

WEST PARK MUNICIPAL UTILITY DISTRICT
Minutes of Board of Directors Meeting
January 27, 2025

The Board of Directors ("Board") of West Park Municipal Utility District ("District") met on January 27, 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 Hudson and Wolterman, thus constituting a quorum.

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

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

The Board next considered approval of the minutes of the Board of Directors meeting held on December 16, 2024. After discussion, Director Garza made a motion to approve the minutes as presented. Director Patrick seconded the motion, which passed unanimously.

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

The Board next considered the status of West Park Preserve. Mr. Murr presented the attached report and updated the Board on several improvements to the park. He stated that the trees donated from Trees from Houston have been planted in the park. He stated that the park was winterized prior to the freeze and there were no reported issues.

Ms. Maddox next distributed the attached tax collection report. She noted that B&A collected 99.87% of the 2023 taxes and 18.57% of the 2024 taxes as of December 31, 2024. She next stated that one check previously issued to a taxpayer has now been voided due to the duration of remaining outstanding. After review and discussion of the report presented, Director Garza made a motion to approve the report and authorize payment on the disbursements identified in the report. Director Patrick seconded the motion, which passed unanimously.

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

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

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

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

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems. Ms. Giacona reported that the District accounted for 99.64% of the water pumped during the month, and the District operated its facilities in compliance with its respective permits. She reported that there were no issues with the District's facilities during the winter storm.

Ms. Giacona advised that the belt pressing at the District's Wastewater Treatment Plant ("WWTP") began this month.

Ms. Giacona next reported that H2O received a water quality call on December 4, 2024, from Raising Cane's Chicken located on Fry Road, and the caller stated that the water appeared dirty and tasted salty. She stated that H2O inspected the facility and determined that the water quality resulted from a plumbing repair the previous day where a plumber had repaired a service line leak and bypassed the water softener. She noted that the inspector also found that the backflow preventer was improperly installed whereupon the inspector informed the manager that the backflow issue must be rectified. Ms. Giacona reported that the inspector returned to Raising Cane's a week later and reported that the backflow issue had not been addressed. Ms. Giacona stated that, after discussions with Ms. Richardson and Mr. Herzog, H2O sent a demand letter via Certified Mail to Raising Canes stating that water service would be terminated if the backflow preventer issue isn't rectified within one (1) week of the letter.

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 next requested authorization to begin preparing plans and specifications for the replacement of Ground Storage tank No. 2. After discussion, Director Garza made a motion to authorize IDS to begin preparing the plans and specifications for the replacement of Ground Storage Tank No. 2. Director Patrick seconded the motion, which passed unanimously.

Mr. Herzog next reported on the status of the generator replacement project at the District's Wastewater Treatment Plant ("WWTP") and stated that the site work is complete, and the District is now waiting on the delivery of the generator.

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

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

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

Mr. Herzog next reported that the joint sidewalk project with Harris County, Places 4 People, was approved in December.

Mr. Herzog next reported that he has no updates on the proposed revised access to Water Plant No. 2 from Sunbelt, Inc.

Mr. Herzog next reported on the status of the developments proposed by Weekley Homes and Pelican Energy Corridor, LLC. Mr. Herzog presented the attached feasibility studies and reviewed same with the Board. Director Dignam noted that the debt service tax rate used in both feasibility studies is \$0.395 and questioned if this was the current debt service tax rate for the District. Ms. Maddox stated that the District's current debt service tax rate is \$0.25. Mr. Herzog stated that he will need to rerun the numbers using the correct tax rate and speak to the District's financial advisor regarding same, but he noted that he believes the project will still be feasible using the correct tax rate. After discussion, Director Garza made a motion to approve the attached feasibility reports for Weekley Homes and Pelican Energy Corridor, LCC, pending Mr. Herzog's findings in connection with the District's debt service tax rate. Director Patrick seconded the motion, which carried unanimously.

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

The Board considered the status of District fencing repairs. Mr. Herzog reported that he will begin to solicit bids for the project this month and plans to present them to the Board at next month's meeting.

The Board next considered the status of chloramine conversion at the District's water plants. Mr. Herzog reported that he anticipates the District to convert fully to chloramine in the

fall and stated that IDS is working with adjacent districts to give advanced notice prior to the conversion.

The Board deferred the status of the pending Enforcement Action and Proposed Agreed Order with the TCEQ as Mr. Herzog had no updates to report on the matter.

The Board next considered and reviewed the December and January reports from Storm Water Solutions. Ms. Valladares reported that the fence materials and debris located at Pond B have been removed.

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 advised that MAC has received the feasibility study deposit from Weekley Homes. 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 Patrick seconded the motion, which carried unanimously.

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

The Board next reviewed the attached report from Touchstone District Services.

The Board next considered matters for placement on future agendas. After discussion, the Board concurred to hold the next Board meeting on Monday, February 24, 2025, at 12:30pm.

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


Secretary

Attachments
January 27, 2025

1. Park Rangers Report
2. Tax Assessor/Collector Reports
3. Additional Penalty on Delinquent Personal Property Taxes Resolution
4. Exemption from Taxation Resolution
5. Operator Report
6. Engineer Report
7. Feasibility Reports from IDS
8. Storm Water Solutions Reports
9. Bookkeeping Report
10. 2025 Qualified Brokers Resolution
11. Touchstone Report



LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD
JANUARY 2025

WEST PARK PRESERVE

1. Looking at sealing the PIP at the Playground.
2. TFH have been planted.
3. Having lights checked and covers replaced at pavilion.
4. PVB inspections and winterizing is complete. No known freezing issues with Park.
5. All other amenities look good, and no issues.





Honesty | Efficiency | Transparency | Accountability | Continuity

MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD

FOR THE MONTH ENDING

December 31, 2024



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 12/31/2024

RECEIVABLES SUMMARY

2024 Balance Forward Levy at 4/30/25 FYE	\$0.00	
CAD Changes / Uncollectible	\$3,220,711.42	3,220,711.42
Outstanding Balance forward Prior Years (2023-2012) at 4/30/25 FYE	\$52,829.08	
CAD Changes / Uncollectible	(\$193,856.00)	(141,026.92)
		<hr/>
Total Levy to be collected		3,079,684.50
Collection prior months (all years)	\$169,046.97	
2024 Taxes Collected net NSF & KR Refunds during current month	(\$587,202.84)	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	(\$21,348.12)	(439,503.99)
		<hr/>
Total Outstanding Balance		2,640,180.52

TAX ACCOUNT

Beginning Balance – Tax Account

214,714.11

Income

Taxes Collected current Year	\$587,638.83
Taxes Collected Prior Year	\$21,375.00
10% Rendition Penalty	\$82.03
Penalties & Interest	\$4,916.25
Collection Fee Paid	\$5,258.25
Overpayments	\$0.00
NSF or Reversals , Bank Charges	ach declined <\$158.56> stop pymt <\$277.43> (\$435.99)
Other Fees & Court Costs, Etc	\$0.00
	<hr/>
	\$618,834.37

Void check # 1911 (stale date) **\$10.07**

833,558.55

Expenses

CK# 1966	Ted A. Cox - Attorney Fee Delinquent Collection (12/2024)	\$5,258.25
CK# 1967	Budget Heating & Air Conditioning Inc. - Correction Roll 16 (TY 2023)	\$24.78
CK# 1968	B & A Municipal Tax Service LLC - Inv. 897-385	\$1,542.65
CK# 1969	B & A Municipal Tax Service LLC - Inv. 897-386	\$1,136.99
		<hr/>
		\$7,962.67

Ending Balance –Tax Account

825,595.88



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 12/31/2024

OUTSTANDING TAXES – YEAR TO DATE

TAX YEAR	BALANCE FORWARD @ 10/01/24	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2024	\$3,078,546.53	\$142,164.89	\$0.00	\$598,222.48	\$2,622,488.94	18.57%
2023	\$2,844,812.39	(\$3,918.28)	\$0.00	\$2,837,238.49	\$3,655.62	99.87%
2022	\$2,574,192.13	\$55.61	\$0.00	\$2,571,060.05	\$3,187.69	99.88%
2021	\$2,184,070.60	\$55.61	\$0.00	\$2,181,415.51	\$2,710.70	99.88%
2020	\$1,724,054.68	\$0.00	\$0.00	\$1,721,985.33	\$2,069.35	99.88%
2019	\$1,716,832.71	\$0.00	(\$77.96)	\$1,714,238.61	\$2,516.14	99.85%
2018	\$1,675,849.18	\$0.00	(\$95.30)	\$1,672,495.11	\$3,258.77	99.81%
2017	\$1,703,467.59	\$0.00	(\$218.54)	\$1,702,990.31	\$258.74	99.98%
2016	\$1,939,555.05	\$0.00	(\$873.42)	\$1,938,647.06	\$34.57	99.99%
2015	\$1,894,924.89	\$0.00	(\$1,536.85)	\$1,893,388.05	(\$0.00)	100.00%
					\$2,640,180.52	

EXEMPTIONS & TAX RATES

TAX YEAR	HOMESTEAD EXEMPTION	OVER 65 / DISABLED	M & O RATE	DEBT SERVICE RATE	CONTRACT TAX RATE	TOTAL RATE
2024	0.00%	0	0.16000	0.25000	0.00000	0.41000
2023	0.00%	0	0.16000	0.21500	0.00000	0.37500
2022	0.00%	0	0.13000	0.24500	0.00000	0.37500
2021	0.00%	0	0.08000	0.29500	0.00000	0.37500
2020	0.00%	0	0.00000	0.32500	0.00000	0.32500
2019	0.00%	0	0.00000	0.39500	0.00000	0.39500
2018	0.00%	0	0.00000	0.42000	0.00000	0.42000
2017	0.00%	0	0.00000	0.46000	0.00000	0.46000
2016	0.00%	0	0.00000	0.58000	0.00000	0.58000
2015	0.00%	0	0.00000	0.65000	0.00000	0.65000

DISTRICT VALUES

TAX YEAR	LAND & IMPROVEMENTS	AG NET	PERSONAL PROPERTY	EXEMPTIONS	TOTAL VALUE	SR	KR
2024	796,723,600	0	41,259,830	52,444,077	785,539,353	4	4
2023	736,523,926	0	40,176,853	19,129,035	757,571,744	16	16
2022	686,313,538	0	34,460,647	34,308,117	686,466,068	28	28
2021	585,528,951	0	33,003,671	36,098,959	582,433,663	40	40
2020	533,070,777	0	33,852,112	36,444,531	530,478,358	52	52
2019	433,493,735	0	36,098,671	34,951,216	434,641,190	64	64
2018	391,448,413	0	38,728,115	31,164,787	399,011,741	74	74
2017	364,659,692	0	36,898,146	31,238,790	370,319,048	83	83
2016	321,007,344	0	43,515,063	30,116,368	334,406,039	85	85
2015	273,352,929	0	41,685,070	23,511,095	291,526,904	61	61



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 12/31/2024

PROFIT & LOSS

	CURRENT MONTH 12/01/2024 - 12/31/2024	FISCAL YEAR 05/01/24 - 12/31/2024
BEGINNING BALANCE	225,727.87	599,991.08
<u>INCOME</u>		
10% Rendition Penalty	82.03	739.84
Court Costs/Abstract & Filing Fees	0.00	0.00
Collection Fee	5,258.25	8,119.65
Overpayments	0.00	0.00
Penalty & Interest	4,916.25	7,246.43
Taxes Collected	608,577.84	633,928.41
Total Income	618,834.37	650,034.33
<u>EXPENSES</u>		
Audit/Records	0.00	250.00
Court Affidavits	15.00	30.00
Bank Charges	0.00	292.18
Bond Premium	0.00	0.00
CAD Fees	4,187.00	16,135.00
Certificate of Value	0.00	175.00
Certified Tax Statements	0.00	0.00
Copies	158.40	899.40
Correction Roll Refunds	3,396.20	221,054.60
Continuing Disclosure	0.00	0.00
Delinquent Attorney Asst.	0.00	30.00
Delinquent Tax Attorney Expense	0.00	3,282.89
Delinquent Tax Attorney Fee	143.29	2,518.70
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	847.90
Map	0.00	0.00
Mailing & Handling	606.74	818.74
Meeting Travel & Mileage	216.35	1,050.80
Overpayment Refund	0.00	0.00
Payment to Incorr. Jur	0.00	0.00
Public Hearing	650.00	650.00
Rendition Refunds	0.00	0.00
Records Management	12.26	72.38
Rendition Refunds	0.00	192.86
5% Rendition Penalty to CAD	0.00	0.00
Roll Update & Processing	65.00	852.50
Supplies	0.00	139.87
Tax Assessor Collector Fee – AB	1,553.45	10,027.60
Transfer to Operating Fund	0.00	22,086.44
Transfer to Debt Service	0.00	135,000.00
	11,003.69	416,466.86
ENDING BALANCE	833,558.55	833,558.55



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 12/31/2024

YEAR TO YEAR COMPARISON

	2024	%		2023	%	VARIANCE
October	\$0.00	0.00%		\$0.00	0.00%	0.00%
November	\$11,019.64	0.34%		\$47,036.76	1.26%	-0.92%
December	\$587,638.83	18.57%		\$376,641.92	13.49%	5.08%
January				\$2,494,538.10	94.48%	
February				\$90,802.96	97.41%	
March				\$2,816.01	98.33%	
April				\$11,829.68	98.72%	
May				\$880.18	98.66%	
June				\$4,463.08	98.78%	
July				\$767.47	98.80%	
August				\$1,542.73	98.92%	
September				\$5,223.06	99.10%	

MONTHLY COLLECTIONS

2024	2023	2022	2021	2020	2019
\$587,638.83	\$21,375.00	\$0.00	\$0.00	\$0.00	\$0.00
2018					
\$0.00					



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD
FOR THE PERIOD ENDING 12/20/2024

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: \$1,988,813.06

TYPE OF PLEDGED INVESTMENT: 01BZII
02LQNI

IN COMPLIANCE W/ DISTRICT INVESTMENT POLICY: YES

STATE OF TEXAS §

COUNTY OF HARRIS §

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

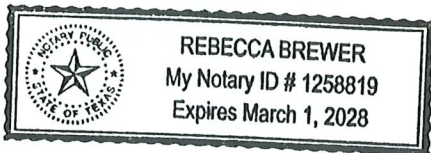


Avik Bonnerjee, RTA

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



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



My Commission Expires March 1, 2028

WEST PARK MUD
 Deposits Report
 For Dates 12/1/2024 thru 12/31/2024

Bank	Deposit Date	Deposit No	Ck/Cash	CC	WACH	Deposit Amount
WELLS FARGO BANK	12/2/2024	20240184	2	0	0	245.53
	12/3/2024	20240185	0	0	2	5,212.07
	12/3/2024	20240186	0	0	2	306.45
	12/3/2024	20240187	0	1	0	36.82
	12/4/2024	20240188	0	0	1	89.28
	12/4/2024	20240189	2	0	0	314.10
	12/8/2024	20240190	1	0	0	-277.43
	12/9/2024	20240191	0	0	2	212,660.78
	12/9/2024	20240192	1	0	0	37.53
	12/10/2024	20240193	1	0	0	1,018.13
	12/10/2024	20240194	1	0	0	118.67
	12/10/2024	20240195	3	0	0	1,540.70
	12/11/2024	20240196	3	0	0	7,458.70
	12/11/2024	20240197	0	0	2	7,650.63
	12/11/2024	20240198	1	0	0	17.00
	12/12/2024	20240199	0	0	2	17,549.96
	12/12/2024	20240200	1	0	0	1,091.31
	12/16/2024	20240201	0	0	1	139.82
	12/16/2024	20240202	1	0	0	21.30
	12/16/2024	20240203	1	0	0	484.37
	12/16/2024	20240204	1	0	0	158.56
	12/16/2024	20240205	3	0	0	364.50
	12/18/2024	20240206	1	0	0	291.75
	12/18/2024	20240207	1	0	0	99,348.15
	12/19/2024	20240208	1	0	0	0.00
	12/20/2024	20240209	1	0	0	120,201.33
	12/22/2024	20240210	0	1	0	118.24
	12/23/2024	20240211	2	0	0	1,467.97
	12/23/2024	20240212	1	0	0	285.32
	12/26/2024	20240213	0	1	0	95.31
	12/26/2024	20240214	0	0	1	17,220.00
	12/26/2024	20240215	0	1	0	14.41
	12/26/2024	20240216	4	0	0	56,593.40
	12/26/2024	20240217	2	0	0	394.83
	12/26/2024	20240218	1	0	0	44.15
	12/27/2024	20240219	1	0	0	4,920.00
	12/30/2024	20240220	1	0	0	943.53
	12/30/2024	20240221	1	0	0	31.59
	12/30/2024	20240222	2	0	0	310.69
	12/30/2024	20240223	0	0	1	23,077.49
12/31/2024	20240224	0	0	1	112.52	
12/31/2024	20240225	1	0	0	31,549.50	
12/31/2024	20240226	2	0	0	1,010.77	
12/31/2024	20240227	1	0	0	4,723.20	
12/3/2024	20240228	1	0	0	-158.56	
Total Deposits		45	46	4	15	618,834.37

GL Account Summary	2024	2023	Total Report
Taxes Paid	587,202.84	21,348.12	608,550.96
Penalties Paid	82.03	2.10	84.13
P&I Paid		4,916.25	4,916.25
Coll Fee Paid		5,258.25	5,258.25
Refund		24.78	24.78
	<u>587,284.87</u>	<u>31,549.50</u>	<u>618,834.37</u>

pd CK 1966 1.1.25

2023 TAX RECEIPT

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

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

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

Jur No	Stmt Date	Delinquent Date	Receipt No
897	1/14/2025	3/1/2024	464
Account No		[REDACTED]	

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER February 29, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.
 Taxes that remain delinquent on May 01, 2024 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

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

Owner Name and Address

[REDACTED]

Appraised Values		Property Information				
Personal Property	5,600	Vehicles VHCLS				
			L1			
		Service Address				
		[REDACTED]				
100% Assessed Value	5,600					
Taxing Unit		Less Exemptions		Taxable Value	Tax Rate	Tax Levy
WESTPARK MUD				5,600	0.375000 per \$100	21.00
				Current Taxes Due		21.00
				Substantial Penalty		2.10

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment	
03/31/2024	51.23	[REDACTED]	47.88	0.00	3.35	0.00	0.00	51.23	
12/19/2024	0.00	[REDACTED]	-26.88	2.10	0.00	0.00	0.00	0.00	
CORRECTION ROLL									
<u>16</u>									
{24.78}									
pd CR 1967							1.1.25		
2023 Paid in Full							Total Paid		51.23



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
1/1/2025	897-385

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

Description	Unit Count	Rate	Amount
Avik Bonnerjee, RTA - Tax Assessor Collector Fee January 2025.		1,553.45	1,553.45
2024 Additional Unit Count Invoiced 2025	-12	0.90	-10.80
Thank you for your business.		Total	\$1,542.65

pd CK 1968 1-1-25



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
1/1/2025	897-386

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

Description	Unit Count	Rate	Amount
Copies	347	0.20	69.40
Postage, Mailing, and Handling (6)		5.46	5.46
Roll Update & Processing Hrs. (October & November 2024)		290.00	290.00
Statement Mailing and Handling (DMR-thru SR/KR 3)		29.32	29.32
Statement Mailing & Handling (Agents thru SR/KR 3)	0.25	75.00	18.75
Records Retention		7.71	7.71
Record Retention Annual Fee		500.00	500.00
Meeting Travel Time/Mileage/Time (November 2024)		216.35	216.35
Thank you for your business.		Total	\$1,136.99

pd ck 1969 1.1.25

Account No/Name/Address		Cad No/Property Descr.		Over 65	No							
[REDACTED]		[REDACTED]		Veteran	No							
[REDACTED]		[REDACTED]		Installment Code	N							
							Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		39.89	3.99	0.00	20.88	64.76	21.41	65.29	21.94	65.82
2022	10/28/2022	2/1/2023		39.89	3.99	0.00	27.21	71.09	27.74	71.62	28.26	72.14
2021	10/18/2021	2/1/2022		39.89	3.99	0.00	33.52	77.40	34.05	77.93	34.58	78.46
Totals				119.67	11.97	0.00	81.61	213.25	83.20	214.84	84.78	216.42

[REDACTED]		[REDACTED]		Over 65	No							
[REDACTED]		[REDACTED]		Veteran	No							
[REDACTED]		[REDACTED]		Installment Code	N							
							Due Dec, 2024		Due Jan, 2025		Due Feb, 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		11.07	1.11	0.00	9.30	21.48	9.46	21.64	9.60	21.78

[REDACTED]		[REDACTED]		Over 65	No							
[REDACTED]		[REDACTED]		Veteran	No							
[REDACTED]		[REDACTED]		Installment Code	N							
							Due Dec, 2024		Due Jan, 2025		Due Feb, 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		27.56	2.76	0.00	23.16	53.48	23.52	53.84	23.90	54.22
2020	12/9/2020	2/2/2021		23.89	2.39	0.00	23.87	50.15	24.18	50.46	24.49	50.77
Totals				51.45	5.15	0.00	47.03	103.63	47.70	104.30	48.39	104.99

[REDACTED]		[REDACTED]		4100	Over 65	No						
[REDACTED]		[REDACTED]			Veteran	No						
[REDACTED]		[REDACTED]			Installment Code	N						
							Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		39.38	0.00	0.00	18.75	58.13	19.22	58.60	19.68	59.06

[REDACTED]		[REDACTED]		Over 65	No							
[REDACTED]		[REDACTED]		Veteran	No							
[REDACTED]		[REDACTED]		Installment Code	N							
							Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		34.26	0.00	0.00	16.31	50.57	16.72	50.98	17.12	51.38

[REDACTED]		[REDACTED]		Over 65	No							
[REDACTED]		[REDACTED]		Veteran	No							
[REDACTED]		[REDACTED]		Installment Code	N							
							Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		30.42	0.00	0.00	14.48	44.90	14.84	45.26	15.20	45.62

[REDACTED]		[REDACTED]		Over 65	No							
[REDACTED]		[REDACTED]		Veteran	No							
[REDACTED]		[REDACTED]		Installment Code	N							
							Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	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	7.08	14.88	7.18	14.98	7.27	15.07

Account No/Name/Address

Cad No/Property Descr.



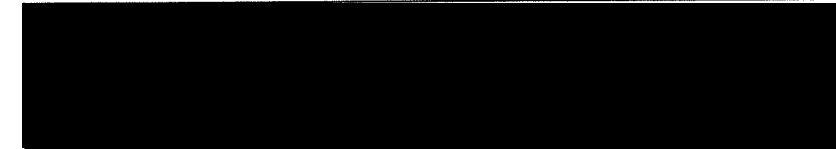
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	45.74	105.61	46.46	106.33	47.18	107.05
2020	10/14/2020	2/2/2021		47.17	4.72	0.00	47.12	99.01	47.73	99.62	48.36	100.25
Totals				101.60	10.16	0.00	92.86	204.62	94.19	205.95	95.54	207.30



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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			



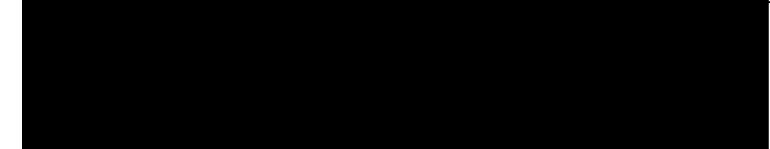
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	55.30	127.68	56.16	128.54	57.04	129.42



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	18.46	34.21	18.65	34.40	18.83	34.58



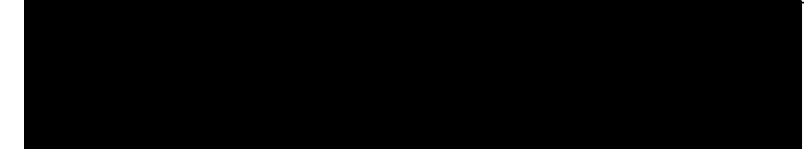
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	1,005.38	1,846.00	1,015.47	1,856.09	1,025.56	1,866.18



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		17.55	1.76	0.00	9.19	28.50	9.42	28.73	9.66	28.97



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	14.47	33.41	14.70	33.64	14.92	33.86

Account No/Name/Address Cad No/Property Descr.

