

## **WEST PARK MUNICIPAL UTILITY DISTRICT**

### **Minutes of Board of Directors Meeting**

**November 24, 2025**

The Board of Directors ("Board") of West Park Municipal Utility District ("District") met on November 24, 2025, at 3700 Buffalo Speedway, Suite 830, Houston, Harris County, Texas, the address being a meeting place of the District, in accordance with the duly posted notice of the meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

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

and all of the members were present, except Directors Dignam and Patrick, thus constituting a quorum.

Also present were Wendy Maddox of B&A Municipal Tax Services ("B&A"); Michelle Giacona and Creston Minter of H2O Innovation ("H2O"); Diane Michaux of Municipal Accounts & Consulting, L.P. ("MAC"); John Herzog of IDS Engineering Group ("IDS"); Michael Murr of Park Rangers; Danae Dehoyos of Touchstone District Services; Sarah Valladares with Storm Water Solutions; Brian Jarrard of Jarrard Development; Mark Welch of David Weekley Homes; and Jacquelyn Goodwin and Rebecca Donaldson of Marks Richardson PC ("MRPC").

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

The Board next considered the status of development by CND-Park Row, LLC ("CND"). Mr. Jarrard reported that the off-site construction is complete and they are working to address the items included in the punch list. He next stated that the construction of the onsite utilities is underway and that they are on track to begin constructing residential homes in March. Mr. Welch advised that he anticipates the homes will be occupied by residents towards the end of next year. He next stated that he will reach out for an update on the Pelican Energy Corridor multi-family development.

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

The Board next considered approval of the minutes of the Board of Directors meeting held on October 27, 2025. After discussion, Director Hudson made a motion to approve the minutes as presented. Director Wolterman seconded the motion, which passed unanimously.

The Board next considered the status of sidewalk projects, including approval of a Joint Participation Interlocal Agreement with Harris County (the "County"). Mr. Herzog stated that the County has responded to the Places 4 People Application (the "Application") submitted by the District and has sent an interlocal agreement for the District's review. He advised that upon review

of the proposed agreement with Harris County, the County's sole obligation will be to provide funding up to a certain amount for the project. Mr. Herzog reported that several of the sidewalks initially contemplated for construction when the Application was submitted have been constructed. He stated that he will set up a meeting with the County to discuss the scope of the project and the District's obligations under the proposed interlocal agreement. After discussion, the Board deferred taking action on the matter.

The Board next considered the status of West Park Preserve. Mr. Murr presented the attached report and stated that the dead trees in the park have been removed, and new ones will be planted soon.

Mr. Murr next stated that the wetlands behind the park have been mowed and that the poured-in-place rubber surface around the spring toys has been repaired.

Mr. Murr next requested authorization to purchase additional play mulch, not to exceed \$4,000 in cost, to refill areas where the mulch is sparse around the playground and structure areas. After discussion, Director Hudson made a motion to authorize Mr. Murr to purchase play mulch for the park for an amount not to exceed \$4,000. Director Wolterman seconded the motion, which passed unanimously.

Mr. Murr advised that the broken accessible parking sign shown in the report will be repaired.

Ms. Maddox next distributed the attached tax collection report. She noted that B&A collected 98.44% of the 2024 taxes as of October 31, 2025. After review and discussion of the report presented, Director Hudson made a motion to approve the report and authorize payment on the disbursements identified in the report. Director Wolterman seconded the motion, which passed unanimously.

Ms. Maddox next presented and distributed the attached delinquent tax report dated November 5, 2025, prepared by Ted A. Cox, P.C.

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

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems. Ms. Giacona reported that the District accounted for 99.32% of the water pumped during the month, and the District operated its facilities in compliance with its respective permits.

Ms. Giacona next advised that the injection pump in the chlorine chamber at the wastewater treatment plant ("WWTP") locked up and cannot be repaired. She next presented the attached quote from NTS Pumps, Motors, and Controls ("NTS") to replace the pump for \$4,700 and recommended approval of same. After discussion, Director Hudson moved to approve the injection pump repair for approximately \$4,700. Director Wolterman seconded the motion, which passed unanimously.

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 reported that he anticipates the tank to be replaced during the second half of next year.

The Board considered the status of the construction contract with Aber Fence and Supply Company, Inc. ("Aber") for the replacement of the fences at Water Plant No. 1 and the Wastewater Treatment Plant. Mr. Herzog reported that during construction, Aber unexpectedly encountered existing utilities in the ground. He stated that Aber will need to hydro-excavate and expose the utilities in order to avoid damaging the existing utilities during the replacement of the fences, which will be an additional cost. Mr. Herzog next presented Change Order No. 1 in the amount of \$5,894 relative to same. After discussion, Director Hudson made a motion to approve Change Order No. 1 in the amount of \$5,894. Director Wolterman seconded the motion, which unanimously carried.

Mr. Herzog next noted that status of the contract with Clearwater Utilities for the construction of Forresta Village Storm Sewer Facilities was discussed earlier in the meeting.

The Board next considered the status of the construction contract with Etchstone Construction for the construction of Greenhouse Tract Water, Sanitary Sewer and Storm Sewer Facilities. Mr. Herzog reported that the construction of the utilities is underway. He reminded the Board that the District will be responsible for maintenance of the storm sewer portion of the development following the conveyance of the facilities to the District and that the water and sanitary sewer lines are being constructed as private utilities. Mr. Herzog next presented Pay Application No. 1 in the amount of \$140,916.96 and recommended that the Board concur with payment of same. After discussion, Director Hudson made a motion to concur with payment of Pay Application No. 1, as described above. Director Wolterman seconded the motion, which passed unanimously.

The Board next considered the status of the acceptance of site, easement and/or facility conveyances for facilities constructed or to be constructed by the District. Ms. Goodwin stated that the District has received a request from Westgate Development Corp. for a 40-foot access easement that will serve its property located to the west of the District's wastewater treatment plant. She stated that the property owner is requesting the easement in order to extend its parking lot, and recommended approval of same. After discussion, Director Hudson made a motion to approve granting the 40-foot access easement to Westgate Development Corp. Director Wolterman seconded the motion, which passed unanimously.

The Board considered the status of the utility relocation requests from Harris County. Mr. Herzog reported that the proposed car wash, Amigo's food store, and a small strip center located at 2100 Greenhouse Road, has paid the tap fees to the District. He noted that the District cannot install a meter at the property at this time as the developer has not yet submitted its plans to Harris County.

The Board next deferred discussing development matters in the District as it was discussed earlier in the meeting.

The Board next considered the status of the WHCRWA surface water conversion. Mr. Herzog reported that he continues to coordinate with adjacent Districts regarding the conversion timeframe.

Ms. Goodwin reported that the WHCRWA distributed a notice stating that will not be increasing its fees in 2026.

The Board next considered the review and approval of a Consent to Encroachment and Indemnity Agreement (the "Agreement") relative to the paving and installation of a monument by OHT Foxlake II, LP. Ms. Goodwin presented the Agreement and reviewed same with the Board. After discussion, Director Hudson made a motion to approve the Consent to Encroachment and Indemnity Agreement relative to paving for the installment of a monument by OHT Foxlake II, LP, and to authorize the President to execute same on behalf of the Board and the District. Director Wolterman seconded the motion, which unanimously carried.

The Board next considered the status of the Amendment to the Emergency Water Supply Agreement with West Lake Municipal Utility District No. 1 ("West Lake"). Ms. Goodwin reported that MRPC has contacted West Lake's attorney about the matter and noted that West Lake will discuss renewing the agreement at its meeting on Monday.

The Board next considered and reviewed the October report from Storm Water Solutions. Ms. Valladares presented and reviewed the attached report.

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

The Board next considered the designation of a voting representative for the upcoming bylaws election being held by the Association of Water Board Directors ("AWBD"). After discussion, Director Garza made a motion to designate Director Bryant as the District's voting representative for AWBD elections. Director Wolterman seconded the motion, which unanimously carried.

The Board next considered the attached report from Touchstone District Services. Ms. Dehoyos presented the November report for the District. She noted that there were informational articles posted to the District's website advising against flushing wipes and pouring oils and grease down the drain. She stated there have been a lot of resident inquiries regarding the development by CND.

The Board next considered matters for placement on future agendas. After discussion, the Board concurred to hold the next Board meeting on Monday, December 22, 2025, at 12:30pm.

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

  
Secretary

Attachments  
November 24, 2025

1. Park Rangers Report
2. Tax Assessor/Collector Reports
3. Operator Report
4. Quote from NTS
5. Engineer Report
6. Storm Water Solutions Report
7. Bookkeeping Report
8. EVO Report
9. Touchstone Report

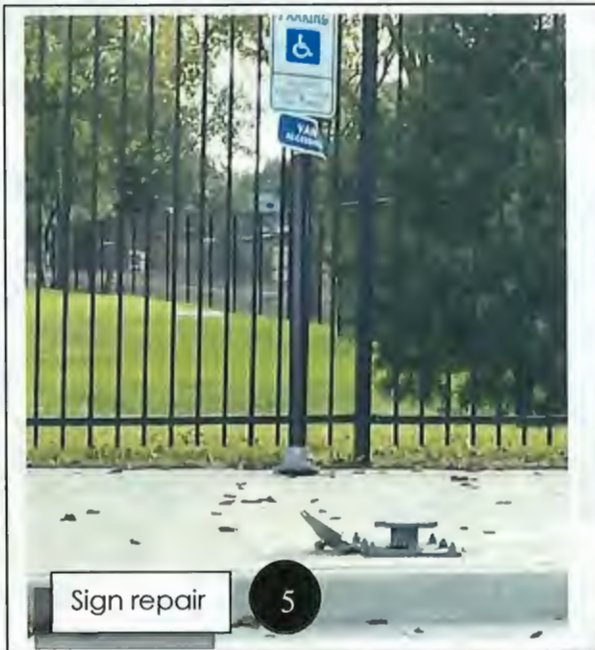




## LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD NOVEMBER 2025

### WEST PARK PRESERVE

1. Scheduled replacement trees for Fall. Dead material has been removed.
2. Request to add play mulch to playground and structure areas for safety. NTE \$4K
3. Wetlands have been mowed as weather permits.
4. We have a small problem with fall surface at the spring toys and addressing the break in the PIP
5. Broken sign in Parking pot will be repaired.



Sign repair



PIP failure



Trees in front







2

Mulch needed



Parking



Back of property



3



wetlands





Honesty | Efficiency | Transparency | Accountability | Continuity

MUNICIPAL TAX SERVICE, LLC

## WEST PARK MUD

FOR THE MONTH ENDING

October 31, 2025



MUNICIPAL TAX SERVICE, LLC

**WEST PARK MUD – JUR 897**  
FOR THE PERIOD ENDING 10/31/2025

**RECEIVABLES SUMMARY**

2025 Balance Forward Levy at 4/30/25 FYE	\$0.00	
CAD Changes / Uncollectible	\$3,206,934.94	3,206,934.94
Outstanding Balance forward Prior Years (2024-2012) at 4/30/25 FYE	\$86,514.14	
CAD Changes / Uncollectible	(\$63,948.16)	
		<u>22,565.98</u>
Total Levy to be collected		<b>3,229,500.92</b>
Collection prior months (all years)	\$47,674.25	
2025 Taxes Collected net NSF & KR Refunds during current month	\$0.00	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	(\$1,542.27)	
		<u>46,131.98</u>
Total Outstanding Balance		<b>3,275,632.89</b>

**TAX ACCOUNT**

**Beginning Balance – Tax Account**

**176,048.76**

**Income**

Taxes Collected current Year	\$0.00
Taxes Collected Prior Year	\$1,542.27
10% Rendition Penalty	\$81.62
Penalties & Interest	\$245.89
Collection Fee Paid	\$139.71
Overpayments	\$0.00
NSF or Reversals, Bank Charges	\$0.00
Other Fees & Court Costs, Etc	\$0.00
	<u>\$2,009.49</u>

**178,058.25**

**Expenses**

2033	Ted A. Cox, PC - Attorney Fee Delinquent Collection 10/2025	\$163.89
2034	Houston Business Journal - 2025 Tax Rate Publication Inv. 10552130	\$500.00
2035	HEB Beverage Co. LLC %Popp Hutcheson - Lawsuit Settled Letter TY 2024	\$62.84
2036	B & A Municipal Tax Service LLC - Inv. 897-416	\$1,542.65
2037	B & A Municipal Tax Service LLC - Inv. 897-417	\$275.20
		<u>\$2,544.58</u>

**Ending Balance –Tax Account**

**175,513.67**



MUNICIPAL TAX SERVICE, LLC

## WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 10/31/2025

### OUTSTANDING TAXES – YEAR TO DATE

TAX YEAR	BALANCE FORWARD @ 10/01/25	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2025	\$3,206,934.94	\$0.00	\$0.00	\$0.00	\$3,206,934.94	0.00%
2024	\$3,134,212.60	\$0.00	\$0.00	\$3,085,449.02	\$48,763.58	98.44%
2023	\$2,827,251.78	\$0.00	\$0.00	\$2,821,001.55	\$6,250.23	99.78%
2022	\$2,574,247.74	\$0.00	\$0.00	\$2,571,292.93	\$2,954.81	99.89%
2021	\$2,184,128.27	\$0.00	\$0.00	\$2,181,536.50	\$2,591.76	99.88%
2020	\$1,724,054.68	\$0.00	\$0.00	\$1,721,985.33	\$2,069.35	99.88%
2019	\$1,716,832.71	\$0.00	(\$77.96)	\$1,714,238.61	\$2,516.14	99.85%
2018	\$1,675,849.18	\$0.00	(\$95.30)	\$1,672,495.11	\$3,258.77	99.81%
2017	\$1,703,467.59	\$0.00	(\$218.54)	\$1,702,990.31	\$258.74	99.98%
2016	\$1,939,555.05	\$0.00	(\$873.42)	\$1,938,647.06	\$34.57	99.99%
					<b>\$3,275,632.89</b>	

### EXEMPTIONS & TAX RATES

TAX YEAR	HOMESTEAD EXEMPTION	OVER 65 / DISABLED	M & O RATE	DEBT SERVICE RATE	CONTRACT TAX RATE	TOTAL RATE
2025	0.00%	0	0.16000	0.25000	0.00000	0.41000
2024	0.00%	0	0.16000	0.25000	0.00000	0.41000
2023	0.00%	0	0.16000	0.21500	0.00000	0.37500
2022	0.00%	0	0.13000	0.24500	0.00000	0.37500
2021	0.00%	0	0.08000	0.29500	0.00000	0.37500
2020	0.00%	0	0.00000	0.32500	0.00000	0.32500
2019	0.00%	0	0.00000	0.39500	0.00000	0.39500
2018	0.00%	0	0.00000	0.42000	0.00000	0.42000
2017	0.00%	0	0.00000	0.46000	0.00000	0.46000
2016	0.00%	0	0.00000	0.58000	0.00000	0.58000

### DISTRICT VALUES

TAX YEAR	LAND & IMPROVEMENTS	AG NET	PERSONAL PROPERTY	EXEMPTIONS	TOTAL VALUE	SR	KR
2025	804,257,302	0	35,662,979	57,741,017	782,179,264	1	1
2024	773,275,511	0	43,611,077	52,444,507	764,442,081	13	13
2023	731,495,493	0	41,567,320	19,129,035	753,933,778	25	25
2022	686,313,538	0	34,460,647	34,308,117	686,466,068	37	37
2021	585,528,951	0	33,004,219	36,098,959	582,434,211	49	49
2020	533,070,777	0	33,852,112	36,444,531	530,478,358	61	61
2019	433,493,735	0	36,098,671	34,951,216	434,641,190	73	73
2018	391,448,413	0	38,728,115	31,164,787	399,011,741	80	80
2017	364,659,692	0	36,898,146	31,238,790	370,319,048	83	83
2016	321,007,344	0	43,515,063	30,116,368	334,406,039	85	85





MUNICIPAL TAX SERVICE, LLC

**WEST PARK MUD – JUR 897**  
FOR THE PERIOD ENDING 10/31/2025

**PROFIT & LOSS**

	<b>CURRENT MONTH</b> <b>10/01/2025 - 10/31/2025</b>	<b>FISCAL YEAR</b> <b>05/01/25 - 10/31/2025</b>
<b>BEGINNING BALANCE</b>	<b>198,763.95</b>	<b>649,991.14</b>
<b><u>INCOME</u></b>		
10% Rendition Penalty	81.62	794.08
Court Costs/Abstract & Filing Fees	0.00	0.00
Collection Fee	139.71	3,190.47
Overpayments	0.00	0.00
Penalty & Interest	245.89	5,098.72
Taxes Collected	1,542.27	33,501.29
<b>Total Income</b>	<b>2,009.49</b>	<b>42,584.56</b>
<b><u>EXPENSES</u></b>		
Audit/Records	0.00	250.00
Court Affidavits	15.00	15.00
Bank Charges	0.00	0.00
Bond Premium	0.00	0.00
CAD Fees	0.00	12,622.00
Certificate of Value	0.00	0.00
Certified Tax Statements	0.00	0.00
Copies	117.00	558.00
Correction Roll Refunds	18,732.06	83,477.12
Continuing Disclosure	0.00	0.00
Delinquent Attorney Asst.	0.00	30.00
Delinquent Tax Attorney Expense	0.00	150.34
Delinquent Tax Attorney Fee	1,818.67	4,617.16
Estimate of Value	0.00	0.00
Installment Tracking	0.00	0.00
FA Assistance	0.00	0.00
Unclaimed Property Report	0.00	60.00
Legal Notices	0.00	0.00
Map	0.00	0.00
Mailing & Handling	25.47	80.39
Meeting Travel & Mileage	102.08	842.48
Overpayment Refund	0.00	0.00
Payment to Incorr. Jur	0.00	0.00
Public Hearing	0.00	0.00
Records Management	8.29	47.80
Rendition Refunds	0.00	2.27
5% Rendition Penalty to CAD	0.00	0.00
Roll Update & Processing	245.00	1,312.50
Supplies	108.97	108.97
Tax Assessor Collector Fee – AB	1,542.65	9,255.90
Transfer to Operating Fund	0.00	1,087.52
Transfer to Debt Service	0.00	400,000.00
	<b>22,715.19</b>	<b>514,517.45</b>
<b>ENDING BALANCE</b>	<b><u>178,058.25</u></b>	<b><u>178,058.25</u></b>



MUNICIPAL TAX SERVICE, LLC

**WEST PARK MUD – JUR 897**  
FOR THE PERIOD ENDING 10/31/2025

**YEAR TO YEAR COMPARISON**

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

**MONTHLY COLLECTIONS**

2025	2024	2023	2022	2021	2020
\$0.00	\$1,256.65	\$285.62	\$0.00	\$0.00	\$0.00
2019					
\$0.00					



MUNICIPAL TAX SERVICE,LLC

## WEST PARK MUD

FOR THE PERIOD ENDING 10/24/2025

### PLEDGED SECURITIES REPORT

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

COLLATERAL SECURITY AGREEMENT ON FILE : YES

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

COLLATERAL SECURITY REQUIRED: NO

TYPE OF PLEDGED INVESTMENT:

IN COMPLIANCE W/ DISTRICT INVESTMENT POLICY: YES



STATE OF TEXAS §

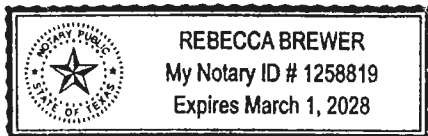
COUNTY OF HARRIS §

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



Avik Bonnerjee, RTA

SWORN TO AND SUBSCRIBED BEFORE ME, this 1<sup>st</sup> day of November 2025.



