56	0.00	81.56	44.86	25.28	0.00	151.70
2023	358 WEST PARK MUD	02/01/2024		18,250	0.3750000	68.44	0.00	68.44	32.37	21.53	6.84	129.18
						150.00	0.00	150.00	77.23	46.81	6.84	280.88
ID:R000944260	LOCAL WESTGATE LLC		RES J3 WESTGATE BUSINESS PARK 1 R/P									
GEO:3581153930000049	5301 KATY FWY SERVICE RD STE 200 HOUSTON, TX 77007-		ACRES: .874							F1	IMP HS	1,892,225
										F1	LND HS TOTAL MKT ASSESSED	951,775 2,844,000 2,844,000
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2025	358 WEST PARK MUD	02/03/2026		2,844,000	0.4100000	11,660.40	9,717.00	1,943.40	369.25	462.53	0.00	2,775.18
						11,660.40	9,717.00	1,943.40	369.25	462.53	0.00	2,775.18
ID:P000944977	LOGICARE LLC		VEHICLES VHCLS							L1	PERS MKT TOTAL MKT ASSESSED	8,550 8,550 8,550
GEO:3582411921	2411 GREENHOUSE RD APT 5414 HOUSTON, TX 77084-8095											
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2024	358 WEST PARK MUD	02/01/2025		10,950	0.4100000	44.90	0.00	44.90	13.92	11.76	0.00	70.58
2025	358 WEST PARK MUD	02/03/2026		8,550	0.4100000	35.06	0.00	35.06	7.33	9.18	3.51	55.08
						79.96	0.00	79.96	21.25	20.94	3.51	125.66

TAXROLL
WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION	OWNERSHIP	LEGAL DESCRIPTION	EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION
ID:R000944298 GEO:3581333970010015	MAKDADDY REAL ESTATE HOLDINGS LLC 2222 GREENHOUSE RD STE 600 HOUSTON, TX 77084-7289	RES A14 BLK 1 GREENHOUSE MEDICAL CAMPUS ACRES: .439				F1	JMP HS	864,507
						F1	LND HS	229,332
							TOTAL MKT	1,093,839
							ASSESSED	1,093,839
YEAR TAXING ENTITIES								
2025 358 WEST PARK MUD		DLQ DATE 02/03/2026	EXEMPTIONS	TAXABLE 1,093,839	RATE PER \$100 0.4100000	TAX 4,484.74	P & I 852.10	1,067.37
								0.00
								4,484.74
								852.10
								1,067.37
								0.00
								6,404.21
ID:P000944920 GEO:3582362445	MEDRX SPECIALTY PHARMACY 19255 PARK ROW STE 103 HOUSTON, TX 77084-7310	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP				L1	PERS MKT	50,626
							TOTAL MKT	50,626
							ASSESSED	50,626
YEAR TAXING ENTITIES								
2022 358 WEST PARK MUD		DLQ DATE 02/01/2023	EXEMPTIONS	TAXABLE 45,227	RATE PER \$100 0.3750000	TAX 169.60	P & I 102.61	57.84
								16.96
								181.26
								85.74
								57.03
								18.13
								342.16
								203.60
								58.67
								20.36
								352.06
								43.38
								20.76
								326.05
								54.34
								207.57
								43.38
								20.76
								326.05
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ACCOUNT IDENTIFIER	
ID:P0009445005	
GEO:3582431340	
YEAR	TAXING ENTITY
2024	358 WEST F
2025	358 WEST F
ID:P000944716	
GEO:3582241366	
YEAR	TAXING ENTITY
2019	358 WEST F
ID:P000944568	
GEO:3582224589	
YEAR	TAXING ENTITY
2021	358 WEST F
ID:P000944892	
GEO:3582361452	
YEAR	TAXING ENTITY
2022	358 WEST
2023	358 WEST
2024	358 WEST
2025	358 WEST
ID:P000944110	
GEO:3580955333	
YEAR	TAXING ENTITY
2025	358 WEST
ID:P000944970	
GEO:3582401122	
YEAR	TAXING ENTITY
2025	358 WEST

TAXROLL

WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION	
ID:P000943977 GEO:3580746047		PIN OAK CLINIC 19255 PARK ROW STE 203 HOUSTON, TX 77084-7310	BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP									
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	358 WEST PARK MUD	02/01/2022		10,638	0.3750000	39.89	0.00	39.89	29.40	14.65	3.99	87.93
2022	358 WEST PARK MUD	02/01/2023		10,638	0.3750000	39.89	0.00	39.89	24.13	13.61	3.99	81.62
2023	358 WEST PARK MUD	02/01/2024		10,638	0.3750000	39.89	0.00	39.89	18.87	12.55	3.99	75.30
2024	358 WEST PARK MUD	02/01/2025		10,638	0.4100000	43.62	0.00	43.62	14.87	12.57	4.36	75.42
						163.29	0.00	163.29	87.27	53.38	16.33	320.27
ID:P000944761 GEO:3582281672		PINK RIBBON WOMEN'S CENTER 11221 KATY FWY STE 201 HOUSTON, TX 77079-2105	BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP									
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2018	358 WEST PARK MUD	02/01/2019		533,272	0.4200000	2,239.74	0.00	2,239.74	2,537.62	1,000.26	223.97	6,001.59
2019	358 WEST PARK MUD	02/01/2020		533,272	0.3950000	2,106.42	0.00	2,106.42	2,108.52	885.11	210.64	5,310.69
2020	358 WEST PARK MUD	02/01/2021		533,272	0.3250000	1,733.13	0.00	1,733.13	1,506.08	682.50	173.31	4,095.02
2021	358 WEST PARK MUD	02/01/2022		533,272	0.3750000	1,999.77	0.00	1,999.77	1,473.84	734.71	199.98	4,408.30
2022	358 WEST PARK MUD	02/01/2023		533,272	0.3750000	1,999.77	0.00	1,999.77	1,209.86	681.92	199.98	4,091.53
2023	358 WEST PARK MUD	02/01/2024		533,272	0.3750000	1,999.77	0.00	1,999.77	945.89	629.12	199.98	3,774.76
2024	358 WEST PARK MUD	02/01/2025		533,272	0.4100000	2,186.42	0.00	2,186.42	745.57	630.12	218.64	3,780.75
						14,265.02	0.00	14,265.02	10,527.38	5,243.74	1,426.50	31,462.64
ID:P000944735 GEO:3582268915		QUICK WEIGHT LOSS CENTERS 1883 W STATE ROAD 84 STE 106 FORT LAUDERDALE, FL 33315-2232	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E									
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2020	358 WEST PARK MUD	02/01/2021		19,835	0.3250000	64.46	0.00	64.46	56.02	25.39	6.45	152.32
2021	358 WEST PARK MUD	02/01/2022		19,835	0.3750000	74.38	0.00	74.38	54.81	27.32	7.44	163.95
2022	358 WEST PARK MUD	02/01/2023		20,572	0.3750000	77.14	0.00	77.14	46.67	26.30	7.71	157.82
2023	358 WEST PARK MUD	02/01/2024		21,556	0.3750000	80.84	0.00	80.84	38.23	25.43	8.08	152.58
2024	358 WEST PARK MUD	02/01/2025		21,974	0.4100000	90.09	0.00	90.09	30.72	25.96	9.01	155.78
						386.91	0.00	386.91	226.45	130.40	38.69	782.45
ID:P000944941 GEO:3582377318		RAINBOW INTERNATIONAL OF WESTSIDE 2500 GREENHOUSE RD STE 2102 HOUSTON, TX 77084-7998	VEHICLES VHCLS									
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2024	358 WEST PARK MUD	02/01/2025		5,260	0.4100000	21.57	0.00	21.57	6.69	5.65	0.00	33.91
						21.57	0.00	21.57	6.69	5.65	0.00	33.91
ID:P000944942 GEO:3582377350		RAINBOW INTERNATIONAL OF WESTSIDE 2500 GREENHOUSE RD STE 2102 HOUSTON, TX 77084-7998	BUSINESS PERSONAL PROPERTY CMP M&E									
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2024	358 WEST PARK MUD	02/01/2025		10,576	0.4100000	43.36	0.00	43.36	13.44	11.36	0.00	68.16
						43.36	0.00	43.36	13.44	11.36	0.00	68.16

TAXROLL
WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION		OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING							PTD		TYPE		VALUATION	
ID:P000944338 GEO:3582000673 ALT:2000673 MIN:P		REDBOX AUTOMATED RETAIL LLC 1 TOWER LN STE 800 VILLA PARK, IL 60181-4642		LEASED EQUIPMENT INV M&E SITUS: IN HARRIS COUNTY									L1		PERS MKT TOTAL MKT ASSESSED		11,931 11,931 11,931	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE						
2023	358 WEST PARK MUD	02/01/2024		9,136	0.3750000	34.26	0.00	34.26	14.73	9.80	0.00	58.79						
2024	358 WEST PARK MUD	02/01/2025		11,902	0.4100000	48.80	0.00	48.80	15.13	12.79	0.00	76.72						
2025	358 WEST PARK MUD	02/03/2026		11,931	0.4100000	48.92	0.00	48.92	10.22	12.80	4.89	76.83						
=====																		
131.98													40.08	35.39	4.89	212.34		

ID:P000944825 GEO:3582313194		REYNALDO SOCARRAS URIZA 19321 PARK ROW 1419 HOUSTON, TX 77084-4893		VEHICLES VHCLS									L1		PERS MKT TOTAL MKT ASSESSED		43,322 5,400 5,400	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE						
2019	358 WEST PARK MUD	02/01/2020		4,350	0.3950000	17.18	0.00	17.18	17.20	7.22	1.72	43.32						
2020	358 WEST PARK MUD	02/01/2021		650	0.3250000	2.11	0.00	2.11	1.84	0.84	0.21	5.00						
2021	358 WEST PARK MUD	02/01/2022		650	0.3750000	2.44	0.00	2.44	1.79	0.89	0.24	5.36						
=====																		
21.73													20.83	8.95	2.17	53.68		

ID:P000944682 GEO:358220238		RND TECHNOLOGY CORP 1718 FRY RD STE 200 HOUSTON, TX 77084-5840		BUSINESS PERSONAL PROPERTY CMP SUP									L1		PERS MKT TOTAL MKT ASSESSED		38,287 5,400 5,400	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE						
2024	358 WEST PARK MUD	02/01/2025		5,400	0.4100000	22.14	0.00	22.14	7.55	6.38	2.21	38.28						
2025	358 WEST PARK MUD	02/03/2026		5,400	0.4100000	22.14	0.00	22.14	4.63	5.80	2.21	34.78						
=====																		
44.28													12.18	12.18	4.42	73.06		

ID:P000944966 GEO:3582399210		ROBERTO MERINO DIEGO ENRIQUE FONTAL 2500 GREENHOUSE RD APT 8303 HOUSTON, TX 77084-7993		VEHICLES VHCLS									L1		PERS MKT TOTAL MKT ASSESSED		215,555 215,555 215,555	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE						
2023	358 WEST PARK MUD	02/01/2024		30,450	0.3750000	114.19	0.00	114.19	54.01	35.93	11.42	215.55						
=====																		
114.19													54.01	35.93	11.42	215.55		

ID:P000944953 GEO:3582391223		ROBERTO REYES LARA 2219 GREENHOUSE RD APT 3114 HOUSTON, TX 77084-7334		VEHICLES VHCLS									L1		PERS MKT TOTAL MKT ASSESSED		17,108 17,108 17,108	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE						
2021	358 WEST PARK MUD	02/01/2022		18,235	0.3750000	68.38	0.00	68.38	50.39	25.12	6.84	150.73						
2022	358 WEST PARK MUD	02/01/2023		104,278	0.3750000	391.04	0.00	391.04	236.57	133.34	39.10	800.05						
=====																		
459.42													286.96	158.46	45.94	950.78		

ID:P000945023 GEO:3582431895		SERVXPRESS RESTORATIONS 17350 STATE HIGHWAY 249 STE 220 HOUSTON, TX 77064-1132		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP									L1		PERS MKT TOTAL MKT ASSESSED		110,171 110,171 110,171	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE						
2025	358 WEST PARK MUD	02/03/2026		17,108	0.4100000	70.14	0.00	70.14	14.66	18.36	7.01	110.17						
=====																		
70.14													14.66	18.36	7.01	110.17		

TAXROLL

WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION		
ID:P000944425 GEO:3582039739 ALT:2039739 MIN:P		STANLEY CONVERGENT SECURITY SOLUTIONS C/O ATTN TAX DEPT 3800 TABS DR OLD TOWN, ME 04468	MULTI-LOCATIONS INV M&E ALARM SERVICE PROVIDERS SITUS: HARRIS COUNTY						L1	PERS MKT TOTAL MKT ASSESSED	3,381 3,381 3,381		
YEAR TAXING ENTITIES	2025 358 WEST PARK MUD		DLQ DATE 02/03/2026	EXEMPTIONS	TAXABLE 3,381	RATE PER \$100 0.4100000	TAX 13.86	PAYD 0.00	BALANCE 13.86	P & I 2.89	ATTY FEE 3.63	OTHER FEES 1.39	TOTAL DUE 21.77
							13.86	0.00	13.86	2.89	3.63	1.39	21.77
ID:P000944888 GEO:3582361370		SUPERNOVA FURNITURE 15 GREENWAY PLZ #25HK HOUSTON, TX 77046-1509	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP						L1	PERS MKT TOTAL MKT ASSESSED	290,614 290,614 290,614		
YEAR TAXING ENTITIES	2025 358 WEST PARK MUD		DLQ DATE 02/03/2026	EXEMPTIONS	TAXABLE 290,614	RATE PER \$100 0.4100000	TAX 1,191.52	PAYD 0.00	BALANCE 1,191.52	P & I 249.03	ATTY FEE 311.94	OTHER FEES 119.15	TOTAL DUE 1,871.64
							1,191.52	0.00	1,191.52	249.03	311.94	119.15	1,871.64
ID:P000944489 GEO:3582092875		SYLVAN LEARNING CENTER 1718 FRY RD STE 335 HOUSTON, TX 77084-5849	BUSINESS PERSONAL PROPERTY CMP F&F M&E MISC ASSETS										
YEAR TAXING ENTITIES	2020 358 WEST PARK MUD		DLQ DATE 02/01/2021	EXEMPTIONS	TAXABLE 2,400	RATE PER \$100 0.3250000	TAX 7.80	PAYD 0.00	BALANCE 7.80	P & I 6.16	ATTY FEE 2.79	OTHER FEES 0.00	TOTAL DUE 16.75
							7.80	0.00	7.80	6.16	2.79	0.00	16.75
ID:P000944897 GEO:3582362066		THE BARBER COLLECTION 1718 N FRY ROAD STE 335 HOUSTON, TX 77084-5849	BUSINESS PERSONAL PROPERTY F&F MISC ASSETS						L1	PERS MKT TOTAL MKT ASSESSED	40,256 40,256 40,256		
YEAR TAXING ENTITIES	2025 358 WEST PARK MUD		DLQ DATE 02/03/2026	EXEMPTIONS	TAXABLE 40,256	RATE PER \$100 0.4100000	TAX 165.05	PAYD 0.00	BALANCE 165.05	P & I 34.50	ATTY FEE 43.21	OTHER FEES 16.50	TOTAL DUE 259.26
							165.05	0.00	165.05	34.50	43.21	16.50	259.26
ID:P000944776 GEO:3582295532		TIP TOP TUX LLC 500 FLOYD BLVD SIOUX CITY, IA 51101-2122	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E MISC ASSETS										
YEAR TAXING ENTITIES	2023 358 WEST PARK MUD 2024 358 WEST PARK MUD		DLQ DATE 02/01/2024 02/01/2025	EXEMPTIONS	TAXABLE 12,380 12,466	RATE PER \$100 0.3750000 0.4100000	TAX 46.42 51.11	PAYD 0.00	BALANCE 46.42 51.11	P & I 19.96 17.42	ATTY FEE 13.28 14.73	OTHER FEES 0.00 5.11	TOTAL DUE 79.66 88.37
							97.53	0.00	97.53	37.38	28.01	5.11	168.03
ID:P000945015 GEO:3582431583		TOTAL WIRELESS 4439 WINDFLOWER VALLEY LN KATY, TX 77493-3867	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E						L1	PERS MKT TOTAL MKT ASSESSED	22,108 22,108 22,108		
YEAR TAXING ENTITIES	2025 358 WEST PARK MUD		DLQ DATE 02/03/2026	EXEMPTIONS	TAXABLE 22,108	RATE PER \$100 0.4100000	TAX 90.64	PAYD 0.00	BALANCE 90.64	P & I 18.94	ATTY FEE 23.73	OTHER FEES 9.06	TOTAL DUE 142.37
							90.64	0.00	90.64	18.94	23.73	9.06	142.37

TAXROLL

WEST PARK MUNICIPAL UTILITY DISTRICT

ACCOUNT IDENTIFICATION		OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD		TYPE		VALUATION	
ID:P000944709 GEO:3582234621		TRICON RESIDENTIAL 19424 PARK ROW DR STE 165 HOUSTON, TX 77084		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP						L1		PERS MKT TOTAL MKT ASSESSED		4,680 4,680 4,680	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE			
2023	358 WEST PARK MUD	02/01/2024		4,680	0.3750000	17.55	0.00	17.55	8.31	5.52	1.76	33.14			
2024	358 WEST PARK MUD	02/01/2025		4,680	0.4100000	19.19	0.00	19.19	6.55	5.53	1.92	33.19			
2025	358 WEST PARK MUD	02/03/2026		4,680	0.4100000	19.19	0.00	19.19	4.01	5.03	1.92	30.15			
=====															
						55.93	0.00	55.93	18.87	16.08	5.60	96.48			

ID:P000944919 GEO:3582362429		TRILOGY SERVICES AC 3907 PADULA RD KATY, TX 77493-3220		BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP						L1		PERS MKT TOTAL MKT ASSESSED		63,372 63,372 63,372	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE			
2025	358 WEST PARK MUD	02/03/2026		63,372	0.4100000	259.83	0.00	259.83	49.37	61.84	0.00	371.04			
=====															
						259.83	0.00	259.83	49.37	61.84	0.00	371.04			