							Over 65	No			
							Veteran	No			
							Installment Code	N			

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	168.46	334.27	170.45	336.26	172.45	338.26

							Over 65	No			
							Veteran	No			
							Installment Code	N			

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	22.41	41.15	22.64	41.38	22.86	41.60
2017	10/11/2017	2/1/2018		20.58	2.06	0.00	30.34	52.98	30.60	53.24	30.88	53.52
2016	10/11/2016	2/1/2017		34.57	3.46	0.00	56.43	94.46	56.89	94.92	57.35	95.38
Totals				72.19	7.22	0.00	109.18	188.59	110.13	189.54	111.09	190.50

							Over 65	No			
							Veteran	No			
							Installment Code	N			

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		80.84	8.08	0.00	42.32	131.24	43.39	132.31	44.46	133.38
2022	10/28/2022	2/1/2023		77.14	7.71	0.00	52.61	137.46	53.63	138.48	54.64	139.49
2021	12/15/2021	2/1/2022		74.38	7.44	0.00	62.52	144.34	63.49	145.31	64.47	146.29
2020	10/14/2020	2/2/2021		64.46	6.45	0.00	64.39	135.30	65.24	136.15	66.09	137.00
Totals				296.82	29.68	0.00	221.84	548.34	225.75	552.25	229.66	556.16

							Over 65	No			
							Veteran	No			
							Installment Code	N			

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		13.03	1.30	0.00	6.83	21.16	6.99	21.32	7.16	21.49
2022	10/28/2022	2/1/2023		13.03	1.30	0.00	8.89	23.22	9.06	23.39	9.23	23.56
2021	10/18/2021	2/1/2022		13.03	1.30	0.00	10.95	25.28	11.12	25.45	11.29	25.62
2020	10/14/2020	2/2/2021		11.29	1.13	0.00	11.28	23.70	11.42	23.84	11.58	24.00
2019	10/1/2019	2/1/2020		13.73	1.37	0.00	15.88	30.98	16.06	31.16	16.24	31.34
Totals				64.11	6.40	0.00	53.83	124.34	54.65	125.16	55.50	126.01

							Over 65	No			
							Veteran	No			
							Installment Code	N			

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		46.01	4.60	0.00	24.09	74.70	24.70	75.31	25.30	75.91
2022	10/28/2022	2/1/2023		45.86	4.59	0.00	31.28	81.73	31.88	82.33	32.49	82.94
Totals				91.87	9.19	0.00	55.37	156.43	56.58	157.64	57.79	158.85

							Over 65	No			
							Veteran	No			
							Installment Code	N			

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	169.95	392.39	172.61	395.05	175.29	397.73
2020	10/14/2020	2/2/2021		175.26	17.53	0.00	175.06	367.85	177.36	370.15	179.68	372.47
2019	10/1/2019	2/1/2020		213.00	21.30	0.00	246.48	480.78	249.30	483.60	252.11	486.41
2018	10/11/2018	2/1/2019	L	222.04	22.20	0.00	292.11	536.35	295.04	539.28	297.97	542.21
2017	2/27/2018	4/3/2018	L	238.16	23.82	0.00	344.76	606.74	347.91	609.89	351.05	613.03
Totals				1,050.68	105.07	0.00	1,228.36	2,384.11	1,242.22	2,397.97	1,256.10	2,411.85

Account No/Name/Address Cad No/Property Descr.

							Over 65	No
							Veteran	No
							Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		1,999.77	199.98	0.00	1,047.08	3,246.83	1,073.48	3,273.23	1,099.88	3,299.63
2022	10/28/2022	2/1/2023		1,999.77	199.98	0.00	1,363.84	3,563.59	1,390.24	3,589.99	1,416.64	3,616.39
2021	10/18/2021	2/1/2022		1,999.77	199.98	0.00	1,680.61	3,880.36	1,707.01	3,906.76	1,733.41	3,933.16
2020	10/27/2020	2/2/2021		1,733.13	173.31	0.00	1,731.05	3,637.49	1,753.92	3,660.36	1,776.80	3,683.24
2019	10/1/2019	2/1/2020		2,106.42	210.64	0.00	2,437.54	4,754.60	2,465.35	4,782.41	2,493.15	4,810.21
2018	12/19/2018	2/1/2019		2,239.74	223.97	0.00	2,946.60	5,410.31	2,976.17	5,439.88	3,005.72	5,469.43
Totals				12,078.60	1,207.86	0.00	11,206.72	24,493.18	11,366.17	24,652.63	11,525.60	24,812.06

							Over 65	No
							Veteran	No
							Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		46.42	0.00	0.00	22.10	68.52	22.65	69.07	23.20	69.62

							Over 65	No
							Veteran	No
							Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	17.93	59.83	18.44	60.34	18.94	60.84
2022	10/28/2022	2/1/2023		52.06	5.21	0.00	35.50	92.77	36.20	93.47	36.88	94.15
Totals				90.15	9.02	0.00	53.43	152.60	54.64	153.81	55.82	154.99

							Over 65	No
							Veteran	No
							Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		2.44	0.24	0.00	2.05	4.73	2.08	4.76	2.11	4.79
2020	10/14/2020	2/2/2021		2.11	0.21	0.00	2.11	4.43	2.13	4.45	2.17	4.49
2019	6/17/2020	8/1/2020		17.18	1.72	0.00	18.52	37.42	18.74	37.64	18.97	37.87
Totals				21.73	2.17	0.00	22.68	46.58	22.95	46.85	23.25	47.15

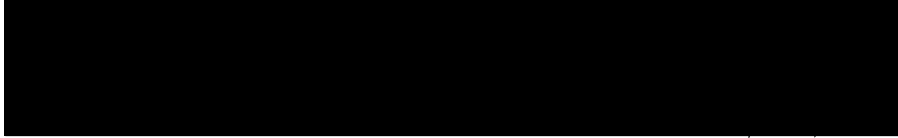
							Over 65	No
							Veteran	No
							Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							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	6.47	14.93	6.56	15.02	6.67	15.13

							Over 65	No
							Veteran	No
							Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		4.11	0.41	0.00	3.45	7.97	3.51	8.03	3.56	8.08
2020	10/14/2020	2/2/2021		4.24	0.42	0.00	4.23	8.89	4.29	8.95	4.34	9.00
Totals				8.35	0.83	0.00	7.68	16.86	7.80	16.98	7.90	17.08

Account No/Name/Address Cad No/Property Descr.



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							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	74.52	199.55	76.02	201.05	77.52	202.55



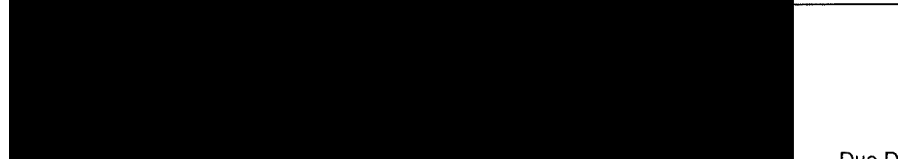
Over 65 No
Veteran No
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Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		20.57	2.06	0.00	10.77	33.40	11.04	33.67	11.32	33.95



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		65.60	0.00	0.00	31.23	96.83	32.01	97.61	32.80	98.40
2022	2/22/2023	4/1/2023		29.27	0.00	0.00	17.45	46.72	17.79	47.06	18.14	47.41
Totals				94.87	0.00	0.00	48.68	143.55	49.80	144.67	50.94	145.81



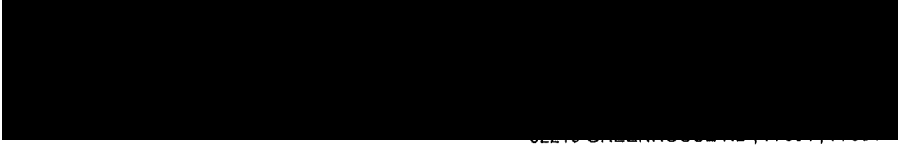
Over 65 No
Veteran No
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Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		17.06	1.71	0.00	8.94	27.71	9.15	27.92	9.38	28.15
2022	10/28/2022	2/1/2023		17.06	1.71	0.00	11.64	30.41	11.87	30.64	12.08	30.85
Totals				34.12	3.42	0.00	20.58	58.12	21.02	58.56	21.46	59.00



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		181.26	18.13	0.00	94.91	294.30	97.30	296.69	99.70	299.09
2022	10/28/2022	2/1/2023	L	169.60	16.96	0.00	115.67	302.23	117.90	304.46	120.15	306.71
Totals				350.86	35.09	0.00	210.58	596.53	215.20	601.15	219.85	605.80



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	35.83	111.11	36.74	112.02	37.64	112.92
2022	10/28/2022	2/1/2023		81.56	0.00	0.00	50.57	132.13	51.54	133.10	52.53	134.09
Totals				150.00	6.84	0.00	86.40	243.24	88.28	245.12	90.17	247.01



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	35.83	111.11	36.74	112.02	37.64	112.92

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
				Veteran	No
				Installation Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024	L	467.53	46.75	0.00	244.79	759.07	250.97	765.25	257.14	771.42
Lawsuit: 10/7/2024												
2022	6/21/2023	8/1/2023	L	157.75	15.78	0.00	95.09	268.62	97.18	270.71	99.25	272.78
Lawsuit: 10/7/2024												
2021	6/20/2023	2/1/2024	L	120.99	12.10	0.00	63.35	196.44	64.95	198.04	66.54	199.63
Lawsuit: 10/7/2024												
Totals				746.27	74.63	0.00	403.23	1,224.13	413.10	1,234.00	422.93	1,243.83

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
				Veteran	No
				Installation Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	204.74	634.88	209.90	640.04	215.08	645.22
Lawsuit: 10/7/2024												
2021	6/20/2023	2/1/2024	L	68.38	6.84	0.00	35.80	111.02	36.70	111.92	37.60	112.82
Lawsuit: 10/7/2024												
Totals				459.42	45.94	0.00	240.54	745.90	246.60	751.96	252.68	758.04

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
				Veteran	No
				Installation Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		80.01	8.00	0.00	41.89	129.90	42.95	130.96	44.00	132.01

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
				Veteran	No
				Installation Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 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	59.79	185.40	61.30	186.91	62.80	188.41

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
				Veteran	No
				Installation Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Dec, 2024		Due Jan, 2025		Due Feb, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		16.59	1.66	0.00	8.69	26.94	8.91	27.16	9.12	27.37

Account No/Name/Address		Cad No/Property Descr.								
Jurisdiction Totals										
Year	Tax Levy	Base Taxes Due	Penalties Due	Del. P&I Due	Atty Fee Due	Escrow Amt	Total Due	Count	% Collected	
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	40.69	15.74	0.00	94.46	1	100.00%	
2017	1,703,467.59	258.74	25.88	265.15	109.95	0.00	659.72	2	99.98%	
2018	1,675,849.18	3,258.77	324.29	2,973.62	1,311.34	0.00	7,868.02	5	99.81%	
2019	1,716,832.71	2,516.14	235.03	1,947.21	939.67	0.00	5,638.05	5	99.85%	
2020	1,724,054.69	2,069.35	206.16	1,342.57	723.62	0.00	4,341.70	9	99.88%	
2021	2,184,126.21	2,710.70	269.18	1,350.55	866.09	0.00	5,196.52	15	99.88%	
2022	2,574,247.74	3,187.69	307.70	1,158.28	930.73	0.00	5,584.40	13	99.88%	
2023	2,840,894.14	3,655.62	343.96	875.14	937.49	0.00	5,812.21	22	99.87%	
2024	3,220,711.42	2,622,488.94	1,895.92	0.00	0.00	0.00	2,624,384.86	249	18.57%	
		2,640,180.52	3,611.62	9,953.26	5,834.65	0.00	2,659,580.05	322		

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

REAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Hartman Reit Operating Partnership		2023 - \$21,375.00	ACCOUNT PAID.
		2023 - \$39.38	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$200.00).

PERSONAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
		2021 - \$68.38	Lawsuit filed.
		2022 - \$391.04	
RND Technology Corp.		2021 - \$120.99	Lawsuit filed. Default judgment hearing set for 03/19/25.
		2022 - \$157.75	
		2023 - \$467.53	
Medrx Specialty Pharmacy		2022 - \$169.60	Judgment entered. Writ of Execution forwarded to constable.
		2023 - \$181.26	
Now Specialties, Inc.		2019 - \$165.81	Sent demand letters to the agent for this company (no response). Per HCAD, this business closed on 05/13/2019. The vehicle under this account, a 2018 Ford F350, has been sold and is no longer owned by the company. HCAD has deleted the account for 2020.
		2020 - \$64.46	Demand letters returned. Research of this company shows that the business at 19730 Katy Freeway closed in 2020. The corporation has been terminated with the Secretary of State.
Quick Weight Loss Centers		2021 - \$74.38	
		2022 - \$77.14	
		2023 - \$80.84	

PERSONAL PROPERTY ACCOUNTS UNDER \$250.00

No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$200.00).

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
UR Deli, Inc.	[REDACTED]	2021 - \$11.07	No response to demand letters. Per HCAD, the business closed 09/21. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Allegro West Academy	[REDACTED]	2020 - \$23.89 2021 - \$27.56	No response to demand letters. Per HCAD, the business is no longer at the property address. The account has been deleted for the 2022 tax year. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Sylvan Learning Center	[REDACTED]	2020 - \$7.80	No response to demand letters. Per HCAD, the business is no longer at the property address. The account has been deleted for the 2021 tax year. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Capstone Classical Academy	[REDACTED]	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. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Oil Source Inc.	[REDACTED]	2021 - \$65.80	No response to demand letters. Per HCAD, the business is permanently closed. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
BCTec	[REDACTED]	2018 - \$15.75	No response to demand letters. Per HCAD, this is a vehicle account and per the DMV records, the license tags have expired. The account is not active with HCAD after 2018.
[REDACTED]	[REDACTED]	2016 - \$34.57 2017 - \$20.58 2018 - \$17.04	No response to demand letters. Per HCAD, this is a vehicle account and HCAD has now removed the vehicle from this account. The account is not active with HCAD after 2018. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Musa Auto Finance	[REDACTED]	2022 - \$52.06	No response to demand letters. Account not billed after 2022 tax year. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
			instructed.
		2019 - \$17.18 2020 - \$2.11 2021 - \$2.44	No response to demand letters. Per HCAD, this is a vehicle account and HCAD has now removed the vehicle from this account. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
JR Cargo Express LLC		2021 - \$7.69	No response to demand letters. Per HCAD field inspection, this company is no longer in business at the property location. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Mola's Transport		2020 - \$4.24 2021 - \$4.11	No response to demand letters. Per HCAD, this is a vehicle account and HCAD has now removed the vehicle from this account. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
LDH Express		2022 - \$113.66	No response to demand letters. Account not billed after 2022. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Fast Premier Transport		2022 - \$29.27 2023 - \$65.60	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Opal Lotus Tattoo Studio		2022 - \$17.06 2023 - \$17.06	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Pin Oak Clinic		2021 - \$39.89 2022 - \$39.89 2023 - \$39.89	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Pronto General Agency		2021 - \$18.94	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
A C Export LLC		2019 - \$13.73 2020 - \$11.29 2021 - \$13.03 2022 - \$13.03 2023 - \$13.03	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Fast Lane Trade & Supplies		2022 - \$45.86 2023 - \$46.01	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
LN Express LLC		2022 - \$81.56 2023 - \$68.44	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
		2023 - \$68.44	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Redbox Automated Retail		2023 - \$34.26	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Stanley Convergent Security		2023 - \$30.42	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Tricon Residential		2023 - \$17.55	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Tip Top Tux LLC		2023 - \$46.42	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Blue Tex Pools		2023 - \$20.57	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Jak Nails Pedicure		2023 - \$80.01	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
		2023 - \$114.19	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Pillarstone Capital		2023 - \$16.59	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).

PERSONAL PROPERTY JUDGMENTS

A lawsuit was filed on the account listed below and a Judgment was entered against the taxpayers. A Judgment is a court order that is the decision in the lawsuits. Once a Judgment is entered, if the personal property associated with the tax account is still in the possession of the taxpayer, a Writ of Execution 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.

If the personal property is no longer in the possession of the taxpayer, an Abstract of Judgment is filed with the County Clerk's office. The purpose of an 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 located in the county in which the abstract of judgment is recorded.

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

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON
DELINQUENT PERSONAL PROPERTY TAXES

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

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

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

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

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

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

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

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

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

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

PASSED AND APPROVED this the 27th day of January, 2025.

WEST PARK MUNICIPAL UTILITY
DISTRICT

ATTEST:

By: 
Vice President, Board of Directors

By: 
Secretary, Board of Directors

(SEAL)



RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

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

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


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

Section 1: For the tax year 2025, the Board of Directors has considered and has decided not to exempt from ad valorem taxation by the District any portion of the appraised value of residence homesteads of individuals who are under a disability for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors, and Disability Insurance or are sixty-five (65) years of age or older, as authorized by, and in accordance with the provisions of, Article 8, Section 1-b (b), Texas Constitution, as amended, and Section 11.13 of the Tax Code, as amended.

Section 2: For the tax year 2025, the Board of Directors has considered and has decided not to adopt a general residential homestead exemption as authorized by Article 8, Section 1-b(e), Texas Constitution, as amended, and Section 11.13 of the Tax Code, as amended.

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

PASSED AND APPROVED this the 27th day of January, 2025.



Vice President, Board of Directors

ATTEST:



Secretary, Board of Directors

(SEAL)



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
 1/27/2025

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

METER COUNT	
S.T.P.	2
Vacant	0
Commercial	64
Nursing Home	1
Irrigation	42
Park(Irrigation)	1
Apts/Units(2636)	9
Total	119

BILLED CONSUMPTION		
11/17/24	to	12/17/24
STP		0
Apartments		9,451,000
Commercial		3,202,000
Irrigation		3,175,000
Park (Irrigation) No Bill		0
Total		15,828,000

Flushing, Main Line Break & Leaks: 15,000
 Total Consumption: 15,843,000
 Plant Pumpage: 15,900,000
 Billed Percentage of Pumped Water: 99.64%

	#2	#3
Calculated Well GPM	915	1,231
Design Well GPM	1,000	1,000
Well Pumpage	12,688,000	3,212,000

Arrears for the Month of	NOVEMBER	Month of	DECEMBER
Cut-Off Notices Mailed	11/26/24	Meter Read Date	12/17/24
Number of Notices Mailed	6	Billing Date	12/23/24
Cut-Off Date	12/18/24	Mailing Date	12/24/24
Number of Actual Cut-Offs	0	Due Date	01/21/25

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

WEST PARK MUNICIPAL UTILITY DISTRICT

DATE
1/27/2025

MONTHLY OPERATIONS SUMMARY

WATER SYSTEM

December-24

Total Water Pumped for Calendar Month of : December-24 **15,645,000** Gallons

Distribution System Chlorine Residual Reporting:

Average	<u>1.83</u>	mg/l.
Maximum	<u>3.00</u>	mg/l.
Minimum	<u>1.10</u>	mg/l.

TEXAS DEPARTMENT OF HEALTH I. D. NO. 1011930

Bacteriological Analysis : **10** Samples Taken On : **12/20/24**

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

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

November-24

TPDES Permit # WQ0012346001
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: November-24

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	3.52 mg/l	2.54 mg/l	7.00 mg/l	NO
BOD 5 Maximum	4.77 mg/l	3.01 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	9.93 mg/l	7.43 mg/l	29.00 lbs/day	NO
TSS Average	2.04 mg/l	1.89 mg/l	15.00 mg/l	NO
TSS Maximum	3.58 mg/l	2.95 mg/l	40.00 mg/l	NO
TSS lbs/day	5.98 mg/l	5.42 mg/l	63.00 lbs/day	NO
NH3-N Average	0.05 mg/l	0.05 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.06 mg/l	0.05 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.13 mg/l	0.15 mg/l	8.30 lbs/day	NO
E Coli Avg.	1.00 mpn	2.00 mpn	63 mpn	NO
E Coli Maximum	1.00 mpn	16.10 mpn	200 mpn	NO
DO Minimum	7.55 mpn	7.27 mpn	6.00 mg/l	NO
pH Minimum	7.53 mpn	7.31 mpn	6.00 s.u.	NO
pH Maximum	7.90 mpn	8.05 mpn	9.00 s.u.	NO
CL2 Res Min	1.25 mg/l	1.87 mg/l	1.00 mg/l	NO
CL2 Res Max	3.92 mg/l	3.90 mg/l	4.00 mg/l	NO
Flow Average	0.370 mg/l	0.346 mg/l	0.990 mg/l	NO
Flow Maximum	0.609 mg/l	0.468 mg/l	N/A	N/A
Total Treated	10,380,000			
Effluent Quality Compliant with Discharge Permit ?			YES	

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY BILLING & COLLECTION REPORT December-24

DATE
1/27/2025

	<i>Apartments</i>	<i>All Others</i>	<i>Total</i>
Balance Forward			
As of 11/25/24	\$ 91,587.58	\$ 64,216.81	\$ 155,804.39
Collection Period:			
		11/25/24 TO 12/24/24	
Deposit	\$ -	\$ 13,500.00	\$ 13,500.00
Water	\$ 26,360.00	\$ 13,588.18	\$ 39,948.18
Sewer	\$ 26,360.00	\$ 2,658.00	\$ 29,018.00
New Acct/App/Transfer Fee	\$ -	\$ -	\$ -
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ 158.30	\$ 158.30
Tap Fees		\$ 194,228.53	\$ 194,228.53
TCEQ	\$ 263.60	\$ 79.77	\$ 343.37
Grease Trap	\$ -	\$ 1,200.00	\$ 1,200.00
RWA Fee	\$ 33,519.70	\$ 29,522.02	\$ 63,041.72
Undistributed Overpayments		\$ 629.50	\$ 629.50
TOTAL	\$ 86,503.30	\$ 255,564.30	\$ 342,067.60
Current Adjustments:			
TOTAL	\$ -	\$ 207,024.16	\$ 207,024.16
Current Billing for			
		December '24	
		11/17/24 TO 12/17/24	
Deposit	\$ -	\$ -	\$ -
Water	\$ 26,360.00	\$ 11,835.60	\$ 38,195.60
Sewer	\$ 26,360.00	\$ 2,816.50	\$ 29,176.50
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 73.26	\$ 336.86
Grease Trap		\$ 1,200.00	\$ 1,200.00
RWA	\$ 35,727.75	\$ 26,792.85	\$ 62,520.60
TOTAL	\$ 88,711.35	\$ 42,718.21	\$ 131,429.56
TOTAL RECEIVABLE	\$ 93,795.63	\$ 58,394.88	\$ 152,190.51

Collection Report Through 12/24/24
 NOTES: Deposits on file for the district \$363,204.80

Consumption: 15,828,000
 Paperless: 29



West Park Municipal Utility District

Board of Directors Meeting

January 27, 2025

Wastewater Treatment

Normal Operations

10/1/24 – Sewer Plant – Furnished subcontractor to perform annual preventative maintenance on liquid chlorinator, mazzei injector and vacuum induction mixer. Replaced ½” black tubing, 3/8” black tubing, 3/8” PE natural tubing, ½” Y strainer and ½” true union ball valve.