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

My Commission Expires March 1, 2028

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

TED A. COX

October 27, 2025

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

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

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees (September-October 2025) \$24.18

TOTAL DUE THIS INVOICE ..... \$24.18

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

10/25 expenses 24.18  
10/25 fees 100.00  
002  
124.18

Pd Check# 2033 Date: 11/1/25

WEST PARK MUD  
Deposits Report  
For Dates 10/1/2025 thru 10/31/2025

Bank	Deposit Date	Deposit No	Ck/Cash	CC	WACH	Deposit Amount
WELLS FARGO BANK	10/3/2025	20250133	1	0	0	0.29
	10/23/2025	20250134	0	1	0	263.62
	10/27/2025	20250135	0	0	1	791.09
	10/31/2025	20250136	1	0	0	954.49
	Total Deposits	4	2	1	1	2,009.49

<u>GL Account Summary</u>	<u>2024</u>	<u>2023</u>	<u>Total Report</u>
Taxes Paid	1,256.65	285.62	1,542.27
Penalties Paid	53.06	28.56	81.62
P&I Paid	179.91	65.98	245.89
Coll Fee Paid	139.71		139.71
	<u>1,629.33</u>	<u>380.16</u>	<u>2,009.49</u>

Pd Check # 2033 Date: 11/1/25





Houston Business Journal  
120 West Morehead St., Ste 400  
Charlotte, NC 28202

# INVOICE

Invoice Number **10552130**  
Invoice Date **October 3, 2025**  
Due Date **November 2, 2025**  
Payment Terms **Net 30**  
Customer ID **A-343058**

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B&A MUNICIPAL TAX SERVICE, LLC  
REBECCA M. OLVERA  
13333 Northwest Freeway Suite 620  
Houston, TX 77040  
United States of America

Advertising Customer: B&A MUNICIPAL TAX SERVICE, LLC  
Purchase Order Number:

Item Description	Tax	Amount
<i>64</i> WEST PARK MUD WATER DISTRICT NOPH HOUSTON BUSINESS JOURNAL Run Date: 10/03/2025		500.00
Net Amount		500.00
Tax:		
Total Invoice		500.00
Amount Due		500.00

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Pd Check# 2034 Date: 11/1/25

H28 Pending 1A



Property Tax  
Form 50-765

# Designation of Tax Refund

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

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

## TAXING UNIT INFORMATION

Collecting (Taxing Unit) Office Name

B & A Municipal Tax Service, LLC: West Park Municipal Utility District

Mailing Address

Φ @ 9/30

City, Town or Post Office, State, ZIP Code

## PROPERTY OWNER INFORMATION

Property Owner Name and Address:

HEB Beverage Company LLC

PO Box 839999

San Antonio, TX 78283-3999

← OK payable to

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

INVENTORY

Refund \$ 62.84

Property Account Number or Statement Number:

0913193 (2024); SEE AGREED JUDGMENT

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

2024-64242

## ASSIGNMENT OF RIGHT TO A REFUND

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

I, James E. Popp

, hereby designate the refund on the above named property be sent to the following:

Please check appropriate box (check only one box)

☐ Property Owner – If using different address than above information, please provide in the space below:

☒ Business office of attorney of record in the appeal located at the following mailing address:

☐ Another individual and address as designated in the following information:

Name c/o POPP HUTCHESON PLLC

Address 1301 S. MoPac Expressway, Suite 430

City Austin

State TX

ZIP 78746

Mail to

←

## SIGN THE APPLICATION

J. Popp

Property Owner or Duly Authorized Representative

09/23/2025

Date

Pd Check# 2035 Date: 11/1/25



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
11/1/2025	897-416

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

Description	Unit Count	Rate	Amount
Avik Bonnerjee, RTA - Tax Assessor Collector Fee November 2025.		1,553.45	1,553.45
2024 Additional Unit Count Invoiced 2025	-12	0.90	-10.80
Thank you for your business.		Pd Check # <u>2036</u> Date: <u>11/1/25</u>	
		<b>Total</b>	\$1,542.65





MUNICIPAL TAX SERVICE, LLC

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Date	Invoice #
11/1/2025	897-417

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

Description	Unit Count	Rate	Amount
Supplies for 2025 Tax Year (Pressboard File Folders)		8.03	8.03
Copies	428	0.20	85.60
Postage, Mailing, and Handling (5)		4.80	4.80
Roll Update & Processing - Monthly Fee		65.00	65.00
Records Retention		9.69	9.69
Meeting Travel Time/Mileage/Time (September 2025)		102.08	102.08
Thank you for your business.		Pd Check# <u>2037</u> Date: <u>11/1/25</u>	
		<b>Total</b>	\$275.20

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

19255 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	43.62	4.36	0.00	21.69	69.67	22.27	70.25	22.84	70.82
	Lawsuit: 6/9/2025											
2023	10/26/2023	2/1/2024	L	39.89	3.99	0.00	26.15	70.03	26.68	70.56	27.21	71.09
	Lawsuit: 6/9/2025											
2022	10/28/2022	2/1/2023	L	39.89	3.99	0.00	32.48	76.36	32.99	76.87	33.52	77.40
	Lawsuit: 6/9/2025											
2021	10/18/2021	2/1/2022	L	39.89	3.99	0.00	38.79	82.67	39.32	83.20	39.84	83.72
	Lawsuit: 6/9/2025											
Totals				163.29	16.33	0.00	119.11	298.73	121.26	300.88	123.41	303.03

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

01550 FOXLAKE DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		11.07	1.11	0.00	10.76	22.94	10.91	23.09	11.06	23.24

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

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		27.56	2.76	0.00	26.80	57.12	27.17	57.49	27.53	57.85
2020	12/9/2020	2/2/2021		23.89	2.39	0.00	27.01	53.29	27.34	53.62	27.65	53.93
Totals				51.45	5.15	0.00	53.81	110.41	54.51	111.11	55.18	111.78

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

2051 GREENHOUSE RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		141,689.55	0.00	106,600.00	15,860.48	50,950.03	16,281.55	51,371.10	16,702.63	51,792.18
Payment Date				Payment Amt	Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund	
1/17/2025				106,600.00	0.00	106,600.00	0.00	0.00	0.00	0.00	0.00	

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

IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		48.80	0.00	0.00	22.06	70.86	22.65	71.45	23.22	72.02
2023	10/26/2023	2/1/2024		34.26	0.00	0.00	20.42	54.68	20.83	55.09	21.24	55.50
Totals				83.06	0.00	0.00	42.48	125.54	43.48	126.54	44.46	127.52

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

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	1,475.29	147.53	0.00	733.51	2,356.33	752.99	2,375.81	772.46	2,395.28
	Lawsuit: 6/9/2025											

Account No/Name/Address				Cad No/Property Descr.								
2092875 SYLVAN LEARNING CENTER MOTIVATED LEARNING CENTERS LLC 1718 FRY RD STE 335 HOUSTON, TX 77084-5849				2092875 Business Personal Property CMP F&F M&E MISC ASSETS				Over 65	No	Veteran	No	
								Installment Code	N			
				01718 FRY RD ; 77084								
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2020	10/14/2020	2/2/2021		7.80	0.00	0.00	8.02	15.82	8.11	15.91	8.21	16.01
2112139 CAPSTONE CLASSICAL ACADEMY CAPSTONE CLASSICAL ACADEMY LLC 17117 WESTHEIMER RD HOUSTON, TX 77082-1259				2112139 Business Personal Property F&F M&E SUP				Over 65	No	Veteran	No	
								Installment Code	N			
				01507 RICEFIELD DR ; 77084								
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		54.43	5.44	0.00	52.93	112.80	53.64	113.51	54.36	114.23
2020	10/14/2020	2/2/2021		47.17	4.72	0.00	53.34	105.23	53.96	105.85	54.59	106.48
Totals				101.60	10.16	0.00	106.27	218.03	107.60	219.36	108.95	220.71
2189733 CASH STORE #7197 COTTONWOOD FINANCIAL TEXAS LLC 2100 W WALNUT HILL LN STE 300 IRVING, TX 75038-3268				2189733 Business Personal Property CMP F&F M&E MISC ASSETS SUP				Over 65	No	Veteran	No	
								Installment Code	N			
				01456 FRY RD ; 77084 ; 77084								
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		38.29	0.00	0.00	17.31	55.60	17.76	56.05	18.23	56.52
2208034 MW PAPER & GRAPHICS SUPPLY INC DBA COTTO 1718 FRY RD STE 205 HOUSTON, TX 77084-5840				2208034 Vehicles VHCLS				Over 65	No	Veteran	No	
								Installment Code	N			
				01718 FRY RD ; 77084								
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2015	10/13/2015	2/2/2016	L	114.37	11.44	0.00	0.07	0.11	0.07	0.11	0.07	0.11
Lawsuit: 10/24/2016												
Payment Date		Payment Amt		Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund		
11/9/2020		125.77		0.00	125.77	0.00	0.00	0.00	0.00	0.00		
2220238 RND TECHNOLOGY CORP 1718 FRY RD STE 200 HOUSTON, TX 77084-5840				2220238 Business Personal Property CMP SUP				Over 65	No	Veteran	No	
								Installment Code	N			
				01718 FRY RD ; 77084								
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		22.14	2.21	0.00	11.00	35.35	11.30	35.65	11.59	35.94
2224589 OILSOURCE OILSOURCE INC 18507 GARDENS END LN HOUSTON, TX 77084-0015				2224589 Vehicles VHCLS				Over 65	No	Veteran	No	
								Installment Code	N			
				19407 PARK ROW ; 77084 ; 77084								
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		65.80	6.58	0.00	63.99	136.37	64.85	137.23	65.72	138.10
2225001 BCTEC BCTEC CORPORATION 6201 SNEED COVE APT 135 AUSTIN, TX 78744-4200				2225001 Vehicles VHCLS				Over 65	No	Veteran	No	
								Installment Code	N			
				01718 FRY RD ; 77084								
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2018	2/26/2019	4/2/2019		15.75	0.00	0.00	20.35	36.10	20.54	36.29	20.73	36.48

Account No/Name/Address				Cad No/Property Descr.									
2228369 ECO PHARMACY OF KATY WEST LLC 2277 PLAZA DR STE 290 SUGAR LAND, TX 77479-6609				2228369 Business Personal Property CMP F&F INV M&E				Over 65 Veteran Installment Code		No No N			
19255 PARK ROW ; 77084													
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2018	10/11/2018	2/1/2019		764.20	76.42	0.00	1,106.26	1,946.88	1,116.34	1,956.96	1,126.43	1,967.05	
2234621 TRICON RESIDENTIAL TRICON AMERICAN HOMES LLC 19424 PARK ROW DR STE 165 HOUSTON, TX 77084				2234621 Business Personal Property CMP F&F M&E SUP				Over 65 Veteran Installment Code		No No N			
19424 PARK ROW DR ; 77084 ; 77084													
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		19.19	1.92	0.00	9.54	30.65	9.79	30.90	10.05	31.16	
2023	10/26/2023	2/1/2024		17.55	1.76	0.00	11.51	30.82	11.75	31.06	11.97	31.28	
Totals				36.74	3.68	0.00	21.05	61.47	21.54	61.96	22.02	62.44	
2237141 PRONTO HOLDCO INC PRONTO GENERAL AGENCY LTD 805 MEDIA LUNA ST BROWNSVILLE, TX 78520-4056				2237141 Business Personal Property CMP F&F INSIDE HEB				Over 65 Veteran Installment Code		No No N			
01550 FRY RD ; 77084 ; 77084													
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		18.94	0.00	0.00	16.75	35.69	16.98	35.92	17.19	36.13	
2241366 NOW SPECIALTIES, INC 19407 PARK ROW STE 150 HOUSTON, TX 77084-7212				2241366 Vehicles VHCLS				Over 65 Veteran Installment Code		No No N			
19407 PARK ROW ; 77084													
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2019	3/19/2020	5/1/2020		165.81	0.00	0.00	188.36	354.17	190.35	356.16	192.34	358.15	
2244223 LEOBARDO L ALDERETE MARTINEZ 19606 PARK ROW APT 224 HOUSTON, TX 77084-6010				2244223 Vehicles VHCLS				Over 65 Veteran Installment Code		No No N			
19606 PARK ROW DR ; 77084													
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2018	10/11/2018	2/1/2019		17.04	1.70	0.00	24.66	43.40	24.89	43.63	25.11	43.85	
2017	10/11/2017	2/1/2018		20.58	2.06	0.00	33.05	55.69	33.33	55.97	33.59	56.23	
2016	10/11/2016	2/1/2017		34.57	3.46	0.00	61.01	99.04	61.46	99.49	61.92	99.95	
Totals				72.19	7.22	0.00	118.72	198.13	119.68	199.09	120.62	200.03	
2244544 RDA PROMART ALL C ENTERPRISES LLC 1718 FRY RD STE 305 HOUSTON, TX 77084-5841				2244544 Vehicles VHCLS				Over 65 Veteran Installment Code		No No N			
01718 FRY RD ; 77084													
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025	L	126.96	12.70	0.00	63.13	202.79	64.81	204.47	66.48	206.14	
Lawsuit: 6/9/2025													
2268915 QUICK WEIGHT LOSS CENTERS QUICK WEIGHT LOSS CENTERS LLC 1883 W STATE ROAD 84 STE 106 FORT LAUDERDALE, FL 33315-2232				2268915 Business Personal Property CMP F&F INV M&E MISC ASSETS SUP				Over 65 Veteran Installment Code		No No N			
19730 KATY FWY ; 77094													
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		90.09	9.01	0.00	44.79	143.89	45.98	145.08	47.17	146.27	
2023	10/26/2023	2/1/2024		80.84	8.08	0.00	52.99	141.91	54.06	142.98	55.13	144.05	
2022	10/28/2022	2/1/2023		77.14	7.71	0.00	62.79	147.64	63.81	148.66	64.83	149.68	
2021	12/15/2021	2/1/2022		74.38	7.44	0.00	72.33	154.15	73.32	155.14	74.29	156.11	
2020	10/14/2020	2/2/2021		64.46	6.45	0.00	72.90	143.81	73.75	144.66	74.60	145.51	
Totals				386.91	38.69	0.00	305.80	731.40	310.92	736.52	316.02	741.62	

Account No/Name/Address				Cad No/Property Descr.								
2279923 A C EXPORT ENVIOS A VENEZUELA A C EXPORT LLC 8351 NW 68 ST MIAMI, FL 33166-2662				2279923 Business Personal Property CMP F&F M&E SUP				Over 65 Veteran Installment Code		No No N		
01718 FRY RD ; 77084												
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		14.25	1.42	0.00	7.08	22.75	7.27	22.94	7.45	23.12
2023	11/3/2023	2/1/2024		13.03	1.30	0.00	8.54	22.87	8.71	23.04	8.89	23.22
2022	10/28/2022	2/1/2023		13.03	1.30	0.00	10.61	24.94	10.77	25.10	10.95	25.28
2021	10/18/2021	2/1/2022		13.03	1.30	0.00	12.67	27.00	12.84	27.17	13.01	27.34
2020	10/14/2020	2/2/2021		11.29	1.13	0.00	12.77	25.19	12.91	25.33	13.07	25.49
2019	10/1/2019	2/1/2020		13.73	1.37	0.00	17.70	32.80	17.88	32.98	18.06	33.16
Totals				78.36	7.82	0.00	69.37	155.55	70.38	156.56	71.43	157.61
2279930 JADE MACKENZIE APPAREL LISA BLENMON 1718 FRY RD STE 315 HOUSTON, TX 77084-5841				2279930 Business Personal Property CMP F&F INV M&E SUP				Over 65 Veteran Installment Code		No No N		
01718 FRY RD ; 77084												
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		202.22	20.22	0.00	196.64	419.08	199.31	421.75	201.98	424.42
2020	10/14/2020	2/2/2021		175.26	17.53	0.00	198.19	390.98	200.50	393.29	202.81	395.60
2019	10/1/2019	2/1/2020		213.00	21.30	0.00	274.60	508.90	277.42	511.72	280.22	514.52
2018	10/11/2018	2/1/2019	L	222.04	22.20	0.00	321.42	565.66	324.36	568.60	327.28	571.52
Lawsuit: 2/22/2019												
2017	2/27/2018	4/3/2018	L	238.16	23.82	0.00	376.20	638.18	379.35	641.33	382.49	644.47
Lawsuit: 2/22/2019												
Totals				1,050.68	105.07	0.00	1,367.05	2,522.80	1,380.94	2,536.69	1,394.78	2,550.53
2281672 PINK RIBBON WOMEN'S CENTER 11221 KATY FWY STE 201 HOUSTON, TX 77079-2105				2281672 Business Personal Property CMP F&F M&E SUP				Over 65 Veteran Installment Code		No No N		
02222 GREENHOUSE RD ; 77084												
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		2,186.42	218.64	0.00	1,087.08	3,492.14	1,115.94	3,521.00	1,144.80	3,549.86
2023	10/26/2023	2/1/2024		1,999.77	199.98	0.00	1,311.05	3,510.80	1,337.45	3,537.20	1,363.84	3,563.59
2022	10/28/2022	2/1/2023		1,999.77	199.98	0.00	1,627.82	3,827.57	1,654.21	3,853.96	1,680.61	3,880.36
2021	10/18/2021	2/1/2022		1,999.77	199.98	0.00	1,944.58	4,144.33	1,970.98	4,170.73	1,997.37	4,197.12
2020	10/27/2020	2/2/2021		1,733.13	173.31	0.00	1,959.82	3,866.26	1,982.70	3,889.14	2,005.57	3,912.01
2019	10/1/2019	2/1/2020		2,106.42	210.64	0.00	2,715.60	5,032.66	2,743.40	5,060.46	2,771.20	5,088.26
2018	12/19/2018	2/1/2019		2,239.74	223.97	0.00	3,242.24	5,705.95	3,271.81	5,735.52	3,301.37	5,765.08
Totals				14,265.02	1,426.50	0.00	13,888.19	29,579.71	14,076.49	29,768.01	14,264.76	29,956.28
2295532 TIP TOP TUX LLC 500 FLOYD BLVD SIOUX CITY, IA 51101-2122				2295532 Business Personal Property CMP F&F INV M&E MISC ASSETS				Over 65 Veteran Installment Code		No No N		
19614 KATY FWY ; 77094 ; 77094												
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		51.11	5.11	0.00	25.42	81.64	26.09	82.31	26.76	82.98
2023	10/26/2023	2/1/2024		46.42	0.00	0.00	27.67	74.09	28.22	74.64	28.78	75.20
Totals				97.53	5.11	0.00	53.09	155.73	54.31	156.95	55.54	158.18
2301975 MUSA AUTO FINANCE 14131 MIDWAY RD #900 ADDISON, TX 75001-3855				2301975 Leased Equipment VHCLS				Over 65 Veteran Installment Code		No No N		
IN HARRIS COUNTY												
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	4/25/2024	6/1/2024		38.09	3.81	0.00	22.96	64.86	23.46	65.36	23.97	65.87
2022	10/28/2022	2/1/2023		52.06	5.21	0.00	42.38	99.65	43.06	100.33	43.76	101.03
Totals				90.15	9.02	0.00	65.34	164.51	66.52	165.69	67.73	166.90