ID:P000943990 GEO:3580772574		UR DELI INC 1550 FOXLAKE DR STE 196 HOUSTON, TX 77084-4739		BUSINESS PERSONAL PROPERTY F&F INV M&E											
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE			
2007	358	02/01/2022		2,002	N/A	13.01	13.01	0.00	3.00	0.64	0.00	4.94			
2008	358			2,011	N/A	13.07	13.07	0.00	2.87	0.63	0.00	4.81			
2009	358			2,011	N/A	9.65	9.65	0.00	1.99	0.44	0.00	3.39			
2021	358 WEST PARK MUD			2,952	0.3750000	11.07	0.00	11.07	8.16	4.07	1.11	24.41			
=====															
						46.80	35.73	11.07	16.02	5.78	1.11	37.55			

ID:P000944584 GEO:3582167469		WRIGHTS OF TEXAS LLC 1506 KEMPSFORD DR KATY, TX 77450-4373		VEHICLES VHCLS						L1		PERS MKT TOTAL MKT ASSESSED		103,764 103,764 103,764	
BANKRUPT FILED START: 2/3/2026 NUM: 26-30771															
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE			
2025	358 WEST PARK MUD	02/03/2026		103,764	0.4100000	425.43	0.00	425.43	80.83	101.25	0.00	607.51			
=====															
						425.43	0.00	425.43	80.83	101.25	0.00	607.51			

ID:P000944727 GEO:3582249997		WRIGHTS OF TEXAS LLC 1506 KEMPSFORD DR KATY, TX 77450-4373		BUSINESS PERSONAL PROPERTY F&F INV M&E RAW SUP						L1		PERS MKT TOTAL MKT ASSESSED		8,820 8,820 8,820	
BANKRUPT FILED START: 2/3/2026 NUM: 26-30771															
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE			
2025	358 WEST PARK MUD	02/03/2026		8,820	0.4100000	36.16	0.00	36.16	6.87	8.61	0.00	51.64			
=====															
						36.16	0.00	36.16	6.87	8.61	0.00	51.64			

ID:P000945041 GEO:3582438993		YANKIEL MENDEZ CALZADILLA HOUSTON, TX 77084		VEHICLES VHCLS						L1		PERS MKT TOTAL MKT ASSESSED		21,750 21,750 21,750	
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE			
2025	358 WEST PARK MUD	02/03/2026		21,750	0.4100000	89.18	0.00	89.18	16.94	21.22	0.00	127.34			
=====															
						89.18	0.00	89.18	16.94	21.22	0.00	127.34			

TAXROLL SUMMARY

WEST PARK MUNICIPAL UTILITY DISTRICT

YEAR	TAXING ENTITY	#PROPS	TAXABLE	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2007	358	1	2,002	13.01	13.01	0.00	3.00	0.64	0.00	4.94
2008	358	2	5,111	33.22	33.22	0.00	7.29	1.60	0.00	12.22
2009	358	2	5,111	24.53	24.53	0.00	5.07	1.13	0.00	8.65
2016	358 WEST PARK MUD	1	5,960	34.57	0.00	34.57	48.29	17.26	3.46	103.58
2017	358 WEST PARK MUD	2	56,248	258.74	0.00	258.74	327.31	122.39	25.88	734.32
2018	358 WEST PARK MUD	5	775,897	3,258.77	0.00	3,258.77	3,690.55	1,454.72	324.29	8,728.33
2019	358 WEST PARK MUD	5	637,000	2,516.14	0.00	2,516.14	2,503.56	1,050.94	235.03	6,305.67
2020	358 WEST PARK MUD	9	636,727	2,069.35	0.00	2,069.35	1,797.65	814.64	206.16	4,887.80
2021	358 WEST PARK MUD	13	685,540	2,570.77	0.00	2,570.77	1,894.65	944.48	257.08	5,666.98
2022	358 WEST PARK MUD	10	787,952	2,954.81	0.00	2,954.81	1,783.17	1,005.06	287.33	6,030.37
2023	358 WEST PARK MUD	16	990,902	3,715.89	0.00	3,715.89	1,754.17	1,166.72	363.53	7,000.31
2024	358 WEST PARK MUD	26	2,244,123	9,200.92	2,416.41	6,784.51	2,257.93	1,908.26	499.13	11,449.83
2025	358 WEST PARK MUD	39	7,456,769	30,572.77	9,858.36	20,714.41	3,996.37	5,006.01	319.20	30,035.99
		=====	=====	=====	=====	=====	=====	=====	=====	=====
		131	14,289,342	57,223.49	12,345.53	44,877.96	20,069.01	13,493.85	2,521.09	80,968.99

**WESTPARK MUNICIPAL UTILITY DISTRICT
DELINQUENT TAX REPORT
August 4, 2026**

REAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
K Partners LLC	133-397-001-0016	2025 - \$938.43	Initial demand letter sent.
Katy Allied Medical Real Estate	133-397-001-0017	2025 - \$7,344.98	Initial demand letter sent.
2200 Greenhouse LLC	133-397-001-0022	2024 - \$889.07 2025 - \$885.52	Initial demand letter sent.
Makdaddy Real Estate	133-397-001-0015	2025 - \$4,484.74	Initial demand letter sent.
VREC II TW GMP MOB SPE LP	133-827-002-0002	2024 - \$35,089.55	Property owner has made a disputed payment towards these taxes.
Local Westgate LLC	115-393-000-0022 115-393-000-0049	2025 - \$6,488.11 2025 - \$1,943.40	Property owner has made disputed payments towards these taxes.
Richard Pickard	115-393-000-0055	2023 - \$39.38 2024 - \$43.05	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$200.00).

PERSONAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Minuteman Press	2431882	2025 - \$48.47	ACCOUNT PAID.
D.I.V.A. Built	2362062	2025 - \$81.34	ACCOUNT PAID.
Texas Interventional Pain Institute	2362328	2025 - \$102.29	ACCOUNT PAID.
Roof Squad	2431180	2025 - \$123.36	ACCOUNT PAID.
Spring Leaf Dentistry	2431446	2025 - \$768.61	ACCOUNT PAID.

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Wow Wow Hawaiian Lemonade	2431453	2025 - \$223.31	ACCOUNT PAID.
Jaime Lopez Aleman	2437700	2025 - \$112.29	ACCOUNT PAID.
Fastest Labs	2442380	2025 - \$58.18	ACCOUNT PAID.
Houston Rheumatology	2278074	2025 - \$809.71	Three demand letters sent (no response). A lawsuit will be filed.
Supernova Furniture	2361370	2025 - \$1,191.52	Lawsuit filed.
The Barber Collection	2362066	2025 - \$165.05	Spoke with the property owner. These taxes will be paid.
Trilogy Services AC	2362429	2025 - \$259.83	Lawsuit filed.
Majestic Tuxedos	2430703	2025 - \$533.27	Lawsuit filed.
Fumage Gourmet	2431061	2024 - \$469.56 2025 - \$73.20	Lawsuit filed.
Intech Automation	2431071	2024 - \$581.95	Three demand letters sent (no response). A lawsuit will be filed.
B&T Nails & Spa	2431592	2023 - \$406.86 2024 - \$444.84 2025 - \$444.84	Lawsuit filed.
Fajas Colombianas Sale	2431849	2025 - \$226.73	Three demand letters sent (no response). A lawsuit will be filed.
Greenhouse Pharmacy	2432126	2023 - \$569.22 2024 - \$467.65 2025 - \$27.96	Lawsuit filed.
Soft Touch Nails	2432592	2025 - \$165.12	Three demand letters sent (no response). A lawsuit will be filed.
Apara Autism Center	2340128	2024 - \$125.17 2025 - \$125.17	No response to previous demand letters. The 2025 taxes have now gone delinquent. Another demand letter was sent (no response). A lawsuit will be filed.
EC Leones Trucking LLC	2407415	2024 - \$428.40	Lawsuit filed. Trial reset to 09/17/26.

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Avion Transport LLC	2410195	2024 - \$241.15	Lawsuit filed. Judgment entered. Writ of Execution requested from the Court. Will forward to the constable once received.
Roberto Reyes Lara	2391223	2021 - \$68.38 2022 - \$391.04	Lawsuit filed.
LN Express LLC	2373392	2022 - \$81.56 2023 - \$68.44 2024 - \$68.44	Lawsuit filed.
Redbox Automated Retail	2000673	2023 - \$34.26 2024 - \$48.80	Property owner filed for bankruptcy. A proof of claim has been filed.
Now Specialties, Inc.	2241366	2019 - \$165.81	Sent demand letters to the agent for this company (no response). Per HCAD, this business closed on 05/13/2019. The vehicle under this account, a 2018 Ford F350, has been sold and is no longer owned by the company. HCAD has deleted the account for 2020.
Quick Weight 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 business is no longer at the property location as of 2020. The corporation has been terminated with the Secretary of State.
Wrights of Texas LLC	2167469 2249997	2025 - \$425.43 2025 - \$36.16	Property owner filed for bankruptcy.

PERSONAL PROPERTY ACCOUNTS UNDER \$250.00

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
UR Deli, Inc.	0772574	2021 - \$11.07	No response to demand letters. Per HCAD, the business closed 09/21. The account is not active with HCAD after 2021.
Allegro West Academy	1008495	2020 - \$23.89 2021 - \$27.56	No response to demand letters. Per HCAD, the business is no longer at the property address. The account has been deleted for the 2022 tax year.
Sylvan Learning Center	2092875	2020 - \$7.80	No response to demand letters. Per HCAD, the business is no longer at the property

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
			address. The account has been deleted for the 2021 tax year.
Capstone Classical Academy	2112139	2020 - \$47.17 2021 - \$54.43	No response to demand letters. Per HCAD field inspection, this company is no longer in business at the property location. The account is not active with HCAD after 2021.
Oil Source Inc.	2224589	2021 - \$65.80	No response to demand letters. Per HCAD, the business is permanently closed. The account is not active with HCAD after 2021.
BCTec	2225001	2018 - \$15.75	No response to demand letters. Per HCAD, this is a vehicle account and per the DMV records, the license tags have expired. The account is not active with HCAD after 2018.
Leobardo Martinez	2244223	2016 - \$34.57 2017 - \$20.58 2018 - \$17.04	No response to demand letters. Per HCAD, this is a vehicle account and HCAD has now removed the vehicle from this account. The account is not active with HCAD after 2018.
Reynaldo Uriza	2313194	2019 - \$17.18 2020 - \$2.11 2021 - \$2.44	No response to demand letters. Per HCAD, this is a vehicle account and HCAD has now removed the vehicle from this account. The account is not active with HCAD after 2021.
JR Cargo Express LLC	2314908	2021 - \$7.69	No response to demand letters. Per HCAD field inspection, this company is no longer in business at the property location. The account is not active with HCAD after 2021.
Mola's Transport	2334489	2020 - \$4.24 2021 - \$4.11	No response to demand letters. Per HCAD, this is a vehicle account and HCAD has now removed the vehicle from this account. The account is not active with HCAD after 2021.
LDH Express	2354243	2022 - \$113.66	No response to demand letters. Account not billed after 2022.
Jaime Aleman Lopez	2373530	2023 - \$68.44	No response to demand letters. Per HCAD, taxpayer no longer owns the vehicle for this account. Account not active after 2023. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amount due under \$250.00)
Roberto Merino Diego	2399210	2023 - \$114.19	No response to demand letters. Per HCAD, taxpayer no longer owns the vehicle for this account. Account not active after 2023. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Tip Top Tux LLC	2295532	2023 - \$46.42 2024 - \$51.11	No response to demand letters. Per HCAD, this company is no longer in business at the property location. Account not active after 2024. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
			under \$250.00).
Blue Tex Pools	2355867	2023 - \$20.57	No response to demand letters. Per HCAD, this company is no longer in business at the property location. Account not active after 2023. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Cash Store #7197	2189733	2024 - \$38.29	No response to demand letters. Per HCAD, this company is no longer in business at the property location. Account not active after 2024. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
My Eyelab	2303729	2024 - \$89.75	No response to demand letters. Per HCAD, this company is no longer in business at the property location. Account not active after 2024. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Rainbow International	2377318 2377350	2024 - \$21.57 2024 - \$43.36	No response to demand letters. Per HCAD, the vehicle for this account have been removed. Account not active after 2024. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Hanger Clinic Katy	2425859	2024 - \$98.48	No response to demand letters. Per HCAD, the vehicle for this account have been removed. Account not active after 2024. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Minuteman Press	2303884	2024 - \$46.28	No response to demand letters. Per HCAD, this company is no longer in business at the property location. Account not active after 2024. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Opal Lotus Tattoo	2361452	2022 - \$17.06 2023 - \$17.06 2024 - \$18.65 2025 - \$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).
Pronto General 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).

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
A C Export LLC	2279923	2019 - \$13.73 2020 - \$11.29 2021 - \$13.03 2022 - \$13.03 2023 - \$13.03 2024 - \$14.25 2025 - \$14.25	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).
Tricon Residential	2234621	2023 - \$17.55 2024 - \$19.19 2025 - \$19.19	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).
RND Technology Corp.	2220238	2024 - \$22.14 2025 - \$22.14	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).
Logicare LLC	2411921	2024 - \$44.90 2025 - \$35.06	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).
Best Life World Wide	2189797	2025 - \$50.79	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).
Executive Suites	2192795	2025 - \$159.59	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).
Cosmic Air Trampoline Park	2304010	2025 - \$8.09	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).
Cinco De Mayo Mexican Restaurant	2340180	2025 - \$75.58	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).
Hanger Prosthetics	2375316	2025 - \$41.44	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).
Angel Auto Truck Services	2386622	2025 - \$22.75	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).
Pillarstone Capital	2401122	2025 - \$18.13	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).
Grace Fellowship North	2431168	2025 - \$48.54	No response to demand letters. Will continue collection efforts, but will postpone

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
			filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Amenity Health Services	2431251	2025 - \$79.54	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).
Natalie Donuts	2431340	2024 - \$115.41 2025 - \$49.82	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).
Danna Chiropractic Clinic	2431406	2025 - \$51.72	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).
Total Wireless	2431583	2025 - \$90.64	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).
Servxpress Restorations	2431895	2025 - \$70.14	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).
Journey Tattoo 2	2431941	2025 - \$33.89	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).

PERSONAL PROPERTY JUDGMENTS

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Pink Ribbon Women's Center	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 the property location. HCAD also did a field inspection and noted that the property was vacant and the business was no longer located at the business location. Account not active after 2024. Abstract of Judgment filed with the County Clerk's office.
Jade McKenzie 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.
Eco Pharmacy of Katy	2228369	2018 - \$764.20	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Medrx Specialty Pharmacy	2362445	2022 - \$169.60 2023 - \$181.26 2024 - \$203.60 2025 - \$207.57	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.
Musa Auto Finance	2301975	2022 - \$52.06 2023 - \$38.09	Lawsuit filed by Klein ISD. Judgment entered for all parties. This is a vehicle business personal property account. Per HCAD, the vehicle for this account is no longer owned by this company. HCAD has deleted the account for the 2025 tax year.
Pin Oak Clinic	0746047	2021 - \$39.89 2022 - \$39.89 2023 - \$39.89 2024 - \$43.62	Court judgment entered. Per HCAD field visit, company no longer at property address (vacant). Account not active after 2024. Abstract of Judgment filed with the County Clerk's office.

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



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

DATE
8/24/2026

MONTHLY OPERATIONS REPORT WEST PARK MUNICIPAL UTILITY DISTRICT

METER COUNT	
S.T.P.	1
Vacant	0
Commercial	71
Nursing Home	1
Irrigation	47
Park(Irrigation)	1
Apts/Units(2967)	12
Total	133

BILLED CONSUMPTION		
6/19/26	to	7/17/26
STP		0
Apartments		11,001,000
Commercial		2,726,000
Irrigation		3,590,000
Park (Irrigation) No Bill		209,000
Total		17,526,000

Flushing, Main Line Break & Leaks: 52,000
 Total Consumption: 17,578,000
 Plant Pumpage: 17,124,000
 Billed Percentage of Pumped Water: 102.35%

	<i>Well #2</i>	<i>Well #3</i>
Calculated Well GPM	759	1,397
Design Well GPM	1,000	1,000
Well Pumpage	7,043,000	10,081,000

Arrears for the Month of	JUNE	Month of	JULY
Cut-Off Notices Mailed	06/26/26	Meter Read Date	07/17/26
Number of Notices Mailed	9	Billing Date	07/27/26
Cut-Off Date	07/16/26	Mailing Date	07/28/26
Number of Actual Cut-Offs	0	Due Date	08/19/26

Utility District Operation and Management
P.O. Box 1209 • Spring, Texas 77383

WEST PARK MUNICIPAL UTILITY DISTRICT

DATE
8/24/2026

MONTHLY OPERATIONS SUMMARY

WATER SYSTEM

July-26

Total Water Pumped for Calendar Month of : July-26 **17,237,000** Gallons

Distribution System Chlorine Residual Reporting:	Average	<u>1.73</u>	mg/l.
	Maximum	<u>1.92</u>	mg/l.
	Minimum	<u>1.30</u>	mg/l.

