

WEST PARK MUNICIPAL UTILITY DISTRICT

Minutes of Board of Directors Meeting

September 23, 2024

The Board of Directors ("Board") of West Park Municipal Utility District ("District") met on September 23, 2024, 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 Patrick and Dignam, thus constituting a quorum.

Also present were Avik Bonnerjee 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; Anthea Moran of Masterson Advisors LLC ("Masterson"); Sarah Valladares of Stormwater Solutions; Mark Welch and Kim Ho of David Weekly Homes ("David Weekly"); Brian Jarrard of Jarrard Development ("Jarrard"); Drake Dominy of Pelican Builders, Inc. ("Pelican"); and David Marks, Jacquelyn Goodwin and Rebecca Donaldson of Marks Richardson PC ("MRPC").

As the first order of business, the Board considered comments from the public. Mr. Jarrard introduced himself to the Board and announced that his company, Jarrard, and David Weekly plan to develop 12 of the 17 acres previously known as the Rezia tract, located near Park Row Drive and Greenhouse Road. He stated that the proposed development is for the construction of approximately 107 to 110 single-family residential homes. He advised the Board that IDS is preparing a feasibility study and that David Weekly is working with Pelican Builders, Inc. for a proposed shared drainage line. He noted that David Weekly is preparing a cost-sharing summary and a Joint Development Agreement between David Weekly and Pelican.

Mr. Dominy next introduced himself to the Board and stated that Pelican Builders, Inc. is purchasing and plans to develop 5 of the 17 acres previously known as the Rezia tract. He stated that the proposed development is a 350-unit multi-family development. Mr. Dominy noted that he is requesting a Utility Commitment Letter from the District and plans to formally present the project to the Board at next month's meeting.

Mr. Jarrard, Mr. Dominy, Mr. Welch and Ms. Ho exited the meeting at this time.

The Board next considered approval of the minutes of the Board of Directors meeting held on August 26, 2024. After discussion, Director Hudson made a motion to approve the minutes as presented. Director Garza seconded the motion, which carried unanimously.

The Board next received the Financial Advisor's recommendation concerning the establishment of the District's 2024 tax rate. Ms. Moran reviewed the attached Tax Rate Analysis and recommended that the District levy a 2024 debt service tax of \$0.25 per \$100 of valuation and a maintenance tax of \$0.125 per \$100 of valuation, for a total tax rate of \$0.375 per \$100 of valuation. Mr. Bonnerjee noted that, due to the anticipated development in the District, the District should consider levying a higher maintenance tax. Ms. Moran then recommended that the District levy a 2024 debt service tax of \$0.25 per \$100 of valuation and a maintenance tax of \$0.16 per \$100 of valuation, for a total tax rate of \$0.41 per \$100 of valuation. After discussion, Director Hudson made a motion to authorize the District's Tax Assessor/Collector to publish notice of a public hearing on the adoption of a proposed 2024 debt service tax rate of \$0.25 per \$100 of valuation and proposed 2024 maintenance tax rate of \$0.16 per \$100 of valuation, for a total tax rate of \$0.41 per \$100 of valuation, with such hearing to be held at the District's next meeting on October 28th. Director Garza seconded the motion, which carried unanimously.

The Board considered the status of Greenhouse Road and Saums Road sidewalk project. Ms. Goodwin stated that she had no updates on the matter.

The Board considered the status of West Park Preserve. Mr. Murr presented the attached report and stated that he is in the process of repairing the faulty playground swing at the park. He stated that the stormwater grate has been delivered but not yet installed.

Mr. Murr reported on the status of the trees impacted by the cumulative effects of the drought and freeze events experienced throughout the past few years. Mr. Murr stated that he met with Trees for Houston, a non-profit organization dedicated to planting and protecting trees, and they have pledged to donate some smaller trees to the park. He asked that the Board consider adding six (6) large 30-gallon trees at an estimated cost of \$350 per tree. He stated he will bring a quote to the next meeting for the Board's consideration.

Mr. Murr next reported that the previously repaired sinkhole towards the rear inlet of the park fell through again but has since been repaired. He also stated that the leaning camera hub post has been repaired.

Mr. Murr next stated that he used the emergency repair fund authorized by the Board to replace wood-fibered mulch throughout the park but will need to continue to replace the mulch over time. Mr. Murr requested that the Board authorize the purchase of wood-fibered mulch to be used as needed throughout the park. After discussion, Director Hudson made a motion to authorize the purchase of the mulch for a price not to exceed \$2,000. Director Garza seconded the motion, which carried unanimously.

The Board deferred consideration of an amendment to the contract with Park Rangers to include additional mowing at West Park Preserve. Mr. Murr stated he would bring the amended contract to the next meeting.

The Board next considered matters related to the District's proposed \$3,300,000 Unlimited Tax Bonds, Series 2024 Bonds (the "Series 2024 Bonds"). Ms. Moran reported that the District has received the final Order from the Texas Commission on Environmental Quality ("TCEQ").

Ms. Moran next presented and reviewed with the Board the attached Preliminary Official Statement ("POS") and Official Notice of Sale ("NOS") prepared in connection with the District's Series 2024 Bonds. She also presented and discussed the attached debt service cash flow. Following discussion on the proposed Official NOS and POS, Director Hudson made a motion to approve the offering documents and authorize completion and distribution of same, to the various potential underwriters and insurance companies, in anticipation of a sale of the District's Bonds, and that such POS be deemed to be final for all purposes with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, terms and provisions to be specified in the competitive bidding process. Director Garza seconded the motion, which passed unanimously.

The Board next considered authorizing the District's financial advisor to advertise for the sale of the District's Series 2024 Bonds. After discussion, Director Hudson made a motion to authorize Masterson to advertise for the sale of the District's Series 2024 Bonds with bids to be received by the Board at a meeting to be held on October 28, 2024. Director Garza seconded the motion, which passed unanimously.

The Board next considered the designation of a Paying Agent/Registrar in connection with the District's Bonds. Ms. Moran recommended that the Board consider designating The Bank of New York Mellon Trust Company, N.A. ("BONY") as the Paying Agent/Registrar for the Series 2024 Bonds. After discussion, Director Hudson made a motion to designate BONY as Paying Agent/Registrar in connection with the Series 2024 Bonds. Director Garza seconded the motion, which passed unanimously.

The Board next considered authorizing the Districts' financial advisor to apply for Bond Insurance and for an underlying rating on the Bonds. After discussion, Director Hudson made a motion to authorize Masterson to apply for Bond Insurance and solicit an underlying rating on the District's Series 2024 Bonds. Director Garza seconded the motion, which passed unanimously.

Mr. Bonnerjee next distributed the attached tax collection report. He noted that B&A collected 98.92% of the 2023 taxes as of August 31, 2024. After review and discussion of the report presented, Director Hudson made a motion to approve the report and authorize payment on the disbursements identified in the report. Director Garza seconded the motion, which carried unanimously.

Mr. Bonnerjee next presented and distributed the attached delinquent tax report dated September 3, 2024, prepared by Ted A. Cox, P.C.

Mr. Bonnerjee reviewed the attached sales tax audit performed by B&A Sales Tax Service.

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems for the month of June. Ms. Giacona noted that the District continues to receive water from Harris County Municipal Utility District No. 345. She reported that the District accounted for 97.13% of the water pumped during the month, and the District operated its facilities in compliance with their respective permits.

Ms. Giacona next presented the attached quotes from Elite Pumps & Mechanical Services, LLC, Tri-W Equip Sales Inc., and Hahn Equipment Co., Inc. to replace pump #4 and its base at the District's wastewater treatment plant ("WWTP"). Ms. Giacona recommended that the Board proceed with the quote from Elite Pumps & Mechanical Services, LLC to repair pump #4 and its base at a cost of approximately \$24,829. After discussion, Director Hudson made a motion to approve the quote from Elite Pumps & Mechanical Services, LLC for the replacement of pump #4 and its base for approximately \$24,829. Director Wolterman seconded the motion, which carried unanimously.

Ms. Giacona next reported that there was a break-in at the District's WWTP. She stated the thieves gained access to the WWTP by cutting the fence on the gate. Ms. Giacona reported that the thieves stole copper wiring owned by the contractor. She reported that the gate has since been repaired and that the incident has been reported to Chief Hutter.

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, including review of bids and award of construction contract for the Generator Replacement Project. Mr. Herzog reported that the contractors have begun site work and have moved the existing generator in order to make room for the anticipated one.

The Board deferred the acceptance of site, easement and/or facility conveyances for facilities constructed or to be constructed by the District as none were presented to the Board for acceptance.

The Board deferred requests for and approval of the issuance of utility commitments as none were presented to the Board for consideration.

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

The Board considered the status of development in the District. Mr. Herzog stated that he will continue to work with David Weekly Homes on their development in the District.

The Board considered the status of the WHCRWA surface water conversion. Ms. Goodwin reported that the WHCRWA issued a notice stating that there will be no change in the WHCRWA fees for the next year.

The Board considered the status of District fencing repairs. Mr. Herzog stated that due to fencing companies in the area being backlogged by work from Beryl, he is planning to solicit bids for this project towards the end of the year.

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

Ms. Moran exited the meeting at this time.

The Board next considered the attached report from Storm Water Solutions. Ms. Valladares stated that the stormwater grate at West Park Preserve has not been installed yet due to the lack of a locking mechanism on the grate. She next presented the attached Form 1295 and requested authorization from the Board for Stormwater Solutions to install the grate and a locking mechanism for approximately \$1,300. After discussion, Director Garza made a motion to authorize Stormwater Solutions to install the stormwater grate and a locking mechanism for approximately \$1,300. Director Hudson seconded the motion, which carried unanimously.

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. After review and discussion of the reports presented, Director Hudson made a motion to approve the report and authorize payment on the Operating Fund and Capital Projects Fund at Central Bank, of all checks, wires, and disbursements shown in the report. Director Garza seconded the motion, which carried unanimously.

Ms. Dehoyos presented the attached report from Touchstone District Services. She reported that she will upload a news post regarding the Fox Lake main line break.

The Board next considered matters for placement on future agendas. Mr. Bonnerjee requested that an item be added to the next agenda for an amendment to the services contract with B&A. Mr. Herzog requested that an item be added to the agenda for the replacement of ground storage tank #2.

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


Secretary

Attachments
September 23, 2024

1. Park Rangers Report
2. No Growth Cash Flow Analysis/Tax Rate Recommendation
3. Preliminary Official Statement
4. Notice of Sale
5. Tax Assessor/Collector Reports
6. Operator Report
7. Engineer Report
8. Storm Water Solutions Report
9. Bookkeeper Report
10. Touchstone Report



LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD SEPTEMBER 2024

WEST PARK PRESERVE

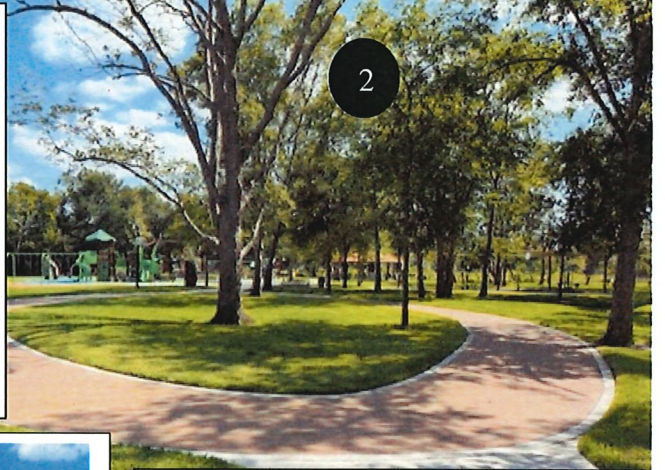
1. Working with play equipment Mfg. to right the faulty swing.
2. We have some trees declining. I am meeting with Trees for Houston to request an annual list for my Clients. I was thinking of a combination of 6-30 gallon and 12-15 gallon trees for the Park. We are most likely going to have to take some out this winter or Spring.
3. Camera post was straightened on site.
4. All other amenities look good, and no issues.



Equipment repairs



4



2



Tree issues

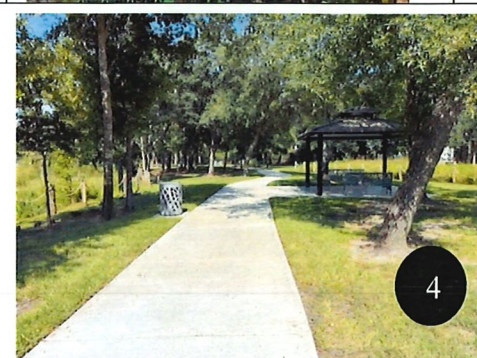
2



Amenities in good condition



4



4



Pole repaired

3



NO GROWTH CASH FLOW ANALYSIS
West Park Municipal Utility District
Bond Application No. 9

Tax Year	Projected Assessed Valuation (d)	Debt Tax Rate	Cldr Year	Beginning Fund Balance (a)	Tax Collections 97.0%	Capitalized Interest (b)	Interest Income 2.0%	Total Funds Available	Outstanding Debt Service	The Bonds		Total Debt Service	Ending Fund Balance	% of Next Year's Debt Service	
										Principal	Interest (c)				
2024	787,801,210	0.250	2025	1,775,091	1,910,418	-	35,502	3,721,011	1,778,588	-	156,750	1,935,338	1,785,674	89.94%	
2025	787,801,210	0.250	2026	1,765,674	1,910,418	-	35,713	3,731,805	1,779,938	50,000	155,563	1,985,500	1,746,305	88.06%	
2026	787,801,210	0.250	2027	1,746,305	1,910,418	-		3,656,723	1,779,938	50,000	153,188	1,983,125	1,673,598	84.59%	
2027	787,801,210	0.250	2028	1,607,985	1,910,418	-		3,584,016	1,773,275	50,000	150,813	1,976,031	1,607,985	81.55%	
2028	787,801,210	0.250	2029	1,546,690	1,910,418	-		3,457,108	1,771,875	50,000	148,438	1,971,713	1,546,690	78.59%	
2029	787,801,210	0.250	2030	1,489,170	1,910,418	-		3,399,588	1,763,706	50,000	143,688	1,957,394	1,489,170	76.08%	
2030	787,801,210	0.250	2031	1,442,195	1,910,418	-		3,352,613	1,806,119	25,000	141,906	1,973,025	1,442,195	73.10%	
2031	787,801,210	0.250	2032	1,379,588	1,910,418	-		3,290,005	1,803,050	25,000	140,719	1,968,769	1,379,588	70.07%	
2032	787,801,210	0.250	2033	1,321,237	1,910,418	-		3,231,655	1,822,338	25,000	139,531	1,986,869	1,244,786	62.95%	
2033	787,801,210	0.250	2034	1,244,786	1,910,418	-		3,155,204	1,789,625	50,000	137,750	1,977,375	1,177,829	60.84%	
2034	787,801,210	0.250	2035	1,177,829	1,910,418	-		3,088,247	1,750,725	50,000	135,375	1,936,100	1,152,147	60.98%	
2035	787,801,210	0.250	2036	1,152,147	1,910,418	-		3,062,565	1,681,975	75,000	132,406	1,889,381	1,173,183	95.46%	
2036	787,801,210	0.250	2037	1,173,183	1,910,418	-		3,063,601	732,250	375,000	121,719	1,228,969	1,854,633	152.67%	
2037	787,801,210	0.250	2038	1,854,633	1,910,418	-		4,460,687	735,875	400,000	103,906	1,214,781	2,550,289	525.29%	
2038	787,801,210	0.250	2039	2,550,289	1,910,418	-		5,885,605	478,906	400,000	85,500	485,500	3,975,187	852.13%	
2039	787,801,210	0.250	2040	5,419,105	1,910,418	-		7,329,523	447,500	400,000	447,500	447,500	6,882,023	1606.07%	
2040	787,801,210	0.250	2041	6,882,023	1,910,418	-		8,792,441	409,500	400,000	428,500	428,500	8,363,941	2042.48%	
2041	787,801,210	0.250	2042	8,363,941	1,910,418	-		10,274,359	409,500	400,000	409,500	409,500	9,864,859		
2042	787,801,210	0.250	2043												
2043	787,801,210	0.250	2044												
Total				36,297,941	-	35,713	24,544,494	3,300,000	2,345,313	5,645,313	30,189,806				