Account No/Name/Address				Cad No/Property Descr.									
2303729 MY EYELAB OCULUS INTERESTS XII LLC 20115 STUEBNER AIRLINE RD SPRING, TX 77379-5430				2303729 Business Personal Property CMP F&F INV M&E				Over 65	No				
								Veteran	No				
								Installment Code	N				
19504 KATY FWY ; 77084													
							Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		89.75	8.98	0.00	44.62	143.35	45.81	144.54	47.00	145.73	
2303884 MINUTEMAN PRESS DC DIGITAL LLC 1718 FRY RD STE 220 HOUSTON, TX 77084-5840				2303884 Light Manufacturing CMP F&F INV M&E SUP				Over 65	No				
								Veteran	No				
								Installment Code	N				
01718 FRY RD ; 77084 ; 77084													
							Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		46.28	4.63	0.00	23.01	73.92	23.62	74.53	24.23	75.14	
2313194 REYNALDO SOCARRAS URIZA 19321 PARK ROW 1419 HOUSTON, TX 77084-4893				2313194 Vehicles VHCLS				Over 65	No				
								Veteran	No				
								Installment Code	N				
19231 PARK ROW ; 77084													
							Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		2.44	0.24	0.00	2.37	5.05	2.40	5.08	2.43	5.11	
2020	10/14/2020	2/2/2021		2.11	0.21	0.00	2.38	4.70	2.41	4.73	2.44	4.76	
2019	6/17/2020	8/1/2020		17.18	1.72	0.00	20.80	39.70	21.01	39.91	21.24	40.14	
Totals				21.73	2.17	0.00	25.55	49.45	25.82	49.72	26.11	50.01	
2314908 JR CARGO EXPRESS LLC JUNIOR VALDES VALDES 19303 GAGELAKE LN HOUSTON, TX 77084-4816				2314908 Vehicles VHCLS				Over 65	No				
								Veteran	No				
								Installment Code	N				
19606 PARK ROW DR ; 77084													
							Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		7.69	0.77	0.00	7.48	15.94	7.58	16.04	7.68	16.14	
2334489 MOLA'S TRANSPORT DIANA M MARULANDA GONZALEZ 19606 PARK ROW APT 815 HOUSTON, TX 77084-6014				2334489 Vehicles VHCLS				Over 65	No				
								Veteran	No				
								Installment Code	N				
19606 PARK ROW DR ; 77084													
							Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		4.11	0.41	0.00	4.00	8.52	4.05	8.57	4.11	8.63	
2020	10/14/2020	2/2/2021		4.24	0.42	0.00	4.80	9.46	4.84	9.50	4.90	9.56	
Totals				8.35	0.83	0.00	8.80	17.98	8.89	18.07	9.01	18.19	
2340128 APARA AUTISM CENTER - KATY APARA AUTISM CENTER 2051 GREENHOUSE RD # 160 HOUSTON, TX 77084-8022				2340128 Business Personal Property CMP F&F M&E SUP				Over 65	No				
								Veteran	No				
								Installment Code	N				
02051 GREENHOUSE RD ; 77084 ; 77084													
							Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/31/2024	2/1/2025		125.17	0.00	0.00	56.58	181.75	58.08	183.25	59.58	184.75	
2354243 LDH EXPRESS LLC LISBANIS DIAZ 20403 FM 529 RD STE 240-121 CYPRESS, TX 77433-5378				2354243 Vehicles VHCLS				Over 65	No				
								Veteran	No				
								Installment Code	N				
02040 GREENHOUSE RD ; 77084 ; 77084													
							Due Oct, 2025		Due Nov, 2025		Due Dec, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2022	2/22/2023	4/1/2023		113.66	11.37	0.00	89.52	214.55	91.02	216.05	92.52	217.55	

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

03211 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		20.57	2.06	0.00	13.49	36.12	13.75	36.38	14.03	36.66

2361452 OPAL LOTUS TATTOO STUDIO OPAL LOTUS LLC 22318 SMOKEY HILL DR KATY, TX 77450-3324				2361452 Business Personal Property CMP F&F M&E SUP				Over 65 Veteran Installment Code	No No N
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01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		18.65	1.86	0.00	9.27	29.78	9.51	30.02	9.77	30.28
2023	10/26/2023	2/1/2024		17.06	1.71	0.00	11.18	29.95	11.41	30.18	11.64	30.41
2022	10/28/2022	2/1/2023		17.06	1.71	0.00	13.89	32.66	14.11	32.88	14.34	33.11
Totals				52.77	5.28	0.00	34.34	92.39	35.03	93.08	35.75	93.80

2362445 MEDRX SPECIALTY PHARMACY MEDRX SPECIALTY PHARMACY, LLC PO BOX 2188 CYPRESS, TX 77410-2188				2362445 Business Personal Property CMP F&F INV M&E SUP				Over 65 Veteran Installment Code	No No N
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19255 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		203.60	20.36	0.00	101.23	325.19	103.92	327.88	106.60	330.56
2023	11/15/2023	2/1/2024		181.26	18.13	0.00	118.84	318.23	121.23	320.62	123.63	323.02
2022	10/28/2022	2/1/2023	L	169.60	16.96	0.00	138.05	324.61	140.30	326.86	142.53	329.09
Lawsuit: 7/28/2023												
Totals				554.46	55.45	0.00	358.12	968.03	365.45	975.36	372.76	982.67

2373392 LN EXPRESS LLC JAVIER ALEJA LA NUEZ HERNANDEZ 2219 GREENHOUSE RD APT 2340 HOUSTON, TX 77084-7320				2373392 Vehicles VHCLS				Over 65 Veteran Installment Code	No No N
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02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024	L	68.44	6.84	0.00	44.86	120.14	45.78	121.06	46.68	121.96
Lawsuit: 6/9/2025												
2022	10/28/2022	2/1/2023	L	81.56	0.00	0.00	60.35	141.91	61.34	142.90	62.31	143.87
Lawsuit: 6/9/2025												
Totals				150.00	6.84	0.00	105.21	262.05	107.12	263.96	108.99	265.83

2373530 JAIME ALEMAN LOPEZ 2219 GREENHOUSE RD APT 3108 HOUSTON, TX 77084-7333				2373530 Vehicles VHCLS				Over 65 Veteran Installment Code	No No N
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02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		68.44	6.84	0.00	44.86	120.14	45.78	121.06	46.68	121.96

2377318 RAINBOW INTERNATIONAL OF WESTSIDE ENFYS SERVICES LLC 2500 GREENHOUSE RD STE 2102 HOUSTON, TX 77084-7998				2377318 Vehicles VHCLS				Over 65 Veteran Installment Code	No No N
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02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	12/20/2024	2/1/2025		21.57	0.00	0.00	9.75	31.32	10.01	31.58	10.27	31.84

2377350 RAINBOW INTERNATIONAL OF WESTSIDE ENFYS SERVICES LLC 2500 GREENHOUSE RD STE 2102 HOUSTON, TX 77084-7998				2377350 Business Personal Property CMP M&E				Over 65 Veteran Installment Code	No No N
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02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025		43.36	0.00	0.00	19.60	62.96	20.12	63.48	20.64	64.00

## Account No/Name/Address

## Cad No/Property Descr.

2391223  
ROBERTO REYES LARA  
2219 GREENHOUSE RD APT 3114  
HOUSTON, TX 77084-7334

2391223  
Vehicles  
VHCLS

Over 65  
Veteran  
Installment Code

No  
No  
N

02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	6/21/2023	2/1/2024	L	391.04	39.10	0.00	287.33	717.47	292.50	722.64	297.66	727.80
	Lawsuit: 10/7/2024											
2021	6/20/2023	2/1/2024	L	68.38	6.84	0.00	50.25	125.47	51.15	126.37	52.05	127.27
	Lawsuit: 10/7/2024											
Totals				459.42	45.94	0.00	337.58	842.94	343.65	849.01	349.71	855.07

2399210  
ROBERTO MERINO DIEGO ENRIQUE FONTAL  
2500 GREENHOUSE RD APT 8303  
HOUSTON, TX 77084-7993

2399210  
Vehicles  
VHCLS

Over 65  
Veteran  
Installment Code

No  
No  
N

02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		114.19	11.42	0.00	74.86	200.47	76.37	201.98	77.87	203.48

2407415  
E C LEONES TRUCKING LLC  
2411 GREENHOUSE RD APT 2205  
HOUSTON, TX 77084-7845

2407415  
Vehicles  
VHCLS

Over 65  
Veteran  
Installment Code

No  
No  
N

02411 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	428.40	42.84	0.00	213.00	684.24	218.65	689.89	224.32	695.56
	Lawsuit: 6/9/2025											

2410195  
AVION TRANSPORT LLC  
1721 GREENHOUSE RD APT 6321  
HOUSTON, TX 77084-8085

2410195  
Vehicles  
VHCLS

Over 65  
Veteran  
Installment Code

No  
No  
N

01721 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/31/2024	2/1/2025	L	241.15	24.12	0.00	119.91	385.18	123.09	388.36	126.27	391.54
	Lawsuit: 6/9/2025											

2411921  
LOGICARE LLC  
2411 GREENHOUSE RD APT 5414  
HOUSTON, TX 77084-8095

2411921  
Vehicles  
VHCLS

Over 65  
Veteran  
Installment Code

No  
No  
N

02411 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	11/14/2024	2/1/2025		44.90	0.00	0.00	20.30	65.20	20.84	65.74	21.38	66.28

2425859  
HANGER CLINIC KATY  
1718 FRY RD STE 435  
HOUSTON, TX 77084-5843

2425859  
Vehicles  
VHCLS

Over 65  
Veteran  
Installment Code

No  
No  
N

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	2/23/2025	4/1/2025		98.48	9.85	0.00	46.36	154.69	47.67	156.00	48.97	157.30

2432592  
SOFT TOUCH NAILS  
SOFT TOUCH NAILS LLC  
19728 KATY FWY  
HOUSTON, TX 77094-1030

2432592  
Business Personal Property  
CMP F&F INV M&E SUP

Over 65  
Veteran  
Installment Code

No  
No  
N

19728 KATY FWY ; 77094 ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Oct, 2025		Due Nov, 2025		Due Dec, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	6/26/2025	8/1/2025		165.12	16.51	0.00	69.01	250.64	71.20	252.83	73.38	255.01

Account No/Name/Address

Cad No/Property Descr.

Jurisdiction Totals

<u>Year</u>	<u>Tax Levy</u>	<u>Base Taxes Due</u>	<u>Penalties Due</u>	<u>Del. P&amp;I Due</u>	<u>Atty Fee Due</u>	<u>Escrow Amt</u>	<u>Total Due</u>	<u>Count</u>	<u>% Collected</u>
2006	711,466.58	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2007	819,319.83	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2008	879,617.88	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2009	666,131.42	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2010	935,245.70	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2011	1,156,776.10	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2012	1,158,188.10	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2013	1,276,014.62	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2014	1,475,789.97	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2015	1,894,924.90	0.00	0.04	0.05	0.02	0.00	0.11	1	100.00%
2016	1,939,555.05	34.57	3.46	44.50	16.51	0.00	99.04	1	100.00%
2017	1,703,467.59	258.74	25.88	293.61	115.64	0.00	693.87	2	99.98%
2018	1,675,849.18	3,258.77	324.29	3,331.93	1,383.00	0.00	8,297.99	5	99.81%
2019	1,716,832.71	2,516.14	235.03	2,222.34	994.72	0.00	5,968.23	5	99.85%
2020	1,724,054.69	2,069.35	206.16	1,570.10	769.13	0.00	4,614.74	9	99.88%
2021	2,184,128.26	2,591.76	257.08	1,609.15	891.19	0.00	5,349.18	15	99.88%
2022	2,574,247.74	2,954.81	287.33	1,430.65	934.57	0.00	5,607.36	10	99.89%
2023	2,827,251.78	6,250.23	616.97	1,801.13	799.17	0.00	9,467.50	21	99.78%
2024	3,134,212.60	48,763.58	1,306.62	9,444.98	9,983.31	0.00	69,498.49	35	98.44%
2025	3,206,934.94	3,206,934.94	2,079.71	0.00	0.00	0.00	3,209,014.65	308	0.00%
		3,275,632.89	5,342.57	21,748.44	15,887.26	0.00	3,318,611.16	412	

# WESTPARK MUNICIPAL UTILITY DISTRICT DELINQUENT TAX REPORT

November 5, 2025

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

PERSONAL PROPERTY ACCOUNTS			
PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Burger and Fries	2425724	2024 - \$365.63	ACCOUNT PAID.
Nails	2432592	2024 - \$165.12	This account recently went delinquent. A demand letter has been sent.
Art	2013646 2244544	2024 - \$1,475.29 2024 - \$126.96	Lawsuit filed.
Collection	2362066	2024 - \$165.05	Lawsuit filed. Default judgment hearing set for 12/05/25.
Trucking LLC	2407415	2024 - \$428.40	Lawsuit filed. Trial set for 01/08/26.
Port LLC	2410195	2024 - \$241.15	Lawsuit filed. Default judgment hearing set for 02/18/26.
es Lara	2391223	2021 - \$68.38 2022 - \$391.04	Lawsuit filed.
anic	0746047	2021 - \$39.89 2022 - \$39.89	Lawsuit filed. Default judgment hearing set for 02/24/26.

<b><u>PROPERTY OWNER</u></b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
		2023 - \$39.89 2024 - \$43.62	
ss LLC	2373392	2022 - \$81.56 2023 - \$68.44 2024 - 68.44	Lawsuit filed.
Automated Retail	2000673	2023 - \$34.26 2024 - \$48.80	Property owner filed for bankruptcy. A proof of claim has
ilities, Inc.	2241366	2019 - \$165.81	Sent demand letters to the agent for this company (no response). HCAD, this business closed on 05/13/2019. The vehicle was in an account, a 2018 Ford F350, has been sold and is no longer with the company. HCAD has deleted the account for 2020.
ight 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 was terminated with the Secretary of State.

**PERSONAL PROPERTY ACCOUNTS UNDER \$250.00**

<b><u>PROPERTY OWNER</u></b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
nc.	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.
est Academy	1008495	2020 - \$23.89 2021 - \$27.56	No response to demand letters. Per HCAD, the business is no longer at the address. The account has been deleted for the 2022 tax year.
aming Center	2092875	2020 - \$7.80	No response to demand letters. Per HCAD, the business is no longer at the address. The account has been deleted for the 2021 tax year.
Classical	2112139	2020 - \$47.17 2021 - \$54.43	No response to demand letters. Per HCAD field inspection, this company is no longer in business at the property location. The account is not active with HCAD after 2021.
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.