TEXAS DEPARTMENT OF HEALTH I. D. NO. 1011930

Bacteriological Analysis : **11**

Samples Taken On : **07/27/26**

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

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

June-26

TPDES Permit # WQ0012346001
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: June-26

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	2.56 mg/l	2.61 mg/l	7.00 mg/l	NO
BOD 5 Maximum	2.79 mg/l	3.26 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	8.09 mg/l	7.62 mg/l	58.00 lbs/day	NO
TSS Average	1.46 mg/l	1.26 mg/l	15.00 mg/l	NO
TSS Maximum	2.84 mg/l	2.32 mg/l	40.00 mg/l	NO
TSS lbs/day	4.61 mg/l	3.68 mg/l	124.00 lbs/day	NO
NH3-N Average	0.07 mg/l	0.08 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.13 mg/l	0.13 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.21 mg/l	0.23 mg/l	17.00 lbs/day	NO
E Coli Avg.	1.00 mpn	3.51 mpn	63 mpn	NO
E Coli Maximum	1.00 mpn	534.00 mpn	200 mpn	NO
DO Minimum	6.42 mpn	6.45 mpn	6.00 mg/l	NO
pH Minimum	7.08 mpn	7.35 mpn	6.00 s.u.	NO
pH Maximum	7.47 mpn	8.06 mpn	9.00 s.u.	NO
CL2 Res Min	2.78 mg/l	2.97 mg/l	1.00 mg/l	NO
CL2 Res Max	3.97 mg/l	3.96 mg/l	4.00 mg/l	NO
Flow Average	0.379 mg/l	0.350 mg/l	0.990 mg/l	NO
Flow Maximum	0.536 mg/l	0.476 mg/l	N/A	N/A
Total Treated	10,500,000			
Effluent Quality Compliant with Discharge Permit ?			YES	

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY BILLING & COLLECTION REPORT

July-26

DATE
8/24/2026

	<u>Apartments</u>	<u>All Others</u>	<u>Total</u>
Balance Forward			
As of 06/26/26	\$ 162,422.95	\$ (3,483.31)	\$ 158,939.64
Collection Period:	6/26/26 TO 7/27/26		
Deposit	\$ -	\$ -	
Water	\$ 27,820.16	\$ 14,615.11	\$ 42,435.27
Sewer	\$ 26,520.00	\$ 7,911.50	\$ 34,431.50
New Acct/App/Transfer Fee	\$ -	\$ -	\$ -
Misc	\$ -	\$ -	\$ -
Penalty	\$ -	\$ 2.27	\$ 2.27
Tap Fees	\$ -	\$ -	\$ -
TCEQ	\$ 265.20	\$ 122.77	\$ 387.97
Grease Trap	\$ -	\$ 1,450.00	\$ 1,450.00
RWA Fee	\$ 33,914.70	\$ 26,659.86	\$ 60,574.56
Undistributed Overpayments	\$ -	\$ 3,211.74	\$ 3,211.74
TOTAL	\$ 88,520.06	\$ 53,973.25	\$ 142,493.31

Current Adjustments:			
TOTAL	\$ -	\$ 144.52	\$ 144.52

	July '26		
	6/19/26	TO	7/17/26
Current Billing for			
Deposit	\$ -	\$ -	\$ -
Water	\$ 26,360.00	\$ 21,834.50	\$ 48,194.50
Sewer	\$ 26,360.00	\$ 12,357.00	\$ 38,717.00
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 170.89	\$ 434.49
Grease Trap	\$ -	\$ 1,450.00	\$ 1,450.00
RWA	\$ 36,877.20	\$ 31,524.95	\$ 68,402.15
TOTAL	\$ 89,860.80	\$ 67,337.34	\$ 157,198.14
TOTAL RECEIVABLE	\$ 163,763.69	\$ 10,025.30	\$ 173,788.99

Collection Report Through
NOTES: Deposits on file for the district

07/27/26
\$487,834.80

Consumption: 17,526,000
Paperless: 43



West Park Municipal Utility District

Board of Directors Meeting
August 24, 2026

Wastewater Treatment

6/17/26 – Furnished operator to assist subcontractor to top clean (1,000) gallons of debris from lift station.

6/25/26 – Furnished subcontractor to dewater (493,000) gallons from digesters.

6/29/26 – Furnished maintenance to assemble and install booster pump for clarifier sprayers.

7/1/26 – Furnished operator to assist subcontractor to bottom clean (2,000) gallons of debris from lift station.

7/15/26 – Furnished operator to assist subcontractor to top clean (1,000) gallons of debris from lift station.

Sanitary Sewer System

Normal operations.

Water Plant No. 1 & No. 2

7/1/26 – WP 2 – Furnished subcontractor to perform quarterly PM on chlorine equipment. cleaned injector with muriatic acid and replaced tubing.

7/2/26 – WP 2 – Furnished subcontractor to investigate well meter screen with blank screen. Found battery dead, replaced battery and returned to service.

Water Distribution System

6/29/26 – 1721 Greenhouse – Furnished subcontractor to replace 8in meter.



QUOTE

NORTH SIDE ELECTRIC MOTORS

2518 McAllister Houston, TX 77092

O: 713-869-2111 F: 713-869-2108

Specializing in electric motor sales and rebuilding for over
50 years.

Service Job Number: 0080014

Ship Date: 7/22/2026

Sold To:H2O
Innovation OP & Main. LLC
P O BOX 2718
SPRING, TX 77383**Ship To:**H2o HAYS SOUTH
27335 W. HARDY ROAD
SUITE 101
SPRING, TX 77373**Confirm To:**

AL

Customer P.O.**Ship VIA**
CPU**Customer Number:**
HAYSUT**Description****Quantity****Price**

WESTPARK MUD

NAMEPLATE DATA:250HP US VHS, RPM: 1800, 460V, 283A, FRAME: H445TPA, TYPE: RUS, 175%
EHT, CD: 45" BASE: 20",
CPLG: 1-15/16 X 1/2, MODEL: FE07, CAT: HO250P2SLHX, S/N:
B047735870-0004R0002
DATE CODE: APRIL 2020**FAILURE MODE:**

WINDING GROUNDED AT THE EDGE OF SLOT

STANDARD TIME REPAIR

1

21,998.00

LEAD TIME 4-5 WEEKS

REWOUND SURPLUS MOTOR

1

19,900.00

LEAD TIME: 1 WEEK

250HP US VHS, RPM: 1800, 460V, 283A, FRAME: H445TPA, TYPE: RUS, 175%
EHT, CD: 45" BASE: 20",
CPLG: 1-15/16 X 1/2, CAT: HO250P2SLHX
1 YEAR NSEM WARRANTY
SAME TYPE MOTOR AS OLD MOTOR

NEW 250HP US VHS

1

35,066.00

LEAD TIME: 3 WEEKS, PLUS FREIGHT

250HP US VHS, RPM: 1800, 460V, 283A, FRAME: H445TPA, TYPE: RUS, 175%
EHT, CD: 45" BASE: 20",

Continued

Quote is valid for 30 days.

Net 30 terms with approved credit.

Price quoted is F.O.B. shipping point.

Net Order: 114,615.00**Freight Amount:** 0.00**Sales Tax:** 0.00**Order Balance:** 114,615.00

Signature: _____

Print Name: _____

Date: _____



NORTH SIDE ELECTRIC MOTORS

2518 McAllister Houston, TX 77092

O: 713-869-2111 F: 713-869-2108

Specializing in electric motor sales and rebuilding for over
50 years.

QUOTE

Service Job Number: 0080014

Ship Date: 7/22/2026

Sold To:

H2O
Innovation OP & Main. LLC
P O BOX 2718
SPRING, TX 77383

Ship To:

H2o HAYS SOUTH
27335 W. HARDY ROAD
SUITE 101
SPRING, TX 77373

Confirm To:

AL

Customer P.O.

Ship VIA
CPU

Customer Number:
HAYSUT

Description	Quantity	Price
CPLG: 1-15/16 X 1/2, MODEL: FE07, CAT: HO250P2SLHX, NOT INVERTER DUTY 3 YEAR FACTORY WARRANTY SAME TYPE MOTOR AS OLD MOTOR		
NEW 250HP US VHS LEAD TIME: 1 WEEK, STOCK NSEM, NO FREIGHT 250HP US VHS, RPM: 1800, 460V, 283A, FRAME: H445TPA, TYPE: RUSI, 175% EHT, CD: 45" BASE: 20", CPLG: 1-15/16 X 1/2, CAT: HO250V2SLHX, INVERTER DUTY 3 YEAR FACTORY WARRANTY	1	37,651.00
SCOPE OF WORK: TEAR DOWN & INSPECT MIC FITS, HOUSINGS, CK RUNOUTS HIGH CURRENT ROTOR BAR TEST MEGGER AND SURGE TEST REPAIR LAMINATION REWIND STATOR REPLACE BEARINGS REPLACE RATCHET BALLS MACHINE SHAFT JOURNAL REPLACE HEATERS REPLACE OIL PLUG REPLACE OIL DRAIN VALVE REPLACE SIGHT GLASS		

Quote is valid for 30 days.
Net 30 terms with approved credit.
Price quoted is F.O.B. shipping point.

Signature: _____
Print Name: _____
Date: _____

Continued

Net Order: 114,615.00
Freight Amount: 0.00
Sales Tax: 0.00
Order Balance: 114,615.00

August 24, 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:

9.a)i. Replacement of Ground Storage Tank (GST) No. 2 at Water Plant No. 2

We finalized plans and contracts for the project. Funding for the project was included with Bond Issue No. 9 at an estimated cost of \$1,200,000 for construction and \$188,000 for engineering but can be reallocated depending on the approval of the TWBD grant, which would cover the cost of the project.

9.a)ii Sidewalk Projects

Harris County Precinct 4 will contribute up to \$275,100 toward eligible project costs of a sidewalk along Park Row from Greenhouse Road to Fry Road. We are working with the landscape architect to assist in the project efforts.

9.b)i. Weekley Homes and Clearwater Utilities – Storm Water Facilities

The project is complete. There is a storm water quality manhole which was installed as part of this project, but will be transferred to the District for annual inspections and maintenance. Attached, for the Board's review and approval, is Pay Application No. 4 (final) in the amount of \$43,293.39.

ACTION – Approve Pay Application No. 4 (final)

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

The project is complete, and the contractor has completed the punch list items. The District will be responsible for the storm sewer portion of the development, but the water and sewer are private utilities to serve the 105-lot townhome development. Attached, for the Board's review and approval, is Pay Application No. 3 (final) in the amount of \$126,888.50.

ACTION – Approve Pay Application No. 3 (final)

9.c) Grant Application to the Texas Water Development Board

The grant application was submitted to TWDB. They received less applications than anticipated, and we are expecting a decision mid-fall.

9.d) Easement and Facility Conveyances

Nothing to report at this time.

9.e) Utility Commitments

Nothing to report at this time.

9.f) 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

9.g) Development in the District

Nothing to report at this time.

9.h) WHCRWA Surface Water Conversion

We are planning to convert the District's water disinfection system from chlorine to chloramine in late 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 opened bids in June, and the project's duration is 510 days.

10. Fencing Replacement at Water Plant No. 1 & Wastewater Treatment Plant – Alleged Damages

We received allegations of the contractor damaging items on the Radius West multifamily property, and offered to pay \$7,606.73 of the \$20,156.15, which would be split with the fence contractor and the District. They noted the payment was not acceptable, and further discussions amongst the legal team are underway.

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 2027

Basins C&D – Next action date: June 2027

Preserve – Next action date: June 2027

Tank Inspections:

WP 1&2 – External tank inspection was held earlier this month. There were no major items noted, with the exception of GST2 at WP2 was leaking. Since this tank is scheduled to be replaced in the near future, we are evaluating temporary solutions. The next internal inspection will be held in 2027.

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

Sincerely,



John R. Herzog, P.E.
Director

\\idseg.com\F\$\Projects\0600\068300100 West Park MUD Gen Consult\ESR\2026\2026-08-24 WPMUD Eng Rpt.docx



June 15, 2026

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

Attention: Todd Morgan

Re: **Pay Estimate No. 4-Final**
Forresta Village Storm Sewer Facilities
BGE Job No. 14585-00

Dear Mr. Morgan:

Enclosed herewith is **Pay Estimate No. 4-Final, including Final Reduction in Retainage**, from Clearwater Utilities, LLC in the amount of **\$43,293.39** 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 dark ink, appearing to read "Gary L. Goessler", written in a cursive style.

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

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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

Attention: Todd Morgan

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

Attention: Kris Michelli

Pay Estimate No. 4-Final

Original Contract Amount: \$ 838,984.05

Change Orders: \$ 34,390.00
Final Adjustments: \$ (26,477.75)

Current Contract Amount: \$ 846,896.30

Completed to Date: \$ 846,896.30

Retainage 0% \$ -

Balance: \$ 846,896.30

Less Previous Payments: \$ 803,602.91

Current Payment Due: \$ 43,293.39

BGE Job No. 14585-00

Estimate Period: 04/01/26 - 06/11/26

Contract Date: July 22, 2025

Notice to Proceed: September 22, 2025

Contract Time: 90 Calendar Days

Time Charged: 263 Calendar Days

Requested Time Extensions: 0 Calendar Days
Approved Extensions: 0 Calendar Days

Time Remaining: -173 Calendar Days

Recommended for Approval:


6/15/2026

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

Acknowledged for Clearwater Utilities, LLC:

By: 
Title: President
Date: June 15, 2026

Forresta Village Storm Sewer Facilities
BGE Job No. 14585-00
Pay Estimate No. 4-Final

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total	Final Adjustments
UNIT A: STORM SEWER SYSTEM												
1.	Standard Type "C" Manhole: a. 48" - 72" R.C.P.	5.00	EA	\$ 12,016.00	\$ 60,080.00	0.00	\$ -	5.00	\$ 60,080.00	5.00	\$ 60,080.00	-
2.	Junction Box w/ Type "A" Inlet Top a. 42"-60" RCP	5.00	EA	\$ 8,243.00	\$ 41,215.00	0.00	\$ -	5.00	\$ 41,215.00	5.00	\$ 41,215.00	-
3.	6'x6' Junction Box w/ Manhole Top	1.00	EA	\$ 12,504.00	\$ 12,504.00	0.00	\$ -	1.00	\$ 12,504.00	1.00	\$ 12,504.00	-
4.	R.C.P. Sewer (C-76, Cl. III, with rubber gasket joints)(all depths): a. 42" Pipe	89.00	LF	\$ 191.00	\$ 16,999.00	0.00	\$ -	89.00	\$ 16,999.00	89.00	\$ 16,999.00	-
	b. 48" Pipe	464.00	LF	\$ 224.00	\$ 103,936.00	0.00	\$ -	464.00	\$ 103,936.00	464.00	\$ 103,936.00	-
	c. 60" Pipe	1,447.00	LF	\$ 366.00	\$ 529,602.00	0.00	\$ -	1,447.00	\$ 529,602.00	1,447.00	\$ 529,602.00	-
5.	R.C.B. Sewer (C-1433, with joint sealant)(all depths) a. 5' X 4' Box	42.00	LF	\$ 403.00	\$ 16,926.00	0.00	\$ -	42.00	\$ 16,926.00	42.00	\$ 16,926.00	-
6.	8" Thick Brick Plug a. 42" Pipe	1.00	EA	\$ 428.00	\$ 428.00	0.00	\$ -	1.00	\$ 428.00	1.00	\$ 428.00	-
	b. 48" Pipe	1.00	EA	\$ 485.00	\$ 485.00	0.00	\$ -	1.00	\$ 485.00	1.00	\$ 485.00	-
7.	Miscellaneous Items: a. Remove existing 5' X 4' Plug and Connect Proposed 5' X 4' RCB Pipe	1.00	LS	\$ 1,141.00	\$ 1,141.00	0.00	\$ -	1.00	\$ 1,141.00	1.00	\$ 1,141.00	-
	b. Trench Safety System	2,042.00	LF	\$ 0.10	\$ 204.20	0.00	\$ -	2,042.00	\$ 204.20	2,042.00	\$ 204.20	-
8.	Concrete Collar for 5'x4' RCB Storm Connection	1.00	EA	\$ 5,592.00	\$ 5,592.00	0.00	\$ -	1.00	\$ 5,592.00	1.00	\$ 5,592.00	-

Forresta Village Storm Sewer Facilities
BGE Job No. 14585-00
Pay Estimate No. 4-Final

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total	Final Adjustments
9.	Trench Dewatering (\$20.00 per LF minimum)	100.00	LF	\$ 20.00	\$ 2,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (2,000.00)
10.	6-inch Concrete Seal Slab, per plans for Wet Sand Construction (\$15.00 per LF minimum)	100.00	LF	\$ 15.00	\$ 1,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (1,500.00)
11.	Crushed Stone Bedding Wrapped in Filter Fabric (\$10.00 per LF minimum)	100.00	LF	\$ 10.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (1,000.00)
UNIT A: STORM SEWER SYSTEM - SUBTOTAL					\$ 793,612.20	\$ -	\$ -	\$ 789,112.20	\$ 789,112.20	\$	\$ 789,112.20	
UNIT B: STORM WATER POLLUTION CONTROL												
1.	Enforcement and Maintenance of TPDES Requirements for Duration of Contract	1.00	LS	\$ 2,283.00	\$ 2,283.00	0.00	\$ -	1.00	\$ 2,283.00	1.00	\$ 2,283.00	\$ -
2.	Stabilized Construction Exit (Item 1575)	1.00	EA	\$ 2,283.00	\$ 2,283.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (2,283.00)
3.	Concrete Truck Washout Area	1.00	EA	\$ 1.00	\$ 1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (1.00)
4.	Inlet Protection Barrier - Stage II (Item 1580)	5.00	EA	\$ 57.00	\$ 285.00	0.00	\$ -	5.00	\$ 285.00	5.00	\$ 285.00	\$ -
5.	Reinforced Filter Fabric Fence (Item 1574)	4,255.00	LF	\$ 1.95	\$ 8,297.25	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (8,297.25)
6.	Hydro-Mulch Seeding of Reserves; Disturbed Areas (Item 2921)	2.00	AC	\$ 1,997.00	\$ 3,994.00	0.50	\$ 998.50	0.00	\$ -	0.50	\$ 998.50	\$ (2,995.50)
UNIT B: STORM WATER POLLUTION CONTROL - SUBTOTAL					\$ 17,143.25	\$ 998.50	\$ 998.50	\$ 2,568.00	\$ 2,568.00	\$	\$ 3,566.50	

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total	Final Adjustments
UNIT C: DISPOSAL OF EXCESS UTILITY EXCAVATION												
1.	Onsite Disposal of Excess Utility and Swale Excavation per Grading Plan (includes site preparation of spoil areas; scarifying; compaction, and proof-rolling of spoil areas; hauling excavation; spreading fill; compacting fill to 95% of ASTM D698; and grading completed fill to assure positive drainage).(Dispose of dirt on property at SW corner of Park Row Drive & Leading Medicine Drive)	5,341.00	CY	\$ 3.60	\$ 19,227.60	0.00	\$ -	5,341.00	\$ 19,227.60	5,341.00	\$ 19,227.60	\$ -
UNIT C: DISPOSAL OF EXCESS UTILITY EXCAVATION - SUBTOTAL												
					\$ 19,227.60		\$ -		\$ 19,227.60	\$	\$ 19,227.60	
UNIT D: TRENCH SAFETY PLAN												
1.	Design and submittal of Trench Safety plan for underground utilities; prepared and sealed by an engineer licensed by the State of Texas in accordance with the contract documents.	1.00	LS	\$ 600.00	\$ 600.00	0.00	\$ -	1.00	\$ 600.00	1.00	\$ 600.00	\$ -
UNIT D: TRENCH SAFETY PLAN - SUBTOTAL												
					\$ 600.00		\$ -		\$ 600.00	\$	\$ 600.00	
UNIT E: EXTRA PAY ITEMS												
1.	Miscellaneous Excavation (\$4.00 per CY minimum)	100.00	CY	\$ 4.00	\$ 400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (400.00)
2.	Class "A" Reinforced Concrete (6-inch thick) (\$20.00 per SY minimum)	50.00	SY	\$ 20.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (1,000.00)
3.	Bank Sand Backfill (\$18.00 per CY minimum)	50.00	CY	\$ 18.00	\$ 900.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (900.00)
4.	Cement Stabilized Sand (\$22.00 per CY minimum)	50.00	CY	\$ 22.00	\$ 1,100.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (1,100.00)