- (a) Estimated debt service fund balance as of 11/02/24
- (b) Assumes no capitalized interest on the Bonds.
- (c) Assumes an interest rate on the Bonds of 4.75%
- (d) 2024 certified value of \$711,926,899 plus owners' opinion of uncertified value of \$75,874,311

Analysis of General Fund:	
General Fund Balance as of 7/22/24	\$3,595,459
Budgeted Expenditures	\$3,046,276
Budgeted Surplus	\$896,880
Budgeted M&O Tax Revenue	\$1,266,300
M&O Tax Revenue Needed to Balance Budget	\$369,420
Maximum M&O Tax Rate Authorization	\$0.50
Each \$0.01 of Tax Rate Generates (97%)	\$76,417

2023 Certified Value:		2023 Tax Rates:	
Debt Service	\$821,042,517	2023 avg HS	\$0
M&O	\$0,2150	2024 avg HS	\$0
Total	\$0,3750	2023 avg tax bill	\$0
		Calculated Tax Rates:	
		as "Developing District," 8.0%	
		Party	
		Rollback (Petition Election)	
		M&O Rollback (Voter)	

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER 23, 2024

This Preliminary Official Statement is subject to completion and amendment and is intended solely for the solicitation of initial bids to purchase the Bonds. Upon sale of the Bonds, the Official Statement will be completed and delivered to the Initial Purchaser.

IN THE OPINION OF BOND COUNSEL, UNDER EXISTING LAW, INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES AND INTEREST ON THE BONDS IS NOT SUBJECT TO THE ALTERNATIVE MINIMUM TAX ON INDIVIDUALS; HOWEVER, SUCH INTEREST IS TAKEN INTO ACCOUNT IN DETERMINING THE ANNUAL ADJUSTED FINANCIAL STATEMENT INCOME OF APPLICABLE CORPORATIONS FOR THE PURPOSES OF DETERMINING THE ALTERNATIVE MINIMUM TAX IMPOSED ON CORPORATIONS. SEE "LEGAL MATTERS—TAX EXEMPTION" FOR A DISCUSSION OF BOND COUNSEL'S OPINION.

THE BONDS WILL BE DESIGNATED "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS. SEE "LEGAL MATTERS—QUALIFIED TAX-EXEMPT OBLIGATIONS."

NEW ISSUE - BOOK-ENTRY-ONLY

Underlying Rating: S&P " "
 See "MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE" herein.

\$3,300,000
WEST PARK MUNICIPAL UTILITY DISTRICT
(A political subdivision of the State of Texas located within Harris County)
UNLIMITED TAX BONDS
SERIES 2024

Dated Date: November 1, 2024
Interest Accrual Date: Date of Delivery

Due: May 1, as shown below

Principal of the Bonds is payable at maturity or earlier redemption at the principal payment office of the paying agent/registrars, initially The Bank of New York Mellon Trust Company, N.A., Dallas, Texas (the "Paying Agent," "Paying Agent/Registrar" or "Registrar"). Interest on the Bonds will accrue from the date of initial delivery (expected to be on or about November 26, 2024) (the "Date of Delivery") and will be payable on November 1 and May 1 of each year commencing May 1, 2025, until the earlier of maturity or redemption. Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Bonds will be issued only in fully registered form. The Bonds will be issued in denominations of \$5,000 each or integral multiples thereof. The Bonds are subject to redemption prior to their maturity, as shown below.

The Bonds will be registered and delivered only in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC") which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM."

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS

Due (May 1)	Principal Amount (a)	Interest Rate	Initial Reoffering Yield (c)	CUSIP Number (d)	Due (May 1)	Principal Amount (a)	Interest Rate	Initial Reoffering Yield (c)	CUSIP Number (d)
2026	\$ 50,000		%		2036	\$ 50,000	(b)	%	
2027	50,000				2037	75,000	(b)		
2028	50,000				2038	375,000	(b)		
2029	50,000				2039	375,000	(b)		
2030	50,000				2040	400,000	(b)		
2031	50,000	(b)			2041	400,000	(b)		
2032	25,000	(b)			2042	400,000	(b)		
2033	25,000	(b)			2043	400,000	(b)		
2034	25,000	(b)			2044	400,000	(b)		
2035	50,000	(b)							

- (a) The Initial Purchaser (as herein defined) may designate one or more maturities as term bonds. See accompanying "Official Notice of Sale" and "Official Bid Form."
- (b) The Bonds maturing on or after May 1, 2031 are subject to redemption prior to maturity at the option of the District, in whole or, from time to time, in part, on May 1, 2030, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. See "THE BONDS—Redemption Provisions."
- (c) Initial reoffering yield represents the initial offering yield to the public, which has been established by the Initial Purchaser for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser. The initial reoffering yields indicated above represent the lower of the yields resulting when priced to maturity or to the first call date.
- (d) CUSIP Numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.

The Bonds, when issued will constitute valid and legally binding obligations of West Park Municipal Utility District (the "District") and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas, Harris County, the City of Houston or any entity other than the District. The Bonds are subject to special investment considerations described herein. See "INVESTMENT CONSIDERATIONS."

The Bonds are offered when, as and if issued by the District subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by Marks Richardson PC, Bond Counsel, Houston, Texas. Delivery of the Bonds in book-entry form through DTC is expected on or about November 26, 2024, in Houston, Texas.

BIDS DUE: MONDAY, OCTOBER 28, 2024 AT 10:15 A.M., HOUSTON TIME IN HOUSTON, TEXAS
BID AWARD: MONDAY, OCTOBER 28, 2024 AT 12:30 P.M., HOUSTON TIME IN HOUSTON, TEXAS

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

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USE OF INFORMATION IN OFFICIAL STATEMENT

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, as amended and in effect on the date hereof, this document constitutes an “official statement” with respect to the Bonds that has been “deemed final” by the District as of its date except for the omission of no more than the information permitted by Rule 15c2-12.

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representation must not be relied upon as having been authorized by the District.

This Official Statement is not to be used in an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, orders, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Marks Richardson PC, 3700 Buffalo Speedway, Suite 830, Houston, Texas, 77098 upon payment of the costs of duplication.

References to web site addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such web sites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC Rule 15c2-12, as amended.

This Official Statement contains, in part, estimates, assumptions and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions or matters of opinion, or as to the likelihood that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or other matters described herein since the date hereof. However, the District has agreed to keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information actually comes to its attention, the other matters described in this Official Statement until delivery of the Bonds to the Initial Purchaser, and thereafter only as specified in “PREPARATION OF OFFICIAL STATEMENT—Updating of Official Statement.”

OFFICIAL STATEMENT SUMMARY

The following information is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement.

THE FINANCING

- The Issuer* West Park Municipal Utility District (the “District”), a political subdivision of the State of Texas, is located in Harris County, Texas. See “THE DISTRICT.”
- The Issue* \$3,300,000 West Park Municipal Utility District Unlimited Tax Bonds, Series 2024, dated November 1, 2024 (the “Bonds”). The Bonds mature on May 1 in each of the years and in the respective amounts shown on the cover page hereof. Interest accrues from the Date of Delivery, at the rates shown on the cover hereof and is payable on each May 1 and November 1, commencing May 1, 2025, until maturity or prior redemption. The Bonds maturing on or after May 1, 2031 are subject to redemption, in whole or in part, on May 1, 2030, or on any date thereafter, at a price equal to the principal amount of the Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption. The Bonds will be issued in fully registered form only, in denominations of \$5,000 or any integral multiple thereof. See “THE BONDS.”
- Book-Entry-Only*..... The definitive Bonds will be registered and delivered only to Cede & Co., the nominee of DTC (defined herein), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the beneficial owners thereof. Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds. See “BOOK-ENTRY-ONLY SYSTEM.”
- Authority for Issuance* The Bonds are issued pursuant to the Bond Order authorizing the issuance of the Bonds, Article XVI, Section 59 of the Texas Constitution, the general laws of the State of Texas, including Chapters 49 and 54 of the Texas Water Code, as amended, an election held within the boundaries of the District and an order of the Texas Commission on Environmental Quality (“TCEQ”). See “THE BONDS—Authority for Issuance.”
- Source of Payment* The Bonds and the Outstanding Bonds (as hereinafter defined) are payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. See “TAX PROCEDURES.” The Bonds are obligations solely of the District and are not obligations of the City of Houston, Harris County, the State of Texas, or any political subdivision or entity other than the District. See “THE BONDS—Source and Security for Payment.”
- Use of Proceeds*..... Proceeds of the Bonds will be used to pay for the items as listed herein under “USE AND DISTRIBUTION OF BOND PROCEEDS,” and to pay bond issuance costs and certain other costs and engineering fees related to the issuance of the Bonds. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”
- Payment Record*..... The District has previously issued eight series of unlimited tax bonds and five series of unlimited tax refunding bonds, of which a total principal amount of \$20,320,000 is currently outstanding (the “Outstanding Bonds”). The District has never defaulted on the payment of principal of or interest on its previously issued bonds.
- Qualified Tax-Exempt Obligations* The District will designate the Bonds as “qualified tax-exempt obligations” pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended. See “LEGAL MATTERS—Qualified Tax-Exempt Obligations.”
- Legal Opinion*..... Marks Richardson PC, Bond Counsel, Houston, Texas.
- Disclosure Counsel* McCall, Parkhurst & Horton L.L.P., Houston, Texas.
- Financial Advisor* Masterson Advisors LLC, Houston, Texas.
- Engineer*..... IDS Engineering Group, Houston, Texas.

*Municipal Bond Insurance
and*

Municipal Bond Rating.....Application has been made to S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC. (“S&P”) for an underlying rating on the Bonds, and S&P has assigned an underlying rating of “___” to the Bonds. Application has also been made to various municipal bond insurance companies for qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Initial Purchaser (as defined herein) and at the Initial Purchaser’s expense. The rating fee of S&P will be paid for by the District; payment of any other rating fee will be the responsibility of the Initial Purchaser. See “INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance” and “MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE.”

THE DISTRICT

Description.....West Park Municipal Utility District (the “District”) is a political subdivision of the State of Texas, created by order of the Texas Water Commission, a predecessor to the Texas Commission on Environmental Quality (the “TCEQ”) on October 31, 1978, and operates pursuant to Chapters 49 and 54 of the Texas Water Code, as amended. The District currently consists of approximately 442 acres of land. See “THE DISTRICT.”

LocationThe District is located approximately 20 miles west of the central downtown business district of the City of Houston and lies wholly within the exclusive extraterritorial jurisdiction of the City of Houston and within the boundaries of Katy Independent School District. The District is bordered on the south by Interstate Highway 10 and access to the District is provided by Interstate Highway 10 to Fry Road and Greenhouse Road. See “AERIAL PHOTOGRAPH.”

Principal Property Owners...The ten (10) principal taxpayers within the District comprise 66.45% (\$473,048,854) of the certified portion (\$711,926,889) of the 2024 Taxable Assessed Valuation. See “THE DISTRICT—Status of Development,” “TAX DATA—Principal Taxpayers,” and “INVESTMENT CONSIDERATIONS—Dependence on Principal Taxpayers.”

Status of Development... The District includes approximately 326 acres of land (including 55 acres served with water, sanitary sewer and drainage facilities but no vertical improvements) developed for existing or proposed commercial/retail development, and multi-family residential development, and approximately 98 undevelopable acres of drainage and pipeline easements, street rights-of-way, and utility sites and park sites. Commercial development in the District includes an approximately 106,554 square foot three story atrium office building; two office/warehouse buildings aggregating approximately 97,350 square feet; approximately 118,900 square feet of office/warehouse space; an approximately 266,969 square foot variety retail establishment; a LA Fitness; an Ashley Furniture Home Store; a Christian bookstore; a Panera Bread; Game Stop; a Dollar Tree; Five Guy’s; an At Home Store; an Urgent Care Facility; a Veterinary Specialist facility; an Applebee’s restaurant; an approximately 118,900 square foot office-warehouse facility; a mini storage facility; an office/retail development; a gas station; a brake repair shop; three restaurants; a Walgreen’s pharmacy; a Taco Bell; a Raising Cane’s; a Pep Boys tire shop; an approximately 104,174 square foot retail center with an approximately 75,657 square foot HEB grocery store (including gas station and car wash) as the anchor tenant; an approximately 18,666 square foot retail center occupied by seven tenants; an approximately 9,851 square foot building occupied by retail establishments, including a MOD Pizza, Today’s Vision, a Smoothie King and a nail salon; an approximately 151,864 square foot building occupied by Kohl’s department store, Super Nova Furniture, a Mattress Firm, and a small retail establishment; an approximately 10,000 square foot building occupied by a Men’s Warehouse, and Verizon Cellular; an approximately 9,655 square foot building occupied by Chase Bank; an approximately 10,000 square foot building occupied by Jimmy John’s, Bedrock City Comics and Chipotle Mexican Grill; an Extra Space Storage center; an approximately 22,444 square foot variety retail establishment; seventeen medical offices totaling approximately 267,791 square feet; a gas station; an approximately 26,560 square foot variety retail establishment; and a church, which is exempt from ad valorem taxation, on approximately 7 acres.