11/20/24 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor to top clean the onsite lift station. Removed and disposed of (2,000) gallons of floating debris and grease.

11/29/24 – Sewer Plant - Furnished subcontractor to assist subcontractor to remove and dispose of (273,000) gallons of digested sludge.

12/12/24 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor with bottom cleaning of the onsite lift station wet well. Removed and disposed of (4,000) gallons of debris.

12/17/24 – Sewer Plant – Furnished subcontractor to install new induction mixer. Investigated CL2 induction pump not working. Found it tripped out for under power. Pulled pump and found full load amps on new pump is 4.8. Adjusted FLA on soft starter to match settings. Tested and monitored operations. Notified operator.

1/2/25 – Sewer Plant – Furnished subcontractor to supply and install conduit, wire, disconnect and receptacle for the belt press. Installed bucket and ran conduit. Mounted disconnect and belt press receptacle. Pulled wire and checked power at the disconnect. Notified operator.

Sanitary Sewer System

Normal Operations

Water Plant No. 1 & No. 2

Normal Operations

Water Distribution System

Normal Operations



January 27, 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:

10.a) Design, Bid, and Award

The replacement of Ground Storage Tank No. 2 at Water Plant No. 2 was included for funding with the bond issue sold last year. We are requesting Board authorization to begin preparation of plans and specifications.

ACTION - Authorize design for Ground Storage Tank No. 2 at Water Plant No. 2 replacement

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

Site work is complete until the arrival of the Generator, which has a 9-month to 1 year lead time, so we expect it to arrive around April 2025.

10.c) Easement and Facility conveyances

Nothing to report at this time.

10.d) Utility Commitments

Nothing to report at this time.

10.e) Harris County Utility Relocation Requests

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

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

Fry Road north of Park Row (UPIN [REDACTED]) – This project involves the construction of a sidewalk from Park Row to Saums Road, within the existing right-of-way. – No updates

10.f) Development Matters

The application to Harris County's Places 4 was accepted in November 2024 and we are awaiting further details.

The Sunbelt is proposing revised access to Water Plant No. 2 – no updates

10.f)(i) We have prepared a feasibility report for the proposed multifamily development by Pelican Energy Corridor, LLC.

10.f)(ii) We have prepared a feasibility report for the proposed single family development by Weekley Homes.

ACTION – Approve Feasibility Report for Pelican Energy Corridor and Weekley Homes

10.g) WHCRWA Surface Water Conversion

We received the 60% design plans for review in December 2024 and offered no further comments.

11.h) Fence Replacement at Water Plant No. 1 and WWTP

We made a few revisions to our plans, and pushed back our advertisement date until next month. We anticipate having bids in advance of the next meeting.

10.i) Chloramine Conversion at Water Plant 1 and 2

We are planning to convert the District's water disinfection system from chlorine to chloramine around October 2025, and are in coordination with the adjacent MUDs to provide advance notice.

Other District items:

Asset Management Plan - Next action date: October 2025

TPDES Discharge Permit - Next action date: November 2026

SWQ Permits:

Basins A&B – Next action date: March 2025

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

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

Tank Inspections:

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

WP 2 – External inspection will be held August 2025. Internal Inspection will be held in 2027.

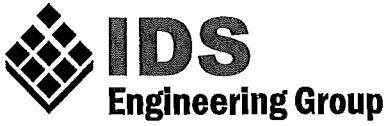
We will be happy to answer any questions the Board may have.

Respectfully,



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

\\idseg.com\FS\Projects\0600\068300100 West Park MUD Gen Consult\ESR\2025\2025-01-27 WPMUD Eng Rpt.docx



January 27, 2024

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

Reference: Reimbursement Feasibility Evaluation of Pelican Greenhouse Development,
Located Southeast of the Intersection of Greenhouse Road and Park Row Drive and
adjacent to Interstate Highway 10, in Harris County, Texas;
IDS Project No. 0683-001-00

Members of the Board:

This letter summarizes our evaluation of the proposed reimbursement of the referenced Pelican Greenhouse Development ("Project"), into West Park ("District").

Location

The Project is located in unincorporated Harris County, within the City of Houston extra-territorial jurisdiction, near the southeast corner of Greenhouse Road and Park Row Drive. Access to the Project is from Greenhouse Road.

Land Use

The Project is proposed to be developed as a multi-family residential project. Attached is a copy of the conceptual land plan detailing the proposed development.

Floodplain

The current FEMA Flood Insurance Rate Maps for Harris County does not show the Project to be located within the currently mapped floodplain or floodway. Any development within the floodplain would be mitigated in accordance with FEMA Harris County regulations.

Water Supply Capacity

The Project will require approximately 182 equivalent single-family connections (ESFC) of capacity, or approximately 65,520 gallons-per-day (gpd) based on 360 gpd/ESFC.

Water will be supplied through a future connection to the existing District water distribution system from a 12-inch existing waterline located east of the right-of-way limits of Greenhouse Road.

Wastewater Treatment Capacity

As previously noted, the Project will require approximately 182 ESFC of capacity, or approximately 54,600 gpd based on 300 gpd/ESFC.

Wastewater treatment capacity will be provided through a future connection to the existing District sanitary sewer collection system from an 8-inch sanitary sewer line located adjacent to the western right-of-way of Greenhouse Road.

Stormwater Detention Requirements

The Project is located within the watershed of Addicks Reservoir, which is a Harris County Flood Control District ("HCFCD") facility. Accordingly, Harris County and HCFCD are the jurisdictional agencies who oversee drainage and detention requirements for this watershed, and they require stormwater detention for all new developments within this watershed.

Based on the proposed development plan, stormwater runoff will drain south to the right-of-way of Interstate Highway 10.

Estimated Conceptual Construction Costs

The estimated conceptual construction cost, including engineering services and contingencies is \$1,107,564 for the offsite storm sewer extension.

Projected Self Supporting Tax Rate

The projected assessed taxable value at build-out of the Project is estimated to be \$51,000,000 (based on the developer's projected land use and current appraised values of similar property). The following table shows the calculated self-supporting tax rates for the tract based on estimated construction costs and projected appraised values:

	100% Developer Reimbursement	70% Developer Reimbursement
Water and Drainage Facilities Construction Costs, Including Contingencies & Engineering (District Share)	\$1,107,564	\$775,295
Bond Issue Requirement (Assuming 20% Soft Costs)	\$1,385,000	\$970,000
Annual Debt Service Requirement (Assuming 6% Interest and 20-Year Bonds)	\$119,800	\$83,900
Self-Supporting Debt Service Tax Rate per \$100 Value (Assuming 95% Collection Rate)	\$0.395	\$0.277

Adequacy of Bond Authorization

\$83,570,000 is currently authorized for water, wastewater, and drainage bonds, which should be adequate to reimburse this project as well as other ongoing and projected water, wastewater, and drainage projects within the District, and no future bond election is expected.

The District does not have the authority to fund roads, therefore there is no bond authorization for roads at this time or future bond election.

\$9,900,000 is currently authorized for recreational bonds, which should be adequate to reimburse this project as well as other ongoing and projected recreational projects within the District, and no future bond election is expected.

Conclusion

Based on the information and assumptions presented in this report, we believe the reimbursement of and service to the Project by the District is feasible. Reimbursement by the District to the developer of the Project would be subject to terms and conditions as agreed upon in the developer's reimbursement agreement.

Based on the conceptual cost estimate and projected assessed values prepared for this evaluation, 100% reimbursement of water and drainage facilities could be self-supported by the Project with a minimum debt service tax rate of \$0.395.

Sincerely,



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

\\idseg.com\FS\Projects\0600\068300101 Forresta Tract Gen Info\David Weekley - Pelican Builders Public Storm\Pelican Builders\2024-12-18 Feasibility Report.docx

Pelican Builders

Forresta Tract - Offsite Storm Preliminary Cost Estimate

Storm Sewer Facilities

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: STORM SEWER SYSTEM</u>			
1. Standard Type "C" Manhole:			
a. 18" - 42" R.C.P.	2 EA	\$ 5,000.00	\$ 10,000.00
b. 48" - 72" R.C.P.	6 EA	\$ 7,500.00	\$ 45,000.00
2. 7' X 7' Junction Box	1 EA	\$ 18,000.00	\$ 18,000.00
3. Type "A" Inlet	3 EA	\$ 3,200.00	\$ 9,600.00
4. R.C.P. Sewer (C-76, Class III, with rubber gasket joints) (all depths):			
a. 42" Pipe	321 LF	\$ 270.00	\$ 86,670.00
b. 60" Pipe	1,573 LF	\$ 400.00	\$ 629,200.00
5. R.C.B. Sewer (C-76, Class III, with rubber gasket joints) (all depths):			
a. 5' X 4'	60 LF	\$ 600.00	\$ 36,000.00
6. Miscellaneous Items:			
a. Televiser Storm Sewer Lines	1 LS	\$ 15,000.00	\$ 15,000.00
b. Trench Safety System	1,954 LF	\$ 10.00	\$ 19,540.00
TOTAL, UNIT A			\$ 869,010.00
<u>UNIT B: DISPOSAL OF EXCESS UTILITY EXCAVATION</u>			
1. Onsite Disposal of Excess Utility and Swale Excavation per Grading Plan (includes site preparation of spoil areas; scarifying, compaction, and proof-rolling of spoil areas; hauling excavation; spreading fill; compacting fill to 95% of ASTM D698; and grading completed fill to assure positive drainage).	5,146 CY	\$ 10.00	\$ 51,460.00
TOTAL, UNIT B			\$ 51,460.00
<u>UNIT C: TRENCH SAFETY PLAN</u>			
1. Design and submittal of Trench Safety plan for underground utilities; prepared and sealed by an engineer licensed by the State of Texas in accordance with the contract documents.	1 LS	\$ 2,500.00	\$ 2,500.00
TOTAL, UNIT C			\$ 2,500.00

Pelican Builders

Forresta Tract - Offsite Storm Preliminary Cost Estimate

Storm Sewer Facilities

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
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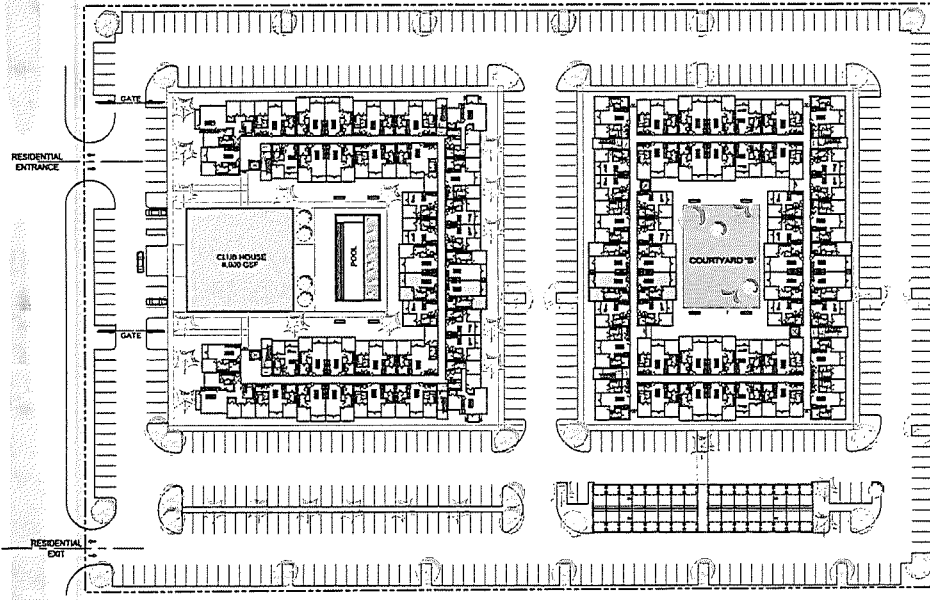
SUMMARY

Unit A: Storm Sewer System			\$ 869,010.00
Unit B: Disposal of Excess Utility Excavation			\$ 51,460.00
Unit C: Trench Safety Plan			\$ 2,500.00
20% Contingency			\$ 184,594.00
TOTAL BID			\$ 1,107,564.00

UNITS				BUILDING I				BUILDING II				NET SQ. FT. PER UNIT TYPE	GROSS SQ. FT. PER UNIT TYPE	No	%	
UNIT TYPE	DESCRIPTION	NET SQ. FT.	GROSS SQ. FT.	BUILDING LEVEL				BUILDING LEVEL								TOTAL
				1	2	3	4	1	2	3	4					
A1	1Bdr/1Bath	605	660	9	9	9	9	18	18	18	18	100	60,500	66,000	216	63.5%
A2	1Bdr/1Bath	731	792	11	12	12	12	11	12	12	12	84	69,714	74,448		
A3	1Bdr/1Bath	609	675	1	2	2	2	3	4	4	4	22	17,788	19,250		
B1	2Bdr/2Bath	995	1,050	9	9	9	9	12	12	12	12	84	83,580	88,200	108	31.8%
B1E	2Bdr/2Bath	995	1,071	0	0	0	0	4	2	2	2	10	9,950	10,710		
B2	2Bdr/2Bath	1,139	1,191	2	2	2	2	0	2	2	2	14	15,904	16,674		
C1	3Bdr/2Bath	1,338	1,466	2	2	2	2	0	0	0	0	8	11,088	11,728	18	4.7%
C2	3Bdr/2Bath	1,570	1,636	2	2	2	2	0	0	0	0	8	12,560	13,088		
TOTALS				38	38	38	38	48	48	48	48	340	280,094	300,088	340	100.0%
AVERAGE UNIT SIZE				824												
												SURFACE PARKING 600				
												GARAGES 32				
												CARPORT 0				
												COMPACT 0				
												HANDICAP (SURFACE) 0				
												TOTAL PARKING 632				
												PARKING / UNIT 1.58				

PARK ROW DRIVE

GREENHOUSE ROAD



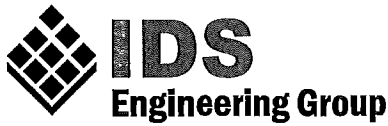
1 SITE PLAN N
1" = 50'-0"

SITE PLAN - PELICAN GREENHOUSE
HOUSTON, TEXAS - PELICAN BUILDERS

MEEK'S PARTNERS
38000 Memorial Drive
Suite 100
Houston, Texas 77079
281.458.1717

09.13.2024
A-01
JOB NO. 24100

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January 27, 2025

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

Reference: Reimbursement Feasibility Evaluation of David Weekley Forresta Village Development, Located Southeast of the Intersection of Greenhouse Road and Park Row Drive and adjacent to Interstate Highway 10, in Harris County, Texas;
IDS Project No. 0683-001-00

Members of the Board:

This letter summarizes our evaluation of the proposed reimbursement of the referenced David Weekley Forresta Tract Development ("Project"), into West Park ("District").

Location

The Project is located in unincorporated Harris County, within the City of Houston extra-territorial jurisdiction, near the southeast corner of Greenhouse Road and Park Row Drive. Access to the Project is from Park Row Drive.

Land Use

The Project is proposed to be developed as a single-family residential project. Attached is a copy of the conceptual land plan detailing the proposed development.

Floodplain

The current FEMA Flood Insurance Rate Maps for Harris County does not show the Project to be located within the currently mapped floodplain or floodway. Any development within the floodplain would be mitigated in accordance with FEMA Harris County regulations.

Water Supply Capacity

The Project will require approximately 105 equivalent single-family connections (ESFC) of capacity, or 37,800 approximately gallons-per-day (gpd) based on 360 gpd/ESFC.

Water will be supplied through a future connection to the existing District water distribution system from a 12-inch existing waterline located south of the right-of-way limits of Park Row Drive.

Wastewater Treatment Capacity

As previously noted, the Project will require approximately 105 ESFC of capacity, or approximately 31,500 gpd based on 300 gpd/ESFC.

Wastewater treatment capacity will be provided through a future connection to the existing District sanitary sewer collection system from an 12-inch sanitary sewer line located adjacent to the northern right-of-way of Park Row Drive Road.

Stormwater Detention Requirements

The Project is located within the watershed of Addicks Reservoir, which is a Harris County Flood Control District ("HCFCD") facility. Accordingly, Harris County and HCFCD are the jurisdictional agencies who oversee drainage and detention requirements for this watershed, and they require stormwater detention for all new developments within this watershed.

Based on the proposed development plan, stormwater runoff will drain south to the right-of-way of Interstate Highway 10.

Estimated Conceptual Construction Costs

The estimated conceptual construction cost, including engineering services and contingencies is \$1,098,026.40 for the public water, sanitary, and drainage systems.

Projected Self Supporting Tax Rate

The projected assessed taxable value at build-out of the Project is estimated to be \$48,615,000 (based on the developer's projected land use and current appraised values of similar property). The following table shows the calculated self-supporting tax rates for the tract based on estimated construction costs and projected appraised values:

	100% Developer Reimbursement	70% Developer Reimbursement
Water and Drainage Facilities Construction Costs, Including Contingencies & Engineering (District Share)	\$1,098,026.40	\$768,618
Bond Issue Requirement (Assuming 20% Soft Costs)	\$1,373,300	\$961,000
Annual Debt Service Requirement (Assuming 6% Interest and 20-Year Bonds)	\$188,800	\$83,200
Self-Supporting Debt Service Tax Rate per \$100 Value (Assuming 95% Collection Rate)	\$0.395	\$0.277

Adequacy of Bond Authorization

\$83,570,000 is currently authorized for water, wastewater, and drainage bonds, which should be adequate to reimburse this project as well as other ongoing and projected water, wastewater, and drainage projects within the District, and no future bond election is expected.

The District does not have the authority to fund roads, therefore there is no bond authorization for roads at this time or future bond election.

\$9,900,000 is currently authorized for recreational bonds, which should be adequate to reimburse this project as well as other ongoing and projected recreational projects within the District, and no future bond election is expected.

Conclusion

Based on the information and assumptions presented in this report, we believe the reimbursement of and service to the Project by the District is feasible. Reimbursement by the District to the developer of the Project would be subject to terms and conditions as agreed upon in the developer's reimbursement agreement.

Based on the conceptual cost estimate and projected assessed values prepared for this evaluation, 100% reimbursement of water and drainage facilities could be self-supported by the Project with a minimum debt service tax rate of \$0.395.

Sincerely,



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

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David Weekley Homes
Forresta Village Tract
Preliminary Construction & Engineering Cost Estimate
Summary

11/18/2024

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DESCRIPTION	TOTAL	DEVELOPER SHARE	POTENTIALLY REIMBURSIBLE
1. PUBLIC			
Unit A: Site Preparation	\$ 5,000	\$ -	\$ 5,000.00
Unit B: Sanitary Collection System	\$ 355,402	\$ -	\$ 355,402.00
Unit C: Storm Sewer System	\$ 343,500	\$ -	\$ 343,500.00
Unit D: Disposal of Excess Utility Excavation	\$ 31,320	\$ -	\$ 31,320.00
Unit E: Trench Safety Plan	\$ 2,500	\$ -	\$ 2,500.00
Unit F: Bond Information	\$ 30,000	\$ -	\$ 30,000.00
Unit G: Extra Pay Items	\$ 22,300	\$ -	\$ 22,300.00
20% Contingency	\$ 158,004.40	\$ -	\$ 158,004.40
Total	\$ 948,026.40	\$ -	\$ 948,026.40
2. PRIVATE			
Unit A: Water Distribution System	\$ 300,361	\$ 300,360.80	\$ -
Unit B: Reinforced Concrete Paving	\$ 793,410	\$ 793,410.00	\$ -
Unit C: Sanitary Sewer System	\$ 64,800	\$ 64,800.00	\$ -
Unit D: Disposal of Excess Utility Excavation	\$ 62,191	\$ 62,191.11	\$ -
Unit E: Storm Water Pollution Control	\$ 54,267	\$ 54,266.50	\$ -
20% Contingency	\$ 255,005.68	\$ 255,005.68	\$ -
Total	\$ 1,530,034.09	\$ 1,530,034.09	\$ -
3. ENGINEERING DESIGN			
Total	\$ 268,700.00		

David Weekley Homes Builders

Forresta Village - Preliminary Cost Estimate

Forresta Village Storm and Sanitary Sewer Systems

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
UNIT A: SITE PREPARATION			
1. Site Preparation (to rid the areas to be paved & filled of vegetation, debris, asphalt, concrete, and organic matter, including stripping existing topsoil where fill is proposed, stockpiling topsoil, replacing topsoil over filled areas and to provide positive drainage)	1.0 LS	\$ 5,000.00	\$ 5,000.00
TOTAL, UNIT A			\$ 5,000.00
UNIT B: SANITARY COLLECTION SYSTEM			
1. Precast Concrete Manholes:			
a. Standard Manhole	12 EA	\$ 5,000.00	\$ 60,000.00
2. SDR 26 P.V.C. Sewer (all depths):			
a. 6" Pipe	62 LF	\$ 35.00	\$ 2,170.00
b. 8" Pipe	2,329 LF	\$ 50.00	\$ 116,450.00
3. Miscellaneous Items:			
a. Connect 8" Sanitary Sewer Pipe to Existing Sanitary Sewer Manhole	1 EA	\$ 15,000.00	\$ 15,000.00
b. 6" Sanitary Sewer Cleanout	2 EA	\$ 2,000.00	\$ 4,000.00
c. Trenchless Construction 8" Sanitary Sewer (not including pipe)	138 LF	\$ 1,000.00	\$ 138,000.00
d. Televiser Sanitary Sewer Lines Per City of Houston Standard Requirements for Acceptance	1 LS	\$ 15,000.00	\$ 15,000.00
e. Trench Safety System	2,391 LF	\$ 2.00	\$ 4,782.00
TOTAL, UNIT B			\$ 355,402.00
UNIT C: STORM SEWER SYSTEM			
1. Type "A" Inlet	9 EA	\$ 3,200.00	\$ 28,800.00
2. R.C.P. Sewer (C-76, Class III, with rubber gasket joints) (all depths):			
a. 24" Pipe	986 LF	\$ 130.00	\$ 128,180.00
b. 30" Pipe	178 LF	\$ 140.00	\$ 24,920.00
c. 36" Pipe	178 LF	\$ 215.00	\$ 38,270.00
3. Miscellaneous Items:			
a. Televiser Storm Sewer Lines	1 LS	\$ 15,000.00	\$ 15,000.00
b. Connect Prop. 30" RCP Storm Pipe to Existing Manhole a	1 EA	\$ 1,500.00	\$ 1,500.00

David Weekley Homes Builders

Forresta Village - Preliminary Cost Estimate

Forresta Village Storm and Sanitary Sewer Systems

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
c. Connect Prop. 36" RCP Storm Pipe to Existing Manhole at	1 EA	\$ 1,800.00	\$ 1,800.00
d. Adjust Grate Elevation of Existing Inlet	5 EA	\$ 800.00	\$ 4,000.00
e. Trench Safety System	2,051 LF	\$ 10.00	\$ 20,510.00

The following are to be used only when directed by the Engineer using methods approved by the Engineer. Utilization of these items will depend on site conditions at the time of construction.