Forresta Village Storm Sewer Facilities
BGE Job No. 14585-00
Pay Estimate No. 4-Final

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total	Final Adjustments
5.	Furnish and Install Extra Waterline Fittings (\$2,000.00 per TON minimum)	2.00	TON	\$ 2,000.00	\$ 4,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (4,000.00)
6.	Clearing (\$1,000.00 per AC minimum)	1.00	AC	\$ 1,000.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (1,000.00)
7.	Concrete Collar	1.00	EA	\$ 1.00	\$ 1.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (1.00)
UNIT E: EXTRA PAY ITEMS - SUBTOTAL					\$ 8,401.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Contract Amount:					\$ 838,984.05							
Change Order No. 1												
ADD:												
	Sawcut and Remove and Haul Off Concrete Driveway Apron	1.00	LS	\$ 4,950.00	\$ 4,950.00	0.00	\$ -	1.00	\$ 4,950.00	1.00	\$ 4,950.00	\$ -
	Concrete Driveway Apron	1.00	LS	\$ 9,250.00	\$ 9,250.00	0.00	\$ -	1.00	\$ 9,250.00	1.00	\$ 9,250.00	\$ -
	Change Order No. 1 - Total				\$ 14,200.00	\$ -	\$ -		\$ 14,200.00	\$ 14,200.00		
Change Order No. 2												
ADD:												
	Haul, Spread & Compact Spoils	2500.00	CY	\$ 6.00	\$ 15,000.00	0.00	\$ -	2,500.00	\$ 15,000.00	2,500.00	\$ 15,000.00	\$ -
	Mobilization	1.00	LS	\$ 5,190.00	\$ 5,190.00	0.00	\$ -	1.00	\$ 5,190.00	1.00	\$ 5,190.00	\$ -
	Change Order No. 2 - Total				\$ 20,190.00	\$ -	\$ -		\$ 20,190.00	\$ 20,190.00		
Change Order No. 3												
ADD:												
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals:					\$ 873,374.05	\$ 998.50	\$ 845,897.80		\$ 845,897.80	\$ 846,896.30	\$ (26,477.75)	

TEXAS CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project: Forresta Village

On receipt by the signer of this document of a check from Weekley Homes, LLC obo West Park MUD in the sum of \$43,293.39 payable to Clearwater Utilities, LLC. [payee or payees of check] and when the check has been properly endorsed and has been paid by the bank on which it is drawn or electronic payment deposited into payee's account, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property Weekley Homes, LLC obo West Park MUD located at Forresta Village [location] to the following extent Drainage Facilities [job description].

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Weekley Homes, LLC obo West Park MUD as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date June 15, 2026

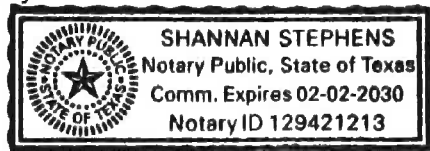
Clearwater Utilities, LLC

By *Kevin Plaisance*

Kevin Plaisance, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Kevin Plaisance, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed such instrument for the purposes therein expressed, and in the capacity therein stated as the act and deed of such business entity.



Shannan Stephens
Name: Shannan Stephens
Notary Public, State of Texas
My commission expires: 02/02/2030

Affidavit of Final Bills Paid

State of Texas
County of Harris

OWNER: Weekley Homes, LLC obo West Park MUD

PROJECT: Forresta Village

CONTRACTOR: CLEARWATER UTILITIES, INC.

All just and lawful invoices against the above named Contractor, for labor, materials and expendable equipment employed in the performance of said Project have been paid in full prior to acceptance of payments from Owner.

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

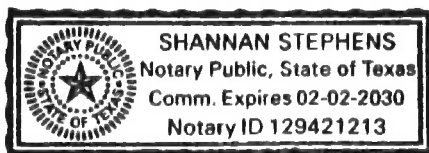
No claims have been made or filed upon the payment bond, and the Contractor has not received any claims or notice of claims from the subcontractor, materialmen and suppliers.

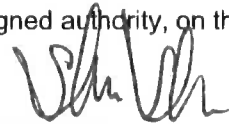
CLEARWATER UTILITIES, INC.



By
President
Title

Subscribed and Sworn to before me, the undersigned authority, on this the 15th day of June 2026.





Notary Public for the State of Texas

Bond No.

B3311562

**CONSENT OF SURETY
TO FINAL PAYMENT**

Conforms with the American Institute of
Architects, AIA Document G707

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
SURETY ☒
OTHER ☐

TO OWNER: West Park Municipal Utility District c/o BGE, Inc.

ARCHITECT'S PROJECT NO:

(Name and address)

10777 Westheimer, Suite 500
Houston, TX 77042

CONTRACT FOR: CW Job #29624

PROJECT: Forresta Village

CONTRACT DATED:

(Name and address)

Construction of Storm Sewer Facilities

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

The Cincinnati Casualty Company

6200 S. Gilmore Road; Fairfield, OH 45014-5141

, SURETY,

on bond of

(Insert name and address of Contractor)

Clearwater Utilities, Inc.

22803 Schiel Road; Cypress, TX 77433

, CONTRACTOR,

hereby approves of the Final Payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of
its obligations to (Insert name and address of Owner)

West Park Municipal Utility District c/o BGE, Inc.

10777 Westheimer, Suite 500; Houston, TX 77042

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: June 15, 2026
(Insert in writing the month followed by the numeric date and year.)


Denise Raker

Attest:

The Cincinnati Casualty Company

(Surety)


(Signature of authorized representative)

Michael Maddux, Attorney-in-Fact

(Printed name and title)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Christopher Kolkhorst; Michael Maddux; Denise Raker and/or Judit Vidal

of Houston, Texas

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to
Fifty Million and No/100 Dollars (\$50,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO)SS:
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Justice

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett

Keith Collett, Attorney at Law
Notary Public - State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 15th day of June, 2026



Ed H.

TEXAS IMPORTANT NOTICE

To obtain information or make a complaint:

You may call our toll-free telephone number for information or to make a complaint at:

1-800-635-7521

You may also write to us at:

The Cincinnati Insurance Companies
6200 South Gilmore Road
Fairfield, Ohio 45014 - 5141

or

The Cincinnati Insurance Companies
P.O. Box 145496
Cincinnati, Ohio 45250-5496

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
FAX# (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

Bond No. B3311562

MAINTENANCE BOND

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

That **Clearwater Utilities, Inc.**, (Contractor), of the City of Cypress, County of Harris, and State of Texas, as Principal, and The Cincinnati Casualty Company, authorized under the Laws of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto **Weekley Homes, LLC on behalf of West Park Municipal Utility District** (Owner), in the penal sum of **Eight Hundred Thirty Eight Thousand Nine Hundred Eighty Four Dollars and five cents (\$838,984.05)** for the payment whereof, the said Principal and Surety bind themselves, and their respective officers, directors, shareholders, partners, heirs, administrators, executors, successors and assigns, jointly and severally, by these presents:

WHEREAS, the Principal has entered into a certain written contract with the Owner, dated the 22 day of JULY, 2025, for construction of:

**Forresta Village
Storm Sewer Facilities**

which contract is hereby referred to and make a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if the said Principal shall repair any and all defects in said work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, occurring within a period of **one-year** beginning on the date of the **one-year** correction period provided under this Contract, in accordance with the provisions of the Contract, then, this obligation shall be void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, That this bond is executed pursuant to the provisions of Section 53.202 of the Texas Property Code as amended and all liabilities on this bond shall be determined in accordance with the provisions of said Statute to the same extent as if it were copied at length herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract, or to work performed thereunder, or the plans, specifications, or drawings, accompanying the same, shall in anyway affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or the work to be performed thereunder.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on this date, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

(seal)

Clearwater Utilities, Inc.

(PRINCIPAL)

WITNESS: Alan Wright

Alan Wright, Vice-President

BY: Dustin Berry

Dustin Berry, President

The Cincinnati Casualty Company

(SURETY)

WITNESS: Todd Mohr

Todd Mohr, Witness

BY: Michael Maddux

Michael Maddux, Attorney-in-Fact

CERTIFICATE AS TO CORPORATE PRINCIPAL

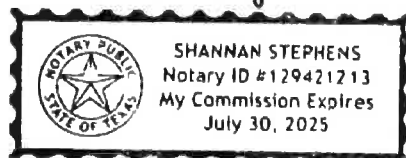
I, Alan Wright, certify that I am the Secretary of the Corporation named as Principal in the within bond; that Dustin Berry, who signed the said bond on behalf of the Principal, was then President of said corporation, that I know his signature and his signature thereto is genuine and that said bond was duly designed, and attested for in behalf of said corporation by authority of its governing body.

(Corporate Seal)

Subscribed and sworn to before me, the undersigned authority, on this

15th day of July

2025



[Signature]
Notary Public in and for Harris County

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

Christopher Kolkhorst; Michael Maddux; Denise Raker and/or Hanna Liebisch

of Houston, Texas

their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to
Fifty Million and No/100 Dollars (\$50,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO)SS:
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett
Keith Collett, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 22 day of JULY 2025



Ed H

TEXAS IMPORTANT NOTICE

To obtain information or make a complaint:

You may call our toll-free telephone number for information or to make a complaint at:

1-800-635-7521

You may also write to us at:

The Cincinnati Insurance Companies
6200 South Gilmore Road
Fairfield, Ohio 45014 - 5141

or

The Cincinnati Insurance Companies
P.O. Box 145496
Cincinnati, Ohio 45250-5496

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P.O. Box 149104
Austin, TX 78714-9104
FAX# (512) 475-1771
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E-mail: ConsumerProtection@tdi.state.tx.us

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ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

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

Name of District: Weekley Homes, LLC on behalf of West Park Municipal Utility District

Amount of Bond Issue: Future Bond

Address of District: Marks Richardson PC
3355 W. Alabama St., Suite 350
Houston, TX 77098

Attention: Ms. Kara Richardson

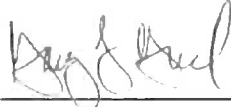
Owner of Facilities if Other than District: N/A

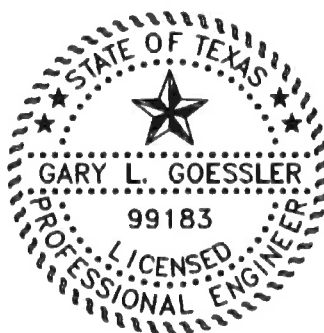
Contract Identification, Kind of Facilities: Forresta Village –Storm Sewer Facilities

Name and Address of Contractor: Clearwater Utilities, LLC.; 22803 Schiel Rd.; Cypress, Texas 77433

Name and Address of Consulting Engineer: BGE, Inc.; 10777 Westheimer, Suite 400; Houston, Texas 77042

I certify this Project was completed on or about June 11, 2026; that the Project was under periodic observation; that all observation of the work was under the supervision of Mr. Gary Goessler, Licensed Professional Engineer; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.


6/11/2026
Gary Goessler, PE
BGE, Inc.
TBPE Registration No. F-1046





June 1, 2026

CND-Park Row, LLC
on behalf of West Park Utility District
14444 Northwest Freeway
Houston TX 77040

Attention: Todd Morgan

Re: **Pay Estimate No. 3-Final**
Greenhouse Tract
Water, Sanitary Sewer, Storm Sewer Facilities
And Reinforced Concrete Paving
BGE Job No. 14657-00

Dear Mr. Morgan:

Enclosed herewith is **Pay Estimate No. 3-Final, including Final Reduction in Retainage**, from Etchstone Construction 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 black ink, appearing to read "Gary L. Goessler", written over a light blue horizontal line.

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

TBPE Registration No. F-1046

cc: Colin Durrett – Etchstone Construction
Keith Durrett – Etchstone Construction
Kara Richardson – Marks Richardson PC
Rebecca Donaldson - Marks Richardson PC
Mason Matthews, PE – BGE
Ben Allen, PE – BGE

\\bgeinc\data2\00014657-00\SD\03_Constr\07_Pay_Est\PE3-Final.docx

Serving. Leading. Solving.™

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

Greenhouse Tract
Water, Sanitary Sewer, Storm Sewer
Facilities, and Reinforced Concrete Paving

Owner: CND-Park Row, LLC
on behalf of West Park Utility District
14444 Northwest Freeway
Houston TX 77040

Attention: Todd Morgan

Contractor: Elchstone Construction
110 N. Pine St.
Tomball, Texas 77375

Attention: Colin Durrett

Pay Estimate No. 3-Final

BGE Job No. 14657-00

Original Contract Amount: \$ 351,425.00

Estimate Period: 12/06/25 - 05/15/26

Change Orders: \$ 96,562.00
Final Adjustments: \$ (66,160.00)

Contract Date: October 10, 2025

Current Contract Amount: \$ 381,827.00

Notice to Proceed: October 29, 2025

Completed to Date: \$ 381,827.00

Contract Time: 180 Calendar Days

Retainage 0% \$ -

Time Charged: 196 Calendar Days

Balance: \$ 381,827.00

Requested Time Extensions: 0 Calendar Days

Less Previous Payments: \$ 254,938.50

Approved Extensions: 0 Calendar Days

Current Payment Due: \$ 126,888.50

Time Remaining: -16 Calendar Days

Recommended for Approval:

Acknowledged for Elchstone Construction:



6/1/2026

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

By: Colin Durrett

Title: Vice President

Date: 6/1/26

TBPE Registration No. F-1046

Greenhouse Tract
Water, Sanitary Sewer, Storm Sewer
Facilities and Reinforced Concrete Paving
BGE Job No. 14657-00
Pay Estimate No. 3-Final

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total	Final Adjustments
<u>I. PUBLIC</u>												
<u>UNIT A: STORM SEWER SYSTEM</u>												
1.	Standard Type "C" Manhole: a. 18" - 42" R.C.P.	2.00	EA	\$ 3,500.00	\$ 7,000.00	0.00	\$ -	2.00	\$ 7,000.00	2.00	\$ 7,000.00	\$ -
2.	Type "A" Inlet a. 18" - 42" R.C.P.	9.00	EA	\$ 3,000.00	\$ 27,000.00	0.00	\$ -	9.00	\$ 27,000.00	9.00	\$ 27,000.00	\$ -
	b. 48" - 72" R.C.P.	1.00	EA	\$ 6,000.00	\$ 6,000.00	0.00	\$ -	1.00	\$ 6,000.00	1.00	\$ 6,000.00	\$ -
3.	Type "B-B" Inlet: a. 1st Stage (40% of total)	2.00	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$ -	2.00	\$ 3,000.00	2.00	\$ 3,000.00	\$ -
	b. 2nd Stage (60% of total)	2.00	EA	\$ 2,000.00	\$ 4,000.00	0.00	\$ -	2.00	\$ 4,000.00	2.00	\$ 4,000.00	\$ -
4.	R.C.P. Sewer (C-76, Class III, with rubber gasket joints) (All depths): a. 24" Pipe	1,009.00	LF	\$ 105.00	\$ 105,945.00	0.00	\$ -	1,009.00	\$ 105,945.00	1,009.00	\$ 105,945.00	\$ -
	b. 30" Pipe	307.00	LF	\$ 125.00	\$ 38,375.00	0.00	\$ -	307.00	\$ 38,375.00	307.00	\$ 38,375.00	\$ -
	c. 36" Pipe	178.00	LF	\$ 175.00	\$ 31,150.00	0.00	\$ -	178.00	\$ 31,150.00	178.00	\$ 31,150.00	\$ -
	d. 48" Pipe	178.00	LF	\$ 285.00	\$ 50,730.00	0.00	\$ -	178.00	\$ 50,730.00	178.00	\$ 50,730.00	\$ -
5.	Miscellaneous Items: a. Connect Prop. 24" RCP Storm Pipe to Existing Manhole and Grout Watertight	1.00	EA	\$ 1,000.00	\$ 1,000.00	0.00	\$ -	1.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ -
	b. Connect Prop. 48" RCP Storm Pipe to Existing Manhole and Grout Watertight	1.00	EA	\$ 1,000.00	\$ 1,000.00	0.00	\$ -	1.00	\$ 1,000.00	1.00	\$ 1,000.00	\$ -
	c. Adjust Grate Elevation of Existing Inlet to Finished Grade of Pavement	5.00	EA	\$ 400.00	\$ 2,000.00	5.00	\$ 2,000.00	0.00	\$ -	5.00	\$ 2,000.00	\$ -
	d. Televiser Storm Sewer Lines	1.00	LS	\$ 10,000.00	\$ 10,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (10,000.00)

Greenhouse Tract
Water, Sanitary Sewer, Storm Sewer
Facilities and Reinforced Concrete Paving
BGE Job No. 14657-00
Pay Estimate No. 3-Final

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total	Final Adjustments
e.	Trench Safety System	1,672.00	LF	\$ 1.00	\$ 1,672.00	0.00	\$ -	1,672.00	\$ 1,672.00	1,672.00	\$ 1,672.00	\$ -
6.	Trench Dewatering (\$20.00 per LF of trench minimum)	1,672.00	LF	\$ 20.00	\$ 33,440.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (33,440.00)
7.	Crushed Stone Bedding Wrapped in Filter Fabric (\$10.00 per LF of trench minimum)	1,672.00	LF	\$ 10.00	\$ 16,720.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (16,720.00)
8.	Manhole and "A" Inlet Base for Wet Sand Construction, Per Plans (\$500.00 per EA minimum)	12.00	EA	\$ 500.00	\$ 6,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	\$ (6,000.00)
UNIT A: STORM SEWER SYSTEM - SUBTOTAL					\$ 345,032.00	\$ 2,000.00		\$ 276,872.00		\$ 278,872.00		
<u>UNIT B: DISPOSAL OF EXCESS UTILITY EXCAVATION (STORM SEWER SYSTEM)</u>												
1.	Onsite Disposal of Excess Utility and Swale Excavation per Grading Plan (includes site preparation of spoil areas; scarifying, compaction, and proof-rolling of spoil areas; hauling excavation; spreading fill; compacting fill to 95% of ASTM D698; and grading completed fill to assure positive drainage).	2,131.00	CY	\$ 3.00	\$ 6,393.00	0.00	\$ -	2,131.00	\$ 6,393.00	2,131.00	\$ 6,393.00	\$ -
UNIT B: DISPOSAL OF EXCESS UTILITY EXCAVATION (STORM SEWER SYSTEM) - SUBTOTAL					\$ 6,393.00	\$ -		\$ 6,393.00		\$ 6,393.00		
Total Contract Amount:					\$ 351,425.00							

Etchstone Construction

6/1/2026

Greenhouse Tract
Water, Sanitary Sewer, Storm Sewer
Facilities and Reinforced Concrete Paving
BGE Job No. 14657-00
Pay Estimate No. 3-Final

Item	Description	Contract Quantity	Unit	Unit Price	Amount	Completed This Period	Amount This Period	Previous Period	Previous Amount	Total Completed	Total	Final Adjustments
Change Order No. 1												
	Labor, equipment, and material to install the proposed Storm Water Quality unit to serve the Greenhouse Tract and Forresta Village.	1.00	LS	\$ 96,562.00	\$ 96,562.00	1.00	\$ 96,562.00	0.00	\$ -	1.00	\$ 96,562.00	\$ -
				\$	\$ 96,562.00		\$ 96,562.00		\$ -		\$ 96,562.00	
Change Order No. 2												
				\$	-		\$ -		\$ -		\$ -	
Change Order No. 3												
				\$	-		\$ -		\$ -		\$ -	
Totals:					\$ 447,987.00		\$ 98,562.00		\$ 283,265.00		\$ 381,827.00	\$ (66,160.00)

CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

PROJECT: Greenhouse Tract

JOB NO.: 14657-00

On receipt by the signer of this document of a check from CND-PARK ROW, LLC (maker of check) in the sum of \$ 126,888.50 payable to Etchstone Construction, Inc. (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of **CND-Park Row, LLC** (owner) located at SEE PLANS (location) to the following extent: SEE ABOVE (job description).