There are also 9 apartment complexes constructed on approximately 107 acres of land and consisting of approximately 2,840 units located within the District. See “TAX DATA—Principal Taxpayers,” “INVESTMENT CONSIDERATIONS—Dependence on Principal Taxpayers” and “—Tax-Exempt Property.”

In addition, West Park Preserve was constructed on 5 acres of land by the District to benefit residents of the District and the surrounding communities located within the District.

See “THE DISTRICT—Status of Development” and “—Future Development.”

INVESTMENT CONSIDERATIONS

THE PURCHASE AND OWNERSHIP OF THE BONDS ARE SUBJECT TO SPECIAL INVESTMENT CONSIDERATIONS AND ALL PROSPECTIVE PURCHASERS ARE URGED TO EXAMINE CAREFULLY THIS ENTIRE OFFICIAL STATEMENT WITH RESPECT TO THE INVESTMENT SECURITY OF THE BONDS, INCLUDING PARTICULARLY THE SECTION CAPTIONED "INVESTMENT CONSIDERATIONS."

SELECTED FINANCIAL INFORMATION

2023 Certified Taxable Assessed Valuation.....	\$775,282,917	(a)
2024 Taxable Assessed Valuation.....	\$787,801,210	(b)
Gross Direct Debt Outstanding (after issuance of the Bonds).....	\$23,620,000	(c)
Estimated Overlapping Debt	<u>37,500,230</u>	
Total Gross Direct Debt and Estimated Overlapping Debt	\$61,120,230	
Ratios of Gross Direct Debt to:		
2023 Certified Taxable Assessed Valuation	3.05%	
2024 Taxable Assessed Valuation	3.00%	
Ratios of Gross Direct and Estimated Overlapping Debt to:		
2023 Certified Taxable Assessed Valuation	7.88%	
2024 Taxable Assessed Valuation	7.76%	
2023 District Tax Rate:		
Debt Service.....	\$0.215	
Maintenance and Operations.....	0.160	
Total	\$0.375/\$100 A.V.	
Anticipated 2024 Debt Service Tax Rate	\$ _____	
Anticipated 2024 Maintenance Tax Rate.....	_____	
Anticipated 2024 Total Tax Rate.....	\$ _____/\$100 A.V.	(d)
Funds Available in the Debt Service Fund as of August 26, 2024	\$2,058,893	(e)
Funds Available in the General Operating Fund as of August 26, 2024	\$3,704,209	
Average Annual Debt Service Requirements (2025-2044)	\$1,496,660	(f)
Maximum Annual Debt Service Requirements (2034)	\$1,972,181	(f)
Tax Rates Required to Pay Average Annual Debt Service (2025-2044) at a 95% Collection Rate		
Based upon 2023 Certified Taxable Assessed Valuation.....	\$0.21	
Based upon 2024 Taxable Assessed Valuation	\$0.20	
Tax Rates Required to Pay Maximum Annual Debt Service (2034) at a 95% Collection Rate		
Based upon 2023 Certified Taxable Assessed Valuation.....	\$0.27	
Based upon 2024 Taxable Assessed Valuation	\$0.27	

- (a) As certified by the Harris Central Appraisal District (the "Appraisal District"). See "TAX PROCEDURES."
- (b) The Appraisal District has certified \$711,926,899 of taxable value within the District as of January 1, 2024. An additional \$75,874,311 of taxable value, remains uncertified and is subject to review and adjustment prior to certification. See "TAX PROCEDURES."
- (c) Includes the Bonds and the Outstanding Bonds. See "FINANCIAL STATEMENT—Outstanding Bonds."
- (d) The District authorized publication of its intent to levy a total tax rate of \$ _____ per \$100 assessed valuation, of which \$ _____ per \$100 assessed valuation is allocated to debt service and \$ _____ per \$100 assessed valuation is allocated to maintenance and operations. The District expects to adopt such tax rate in October 2024. See "TAX DATA—Tax Rate Distribution."
- (e) Neither the Bond Order nor Texas law requires that the District maintain any particular balance in such fund.
- (f) See "DEBT SERVICE REQUIREMENTS."

PRELIMINARY OFFICIAL STATEMENT

\$3,300,000

WEST PARK MUNICIPAL UTILITY DISTRICT *(A political subdivision of the State of Texas located within Harris County)* **UNLIMITED TAX BONDS, SERIES 2024**

This Official Statement provides certain information in connection with the issuance by West Park Municipal Utility District (the "District"), of its \$3,300,000 Unlimited Tax Bonds, Series 2024 (the "Bonds").

The Bonds are issued pursuant to the general laws of the State of Texas; Article XVI, Section 59 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended, an order authorizing the issuance of the Bonds (the "Bond Order") adopted by the Board of Directors of the District (the "Board"), an election held within the District and an order of the Texas Commission on Environmental Quality (the "TCEQ").

This Official Statement includes descriptions, among others, of the Bonds, the Bond Order, and certain other information about the District. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from Bond Counsel, Marks Richardson PC, 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098, upon payment of the cost of duplication.

THE BONDS

General

The following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Order, a copy of which is available from Bond Counsel upon payment of the costs of duplication therefor. The Bond Order authorizes the issuance and sale of the Bonds and prescribes the terms, conditions and provisions for the payment of the principal of and interest on the Bonds by the District.

Description

The Bonds will be dated November 1, 2024, and will accrue interest from the Date of Delivery, at the rates shown on the cover hereof with interest payable on May 1, 2025, and on each November 1 and May thereafter (each, an "Interest Payment Date") until the earlier of maturity or redemption. Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Bonds mature on May 1 in each of the years and in the amounts shown under "MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS" on the cover page hereof. The Bonds are issued in fully registered form only in denominations of \$5,000 or any integral multiple of \$5,000 for any one maturity. The Bonds will be initially registered and delivered only to The Depository Trust Company, New York, New York ("DTC"), in its nominee name of Cede & Co., pursuant to the book-entry system described herein. No physical delivery of the Bonds will be made to the purchasers thereof. See "BOOK-ENTRY-ONLY SYSTEM."

Authority for Issuance

At various elections held within the District, voters of the District authorized a total of \$83,570,000 in bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities. The Bonds constitute the ninth issuance of bonds from such authorization. After sale of the Bonds, a total of \$42,220,000 in principal amount of unlimited tax bonds for water, sanitary sewer and drainage facilities will remain authorized but unissued. The Bonds are issued by the District pursuant to an order of the TCEQ, the Bond Order, Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code, as amended, an election held within the District and the general laws of the State of Texas relating to the issuance of bonds by political subdivisions of the State of Texas.

Source and Security for Payment

The Bonds, together with the Outstanding Bonds and any additional bonds payable in whole or in part from ad valorem taxes, are secured by and payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property located within the District. See "TAX PROCEDURES." Investment in the Bonds involves certain elements of risk, and all prospective purchasers are urged to examine carefully this Official Statement with respect to the investment security of the Bonds. See "INVESTMENT CONSIDERATIONS." The Bonds are obligations solely of the District and are not obligations of the City of Houston, Harris County, the State of Texas, or any political subdivision or entity other than the District.

Funds

The Bond Order confirms the establishment of the District's Bond Fund (the "Bond Fund"), which Bond Fund was created and established pursuant to the orders of the Board of Directors of the District authorizing the issuance of its previously issued bonds. The Bond Fund, which constitutes a trust fund for the benefit of the owners of the Bonds, the Outstanding Bonds and any additional tax bonds issued by the District, is to be kept separate from all other funds of the District and is to be used for payment of debt service on the Bonds, the Outstanding Bonds and any of the District's duly authorized additional bonds payable in whole or in part from taxes. Amounts on deposit in the Bond Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar, to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Bonds, the Outstanding Bonds and any additional bonds payable in whole or in part from taxes, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due.

Record Date

The record date for payment of the interest on any regularly scheduled Interest Payment Date is defined as the 15th day of the month (whether or not a business day) preceding such interest payment date.

Redemption Provisions

The District reserves the right, at its option, to redeem the Bonds maturing on or after May 1, 2031 prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000, on May 1, 2030, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If fewer than all of the Bonds are to be redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be determined by the District, provided that if fewer than all the Bonds within a particular maturity are redeemed at any time, the particular Bonds within each such maturity to be redeemed shall be selected by the Paying Agent/Registrar from the Bonds which have not previously been called for redemption, by lot or other customary method of random selection. However, if during any period in which ownership of the Bonds is determined only by a book entry at a securities depository, if fewer than all of the Bonds of the same maturity are to be redeemed, the particular Bonds shall be selected in accordance with arrangements between the District and the securities depository. See "BOOK-ENTRY-ONLY SYSTEM."

By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the principal of the Bonds or portions thereof to be redeemed, plus accrued interest to the date fixed for redemption. When Bonds have been called for redemption in whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest which would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

Method of Payment of Principal and Interest

The Board has appointed The Bank of New York Mellon Trust Company, N.A., Dallas, Texas as the initial Paying Agent/Registrar for the Bonds (the "Paying Agent," "Paying Agent/Registrar" or "Registrar"). The principal of and interest on the Bonds shall be paid to DTC, which will make distribution of the amounts so paid to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM."

Registration

Section 149(a) of the Internal Revenue Code of 1986, as amended, requires that all tax-exempt obligations (with certain exceptions that do not include the Bonds) be in registered form in order for the interest payable on such obligations to be excludable from a Registered Owner's income for federal income tax purposes. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. pursuant to the Book-Entry-Only System described herein. One fully-registered bond will be issued for each maturity of the Bonds and will be deposited with DTC. See "BOOK-ENTRY-ONLY SYSTEM." So long as any Bonds remain outstanding, the District will maintain at least one Paying Agent/Registrar in the State of Texas for the purpose of maintaining the Register on behalf of the District.

Replacement of Paying Agent/Registrar

Provision is made in the Bond Order for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall be required to accept the previous Paying Agent/Registrar's records and act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrar selected by the District shall be a duly qualified and competent trust or banking corporation or organization organized and doing business under the laws of the United States of America or of any State thereof, with a combined capital and surplus of at least \$25,000,000, which is subject to supervision of or examination by federal or state banking authorities, and which is a transfer agent duly registered with the United States Securities and Exchange Commission.

Legal Investment and Eligibility to Secure Public Funds in Texas

The following is quoted from Section 49.186 of the Texas Water Code, and is applicable to the District:

“(a) All bonds, notes, and other obligations issued by a district shall be legal and authorized investments for all banks, trust companies, building and loan associations, savings and loan associations, insurance companies of all kinds and types, fiduciaries, and trustees, and for all interest and sinking funds and other public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic.

(b) A district's bonds, notes, and other obligations are eligible and lawful security for all deposits of public funds of the state, and all agencies, subdivisions, and instrumentalities of the state, including all counties, cities, towns, villages, school districts, and all other kinds and types of districts, public agencies, and bodies politic, to the extent of the market value of the bonds, notes, and other obligations when accompanied by any unmatured interest coupons attached to them.”

The Public Funds Collateral Act (Chapter 2257, Texas Government Code) also provides that bonds of the District (including the Bonds) are eligible as collateral for public funds.

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. The District has not reviewed the laws in other states to determine whether the Bonds are legal investments for various institutions in those states or are eligible to serve as collateral for public funds in those states. No representation is made concerning other laws, rules, regulations or investment criteria which apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

Issuance of Additional Debt

The District may issue additional bonds, with the approval of the TCEQ, necessary to provide and maintain improvements and facilities consistent with the purposes for which the District was created. After issuance of the Bonds, the District will have \$42,220,000 principal amount of unlimited tax bonds authorized but unissued for acquiring or constructing water, wastewater and drainage facilities, \$9,900,000 principal amount of unlimited tax bonds authorized but unissued for acquiring or constructing recreational facilities, and \$18,660,000 principal amount of unlimited tax bonds authorized but unissued for refunding outstanding bonds. See “—Authority for Issuance” and “THE DISTRICT—General.”

The Bond Order imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount ultimately issued by the District. Issuance of additional bonds could dilute the investment security for the Bonds.

The District also is authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue fire-fighting bonds payable from taxes, the following actions would be required: (a) authorization of a detailed master plan and bonds for such purpose by the qualified voters in the District; (b) approval of the master plan and issuance of bonds by the Texas Commission on Environmental Quality (the “TCEQ” or “Commission”); and (c) approval of bonds by the Attorney General of Texas. The District does not provide fire protection service, and the Board has not considered calling such an election at this time. Issuance of bonds for fire-fighting activities could dilute the investment security for the Bonds.

Financing Park and Recreational Facilities

Conservation and reclamation districts in certain counties are authorized to develop and finance with property taxes certain recreational facilities after a district election has been successfully held to approve the issuance of bonds payable from taxes and/or a maintenance tax to support recreational facilities.

The District is authorized to issue bonds payable from an ad valorem tax to pay for the development and maintenance of recreational facilities if (i) the District duly adopts a plan for the facilities; (ii) the bonds are authorized at an election; (iii) the bonds payable from any source do not exceed one percent (1%) of the value of the taxable property in the District at the time of issuance of the bonds, or in the event the District meets certain conditions, three percent (3%) of the value of the taxable property in the District at the time of issuance of the bonds, but in no event in an amount greater than the estimated cost in the plan; (iv) the District obtains any necessary governmental consents allowing the issuance of such bonds; (v) the issuance of the bonds is approved by the TCEQ in accordance with its rules with respect to same; and (vi) the bonds are approved by the Attorney General of Texas. The District may issue bonds for such purposes payable solely from net operating revenues without an election. In addition, the District is authorized to levy an operation and maintenance tax to support recreational facilities at a rate not to exceed 10 cents per \$100 of assessed valuation of taxable property in the District, after such tax is approved at an election. Said maintenance tax is in addition to any other maintenance tax authorized to be levied by the District.

At an election held within the District on May 14, 2011, voters of the District authorized a total of \$9,900,000 principal amount of unlimited tax bonds for the purpose of acquiring or constructing recreational facilities, all of which remains authorized but unissued and could authorize additional amounts. Issuance of bonds for recreational facilities could dilute the investment security for the Bonds.

Current law may be changed in a manner to increase the amount of bonds which may be issued as related to a percentage of the value of taxable property or to allow a higher or lower maintenance tax rate for such purposes. The levy of taxes for such purposes may dilute the security for the Bonds.