4. Trench Dewatering (\$20.00 per LF of trench minimum)	1,342 LF	\$ 20.00	\$ 26,840.00
5. Crushed Stone Bedding Wrapped in Filter Fabric (\$10.00 per LF of trench minimum)	1,342 LF	\$ 10.00	\$ 13,420.00
6. Well Point Dewatering System per LF of Trench (\$10.00 per LF minimum)	1,342 EA	\$ 30.00	\$ 40,260.00
TOTAL, UNIT C			\$ 343,500.00

UNIT D: DISPOSAL OF EXCESS UTILITY EXCAVATION

1. Onsite Disposal of Excess Utility and Swale Excavation per Grading Plan (includes site preparation of spoil areas; scarifying, compaction, and proof-rolling of spoil areas; hauling excavation; spreading fill; compacting fill to 95% of ASTM D698; and grading completed fill to assure positive drainage).	3,132 CY	\$ 10.00	\$ 31,320.00
TOTAL, UNIT D			\$ 31,320.00

UNIT E: TRENCH SAFETY PLAN

1. Design and submittal of Trench Safety plan for underground utilities; prepared and sealed by an engineer licensed by the State of Texas in accordance with the contract documents.	1 LS	\$ 2,500.00	\$ 2,500.00
TOTAL, UNIT E			\$ 2,500.00

UNIT F: BOND INFORMATION

1. Performance, Payment and Maintenance Bonds	1 LS	\$ 30,000.00	\$ 30,000.00
TOTAL, UNIT F			\$ 30,000.00

David Weekley Homes Builders

Forresta Village - Preliminary Cost Estimate

Forresta Village Storm and Sanitary Sewer Systems

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
UNIT G: EXTRA PAY ITEMS			
1. Offsite Disposal of Unsuitable Material (\$5.00 per CY minimum)	100 CY	\$ 15.00	\$ 1,500.00
2. Class "A" Reinforced Concrete (6-inch thick) (\$20.00 per SY minimum)	50 SY	\$ 20.00	\$ 1,000.00
3. Clearing (\$1000.00 per AC minimum)	3 AC	\$ 1,000.00	\$ 3,000.00
4. Cement Stabilized Sand (\$25.00 per CY minimum)	50 CY	\$ 25.00	\$ 1,250.00
5. Miscellaneous Excavation (\$4.00 per CY minimum)	100 CY	\$ 4.00	\$ 400.00
6. Bank Sand Backfill (\$18.00 per CY minimum)	50 CY	\$ 18.00	\$ 900.00
7. Furnish and Install Extra Waterline Fittings (\$2,000.00 per TON minimum)	2 TON	\$ 2,000.00	\$ 4,000.00
8. Pumping (as needed with one 6-inch (or greater) pump, including fuel and operation for the duration of project construction until completion.) (\$25 per HR minimum)	160.0 HR	\$ 25.00	\$ 4,000.00
9. Clean Storm Sewer System (\$750 per day minimum)	5.0 DAYS	\$ 1,250.00	\$ 6,250.00
TOTAL, UNIT G			\$ 22,300.00

David Weekley Homes Builders

Forresta Village - Preliminary Cost Estimate

Forresta Village Storm and Sanitary Sewer Systems

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
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SUMMARY

Unit A: Sanitary Collection System			\$ 5,000.00
Unit B: Sanitary Collection System			\$ 355,402.00
Unit C: Storm Sewer System			\$ 343,500.00
Unit D: Disposal of Excess Utility Excavation			\$ 31,320.00
Unit E: Trench Safety Plan			\$ 2,500.00
Unit F: Bond Information			\$ 30,000.00
Unit G: Extra Pay Items			\$ 22,300.00
20% Contingency			\$ 158,004.40
TOTAL BID			\$ 948,026.40

David Weekley Homes Builders

Forresta Village - Preliminary Cost Estimate

Forresta Village Water System and Paving

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT A: WATER DISTRIBUTION SYSTEM</u>			
1. C900-DR18 (class 235) P.V.C. Water Line (all depths) (including bends, wyes, crosses, plugs and clamps, reducers, tees, and all necessary appurtenances) (includes necessary testing to be accepted by TCEQ):			
a. 8" Pipe	2,240 LF	\$ 36.00	\$ 80,640.00
2. Gate Valve and Box:			
a. 2" Pipe	1 EA	\$ 850.00	\$ 850.00
b. 8" Pipe	13 EA	\$ 1,600.00	\$ 20,800.00
3. Fire Hydrants (including leads; all depths):	10 EA	\$ 4,140.00	\$ 41,400.00
4. 12" x 8" TS&V	1 EA	\$ 6,000.00	\$ 6,000.00
5. Trench Safety System	2,240 LF	\$ 1.20	\$ 2,688.00
6. Water Service Lead (per construction plans) (including trench safety, tapping saddle, meter box, ball valve curb stop, compression fitting by meter coupling with padlock ring and pipe)(all depths and lengths)			
a. 1" Near Side Connection	20 EA	\$ 1,046.10	\$ 20,922.00
b. 1" Far side Connection	36 EA	\$ 1,612.80	\$ 58,060.80
7. Miscellaneous Items:			
a. 8" x 2" Tapping Saddle	2 EA	\$ 1,000.00	\$ 2,000.00
b. 2" RPZ Backflow Preventer	2 EA	\$ 3,500.00	\$ 7,000.00
c. 8" RPZ Backflow Preventer	1 EA	\$ 20,000.00	\$ 20,000.00
d. 2" Irrigation Water Meter (includes pipe, valve & fittings, precast concrete vault stubbed out with ductile iron pipe with link seal and galvanized steel three sectional checker plate cover and hinged manway)	1 EA	\$ 5,000.00	\$ 5,000.00
e. 8" Fire & Domestic Water Meter (includes pipe, valve & fittings, precast concrete vault stubbed out with ductile iron pipe with link seal and galvanized steel three sectional checker plate cover and hinged manway (350 PSF))	1 EA	\$ 35,000.00	\$ 35,000.00
TOTAL, UNIT A			\$ 300,360.80

David Weekley Homes Builders

Forresta Village - Preliminary Cost Estimate

Forresta Village Water System and Paving

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT B: REINFORCED CONCRETE PAVING</u>			
1. Common Road and Right-of-Way Excavation (including on-site disposal)	3,071 CY	\$ 3.00	\$ 9,213.33
2. Subgrade Preparation (including proof-rolling, mixing stabilizer or scarifying and compaction to 95% of ASTM D 698)(subgrade 2-foot outside of back-of-curb)			
a. 6-Inch	900 SY	\$ 4.20	\$ 3,780.00
b. 8-Inch	9,465 SY	\$ 4.20	\$ 39,753.00
3. Hydrated Lime for Subgrade (3% by dry weight at 20 lb./SY)	104 TONS	\$ 200.00	\$ 20,800.00
4. Fly Ash for Subgrade (8% by dry weight at 52 lb./SY)	270 TONS	\$ 150.00	\$ 40,500.00
5. Reinforced Concrete Pavement (includes traffic buttons, thermoplastic striping & markings)			
a. 6-Inch	969 SY	\$ 58.00	\$ 56,202.00
b. 7-Inch	6,999 SY	\$ 80.00	\$ 559,920.00
c. 4.5-Inch Sidewalk	433 SY	\$ 65.00	\$ 28,166.67
6. Reinforced Concrete Curb			
a. 6-Inch	445 LF	\$ 6.00	\$ 2,670.00
b. 4"x11" Curb	3,995 LF	\$ 4.00	\$ 15,980.00
7. Curb Ramps	4 EA	\$ 2,000.00	\$ 8,000.00
8. Signage			
a. Street/Stop Signs	7 EA	\$ 675.00	\$ 4,725.00
9. Proposed Type III Barricade	2 EA	\$ 1,250.00	\$ 2,500.00
10. Standard Paving Headers with Load Transfer Device	3 EA	\$ 400.00	\$ 1,200.00
TOTAL, UNIT B			\$ 793,410.00

David Weekley Homes Builders
Forresta Village - Preliminary Cost Estimate
Forresta Village Water System and Paving

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
<u>UNIT C: SANITARY SEWER SYSTEM</u>			
1. Sanitary Sewer Lead (SDR 26 PVC) (including trench safety, risers, wyes, plugs, adapters, drops, markers, and pipe, all depths and lengths)			
a. 6" Far Sided Connection	20 EA	\$ 1,800.00	\$ 36,000.00
b. 6" Near Sided Connection	36 EA	\$ 800.00	\$ 28,800.00
TOTAL, UNIT C			\$ 64,800.00
<u>UNIT D: DISPOSAL OF EXCESS UTILITY EXCAVATION</u>			
1. Onsite Disposal of Excess Utility and Swale Excavation per Grading Plan (includes site preparation of spoil areas; scarifying, compaction, and proof-rolling of spoil areas; hauling excavation; spreading fill; compacting fill to 95% of ASTM D698; and grading completed fill to assure positive drainage).	6,219 CY	\$ 10.00	\$ 62,191.11
TOTAL, UNIT D			\$ 62,191.11
<u>UNIT E: STORM WATER POLLUTION CONTROL</u>			
1. Inlet Protection Barrier - Stage I (Item 1580)	9 EA	\$ 52.60	\$ 473.40
2. Inlet Protection Barrier - Stage II (Item 1580)	9 EA	\$ 66.90	\$ 602.10
3. Enforcement of TPDES Requirements (Spec. Item TPDES General Requirements) and General Source Controls (Spec Item 1572).	1 LS	\$ 2,000.00	\$ 2,000.00
4. Stabilized Construction Exit (Spec. Item 1575)	1 EA	\$ 1,300.00	\$ 1,300.00
5. Concrete Truck Washout Area	1 EA	\$ 655.00	\$ 655.00
6. Reinforced Filter Fabric Fence (Item 1574)	2,540 LF	\$ 3.40	\$ 8,636.00
7. Maintenance & Removal of Reinforced Filter Fabric Fence (Item 1574)	1 LS	\$ 10,000.00	\$ 10,000.00
8. Broadcast Seed and Fertilize Reserves and all areas disturbed by construction (Item 4240)	2.0 AC	\$ 1,350.00	\$ 2,700.00
9. Street Sweeping per Weekly Schedule (as determined by Engineer during construction)	18 WK	\$ 1,550.00	\$ 27,900.00
TOTAL, UNIT E			\$ 54,266.50

David Weekley Homes Builders

Forresta Village - Preliminary Cost Estimate

Forresta Village Water System and Paving

Preliminary Cost Estimate

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ITEM	QUANTITY & UNIT	UNIT COST	ITEM TOTAL
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SUMMARY

Unit A: Water Distribution System			\$ 300,360.80
Unit B: Reinforced Concrete Paving			\$ 793,410.00
Unit C: Sanitary Sewer System			\$ 64,800.00
Unit D: Disposal of Excess Utility Excavation			\$ 62,191.11
Unit E: Storm Water Pollution Control			\$ 54,266.50
20% Contingency			\$ 255,005.68
TOTAL			\$ 1,530,034.09

David Weekley Homes Builders

Forresta Village - Reimbursable Preliminary Cost Estimate

Forresta Village Engineering Design

Preliminary Cost Estimate

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ITEM	ITEM
	TOTAL

ENGINEERING DESIGN ITEMS

Meetings	\$15,000.00
Utility Capacity Letters	\$1,500.00
Preliminary Investigation	\$6,000.00
Site Plan Analysis	\$5,000.00
Traffic Impact Analysis	\$27,000.00
Public Infrastructure Plans	\$56,850.00
Private Civil Plans	\$60,850.00
SWQMP	\$6,000.00
Permitting	\$6,000.00
Sanitary Sewer Easement Variance	\$3,500.00
Construction Administration	\$14,850.00
Project Representative	\$13,550.00
Bid Phase	\$9,000.00
Easements	\$2,400.00
Preliminary Plat	\$5,000.00
Final Plat	\$3,000.00
Administrative Services (Platting)	\$9,000.00
Topographic Survey	\$3,500.00
As-Built Survey	\$7,200.00
Public Agency Platting Fees	\$13,500.00
TOTAL	\$ 268,700.00

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PRODUCT INFO.

Product / & Size (Unit Count)	Senior Community and/or Plans	
	BRITTMORE / OAK PARK PLANS	
	A320 / A321 / H513 / H523 / H53B	
	Prod Size 26' x 45'	Typical Lot Size 29.5' x 75'
	Number of Floors 2 STORIES	Target Living Area ±1650 - 1950 sqft
	Living/Dining/Kitchen 1st	Master Suite 2nd

TOTAL UNIT COUNT

105

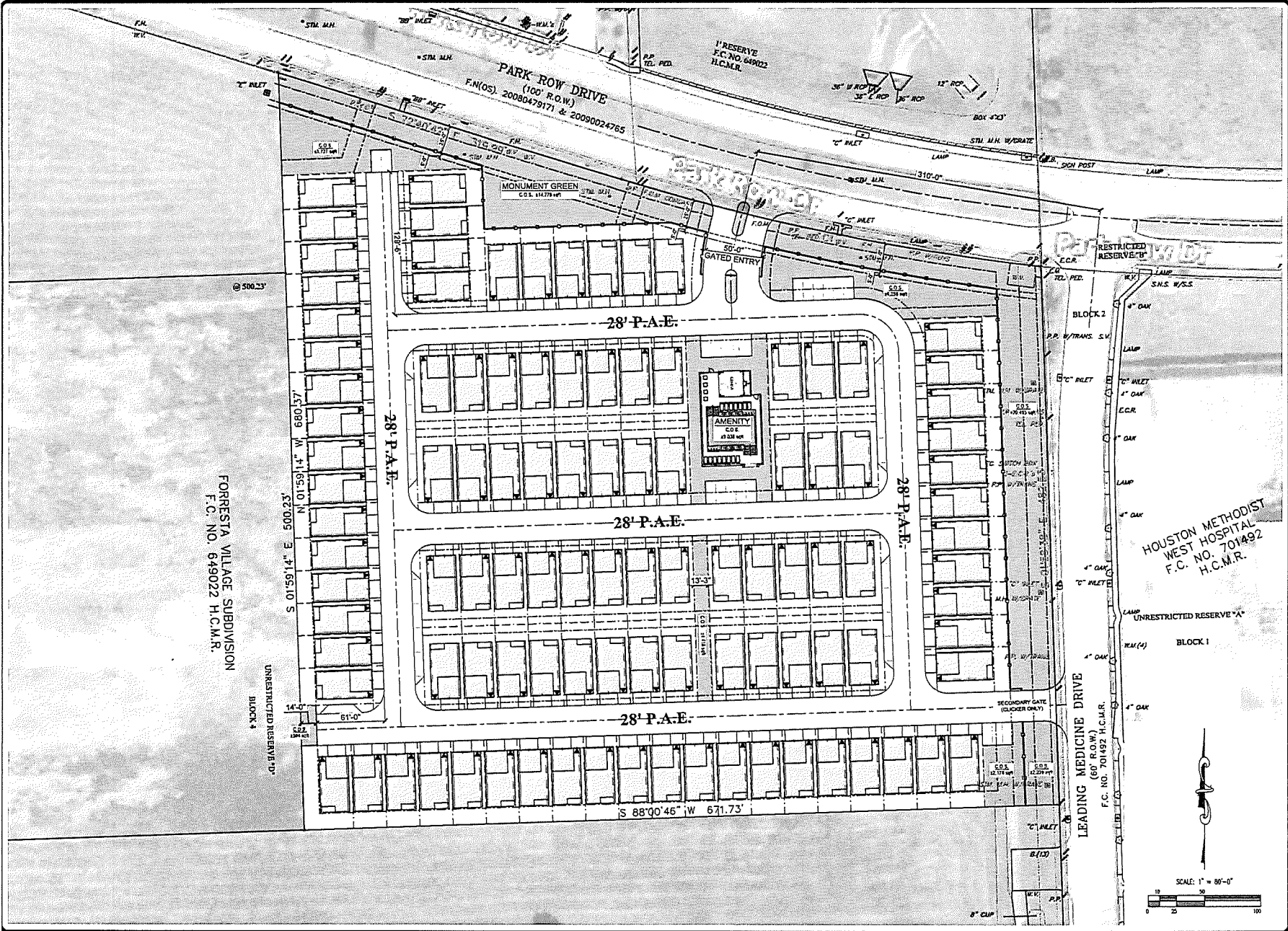
COMMUNITY INFO.

TOTAL SITE AREA:	±382,684 sqft / 8.79 acres
USABLE SITE AREA:	±14,859 sqft / 0.34 acres
TOTAL SITE DENSITY:	11.55 D.U./acre
USABLE SITE DENSITY:	85.89 D.U./acre
MAX. DENSITY (per ZONING):	85.89 D.U./acre
COMP. OPEN SPACE PROVIDED:	±53,203 sqft
C.D.S. REQUIRED:	±53,000 sqft (500 per UNIT)
APPROX. STREET PAVING:	±2,070 LINEAR FT. @ C.L.
APPROX. ALLEY PAVING:	N/A
DIST. BETWEEN RESIDENCE (detached):	5'
DIST. BETWEEN MULTI-FAMILY (attached):	n/a
GUEST PARKING PROVIDED:	±37 (0.35 per UNIT)
GUEST PARKING REQUIRED:	18 (0.17 per UNIT)

SITE PLAN

FORESTA VILLAGE
 HOU-0112
 19000 PARK ROW DR.
 HOUSTON, TX

Version V05	Issue Date 10-10-2024	Author AL
Media @ 11"x17"	Media @ 22"x34"	
SCALE: 1" = 80'-0"		SCALE: 1" = 40'-0"



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PRODUCT INFO.

Product # & Color Unit Count GOLD 105	Similar Community and/or Plans	
	BRITTMORE / OAK PARK PLANS A320 / A321 / H513 / H523 / H538	
	Pod Size 25' x 45'	Typical Lot Size 29.57' x 75'
	Number of Floors 2 STORIES	Target Living Area ±1650 - 1950 sqft
	Living/Dining/Kitchen 1st	Master Suite 2nd

TOTAL UNIT COUNT

105

- STORM SEWER ESMT**
M.U.D.
- WASTE WATER ESMT**
M.U.D.
- WATER LINE ESMT**
PRIVATE (H.O.A.)
- ELECTRIC ESMT**
PRIVATE (CENTERPOINT / TELECOM)

COMMUNITY INFO.

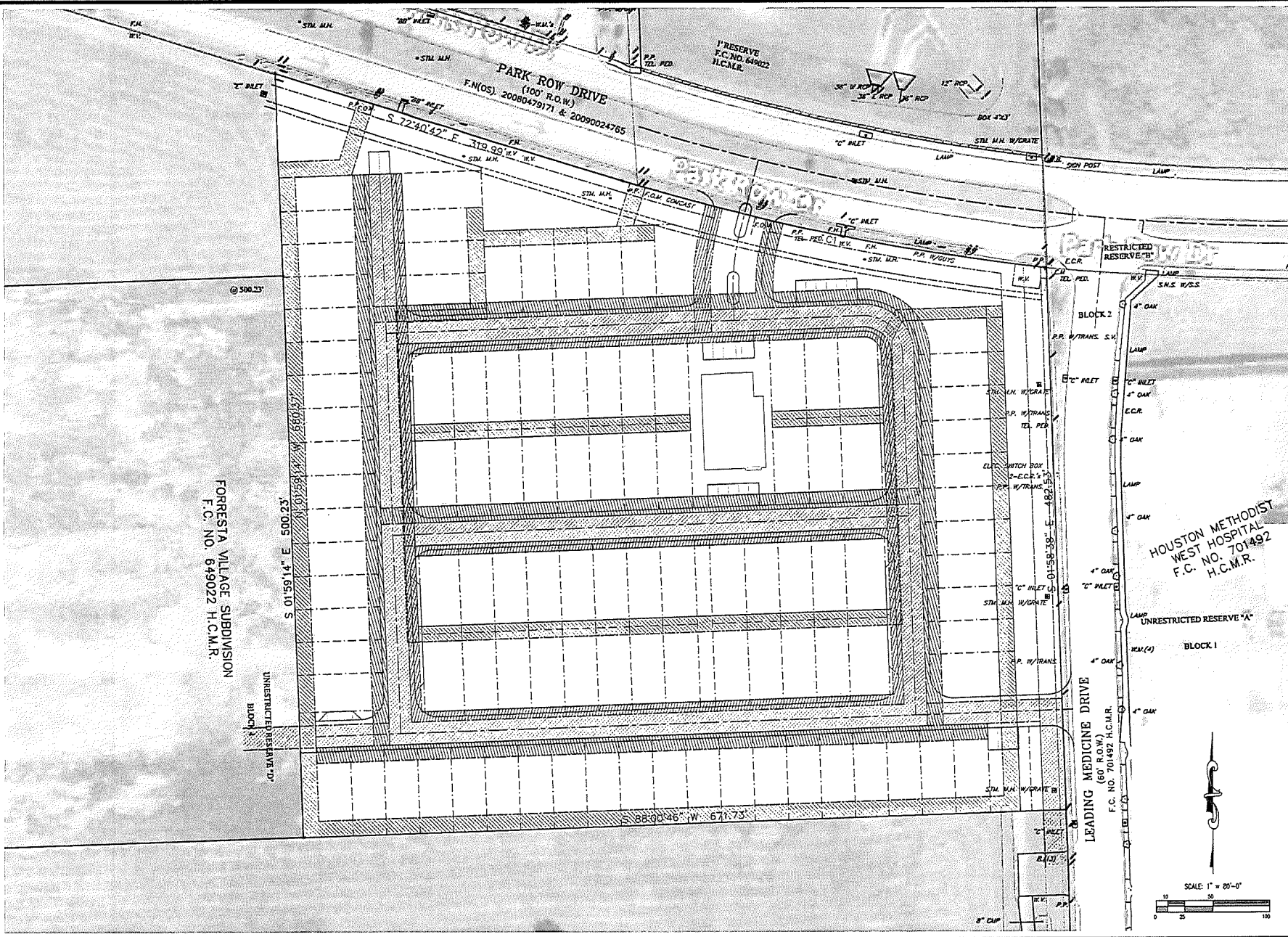
TOTAL SITE AREA:	±382,684 sqft / 8.79 acres
USABLE SITE AREA:	##,### sqft / ##.## acres
TOTAL SITE DENSITY:	11.95 D.U./acre
USABLE SITE DENSITY:	##.## D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
COMP. OPEN SPACE PROVIDED:	±53,203 sqft
C.O.S. REQUIRED:	±53,000 sqft (500 per UNIT)
APPROX. STREET PAVING:	±2,078 LINEAR FT. @ C.L.
APPROX. ALLEY PAVING:	N/A
DIST. BETWEEN RESIDENCE (attached)	5'
DIST. BETWEEN MULTI-FAMILY (attached)	N/A
GUEST PARKING PROVIDED:	±37 (0.35 per UNIT)
GUEST PARKING REQUIRED:	18 (0.17 per UNIT)

SITE PLAN

FORESTA VILLAGE
HOU-0112
19000 PARK ROW DR.
HOUSTON, TX

Version v05	Issue Date 10-10-2024	Author AL
Media @ 11"x17"	Media @ 22"x34"	

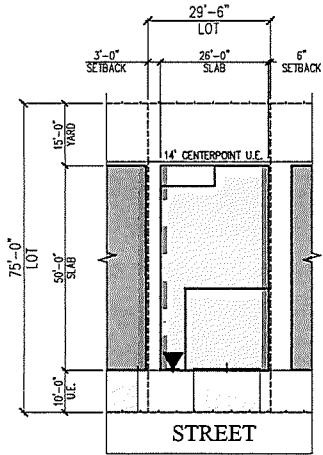
SCALE: 1" = 80'-0" SCALE: 1" = 40'-0"



FORESTA VILLAGE SUBDIVISION
F.C. NO. 649022 H.C.M.R.