<b><u>DEBTOR</u></b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
LLC	2279923	2019 - \$13.73 2020 - \$11.29 2021 - \$13.03 2022 - \$13.03 2023 - \$13.03 2024 - \$14.25	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
idental	2234621	2023 - \$17.55 2024 - \$19.19	
LLC	2295532	2023 - \$46.42 2024 - \$51.11	
ools	2355867	2023 - \$20.57	
#7197	2189733	2024 - \$38.29	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
anology Corp.	2220238	2024 - \$22.14	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
	2303729	2024 - \$89.75	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
Press	2303884	2024 - \$46.28	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
ism Center	2340128	2024 - \$125.17	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
International	2377318 2377350	2024 - \$21.57 2024 - \$43.36	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
LC	2411921	2024 - \$44.90	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under
inic Katy	2425859	2024 - \$98.48	No response to demand letters. Will continue collection efforts, but will not filing a lawsuit at this time unless otherwise instructed (amounts due under

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

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

### PERSONAL PROPERTY JUDGMENTS

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Don Women's	2281672	2018 - \$2,239.74 2019 - \$2,106.42 2020 - \$963.61 2021 - \$1,999.77 2022 - \$1,999.77 2023 - \$1,999.77 2024 - \$2,186.42	Court judgment entered. Sent Writ of Execution to Constable advised that this company is no longer doing business at property location. HCAD also did a field inspection and no property was vacant and the business was no longer located at business location. Account not active after 2024. Abstract of Judgment filed with the County Clerk's office.
Denzie Apparel	2279930	2017 - \$238.16 2018 - \$222.04 2019 - \$213.00 2020 - \$175.26 2021 - \$202.22	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.
Denzie of Katy	2228369	2018 - \$764.20	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.
Denzie Specialty	2362445	2022 - \$169.60 2023 - \$181.26 2024 - \$203.60	Court judgment entered. Sent Writ of Execution to Constable made demand on defendant. No payment was made. Constable found no non-exempt property belonging to the defendant. Returned the Writ to the court Nulla Bona. Abstract of Judgment 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**  
**11/24/2025**

## MONTHLY OPERATIONS REPORT WEST PARK MUNICIPAL UTILITY DISTRICT

<b>METER COUNT</b>	
S.T.P.	1
Vacant	0
Commercial	65
Nursing Home	1
Irrigation	44
Park(Irrigation)	1
Apts/Units(2636)	10
<b>Total</b>	<b>122</b>

<b>BILLED CONSUMPTION</b>		
9/17/25	to	10/17/25
STP		2,700,000
Apartments		7,528,000
Commercial		2,748,000
Irrigation		3,680,000
Park (Irrigation) No Bill		221,000
<b>Total</b>		<b>16,877,000</b>

I/C to HC MUD #345 9/19/2025 -9/20/2025:	186,000
Flushing, Main Line Break & Leaks:	74,000
Total Consumption:	17,063,000
Plant Pumpage:	17,180,000
Billed Percentage of Pumped Water:	99.32%

	#2	#3
Calculated Well GPM	874	1,236
Design Well GPM	1,000	1,000
Well Pumpage	6,912,000	10,268,000

Arrears for the Month of	SEPTEMBER	Month of	OCTOBER
Cut-Off Notices Mailed	09/24/25	Meter Read Date	10/17/25
Number of Notices Mailed	8	Billing Date	10/27/25
Cut-Off Date	10/21/25	Mailing Date	10/28/25
Number of Actual Cut-Offs	0	Due Date	11/19/25

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

# WEST PARK MUNICIPAL UTILITY DISTRICT

DATE  
11/24/2025

## MONTHLY OPERATIONS SUMMARY

### WATER SYSTEM

October-25

Total Water Pumped for Calendar Month of :      October-25      **18,990,000**      Gallons

Distribution System Chlorine Residual Reporting:	<b>Average</b>	<u>1.59</u>	mg/l.
	<b>Maximum</b>	<u>3.12</u>	mg/l.
	<b>Minimum</b>	<u>0.66</u>	mg/l.

---

TEXAS DEPARTMENT OF HEALTH I. D. NO. 1011930

Bacteriological Analysis :      **10**

Samples Taken On :    **10/23/25**

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

# WEST PARK MUNICIPAL UTILITY DISTRICT

## MONTHLY OPERATIONS SUMMARY

### WASTEWATER TREATMENT PLANT

September-25

TPDES Permit # WQ0012346001  
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: September-25

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	2.49 mg/l	3.41 mg/l	7.00 mg/l	NO
BOD 5 Maximum	2.98 mg/l	6.33 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	6.93 mg/l	11.20 mg/l	29.00 lbs/day	NO
TSS Average	2.06 mg/l	1.91 mg/l	15.00 mg/l	NO
TSS Maximum	5.00 mg/l	2.90 mg/l	40.00 mg/l	NO
TSS lbs/day	5.39 mg/l	6.20 mg/l	63.00 lbs/day	NO
NH3-N Average	0.08 mg/l	0.05 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.18 mg/l	0.08 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.22 mg/l	0.16 mg/l	8.30 lbs/day	NO
E Coli Avg.	1.00 mpn	1.00 mpn	63 mpn	NO
E Coli Maximum	1.00 mpn	1.00 mpn	200 mpn	NO
DO Minimum	6.21 mpn	7.21 mpn	6.00 mg/l	NO
pH Minimum	7.21 mpn	6.10 mpn	6.00 s.u.	NO
pH Maximum	8.10 mpn	7.83 mpn	9.00 s.u.	NO
CL2 Res Min	1.85 mg/l	1.20 mg/l	1.00 mg/l	NO
CL2 Res Max	3.98 mg/l	3.94 mg/l	4.00 mg/l	NO
Flow Average	0.383 mg/l	0.383 mg/l	0.990 mg/l	NO
Flow Maximum	0.630 mg/l	0.621 mg/l	N/A	N/A
Total Treated	11,490,000			
Effluent Quality Compliant with Discharge Permit ?			YES	



# WEST PARK MUNICIPAL UTILITY DISTRICT

## MONTHLY OPERATIONS SUMMARY BILLING & COLLECTION REPORT October-25

DATE  
11/24/2025

	<u>Apartments</u>	<u>All Others</u>	<u>Total</u>
<b>Balance Forward</b>			
As of 09/24/25	\$ 94,109.70	\$ 40,927.33	\$ 140,010.08
<b>Collection Period:</b>			
		<b>9/24/25 TO 10/28/25</b>	
Deposit	\$ -	\$ 39,500.00	\$ 39,500.00
Water	\$ 23,350.00	\$ 14,728.56	\$ 38,078.56
Sewer	\$ 23,350.00	\$ 2,984.19	\$ 26,334.19
New Acct/App/Transfer Fee	\$ -	\$ -	\$ -
Misc	\$ -	\$ -	\$ -
Penalty	\$ -	\$ 833.47	\$ 833.47
Tap Fees		\$ 351,222.29	\$ 351,222.29
TCEQ	\$ 233.50	\$ 96.40	\$ 329.90
Grease Trap	\$ -	\$ 1,200.00	\$ 1,200.00
RWA Fee	\$ 27,460.40	\$ 35,397.20	\$ 62,857.60
Undistributed Overpayments		\$ 1,269.51	\$ 1,269.51
<b>TOTAL</b>	<b>\$ 74,393.90</b>	<b>\$ 447,231.62</b>	<b>\$ 521,625.52</b>
<b>Current Adjustments:</b>			
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ 398,561.59</b>	<b>\$ 398,561.59</b>
		<b>October '25</b>	
<b>Current Billing for</b>		<b>9/17/25 TO 10/17/25</b>	
Deposit	\$ -	\$ -	\$ -
Water	\$ 26,360.00	\$ 12,894.75	\$ 39,254.75
Sewer	\$ 26,360.00	\$ 2,759.00	\$ 29,119.00
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 78.23	\$ 341.83
Grease Trap		\$ 1,250.00	\$ 1,250.00
RWA	\$ 26,848.15	\$ 28,278.05	\$ 55,126.20
<b>TOTAL</b>	<b>\$ 79,831.75</b>	<b>\$ 45,260.03</b>	<b>\$ 125,091.78</b>
<b>TOTAL RECEIVABLE</b>	<b>\$ 99,547.55</b>	<b>\$ 42,490.38</b>	<b>\$ 142,037.93</b>

Collection Report Through 10/28/25  
NOTES: Deposits on file for the district \$401,904.80

Consumption: 14,177,000  
Paperless: 29



## **West Park Municipal Utility District**

Board of Directors Meeting

November 24, 2025

---

### **Wastewater Treatment**

9/17/25 – Sewer Plant – Furnished operator to assist subcontractor with bottom cleaning of the onsite lift station wet well. Removed and disposed of (4,000) gallons of debris.

10/2/25 – Sewer Plant – Furnished operator to assist subcontractor with bottom cleaning the chlorine contact chamber. Removed and disposed of (6,500) gallons of debris.

10/2/25 – Sewer Plant – Furnished operator to assist subcontractor with top cleaning of the onsite lift station wet well. Removed and disposed of (2,000) gallons of debris and grease.

10/14/25 – Sewer Plant – Furnished operator to assist subcontractor to belt press digester chambers. Removed and disposed of (410,635) gallons of sludge.

10/17/25 – Sewer Plant – Furnished subcontractor to perform annual preventative maintenance on 4100 liquid chlorinator, Mazzei injection and vacuum induction mixer. Replaced motor gearbox assembly, 3/8" PE black tubing and 3/8" PE natural tubing.

### **Sanitary Sewer System**

9/25/25 – Park Row Dr – Customer reported (2) sinkholes. Dye tested area, found (1) sinkhole over the sanitary sewer manhole. Found dye making its way into the system from sewer. Excavated the area. Resealed manhole from the outside and around the exposed pipe to eliminate infiltration. Found (1) sinkhole on the storm system. Marked the area and referred to Harris County for repairs.

### **Water Plant No. 1 & No. 2**

9/30/25 – Water Plant #2 – Furnished subcontractor to perform annual preventative maintenance on 4100 liquid chlorinator and Mazzei injector. Replaced 3/8" PE natural tubing and 3/8" PE black tubing.

10/10/25 – Water Plant #1 – Furnished subcontractor to perform annual preventative maintenance on 4100 liquid chlorinator, 4100EC liquid chlorinator and PM Mazzei injector. Replaced 3/8" PE natural tubing.

10/15/25 – Water Plant #1 – Furnished subcontractor to perform annual preventative maintenance crane inspection and load testing on (2) ton monorail with kito hoist.

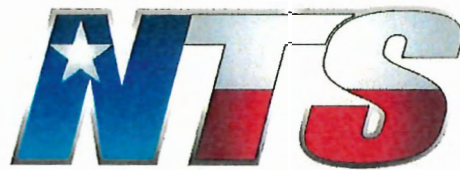
### **Water Distribution System**

10/7/25 – Fry Rd – Customer reported leak at valve. Upon arrival, pumped down both vaults and found packing bolts on wheel valve leaking inside the vault. Contacted subcontractor to make repair.

10/14/25 – BID Job – 12” waterline offset to avoid conflict with storm sewer box culvert.

10/17/25 – Greenhouse Rd – BID Job – Installed (3) 2” domestic meters, (2) 1” irrigation meters and (2) road bores and casing at 2110 and 2120 Greenhouse Rd. Received and deposited \$181,095.00 into the District account.

10/25/25 – Greenhouse Rd - BID Job – Installed (1) 8” domestic/fire rated meter, (1) 2” irrigation meter. Received and deposited \$209,627.29 into the District account.



***Pumps, Motors and Controls***

***281-477-7867***

October 30, 2024

To: H2O Innovation – Jeremy K.

From: Michael Huff– Texas Electrical Contractors License #17123

Location: West Park MUD WWTP

NTS is pleased to provide the following:

New 2 HP Ebarra Injection Pump, 2” Hozzle Injector, Size 1 Starter and Heaters,  
Manufactured Mounting Bracket for Injection Pump

Description

Demo soft starter, install new size one starter and overload heaters, wire up starter and motor, mount pump to mounting bracket and winch, and test.

Material & Labor:

\$4700 not including original service call

Should you have any questions, please call me on 832-473-8515.

Thank You,

Michael Huff



November 24, 2025

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

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

Members of the Board:

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

3. Sidewalk Projects and Harris County Interlocal Agreement

Harris County is considering extending the design to Fry Road and the south side of Park Row, which is related to the Places 4 People application that was submitted in 2024. The application included a sidewalk on the north side, and it stopped short of Fry Road. We are looking to set up a call with Precinct 4 after the Thanksgiving holiday.

8.a) Design, Bid, and Award

Nothing to report at this time.

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

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

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

Construction is underway, and the contractor is working to replace the fence in phases. Some of the new panels have been constructed, with temporary fencing around the next areas to provide site security. The contractor encountered some unexpected utilities and provided Change Order No. 1, in the amount of \$5,894.00, to hydro excavate and expose the utilities to avoid damage.

**ACTION – Approve Change Order No. 1**

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

The project is complete. The contractor is working to address punch list items.

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

Utility construction is underway. The District will be responsible for the storm sewer portion of the development, but the water and sewer are being constructed as private utilities to serve the 105-lot townhome development. Attached, for the Board's review and approval, is Pay Application No. 1 in the amount of \$140,916.96.

**ACTION – Approve Pay Application No. 1**

8.c) Easement and Facility Conveyances

Last month, we prepared a legal description for a 40' access easement to serve the tract owned by Giammalva Properties (Ten West Partners), west of the District's wastewater treatment plant.

8.c)i. Easement and Facility conveyances – 0.061 Acre Storm Sewer Easement from Sunbelt

Sunbelt is looking to construct a short, 48-inch storm sewer extension, from the existing stub along the I-10 frontage road. Last month, the District approved the acquisition of the easement.

8.d) Utility Commitments

We are awaiting further documentation to prepare a Utility Commitment for a project at 2100 Greenhouse, which is a car wash, Amigo's food store, and small strip center that has started construction. The operator cannot provide a meter as they have not submitted their site plans to Harris County.

8.e) Harris County Utility Relocation Requests

Precinct 4 is working on a project within West Park MUD.

Greenhouse at I-10 (UPIN 22103N307530001)– The project involves an additional right turn lane on Greenhouse, southbound. It would require additional right-of-way from the properties west of Greenhouse. – No updates

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

Construction is underway.

8.g) WHCRWA Surface Water Conversion

We are planning to convert the District's water disinfection system from chlorine to chloramine at the end of 2026, or early 2027. In the meantime, we will coordinate with the adjacent MUDs to provide advance notice. The timing of this conversion will depend on the





### CONTRACT CHANGE ORDER

Project: West Park Municipal Utility District Water Plant No. 1 and  
Wastewater Treatment Plant Fence Replacement

Date: 11/21/2025  
Change Order No.: 1  
Project No.: 0683-025-00  
Contract No.: 1

Owner: West Park Municipal Utility District

Contractor: Aber Fence and Supply Company, Inc.

Notice to Proceed	8/18/2025	REVISED CONTRACT AMOUNT	
Duration	150	Original Contract Amount:	\$467,244.00
Completion Date	1/15/2026	Previous Contract Amount:	\$467,244.00
Time added by Change Order		Amount This Change Order:	\$5,894.00
Revised Completion Date	1/15/2026	Revised Contract Amount:	\$473,138.00

#### 1. GENERAL STATEMENT OF CHANGE:

This order covers the contract modification as follows:  
See attachment.

#### 2. TIME: None

The work covered by this change order shall be performed under the same terms and conditions as included in the original construction contract.

Changes Approved:

Changes Recommended:

West Park Municipal Utility District

IDS Engineering Group

Owner

Engineer

By: \_\_\_\_\_  
(Date)

By:  11/24/25  
(Date)

Aber Fence and Supply Company, Inc.

Contractor

By:  11-21-25  
(Date)

**CONTRACT CHANGE ORDER**

**Project:** West Park Municipal Utility District Water Plant No. 1 and  
Wastewater Treatment Plant Fence Replacement

**Date:** 11/21/2025  
**Change Order No.:** 1  
**Project No.:** 0683-025-00  
**Contract No.:** 1

**Owner:** West Park Municipal Utility District

**Contractor:** Aber Fence and Supply Company, Inc.

---

**ADDITIONAL ITEMS****3. CONTRACT DRAWING REVISIONS:**

None

**4. CONTRACT DOCUMENTS REVISIONS:**

None

**5. CONTRACT PRICE REVISIONS:**

Revise the quantity of the following Bid Items, which is part of the Contract:

Add the following Items:

<u>Item No.</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Description</u>	<u>Add Cost</u>
CO1A	7	EA.	\$842.00	Seven (7) hydro-excavations at the Water Plant No. 1.	\$5,894.00

**TOTAL AMOUNT OF CHANGE ORDER NO. 1**

**\$5,894.00**

surface water line from WHCRWA, which is anticipated to be complete in the second quarter of 2027.

9. Consent to Encroachment with Foxlake OHT

The developer for the Foxlake II multifamily project is seeking an encroachment agreement to put a monument sign in the District's existing sanitary sewer easement.

**ACTION – Approve Consent to Encroachment and Indemnity Agreement with Foxlake OHT**

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

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

Other District items:

Asset Management Plan – Next action Date: October 2026

TPDES Discharge Permit - Next action date: November 2026

SWQ Permits:

Basins A&B – Next action date: March 2026

Basins C&D – Next action date: June 2026

Preserve – Next action date: June 2026

Tank Inspections:

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

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

Sincerely,



John R. Herzog, P.E.

Senior Project Manager

\\\\idseg.com\\FS\\Projects\\0600\\068300100 West Park MUD Gen Consult\\ESR\\2025\\2025-11-24 WPMUD Eng Rpt.docx



November 20, 2025

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

Attention: Todd Morgan

Re: **Pay Estimate No. 1**  
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. 1** 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 blue ink, appearing to read "Gary L. Goessler", is written over a light blue rectangular background.