Annexation

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District may be annexed for full purposes by the City of Houston, subject to compliance by the City of Houston with various requirements of Chapter 43 of the Texas Local Government Code, as amended. Such requirements may include the requirement that the City of Houston hold an election in the District to be annexed whereby the qualified voters of the District to be annexed approve the proposed annexation. If the District is annexed, the City of Houston must assume the District's assets and obligations (including the Bonds and the Outstanding Bonds) and abolish the District within ninety (90) days of the date of annexation. Annexation of territory by the City of Houston is a policy-making matter within the discretion of the Mayor and City Council of the City of Houston, and, therefore, the District makes no representation that the City of Houston will ever attempt to annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City of Houston to make debt service payments should annexation occur. Under the terms of the SPA (as hereinafter defined under "THE BONDS—Strategic Partnership Agreement") between the District and the City of Houston, however, the City has agreed not to annex the District for full purposes (a traditional municipal annexation) for at least thirty (30) years from the effective date of the SPA. See "THE DISTRICT—Strategic Partnership Agreement." The District could consent to a full purpose annexation prior to that time by agreeing to amend the SPA to such effect, however, the District currently has no intention to do so.

Consolidation

The District has the legal authority to consolidate with other districts and, in connection therewith, to provide for the consolidation of its water and wastewater systems with the water and wastewater systems of the district or districts with which it is consolidating, subject to voter approval. In their consolidation agreement, the consolidating districts may agree to assume each other's bonds, notes and other obligations. If each district assumes the other's bonds, notes and other obligations, taxes may be levied uniformly on all taxable property within the consolidated district in payment of same. If the districts do not assume each other's bonds, notes and other obligations, each district's taxes are levied on property in each of the original districts to pay said debts created by the respective original district as if no consolidation had taken place. No representation is made concerning whether the District will consolidate with any other district, but the District currently has no plans to do so.

Strategic Partnership Agreement

The District has entered into a Strategic Partnership Agreement ("SPA") with the City of the Houston (the "City") whereby the tracts of land containing commercial development are annexed into the City for the limited purpose of applying certain of the City's Planning, Zoning, Health and Safety Ordinances to the commercial businesses. The City imposes a Sales and Use Tax within the annexed tracts on the receipts from the sales and use at retail of taxable items at the rate of one percent or such other rate as may be imposed by the City from time to time. Under the SPA, one-half or 50% of the sales tax revenue generated by the commercial business will be paid to the District, and the District can use the sales tax for purposes for which the District is lawfully authorized to use its ad valorem tax revenues or other revenues. Amounts paid to the District under the SPA are not pledged to the payment of the Bonds but are lawfully available for the payment of the Bonds.

In consideration of the services provided by the City, in lieu of full purpose annexation, the District is required to pay the City an annual fee of \$100 on each anniversary of the date the SPA was approved by City Council of the City. Under the SPA, the City agrees that it will not annex all or part of the District for a period of thirty years from the date of execution of the SPA (November 22, 2002).

The Bonds are not obligations of the City and the SPA does not obligate the City, either directly or indirectly to pay the principal of or interest on the Bonds.

Remedies in Event of Default

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Order. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Certain traditional legal remedies may also be unavailable.

Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages. In the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgment for money damages. Even if such a judgment against the District could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District. See "INVESTMENT CONSIDERATIONS—Registered Owners' Remedies and Bankruptcy Limitations."

Defeasance

The Bond Order provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State of Texas a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) for obligations of the District payable from revenues or from ad valorem taxes or both, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent; and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent. The foregoing obligations may be in book entry form and shall mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds. If any of such Bonds are to be redeemed prior to their respective dates of maturity, provision must have been made for giving notice of redemption as provided in the Bond Order.

Upon such deposit as described above, such Bonds shall no longer be regarded to be outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment or redemption of the Bonds have been made as described above, all rights of the District to initiate proceedings to call the Bonds for redemption or take any other action amending the terms of the Bonds are extinguished; provided, however, that the right to call the Bonds for redemption is not extinguished if the District: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call the Bonds for redemption; (ii) gives notice of the reservation of that right to the owners of the Bonds immediately following the making of the firm banking and financial arrangements; and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

There is no assurance that the current law will not be changed in a manner which would permit other investments to be made with amounts deposited to defease the Bonds. Because the Bond Order does not contractually limit such investments, Registered Owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those currently permitted under Texas law.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York, ("DTC") while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District and the Financial Advisor believe the source of such information to be reliable, but neither of the District or the Financial Advisor take any responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered Bonds registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a rating of AA+ from S&P Global Ratings. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect participants will remain responsible for keeping account of their holdings on behalf of their customers. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

All payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but neither the District nor the Initial Purchasers take any responsibility for the accuracy thereof.

THE DISTRICT

General

The District is a municipal utility district created by an order of the Texas Water Commission, a predecessor to the TCEQ, dated October 31, 1978 under Article XVI, Section 59 of the Texas Constitution, and operates under the provisions of Chapter 49 and Chapter 54 of the Texas Water Code, as amended, and other general statutes of Texas applicable to municipal utility districts. The District, which lies wholly within the extraterritorial jurisdiction of the City of Houston, is subject to the continuing supervisory jurisdiction of the TCEQ.

The District is empowered, among other things, to finance purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities. The District may also provide solid waste collection and disposal services. The District is also empowered to establish, operate and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts, after approval by the City of Houston, the TCEQ and the voters of the District. Additionally, the District may, subject to certain limitations, develop and finance parks and recreational facilities and may also, subject to granting of road powers by the TCEQ and certain limitations, develop and finance roads. See "THE BONDS—Issuance of Additional Debt," "—Financing Road Facilities," and "—Financing Recreational Facilities."

The District is required to observe certain requirements of the City of Houston which limit the purposes for which the District may sell bonds to the acquisition, construction, and improvement of waterworks, wastewater, and drainage, recreational, road and fire-fighting facilities and the refunding of outstanding debt obligations; limit the net effective interest rate on such bonds and other terms of such bonds; require approval by the City of Houston of District construction plans; and permit connections only to lots and reserves described in a plat that has been approved by the City of Houston and filed in the real property records of Harris County. Construction and operation of the District's drainage system is subject to the regulatory jurisdiction of additional State of Texas and local agencies. Construction and operation of the District's water and wastewater system is subject to the regulatory jurisdiction of the TCEQ and additional governmental agencies. See "THE SYSTEM—Regulation."

Description and Location

The District consists of approximately 442 acres of land in west Harris County. The District is located approximately 20 miles west of the central downtown business district of the City of Houston and lies wholly within the extraterritorial jurisdiction of the City of Houston and within the boundaries of the Katy Independent School District. The District is bordered on the south by Interstate Highway 10, which provides access to the District at Fry Road and Greenhouse Road.

Status of Development

Commercial: The District includes approximately 326 acres of land (including 55 acres served with water, sanitary sewer and drainage facilities, but no vertical improvements) developed for existing or proposed commercial/retail development, and multi-family residential development, and approximately 98 undevelopable acres of drainage and pipeline easements, street rights-of-way, utility sites and park site. Commercial development in the District includes an approximately 106,554 square foot three story atrium office building; two office/warehouse buildings aggregating approximately 97,350 square feet; approximately 118,900 square feet of office/warehouse space; an approximately 266,969 square foot variety retail establishment; a LA Fitness; an Ashley Furniture Home Store; a Christian bookstore; a Panera Bread; Game Stop; a Dollar Tree; Five Guy’s; an At Home Store; an Urgent Care Facility; a Veterinary Specialist facility; an Applebee’s restaurant; an approximately 118,900 square foot office-warehouse facility; a mini storage facility; an office/retail development; a gas station; a brake repair shop; three restaurants; a Walgreen’s pharmacy; a Taco Bell; a Raising Cane’s; a Pep Boys tire shop; an approximately 104,174 square foot retail center with an approximately 75,657 square foot HEB grocery store (including gas station and car wash) as the anchor tenant; an approximately 18,666 square foot retail center occupied by seven tenants; an approximately 9,851 square foot building occupied by retail establishments, including a MOD Pizza, Today’s Vision, a Smoothie King and a nail salon; approximately 151,864 square foot building occupied by Kohl’s department store, Super Nova Furniture, a Mattress Firm, and a small retail establishment; an approximately 10,000 square foot building occupied by a Men’s Warehouse, and Verizon Cellular; an approximately 9,655 square foot building occupied by Chase Bank; an approximately 10,000 square foot building occupied by Jimmy John’s, Bedrock City Comics and Chipotle Mexican Grill; an Extra Space Storage center; an approximately 22,444 square foot variety retail establishment; seventeen medical offices totaling approximately 267,791 square feet; a gas station; an approximately 26,560 square foot variety retail establishment; and a church, which is exempt from ad valorem taxation, on approximately 7 acres.

Multi-Family: There are currently 9 apartment complexes constructed on approximately 107 acres of land and consisting of approximately 2,840 units located within the District. See “TAX DATA—Principal Taxpayers,” “INVESTMENT CONSIDERATIONS—Dependence on Principal Taxpayers” and “—Tax-Exempt Property.”

Community Facilities: West Park Preserve is an approximately 5-acre park constructed by the District to benefit residents of the District and the surrounding communities located within the District.

Future Development

Approximately 55 developable acres of land in the District are served with water, sanitary sewer and drainage facilities, but do not have any vertical improvements located on the land. While the District anticipates future improvements to be located on this land, there can be no assurances if and when any of such improvements will be constructed. The District may issue additional bonds to accomplish full development of the District. The Engineer has stated that under current development plans, the remaining authorized but unissued bonds (\$42,220,000 principal amount of unlimited tax bonds for water, wastewater and drainage facilities and \$9,900,000 principal amount of unlimited tax bonds for recreational facilities) will be sufficient to finance the construction of the District’s remaining water, wastewater and storm drainage facilities and recreational facilities required for full development of the District. See “THE BONDS—Authority for Issuance,” “THE SYSTEM,” and “INVESTMENT CONSIDERATIONS—Future Debt.”

MANAGEMENT

Board of Directors

The District is governed by the Board, consisting of five (5) directors, which has control over and management supervision of all affairs of the District. Directors are elected to four-year staggered terms and elections are held in November of even numbered years. None of the Board members resides within the District; however, each of the Board members owns land within the District. The current members and officers of the Board, along with their titles and terms, are listed as follows:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
H. Brock Hudson	President	November 2024
W. Bryant Patrick	Vice President	November 2026
Natalie Garza	Secretary	November 2024
Daniel Wolterman	Director	November 2026
Michael F. Dignam, Jr.	Asst. Secretary	November 2024

The District has no full-time employees but instead contracts with the following entities for professional services.

Tax Assessor/Collector

Land and improvements in the District are being appraised for taxation by the Harris Central Appraisal District. The District contracts with B&A Municipal Tax Services, LLC to act as Tax Assessor/Collector for the District.

System Operator

The District contracts with H2O Innovation (the “Operator”) for maintenance and operation of the District's system.

Bookkeeper

The District contracts with Municipal Accounts & Consulting, L.P. for bookkeeping services for the District.

Engineer

The District's consulting engineer is IDS Engineering Group (the “Engineer”).

Auditor

As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which audited financial statements are filed with the TCEQ. The financial statements of the District, as of April 30, 2024, and for the year then ended, included in this offering document, have been audited by Forvis Mazars, LLP, independent auditors, as stated in their report appearing herein. See “APPENDIX A” for a copy of the District's April 30, 2024, audited financial statements.

Bond Counsel and General Counsel

Marks Richardson PC (“Bond Counsel”) serves as Bond Counsel to the District. The fee to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds is contingent upon the sale and delivery of the Bonds. In addition, Marks Richardson PC serves as general counsel to the District on matters other than the issuance of bonds.

Disclosure Counsel

McCall, Parkhurst & Horton L.L.P., Houston, Texas has been engaged by the District to serve as Disclosure Counsel. Fees for services rendered in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds.

Financial Advisor

Masterson Advisors LLC (the “Financial Advisor”) serves as financial advisor to the District. The fee to be paid the Financial Advisor is contingent upon the sale and delivery of the Bonds.

THE SYSTEM

Regulation

According to the Engineer, the District's water distribution, wastewater collection, and storm drainage facilities (collectively, the “System”) have been designed in accordance with accepted engineering practices and the then current requirements of various agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities. The construction and operation of the System was accomplished in accordance with the standards and specifications and requirements of such entities and is subject to inspection by each such entity. The TCEQ exercises continuing supervisory authority over the District. Discharge of treated sewage is subject to the regulatory authority of the TCEQ and the U.S. Environmental Protection Agency. Construction of drainage facilities is subject to the regulatory authority of the Harris County Flood Control District, Harris County and, in some instances, the TCEQ. Harris County, the City of Houston, and the Texas Department of Health also exercise regulatory jurisdiction over the System. The regulations and requirements of entities exercising regulatory jurisdiction over the System are subject to further development and revision which, in turn, could require additional expenditures by the District in order to achieve compliance. In particular, additional or revised requirements in connection with any permit for the wastewater treatment plant which provides service to the District beyond the criteria existing at the time of construction of the plant could result in the need to construct additional facilities in the future. The following descriptions are based upon information supplied by the District's Engineer.

Water Supply

Water supply within the District is currently provided by two water plants with well capacity of 2,000 gallon per minute (“gpm”), ground storage tank capacity of 1,220,000 gallons, booster pump capacity of 6,750 gpm, hydropneumatics tank capacity of 80,000 gallons and related appurtenances. According to the District’s Engineer, the District has sufficient water supply capacity to serve 3,333 equivalent single-family connections. The District currently serves approximately 1,703 equivalent single-family connections. A portion of the Bond proceeds will be expended to replace a ground storage tank. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

The District has five emergency water supply interconnects; two with Westlake Municipal Utility District No. 1; one with Fry Road Municipal Utility District; one with the City of Houston; and one with Harris County Municipal Utility District No. 345.

Subsidence District Requirements

The District is within the boundaries of the Harris Galveston Subsidence District (the “Subsidence District”) which regulates groundwater withdrawal. The Subsidence District has adopted regulations requiring reduction of groundwater withdrawals through conversion to alternate source water (e.g., surface water) in certain areas within the Subsidence District’s jurisdiction, including the area within the District. In 2001, the Texas legislature created the West Harris County Regional Water Authority (“Authority”) to, among other things, reduce groundwater usage in, and to provide surface water to, the western portion of Harris County and a small portion of Fort Bend County. The District is not located within the boundaries of the Authority, but participates in the Authority’s GRP as a contract member. The Authority has entered into a Water Supply Contract with the City of Houston, Texas (“Houston”) to obtain treated surface water from Houston. The Authority has developed a groundwater reduction plan (“GRP”) and obtained Subsidence District approval of its GRP. The Authority’s GRP sets forth the Authority’s plan to comply with Subsidence District regulations, construct surface water facilities, and convert users from groundwater to alternate source water (e.g., surface water). The District’s groundwater well(s) are included within the Authority’s GRP.