This release covers the final payment to the signer for all labor, services, equipment, or materials furnished to the property or to CND-PARK ROW, LLC (person with whom signer contracted).

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date: 5-19-26

Etchstone Construction (Company name)

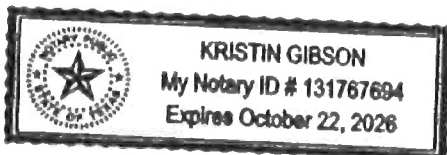
By: [Signature] (Signature)

Vice President (Title)

STATE OF Texas

COUNTY OF Harris

SUBSCRIBED AND SWORN TO before me by the said Colin Durrett, who further acknowledged to me that he/she is the person executing this **CONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT** and that he/she is fully authorized to do so on behalf of Etchstone Construction, a Corporation on this 19th day of May, 2026, to certify which witness my hand and seal of office.



[Signature]
Notary Public - State of Texas
My Commission Expires: 10/22/2026

AIA[®] Document G707[™] – 1994

Consent of Surety to Final Payment

PROJECT: *(Name and address)*

Greenhouse Tract Water, Sanitary Sewer,
Storm Sewer Facilities and Reinforced
Concrete Paving
Harris County, TX

ARCHITECT'S PROJECT NUMBER:

CONTRACT FOR:
Greenhouse Tract Water, Sanitary Sewer, Storm
Sewer Facilities, and Reinforced Concrete Paving
CONTRACT DATED:
05-21-2026

OWNER: ☒ ☐

ARCHITECT: ☐ ☐

CONTRACTOR: ☐ ☐

SURETY: ☐ ☐

OTHER: ☐ ☐

TO OWNER: *(Name and address)*

CND-Park Row, LLC on behalf of West
Park MUD
14444 Northwest Freeway Houston, TX
77040

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

Insurors Indemnity Company
PO Box 32577 Waco, TX 76703

on bond of

(Insert name and address of Contractor)

Etchstone Construction, Inc.
110 N Pine St.
Tomball, TX 77375

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall
not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

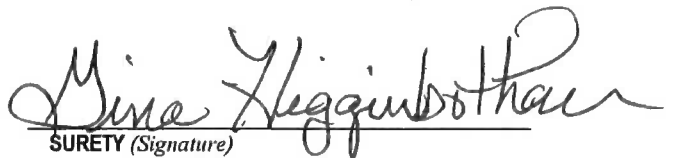
CND-Park Row, LLC on behalf of West Park MUD
14444 Northwest Freeway
Houston, TX 77040

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: May 21, 2026
(Insert in writing the month followed by the numeric date and year.)

Attest:
(Seal):




SURETY *(Signature)*

BY: Gina Higginbotham, Attorney-in-Fact
(Printed name and title)

**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas**

KNOW ALL PERSONS BY THESE PRESENTS:

Number: CNB-25-0005680-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of TEXAS, and authorized and licensed to do business in the State of TEXAS and the United States of America, does hereby make, constitute and appoint

Gina Higginbotham of the City of Waller, State of TEXAS

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge, and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to -wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

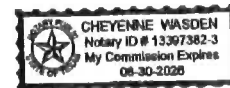
Attest: Tammy Tieperman
Tammy Tieperman, Secretary

By: Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

On the 1st day of January, 2025, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Cheyenne Warden
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 21st day of May 2026



Tammy Tieperman
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT BONDDEPT@INSURORSINDEMNITY.COM.



Phone: 877 816 2800

PO Box 32577
Waco, Texas 76703-4200

IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577
Waco, TX 76703-4200
Or
823 Washington Ave Ste 200
Waco, TX 76701

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577
Waco, TX 76703-4200
O
823 Washington Ave Ste 200
Waco, TX 76701

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

Bond No. CNB-25-0005680-00

MAINTENANCE BOND

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

That **Etchstone Construction**, (Contractor), of the City of Tomball, County of Harris, and State of Texas, as Principal, and INSURORS INDEMNITY COMPANY, authorized under the Laws of the State of Texas to act as surety on bonds for principals, are held and firmly bound unto **CND-Park Row, LLC on behalf of West Park Municipal Utility District** (Owner), in the penal sum of One Million Eight Hundred Forty Six Thousand Seven Hundred Seventy Dollars and fifty cents (\$1,846,770.50) for the payment whereof, the said Principal and Surety bind themselves, and their respective officers, directors, shareholders, partners, heirs, administrators, executors, successors and assigns, jointly and severally, by these presents:

WHEREAS, the Principal has entered into a certain written contract with the Owner, dated the 10 day of OCTOBER, 2025, for construction of:

**Greenhouse Tract
Water, Sanitary Sewer, Storm Sewer Facilities, and Reinforced Concrete Paving**

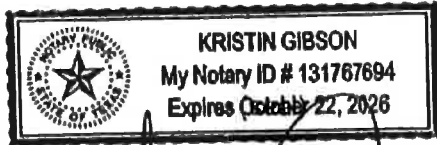
which contract is hereby referred to and make a part hereof as fully and to the same extent as if copied at length herein.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH, that if the said Principal shall repair any and all defects in said work occasioned by or resulting from defects in materials furnished by, or workmanship of, the Principal in performing the work covered by the Contract, occurring within a period of **one-year** beginning on the date of the **one-year** correction period provided under this Contract, in accordance with the provisions of the Contract, then, this obligation shall be void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, That this bond is executed pursuant to the provisions of Section 53.202 of the Texas Property Code as amended and all liabilities on this bond shall be determined in accordance with the provisions of said Statute to the same extent as if it were copied at length herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract, or to work performed thereunder, or the plans, specifications, or drawings, accompanying the same, shall in anyway affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract, or the work to be performed thereunder.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals on this date, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.



Etchstone Construction
(PRINCIPAL)

WITNESS: [Signature]

BY: [Signature]

INSURORS INDEMNITY COMPANY
(SURETY)

WITNESS: [Signature]
Lisa Stephens

BY: [Signature]
Gina Higginbotham, Attorney In Fact



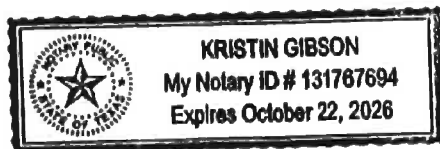
CERTIFICATE AS TO CORPORATE PRINCIPAL

I, Kristin Gibson, certify that I am the Secretary of the Corporation named as Principal in the within bond; that Charles Keith Durrett, who signed the said bond on behalf of the Principal, was then President of said corporation, that I know his signature and his signature thereto is genuine and that said bond was duly designed, and attested for in behalf of said corporation by authority of its governing body.

(Corporate Seal)

Subscribed and sworn to before me, the undersigned authority, on this 18th day of September, 2023.

[Signature]
Notary Public in and for Harris County



**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas**

KNOW ALL PERSONS BY THESE PRESENTS:

Number: CNB-25-0005680-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of TEXAS, and authorized and licensed to do business in the State of TEXAS and the United States of America, does hereby make, constitute and appoint

Gina Higginbotham of the City of Waller, State of TEXAS

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge, and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to -wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where Indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

Attest: Tammy Tieperman
Tammy Tieperman, Secretary

By: Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

On the 1st day of January, 2025, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Cheyenne Warden
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

I, Tammy Tieperman, have set my hand and the seal of INSURORS INDEMNITY COMPANY on this October 10, 2024



Tammy Tieperman
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT BONDDEPT@INSURORSINDEMNITY.COM.

ENGINEER'S CERTIFICATE OF COMPLETION

CND-Park Row, LLC
on behalf of West Park Municipal Utility District
14444 Northwest Freeway
Houston, TX 77040

Attention: Mr. Todd Morgan

Greenhouse Tract – Public Storm Sewer System

Name and Address of Contractor: Etchstone Construction; 110 N. Pine St.; Tomball, TX 77375

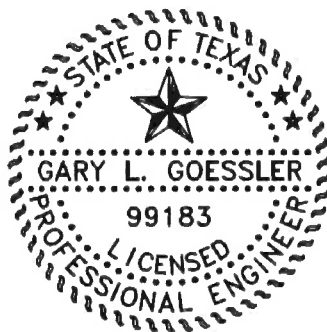
Name and Address of Consulting Engineer: BGE, Inc.; 10777 Westheimer, Suite 500; Houston, TX 77042

I certify this Project was completed on or about May 28, 2026; that the Project was under periodic observation; that all observation of the work was under the supervision of Mr. Gary Goessler, Licensed Professional Engineer; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and “record drawings” will be furnished to the District.


6/1/2026

Gary Goessler, PE

BGE, Inc.
TBPE Registration No. F-1046



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

Name of District: CND-Park Row, LLC on behalf of West Park Municipal Utility District

Amount of Bond Issue: Future Bond

Address of District: Marks Richardson PC
3355 W. Alabama St., Suite 350
Houston, TX 77098

Attention: Ms. Kara Richardson

Owner of Facilities if Other than District: N/A

Contract Identification, Kind of Facilities: Greenhouse Tract – Public Storm Sewer System

Name and Address of Contractor: Etchstone Construction; 110 N. Pine St.; Tomball, TX 77375

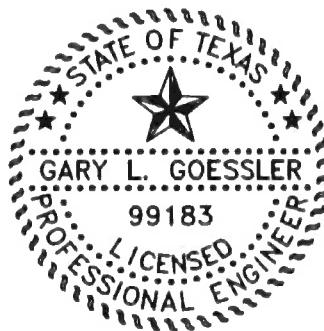
Name and Address of Consulting Engineer: BGE, Inc.; 10777 Westheimer, Suite 400; Houston, Texas
77042

I certify this Project was completed on or about May 28, 2026; that the Project was under periodic observation; that all observation of the work was under the supervision of Mr. Gary Goessler, Licensed Professional Engineer; that to the best of my knowledge, the project was in accordance with and includes all items in plans and specifications approved by all authorities having jurisdiction; and "record drawings" will be furnished to the District.



6/1/2026

Gary Goessler, PE
BGE, Inc.
TBPE Registration No. F-1046

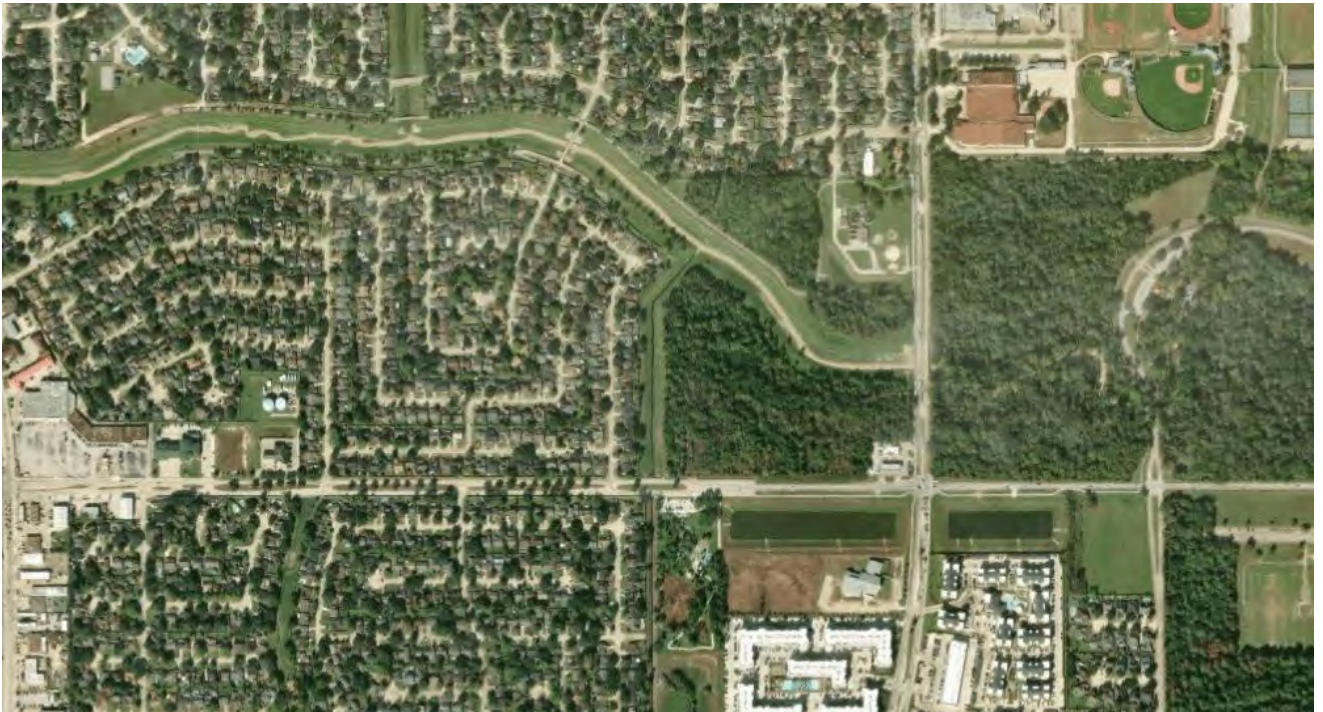




WESTPARKMUD

Storm Water Management Program

August 2026



Sarah Valladares 713-553-0595 svalladares@swstx.com

Services

1. Services

- a. Detention Ponds A-D
 - i. Monthly SWQ inspection performed and recorded
 - ii. Monthly cleaning of SWQ feature — or as needed
 - iii. Remove floatables as needed
 - v. Mow Weedeat Litter Pickup
 - vi. Overseed Fertilize Spring
 - vii. Overseed Fertilize Fall
- b. WWTP Entry Road
 - i. Fine Mowing And Handwork
- c. West Park Preserve
 - i. Monthly SWQ inspection performed and recorded
 - ii. Remove floatables as needed
 - iii. SWQ permitted feature
 - 1. SWQ Permit No. **2105170048-SWQG-001**
 - 2. Permit Expires June 20, Annually
- e. PH1 SWQ Permit (Ponds A & B)
 - i. Maintain Engineering Certification for SWQ permitted feature
 - 1. SWQ Permit No. **8-0002222-6**
 - 2. Permit Expires March 1, Annually
- d. PH 2 SWQ Permit (Ponds C & D)
 - i. Maintain Engineering Certification for SWQ permitted feature
 - 1. SWQ Permit No. **1605240016-SWWI-001**
 - 2. Permit Expires July 5, Annually

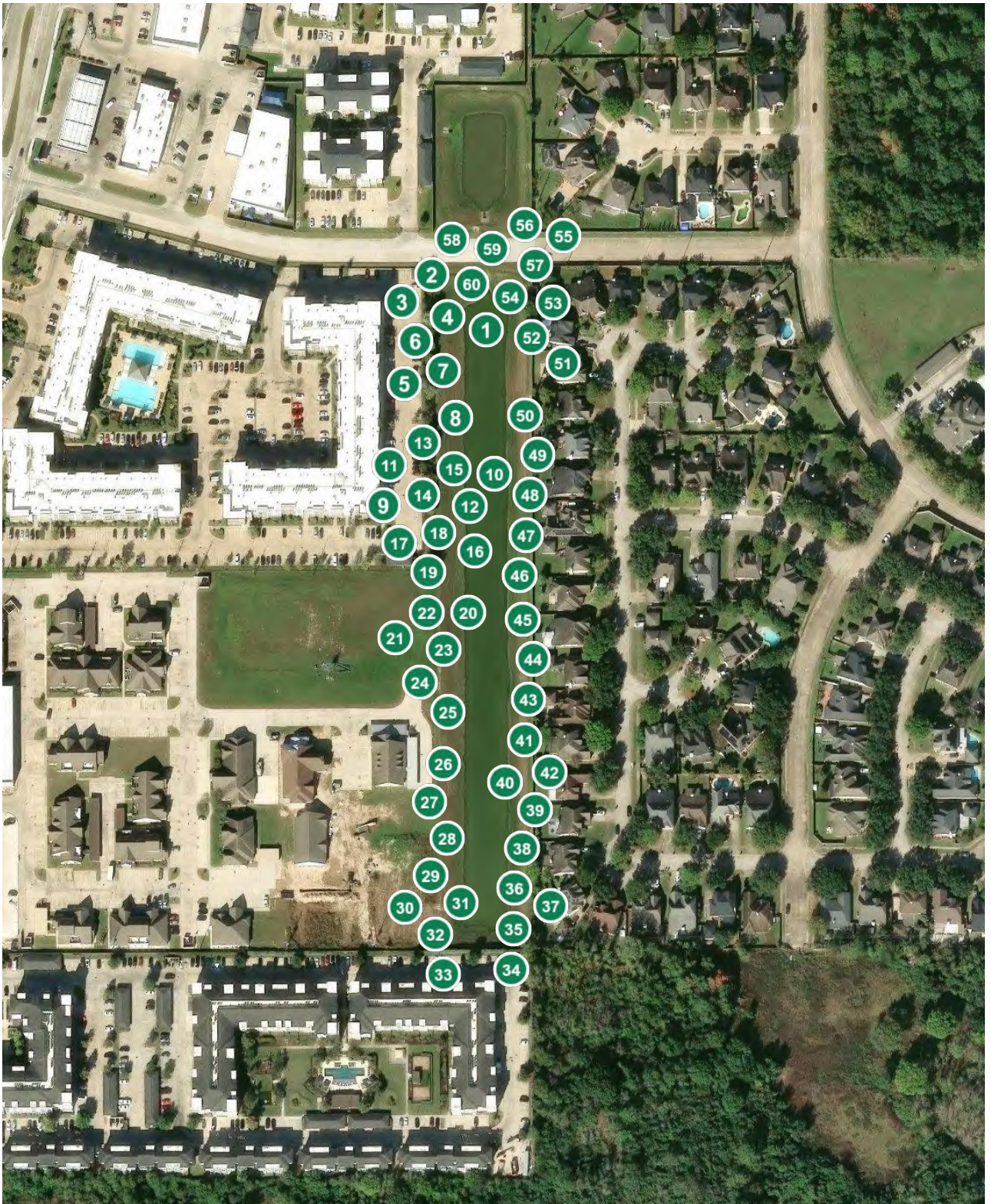
2. Discussion Items

- a. Ponds A & B: BSS regrade

3. Action Items

- a. Ponds A & B: BSS regrade

POND A BSS Pictures



POND A BSS Pictures



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POND A BSS Pictures (cont.)