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

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BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • [www.bgeinc.com](http://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

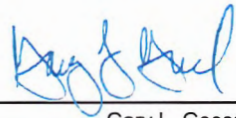
Contractor: Etchstone Construction  
110 N. Pine St.  
Tomball, Texas 77375

Attention: Colin Durrett

Pay Estimate No.	1
Original Contract Amount:	\$ 351,425.00
Change Orders:	\$ 96,562.00
Current Contract Amount:	\$ 447,987.00
Completed to Date:	\$ 156,574.40
Retainage 10%	\$ 15,657.44
Balance:	\$ 140,916.96
Less Previous Payments:	\$ -
Current Payment Due:	\$ 140,916.96

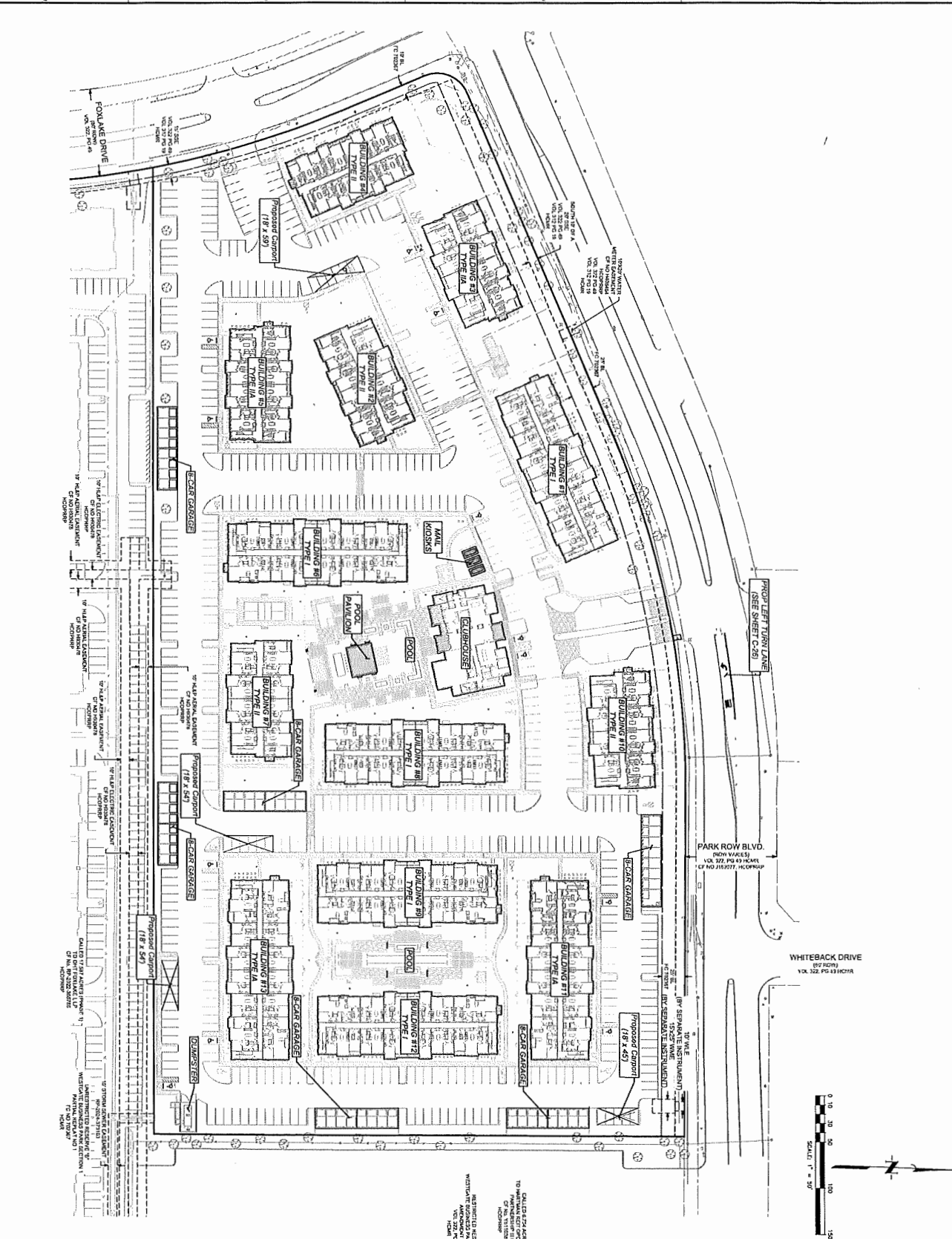
BGE Job No.	14657-00
Estimate Period:	10/29/25 - 11/18/25
Contract Date:	October 10, 2025
Notice to Proceed:	October 29, 2025
Contract Time:	180 Calendar Days
Time Charged:	20 Calendar Days
Requested Time Extensions:	0 Calendar Days
Approved Extensions:	0 Calendar Days
Time Remaining:	160 Calendar Days

Recommended for Approval:



11/20/2025

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



**REVISIONS:**  
1. AS SHOWN, THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD DISTRICT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD DISTRICT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD DISTRICT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD DISTRICT.

**NOTES:**  
1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD DISTRICT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD DISTRICT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD DISTRICT.

**TEKSEST NOTIFICATION SYSTEM**  
CALL BEFORE YOU DIG!!!  
TOLLFREE 1-800-368-4377



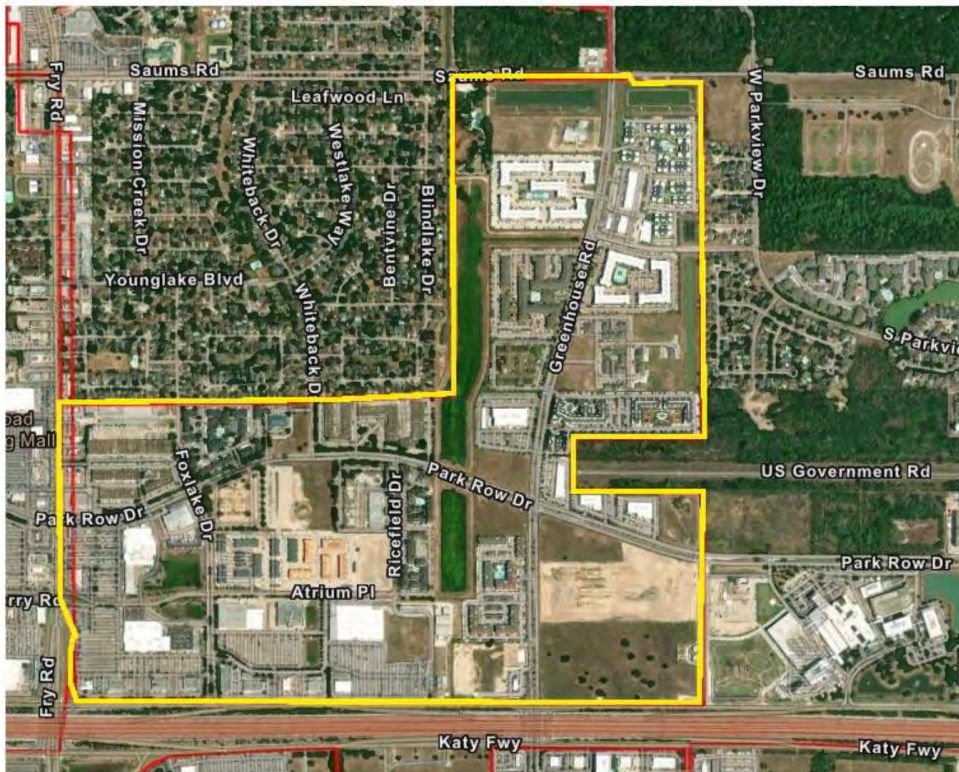




# West Park MUD

## Storm Water Management Program

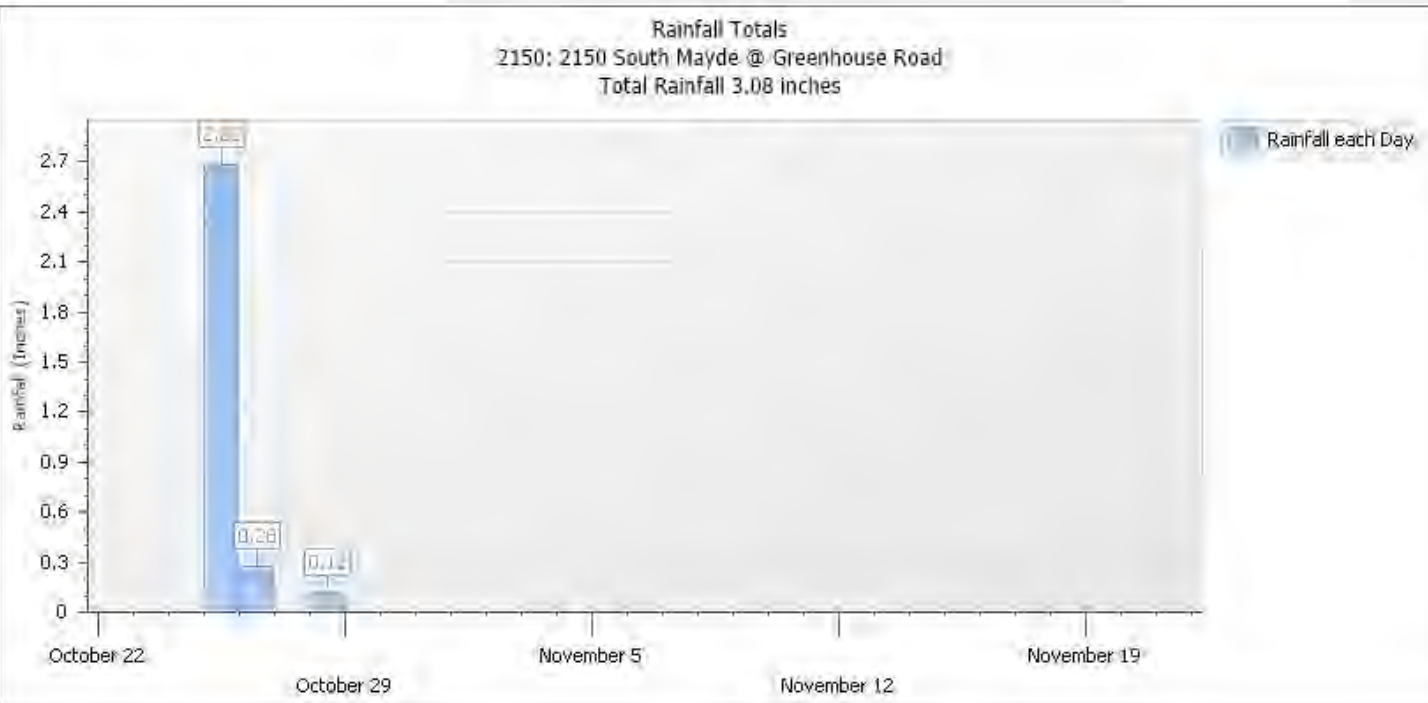
### November 2025



Sarah Valladares 281-910-9051 [svalladares@swstx.com](mailto:svalladares@swstx.com)

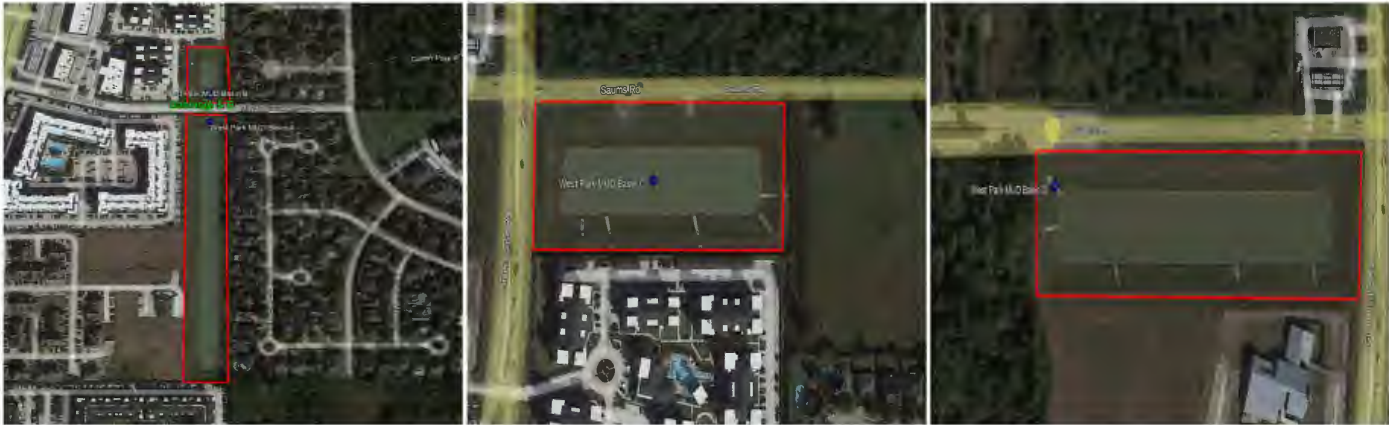
1. Services:
  - a. West Park MUD Basins A-D
    - i. Monthly fine mowing and hand work performed
    - ii. Spring & Fall Overseed/Fertilization
    - iii. Clean features
    - iv. Monthly Inspection
  - b. West Park MUD WWTP
    - i. Monthly fine mowing and hand work performed
  - c. West Park Preserve
    - i. Monthly inspection of inlets
    - ii. Remove floatables
2. Discussion
  - a. None at this time.
3. Proposed Action Items
  - a. **None at this time.**

## Rainfall Data





Basins A, B, C & D - Mowing





Basins A, B, C & D - Mowing





Basins A, B, C & D - Mowing





Basins A, B, C & D - Mowing





## WWTP - Mowing



# West Park Preserve Inlets - Inspection





## West Park Ponds A-D - Inspection





## West Park Ponds A-D - Inspection



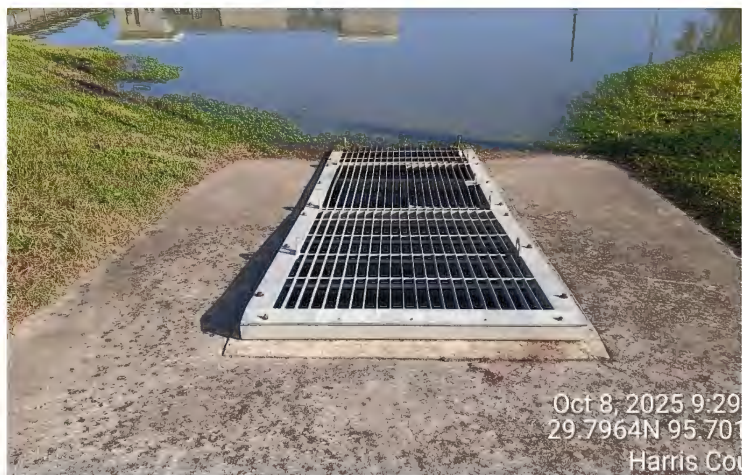


## West Park Ponds A-D - Inspection





## West Park Ponds A-D - Inspection








# Professional Maintenance That Keeps Community Spaces Safe, Clean & Beautiful

At **Storm Water Solutions**, we care for the green spaces that bring communities together. From everyday upkeep to specialized maintenance, our Park Services team provides complete solutions to keep your parks, trails, and athletic areas in top condition.

## Mowing & Groundskeeping

-  Routine mowing for ponds, trails, and fields
-  Tractor & fine-mowing equipment for all areas
-  Improves drainage, reduces wildlife harborage

## Irrigation Install & Repair

-  System design, installation, & optimization
-  Leak detection, seasonal programming, & winterization
-  Saves water & reduces maintenance costs

## Seasonal & Agronomic Care

-  Overseeding & fertilization
-  Weed & pest control
-  Tree trimming & seasonal color programs

## Park & Playground Maintenance

-  Playground equipment inspections & repairs
-  Bench, fence, and amenity upkeep
-  Trail surface repair & general site safety

## Sports Complex & Athletic Field Care

-  Turf care, leveling, & irrigation checks
-  Infield grooming, clay management, & line marking
-  Seasonal prep for league & community play

## Porter Services & Trash Management

-  Trash removal & litter patrol
-  Restroom cleaning & pavilion upkeep
-  Keeps public spaces clean & inviting



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*We help districts protect their investments with proactive maintenance, reliable service, and year-round attention to detail.*

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

**Bookkeeper's Report | November 24, 2025**

## **West Park Municipal Utility District**



**WEBSITE**

[www.municipalaccounts.com](http://www.municipalaccounts.com)



**ADDRESS**

1281 Brittmoore Road  
Houston, Texas 77043



**CONTACT**

Phone: 713.623.4539  
Fax: 713.629.6859

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# West Park Municipal Utility District

## BOOKKEEPER'S REPORT | 11/24/2025



### Spotlight On Water Accountability

Why is this number so important? Your District's annual accountability is a snapshot of the overall health of your water system and the facilities that supply water and wastewater to your residents. For Districts who are a Master District and managing facilities on behalf of the partner Districts, anything above 90% is considered normal. But sometimes percentages don't resonate in a meaningful way. Using our formula, we give you a rough estimate of what each 1% of your Water Accountability generates in dollars. When you know a dollar amount, it becomes more valuable, as you understand what each 1% is worth to the potential bottom line of your District.