The District’s authority to pump groundwater is subject to an annual permit issued by the Subsidence District to the Authority, which permit includes all groundwater wells that are included in the Authority’s GRP. The Authority, among other powers, has the power to: (i) issue debt supported by the revenues pledged for the payment of its obligations; (ii) establish fees (including fees to be paid by the District for groundwater pumped by the District or for surface water received by the District from the Authority), user fees, rates, charges and special assessments as necessary to accomplish its purposes; and (iii) mandate water users, including the District, to convert from groundwater to surface water. The Authority currently charges the District, and other major groundwater users, a fee per 1,000 gallons based on the amount of groundwater pumped by the District and the amount of surface water, if any, received by the District from the Authority. The Authority has issued revenue bonds to fund, among other things, Authority surface water project costs. It is expected that the Authority will continue to issue a substantial amount of bonds by the year 2035 to finance the Authority’s project costs, and it is expected that the fees charged by the Authority will increase substantially over such period.

Under the Subsidence District regulations and the GRP, the Authority is required: (i) through the year 2024, to limit groundwater withdrawals to no more than 70% of the total annual water demand of the water users within the Authority’s GRP; (ii) beginning in the year 2025, to limit groundwater withdrawals to no more than 40% of the total annual water demand of the water users within the Authority’s GRP; and (iii) beginning in the year 2035, and continuing thereafter, to limit groundwater withdrawals to no more than 20% of the total annual water demand of the water users within the Authority’s GRP. If the Authority fails to comply with the above Subsidence District regulations or its GRP, the Authority is subject to a disincentive fee penalty (“Disincentive Fees”) imposed by the Subsidence District for any groundwater withdrawn in excess of 20% of the total water demand in the Authority’s GRP. In the event of such Authority failure to comply, the Subsidence District may also seek to collect Disincentive Fees from the District. If the District failed to comply with surface water conversion requirements mandated by the Authority, the Authority would likely impose monetary or other penalties against the District.

The District cannot predict the amount or level of fees and charges, which may be due the Authority in the future, but anticipates the need to pass such fees through to its customers: (i) through higher water rates and/or (ii) with portions of maintenance tax proceeds, if any. In addition, conversion to surface water could necessitate improvements to the System which could require the issuance of additional bonds by the District. No representation is made that the Authority: (i) will build the necessary facilities to meet the requirements of the Subsidence District for conversion to surface water, (ii) will comply with the Subsidence District’s surface water conversion requirements, or (iii) will comply with its GRP.

Wastewater Treatment Facilities

The District owns a 990,000 gallon per day (“gpd”) plant that serves approximately 3,300 equivalent single-family connections and ultimate build-out of the District based on current land use projections. The District currently serves approximately 1,703 equivalent single-family connections. A portion of the Bond proceeds will be expended to replace a wastewater treatment plant generator. See “USE AND DISTRIBUTION OF BOND PROCEEDS.”

Water Distribution, Wastewater Collection and Storm Drainage Facilities

Water distribution, sanitary sewer collection, storm drainage facilities and related paving have been constructed in the District to serve approximately 442 acres of land developed for proposed or existing commercial/retail development or multi-family residential (of which approximately 55 acres are served with water, sanitary sewer and storm drainage facilities, but do not have any vertical improvements located on the land). See "THE DISTRICT," "—Status of Development" and "—Future Development."

100-Year Flood Plain

"Flood Insurance Rate Map" or "FIRM" means an official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100-year flood plain, is depicted on these maps. The "100-year flood plain" or (1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rainstorm of such intensity to statistically have one percent chance of occurring in any given year. Generally, homes must be built above the 100-year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100-year flood plain is no assurance that structures built in such area will not be flooded. The District's drainage system has been designed and constructed to meet all applicable standards.

According to the Engineer, approximately 15 acres of land within the District is currently within the 100 year floodplain. The land is owned by the District and is used as detention basins that serve the District and an approximately 5 acre park. Development within the floodplain can be accomplished with a mitigation plan, which must be approved by the local flood plain administrator. See "INVESTMENT CONSIDERATIONS—Extreme Weather Events."

Atlas 14

The National Weather Service recently completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation-Frequency Atlas estimates for the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study, which is based on a higher statistical rainfall amount, resulting in interim floodplain regulations applying to a larger number of properties and consequently leaving less developable property within the District. Such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

Waterworks and Sewer System Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. Accounting principles customarily employed in the determination of net revenues have been observed and, in all instances, exclude depreciation. Such summary is based upon information obtained from the District's audited financial statements for fiscal years ended April 30, 2020 through 2024. Reference is made to such records and statements for further and more complete information.

	Fiscal Year Ended April 30				
	2024	2023	2022	2021	2020
Revenues					
Property Taxes	\$ 1,278,063	\$ 872,512	\$ 481,826	\$ -	\$ -
Sales Tax Rebates	700,658	696,232	674,408	464,772	505,992
Water Service	449,463	445,114	425,989	396,213	364,838
Sewer Service	355,214	353,367	360,625	318,643	290,579
Bulk Water Sales	-	-	-	104,675	-
Regional Water Fee	704,617	651,095	518,659	442,322	356,844
Penalty and Interest	15,535	13,900	7,711	6,577	2,310
Tap Connection and Inspection Fees	219,212	313,749	-	-	349,223
Investment Income	136,414	76,325	12,697	32,992	90,761
Other	4,675	10,723	4,342	3,916	11,282
Total Revenues	\$ 3,863,851	\$ 3,433,017	\$ 2,486,257	\$ 1,770,110	\$ 1,971,829
Expenditures					
Regional Water Fee	\$ 968,248	\$ 780,811	\$ 625,927	\$ 666,319	\$ 543,052
Professional Fees	230,650	202,570	156,749	89,020	101,842
Contracted Services	290,406	109,765	92,183	67,493	64,630
Utilities	148,306	132,018	121,508	109,942	108,085
Repairs and Maintenance	968,035	755,646	780,586	838,196	603,122
Other Expenditures	120,596	89,702	67,776	61,104	70,215
Tap Connections	117,908	136,223	-	-	152,379
Capital Outlay	206,442	2,737,926 (a)	316,314	223,528	879,586 (b)
Debt Issuance Costs	35,000	-	-	-	-
Total Expenditures	\$ 3,085,591	\$ 4,944,661	\$ 2,161,043	\$ 2,055,602	\$ 2,522,911
Revenues Over (Under) Expenditures	\$ 778,260	\$ (1,511,644)	\$ 325,214	\$ (285,492)	\$ (551,082)
Other Sources (Uses)					
Return of Capital	\$ 135,456	\$ 135,456	\$ 135,456	\$ 135,456	\$ 135,456
Interfund Transfers	\$ -	\$ (85,065)	\$ -	\$ -	\$ -
Insurance Proceeds	\$ 26,975	\$ -	\$ -	\$ -	\$ -
Fund Balance (Beginning of Year)	\$ 2,589,186	\$ 4,050,439	\$ 3,589,769	\$ 3,739,805	\$ 4,155,431
Fund Balance (End of Year)	\$ 3,529,877	\$ 2,589,186	\$ 4,050,439	\$ 3,589,769	\$ 3,739,805

(a) Approximately \$2,588,765 related to park facilities design, engineering and construction.

(b) Represents expenditures related to park facilities design, engineering and approximately \$758,225 in land acquisition.

USE AND DISTRIBUTION OF BOND PROCEEDS

The estimated use and distribution of Bond proceeds, as approved by the TCEQ, is set forth below. From the proceeds to be received from sale of the Bonds, \$2,936,958 is estimated to be required to reimburse construction costs, and \$363,042 is estimated to be required for non-construction costs and issuance costs and fees.

CONSTRUCTION COSTS

• Wastewater Treatment Plant Generator Replacement.....	\$	409,169
• Water Plant No. 2 Ground Storage Tank No. 2 Replacement.....		1,200,000
• Chloramine Conversion at Water Plant No. 1 and No. 2.....		200,000
• Water Plant No. 1 and Wastewater Treatment Plant Site Fencing and Security.....		350,000
• Stormwater Pollution Prevention Planning.....		25,000
• Engineering, Testing and Surveying.....		490,000
• Contingencies.....		262,789
Total Construction Costs.....	\$	2,936,958

NON-CONSTRUCTION COSTS

• Underwriter's Discount (Estimated at 3.0%) (a).....	\$	99,000
Total Non-Construction Costs.....	\$	99,000

ISSUANCE COSTS AND FEES

• Issuance Costs and Professional Fees.....	\$	202,492
• Bond Application Report Costs.....		50,000
• State Regulatory Fees.....		11,550
Total Issuance Costs and Fees.....	\$	264,042
TOTAL BOND ISSUE.....	\$	3,300,000

(a) In its order authorizing the issuance of the Bonds, the TCEQ approved a maximum Underwriter's discount of 3.0%.

In the instance that estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for any lawful purpose in accordance with the rules of the TCEQ.

FINANCIAL STATEMENT INFORMATION CONCERNING THE DISTRICT (UNAUDITED)

2023 Certified Taxable Assessed Valuation.....	\$775,282,917 (a)
2024 Taxable Assessed Valuation.....	\$787,801,210 (b)
 Gross Direct Debt Outstanding (after issuance of the Bonds).....	 \$23,620,000 (c)
Ratios of Gross Direct Debt to:	
2023 Certified Taxable Assessed Valuation.....	3.05%
2024 Taxable Assessed Valuation.....	3.00%
 Funds Available in the Debt Service Fund as of August 26, 2024.....	 \$2,058,893 (d)
Funds Available in the General Operating Fund as of August 26, 2024.....	\$3,704,209

- (a) As certified by the Appraisal District. See "TAX PROCEDURES."
- (b) The Appraisal District has certified \$711,926,899 of taxable value within the District as of January 1, 2024. An additional \$75,874,311 of taxable value remains uncertified and is subject to review and adjustment prior to certification. See "TAX PROCEDURES."
- (c) Includes the Bonds and the Outstanding Bonds. See "—Outstanding Bonds."
- (d) Neither the Bond Order nor Texas law requires that the District maintain any particular balances in the Debt Service Fund.

Investments of the District

The District has adopted an Investment Policy as required by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended. The District's goal is to preserve principal and maintain liquidity while securing a competitive yield on its portfolio. Funds of the District will be invested in short term U.S. Treasuries, certificates of deposit insured by the Federal Deposit Insurance Corporation ("FDIC") or secured by collateral evidenced by perfected safekeeping receipts held by a third-party bank, and public funds investment pools rated in the highest rating category by a nationally recognized rating service. The District does not currently own, nor does it anticipate, the inclusion of long term securities or derivative products in the District portfolio.

Outstanding Bonds

Series	Original Principal Amount	Outstanding Bonds (as of 9/1/24)
2016	\$ 14,280,000	\$ 9,765,000
2016A (a)	8,615,000	7,320,000
2022 (a)	4,015,000	3,235,000
		<hr/> \$ 20,320,000

- (a) Unlimited Tax Refunding Bonds.

Debt Service Requirements

The following sets forth the debt service requirements for the Outstanding Bonds and the estimated debt service requirements of the Bonds at an assumed interest rate of 4.25% per annum.

Year	Outstanding Bonds Debt Service Requirements	Plus: Debt Service on the Bonds			Total Debt Service
		Principal	Interest	Total	
2024	\$ 277,569 (a)				\$ 277,569
2025	1,778,588		\$ 130,510	\$ 130,510	1,909,098
2026	1,779,938	\$ 50,000	139,188	189,188	1,969,125
2027	1,779,938	50,000	137,063	187,063	1,967,000
2028	1,775,219	50,000	134,938	184,938	1,960,156
2029	1,773,275	50,000	132,813	182,813	1,956,088
2030	1,771,875	50,000	130,688	180,688	1,952,563
2031	1,763,706	50,000	128,563	178,563	1,942,269
2032	1,806,119	25,000	126,969	151,969	1,958,088
2033	1,803,050	25,000	125,906	150,906	1,953,956
2034	1,822,338	25,000	124,844	149,844	1,972,181
2035	1,789,625	50,000	123,250	173,250	1,962,875
2036	1,750,725	50,000	121,125	171,125	1,921,850
2037	1,681,975	75,000	118,469	193,469	1,875,444
2038	732,250	375,000	108,906	483,906	1,216,156
2039	735,875	375,000	92,969	467,969	1,203,844
2040	-	400,000	76,500	476,500	476,500
2041	-	400,000	59,500	459,500	459,500
2042	-	400,000	42,500	442,500	442,500
2043	-	400,000	25,500	425,500	425,500
2044	-	400,000	8,500	408,500	408,500
Total	\$ 24,822,063	\$ 3,300,000	\$ 2,088,698	\$ 5,388,698	\$ 30,210,760

(a) Excludes the District's May 1, 2024 debt service payment of \$1,504,744.

Maximum Annual Debt Service (2034)	\$1,972,181
Average Annual Debt Service (2025-2044)	\$1,496,660

ESTIMATED OVERLAPPING DEBT STATEMENT

Other governmental entities whose boundaries overlap the District have outstanding bonds payable from ad valorem taxes. The following statement of direct and estimated overlapping ad valorem tax debt was developed from information contained in "Texas Municipal Reports" published by the Municipal Advisory Council or other available information. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person is entitled to rely upon such information as being accurate or complete. Political subdivisions overlapping the District are authorized by Texas law to levy and collect ad valorem taxes for operation, maintenance, and/or general revenue purposes in addition to taxes for payment of their debt, and some are presently levying and collecting such taxes.

Taxing Jurisdiction	Outstanding Bonds	As of	Overlapping	
			Percent	Amount
Harris County.....	\$ 2,577,839,039	8/31/2024	0.12%	\$ 3,093,407
Harris County Flood Control District.....	991,095,000	8/31/2024	0.12%	1,189,314
Harris County Hospital District.....	65,285,000	8/31/2024	0.12%	78,342
Harris County Department of Education.....	28,960,000	8/31/2024	0.12%	34,752
Port of Houston Authority.....	426,134,397	8/31/2024	0.12%	511,361
Katy Independent School District.....	2,379,055,000	8/31/2024	1.37%	32,593,054
Total Estimated Overlapping Debt.....				\$ 37,500,230
The District.....	23,620,000 (a)	Current	100.00%	23,620,000
Total Direct and Estimated Overlapping Debt.....				\$ 61,120,230
Ratio of Estimated Direct and Overlapping Debt to 2023 Certified Taxable Assessed Valuation.....				7.88%
Ratio of Estimated Direct and Overlapping Debt to 2024 Taxable Assessed Valuation.....				7.76%

(a) Includes the Bonds and the Outstanding Bonds.