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POND A BSS Pictures (cont.)



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POND A BSS Pictures (cont.)



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POND A BSS Pictures (cont.)



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POND A BSS Pictures (cont.)



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POND A BSS Pictures (cont.)



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POND A BSS Pictures (cont.)



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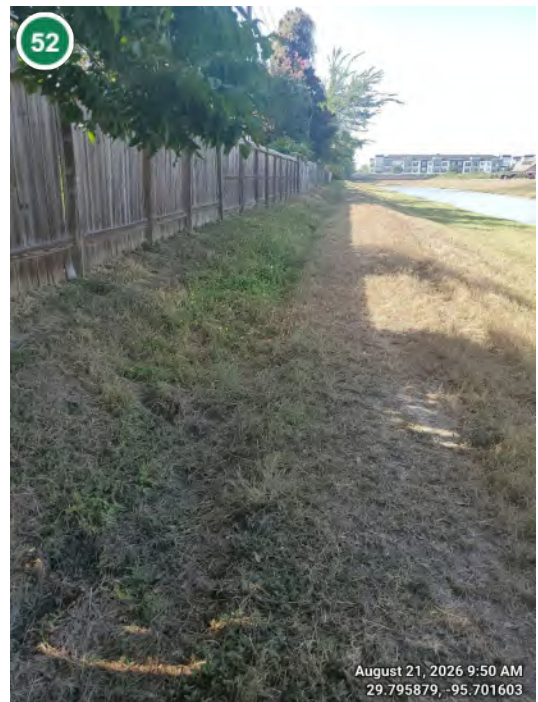
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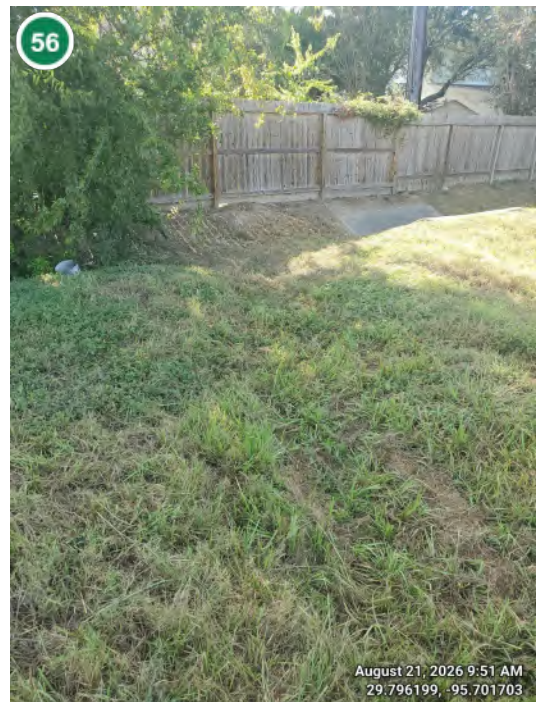
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POND A BSS Pictures (cont.)



Aug 21, 2026, 9:51 AM
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Aug 21, 2026, 9:52 AM
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Aug 21, 2026, 9:52 AM
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Aug 21, 2026, 9:52 AM
[29.796042, -95.701944](#)

POND B BSS Pictures



POND B BSS Pictures



August 21, 2026 9:53 AM
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August 21, 2026 9:53 AM
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POND B BSS Pictures (cont.)



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August 21, 2026 9:54 AM
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August 21, 2026 9:54 AM
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August 21, 2026 9:55 AM
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POND B BSS Pictures (cont.)



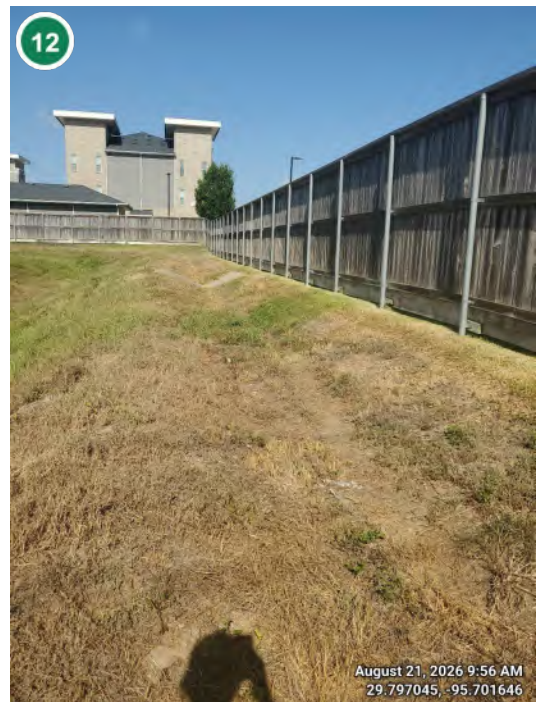
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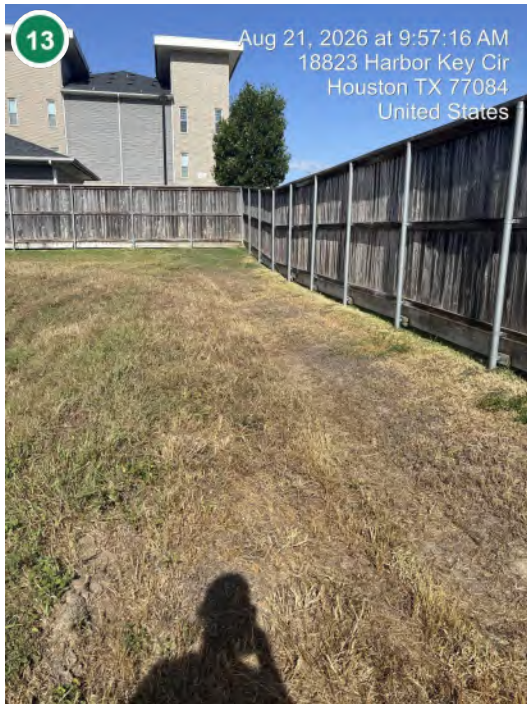


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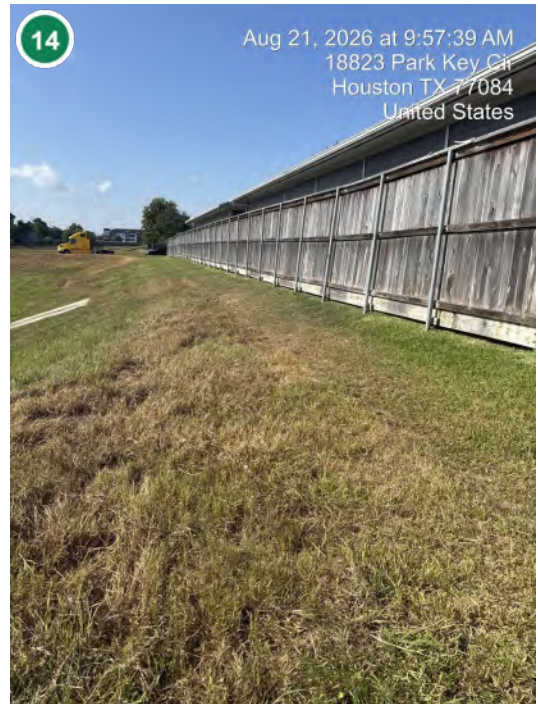


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POND B BSS Pictures (cont.)



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Aug 21, 2026, 9:57 AM
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Aug 21, 2026, 9:58 AM
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POND B BSS Pictures (cont.)



Aug 21, 2026, 9:58 AM
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Aug 21, 2026, 9:59 AM
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Aug 21, 2026, 9:59 AM
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Aug 21, 2026, 9:59 AM
[29.796353, -95.701942](#)

POND B BSS Pictures (cont.)



Aug 21, 2026, 9:59 AM
[29.796353, -95.701942](#)



TURNING TREATED WATER INTO A VALUABLE RESOURCE

Reclaimed Water Irrigation Services

WHY RECLAIMED WATER?



Make Better Use of Existing Infrastructure

Your district is already treating wastewater. Reclaimed water irrigation helps maximize that investment by using treated effluent where drinking water isn't required.



Conserve Potable Water

Public landscapes don't need drinking-quality water. Reclaimed water helps preserve potable water supplies for homes and businesses.



Support Groundwater Reduction Goals

Using reclaimed water for irrigation can reduce demand on potable and groundwater systems while supporting long-term regional water management initiatives.



Protect Parks & Public Spaces

Reliable irrigation helps maintain healthy turf, medians, parks, detention ponds, trails, and other community assets that residents see every day.

HOW STORM WATER SOLUTIONS CAN HELP

Our reclaimed water irrigation services include:

- ✓ System assessments
- ✓ Routine inspections
- ✓ Preventive maintenance
- ✓ Photo documentation
- ✓ Controller and valve inspections
- ✓ Leak identification
- ✓ Repair recommendations
- ✓ Monthly reporting
- ✓ Board-ready documentation
- ✓ Coordination with engineers and operators

WE HELP DISTRICTS MAKE EVERY GALLON WORK TWICE.

Storm Water Solutions

Houston:
281-587-5950

Austin:
512-501-2000

www.swstx.com



Proposal

Date of Proposal: 08/24/2026

To Serve: Pond A & B - BSS Regrade (the "Site")

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

Bill To/Address: WESTPARKMUD

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

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

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

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

Scope/Description of Work:	Approx. Qty.	UM	Unit Price:	Total Price:
POND A				
AA3090 Provide labor, equipment and material to remove brush along the back of pond, desilt ~2500LF of backslope swale, regrade overflow point and fill in low areas and stabilize exposed outfall pipe back into slope.	1	EA	\$ 30,852.00	\$ 30,852.00
AA3091 Hydroseed all disturbed areas.	2.5	AC	\$ 1,941.00	\$ 4,852.50
POND B				
AB3090 Provide labor, equipment and material to desilt ~700LF of backslope swale, regrade overflow point and fill in low areas and cutback overgrown vegetation on East side of pond.	1	EA	\$ 8,400.00	\$ 8,400.00
AB3091 Hydroseed all disturbed areas.	0.5	EA	\$ 1,945.00	\$ 972.50
TOTAL =				\$ 45,077.00

West Park MUD (the "Customer")

[signature]

[printed name]

[title]

Storm Water Solutions, LLC (the "Company")

[signature]

Blake A. Kridel

[printed name]

Vice President

[title]

Turnkey Storm Water Pollution Control

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

www.stormwatersolutions.com

Regrade
2,500LF of
BSS.

Fill in rills
and place
sod.

Remove
low tree
limbs.

Remove
brush.

Remove
brush and
low tree
limbs.

Mayde Creek Rd

S Park View Dr

Meadowbend Dr

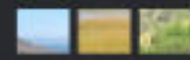
Mayde Park Ln

CareOne Internal
Medicine and Primary...

TaShayla Moore-Jones

Low T Center West
Houston Katy | Men's He...
4.7★ (279) · Men's
Testosterone Clinics

Fast  Slow



Regrade
700LF of
BSS.

Remove
low tree
limbs.

Fix rills
and place
sod.

18911

18818

18822

Mayde Creek Rd

Mayde Creek Rd

Mayde Creek



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

Bookkeeper's Report | August 24, 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

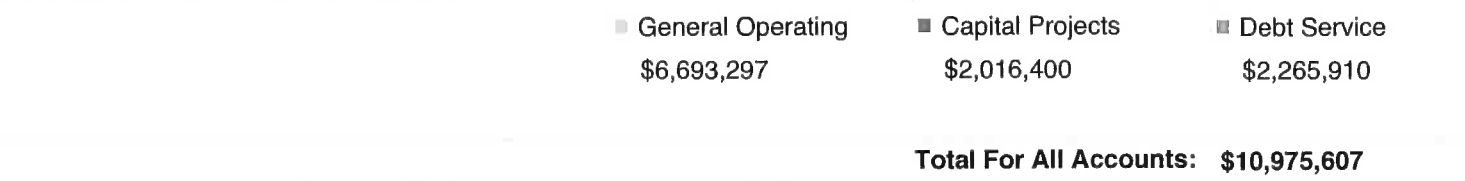


Spotlight On Your Maintenance & Operations Tax Rate

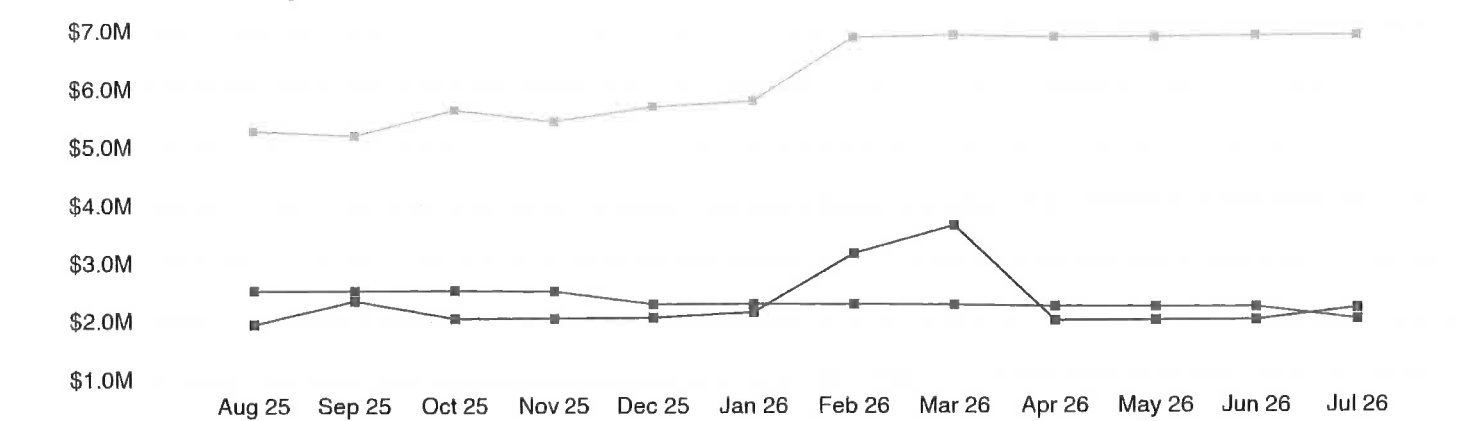
Special Purpose Districts have the power to levy a Maintenance & Operations tax in order to support and fund the operations of the District. As Districts age and become established, the M&O tax is one of the main revenue streams you can utilize to cover the yearly expenses in the General Operating Fund. The dashboard below illustrates what a \$0.01 to \$0.05 increase could potentially generate in operating revenue.