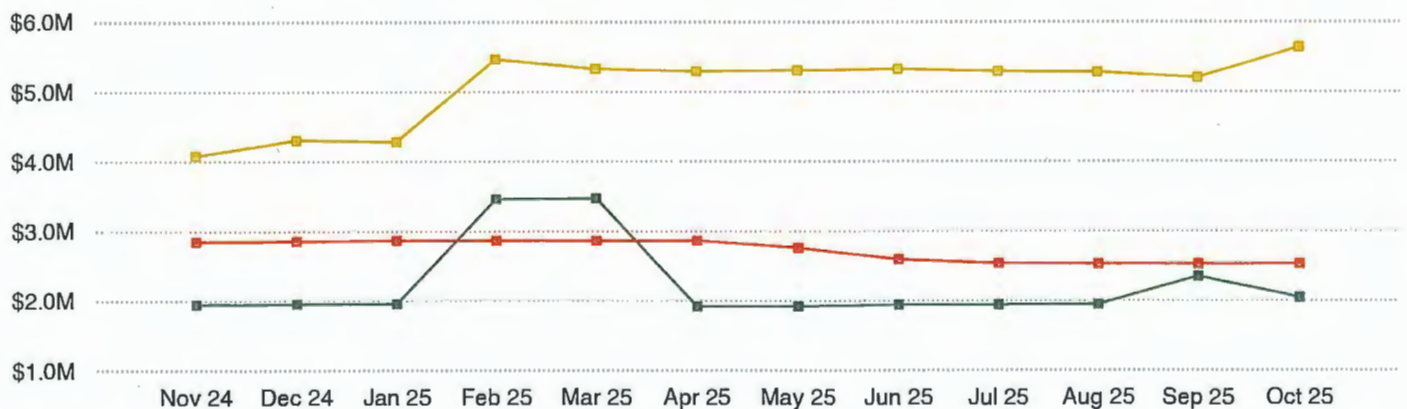
2022	2023	2024	2025	Annually
<b>Gallons Pumped / Purchased</b> 164,488,000	<b>Gallons Pumped / Purchased</b> 190,380,000	<b>Gallons Pumped / Purchased</b> 285,039,000	<b>Gallons Pumped / Purchased</b> 200,004,000	1% of Water Accountability equals approximately:
<b>Billed</b> 156,029,000	<b>Billed</b> 171,318,000	<b>Billed</b> 276,159,000	<b>Billed</b> 184,444,000	
<b>RATIO 94.86%</b>	<b>RATIO 89.99%</b>	<b>RATIO 96.88%</b>	<b>RATIO 92.22%</b>	
				<b>\$15,337</b>

### Account Balance | As of 11/24/2025

<span style="color: yellow;">■</span> General Operating	<span style="color: red;">■</span> Capital Projects	<span style="color: gray;">■</span> Debt Service
\$5,286,694	\$2,512,063	\$2,048,011

**Total For All Accounts: \$9,846,768**

### Account Balance By Month | November 2024 - October 2025



# Monthly Financial Summary - General Operating Fund

West Park MUD - GOF



## Account Balance Summary

Balance as of 10/28/2025 **\$5,104,146**

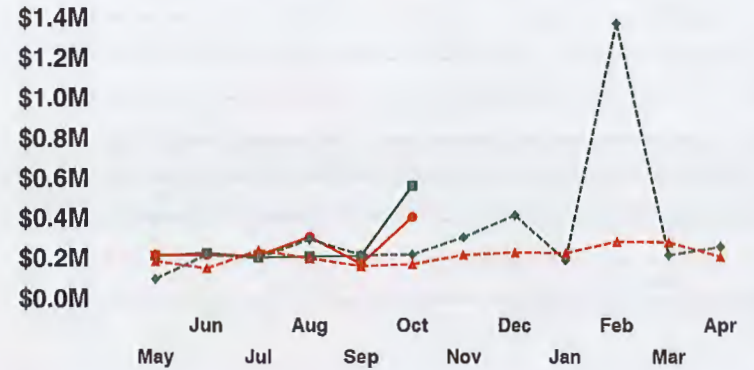
Receipts 1,264,477

Disbursements (1,081,929)

Balance as of 11/24/2025 **\$5,286,694**

## Overall Revenues & Expenditures By Month (Year to Date)

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



## October 2025

### Revenues

Actual	Budget	Over/(Under)
\$569,413	\$230,615	\$338,799

### Expenditures

Actual	Budget	Over/(Under)
\$412,752	\$179,516	\$233,236

## May 2025 - October 2025 (Year to Date)

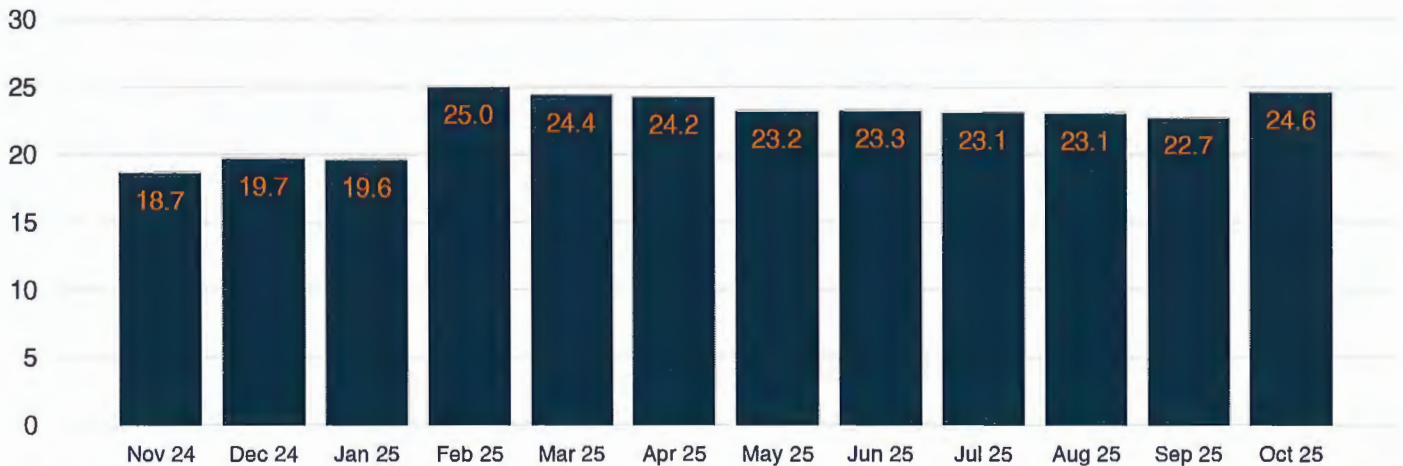
### Revenues

Actual	Budget	Over/(Under)
\$1,665,616	\$1,370,101	\$295,515

### Expenditures

Actual	Budget	Over/(Under)
\$1,570,664	\$1,252,167	\$318,497

## Operating Fund Reserve Coverage Ratio (In Months)





# Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 10/28/2025				\$33,222.53
<b>Receipts</b>				
	Transfer From Central Bank Operator Account		518,363.70	
	Interest Earned on Checking		127.55	
	City of Houston Sales Tax Rebate		55,030.35	
<b>Total Receipts</b>				<b>\$573,521.60</b>
<b>Disbursements</b>				
7035	West Harris County Regional Water Auth	Pumpage Fees	(64,741.60)	
7076	Reliant	Utility Expense	(11,357.47)	
7078	Amrit Singh	Security Patrol	(2,000.00)	
7079	Marks Richardson PC	Legal Fees	(5,850.78)	
7080	Amrit Singh	Security Patrol	(6,400.00)	
7081	David Alaniz	Security Patrol	(800.00)	
7082	Devin Win	Security Patrol	(1,600.00)	
7083	Luis Saucedo Lopez	Security Patrol	(800.00)	
7084	Marcus Suarez	Security Patrol	(1,200.00)	
7085	Mitchell Hutter	Security Patrol	(560.00)	
7086	Shane Wyrick	Security Patrol	(2,400.00)	
7087	Simon Ramirez	Security Patrol	(760.00)	
7088	B & A Municipal Tax Service, LLC	SB2 & HB 1154 Compliance Updates	(375.00)	
7089	IDS Engineering Group, Inc	Engineering Fees	(10,221.06)	
7090	Integrity Title Company, LLC	Title Certificates	(300.00)	
7091	Lloyd Gosselink Rochelle & Townsend, P.C.	Legal Fees - Enforcement Action	(1,783.50)	
7092	McCall, Parkhurst & Horton, L.L.P.	Disclosure Counsel	(2,650.00)	
7093	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(4,623.21)	
7094	Park Rangers, LLC	Park Consultation & Maintenance	(9,526.48)	
7095	SentriForce	Security Cameras	(2,345.00)	
7096	Storm Water Solutions, LLC	Mowing Expense	(1,995.00)	
7097	Texas Commission on Environmental Quality	Permit Expense	(6,619.90)	
7098	Touchstone District Services, LLC	Website Hosting	(652.50)	
7099	Marks Richardson PC	Legal Fees	(5,945.00)	
7100	H2O Innovation	Maintenance & Operations	(274,389.74)	
7101	Reliant	Utility Expense	0.00	
7102	West Harris County Regional Water Auth	Pumpage Fees	0.00	
Bank Fees	Central Bank	Service Charge	(30.00)	
Bank Fees	Central Bank	Unclaimed Property Stop Payments	(10.00)	
HRP	Natalie Garza.	Fees of Office 10/27/2025	(204.10)	
HRP	Howard Brock Hudson.	Fees of Office 10/27/2025	(204.10)	
HRP	William Bryant Patrick	Fees of Office 10/27/2025	(204.10)	
HRP	Daniel Wolterman.	Fees of Office 10/27/2025	(204.10)	
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	
HRP Tax	HRP Payroll	HRP Payroll Taxes	(135.20)	

Cash Flow Report - Checking Account  
West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
Wire	Texas Class	Transfer To Money Market	(142,000.00)	
Total Disbursements				(\$562,937.84)
Balance as of 11/24/2025				\$43,806.29

# Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 10/28/2025				\$20,152.54
<b>Receipts</b>				
	Accounts Receivable		518,808.82	
	Accounts Receivable		719.33	
	Accounts Receivable		9,635.60	
<b>Total Receipts</b>				<b>\$529,163.75</b>
<b>Disbursements</b>				
Bank Fees	Central Bank	Service Charge	(30.00)	
Rtn Items	Central Bank	Returned Items (1)	(597.66)	
Sweep	Central Bank	Transfer To Central Bank Checking	(518,363.70)	
<b>Total Disbursements</b>				<b>(\$518,991.36)</b>
Balance as of 11/24/2025				\$30,324.93



# Actual vs. Budget Comparison

## West Park MUD - GOF



		October 2025			May 2025 - October 2025			
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues								
Water Revenue								
14101	Water- Customer Service Revenue	38,849	40,880	(2,031)	237,205	232,679	4,526	454,300
14102	WHCRWA - Pumpage Fee	55,126	67,409	(12,283)	351,522	382,457	(30,935)	726,900
14104	Pumpage Credits	11,288	11,288	0	67,728	67,728	0	135,456
14106	TCEQ - Water	171	175	(4)	1,030	1,050	(20)	2,100
Total Water Revenue		105,434	119,752	(14,318)	657,486	683,914	(26,428)	1,318,756
Wastewater Revenue								
14201	Wastewater-Customer Service Rev	28,717	29,133	(416)	174,939	174,800	139	349,600
14203	Grease Trap Inspection Fees	1,250	1,000	250	7,250	6,000	1,250	12,000
14206	TCEQ - Wastewater	171	175	(4)	1,030	1,050	(20)	2,100
Total Wastewater Revenue		30,138	30,308	(170)	183,219	181,850	1,369	363,700
Property Tax Revenue								
14301	Maintenance Tax Collections	0	0	0	1,088	5,000	(3,912)	1,235,300
Total Property Tax Revenue		0	0	0	1,088	5,000	(3,912)	1,235,300
Sales Tax Revenue								
14401	City Tax Rebate	54,580	53,575	1,005	338,560	337,462	1,098	695,000
Total Sales Tax Revenue		54,580	53,575	1,005	338,560	337,462	1,098	695,000
Tap Connection Revenue								
14501	Tap Connections	351,222	8,333	342,889	351,222	50,000	301,222	100,000
Total Tap Connection Revenue		351,222	8,333	342,889	351,222	50,000	301,222	100,000
Administrative Revenue								
14702	Penalties & Interest	1,278	1,417	(139)	3,770	8,500	(4,730)	17,000
Total Administrative Revenue		1,278	1,417	(139)	3,770	8,500	(4,730)	17,000
Interest Revenue								
14801	Interest Earned on Checking	128	4	123	279	25	254	50
14802	Interest Earned on Temp. Invest	26,634	17,108	9,526	121,526	102,650	18,876	205,300
Total Interest Revenue		26,762	17,113	9,649	121,805	102,675	19,130	205,350
Other Revenue								
15801	Miscellaneous Income	0	117	(117)	8,467	700	7,767	1,400
Total Other Revenue		0	117	(117)	8,467	700	7,767	1,400
Total Revenues		569,413	230,615	338,799	1,665,616	1,370,101	295,515	3,936,506

### Expenditures

#### Water Service

16102 Operations - Water	1,250	1,250	0	7,500	7,500	0	15,000
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# Actual vs. Budget Comparison

West Park MUD - GOF



October 2025				May 2025 - October 2025			Annual Budget	
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)			
Expenditures								
Water Service								
16105	Maintenance & Repairs - Water	42,331	14,208	28,123	114,492	85,250	29,242	170,500
16107	Chemicals - Water	11,223	2,617	8,606	34,839	15,700	19,139	31,400
16108	Lab Fees - Water	1,052	1,033	19	6,334	6,200	134	12,400
16109	Mowing - Water	2,791	2,792	0	16,748	16,750	(2)	33,500
16110	Utilities - Water	6,722	8,167	(1,445)	46,368	49,000	(2,632)	98,000
16112	Disconnection Expense	11	0	11	153	0	153	0
16114	Telephone Expense - Water	75	83	(8)	447	500	(53)	1,000
16116	Permit Expense - Water	5,089	0	5,089	5,089	0	5,089	2,500
16118	WHCRWA Pumpage Fee	76,030	28,265	47,765	489,863	305,487	184,376	862,356
16119	Service Account Collection	0	17	(17)	0	100	(100)	200
16124	Mowing - I-10 Frontage Road	885	883	2	5,309	5,300	9	10,600
16125	Water Conservation Sponsorship	0	0	0	0	4,500	(4,500)	9,000
Total Water Service		147,460	59,315	88,145	727,142	496,287	230,855	1,246,456
Wastewater Service								
16202	Operations - Wastewater	1,250	1,250	0	7,500	7,500	0	15,000
16203	Grease Trap Inspections	1,200	1,250	(50)	6,900	7,500	(600)	15,000
16205	Maint & Repairs - Wastewater	45,220	28,750	16,470	129,368	172,500	(43,132)	345,000
16207	Chemicals - Wastewater	10,221	9,233	987	58,818	55,400	3,418	110,800
16208	Lab Fees - Wastewater	4,697	2,833	1,863	24,256	17,000	7,256	34,000
16209	Mowing - Wastewater	703	700	3	4,216	4,200	16	8,400
16210	Utilities - Wastewater	4,601	2,633	1,967	21,723	15,800	5,923	31,600
16212	Sludge Removal	27,261	11,150	16,111	75,124	66,900	8,224	133,800
16214	Telephone Expense - Wastewater	37	42	(5)	185	250	(64)	500
16216	Permit Expense - Wastewater	0	5,100	(5,100)	0	5,100	(5,100)	5,100
Total Wastewater Service		95,188	62,942	32,247	328,090	352,150	(24,060)	699,200
Garbage Service								
16301	Garbage Expense	2,899	2,375	524	12,984	14,250	(1,266)	28,500
Total Garbage Service		2,899	2,375	524	12,984	14,250	(1,266)	28,500
Storm Water Quality								
16404	Mowing - Basins A-D	1,520	2,252	(732)	8,565	13,510	(4,945)	27,020
Total Storm Water Quality		1,520	2,252	(732)	8,565	13,510	(4,945)	27,020
Tap Connection								
16501	Tap Connection Expense	117,427	3,333	114,094	117,427	20,000	97,427	40,000
Total Tap Connection		117,427	3,333	114,094	117,427	20,000	97,427	40,000
Parks & Recreation Service								
16601	Parks Maintenance	9,526	10,542	(1,015)	59,336	63,250	(3,914)	126,500



# Actual vs. Budget Comparison

## West Park MUD - GOF



October 2025			May 2025 - October 2025			
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
225	225	0	13,491	1,350	12,141	2,700
35	42	(7)	205	250	(45)	500
9,786	10,808	(1,022)	73,032	64,850	8,182	129,700
3,603	492	3,111	5,090	2,950	2,140	5,900
5,245	6,000	(755)	42,450	36,000	6,450	72,000
0	692	(692)	2,388	4,150	(1,762)	8,300
0	0	0	27,300	25,800	1,500	25,800
6,733	6,667	66	46,417	40,000	6,417	80,000
653	600	53	2,786	3,600	(814)	7,200
4,294	4,508	(214)	34,654	37,352	(2,698)	64,400
0	83	(83)	0	500	(500)	1,000
517	567	(49)	3,060	3,400	(340)	6,800
74	25	49	190	150	40	300
30	42	(12)	199	250	(51)	500
203	208	(5)	1,212	1,250	(38)	2,500
0	0	0	0	0	0	63,000
0	250	(250)	0	1,500	(1,500)	3,000
432	375	57	2,672	2,250	422	4,500
11	50	(39)	95	300	(205)	600
0	0	0	2,000	4,000	(2,000)	8,000
267	183	84	1,671	1,100	571	2,200
375	375	0	2,250	2,250	0	4,500
0	0	0	0	0	0	6,500
12,320	13,667	(1,347)	79,480	82,000	(2,520)	164,000
34,755	34,783	(28)	253,914	248,802	5,112	531,000
2,345	2,345	0	14,070	14,070	0	28,140
2,345	2,345	0	14,070	14,070	0	28,140
884	1,105	(221)	5,525	6,630	(1,105)	13,260
68	83	(16)	423	500	(78)	1,000
50	50	0	300	300	0	600
1,002	1,238	(237)	6,248	7,430	(1,183)	14,860
370	125	245	9,123	750	8,373	1,500

# Actual vs. Budget Comparison

West Park MUD - GOF



	October 2025			May 2025 - October 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Total Other Expense</b>	370	125	245	9,123	750	8,373	1,500
<b>Total Expenditures</b>	412,752	179,516	233,236	1,550,596	1,232,099	318,497	2,746,376
<b>Total Revenues (Expenditures)</b>	156,661	51,098	105,563	115,021	138,002	(22,981)	1,190,130
<b>Other Expenditures</b>							
<b>Capital Outlay</b>							
17901 Capital Outlay	0	0	0	20,068	20,068	0	100,000
17909 CO - Sidewalks Saums & Grnhs	0	0	0	0	0	0	296,000
<b>Total Capital Outlay</b>	0	0	0	20,068	20,068	0	396,000
<b>Total Other Expenditures</b>	0	0	0	20,068	20,068	0	396,000
<b>Total Other Revenues (Expenditures)</b>	0	0	0	(20,068)	(20,068)	0	(396,000)
<b>Excess Revenues (Expenditures)</b>	156,661	51,098	105,563	94,953	117,934	(22,981)	794,130

# Balance Sheet as of 10/31/2025

West Park MUD - GOF



<b>Assets</b>	
Bank	
11101 Cash in Bank	\$542,821
11102 Operator	30,325
Total Bank	<u>\$573,146</u>
Investments	
11201 Time Deposits	\$5,065,888
Total Investments	<u>\$5,065,888</u>
Receivables	
11301 Accounts Receivable	\$132,402
11303 Maintenance Tax Receivable	30,115
11305 Accrued Interest	26,100
11306 Due from City of Houston	112,239
Total Receivables	<u>\$300,856</u>
Interfund Receivables	
11403 Due From Tax Account	(\$8,362)
Total Interfund Receivables	<u>(\$8,362)</u>
<b>Total Assets</b>	<u><u>\$5,931,528</u></u>
<b>Liabilities &amp; Equity</b>	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$393,696
Total Accounts Payable	<u>\$393,696</u>
Other Current Liabilities	
12202 Due to TCEQ	\$1,260
Total Other Current Liabilities	<u>\$1,260</u>
Deferrals	
12504 Deferred Inflows	\$30,115
Total Deferrals	<u>\$30,115</u>
Deposits	
12601 Customer Meter Deposits	\$401,905
12602 Deposits - Other	6,086
12607 Pelican - Feasibility Study	7,715
12608 Weekley - Feasibility Study	7,715
12609 WWTP Access Easement - Deposit	5,970
Total Deposits	<u>\$429,390</u>
<b>Total Liabilities</b>	<u><u>\$854,460</u></u>