Overlapping Taxes

	2023 Tax Rate per \$100 of Taxable <u>Assessed Valuation</u>
Harris County (including Harris County Flood Control District, Harris County Hospital District, Harris County Department of Education, and the Port of Houston Authority.....	\$ 0.535090
Katy Independent School District.....	1.119400
Harris County Emergency Services District No. 47.....	<u>0.073243</u>
Total Overlapping Tax Rate.....	\$ 1.727733
The District (a).....	<u>0.375000</u>
Total Tax Rate.....	\$ 2.102733

(a) The District authorized publication of its intent to levy a total tax rate of \$ _____ per \$100 assessed valuation, of which \$ _____ per \$100 assessed valuation is allocated to debt service and \$ _____ per \$100 assessed valuation is allocated to maintenance and operations. The District expects to adopt such tax rate in October 2024. See "TAX DATA—Tax Rate Distribution."

TAX DATA

Debt Service Tax

The Board will covenant in the Bond Order to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax which when added to other funds legally available to the District for payment of outstanding debt obligations is adequate to provide funds to pay the principal of and interest on such debt. The District levied a debt service tax for 2023 in the amount of \$0.215 per \$100 assessed valuation.

Maintenance and Operations Tax

The Board has the statutory authority to levy and collect an annual ad valorem tax for the operation and maintenance of the District, if such a maintenance tax is authorized by the District's voters. A maintenance tax election was conducted April 4, 1981, and voters of the District authorized, among other things, the Board to levy a maintenance tax at a rate not to exceed \$0.50 per \$100 of taxable assessed valuation. The District levied a maintenance tax for 2023 at the rate of \$0.16 per \$100 of taxable assessed valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal and interest on the District's bonds.

Tax Exemptions

The District has not adopted any tax exemptions for property located within the District.

Tax Rate Distribution

	2024 (a)	2023	2022	2021	2020
Debt Service Tax		\$ 0.215	\$ 0.245	\$ 0.295	\$ 0.325
Maintenance Tax		0.160	0.130	0.080	-
Total	\$ -	\$ 0.375	\$ 0.375	\$ 0.375	\$ 0.325

(a) The District authorized publication of its intent to levy a total tax rate of \$ ___ per \$100 assessed valuation, of which \$ ___ per \$100 assessed valuation is allocated to debt service and \$ ___ per \$100 assessed valuation is allocated to maintenance and operations. The District expects to adopt such tax rate in October 2024.

Tax Collections

The following statement of tax collections set forth in condensed form the historical tax collection experience of the District. This summary has been prepared for inclusion herein, based upon information from District records. Reference is made to such records for further and more complete information.

Tax Year	Certified Taxable Assessed Valuation	Tax Rate	Total Tax Levy	Total Collections as of July 31, 2024 (a)	
				Amount	Percent
2019	\$ 434,641,190	\$ 0.395	\$ 1,716,809	\$ 1,714,087	99.84%
2020	530,478,358	0.325	1,724,055	1,721,985	99.88%
2021	582,433,663	0.375	2,197,155	2,194,428	99.88%
2022	695,319,335	0.375	2,604,060	2,600,672	99.87%
2023	775,282,917	0.375	3,000,614	2,965,864	98.84%

(a) Unaudited collections.

Taxes are due October 1 (or when billed, if later) and become delinquent after January 31 of the following year. No split payments are allowed and no discounts are allowed.

Additional Penalties

The District has contracted with a delinquent tax attorney to collect certain delinquent taxes. In connection with that contract, the District established an additional penalty of twenty percent (20%) of the tax to defray the costs of collection. This 20% penalty applies to taxes that either: (1) become delinquent on or after February 1 of a year, but not later than May 1 of that year, and that remain delinquent on April 1 (for personal property) and July 1 (for real property) of the year in which they become delinquent or (2) become delinquent on or after June 1, pursuant to the Texas Property Tax Code.

Tax Roll Information

The following breakdowns of the 2022 through 2024 Taxable Assessed Valuations have been provided by the District's Tax Assessor/Collector based on information contained in the 2022 through 2024 tax rolls of the District. An accurate breakdown of the uncertified portion of the 2024 Taxable Assessed Valuation is not available as of the date hereof.

	2024 Taxable <u>Assessed Value</u>	2023 Taxable <u>Assessed Value</u>	2022 Taxable <u>Assessed Value</u>
Land	\$ 172,860,252	\$ 214,362,270	\$ 197,479,219
Improvements	524,364,268	538,966,331	497,094,698
Personal Property	33,024,855	40,490,463	34,460,147
Exemptions	<u>(18,322,476)</u>	<u>(18,536,147)</u>	<u>(33,714,729)</u>
Certified Value	\$ 711,926,899	\$ 775,282,917	\$ 695,319,335
Uncertified Value	<u>75,874,311</u>	-	-
Total	<u>\$ 787,801,210</u>	<u>\$ 775,282,917</u>	<u>\$ 695,319,335</u>

Principal Taxpayers

The following list of principal taxpayers was provided by the District's Tax Assessor/Collector based upon the certified portion (\$711,926,899) of the 2024 Taxable Assessed Valuation of \$787,801,210, which reflects ownership at January 1, 2024. An accurate principal taxpayer list related to the uncertified portion (\$75,874,311) of the 2024 Taxable Assessed Valuation is not available as of the date hereof.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>2024 Certified Taxable Assessed Valuation</u>	<u>% of 2024 Certified Taxable Assessed Valuation</u>
2411 Greenhouse TX Owner LP	Apartments	\$ 67,504,193	9.48%
29SC Greenhouse LP	Apartments	58,418,877	8.21%
Radius West Property Owner LP	Apartments	55,952,715	7.86%
Broadstone Apartments LLC	Apartments	55,407,826	7.78%
DD Greenhouse LLC	Apartments	50,407,350	7.08%
OHT Foxlake I LP	Apartments	46,156,921	6.48%
EQYInvest Owner I Ltd. LLP	Apartments	44,871,938	6.30%
VREC II TW GMP MOB SPE LP	Commercial	34,558,428	4.85%
Typhoon Inc.	Apartments	30,453,208	4.28%
Terra at Park Row Apartments LLC	Apartments	<u>29,317,398</u>	<u>4.12%</u>
Total		\$ 473,048,854	66.45%

Tax Adequacy for Debt Service

The calculations shown below assume, solely for purposes of illustration, no increase or decrease in assessed valuation over the 2023 Certified Taxable Assessed Valuation of \$775,282,917 and the 2024 Taxable Assessed Valuation of \$787,801,210 (\$711,926,899 certified value plus \$75,874,311 uncertified value) and no use of debt service funds on hand, collection of ninety-five percent (95%) of taxes levied and utilize tax rates necessary to pay the District's maximum annual and average annual debt service requirement. See "INVESTMENT CONSIDERATIONS—Impact on District Tax Rates."

Average Annual Debt Service Requirement (2025-2044).....	\$1,496,660
\$0.21 Tax Rate on 2023 Certified Taxable Assessed Valuation at 95% collections.....	\$1,546,689
\$0.20 Tax Rate on 2024 Taxable Assessed Valuation	\$1,496,822
Maximum Annual Debt Service Requirement (2034).....	\$1,972,181
\$0.27 Tax Rate on 2023 Certified Taxable Assessed Valuation at 95% collections.....	\$1,988,601
\$0.27 Tax Rate on 2024 Taxable Assessed Valuation	\$2,020,710

No representation or suggestion is made that the uncertified portion (\$75,874,311) of the 2024 Taxable Assessed Valuation will not be adjusted downward prior to certification, and no person should rely upon such amount or its inclusion herein as assurance of its attainment. See "TAX PROCEDURES."

TAX PROCEDURES

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the "Property Tax Code") requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State of Texas a single appraisal district with the responsibility for recording and appraising property for all taxing units within a county and a single appraisal review board with the responsibility for reviewing and equalizing the values established by the appraisal district. The Harris Central Appraisal District (the "Appraisal District") has the responsibility for appraising property for all taxing units within Harris County, including the District. Such appraisal values are subject to review and change by the Harris County Appraisal Review Board (the "Appraisal Review Board"). Under certain circumstances, taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Absent any such appeal, the appraisal roll, as prepared by the Appraisal District and approved by the Appraisal Review Board, must be used by each taxing jurisdiction in establishing its tax roll and tax rate. The District is eligible, along with all other conservation and reclamation districts within Harris County, to participate in the nomination of and vote for a member of the Board of Directors of the Appraisal District.

Property Subject to Taxation by the District

Except for certain exemptions provided by Texas law, all real property and tangible personal property in the District is subject to taxation by the District; however, it is expected that no effort will be made by the District to collect taxes on personal property other than on personal property rendered for taxation, business inventories and the property of privately owned utilities. Principal categories of exempt property include: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies, and personal effects; farm products owned by the producer; all oil, gas and mineral interests owned by an institution of higher education; certain property owned by exclusively charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; solar and wind-powered energy devices; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons sixty-five (65) years or older or under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act to the extent deemed advisable by the Board. The District would be required to call an election on such residential homestead exemption upon petition by at least twenty percent (20%) of the number of qualified voters who voted in the District's preceding election and would be required to offer such an exemption if a majority of voters approve it at such election. For the 2024 tax year, the District has not granted an exemption for persons 65 years of age and older and to individuals who are under a disability for purposes of payment of disability insurance benefits under the Federal Old-Age Survivors and Disability Insurance Act. The District must grant exemptions to disabled veterans or certain surviving dependents of disabled veterans, if requested, of between \$5,000 and \$12,000 of assessed valuation depending upon the disability rating of the veteran, if such rating is less than 100%. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse of a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the

appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or, (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of a (i) a member of the armed forces or, (ii) a first responder as defined under Texas law, who was killed or fatally injured in the line of duty is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

A "Freeport Exemption" applies to goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining oil or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to certain tangible personal property, as defined by the Property Tax Code, acquired in or imported into Texas for storage purposes and which is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. The exemption excludes oil, natural gas, petroleum products, aircraft and certain special inventory including dealer's motor vehicles, dealer's vessel and outboard motor vehicle, dealer's heavy equipment and retail manufactured housing inventory. The exemption applies to covered property if it is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. A taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. However, taxing units who took official action as allowed by prior law before October 1, 2011, to tax goods-in-transit property, and who pledged such taxes for the payment of debt, may continue to impose taxes against the goods-in-transit property until the debt is discharged without further action, if cessation of the imposition would impair the obligations of the contract by which the debt was created. The District has taken official action to allow taxation of all such goods-in-transit personal property, but may choose to exempt same in the future by further official action.

General Residential Homestead Exemption

Texas law authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than \$5,000 if any exemption is granted, from ad valorem taxation. The law provides, however, that where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. For the 2024 tax year, the District has not granted a general residential homestead exemption.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Assessments under the Property Tax Code are to be based upon one hundred percent (100%) of market value. The appraised value of residential homestead property may be limited to the lesser of the market value of the property, or the sum of the appraised value of the property for the last year in which it was appraised, plus ten percent (10%) of such appraised value multiplied by the number of years since the last appraisal, plus the market value of all new improvements to the property. Once an appraisal roll is prepared and approved by the Appraisal Review Board, it is used by the District in establishing its tax rate. The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraised values. The plan must provide for appraisal of all real property by the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis.

The Property Tax Code provides that the governing body of a taxing unit located within an area declared to be a disaster area by the governor of the State of Texas may authorize reappraisal of all property damaged in the disaster at its market value immediately after the disaster. For reappraised property, the taxes are pro-rated for the year in which the disaster occurred. The taxing unit assesses taxes prior to the date the disaster occurred based upon market value as of January 1 of that year. Beginning on the date of the disaster and for the remainder of the year, the taxing unit assesses taxes on the reappraised market value of the property. Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction such as the District if the taxpayer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

District and Taxpayer Remedies

Under certain circumstances, taxpayers and taxing units, including the District, may appeal orders of the Appraisal Review Board by filing a petition for review in district court within forty-five (45) days after notice is received that a final order has been entered. In such event, the property value in question may be determined by the court, or by a jury, if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to comply with the Property Tax Code. The District may challenge the level of appraisal of a certain category of property, the exclusion of property from the appraisal rolls or the grant, in whole or in part, of an exemption. The District may not, however, protest a valuation of any individual property.

Texas law provides for notice and hearing procedures prior to the adoption of an ad valorem tax rate by the District. Additionally, Texas law provides for an additional notice and, upon petition by qualified voters, an election which could result in the repeal of certain tax rate increases on residential homesteads. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

Rollback of Operation and Maintenance Tax Rates

Chapter 49 of the Texas Water Code, as amended, classifies municipal utility districts differently based on their current operation and maintenance tax rate or on the percentage of projected build-out that a district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified herein as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all land, improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed can be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate is described for each classification below. Debt service and contract tax rates cannot be reduced by an election held within any of the districts described below.

Special Taxing Units

Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

Developed Districts

Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions, plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts

Districts that do not meet the classification of a Special Taxing Unit or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

The District

A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis. The District has been designated as a "Developing District" for tax year 2024. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

Agricultural, Open Space, Timberland and Inventory Deferment

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than its fair market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions and not as to others. If a landowner of qualified open-space land is a member of the U.S. armed forces, subject to certain conditions, the appraisal of the land as qualified open-space does not change while the landowner is deployed or stationed outside of Texas. If a claimant receives the designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use for the three (3) years prior to the loss of the designation for agricultural, timberland or open space land. According to the District's Tax Assessor/Collector, as of January 1, 2024, no land within the District was designated for agricultural use, open space, inventory deferment, or timberland.

Tax Abatement

The City of Houston and Harris County may designate all or part of the District as a reinvestment zone, and the District, Harris County, and (if it were to annex the area) the City of Houston may thereafter enter into tax abatement agreements with the owners of property within the zone. The tax abatement agreements may exempt from ad valorem tax, by the applicable taxing jurisdictions, and by the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with a comprehensive plan. According to the District's Tax Assessor/Collector, to date, none of the area within the District has been designated as a reinvestment zone.