Account Balance | As of 08/24/2026



Account Balance By Month | August 2025 - July 2026



Monthly Financial Summary - General Operating Fund

West Park MUD - GOF



Account Balance Summary

Balance as of 07/28/2026 \$6,760,241

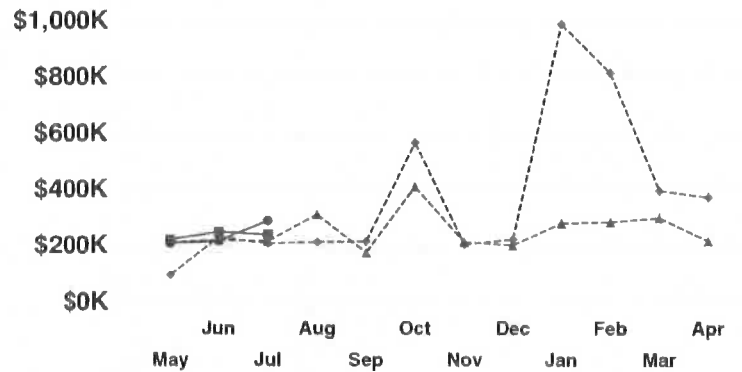
Receipts 454,970

Disbursements (521,914)

Balance as of 08/24/2026 \$6,693,297

Overall Revenues & Expenditures By Month (Year to Date)

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



July 2026

Revenues

Actual	Budget	Over/(Under)
\$242,220	\$224,240	\$17,980

Expenditures

Actual	Budget	Over/(Under)
\$291,970	\$267,923	\$24,047

May 2026 - July 2026 (Year to Date)

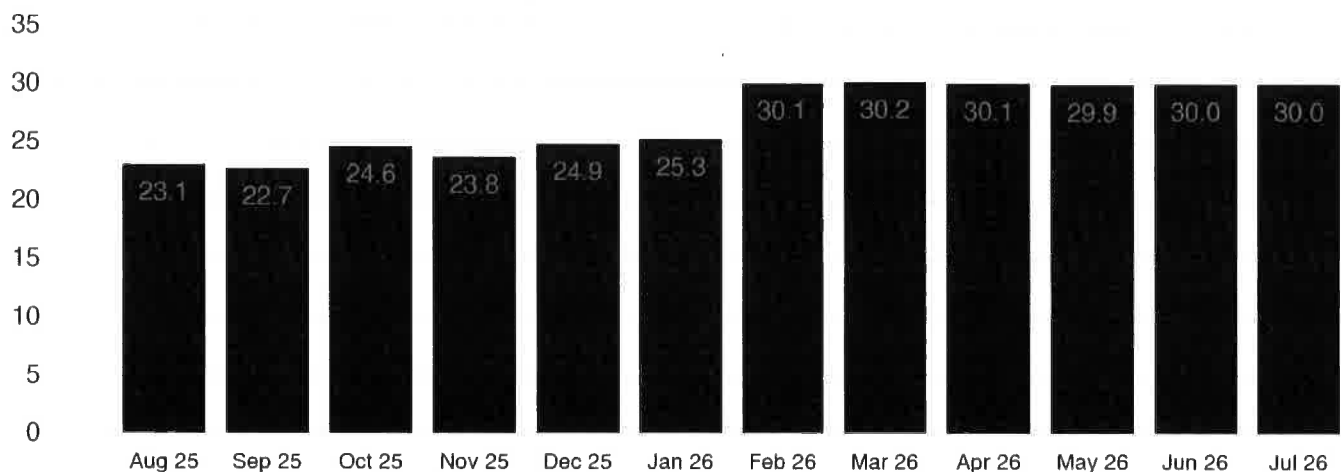
Revenues

Actual	Budget	Over/(Under)
\$719,025	\$693,029	\$25,995

Expenditures

Actual	Budget	Over/(Under)
\$723,334	\$719,395	\$3,939

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 07/28/2026				\$27,933.90
Receipts				
	Texas Mutual - 2026 Dividend		183.91	
	Transfer From Central Bank Operator Account		141,420.73	
	Interest Earned on Checking		3.56	
	City of Houston Sales Tax Rebate		58,333.65	
	Transfer From Money Market		85,000.00	
Total Receipts				\$284,941.85
Disbursements				
7259	Marks Richardson PC	Legal Fees	(12,278.54)	
7280	West Harris County Regional Water Auth	Pumpage Fees	(54,613.80)	
7281	Reliant	Utility Expense	(10,910.62)	
7282	Marks Richardson PC	Legal Fees	(8,656.65)	
7283	Amrit Singh	Security Patrol	(5,600.00)	
7284	David Alaniz	Security Patrol	(1,200.00)	
7285	Devin Win	Security Patrol	(2,000.00)	
7286	Luis Saucedo Lopez	Security Patrol	(2,400.00)	
7287	Marcus Suarez	Security Patrol	(1,800.00)	
7288	Mitchell Hutter	Security Patrol	(840.00)	
7289	Shane Wyrick	Security Patrol	(3,600.00)	
7290	Simon Ramirez	Security Patrol	(840.00)	
7291	Forvis Mazars, LLP	Audit Fees	(26,100.00)	
7292	H2O Innovation	Maintenance & Operations	(121,006.48)	
7293	IDS Engineering Group, Inc	Engineering Fees	(11,280.03)	
7294	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(11,914.43)	
7295	Park Rangers, LLC	Park Consultation & Maintenance	(14,533.26)	
7296	SentriForce	Security Cameras	(2,345.00)	
7297	Storm Water Solutions, LLC	Mowing Expense	(1,995.00)	
7298	Touchstone District Services, LLC	Website Hosting	(517.50)	
7299	West Harris County Regional Water Auth	Pumpage Fees	0.00	
7300	Reliant	Utility Expense	0.00	
7301	Marks Richardson PC	Legal Fees	0.00	
Bank Fees	Central Bank	Service Charge	(30.00)	
HRP	Howard Brock Hudson.	Fees of Office 7/27/2026	(204.10)	
HRP	Michael F. Dignam.	Fees of Office 7/27/2026	(204.10)	
HRP	Natalie Garza.	Fees of Office 7/27/2026	(204.10)	
HRP	Daniel Wolterman.	Fees of Office 7/27/2026	(204.10)	
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	
HRP Tax	HRP Payroll	HRP Payroll Taxes	(135.20)	
Total Disbursements				(\$295,462.91)
Balance as of 08/24/2026				\$17,412.84

Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 07/28/2026				\$19,048.18
Receipts				
	Accounts Receivable		142,372.55	
	Accounts Receivable		4,751.79	
Total Receipts				\$147,124.34
Disbursements				
Bank Fees	Central Bank	Service Charge	(30.00)	
Sweep	Central Bank	Transfer To Central Bank Checking	(141,420.73)	
Total Disbursements				(\$141,450.73)
Balance as of 08/24/2026				\$24,721.79

Actual vs. Budget Comparison

West Park MUD - GOF



		July 2026			May 2026 - July 2026			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water- Customer Service Revenue	48,006	41,756	6,250	133,046	125,993	7,053	511,300
14102	WHCRWA - Pumpage Fee	67,506	57,984	9,522	193,072	175,248	17,824	691,500
14104	Pumpage Credits	11,288	11,288	0	33,864	33,864	0	135,456
14106	TCEQ - Water	219	175	44	598	525	73	2,100
Total Water Revenue		127,019	111,203	15,816	360,580	335,630	24,950	1,340,356
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	39,631	33,592	6,040	107,107	100,775	6,332	403,100
14203	Grease Trap Inspection Fees	1,450	1,250	200	4,300	3,750	550	15,000
14206	TCEQ - Wastewater	219	175	44	598	525	73	2,100
Total Wastewater Revenue		41,300	35,017	6,284	112,005	105,050	6,955	420,200
Property Tax Revenue								
14301	Maintenance Tax Collections	0	0	0	1,430	1,108	322	1,246,500
Total Property Tax Revenue		0	0	0	1,430	1,108	322	1,246,500
Sales Tax Revenue								
14401	City Tax Rebate	55,818	56,608	(790)	176,316	187,004	(10,688)	735,000
Total Sales Tax Revenue		55,818	56,608	(790)	176,316	187,004	(10,688)	735,000
Tap Connection Revenue								
14501	Tap Connections	0	0	0	0	0	0	100,000
Total Tap Connection Revenue		0	0	0	0	0	0	100,000
Administrative Revenue								
14702	Penalties & Interest	82	750	(668)	1,103	2,250	(1,147)	9,000
Total Administrative Revenue		82	750	(668)	1,103	2,250	(1,147)	9,000
Interest Revenue								
14801	Interest Earned on Checking	4	21	(17)	11	63	(51)	250
14802	Interest Earned on Temp. Invest	17,814	20,525	(2,711)	67,306	61,575	5,731	246,300
Total Interest Revenue		17,817	20,546	(2,729)	67,317	61,638	5,680	246,550
Other Revenue								
15801	Miscellaneous Income	184	117	67	274	350	(76)	1,400
Total Other Revenue		184	117	67	274	350	(76)	1,400
Total Revenues		242,220	224,240	17,980	719,025	693,029	25,995	4,099,006
Expenditures								
Water Service								
16102	Operations - Water	1,332	1,250	82	3,832	3,750	82	15,000

Actual vs. Budget Comparison

West Park MUD - GOF



		July 2026			May 2026 - July 2026			Annual Budget
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures								
Water Service								
16105	Maintenance & Repairs - Water	26,680	19,433	7,246	37,464	58,300	(20,836)	233,200
16107	Chemicals - Water	0	5,342	(5,342)	0	16,025	(16,025)	64,100
16108	Lab Fees - Water	1,836	1,217	619	5,012	3,650	1,362	14,600
16109	Mowing - Water	2,791	2,792	0	8,374	8,375	(1)	33,500
16110	Utilities - Water	7,507	8,150	(643)	22,869	24,450	(1,581)	97,800
16112	Disconnection Expense	51	58	(7)	172	175	(3)	700
16114	Telephone Expense - Water	75	83	(8)	225	250	(25)	1,000
16116	Permit Expense - Water	0	0	0	0	0	0	7,000
16117	TCEQ Regulatory Expense - Water	0	0	0	0	0	0	2,300
16118	WHCRWA Pumpage Fee	65,902	92,485	(26,583)	199,858	226,710	(26,852)	826,956
16124	Mowing - I-10 Frontage Road	885	885	0	2,654	2,655	(1)	10,620
16125	Water Conservation Sponsorship	0	0	0	4,066	4,066	0	9,000
Total Water Service		107,059	131,695	(24,636)	284,527	348,406	(63,879)	1,315,776
Wastewater Service								
16202	Operations - Wastewater	1,332	1,250	82	3,832	3,750	82	15,000
16203	Grease Trap Inspections	1,450	1,158	292	4,250	3,475	775	13,900
16205	Maint & Repairs - Wastewater	22,050	18,950	3,100	96,342	56,850	39,492	227,400
16207	Chemicals - Wastewater	18,976	9,892	9,084	46,698	29,675	17,023	118,700
16208	Lab Fees - Wastewater	4,491	4,158	333	15,349	12,475	2,874	49,900
16209	Mowing - Wastewater	703	703	0	2,108	2,109	(1)	8,436
16210	Utilities - Wastewater	3,361	3,775	(414)	10,491	11,325	(834)	45,300
16212	Sludge Removal	33,707	12,192	21,516	33,707	36,575	(2,868)	146,300
16214	Telephone Expense - Wastewater	38	42	(4)	112	125	(13)	500
16216	Permit Expense - Wastewater	0	0	0	0	0	0	5,100
16217	TCEQ Regulatory Exp-Wastewater	0	0	0	0	0	0	2,300
Total Wastewater Service		86,107	52,120	33,987	212,890	156,359	56,531	632,836
Garbage Service								
16301	Garbage Expense	3,678	2,583	1,095	6,835	7,750	(915)	31,000
Total Garbage Service		3,678	2,583	1,095	6,835	7,750	(915)	31,000
Storm Water Quality								
16404	Mowing - Basins A-D	1,520	2,252	(732)	4,375	6,755	(2,380)	27,020
Total Storm Water Quality		1,520	2,252	(732)	4,375	6,755	(2,380)	27,020
Tap Connection								
16501	Tap Connection Expense	0	0	0	0	0	0	40,000
16502	Inspection Expense	0	0	0	0	0	0	5,000
Total Tap Connection		0	0	0	0	0	0	45,000

Actual vs. Budget Comparison

West Park MUD - GOF



July 2026			May 2026 - July 2026			Annual Budget
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
14,533	9,583	4,950	37,125	28,750	8,375	115,000
225	683	(458)	2,705	2,050	655	8,200
43	37	6	128	110	18	440
14,801	10,303	4,498	39,958	30,910	9,048	123,640
848	642	206	1,670	1,925	(255)	7,700
6,338	6,000	338	16,986	18,000	(1,014)	72,000
0	500	(500)	7,995	1,500	6,495	6,000
26,100	26,100	0	26,100	26,100	0	28,000
11,280	6,667	4,613	26,071	20,000	6,071	80,000
1,664	1,664	0	2,189	2,189	0	10,000
518	442	76	1,646	1,325	321	5,300
11,542	6,952	4,590	23,648	20,856	2,792	63,200
0	83	(83)	0	250	(250)	1,000
547	525	22	1,726	1,575	151	6,300
18	50	(32)	116	150	(34)	600
42	33	9	102	100	2	400
21	200	(179)	244	600	(356)	2,400
0	0	0	0	0	0	65,000
0	0	0	1,314	625	689	1,250
454	358	96	1,298	1,075	223	4,300
60	38	23	1,223	113	1,110	450
11	17	(6)	438	50	388	200
0	667	(667)	2,400	2,000	400	8,000
270	283	(13)	650	850	(200)	3,400
0	375	(375)	0	1,125	(1,125)	4,500
0	0	0	0	0	0	6,500
16,920	13,667	3,253	35,240	41,000	(5,760)	164,000
76,631	65,261	11,370	151,055	141,407	9,648	540,500
1,173	2,345	(1,173)	3,518	7,035	(3,518)	28,140
1,173	2,345	(1,173)	3,518	7,035	(3,518)	28,140
884	1,105	(221)	2,873	3,315	(442)	13,260
68	83	(16)	220	250	(30)	1,000
50	50	0	150	150	0	600
1,002	1,238	(237)	3,243	3,715	(472)	14,860

Actual vs. Budget Comparison

West Park MUD - GOF



	July 2026			May 2026 - July 2026			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Other Expense							
17802 Miscellaneous Expense	0	125	(125)	250	375	(125)	1,500
Total Other Expense	0	125	(125)	250	375	(125)	1,500
Total Expenditures	291,970	267,923	24,047	706,651	702,712	3,939	2,760,272
Total Revenues (Expenditures)	(49,750)	(43,683)	(6,068)	12,373	(9,683)	22,056	1,338,734
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	0	0	0	16,683	16,683	0	75,000
17909 CO - Sidewalks Saums & Grnhs	0	0	0	0	0	0	296,000
17911 CO - WP1	0	0	0	0	0	0	605,967
17912 CO - WWTP1	0	0	0	0	0	0	15,900
Total Capital Outlay	0	0	0	16,683	16,683	0	992,867
Total Other Expenditures	0	0	0	16,683	16,683	0	992,867
Total Other Revenues (Expenditures)	0	0	0	(16,683)	(16,683)	0	(992,867)
Excess Revenues (Expenditures)	(49,750)	(43,683)	(6,068)	(4,309)	(26,365)	22,056	345,867

Balance Sheet as of 07/31/2026

West Park MUD - GOF



Assets		
Bank		
11101 Cash in Bank		\$156,232
11102 Operator		24,722
Total Bank		<u>\$180,954</u>
Investments		
11201 Time Deposits		<u>\$6,731,073</u>
Total Investments		<u>\$6,731,073</u>
Receivables		
11301 Accounts Receivable		\$169,037
11303 Maintenance Tax Receivable		41,546
11305 Accrued Interest		25,575
11306 Due from City of Houston		<u>120,499</u>
Total Receivables		<u>\$356,657</u>
Interfund Receivables		
11403 Due From Tax Account		<u>\$26,403</u>
Total Interfund Receivables		<u>\$26,403</u>
Total Assets		<u><u>\$7,295,087</u></u>
Liabilities & Equity		
Liabilities		
Accounts Payable		
12101 Accounts Payable		<u>\$272,288</u>
Total Accounts Payable		<u>\$272,288</u>
Other Current Liabilities		
12202 Due to TCEQ		<u>\$1,293</u>
Total Other Current Liabilities		<u>\$1,293</u>
Deferrals		
12504 Deferred Inflows		<u>\$41,546</u>
Total Deferrals		<u>\$41,546</u>
Deposits		
12601 Customer Meter Deposits		\$487,835
12602 Deposits - Other		6,702
12607 Pelican - Feasibility Study		7,715
12608 Weekley - Feasibility Study		7,715
12609 WWTP Access Easement - Deposit		<u>5,970</u>
Total Deposits		<u>\$515,936</u>
Total Liabilities		<u><u>\$831,063</u></u>

Balance Sheet as of 07/31/2026
West Park MUD - GOF



Liabilities & Equity

Equity

Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$6,468,333
Total Unassigned Fund Balance	\$6,468,333
Net Income	(\$4,309)
Total Equity	\$6,464,024
Total Liabilities & Equity	\$7,295,087

Monthly Financial Summary - Capital Projects Fund

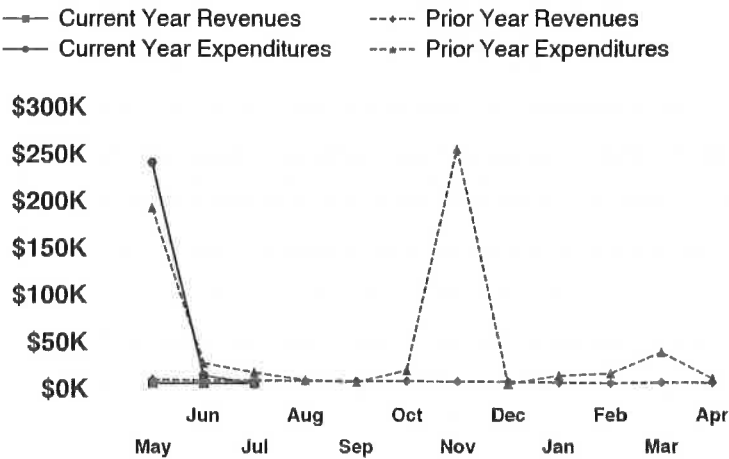
West Park MUD - CPF



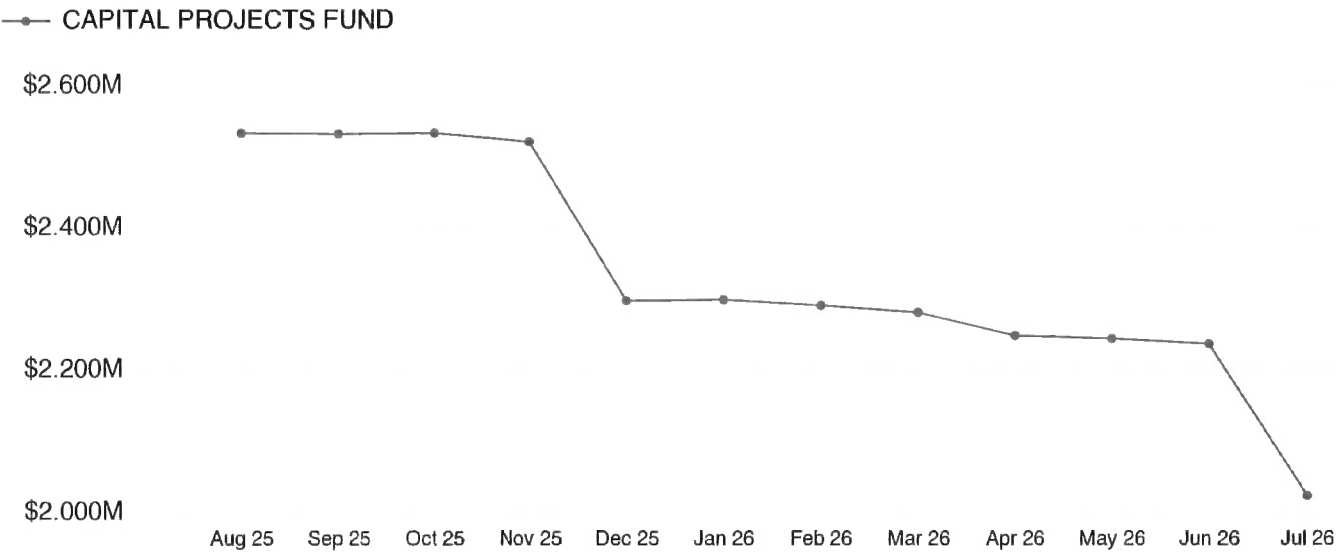
Account Balance Summary

Balance as of 07/28/2026	\$2,015,249
Receipts	12,970
Disbursements	(11,819)
Balance as of 08/24/2026	\$2,016,400