# Balance Sheet as of 10/31/2025

West Park MUD - GOF



## Liabilities & Equity

### Equity

Unassigned Fund Balance

13101 Unassigned Fund Balance

\$4,982,116

Total Unassigned Fund Balance

\$4,982,116

Net Income

\$94,953

### Total Equity

\$5,077,068

### Total Liabilities & Equity

\$5,931,528



# Monthly Financial Summary - Capital Projects Fund

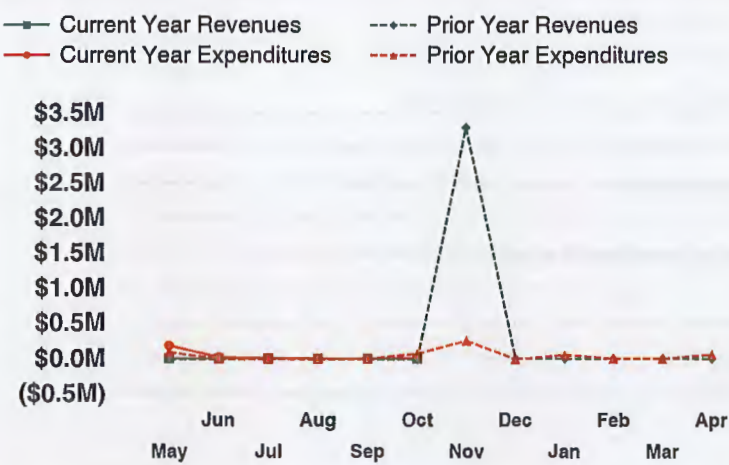
West Park MUD - CPF



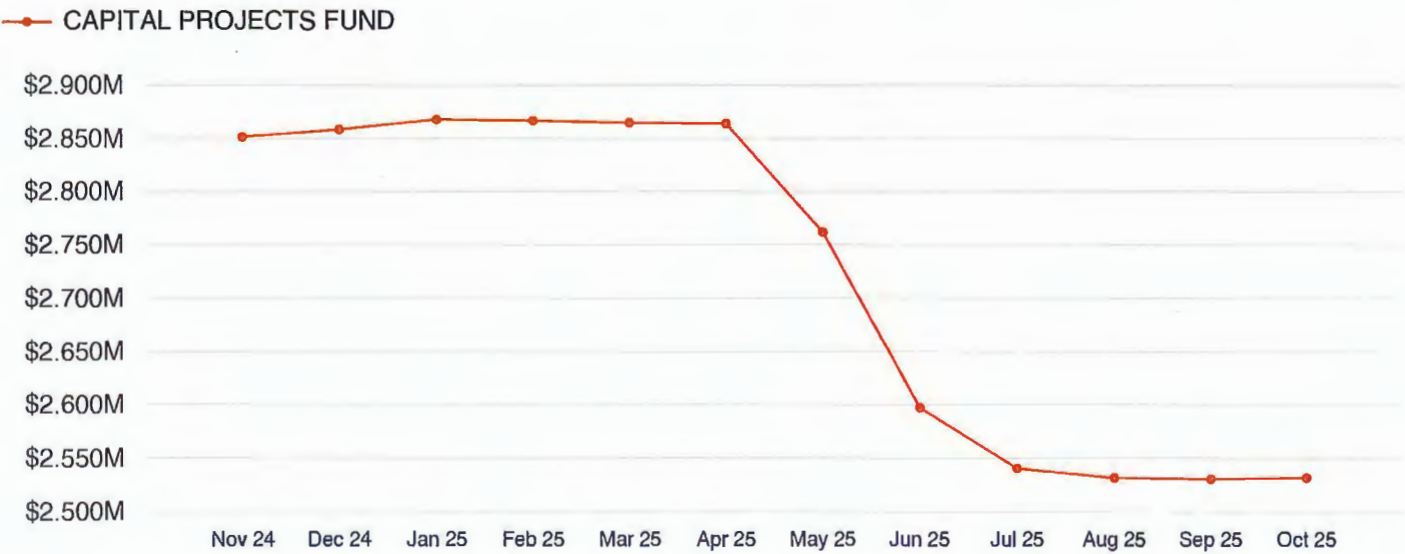
## Account Balance Summary

Balance as of 10/28/2025	\$2,523,407
Receipts	29,746
Disbursements	(41,090)
Balance as of 11/24/2025	\$2,512,063

## Overall Revenues & Expenditures By Month (Year to Date)



## Account Balance By Month | November 2024 - October 2025





# Cash Flow Report - Checking Account

West Park MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 10/28/2025				\$500.00
Receipts				
	Transfer From Money Market		20,544.95	
Total Receipts				\$20,544.95
Disbursements				
2035	IDS Engineering Group	Engineering Fees	(20,514.95)	
Bank Fees	Central Bank	Service Charge	(30.00)	
Total Disbursements				(\$20,544.95)
Balance as of 11/24/2025				\$500.00

# District Debt Summary as of 11/24/2025

West Park MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
<b>Total \$ Authorized</b>		<b>Authorized</b>	<b>Authorized</b>	<b>Authorized</b>
\$93.47M		\$83.57M	\$9.90M	\$25.45M
<b>Total \$ Issued</b>		<b>Issued</b>	<b>Issued</b>	<b>Issued</b>
\$41.35M		\$41.35M	N/A	\$6.79M
<b>Yrs to Mat</b>	<b>Rating</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>
18	AA	\$42.22M	\$9.90M	\$18.66M

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

## Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2024 - WS&D	\$3,300,000	2044	\$3,300,000
2022 - Refunding	\$4,015,000	2031	\$2,820,000
2016A - Refunding	\$8,615,000	2037	\$7,095,000
2016 - WS&D	\$14,280,000	2039	\$9,165,000
<b>Total</b>	<b>\$30,210,000</b>		<b>\$22,380,000</b>

# District Debt Schedule

West Park MUD - DSF



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

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
<b>Total Due 11/01/2026</b>		<b>\$0.00</b>	<b>\$309,918.75</b>	<b>\$309,918.75</b>

# Investment Profile as of 11/24/2025

## West Park MUD

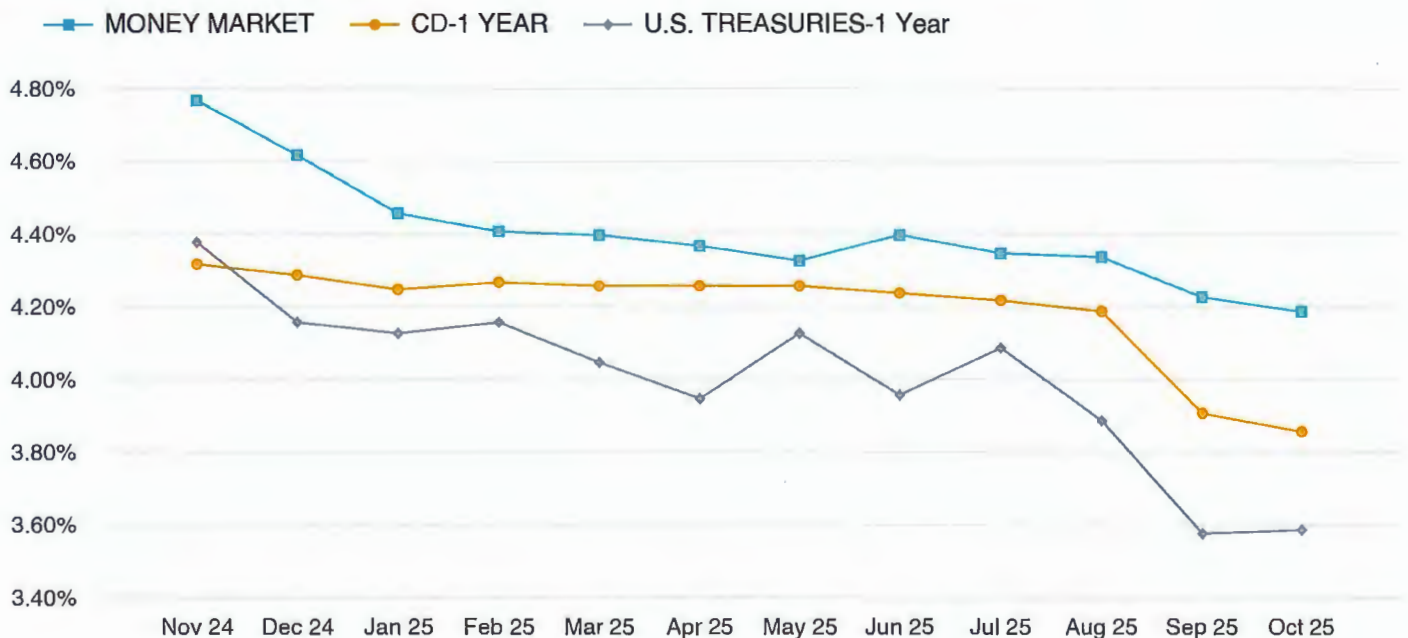


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$5,286,694	<b>Funds Available to Invest</b> \$2,512,063	<b>Funds Available to Invest</b> \$2,048,011	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$5,212,563	<b>Funds Invested</b> \$2,511,563	<b>Funds Invested</b> \$2,048,011	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 99%	<b>Percent Invested</b> 99%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.05%	180 Days	4.07%	180 Days	3.78%
		270 Days	3.81%	270 Days	3.78%
		1 Yr	3.83%	1 Yr	3.63%
		13 Mo	1.85%	13 Mo	N/A
		18 Mo	2.36%	18 Mo	0.00%
		2 Yr	1.89%	2 Yr	3.58%

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

### Investment Rates Over Time (By Month) | November 2024 - October 2025





# Account Balance as of 11/24/2025

## West Park MUD - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
THIRD COAST BANK, SSB (XXXX8371)	12/16/2024	12/11/2025	4.75%	235,000.00	
SOUTHSTATE BANK (XXXX4994)	11/07/2025	05/07/2026	4.00%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2025	06/26/2026	4.25%	235,000.00	
WALLIS BANK (XXXX6089)	10/03/2025	10/03/2026	3.75%	235,000.00	
SOUTH STAR BANK (XXXX0367)	11/03/2025	11/03/2026	3.70%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0001)	10/01/2008		4.11%	4,037,562.62	
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	43,806.29	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	30,324.93	Operator
<b>Totals for General Operating Fund</b>				<b>\$5,286,693.84</b>	

### FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0006)	10/22/2024		4.11%	2,511,563.13	Series 2024
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX5677)			0.00%	500.00	Checking Account
<b>Totals for Capital Projects Fund</b>				<b>\$2,512,063.13</b>	

### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
SUSSER-DEBT (XXXX9293)	06/26/2025	12/24/2025	4.41%	235,000.00	
SOUTHSTATE BANK-DEBT (XXXX9803)	10/18/2025	04/18/2026	4.00%	235,000.00	
THIRD COAST BANK-DEBT (XXXX2642)	10/13/2025	10/13/2026	3.70%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0002)	10/01/2008		4.11%	1,343,010.68	
<b>Totals for Debt Service Fund</b>				<b>\$2,048,010.68</b>	
<b>Grand Total for West Park MUD :</b>				<b>\$9,846,767.65</b>	

# Capital Projects Fund Breakdown

West Park MUD  
As of Date 11/24/2025

## Balances by Bond Series

Bond Proceeds - Series 2024	\$2,512,063.13
<b>Total Cash Balance</b>	<b>\$2,512,063.13</b>

## Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$2,340,759.80
<b>Total Amount in Remaining Costs</b>	<b>\$2,340,759.80</b>
Surplus & Interest - Series 2024	\$171,303.33
<b>Total Surplus &amp; Interest Balance</b>	<b>\$171,303.33</b>
<b>Total Remaining Costs/Surplus</b>	<b>\$2,512,063.13</b>

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

West Park MUD

	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
<b>CONSTRUCTION COSTS</b>				
<b>District Items</b>				
WWTP Generator Replacement	\$409,169.00	\$397,169.00	\$0.00	\$12,000.00
WP2 GST 2 (400,000 gal.) Replacement	1,200,000.00	0.00	1,200,000.00	0.00
Chloramine Conversion - WP 1	100,000.00	0.00	100,000.00	0.00
Chloramine Conversion - WP 2	100,000.00	0.00	100,000.00	0.00
Site Fencing / Security - WP1	150,000.00	0.00	150,000.00	0.00
Site Fencing / Security - WWTP	200,000.00	0.00	200,000.00	0.00
Erosion Consultant & Stormwater Permits	25,000.00	0.00	25,000.00	0.00
Contingencies (10%)	262,789.00	0.00	262,789.00	0.00
Engineering, Surveying, and Materials Testing	490,000.00	187,029.20	302,970.80	0.00
<b>Subtotal District Items</b>	<b>\$2,936,958.00</b>	<b>\$584,198.20</b>	<b>\$2,340,759.80</b>	<b>\$12,000.00</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$2,936,958.00</b>	<b>\$584,198.20</b>	<b>\$2,340,759.80</b>	<b>\$12,000.00</b>
<b>NON-CONSTRUCTION COSTS</b>				
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	43,476.51	0.00	2,015.49
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
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$363,042.00</b>	<b>\$317,261.80</b>	<b>\$0.00</b>	<b>\$45,780.20</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$3,300,000.00</b>	<b>\$901,460.00</b>	<b>\$2,340,759.80</b>	<b>\$57,780.20</b>
Interest Earned				\$113,523.13
Total Surplus & Interest				\$171,303.33
Total Remaining Funds				<b>\$2,512,063.13</b>

# Cash Flow Forecast

West Park MUD

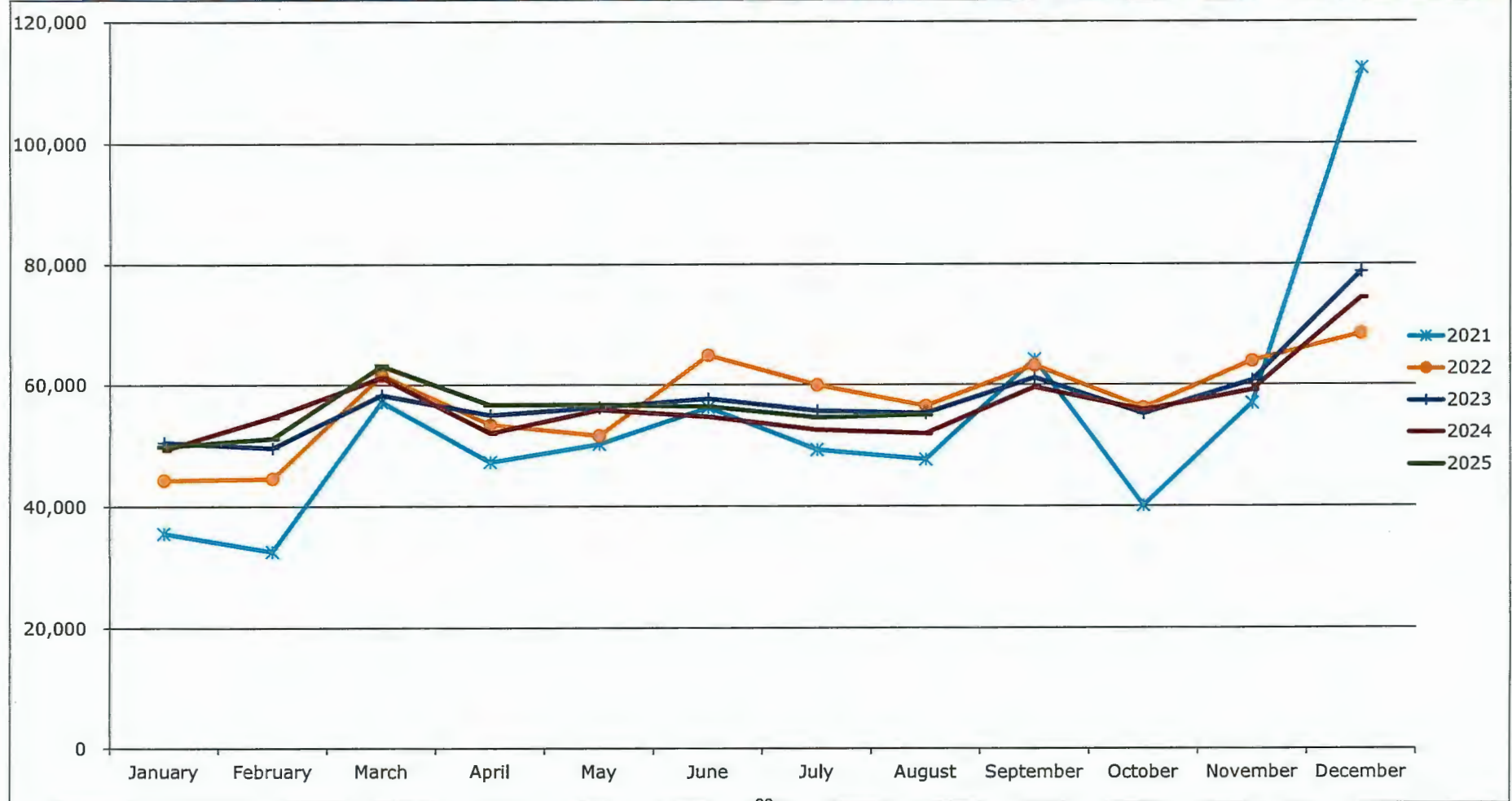
	4/26	4/27	4/28	4/29	4/30
Assessed Value	\$787,801,210	\$795,485,600	\$795,485,600	\$795,485,600	\$795,485,600
Maintenance Tax Rate	\$0.160	\$0.160	\$0.160	\$0.160	\$0.160
Maintenance Tax	\$1,235,300	\$1,260,049	\$1,260,049	\$1,260,049	\$1,260,049
Change in City of Houston Rebate		1.00%	1.00%	1.00%	1.00%
% Change in Water Rate		5.00%	5.00%	5.00%	5.00%
% Change in Wastewater Rate		5.00%	5.00%	5.00%	5.00%
% Change in WHCRWA		10.00%	10.00%	10.00%	10.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
<b>Beginning Cash Balance 4/30/25</b>	<b>\$5,296,666</b>	<b>\$5,936,665</b>	<b>\$6,392,846</b>	<b>\$7,415,066</b>	<b>\$7,723,546</b>
<b>Revenues</b>					
Maintenance Tax	\$1,235,300	\$1,260,049	\$1,260,049	\$1,260,049	\$1,260,049
City of Houston Rebate	695,000	701,950	708,970	716,059	723,220
Water Revenue	454,300	477,015	500,866	525,909	552,204
Wastewater Revenue	349,600	367,080	385,434	404,706	424,941
WHCRWA Revenue	726,900	799,590	879,549	967,504	1,064,254
Other	475,406	499,176	524,135	550,342	577,859
<b>Total Revenues</b>	<b>\$3,936,506</b>	<b>\$4,104,860</b>	<b>\$4,259,003</b>	<b>\$4,424,569</b>	<b>\$4,602,528</b>
<b>Expenses</b>					
WHCRWA	\$862,356	\$948,592	\$1,043,451	\$1,147,796	\$1,262,575
Other Expenses	1,884,020	1,978,221	2,077,132	2,180,989	2,290,038
<b>Total Expenses</b>	<b>\$2,746,376</b>	<b>\$2,926,813</b>	<b>\$3,120,583</b>	<b>\$3,328,784</b>	<b>\$3,552,614</b>
<b>Net Surplus</b>	<b>\$1,190,130</b>	<b>\$1,178,048</b>	<b>\$1,138,420</b>	<b>\$1,095,784</b>	<b>\$1,049,914</b>
<b>Capital Outlay</b>					
Capital Outlay	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Water Plant 1	259,217	0	0	561,867	0
Water Plant 2	104,717	605,967	0	113,867	0
WWTP 1	206,000	15,900	0	0	0
Interconnects	51,500	0	0	11,570	0
Sanitary Sewer Collection	0	0	16,200	0	866,440
<b>Total Capital Outlay</b>	<b>\$721,434</b>	<b>\$721,867</b>	<b>\$116,200</b>	<b>\$787,304</b>	<b>\$966,440</b>
<b>Construction Surplus</b>	<b>\$171,303</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Cash Balance</b>	<b>\$5,936,665</b>	<b>\$6,392,846</b>	<b>\$7,415,066</b>	<b>\$7,723,546</b>	<b>\$7,807,021</b>
<b>Operating Reserve % of Exp</b>					
Percentage	216%	218%	238%	232%	220%
Number of Months	26	26	29	28	26
<b>Bond Authority</b>					
Remaining Bond Capacity - \$42,220,000					