Levy and Collection of Taxes

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill therefor, and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. A delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. A delinquent tax also incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District. With respect to 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, as an alternative to the penalty described in the foregoing sentence, an additional penalty on personal property of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District prior to July 1. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. The District may waive penalties and interest on delinquent taxes only if (i) an error or omission of a representative of the District, including the Appraisal District, caused the failure of the taxpayer to pay taxes, (ii) the delinquent taxes are paid on or before the one-hundred and eightieth (180th) day after the taxpayer received proper notice of such delinquency and the delinquent taxes relate to a property for which the appraisal roll lists one or more certain specified inaccuracies, or (iii) the taxpayer submits evidence sufficient to show that the tax payment was delivered before the delinquency, date to the United States Postal Service or other delivery service, but an act or omission of the postal or delivery service resulted in the tax payment

being considered delinquent. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances. The owner of a residential homestead property who is (i) a person sixty-five (65) years of age or older (ii) under a disability for purpose of payment of disability insurance benefits under the Federal Old Age Survivors and Disability Insurance Act, or (iii) qualifies as a disabled veteran under Texas law, is entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership. Additionally, a person who is delinquent on taxes for a residential homestead is entitled to an agreement with the District to pay such taxes in installments over a period of between 12 and 36 months (as determined by the District) when such person has not entered into another installment agreement with respect to delinquent taxes with the District in the preceding 24 months.

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property against which the tax is levied. In addition, on January 1 of each year, a tax lien attaches to property to secure the payment of all taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of each taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of other such taxing units. See "ESTIMATED OVERLAPPING DEBT STATEMENT." A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien. Further, personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalties, and interest.

Except with respect to (i) owners of residential homestead property who are sixty-five (65) years of age or older or under a disability as described above and who have filed an affidavit as required by law, and (ii) owners of residential homesteads who have entered into an installment agreement with the District for payment of delinquent taxes as described above and who are not in default under said agreement, at any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, or by taxpayer redemption rights (a taxpayer may redeem property that is a residence homestead or was designated for agricultural use within two (2) years after the deed issued at foreclosure is filed of record and may redeem all other property within six (6) months after the deed issued at foreclosure is filed of record) or by bankruptcy proceedings which restrict the collection of taxpayer debt. The District's ability to foreclose its tax lien or collect penalties and interest may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1825, as amended. Generally, the District's tax lien and a federal tax lien are on par with the ultimate priority being determined by applicable federal law. See "INVESTMENT CONSIDERATIONS—Tax Collection Limitations."

INVESTMENT CONSIDERATIONS

General

The Bonds are obligations solely of the District and are not obligations of the City of Houston, Harris County, the State of Texas, or any entity other than the District. Payment of the principal of and interest on the Bonds depends upon the ability of the District to collect taxes levied on taxable property within the District in an amount sufficient to service the District's bonded debt or in the event of foreclosure, on the value of the taxable property in the District and the taxes levied by the District and other taxing authorities upon the property within the District. See "THE BONDS—Source of Payment." The collection by the District of delinquent taxes owed to it and the enforcement by Registered Owners of the District's obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that taxable property within the District will maintain taxable values sufficient to justify continued payment of taxes by property owners or that there will be a market for the property or that owners of the property will have the ability to pay taxes. See "Registered Owners' Remedies and Bankruptcy Limitations" below.

Economic Factors and Interest Rates

A substantial percentage of the taxable value of the District results from the current market value of multi-family residences and commercial property. The market value of such properties is related to general economic conditions affecting the demand for these property types. Demand for lots of this type and commercial properties can be significantly affected by factors such as interest rates, credit availability, construction costs, energy availability and cost, employment stability, and the prosperity and demographic characteristics of the urban center toward which the marketing of lots is directed.

Landowner Obligation to the District

There are no commitments from or obligations of the landowners to the District to proceed at any particular rate or according to any specified plan with the development of land or the construction of improvements in the District, and there is no restriction on any landowner's right to sell its land. Failure to construct taxable improvements on developed tracts of land would restrict the rate of growth of taxable values in the District. The District cannot and does not make any representations that over the life of the Bonds, continued development of taxable property within the District will increase or maintain its taxable value.

Dependence on Principal Taxpayers

Approximately \$473,048,854 or 66.45% of the certified portion (\$711,926,899) of the 2024 Taxable Assessed Valuation of the property within the District is owned by the ten principal taxpayers. Failure to collect taxes in a timely manner by any of these taxpayers could result in an increase in the District's tax rate. The District is not required by law or the Bond Order to maintain any specified amount of surplus in its debt service fund for such purposes. See "TAX DATA—Principal Taxpayers."

Tax-Exempt Property

Chapter 392 of the Texas Local Government Code allows a housing authority to exempt certain property from all taxes and special assessments of a political subdivision, including a municipal utility district, if certain conditions are met. Under Chapter 392, the Houston Housing Authority has exempted certain apartment complexes in the greater Houston metropolitan region from property taxes in exchange for making some units affordable housing. One such apartment complex within the District is included on a list by the Houston Housing Authority and it is now considered tax-exempt. If any multi-family development within the District is designated as an affordable housing apartment community and exempted from property taxes under Chapter 392, the District may have to make adjustments to (i) its water and sewer rates, (ii) its maintenance and operations tax rate to maintain adequate operating reserves or (iii) its debt service tax rate to adequately provide funds to pay the principal and interest on its then Outstanding Bonds.

Impact on District Tax Rates

Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their ad valorem taxes. The 2023 Certified Taxable Assessed Valuation of the District is \$775,282,917. After issuance of the Bonds, the maximum annual debt service requirement will be \$1,972,181 (2034) and the average annual debt service requirement will be \$1,496,660 (2025-2044 inclusive). Assuming no increase or decrease from the 2023 Certified Taxable Assessed Valuation and no use of funds other than tax collections, a tax rate of \$0.27 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum annual debt service requirement of \$1,972,181 and a tax rate of \$0.21 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement of \$1,496,660. The 2024 Taxable Assessed Valuation within the District is \$787,801,210 (\$711,926,899 certified value plus \$75,874,311 uncertified value). Assuming no increase or decrease from the 2024 Taxable Assessed Valuation and no use of funds other than tax collections, a tax rate of \$0.27 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the maximum debt service requirement of \$1,972,181 and a tax rate of \$0.20 per \$100 assessed valuation at a 95% collection rate would be necessary to pay the average annual debt service requirement of \$1,496,660. Although calculations have been made regarding average and maximum tax rates necessary to pay the debt service on the Bonds based upon the 2023 Certified Taxable Assessed Valuation and the 2024 Taxable Assessed Valuation, the District can make no representations regarding the future level of assessed valuation within the District. Increases in the tax rate may be required in the event major taxpayers do not pay their District taxes timely. See "TAX PROCEDURES" and "TAX DATA—Tax Adequacy for Debt Service."

Potential Effects of Oil Price Fluctuations on the Houston Area

The economy of the Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand for residential property in the Houston area and could reduce or negatively affect property values or additional construction activity within the District. The District cannot predict the impact that negative conditions in the oil industry may have on property values within the District.

Extreme Weather Events

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected. The greater Houston area has experienced multiple storms exceeding a 0.2% probability (i.e. "500-year flood" events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days.

To the best knowledge of the Operator and the Engineer, the District's System (as defined herein) did not sustain any material damage, there was no interruption of water and sewer service as a result of Hurricane Harvey. No commercial improvements within the District were affected.

If a future weather event significantly damaged all or part of the improvements within the District, the assessed value of property within the District could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase in the District's tax rate. Further, there can be no assurance that a casualty loss to taxable property within the District will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the District could be adversely affected.

Specific Flood Type Risks

Ponding (or Pluvial) Flood: Ponding, or pluvial, flooding occurs when heavy rainfall creates a flood event independent of an overflowing water body, typically in relatively flat areas. Intense rainfall can exceed the drainage capacity of a drainage system, which may result in water within the drainage system becoming trapped and diverted onto streets and nearby property until it is able to reach a natural outlet. Ponding can also occur in a flood pool upstream or behind a dam, levee or reservoir.

Riverine (or Fluvial) Flood: Riverine, or fluvial, flooding occurs when water levels rise over the top of river, bayou or channel banks due to excessive rain from tropical systems making landfall and/or persistent thunderstorms over the same area for extended periods of time. The damage from a riverine flood can be widespread. The overflow can affect smaller rivers and streams downstream, or may sheet-flow over land. Flash flooding is a type of riverine flood that is characterized by an intense, high velocity torrent of water that occurs in an existing river channel with little to no notice. Flash flooding can also occur even if no rain has fallen, for instance, after a levee, dam or reservoir has failed or experienced an uncontrolled release, or after a sudden release of water by a debris or ice jam. In addition, planned or unplanned controlled releases from a dam, levee or reservoir also may result in flooding in areas adjacent to rivers, bayous or man-made drainage systems (canals or channels) downstream.

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection procedure against a taxpayer, or (b) market conditions limiting the proceeds from a foreclosure sale of taxable property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Attorney's fees and other costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See "TAX PROCEDURES—District's Rights in the Event of Tax Delinquencies."

Registered Owners' Remedies

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Order, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Order, the Registered Owners have the right to seek of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Order. Except for mandamus, the Bond Order does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners.

Statutory language authorizing local governments to sue and be sued does not waive the local government's sovereign immunity for suits for money damages so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Order may not be reduced to a judgment for money damages. Even if a judgment against the District for money damages could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

Bankruptcy Limitation to Registered Owners' Rights

Subject to the requirements of Texas law, the District may voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. Section 901-946, if the District: (1) is authorized to file for federal bankruptcy protection by Texas law; (2) is insolvent or unable to meet its debts as they mature; (3) desires to effect a plan to adjust such debts; and (4) has either obtained the agreement of or negotiated in good faith with its creditors or is unable to negotiate with its creditors because negotiation is impracticable. Under Texas law, the District must also obtain the approval of the TCEQ prior to filing bankruptcy. Such law requires that the TCEQ investigate the financial conditions of the District and authorize the District to proceed only if the District has fully exercised its rights and powers under Texas law and remains unable to meet its debts and other obligations as they mature.

Notwithstanding noncompliance by a district with Texas law requirements, the District could file a voluntary bankruptcy petition under Chapter 9, thereby invoking the protection of the automatic stay until the bankruptcy court, after a hearing, dismisses the petition. A federal bankruptcy court is a court of equity and federal bankruptcy judges have considerable discretion in the conduct of bankruptcy proceedings and in making the decision of whether to grant the petitioning District relief from its creditors. While such a decision might be appealable, the concomitant delay and loss of remedies to the Registered Owner could potentially and adversely impair the value of the Registered Owner's claim.

If the District decides in the future to proceed voluntarily under the federal Bankruptcy Code, the District could develop and file a plan for the adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect the Registered Owners by reducing or eliminating the interest rate or the principal amount, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of such Registered Owner's claim against the District.

The District may not be placed into bankruptcy involuntarily.

Future Debt

The District reserves in the Bond Order the right to issue the remaining \$42,220,000 principal amount of authorized but unissued unlimited tax bonds for water, wastewater and drainage facilities, \$18,660,000 principal amount of unlimited tax bonds authorized but unissued for refunding outstanding bonds, and \$9,900,000 principal amount of unlimited tax bonds authorized but unissued for recreational facilities. The District may issue additional bonds which are authorized by District voters hereafter. See "THE BONDS—Issuance of Additional Debt." The issuance of such future obligations may adversely affect the investment security of the Bonds.

The District does not employ any formula with regard to assessed valuations or tax collections or otherwise to limit the amount of bonds which may be issued. Any bonds issued by the District, however, must be approved by the Attorney General of Texas and the Board and any bonds issued to acquire or construct drainage facilities or recreational facilities must be approved by the TCEQ. There are park and recreational facilities that have not been fully reimbursed, but any bonds issued for recreational facilities payable from any source cannot exceed one percent (1%) of the value of the taxable property in the District at the time of issuance of the bonds, or, in the event the District meets certain conditions, three percent (3%) of the value of the taxable property in the District at the time of issuance of the bonds, but in no event in an amount greater than the estimated cost in the plan. The Engineer has stated that the District's authorized but unissued bonds will be adequate to complete the development of the District.

Environmental and Air Quality Regulations

Wastewater treatment, water supply, storm sewer facilities and construction activities within the District are subject to complex environmental laws and regulations at the federal, state and local levels that may require or prohibit certain activities that affect the environment, such as:

- Requiring permits for construction and operation of water wells, wastewater treatment and other facilities;
- Restricting the manner in which wastes are treated and released into the air, water and soils;
- Restricting or regulating the use of wetlands or other properties; or
- Requiring remedial action to prevent or mitigate pollution.

Sanctions against a municipal utility district or other type of special purpose district for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements and issuance of injunctions to ensure future compliance. Environmental laws and compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Environmental laws can also inhibit growth and development within the Service Area. Further, changes in regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Air Quality Issues: Air quality control measures required by the United States Environmental Protection Agency (the “EPA”) and the TCEQ may impact new industrial, commercial and residential development in the Houston area. Under the Clean Air Act (“CAA”) Amendments of 1990, the eight-county Houston-Galveston-Brazoria area (“HGB Area”)—Harris, Galveston, Brazoria, Chambers, Fort Bend, Waller, Montgomery and Liberty Counties—has been designated a nonattainment area under two separate federal ozone standards: the eight-hour ozone standard of 75 ppb promulgated by the EPA in 2008 (the “2008 Ozone Standard”), and the EPA’s most-recent promulgation of an even lower, 70 ppb eight-hour ozone standard in 2015 (the “2015 Ozone Standard”). While the State of Texas has been able to demonstrate steady progress and improvements in air quality in the HGB Area, the HGB Area remains subject to CAA nonattainment requirements.

The HGB Area is currently designated as a “severe” nonattainment area under the 2008 Ozone Standard, with an attainment deadline of July 20, 2027. If the EPA ultimately determines that the HGB Area has failed to meet the attainment deadline based on the relevant data, the area is subject to reclassification to a nonattainment classification that provides for more stringent controls on emissions from the industrial sector. In addition, the EPA may impose a moratorium on the awarding of federal highway construction grants and other federal grants for certain public works construction projects if it finds that an area fails to demonstrate progress in reducing ozone levels.