TYPICAL LOT CONDITIONS

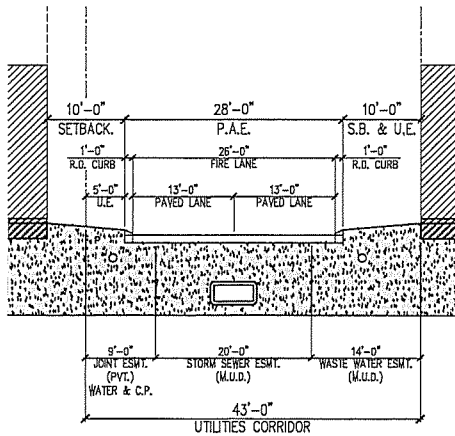
GOLD UNITS: OAK PARK PLANS (A320 / A321 / H513 / H523 / H538)



75 UNITS

TYPICAL STREET SECTION

28' PERMANENT ACCESS EASEMENT (P.A.E.)



David Weekley Homes



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PRODUCT INFO.

Product & Color Unit Count GOLD 105	Senior Community and/or Plans	
	BRITTMOORE / OAK PARK PLANS	
	A320 / A321 / H513 / H523 / H538	
	Pod Size	Typical Lot Size
	28' x 45'	29.5' x 75'
Number of Floors	Target Living Area	
2 STORIES	±1650 - 1950 sqft	
Living/Dining/Kitchen	Master Suite	
1st	2nd	

TOTAL UNIT COUNT

105

COMMUNITY INFO.

TOTAL SITE AREA:	±382,664 sqft / 8.79 acres
USABLE SITE AREA:	##,### sqft / ##.## acres
TOTAL SITE DENSITY:	11.95 D.U./acre
USABLE SITE DENSITY:	##.## D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
COMP. OPEN SPACE PROVIDED:	±63,203 sqft
C.O.S. REQUIRED:	±63,000 sq (500 per UNIT)
APPROX. STREET PAVING:	±2,070 LINEAR FT. @ C.L.
APPROX. ALLEY PAVING:	N/A
DIST. BETWEEN RESIDENCE (detached)	5'
DIST. BETWEEN MULTI-FAMILY (attached)	n/a
GUEST PARKING PROVIDED:	±37 (0.35 per UNIT)
GUEST PARKING REQUIRED:	18 (0.17 per UNIT)

EXHIBITS

FORESTA VILLAGE
HOU-0112
19000 PARK ROW DR.
HOUSTON, TX

Version	Issue Date	Author
v05	10-10-2024	AL
Media @ 11"x17"	Media @ 22"x34"	
VARIES	VARIES	



West Park MUD

Storm Water Management Program

December 2024



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

1. Services:

a. West Park MUD Basins A-D

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

b. West Park MUD WWTP

- i. Monthly fine mowing and hand work performed

c. West Park Preserve

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

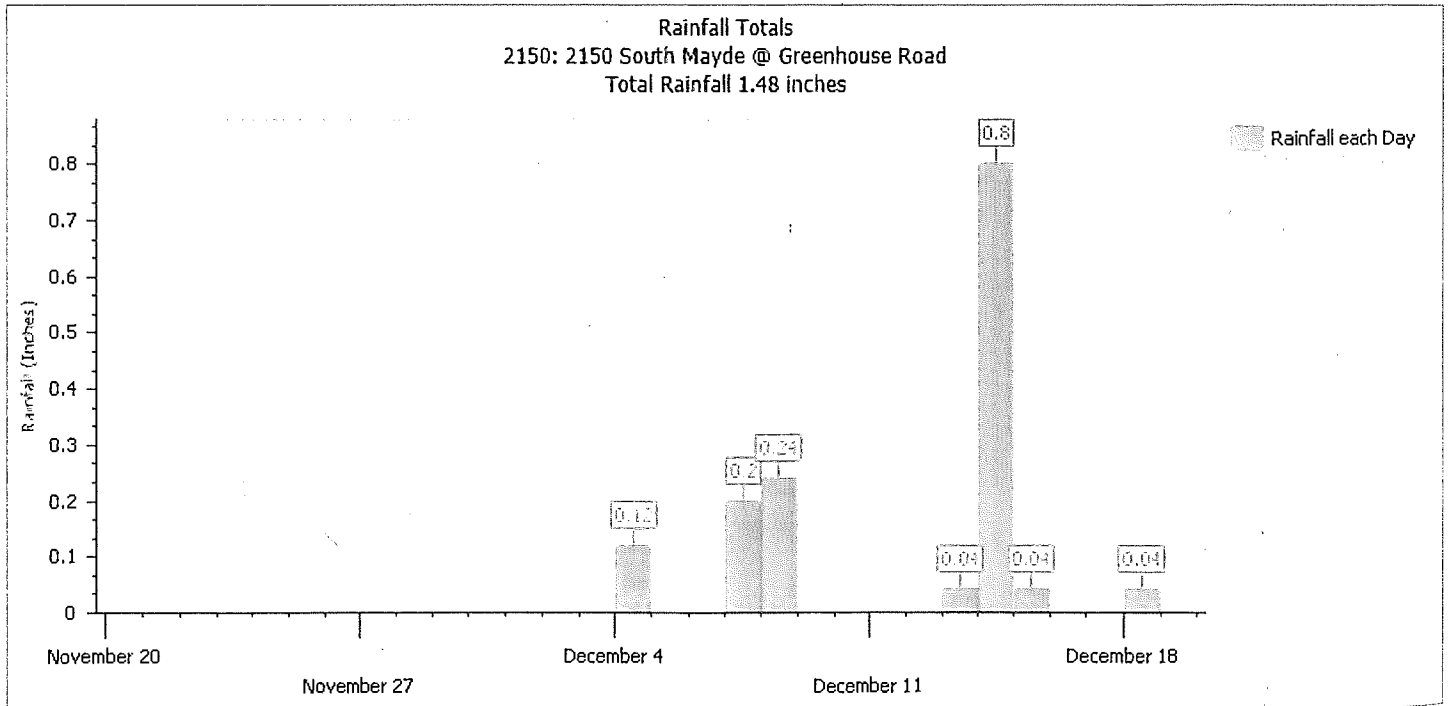
2. Discussion

- a. Manholes checked along Mayde Creek - no issues.
- b. Maintenance crews scheduled to clean under collection screens at ponds A & B.

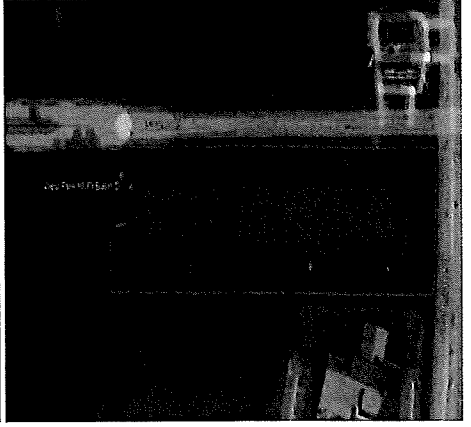
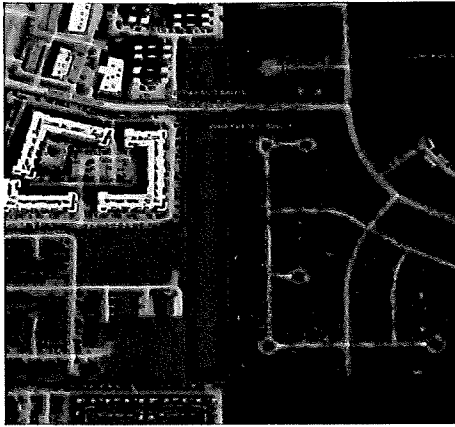
3. Proposed Action Items

- a. None at this time.

Rainfall Data



Basins A, B, C & D



Basins A, B, C & D - Mowing



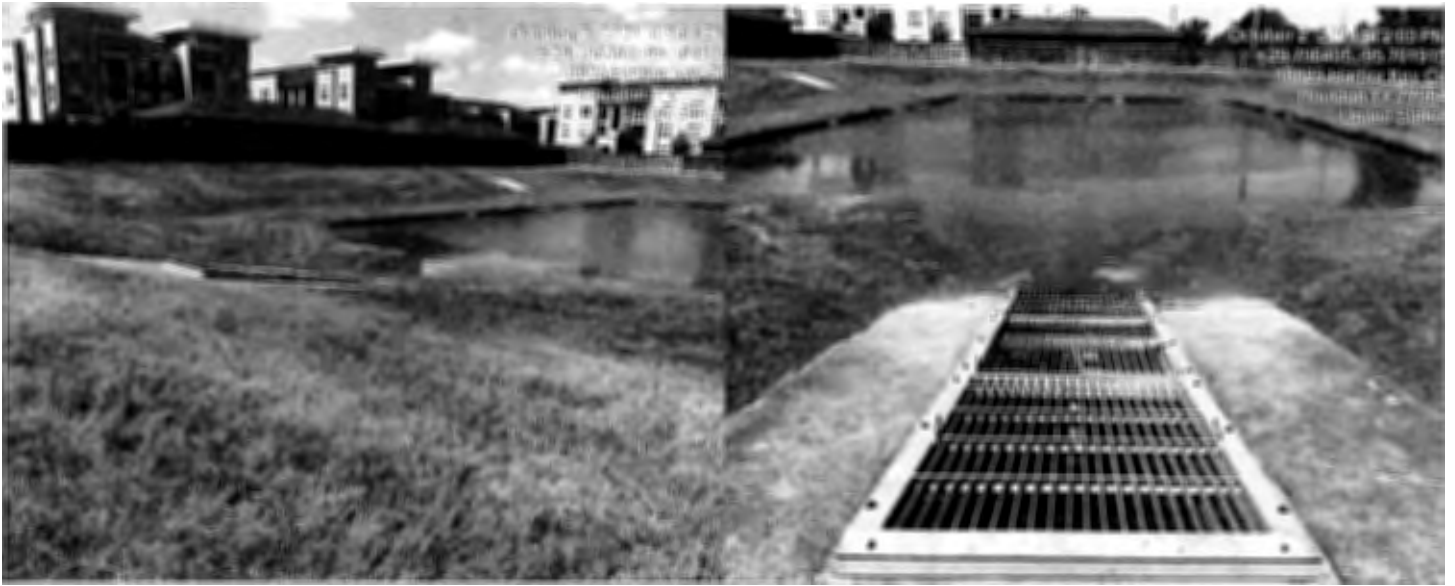
Basins A, B, C & D - Mowing



WWTP Entry Rd - Mowing



Basins A, B, C & D



Trash Under Bar Screens - Ponds B



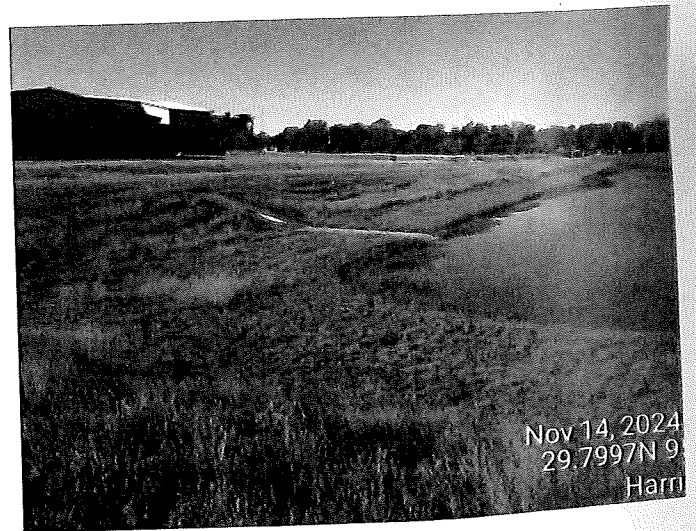
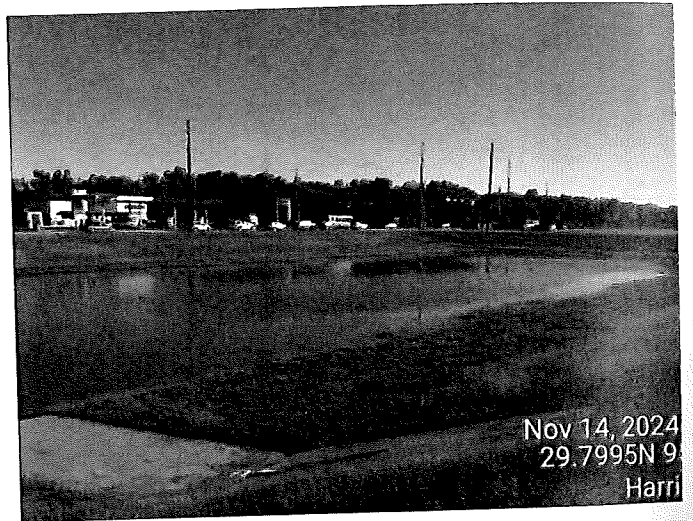
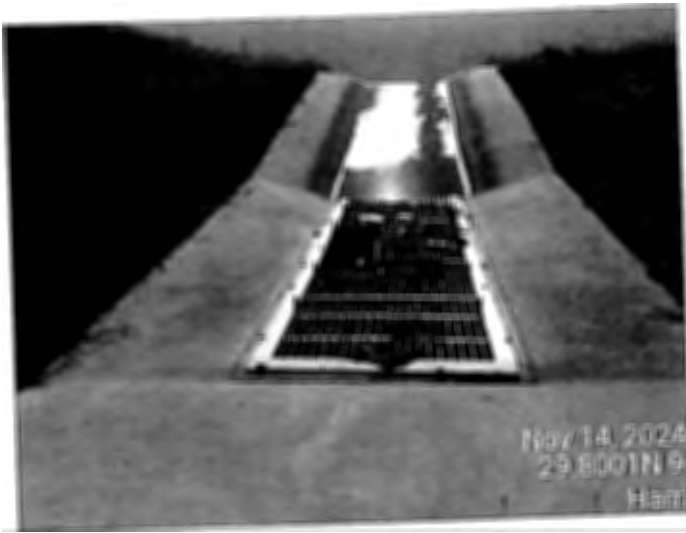
Trash along East side of Pond A



West Park Preserve Inlets - Inspection



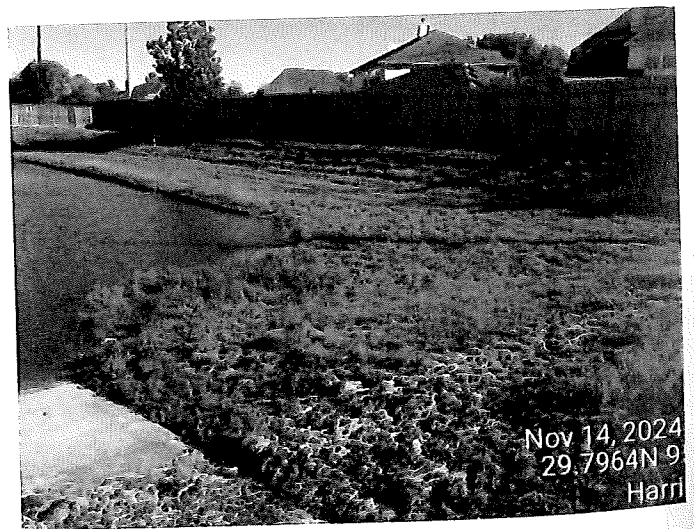
West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection





GENERAL PERMIT TXR040000

for Phase II (Small) MS4s

PERMIT UPDATE

TCEQ has renewed the TPDES Phase II Municipal Separate Storm Sewer System (MS4) General Permit, TXR040000, which expired on January 24, 2024. The new permit was issued and made effective on August 15, 2024. Districts meeting the criteria of a small MS4 operator have until February 11, 2025, to attain permit coverage.

LOOKING AHEAD-

The TCEQ has selected to move the permitting approach to the "Comprehensive General Permit" option. This includes more specific requirements for the best management practices (BMPs) and measurable goals that must be implemented in SWMPs are added to the general permit to comply with the Comprehensive General Permit approach.

OUR SERVICES

- Stormwater Management Programs (SWMP)
- Notice of Intent
- Regulatory Support
- Public Education
- Illicit Discharge Detection & Elimination
- Annual Reports

CONTACT US TODAY

- ☎ 281-587-5950
- ✉ info@swstx.com
- 🌐 www.swstx.com
- 📍 16110 Hollister Street





West Park MUD

Storm Water Management Program

January 2025



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

1. Services:

a. West Park MUD Basins A-D

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

b. West Park MUD WWTP

- i. Monthly fine mowing and hand work performed

c. West Park Preserve

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

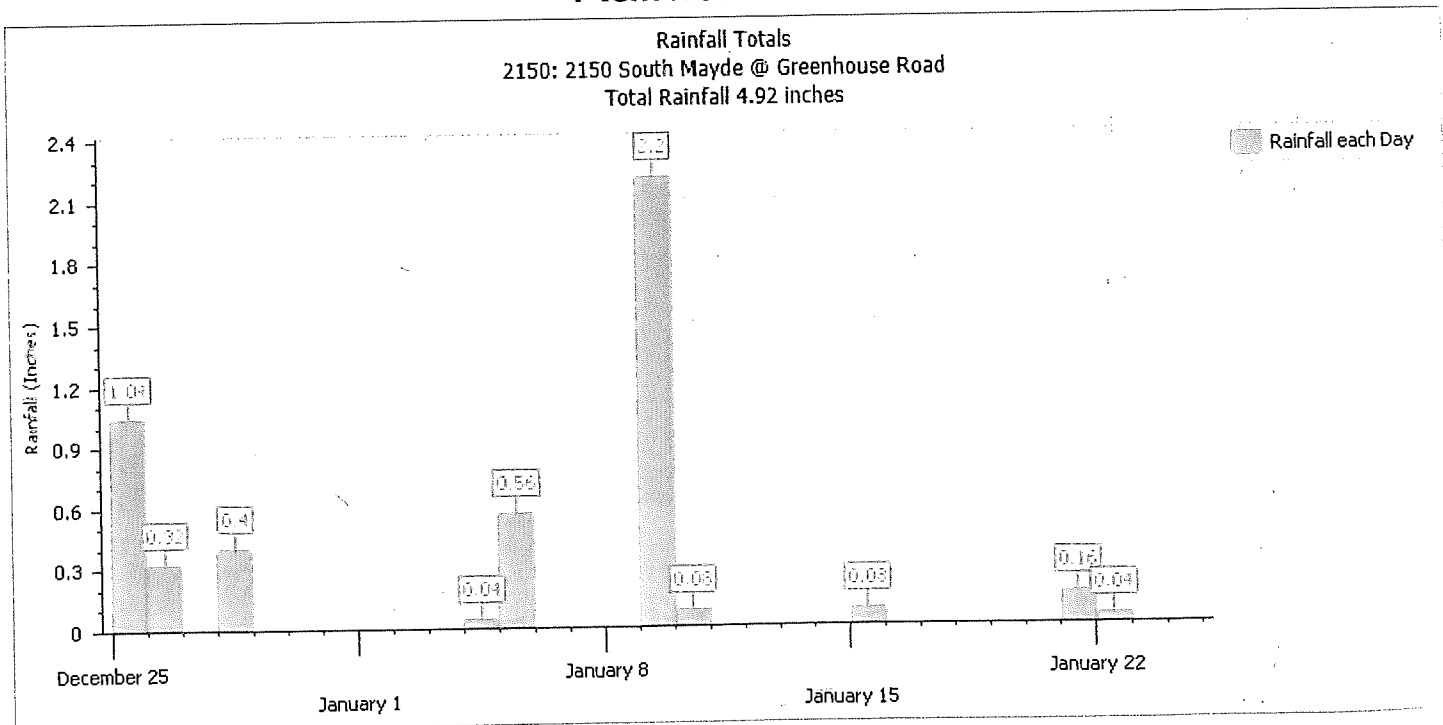
2. Discussion

- a. Collection under Ponds A & B have been cleaned (page 8).
- b. Debris picked up along Pond A (page 8-9).
- c. Manholes checked along Mayde Creek - no issues (page 16-17).

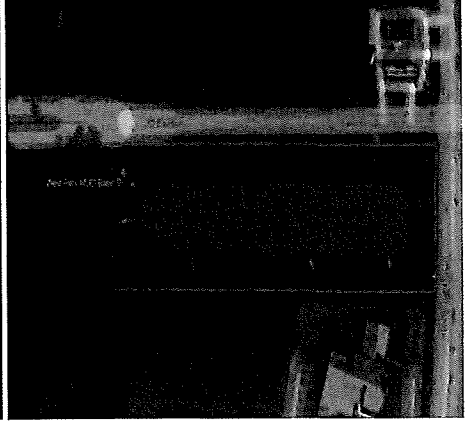
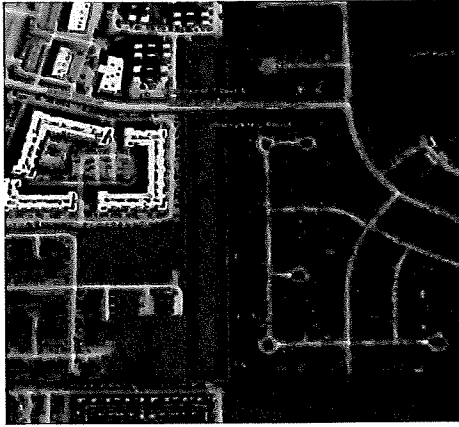
3. Proposed Action Items

- a. None at this time.