Overall Revenues & Expenditures By Month (Year to Date)



Account Balance By Month | August 2025 - July 2026



Cash Flow Report - Checking Account

West Park MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 07/28/2026				\$440.00
Receipts				
	Transfer From Money Market		5,894.51	
Total Receipts				\$5,894.51
Disbursements				
2047	IDS Engineering Group	Engineering Fees	(5,832.00)	
2048	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(62.51)	
Bank Fees	Central Bank	Service Charge	(30.00)	
Total Disbursements				(\$5,924.51)
Balance as of 08/24/2026				\$410.00

District Debt Summary as of 08/24/2026

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
17	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	\$3,250,000
2022 - Refunding	\$4,015,000	2031	\$2,385,000
2016A - Refunding	\$8,615,000	2037	\$6,865,000
2016 - WS&D	\$14,280,000	2039	\$8,555,000
Total	\$30,210,000		\$21,055,000

District Debt Schedule

West Park MUD - DSF



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

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$50,000.00	\$66,000.00	\$116,000.00
Bank of New York	2022 - Refunding	\$450,000.00	\$30,675.00	\$480,675.00
Bank of New York	2016A - Refunding	\$240,000.00	\$98,456.25	\$338,456.25
Bank of New York	2016 - WS&D	\$620,000.00	\$114,787.50	\$734,787.50
Total Due 05/01/2027		\$1,360,000.00	\$309,918.75	\$1,669,918.75

Investment Profile as of 08/24/2026

West Park MUD

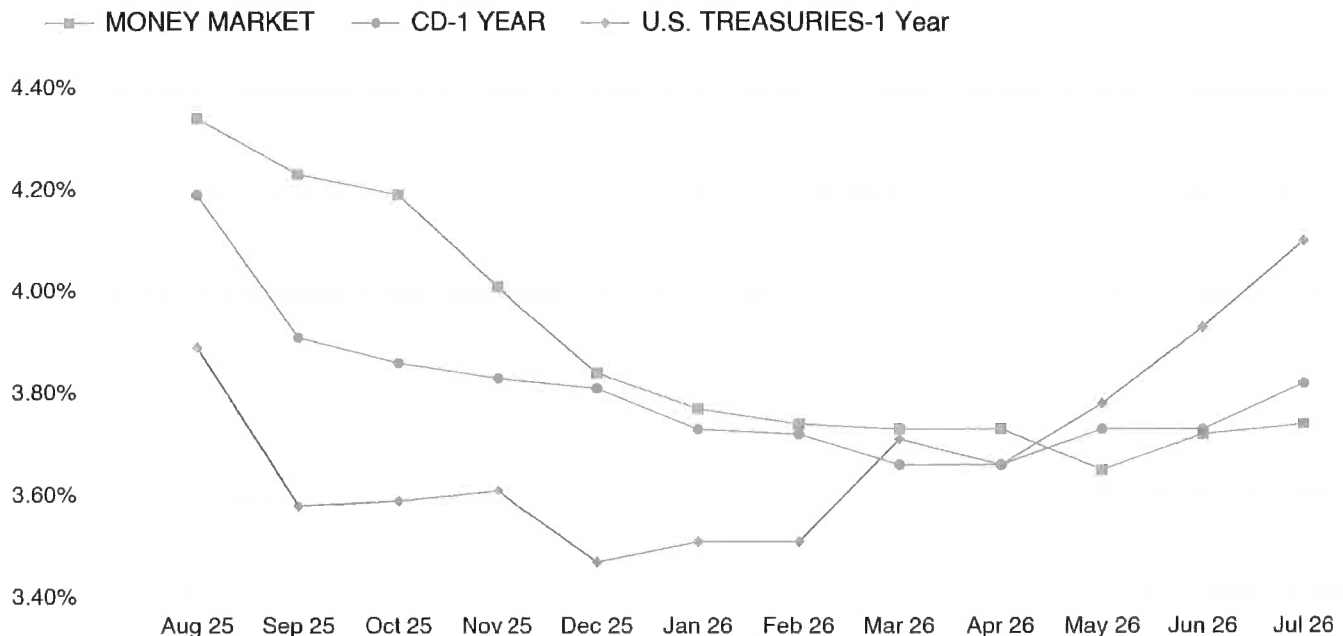


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$6,693,297	Funds Available to Invest \$2,016,400	Funds Available to Invest \$2,265,910	Funds Available to Invest N/A
Funds Invested \$6,651,163	Funds Invested \$2,015,990	Funds Invested \$2,265,910	Funds 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	3.75%	180 Days	3.92%	180 Days	3.90%
		270 Days	3.74%	270 Days	3.90%
		1 Yr	3.82%	1 Yr	3.96%
		13 Mo	1.65%	13 Mo	N/A
		18 Mo	2.35%	18 Mo	0.00%
		2 Yr	1.87%	2 Yr	4.17%

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

Investment Rates Over Time (By Month) | August 2025 - July 2026



Account Balance as of 08/24/2026

West Park MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
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	
SOUTHSTATE BANK (XXXX4994)	05/07/2026	11/07/2026	3.75%	235,000.00	
THIRD COAST BANK, SSB (XXXX8371)	12/11/2025	12/11/2026	3.75%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2026	06/26/2027	3.75%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	10/01/2008		3.83%	5,476,162.63	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	17,412.84	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	24,721.79	Operator
Totals for General Operating Fund				\$6,693,297.26	

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		3.83%	2,015,989.98	Series 2024
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX5677)			0.00%	410.00	Checking Account
Totals for Capital Projects Fund				\$2,016,399.98	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
THIRD COAST BANK-DEBT (XXXX2642)	10/13/2025	10/13/2026	3.70%	235,000.00	
SOUTHSTATE BANK-DEBT (XXXX9803)	04/18/2026	10/18/2026	3.75%	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		3.83%	1,560,910.10	
Totals for Debt Service Fund				\$2,265,910.10	

Grand Total for West Park MUD : **\$10,975,607.34**

Capital Projects Fund Breakdown

West Park MUD
As of Date 8/24/2026

Balances by Bond Series

Bond Proceeds - Series 2024	\$2,016,399.98
Total Cash Balance	<u>\$2,016,399.98</u>

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$1,778,861.68
Total Amount in Remaining Costs	<u>\$1,778,861.68</u>
Surplus & Interest - Series 2024	\$237,538.30
Total Surplus & Interest Balance	<u>\$237,538.30</u>
Total Remaining Costs/Surplus	<u>\$2,016,399.98</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	150,000.00	0.00	0.00
Site Fencing / Security - WWTP	200,000.00	200,000.00	0.00	0.00
Erosion Consultant & Stormwater Permits	25,000.00	0.00	25,000.00	0.00
Contingencies (10%)	262,789.00	75,824.20	186,964.80	0.00
Engineering, Surveying, and Materials Testing	490,000.00	323,103.12	166,896.88	0.00
Subtotal District Items	\$2,936,958.00	\$1,146,096.32	\$1,778,861.68	\$12,000.00
TOTAL CONSTRUCTION COSTS	\$2,936,958.00	\$1,146,096.32	\$1,778,861.68	\$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	43,841.25	0.00	1,650.75
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	\$317,626.54	\$0.00	\$45,415.46
TOTAL BOND ISSUE REQUIREMENT	\$3,300,000.00	\$1,463,722.86	\$1,778,861.68	\$57,415.46
Interest Earned				\$180,122.84
Total Surplus & Interest				\$237,538.30
Total Remaining Funds				<u>\$2,016,399.98</u>

Cash Flow Forecast

West Park MUD

	4/27	4/28	4/29	4/30	4/31.
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 4/30/26	\$6,881,753	\$7,465,158	\$8,090,473	\$9,315,393	\$9,862,067

Revenues

Maintenance Tax	\$1,246,500	\$1,260,049	\$1,260,049	\$1,260,049	\$1,260,049
City of Houston Rebate	73,500	74,235	74,977	75,727	76,484
Water Revenue	511,300	536,865	563,708	591,894	621,488
Wastewater Revenue	403,100	423,255	444,418	466,639	489,971
WHCRWA Revenue	691,500	760,650	836,715	920,387	1,012,425
Other	1,173,106	1,231,761	1,293,349	1,358,017	1,425,918
Total Revenues	\$4,099,006	\$4,286,815	\$4,473,217	\$4,672,712	\$4,886,335

Expenses

WHCRWA	\$826,956	\$909,652	\$1,000,617	\$1,100,678	\$1,210,746
Other Expenses	1,933,316	2,029,982	2,131,481	2,238,055	2,349,958
Total Expenses	\$2,760,272	\$2,939,633	\$3,132,098	\$3,338,733	\$3,560,704

Net Surplus	\$1,338,734	\$1,347,182	\$1,341,119	\$1,333,979	\$1,325,631
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Capital Outlay

Capital Outlay	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000
Sidewalks (Saums & Greenhouse)	\$296,000	\$0	\$0	\$0	\$0
Water Plant 1	605,967	0	0	561,867	0
Water Plant 2	0	605,967	0	113,867	0
WWTP 1	15,900	15,900	0	0	0
Interconnects	0	0	0	11,570	0
Sanitary Sewer Collection	0	0	16,200	0	866,440

Total Capital Outlay	\$992,867	\$721,867	\$116,200	\$787,304	\$966,440
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Construction Surplus	\$237,538	\$0	\$0	\$0	\$0
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Ending Cash Balance	\$7,465,158	\$8,090,473	\$9,315,393	\$9,862,067	\$10,221,259
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Operating Reserve % of Exp

Percentage	270%	275%	297%	295%	287%
Number of Months	32	33	36	35	34

Bond Authority

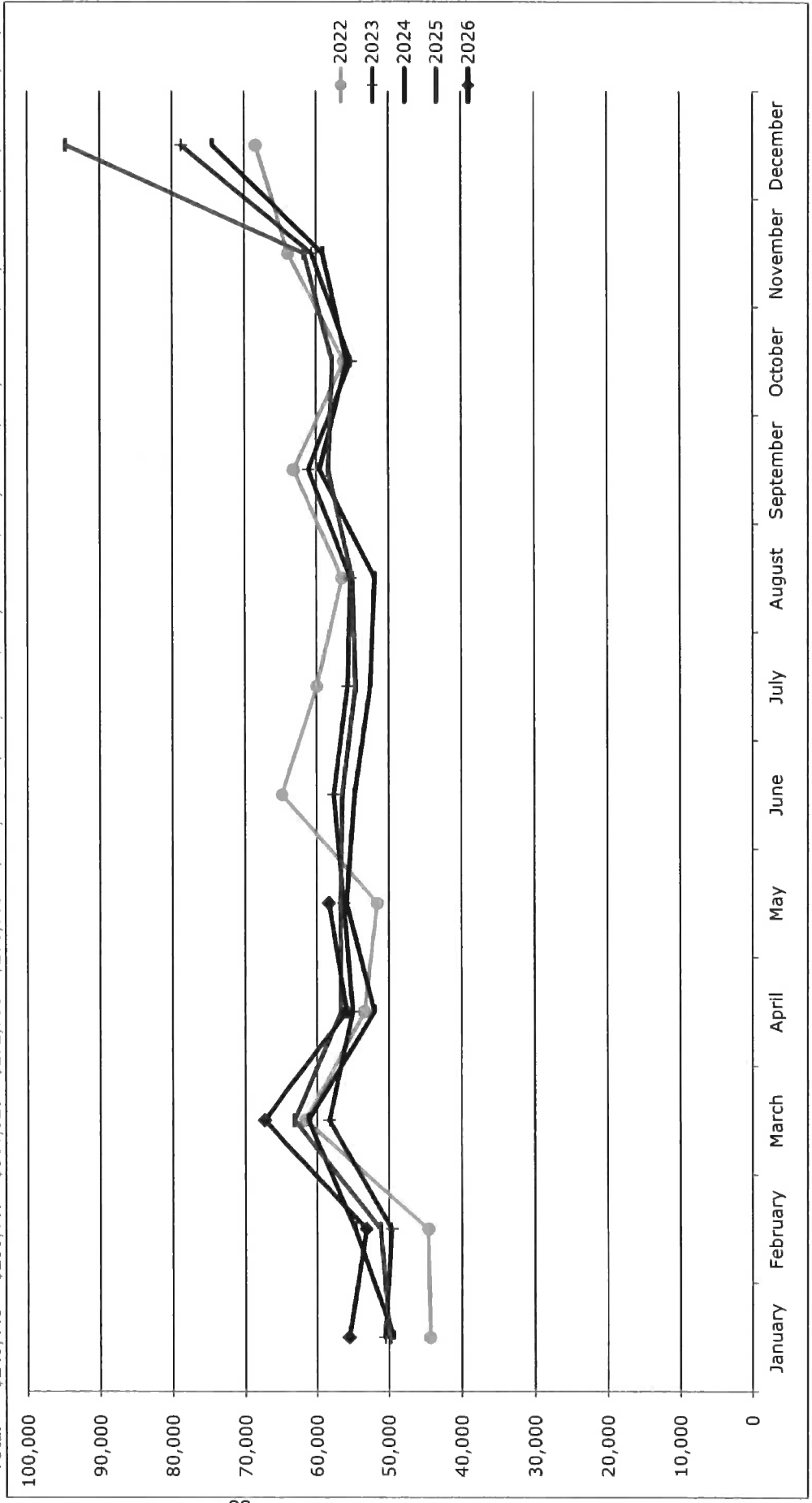
Remaining Bond Capacity - \$42,220,000

Maintenance Tax Rate Cap - \$0.50

Sales Tax Revenue History

West Park MUD

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
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	61,677	94,689	715,985
2026	55,488	53,134	67,365	55,818	58,334								290,138
Total	\$249,448	\$253,117	\$311,520	\$272,758	\$278,682	\$233,615	\$222,736	\$218,657	\$242,231	\$224,901	\$245,302	\$316,281	\$3,069,249



2027 AWBD Midwinter Conference

West Park MUD

Friday, January 22 - Saturday, January 23, 2027

Fairmont Austin, Austin TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Brock Hudson				N/A
Bryant Patrick				Yes
Natalie Garza				N/A
Mike Dignam				N/A
Daniel Wolterman				N/A

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	8/5/2026	\$390
Regular Registration:	Begins	8/27/2026	\$440
Late Registration	Begins	12/10/2026	\$540

Cancellation Policy

All cancellations must be made in writing.

A \$50.00 administrative fee is assessed for each conference registration cancelled on or before 12/09/26.

There will be no refunds after 12/09/26.

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.

West Park MUD

Monthly Communications Report

August 24th, 2026

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

WEBSITE UPDATES

The following updates were made since the last meeting:

- No website updates at this time

NEWS POSTS

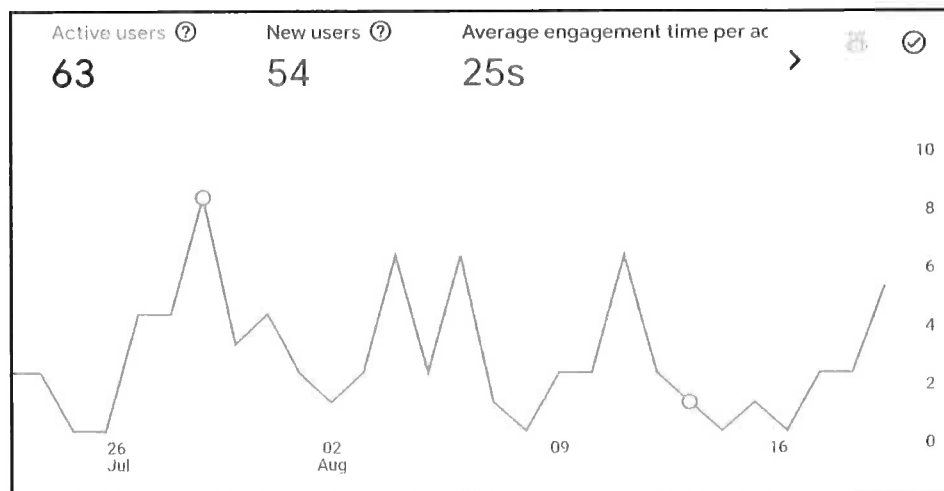
The following news posts were posted since the last report:

- August 24, 2026 Board Meeting Notice**

WEBSITE STATISTICS

Analytics Period: July 23rd - August 19th 2026

Region: United States



- 54 new and unique visitors to the website, 63 total users
- 35 New Users found the site organically, while 19 were directly linked to the website.
- 417 navigational events accounting for 44 engaged sessions (Events being things such as page scrolls, clicks, downloads, etc.)

The Top Ten Pages:

1	Bill Payment Information / West Park MUD	15 (17.44%)
2	Documents / West Park MUD	11 (12.79%)
3	Board Meetings / West Park MUD	9 (10.47%)
4	Welcome to West Park Municipal Utility District / West Park MUD	8 (9.3%)
5	West Park Preserve / West Park MUD	8 (9.3%)
6	Candidate/Officeholder Campaign Finance Reports / West Park MUD	7 (8.14%)
7	Board of Directors / West Park MUD	6 (6.98%)
8	Contact Us / West Park MUD	5 (5.81%)
9	Map of the District / West Park MUD	5 (5.81%)
10	Election Information / West Park MUD	3 (3.49%)

RESIDENT INQUIRIES

Residents can submit inquiries through the **Contact Us** page.

- No resident inquiries at this time

OPEN ITEMS

- No open items at this time

ACTION ITEMS

- No action items at this time