# Sales Tax Revenue History

West Park MUD

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2021	35,573	32,562	57,153	47,252	50,199	56,234	49,240	47,641	64,124	40,053	56,903	112,301	649,237
2022	44,323	44,563	61,572	53,370	51,560	64,858	59,953	56,457	63,166	56,160	63,885	68,451	688,318
2023	50,488	49,596	58,289	54,975	56,257	57,649	55,669	55,275	61,113	55,198	60,636	78,734	693,878
2024	49,290	54,685	61,178	51,950	55,849	54,711	52,535	51,896	59,560	55,766	59,105	74,407	680,932
2025	49,860	51,139	63,116	56,645	56,682	56,397	54,580	55,030					
<b>Total</b>	<b>\$229,533</b>	<b>\$232,546</b>	<b>\$301,308</b>	<b>\$264,193</b>	<b>\$270,548</b>	<b>\$289,849</b>	<b>\$271,977</b>	<b>\$266,299</b>	<b>\$247,963</b>	<b>\$207,178</b>	<b>\$240,529</b>	<b>\$333,893</b>	<b>\$2,712,364</b>



# 2026 AWBD Midwinter Conference

West Park MUD

Friday, January 23 - Saturday, January 24, 2026

Marriott Marquis, Houston, TX

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

## Note

**Register on-line [www.awbd-tx.org](http://www.awbd-tx.org)** (For log in assistance, contact Taylor Cavnar: [tcavnar@awbd-tx.org](mailto: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	8/6/2025	\$390
Regular Registration:	Begins	8/28/2025	\$440
Late Registration	Begins	12/11/2025	\$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 12/10/25.

There will be no refunds after 12/10/25.

## 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.



# District Snapshot: *data that tells a story*

Each of the following four pages offers a clear, engaging snapshot of your District - highlighting key details about its homes, residents, property values, and financial activity. This overview is designed to help you better understand the community you serve and see your unique story behind the numbers. These Dashboards are provided by **EVO**, the data analytics division of MAC.

Page  
1

## Housing Affordability in Texas

This page explores housing affordability by comparing median single-family home prices and income needed to qualify for a single-family home to your local Metropolitan Statistical Area (MSA). It also tracks home price trends over the past five years. Together, these insights offer a snapshot of local housing dynamics and the pressures shaping affordability today.

Page  
2

## Resident Overview

Get to know the people who make up your District. Age, gender, and education demographics are paired with a subdivision map to give a clear picture of the community's composition and layout. Job market data from the Texas Workforce Commission shows the mix of employment by industry and how job counts have shifted over time in your MSA.

Page  
3

## District Value Analysis

Take a closer look at how value is distributed and changing within your District. This page highlights overall value trends, the impact of the homestead cap on taxable values, and the types of properties that make up your District. A gradient value map shows where value is concentrated, and a distribution chart displays the number of properties within various value ranges.

Page  
4

## Bonds and Investments

This section provides a high-level look at your District's approach to bonds and investment management. It includes a summary of bond authorization and utilization, a timeline of outstanding debt, and a breakdown of how funds are currently invested. A revenue trend chart also illustrates how investment earnings have shifted alongside interest rate changes.

Interested in learning more? Contact the **EVO** team to explore how we can provide deeper insights tailored to your District.

### STRATEGIC REPORTING FOR WATER, FIRE & SPECIAL DISTRICTS

The **EVO** family of products are powerful tools that evaluate data relating to the Property Taxes, Value, Financials, Operations and Demographics of your District to assist in making data-driven decisions and strengthening your District for many years to come.



713-331-7806

[team@municipalinfo.com](mailto:team@municipalinfo.com)

**EVOLVINGWITHEVO.COM**





# West Park Municipal Utility District

## EVO Comprehensive Financial Reporting - FY 2024



### Housing Affordability in Texas: Why the MUD Model Continues to Work

The Texas housing market, once known for steady growth and affordability, has shifted dramatically in the last two decades. At a high level, drivers of this shift include increases in land costs and government development restrictions.

Median New Home  
Price in Houston Area\*

**\$495,274**

Income Needed  
to Qualify\*

**\$168,580**

Households Unable to  
Afford Median Price\*

**78.9%**

\*Special Study for Housing Economics- National Association of Homebuilders-March 2024

\*\*Housing Affordability in Texas by Residential Strategies, Inc. November 2024

Increases in land costs are compounded by the need for infrastructure development like water, sewer, roads and public services. MUDs play a crucial role in housing affordability in Texas. Special districts, such as MUDs, allow infrastructure and new housing communities to develop quicker than cities or counties, thus enabling local regions to have the ability to keep up with demand.

**N/A**

Median Value of a  
Single-Family Home in the District (2024)

**N/A**

Income Needed to Qualify for a Median-Valued  
Single-Family Home in the District

Historical Average Single-Family Home  
Value within the District



**N/A**



Increase in  
Single-Family  
Home Value from  
2020 to 2024

Continued reform of certain government regulations, streamlining approval processes, as well as expediting the permit, inspection and acceptance procedures are keys to maintaining this demand in the housing market. Additionally, continuing to highlight the benefits of MUDs can help keep housing in Texas affordable.

Single-Family Months Inventory in the Houston Area\*\*\*

**4.4**

Aug 2024

**5.4**

Aug 2025

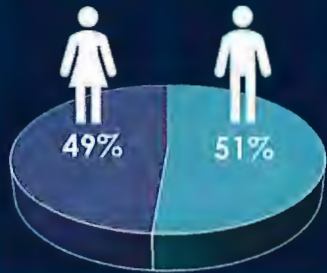
This number estimates the number of months it will take to deplete current active inventory based on the prior 12 month sales activity. This figure is representative of the single-family homes market.

\*\*\*Source: Houston Association of REALTORS



# West Park MUD: Resident Overview

## Population by Gender



\*Population and Demographic Information is based on the 2020 Census Data and the 2023 American Community Survey.

# 5,570

## Total Number of Residents

The Average Education Level within the District is a **Bachelor's Degree**.

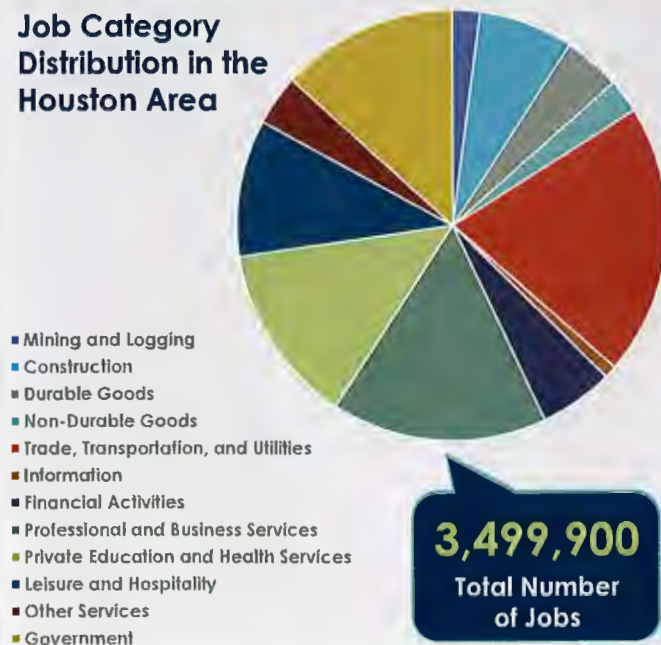
## Age Distribution of Residents



## Subdivision Map



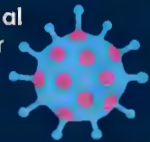
## Job Category Distribution in the Houston Area



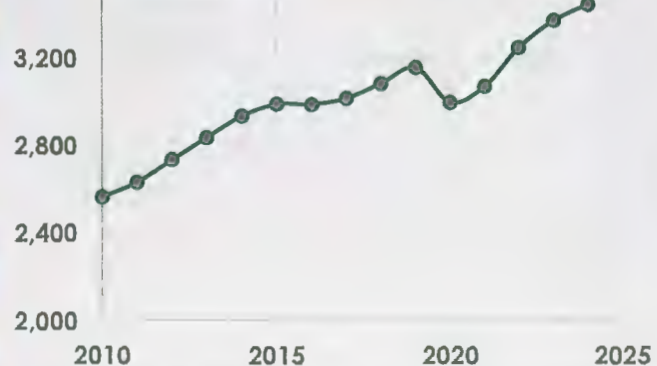
# 3,499,900

## Total Number of Jobs

During the course of the pandemic, the local economy lost 375,000 jobs. By December 2024, the local economy had not only recovered all lost jobs, but had gained approximately **292,400 additional jobs**.



## Historical Job Count in the Houston Area In Thousands



\*Houston area job data is sourced from the Texas Workforce Commission.



# West Park MUD: District Value Analysis

## Impact from Homestead Cap on Historical Value

In Millions



The Gulf Coast region has experienced huge growth in home value over the last 3 tax years. In Texas, a Residential Homestead is protected from appraisal value increase in excess of 10% per year. The graphs below illustrate the growth & impact of the Homestead Cap on your final Taxable Value.



Market Value

Exemptions

Homestead Cap

Taxable Value

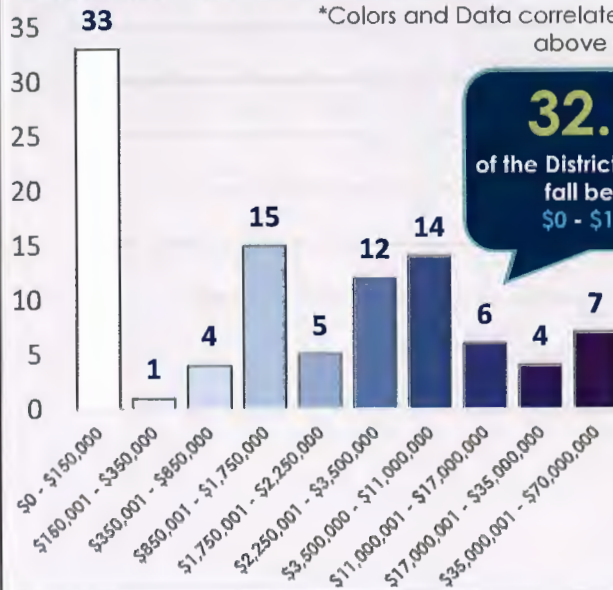
## 2024 Appraised Value by Parcel



This map showcases how the District's 2024 Appraised Value is distributed by parcel within its boundaries. The white parcels represent the lowest valued properties, as well as exempt properties. The darkest purple parcels are the highest valued properties, which are commonly Commercial and Multi-Family developments. The bar graph below reflects the count of properties within each value range displayed on the map.

## Distribution of Value within District

\*Colors and Data correlate with above map.

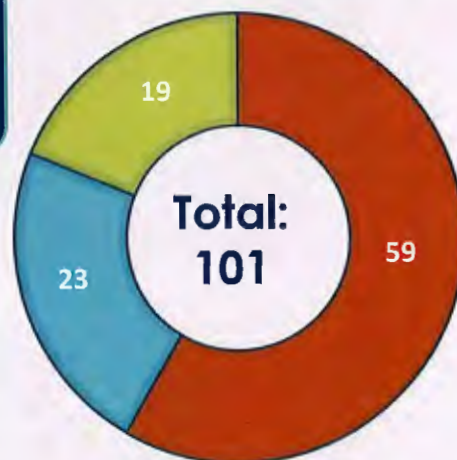


**32.7%**

of the District's Properties fall between \$0 - \$150,000

## Count of Property Types within the District

- Single-Family Homes
- Commercial & Multi-Family
- Exempt Properties
- Vacant Land





# West Park MUD: Bond and Investment Overview

## Bond Authorization In Millions



**44.2%**  
Percent of New Money Authorization that has been Issued

This timeline represents when all of your Outstanding Bond Series will mature. The last Maturity Date is **2044.**

**2.00% - 5.00%**

Range of Outstanding Bonds' Interest Rates

**5.00% - 5.60%**

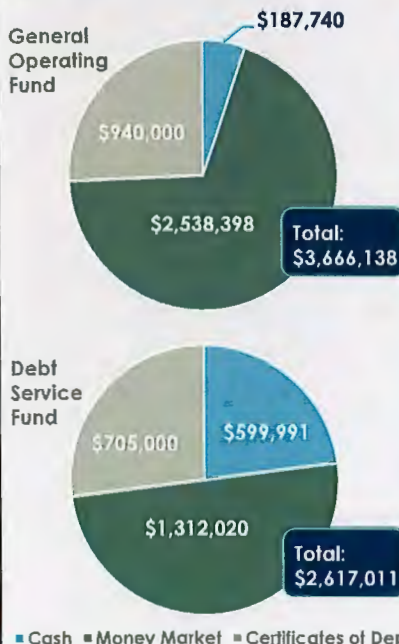
Range of Investment Interest Rates (2024 FY)



## Bonds and Investments

Over the last 15 years, the municipal bond industry has been able to borrow at low, tax-exempt rates typically ranging from 3-5% for new money issues and as low as 1% for refunding bonds in recent years. During that time, investment yields have been low, so there has been little risk of unspent bond proceeds earning a higher interest rate in the District's accounts. Starting in 2022, investment yields increased quickly and rose above 5%. The combination of low borrowing rates & high investment yields have created potential arbitrage liabilities.

## Allocation of Investments



## Historical Investment Revenue



2055  
2050  
2045  
2040  
2035  
2030  
2025

2024-WS&D

2016-WS&D

2016A-Ref.

2022-Ref.

# West Park MUD

## Monthly Communications Report

November 24, 2025

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

### WEBSITE UPDATES

The following updates have been made since the last meeting:

- Added Backflow inspections email to contact us page

### NEWS POSTS

The following news post was posted since the last report:

- **Just say NO to FOG in the CLOG**
- **Don't Flush That!**
- **November 24, 2025 Board Meeting Notice**

### WEBSITE STATISTICS

Custom Oct 21 - Nov 21, 2025  
Compare: Sep 21 - Oct 21, 2025





- 240 new and unique visitors to the website, 245 total users. An increase since last cycle.
- 97 Users found the site organically through a search engine while 188 were directly linked to the website.
- 698 engaged sessions accounting for 1186 navigational events (Events being things such as page scrolls, clicks, downloads, etc)
- Top Ten pages as seen below:

Page title and screen class ▾		+	↓ Views
SHOW PRIMARY DATE RANGE			
Total			116 vs. 63 ↑ 84.13%
1	Bill Payment Information / West Park MUD		20 (17.24%)
2	Contact Us / West Park MUD		18 (15.52%)
3	Documents / West Park MUD		14 (12.07%)
4	Board Meetings / West Park MUD		12 (10.34%)
5	Welcome to West Park Municipal Utility District / West Park MUD		12 (10.34%)
6	Tax Information / West Park MUD		9 (7.76%)
7	West Park Preserve / West Park MUD		9 (7.76%)
8	Map of the District / West Park MUD		6 (5.17%)
9	October 27, 2025 Board Meeting Notice / West Park MUD		5 (4.31%)
10	Budget Information / West Park MUD		3 (2.59%)

## RESIDENT INQUIRIES

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

- Backflow report inquiry, Passed to Marcia at H2O for clarification.

- Engineering inquiry passed to John regarding development of tract of land on the northeast corner of greenhouse and i10 frontage road.

## ACTION ITEMS

- No action items this cycle.