Rainfall Data



Basins A, B, C & D



Basins A, B, C & D - Mowing



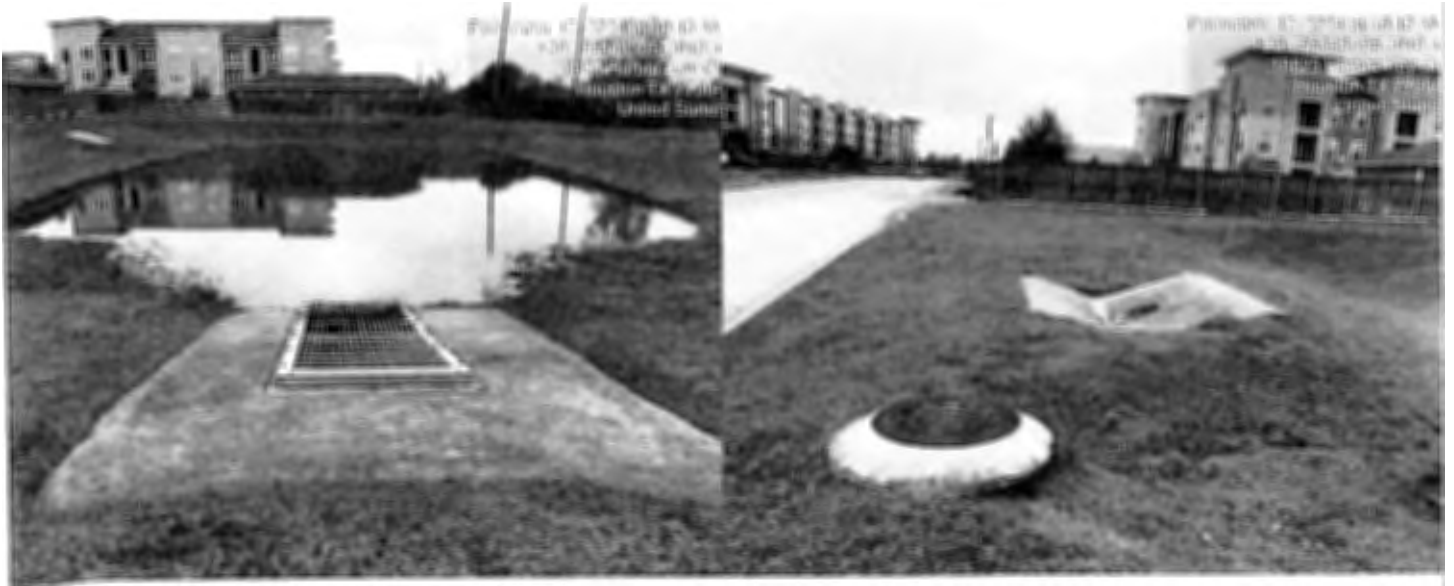
Basins A, B, C & D - Mowing



Basins A, B, C & D - Mowing



Basins A, B, C & D - Mowing



Clean out under collection screens within Ponds A & B



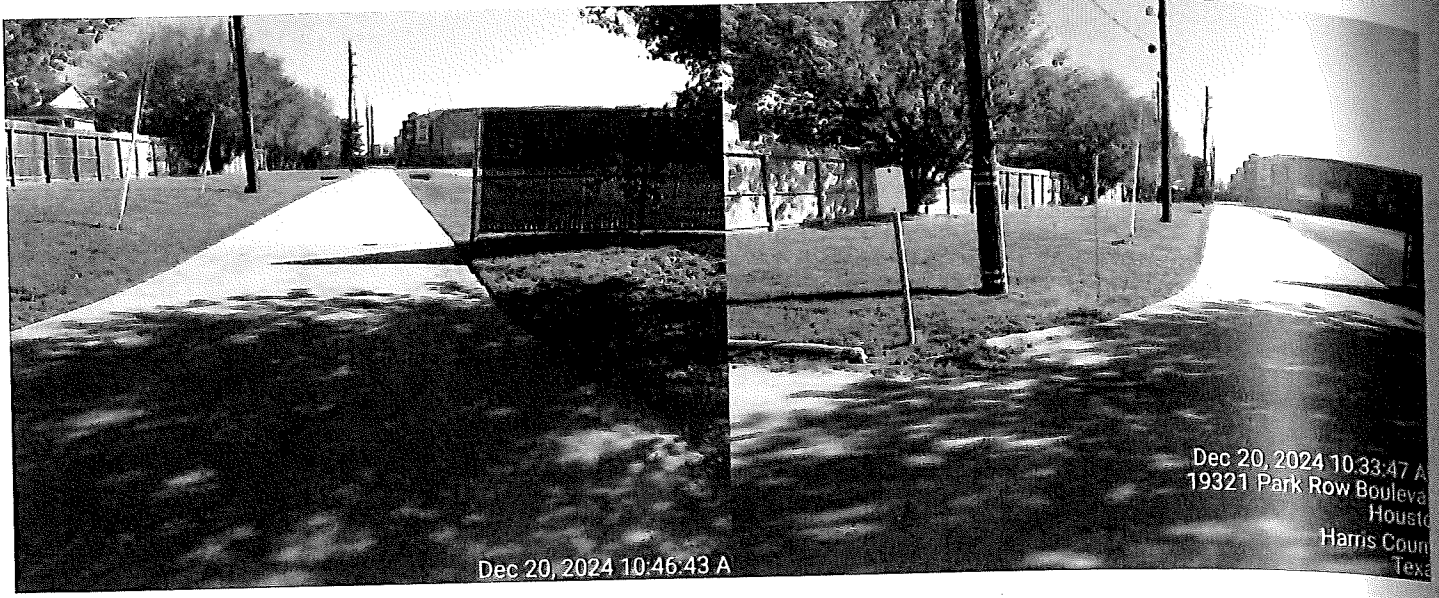
Pond A debris pick up



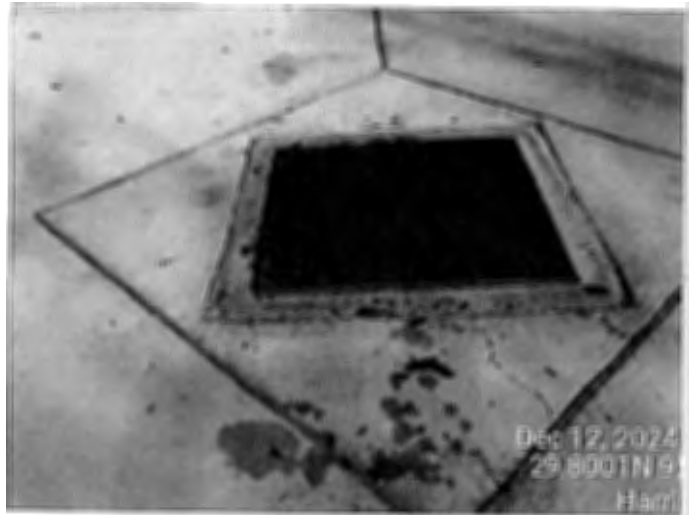
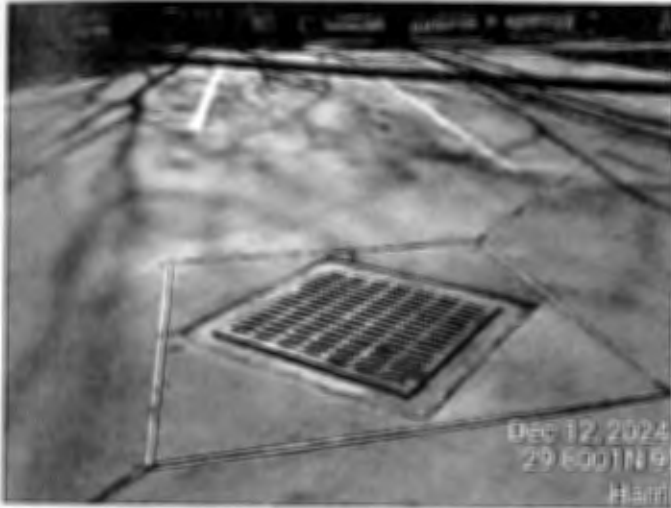
Pond A debris pick up



WWTP Entry Rd - Mowing



West Park Preserve Inlets - Inspection



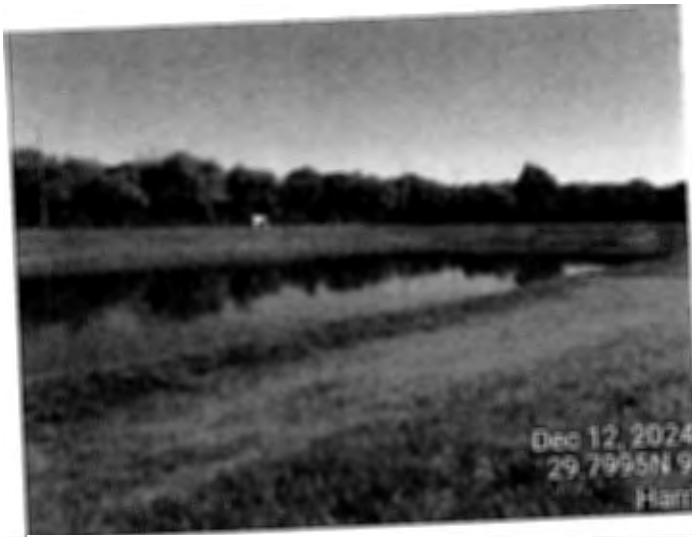
West Park Ponds A-D - Inspection



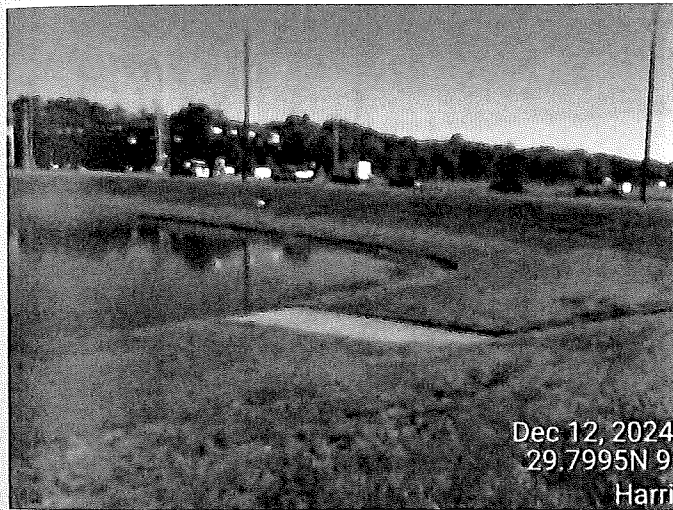
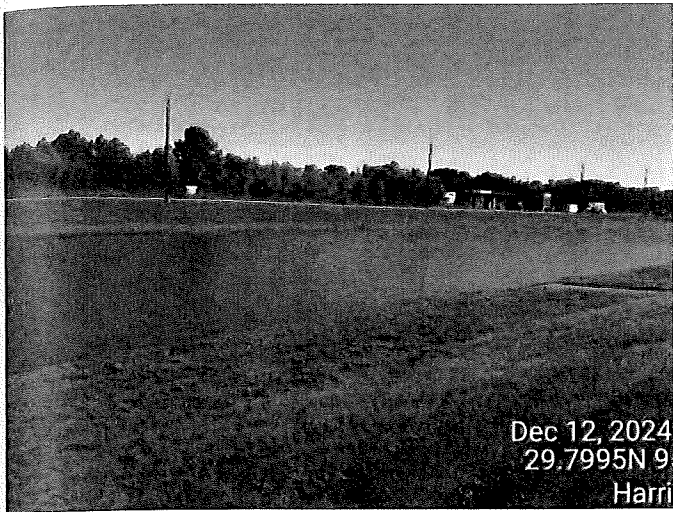
West Park Ponds A-D - Inspection



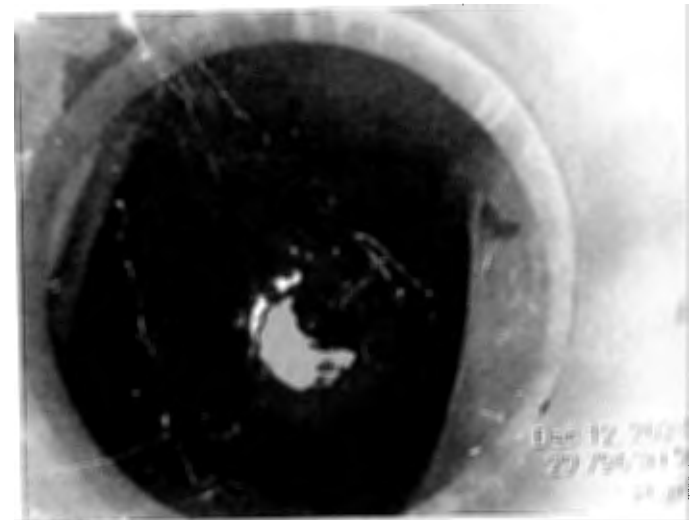
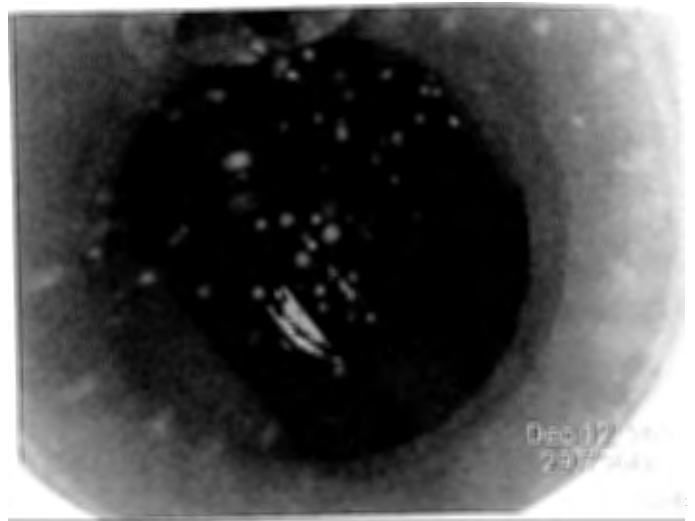
West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection

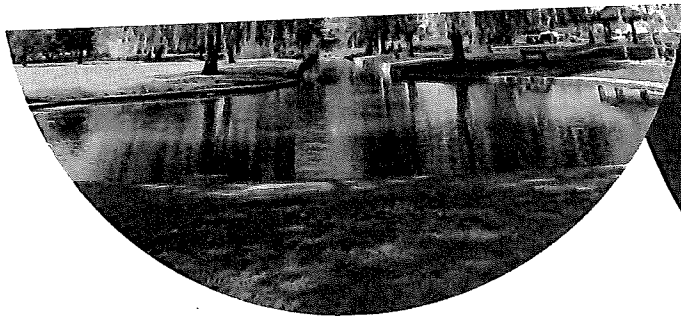


Manhole Inspection along Mayde Creek Rd



Manhole Inspection along Mayde Creek Rd





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Bookkeeper's Report | January 27, 2025

**West Park Municipal
Utility District**



WEBSITE

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ADDRESS

1281 Brittmoore Road
Houston, Texas 77043



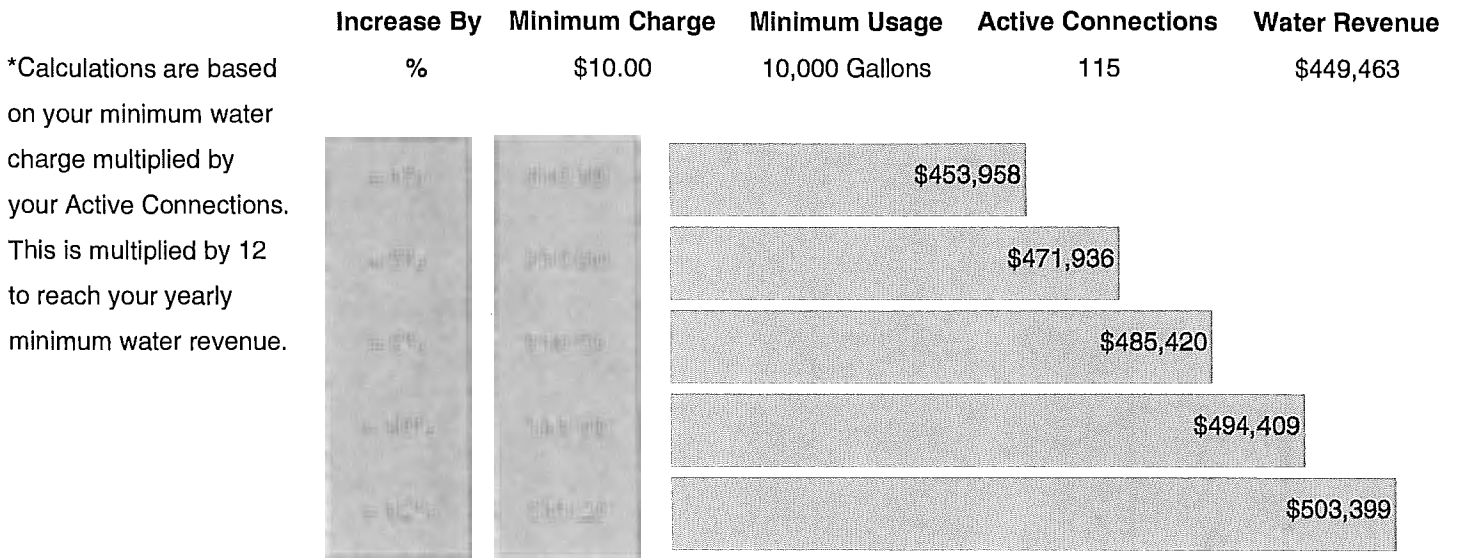
CONTACT

Phone: 713.623.4539
Fax: 713.629.6859



Spotlight On Your Base Water Rate

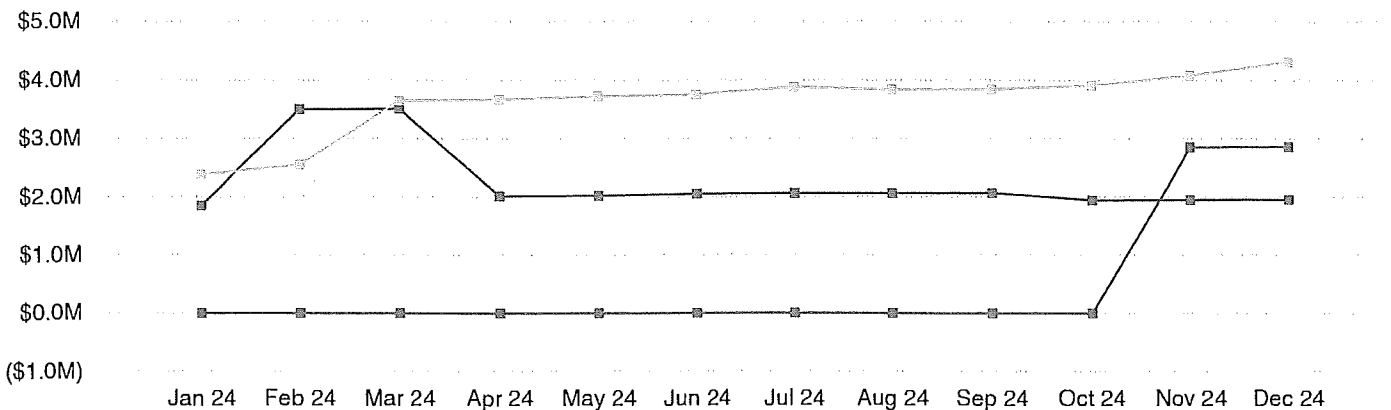
Special Purpose Districts have the responsibility to set minimum water rates that will generate income to cover the costs of water production and delivery for their residents. In addition, these revenues can also be used to build surplus funds to cover unexpected expenses and Capital Projects. The dashboard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



Account Balance | As of 01/27/2025

General Operating	Capital Projects	Debt Service
\$4,145,434	\$2,857,288	\$1,957,235
Total For All Accounts: \$8,959,957		

Account Balance By Month | January 2024 - December 2024



Monthly Financial Summary - General Operating Fund

West Park MUD - GOF

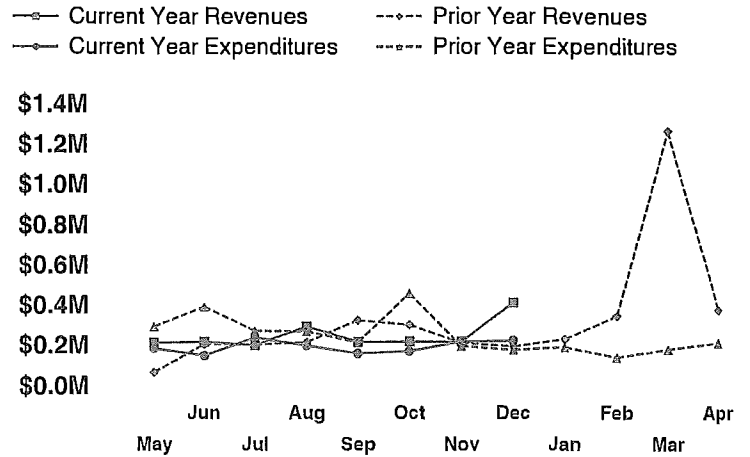


Account Balance Summary

Balance as of 12/17/2024	\$3,889,069
Receipts	1,046,827
Disbursements	(790,462)
Balance as of 01/27/2025	\$4,145,434

Overall Revenues & Expenditures

By Month (Year to Date)



December 2024

Revenues

Actual	Budget	Over/(Under)
\$418,778	\$215,469	\$203,309

Expenditures

Actual	Budget	Over/(Under)
\$230,908	\$231,443	(\$535)

May 2024 - December 2024 (Year to Date)

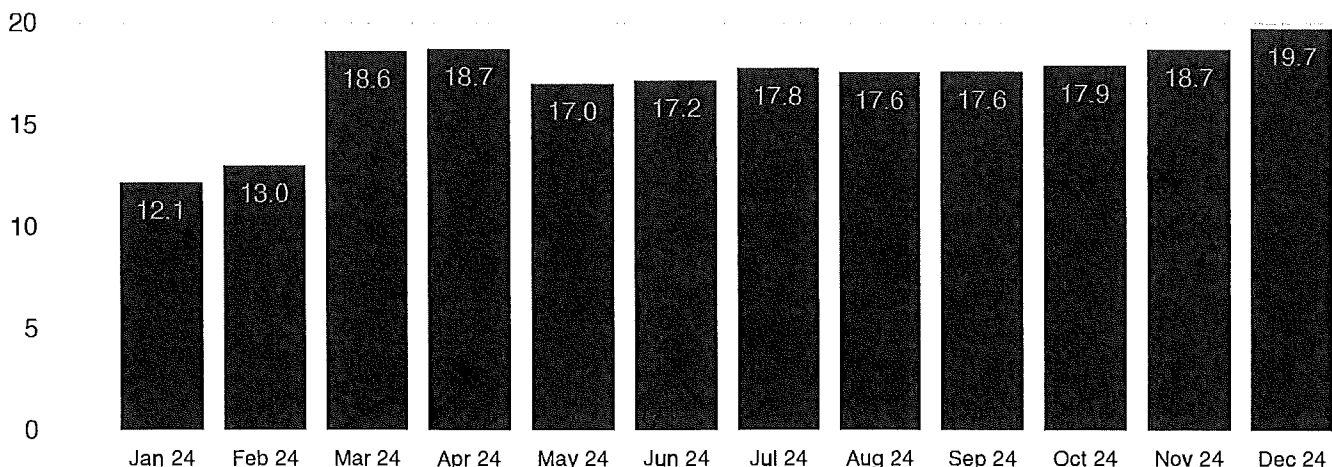
Revenues

Actual	Budget	Over/(Under)
\$2,046,320	\$1,832,973	\$213,347

Expenditures

Actual	Budget	Over/(Under)
\$1,602,173	\$1,870,126	(\$267,953)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 12/17/2024				\$33,792.31
Receipts				
	H2O Innovations - Billing Refund		983.72	
	City of Houston Sales Tax Rebate		59,560.10	
	The Weekley Group - Feasibility Study		10,000.00	
	Transfer From Central Bank Operator Account		342,993.18	
	City of Houston Sales Tax Rebate		55,766.47	
Total Receipts				\$469,303.47
Disbursements				
6831	Reliant	Utility Expense	(11,415.11)	
6832	West Harris County Regional Water Auth	Pumpage Fees	(51,106.20)	
6857	Marks Richardson PC	Legal Fees	(5,291.05)	
6858	Reliant	Utility Expense	(11,949.68)	
6860	Amrit Singh	Security Patrol	(3,100.00)	
6861	Brynisha Owens-Gage	Security Patrol	(400.00)	
6862	David Alaniz	Security Patrol	(1,200.00)	
6863	Devin Win	Security Patrol	(1,500.00)	
6864	Luis Saucedo Lopez	Security Patrol	(1,200.00)	
6865	Marcus Suarez	Security Patrol	(1,400.00)	
6866	Mitchell Hutter	Security Patrol	(560.00)	
6867	Navdeep Nijjar	Security Patrol	(1,000.00)	
6868	Shane Wyrick	Security Patrol	(2,500.00)	
6869	Simon Ramirez	Security Patrol	(560.00)	
6870	B & A Municipal Tax Service, LLC	SB2 & HB 1154 Compliance Updates	(375.00)	
6871	Harris-Galveston Subsidence District	Water Conservation Sponsorship	(4,104.00)	
6872	IDS Engineering Group, Inc	Engineering Fees	(6,598.08)	
6873	McCall, Parkhurst & Horton, L.L.P.	Disclosure Counsel Fees	(2,650.00)	
6874	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(7,101.09)	
6875	Park Rangers, LLC	Park Consultation & Maintenance	(10,953.93)	
6876	SentriForce	Security Cameras	(2,345.00)	
6877	Storm Water Solutions, LLC	Mowing Expense	(3,105.00)	
6878	Touchstone District Services, LLC	Website Hosting	(901.05)	
6879	H2O Innovation	Maintenance & Operations	(101,111.39)	
6880	Texas Commission on Environmental Quality	2024 Annual Revenue & Regulatory	(3,792.25)	
6881	Marks Richardson PC	Legal Fees	0.00	
6882	Reliant	Utility Expense	0.00	
6883	West Harris County Regional Water Auth	Pumpage Fees	0.00	
Bank Fees	Central Bank	Service Charge	(5.00)	
HRP	Michael F. Dignam.	Fees of Office 12/16/2024	(204.10)	
HRP	Natalie Garza.	Fees of Office 12/16/2024	(204.10)	
HRP	William Bryant Patrick.	Fees of Office 12/16/2024	(204.10)	
HRP	Howard Brock Hudson.	Fees of Office 12/16/2024	(204.10)	

Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
HRP	Daniel Wolterman.	Fees of Office 12/16/2024	(204.10)	
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	
HRP Tax	HRP Payroll	HRP Payroll Taxes	(169.00)	
Wire	Texas Class	Transfer To Money Market	(210,000.00)	
Total Disbursements				(\$447,463.33)
Balance as of 01/27/2025				\$55,632.45

Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 12/17/2024				\$20,047.76
Receipts				
	Accounts Receivable		342,067.60	
	Accounts Receivable		877.82	
Total Receipts				\$342,945.42
Disbursements				
Bank Fees	Central Bank	Service Charge	(5.00)	
Sweep	Central Bank	Transfer To Central Bank Checking	(342,993.18)	
Total Disbursements				(\$342,998.18)
Balance as of 01/27/2025				\$19,995.00

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2024			May 2024 - December 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	36,903	32,700	4,203	309,112	319,235	(10,123)	461,900
14102 WHCRWA - Pumpage Fee	62,521	57,079	5,442	508,333	511,128	(2,795)	717,800
14104 Pumpage Credits	11,288	11,288	0	90,304	90,304	0	135,456
14106 TCEQ - Water	168	175	(7)	1,368	1,400	(32)	2,100
Total Water Revenue	110,880	101,242	9,638	909,117	922,067	(12,950)	1,317,256
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	27,884	29,867	(1,983)	227,601	238,933	(11,332)	358,400
14203 Grease Trap Inspection Fees	1,200	600	600	6,600	4,800	1,800	7,200
14206 TCEQ - Wastewater	168	175	(7)	1,368	1,400	(32)	2,100
Total Wastewater Revenue	29,252	30,642	(1,390)	235,568	245,133	(9,565)	367,700
Property Tax Revenue							
14301 Maintenance Tax Collections	0	0	0	22,086	28,080	(5,994)	1,266,300
Total Property Tax Revenue	0	0	0	22,086	28,080	(5,994)	1,266,300
Sales Tax Revenue							
14401 City Tax Rebate	59,560	60,344	(784)	442,364	451,759	(9,395)	713,000
Total Sales Tax Revenue	59,560	60,344	(784)	442,364	451,759	(9,395)	713,000
Tap Connection Revenue							
14501 Tap Connections	194,229	8,392	185,837	280,350	67,133	213,217	100,700
Total Tap Connection Revenue	194,229	8,392	185,837	280,350	67,133	213,217	100,700
Administrative Revenue							
14702 Penalties & Interest	(704)	1,333	(2,038)	13,146	10,667	2,479	16,000
Total Administrative Revenue	(704)	1,333	(2,038)	13,146	10,667	2,479	16,000
Interest Revenue							
14801 Interest Earned on Checking	0	8	(8)	0	67	(67)	100
14802 Interest Earned on Temp. Invest	24,578	13,467	11,112	142,512	107,733	34,778	161,600
Total Interest Revenue	24,578	13,475	11,103	142,512	107,800	34,712	161,700
Other Revenue							
15801 Miscellaneous Income	984	42	942	1,176	333	843	500
Total Other Revenue	984	42	942	1,176	333	843	500
Total Revenues	418,778	215,469	203,309	2,046,320	1,832,973	213,347	3,943,156
Expenditures							
Water Service							
16102 Operations - Water	1,250	1,250	0	10,073	10,000	73	15,000

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2024			May 2024 - December 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16105 Maintenance & Repairs - Water	3,191	15,308	(12,118)	109,996	122,467	(12,471)	183,700
16107 Chemicals - Water	4,647	5,308	(661)	17,411	42,467	(25,056)	63,700
16108 Lab Fees - Water	1,073	1,250	(177)	8,425	10,000	(1,575)	15,000
16109 Mowing - Water	2,791	2,500	291	22,331	20,000	2,331	30,000
16110 Utilities - Water	9,428	8,708	720	64,251	69,667	(5,416)	104,500
16114 Telephone Expense - Water	69	83	(14)	565	667	(102)	1,000
16116 Permit Expense - Water	0	0	0	2,416	7,500	(5,084)	7,500
16118 WHCRWA Pumpage Fee	62,394	68,367	(5,973)	267,727	601,432	(333,705)	853,256
16119 Service Account Collection	18	8	10	122	67	55	100
16124 Mowing - I-10 Frontage Road	885	792	93	7,079	6,333	745	9,500
Total Water Service	85,747	103,575	(17,829)	510,394	890,599	(380,205)	1,283,256
Wastewater Service							
16202 Operations - Wastewater	1,250	1,250	0	10,073	10,000	73	15,000
16205 Maint & Repairs - Wastewater	20,956	22,675	(1,719)	204,001	181,400	22,601	272,100
16207 Chemicals - Wastewater	8,419	6,983	1,435	69,754	55,867	13,887	83,800
16208 Lab Fees - Wastewater	2,299	2,800	(501)	22,533	22,400	133	33,600
16209 Mowing - Wastewater	703	650	53	5,621	5,200	421	7,800
16210 Utilities - Wastewater	2,483	3,875	(1,392)	19,947	31,000	(11,053)	46,500
16212 Sludge Removal	25,755	10,833	14,922	101,200	86,667	14,534	130,000
16214 Telephone Expense - Wastewater	35	88	(53)	282	700	(418)	1,050
16216 Permit Expense - Wastewater	0	0	0	5,089	0	5,089	0
Total Wastewater Service	61,899	49,154	12,745	438,501	393,233	45,267	589,850
Garbage Service							
16301 Garbage Expense	2,303	2,058	245	16,783	16,467	316	24,700
Total Garbage Service	2,303	2,058	245	16,783	16,467	316	24,700
Storm Water Quality							
16404 Mowing - Basins A-D	2,630	2,252	378	17,030	18,013	(983)	27,020
Total Storm Water Quality	2,630	2,252	378	17,030	18,013	(983)	27,020
Tap Connection							
16501 Tap Connection Expense	0	3,333	(3,333)	52,422	26,667	25,755	40,000
16502 Inspection Expense	2,200	917	1,283	10,360	7,333	3,027	11,000
Total Tap Connection	2,200	4,250	(2,050)	62,782	34,000	28,782	51,000
Parks & Recreation Service							
16601 Parks Maintenance	10,954	8,333	2,621	89,737	66,667	23,070	100,000
16603 Mowing - Park Site	225	225	0	6,884	1,800	5,084	2,700
16608 Utilities - Park	38	42	(4)	336	333	2	500

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2024			May 2024 - December 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Total Parks & Recreation Service	11,217	8,600	2,617	96,956	68,800	28,156	103,200
Administrative Service							
16701 Administrative Fees	175	883	(708)	4,243	7,067	(2,824)	10,600
16703 Legal Fees	2,650	6,000	(3,350)	36,510	48,000	(11,490)	72,000
16704 Legal Fees - Enforcement Matter	0	417	(417)	6,883	3,333	3,549	5,000
16705 Auditing Fees	0	0	0	25,800	23,900	1,900	23,900
16706 Engineering Fees	6,598	6,667	(69)	47,595	53,333	(5,739)	80,000
16709 Election Expense	0	0	0	1,208	500	708	5,000
16710 Website Hosting	901	338	564	5,577	2,700	2,877	4,050
16712 Bookkeeping Fees	6,676	4,464	2,212	45,806	42,903	2,903	60,000
16713 Legal Notices & Other Publ.	0	83	(83)	0	667	(667)	1,000
16714 Printing & Office Supplies	424	542	(118)	4,549	4,333	216	6,500
16715 Filing Fees	0	33	(33)	148	267	(119)	400
16716 Delivery Expense	30	67	(37)	320	533	(213)	800
16717 Postage	190	158	31	1,668	1,267	401	1,900
16718 Insurance & Surety Bond	0	0	0	0	0	0	54,000
16719 AWBD Expense	750	0	750	2,457	0	2,457	0
16721 Meeting Expense	0	450	(450)	2,493	3,600	(1,107)	5,400
16723 Travel Expense	17	17	1	488	133	354	200
16725 B&A Sales Tax Audit	2,000	2,000	0	6,000	6,000	0	8,000
16728 Record Storage Fees	89	100	(11)	1,385	800	585	1,200
16729 Senate Bill 2 Compliance	375	375	0	3,000	3,000	0	4,500
16731 Arbitrage Expense	0	0	0	0	0	0	6,500
16732 Security Patrol	13,320	12,250	1,070	106,420	98,000	8,420	147,000
Total Administrative Service	34,194	34,843	(649)	302,549	300,336	2,213	497,950
Security Service							
16801 Security Expense	2,345	2,345	0	18,760	18,760	0	28,140
Total Security Service	2,345	2,345	0	18,760	18,760	0	28,140
Payroll Expense							
17101 Director Fees	1,105	1,105	0	7,956	8,840	(884)	13,260
17102 Payroll Tax Expense	85	83	1	608	667	(58)	1,000
Total Payroll Expense	1,190	1,188	1	8,564	9,507	(942)	14,260
Other Expense							
17802 Miscellaneous Expense	4,164	158	4,006	10,710	1,267	9,443	1,900
Total Other Expense	4,164	158	4,006	10,710	1,267	9,443	1,900
Total Expenditures	207,889	208,424	(535)	1,483,029	1,750,982	(267,953)	2,621,276

Actual vs. Budget Comparison

West Park MUD - GOF



	December 2024			May 2024 - December 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Total Revenues (Expenditures)	210,889	7,045	203,844	563,291	81,991	481,300	1,321,880
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	23,019	23,019	0	65,144	65,144	0	75,000
17909 CO - Sidewalks Saums & Grnhs	0	0	0	54,000	54,000	0	350,000
Total Capital Outlay	23,019	23,019	0	119,144	119,144	0	425,000
Total Other Expenditures	23,019	23,019	0	119,144	119,144	0	425,000
Total Other Revenues (Expenditures)	(23,019)	(23,019)	0	(119,144)	(119,144)	0	(425,000)
Excess Revenues (Expenditures)	187,870	(15,974)	203,844	444,146	(37,153)	481,300	896,880

Balance Sheet as of 12/31/2024

West Park MUD - GOF



Assets

Bank	
11101 Cash in Bank	\$429,379
11102 Operator	19,995
Total Bank	<u>\$449,374</u>
Investments	
11201 Time Deposits	\$3,859,807
Total Investments	<u>\$3,859,807</u>
Receivables	
11301 Accounts Receivable	\$151,313
11303 Maintenance Tax Receivable	18,136
11305 Accrued Interest	25,858
11306 Due from City of Houston	115,864
Total Receivables	<u>\$311,170</u>
Interfund Receivables	
11401 Due From Capital Projects	(\$86,953)
11403 Due From Tax Account	51,129
Total Interfund Receivables	<u>(\$35,824)</u>
Total Assets	<u><u>\$4,584,527</u></u>

Liabilities & Equity

Liabilities

Accounts Payable	
12101 Accounts Payable	\$213,078
Total Accounts Payable	<u>\$213,078</u>
Deferrals	
12504 Deferred Inflows	\$18,136
Total Deferrals	<u>\$18,136</u>
Deposits	
12601 Customer Meter Deposits	\$363,205
12602 Deposits - Other	6,086
12608 Weekley - Feasibility Study	10,000
Total Deposits	<u>\$379,291</u>
Total Liabilities	<u>\$610,504</u>

Equity

Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$3,529,876
Total Unassigned Fund Balance	<u>\$3,529,876</u>
Net Income	\$444,146
Total Equity	<u>\$3,974,023</u>

Balance Sheet as of 12/31/2024

West Park MUD - GOF



Total Liabilities & Equity

\$4,584,527

Monthly Financial Summary - Capital Projects Fund

West Park MUD - CPF

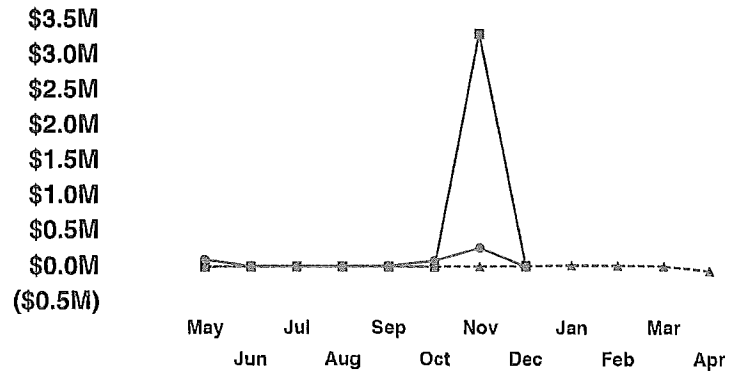


Account Balance Summary

Balance as of 12/17/2024	\$2,847,543
Receipts	13,209
Disbursements	(3,464)
Balance as of 01/27/2025	\$2,857,288

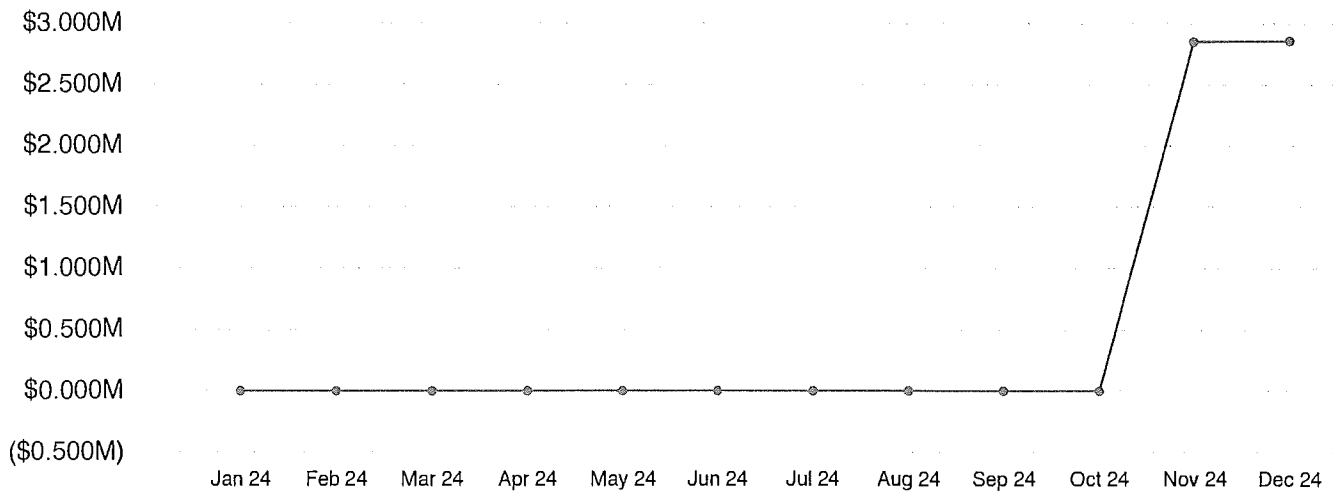
Overall Revenues & Expenditures By Month (Year to Date)

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



Account Balance By Month | January 2024 - December 2024

— CAPITAL PROJECTS FUND



Cash Flow Report - Checking Account
 West Park MUD - CPF



Number	Name	Memo	Amount	Balance
Balance as of 12/17/2024				\$500.00
Receipts				
	Transfer From Money Market		1,732.14	
Total Receipts				\$1,732.14
Disbursements				
2018	IDS Engineering Group	Engineering Fees	(1,435.68)	
2019	Marks Richardson P.C.	Series 2024 - Legal Fees	(274.80)	
2020	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(16.66)	
Bank Fees	Central Bank	Service Charge	(5.00)	
Total Disbursements				(\$1,732.14)
Balance as of 01/27/2025				\$500.00

District Debt Summary as of 01/27/2025

West Park MUD - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$93.47M		\$83.57M	\$9.90M	\$25.45M
Total \$ Issued		Issued	Issued	Issued
\$41.35M		\$41.35M	N/A	\$6.79M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
19	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	\$3,235,000
2016A - Refunding	\$8,615,000	2037	\$7,320,000
2016 - WS&D	\$14,280,000	2039	\$9,765,000
Total	\$30,210,000		\$23,620,000

District Debt Schedule
West Park MUD - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2024 - WS&D	\$0.00	\$57,909.72	\$57,909.72
Bank of New York	2022 - Refunding	\$415,000.00	\$47,675.00	\$462,675.00
Bank of New York	2016A - Refunding	\$225,000.00	\$103,006.25	\$328,006.25
Bank of New York	2016 - WS&D	\$600,000.00	\$126,887.50	\$726,887.50
Total Due 05/01/2025		\$1,240,000.00	\$335,478.47	\$1,575,478.47

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

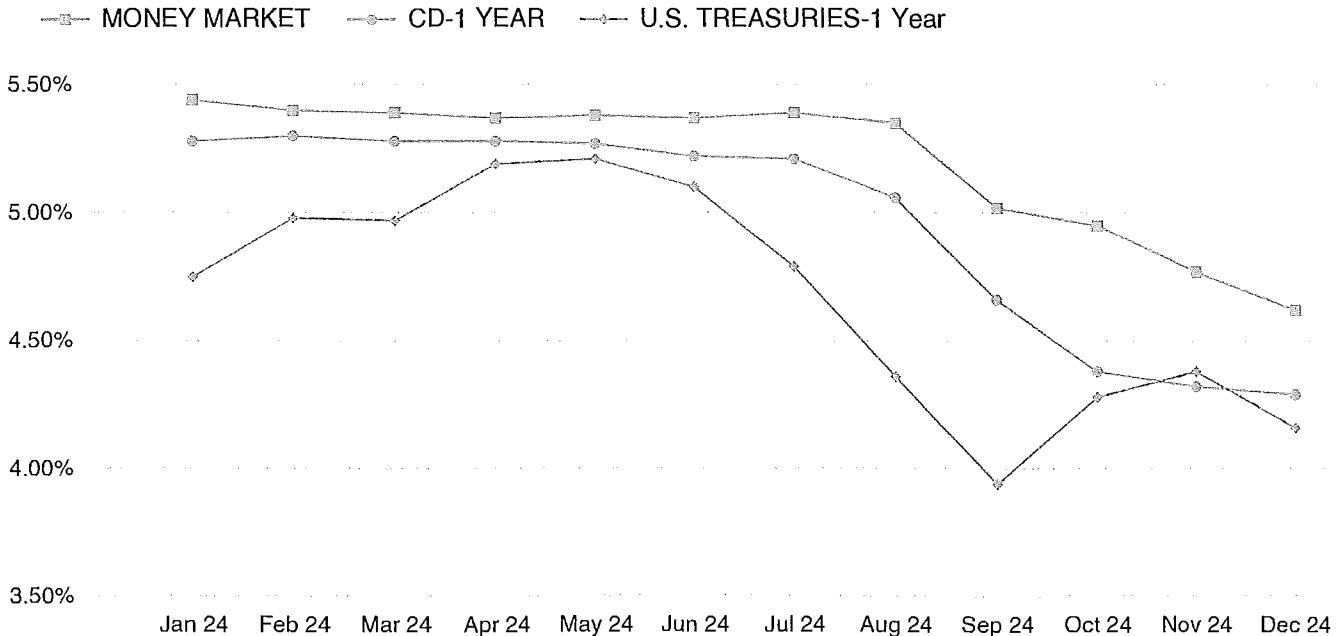


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$4,145,434	Funds Available to Invest \$2,857,288	Funds Available to Invest \$1,957,235	Funds Available to Invest N/A
Funds Invested \$4,069,807	Funds Invested \$2,856,788	Funds Invested \$1,957,235	Funds Invested N/A
Percent Invested 98%	Percent Invested 99%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.46%	180 Days	4.43%	180 Days	4.29%
		270 Days	4.29%	270 Days	4.29%
		1 Yr	4.25%	1 Yr	4.22%
		13 Mo	3.28%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.22%
		2 Yr	2.96%	2 Yr	4.38%

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

Investment Rates Over Time (By Month) | January 2024 - December 2024



Account Balance as of 01/27/2025

West Park MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
INDEPENDENT BANK (XXXX4994)	11/12/2024	05/11/2025	4.66%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2024	06/26/2025	5.25%	235,000.00	
WALLIS BANK (XXXX6089)	10/02/2024	10/03/2025	4.80%	235,000.00	
THIRD COAST BANK, SSB (XXXX8371)	12/16/2024	12/11/2025	4.75%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	10/01/2008		4.54%	3,129,806.82	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	55,632.45	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	19,995.00	Operator
Totals for General Operating Fund				\$4,145,434.27	

FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0006)	10/22/2024		4.54%	2,856,787.66	Series 2024
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX5677)			0.00%	500.00	Checking Account
Totals for Capital Projects Fund				\$2,857,287.66	

FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
VERITEX COMM. BANK - DEBT (XXXX4191)	06/24/2024	04/20/2025	5.23%	235,000.00	
FRONTIER BANK - DEBT (XXXX1858)	06/26/2024	06/26/2025	5.25%	235,000.00	
THIRD COAST BANK-DEBT (XXXX2642)	10/18/2024	10/13/2025	4.75%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0002)	10/01/2008		4.54%	1,252,234.62	
Totals for Debt Service Fund				\$1,957,234.62	
Grand Total for West Park MUD :				\$8,959,956.55	

Capital Projects Fund Breakdown

West Park MUD

As of Date 1/27/2025

Net Proceeds for All Bond Issues

Receipts

Bond Proceeds - Series 2024	\$3,300,000.00
Interest Earnings - Series 2024	13,352.07

Disbursements

Disbursements - Series 2024	(456,064.41)
Total Cash Balance	<u><u>\$2,857,287.66</u></u>

Balances by Account

Central Bank - Checking	\$500.00
Texas Class 0006 - Series 2024	2,856,787.66
Total Cash Balance	<u><u>\$2,857,287.66</u></u>

Balances by Bond Series

Bond Proceeds - Series 2024	\$2,857,287.66
Total Cash Balance	<u><u>\$2,857,287.66</u></u>

Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$2,796,712.46
Total Amount in Remaining Costs	<u><u>\$2,796,712.46</u></u>
Surplus & Interest - Series 2024	\$60,575.20
Total Surplus & Interest Balance	<u><u>\$60,575.20</u></u>
Total Remaining Costs/Surplus	<u><u>\$2,857,287.66</u></u>

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

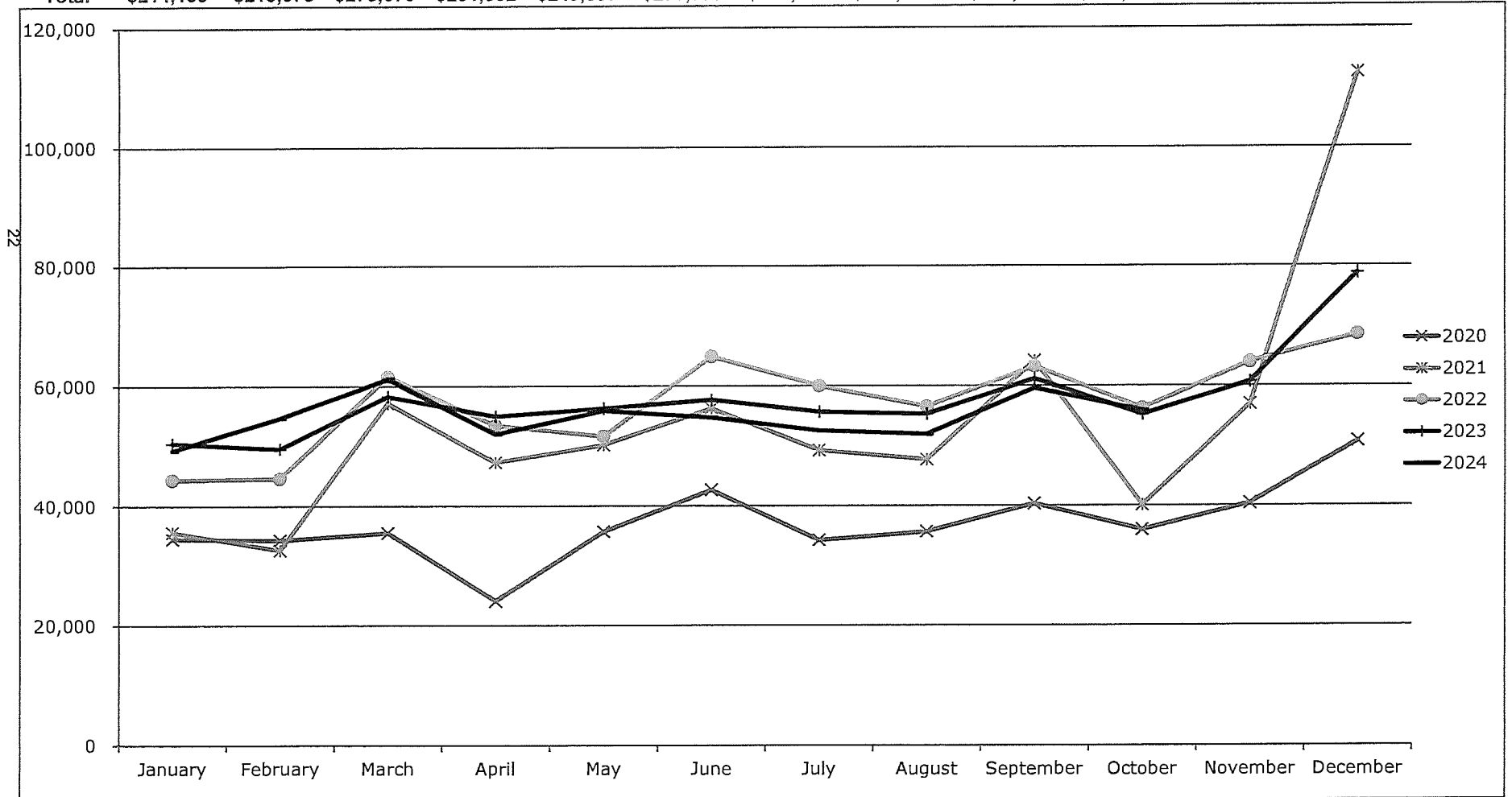
West Park MUD

	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
CONSTRUCTION COSTS				
District Items				
WWTP Generator Replacement	\$409,169.00	\$67,826.70	\$341,342.30	\$0.00
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	72,418.84	417,581.16	0.00
Subtotal District Items	\$2,936,958.00	\$140,245.54	\$2,796,712.46	\$0.00
TOTAL CONSTRUCTION COSTS	\$2,936,958.00	\$140,245.54	\$2,796,712.46	\$0.00
NON-CONSTRUCTION COSTS				
Legal Fees	\$92,500.00	\$92,500.00	\$0.00	\$0.00
Fiscal Agent Fees	64,500.00	64,500.00	0.00	0.00
Bond Discount	99,000.00	55,235.29	0.00	43,764.71
Admin, Organization & Bond Issuance	45,492.00	42,033.58	0.00	3,458.42
TCEQ Bond Issuance Fee	8,250.00	8,250.00	0.00	0.00
Attorney General Fee	3,300.00	3,300.00	0.00	0.00
Bond Application Report Cost	50,000.00	50,000.00	0.00	0.00
TOTAL NON-CONSTRUCTION COSTS	\$363,042.00	\$315,818.87	\$0.00	\$47,223.13
TOTAL BOND ISSUE REQUIREMENT	\$3,300,000.00	\$456,064.41	\$2,796,712.46	\$47,223.13
			Interest Earned	\$13,352.07
			Total Surplus & Interest	\$60,575.20
			Total Remaining Funds	<u>\$2,857,287.66</u>

Sales Tax Revenue History

West Park MUD

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2020	34,463	34,272	35,483	24,015	35,671	42,644	34,213	35,638	40,297	35,944	40,351	50,711	443,702
2021	35,573	32,562	57,153	47,252	50,199	56,234	49,240	47,641	64,124	40,053	56,903	112,301	649,237
2022	44,323	44,563	61,572	53,370	51,560	64,858	59,953	56,457	63,166	56,160	63,885	68,451	688,318
2023	50,488	49,596	58,289	54,975	56,257	57,649	55,669	55,275	61,113	55,198	60,636	78,734	693,878
2024	49,290	54,685	61,178	51,950	55,849	54,711	52,535	51,896	59,560	55,766			547,420
Total	\$214,136	\$215,678	\$273,675	\$231,562	\$249,537	\$276,095	\$251,610	\$246,907	\$288,260	\$243,122	\$221,775	\$310,197	\$3,022,555



Cash Flow Forecast

West Park MUD

	4/25	4/26	4/27	4/28	4/29
Assessed Value	\$799,462,022	\$787,801,210	\$787,801,210	\$787,801,210	\$787,801,210
Maintenance Tax Rate	\$0.160	\$0.160	\$0.160	\$0.160	\$0.160
Maintenance Tax	\$1,266,300	\$1,247,877	\$1,247,877	\$1,247,877	\$1,247,877
Change in City of Houston Rebate		1.00%	1.00%	1.00%	1.00%
% Change in Water Rate		5.00%	5.00%	5.00%	5.00%
% Change in Wastewater Rate		5.00%	5.00%	5.00%	5.00%
% Change in WHCRWA		10.00%	10.00%	10.00%	10.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
Beginning Cash Balance 4/30/24	\$3,666,138	\$4,554,243	\$5,208,842	\$6,459,245	\$6,986,847

Revenues

Maintenance Tax	\$1,266,300	\$1,247,877	\$1,247,877	\$1,247,877	\$1,247,877
City of Houston Rebate	713,000	720,130	727,331	734,605	741,951
Water Revenue	461,900	484,995	509,245	534,707	561,442
Wastewater Revenue	358,400	376,320	395,136	414,893	435,637
WHCRWA Revenue	853,256	938,582	1,032,440	1,135,684	1,249,252
Other	290,300	304,815	320,056	336,059	352,861
Total Revenues	\$3,943,156	\$4,072,719	\$4,232,085	\$4,403,824	\$4,589,021

Expenses

WHCRWA	\$853,256	\$938,582	\$1,032,440	\$1,135,684	\$1,249,252
Other Expenses	1,768,020	1,856,421	1,949,242	2,046,704	2,149,039
Total Expenses	\$2,621,276	\$2,795,003	\$2,981,682	\$3,182,388	\$3,398,291
Net Surplus	\$1,321,880	\$1,277,716	\$1,250,403	\$1,221,436	\$1,190,730

Capital Outlay

Capital Outlay	\$75,000	\$0	\$0	\$0	\$0
Water Plant 1	0	0	0	576,917	0
Water Plant 2	0	623,117	0	116,917	0
WWTP 1	16,350	0	0	0	0
Interconnects	53,000	0	0	0	0
SS Collection System (Westgate)	0	0	0	0	106,620
SS Collection System (Forresta)	0	0	0	0	11,570
Sidewalks (Saums & Greenhouse)	350,000	0	0	0	0
Total Capital Outlay	\$494,350	\$623,117	\$0	\$693,834	\$118,190
Construction Surplus	\$60,575	\$0	\$0	\$0	\$0
Ending Cash Balance	\$4,554,243	\$5,208,842	\$6,459,245	\$6,986,847	\$8,059,387

Operating Reserve % of Exp

Percentage	174%	186%	217%	220%	237%
Number of Months	21	22	26	26	28

Bond Authority

Remaining Bond Capacity - \$42,220,000



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

**West Park Municipal
Utility District
Quarterly Investment Inventory Report
Period Ending October 31, 2024**

BOARD OF DIRECTORS

West Park Municipal
Utility District

Attached is the Quarterly Investment Inventory Report for the
Period ending October 31, 2024.

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the District's investment policy, and the
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the
preparation of the investment report, I have reviewed the divestment lists
prepared and maintained by the Texas Comptroller of Public Accounts, and the
District does not own direct or indirect holdings in any companies identified on such lists.

Mark M. Burton
(Investment Officer)

Ghia Lewis
(Investment Officer)

COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours
Within twelve months of taking office and requires at least (4) four hours training within each (2)
two year period thereafter.

INVESTMENT OFFICERS

Mark M. Burton

Ghia Lewis

CURRENT TRAINING

November 27, 2015 (Texpool Academy 10 Hours)
December 26, 2017 (Texpool Academy 10 Hours)
January 9, 2020 (TexPool Academy 12 Hours)
December 31, 2021 (Texpool Academy 10 Hours)
December 16, 2023 (Texpool Academy 10 Hours)

November 5, 2015 (Texpool Academy 10 Hours)
November 6, 2017 (Texpool Academy 10 Hours)
November 5, 2019 (Texpool Academy 10 Hours)
December 28, 2021 (Texpool Academy 10 Hours)
December 26, 2023 (Texpool Academy 10 Hours)

West Park Municipal Utility District
Summary of Money Market Funds
 08/01/2024 - 10/31/2024

Fund: Operating
 Financial Institution: TEXAS CLASS

Account Number: XXXX0001 Date Opened: 10/01/2008 Current Interest Rate: 4.82%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
08/01/2024		2,617,649.20				
08/26/2024	Transfer From Checking		90,000.00			
08/31/2024					12,134.98	
09/30/2024					11,820.65	
10/02/2024	CADENCE CD XXXX3119 INTEREST		10,623.29			
10/29/2024	Series 2024 - AG Fees			(3,300.00)		
10/31/2024					11,737.09	
Totals for Account XXXX0001:		\$2,617,649.20	\$100,623.29	(\$3,300.00)	\$35,692.72	\$2,750,665.21
Totals for Operating Fund:		\$2,617,649.20	\$100,623.29	(\$3,300.00)	\$35,692.72	\$2,750,665.21

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/ADM Accounts:	Balance = Book Value = Current Market

West Park Municipal Utility District
Summary of Money Market Funds
 08/01/2024 - 10/31/2024

Fund: Debt Service

Financial Institution: TEXAS CLASS

Account Number: XXXX0002 Date Opened: 10/01/2008 Current Interest Rate: 4.82%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
08/01/2024		1,353,893.34				
08/31/2024					6,241.83	
09/30/2024					5,911.37	
10/24/2024	TAX TRANSFER		135,000.00			
10/29/2024	WALLIS CD XXXX1626 INTEREST		13,599.42			
10/31/2024	BOND PAYMENT BONY			(277,568.75)		
10/31/2024					5,976.06	
Totals for Account XXXX0002:		<u>\$1,353,893.34</u>	<u>\$148,599.42</u>	<u>(\$277,568.75)</u>	<u>\$18,129.26</u>	<u>\$1,243,053.27</u>
Totals for Debt Service Fund:		<u>\$1,353,893.34</u>	<u>\$148,599.42</u>	<u>(\$277,568.75)</u>	<u>\$18,129.26</u>	<u>\$1,243,053.27</u>

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

West Park Municipal Utility District
Summary of Certificates of Deposit with Money Market
08/01/2024 - 10/31/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
CADENCE BANK	XXXX3119	12/07/23	10/01/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.50%	8,427.80	10,623.29	0.00	10,623.29	0.00
	WT FROM TXCLASS XXXX0001														
FRONTIER BANK	XXXX2085	06/26/24	06/26/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.25%	1,216.85	0.00	0.00	0.00	4,292.77
THIRD COAST BANK, SSB	XXXX8371	12/17/23	12/16/24	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.50%	8,073.69	0.00	0.00	0.00	11,296.09
VERITEX COMMUNITY BANK	XXXX0254	11/13/23	11/11/24	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.54%	9,345.14	0.00	0.00	0.00	12,590.97
WALLIS BANK	XXXX6089	10/02/24	10/03/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	4.80%	0.00	0.00	0.00	0.00	896.22
	Rollover FROM CD XXXX3119														
Totals for Operating Fund:				940,000.00	0.00	235,000.00	0.00	235,000.00	940,000.00	N/A	27,063.48	10,623.29	0.00	10,623.29	\$29,076.05

Beginning Balance:	\$940,000.00
Plus Principal From Cash:	\$0.00
Less Principal Withdrawn:	\$0.00
Plus Interest Reinvested:	\$0.00
Fixed Balance:	\$940,000.00
MM Balance:	\$2,750,665.21
Total Balance:	\$3,690,665.21

Interest Earned:	\$10,623.29
Less Beg Accrued Interest:	\$27,063.48
Plus End Accrued Interest:	\$29,076.05
Fixed Interest Earned:	\$12,635.86
MM Interest Earned:	\$35,692.72
Total Interest Earned:	\$48,328.58

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AIM Accounts:	Balance = Book Value = Current Market

West Park Municipal Utility District
Summary of Certificates of Deposit with Money Market
 08/01/2024 - 10/31/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest	
Fund: Capital Projects																
Totals for Capital Projects Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00	
Beginning Balance:		\$0.00					Interest Earned:		\$0.00							
Plus Principal From Cash:		\$0.00					Less Beg Accrued Interest:		\$0.00							
Less Principal Withdrawn:		\$0.00					Plus End Accrued Interest:		\$0.00							
Plus Interest Reinvested:		\$0.00					Fixed Interest Earned:		\$0.00							
Fixed Balance:		\$0.00					MM Interest Earned:		\$0.00							
MM Balance:		\$0.00					Total Interest Earned:		\$0.00							
Total Balance:		\$0.00														

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

West Park Municipal Utility District
Summary of Certificates of Deposit with Money Market
08/01/2024 - 10/31/2024

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Certificates of Deposit															
FRONTIER BANK - DEBT	XXXX1858	06/26/24	06/26/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.25%	1,216.85	0.00	0.00	0.00	4,292.77
THIRD COAST BANK-DEBT	XXXX2642	10/18/24	10/13/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	4.75%	0.00	0.00	0.00	0.00	397.56
	Rollover FROM CD XXXX1626														
VERITEX COMM BANK - DEBT	XXXX4191	06/24/24	04/20/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.23%	1,279.55	0.00	0.00	0.00	4,343.76
WALLIS BANK-DEBT	XXXX1626	10/16/23	10/17/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.65%	10,549.24	13,599.42	0.00	13,599.42	0.00
	Rollover FROM CD XXXX0073														
Totals for Debt Service Fund:				705,000.00	0.00	235,000.00	0.00	235,000.00	705,000.00	N/A	13,045.64	13,599.42	0.00	13,599.42	\$9,034.09
Beginning Balance:	\$705,000.00					Interest Earned:	\$13,599.42								
Plus Principal From Cash:	\$0.00					Less Beg Accrued Interest:	\$13,045.64								
Less Principal Withdrawn:	\$0.00					Plus End Accrued Interest:	\$9,034.09								
Plus Interest Reinvested:	\$0.00					Fixed Interest Earned:	\$9,587.87								
Fixed Balance:	\$705,000.00					MM Interest Earned:	\$18,129.26								
MM Balance:	\$1,243,053.27					Total Interest Earned:	\$27,717.13								
Total Balance:	\$1,948,053.27														
Totals for District:				1,645,000.00	0.00	470,000.00	0.00	470,000.00	1,645,000.00	N/A	40,109.12	24,222.71	0.00	24,222.71	\$38,110.14

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AM Accounts:	Balance = Book Value = Current Market

**West Park Municipal Utility District
Detail of Pledged Securities**

08/01/2024 - 10/31/2024

Financial Institution: CENTRAL BANK - CHECKING

Security: FHLB CUSIP: 033807EL8	Par Value: Date	94,500.00 Value	Maturity Date: 02/15/2035	Pledged: 03/11/2024	Released: 10/17/2024	Amount Released: 94,500.00
	08/31/2024	88,958.79				
	09/30/2024	96,247.38				
Security: FHLB CUSIP: 413944FP9	Par Value: Date	107,000.00 Value	Maturity Date: 10/01/2026	Pledged: 06/28/2024	Released: 09/04/2024	Amount Released: 107,000.00
	08/31/2024	109,619.48				
Security: FHLB CUSIP: 799204LN0	Par Value: Date	82,000.00 Value	Maturity Date: 07/10/2031	Pledged: 09/23/2024	Released:	Amount Released:
	09/30/2024	80,354.48				
	10/31/2024	78,538.10				
Security: FHLB CUSIP: 9128284N7	Par Value: Date	105,000.00 Value	Maturity Date: 05/15/2028	Pledged: 10/17/2024	Released:	Amount Released:
	10/31/2024	101,203.65				
Security: FHLB CUSIP: 912828ZS2	Par Value: Date	117,000.00 Value	Maturity Date: 05/31/2027	Pledged: 07/22/2024	Released: 09/04/2024	Amount Released: 117,000.00
	08/31/2024	107,045.00				

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/AM Accounts:	Balance = Book Value = Current Market

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

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

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

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

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

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

PASSED AND APPROVED this 27th day of January, 2025.

WEST PARK MUNICIPAL UTILITY DISTRICT

By: 

Vice President, Board of Directors

ATTEST:

By: 
Secretary, Board of Directors

(SEAL)



EXHIBIT "A"

2025

LIST OF AUTHORIZED BROKERS

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

West Park MUD Monthly Communications Report

January 27, 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 were made since the last meeting:

- No website updates this cycle

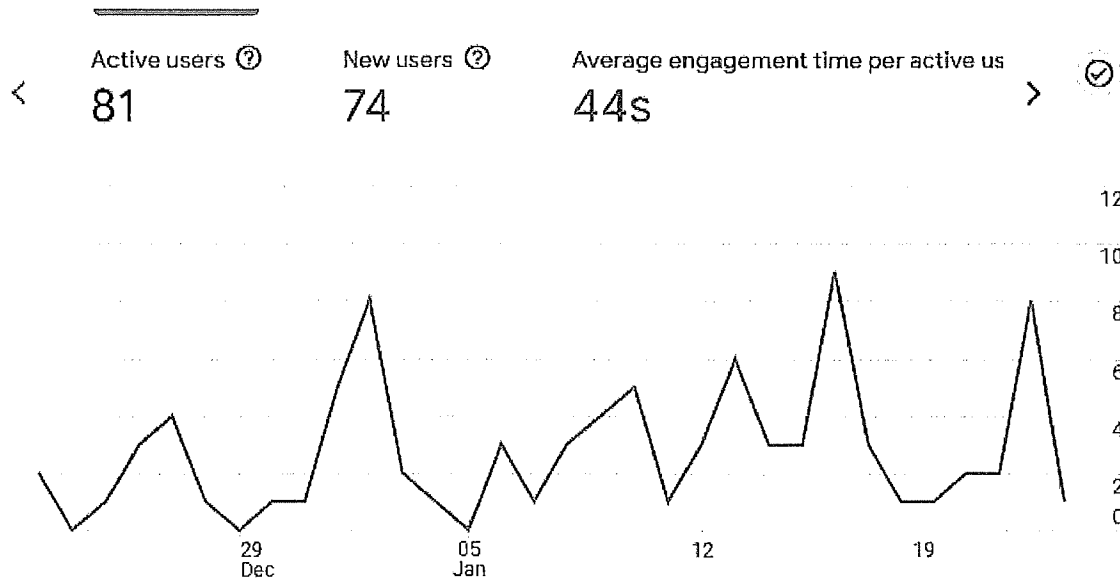
NEWS POSTS

The following news post was posted since the last report:

- January 27 Board Meeting Notice

WEBSITE STATISTICS

Analytics Period: December 23 2024 – January 23 2025



- 74 new and unique visitors to the website, 81 total users, an increase since last cycle.
- 24 Users found the site organically through a search engine while 30 were directly linked to the website.
- 144 engaged sessions accounting for 529 navigational events (Events being things such as page scrolls, clicks, downloads, etc)
- Top Ten pages as seen below:

<input type="checkbox"/>	Page title and screen class ▾	+	↓ Views
<input type="checkbox"/>	Total		98 100% of total
<input type="checkbox"/>	1 Bill Payment Information / West Park MUD		30
<input type="checkbox"/>	2 Welcome to West Park Municipal Utility District / West Park MUD		16
<input type="checkbox"/>	3 Documents / West Park MUD		11
<input type="checkbox"/>	4 Board Meetings / West Park MUD		8
<input type="checkbox"/>	5 Contact Us / West Park MUD		8
<input type="checkbox"/>	6 Tax Information / West Park MUD		7
<input type="checkbox"/>	7 Board of Directors / West Park MUD		6
<input type="checkbox"/>	8 Places and People Sidewalk Project Approved! / West Park MUD		5
<input type="checkbox"/>	9 West Park Preserve / West Park MUD		4
<input type="checkbox"/>	10 Map of the District / West Park MUD		2

RESIDENT INQUIRIES

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

- One inquiry of a business looking for their tax information, passed to TAC.

SUGGESTED ARTICLES

- Porch pirate article



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ACTION ITEMS

- No action items at this time

Danae Dehoyos
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