The HGB Area is currently designated as a “moderate” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2024. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

In order to demonstrate progress toward attainment of the EPA’s ozone standards, the TCEQ has established a state implementation plan (“SIP”) for the HGB Area setting emission control requirements, some of which regulate the inspection and use of automobiles. These types of measures could impact how people travel, what distances people are willing to travel, where people choose to live and work, and what jobs are available in the HGB Area. These SIP requirements can negatively impact business due to the additional permitting/regulatory constraints that accompany this designation and because of the community stigma associated with a nonattainment designation. It is possible that additional controls will be necessary to allow the HGB Area to reach attainment with the ozone standards by the EPA’s attainment deadlines. These additional controls could have a negative impact on the HGB Area’s economic growth and development.

Water Supply & Discharge Issues: Water supply and discharge regulations that municipal utility districts, including the District, may be required to comply with involve: (1) groundwater well permitting and surface water appropriation; (2) public water supply systems; (3) wastewater discharges from treatment facilities; (4) storm water discharges; and (5) wetlands dredge and fill activities. Each of these is addressed below:

Certain governmental entities regulate groundwater usage in the HGB Area. A municipal utility district or other type of special purpose district that (i) is located within the boundaries of such an entity that regulates groundwater usage, and (ii) relies on local groundwater as a source of water supply, may be subject to requirements and restrictions on the drilling of water wells and/or the production of groundwater that could affect both the engineering and economic feasibility of district water supply projects.

Pursuant to the federal Safe Drinking Water Act (“SDWA”) and the EPA’s National Primary Drinking Water Regulations (“NPDWRs”), which are implemented by the TCEQ’s Water Supply Division, a municipal utility district’s provision of water for human consumption is subject to extensive regulation as a public water system. Municipal utility districts must generally provide treated water that meets the primary and secondary drinking water quality standards adopted by the TCEQ, the applicable disinfectant residual and inactivation standards, and the other regulatory action levels established under the agency’s rules. The EPA has established NPDWRs for more than ninety (90) contaminants and has identified and listed other contaminants which may require national drinking water regulation in the future. Further, the EPA has established a NPDWR for six (6) Per- and Polyfluoroalkyl Substances (“PFAS”), which requires public water systems to perform certain monitoring and remediation measures. Public water systems may be subject to additional PFAS regulation in the future, which could increase the cost of constructing, operating, and maintaining water production and distribution facilities.

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000), with an effective date of March 5, 2018, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

The District's stormwater discharges currently maintain permit coverage through the Municipal Separate Storm System Permit (the "Current Permit") issued to the Storm Water Management Joint Task Force consisting of Harris County, Harris County Flood Control District, the City of Houston, and the Texas Department of Transportation. In the event that at any time in the future the District is not included in the Current Permit, it may be required to seek independent coverage under the TCEQ's General Permit for Phase II (Small) Municipal Separate Storm Sewer Systems (the "MS4 Permit"), which authorizes the discharge of stormwater to surface water in the state from small municipal separate storm sewer systems. If the District's inclusion in the MS4 Permit were required at a future date, the District could incur substantial costs to develop, implement, and maintain the necessary plans as well as to install or implement best management practices to minimize or eliminate unauthorized pollutants that may otherwise be found in stormwater runoff in order to comply with the MS4 Permit.

Operations of utility districts, including the District, are also potentially subject to requirements and restrictions under the CWA regarding the use and alteration of wetland areas that are within the "waters of the United States." The District must obtain a permit from the United States Army Corps of Engineers ("USACE") if operations of the District require that wetlands be filled, dredged, or otherwise altered.

In 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of "waters of the United States" and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, "waters of the United States" includes only geographical features that are described in ordinary parlance as "streams, oceans, rivers, and lakes" and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection. Subsequently, the EPA and USACE issued a final rule amending the definition of "waters of the United States" under the CWA to conform with the Supreme Court's decision.

While the *Sackett* decision removed a great deal of uncertainty regarding the ultimate scope of "waters of the United States" and the extent of EPA and USACE jurisdiction, operations of municipal utility districts, including the District, could potentially be subject to additional restrictions and requirements, including additional permitting requirements, in the future.

Marketability

The District has no agreement with the Initial Purchaser (hereinafter defined) regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are generally bought, sold or traded in the secondary market.

Future and Proposed Legislation

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

Continuing Compliance with Certain Covenants

The Bond Order contains covenants by the District intended to preserve the exclusion from gross income of interest on the Bonds. Failure by the District to comply with such covenants in the Bond Order on a continuous basis prior to maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "LEGAL MATTERS—Tax Exemption."

Risk Factors Related to the Purchase of Municipal Bond Insurance

The District has applied for a municipal bond insurance policy (the "Policy") to guarantee the scheduled payment of principal and interest on the Bonds. If the Policy is issued, investors should be aware of the following investment considerations:

The long-term ratings on the Bonds are dependent in part on the financial strength of the issuer of the Policy (the "Insurer") and its claim paying ability. The Insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the Insurer and of the ratings on the Bonds insured by the Insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds. See description of "MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE."

The obligations of the Insurer are contractual obligations and in an event of default by the Insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

Neither the District nor the Initial Purchaser have made independent investigation into the claims paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal and interest on the Bonds and the claims paying ability of the Insurer, particularly over the life of the investment. See "MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE" for further information provided by the Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Insurer.

LEGAL MATTERS

Legal Opinions

The District will furnish to the Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District. The District will also furnish the approving legal opinion of Marks Richardson PC, Houston, Texas, Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Registered Owners of the Bonds may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District and to the effect that interest on the Bonds is excludable from gross income for federal income tax purposes under the statutes, regulations, published rulings and court decisions existing on the date of such opinion, assuming compliance by the District with certain covenants relating to the use and investment of the proceeds of the Bonds. See "Tax Exemption" herein. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes, without legal limitation as to rate or amount, upon all taxable property within the District.

In addition to serving as Bond Counsel, Marks Richardson PC, also serves as counsel to the District on matters not related to the issuance of bonds. The legal fees to be paid to Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of bonds actually issued, sold and delivered, and, therefore, such fees are contingent upon the sale and delivery of the Bonds. Certain legal matters will be passed upon for the District by McCall, Parkhurst & Horton L.L.P., Houston, Texas, as Disclosure Counsel.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

Legal Review

In its capacity as Bond Counsel, Marks Richardson PC, has reviewed the information appearing in this Official Statement under the captioned sections "THE BONDS," "THE DISTRICT—General," "MANAGEMENT—Bond Counsel and General Counsel," "TAX PROCEDURES," and "LEGAL MATTERS" solely to determine whether such information fairly summarizes the law and documents referred to therein. Such firm has not independently verified factual information contained in this Official Statement, nor has such firm conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon such firm's limited participation as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the other information contained herein.

Tax Exemption

On the date of initial delivery of the Bonds, Bond Counsel will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof ("Existing Law"), interest on the Bonds is excludable from gross income for federal income tax purposes and interest on the Bonds is not subject to the alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in section 59(k) of the Internal Revenue Code of 1986, as amended (the "Code")) for the purpose of determining the alternative minimum tax imposed on corporations.

Except as stated above, Bond Counsel will express no opinion as to any federal, state, or local tax consequences resulting from the ownership of, receipt of interest on, or disposition of the Bonds. The law upon which Bond Counsel has based its opinion is subject to change by the Congress, administrative interpretation by the Department of the Treasury and to subsequent judicial interpretation. There can be no assurance that such law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of ownership of the Bonds.

The Code imposes a number of requirements that must be satisfied in order for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of bond proceeds and the source of repayment of bonds, limitations on the investment of bond proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of bond proceeds be paid periodically to the United States and a requirement that the District file an information report with the Internal Revenue Service. The District has covenanted in the Bond Order that it will comply with these requirements.

Bond Counsel's opinion will assume continuing compliance with the covenants of the Bond Order pertaining to those sections of the Code which affect the exclusion from gross income of interest on the Bonds for federal income tax purposes and, in addition, will rely on representations by the District with respect to matters solely within the knowledge of the District, which Bond Counsel has not independently verified. If the District should fail to comply with the covenants in the Bond Order, or if the foregoing representations should be determined to be inaccurate or incomplete, interest on the Bonds could become taxable from the date of delivery of the Bonds, regardless of the date on which the event causing such taxability occurs.

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain "S" corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligation, and individuals otherwise qualifying for the earned income credit. In addition, certain foreign corporations doing business in the United States may be subject to a "branch profits tax" on their effectively-connected earnings and profits, including tax-exempt interest, such as interest on the Bonds. These categories of prospective purchasers should consult their tax advisors as to the applicability of these consequences.

INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIFIC PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP, AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Qualified Tax-Exempt Obligations

Section 265 of the Internal Revenue Code of 1986, as amended (the "Code"), provides, in general, that interest expense incurred to acquire or carry tax-exempt obligations is not deductible from the gross income of the owner of the Bonds. For certain owners that are "financial institutions" within the meaning of such section, complete disallowance of such expense would apply to taxable years beginning after December 31, 1986, with respect to tax-exempt obligations acquired after August 7, 1986. Section 265(b) of the Code provides an exception to this rule for interest expense incurred by financial institutions to carry tax-exempt obligations (other than specified private activity bonds) which are designated by an issuer as "qualified tax-exempt obligations." An issuer may only designate an issue as an issue of "qualified tax-exempt obligations" where less than \$10 million of tax-exempt obligations are issued by the issuer during the calendar year in which the issue so designated is issued.

The District will designate the Bonds as "qualified tax-exempt obligations" as it reasonably anticipates that it will not issue more than \$10,000,000 in tax-exempt obligations in 2024. Furthermore, the District has represented that it has or will take such action as is necessary for the Bonds to constitute "qualified tax-exempt obligations." Notwithstanding the designation of the Bonds as "qualified tax-exempt obligations," financial institutions acquiring the Bonds will be subject to a 20% disallowance of interest expense allocable to the Bonds.

State, Local and Foreign Taxes

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

Tax Accounting Treatment of Original Issue Discount and Premium Bonds

The initial public offering price to be paid for one or more maturities of the Bonds may be less than the principal amount thereof or one or more periods for the payment of interest on the Bonds may not be equal to the accrued period or be in excess of one year (the "Original Issue Discount Bonds"). The difference between (i) the "stated redemption price at maturity" of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond in the initial public offering of the Bonds. The "stated redemption price at maturity" means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner. See "Tax Exemption" herein for a discussion of certain collateral federal tax consequences.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Bond.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. ALL OWNERS OF ORIGINAL ISSUE DISCOUNT BONDS SHOULD CONSULT THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION FOR FEDERAL, STATE AND LOCAL INCOME TAX PURPOSES OF INTEREST ACCRUED UPON REDEMPTION, SALE OR OTHER DISPOSITION OF SUCH ORIGINAL ISSUE DISCOUNT BONDS AND WITH RESPECT TO THE FEDERAL, STATE, LOCAL AND FOREIGN TAX CONSEQUENCES OF THE PURCHASE, OWNERSHIP, REDEMPTION, SALE OR OTHER DISPOSITION OF SUCH ORIGINAL ISSUE DISCOUNT BONDS.

The initial public offering price to be paid for certain maturities of the Bonds may be greater than the amount payable on such Bonds at maturity (the "Premium Bonds"). An amount equal to the difference between the initial public offering price of a Premium Bond (assuming that a substantial amount of the Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes premium to the initial purchaser of such Premium Bonds. The basis for federal income tax purposes of a Premium Bond in the hands of such initial purchaser must be reduced each year by the amortizable bond premium. Such reduction in basis will increase the amount of any gain (or decrease the amount of any loss) to be recognized for federal income tax purposes upon a sale or other taxable disposition of a Premium Bond. The amount of premium which is amortizable each year by an initial purchaser is determined by using such purchaser's yield to maturity. PURCHASERS OF THE PREMIUM BONDS SHOULD CONSULT WITH THEIR OWN TAX ADVISORS WITH RESPECT TO THE DETERMINATION OF AMORTIZABLE BOND PREMIUM WITH RESPECT TO THE PREMIUM BONDS FOR FEDERAL INCOME TAX PURPOSES AND WITH RESPECT TO THE STATE AND LOCAL TAX CONSEQUENCES OF OWNING PREMIUM BONDS.

REGISTRATION AND QUALIFICATION UNDER SECURITIES LAWS

The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder; the Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; and the Bonds have not been registered or qualified under the securities laws of any other jurisdiction.

The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration provisions.

NO MATERIAL ADVERSE CHANGE

The obligations of the Initial Purchaser to take and pay for the Bonds, and the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the financial condition of the District subsequent to the date of sale from that set forth or contemplated in the Preliminary Official Statement, as it may have been supplemented or amended through the date of the sale.

NO-LITIGATION CERTIFICATE

With the delivery of the Bonds, the President or Vice President and Secretary or Assistant Secretary of the Board will, on behalf of the District, execute and deliver to the Initial Purchaser a certificate dated as of the date of delivery, to the effect that no litigation of any nature of which the District has notice is pending against or, to the knowledge of the District's certifying officers, threatened against the District, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the authorization, execution or delivery of the Bonds; affecting the provision made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the title of the then present officers and directors of the Board.

MUNICIPAL BOND RATING AND MUNICIPAL BOND INSURANCE

Application has been made to S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") for a municipal bond rating and S&P has assigned an underlying credit rating of "___" to the District's Bonds. The rating fees of S&P will be paid by the District; however, the fees associated with any other rating will be the responsibility of the Initial Purchaser. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance."

There is no assurance that such rating will continue for any given period of time or that it will not be revised or withdrawn entirely by S&P, if in its judgment, circumstances so warrant. Any such revisions or withdrawal of the rating may have an adverse effect on the market price of the Bonds.

Application has also been made to various municipal bond insurance companies for qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Initial Purchaser (hereinafter defined) and at the Initial Purchaser's expense.

SALE AND DISTRIBUTION OF THE BONDS

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was rendered by _____ (the "Initial Purchaser") bearing the interest rates shown on the cover page of this Official Statement, at a price of _____% of the principal amount thereof which resulted in a net effective interest rate of _____% as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

The delivery of the Bonds is conditional upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which a substantial amount of the Bonds of each maturity have been sold to the public. For this purpose, the term "public" shall not include any person who is a bond house, broker, or similar person acting in the capacity of Initial Purchaser or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and the sale of the Bonds may be changed from time to time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Initial Purchaser may over-allocate or effect transactions which stabilize or maintain the market prices of the Bonds at levels above those which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of municipal utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, which are more generally bought, sold or traded in the secondary market.

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

The financial data and other information contained in this Official Statement has been obtained primarily from the District's records, the Engineer, the Tax Assessor/Collector, the Appraisal District and information from other sources believed to be reliable. No representation is made by the District as to the accuracy or completeness of the information derived from sources other than the District, and the inclusion herein of information from sources other than the District is not to be construed as a representation on the part of the District to such effect, except as described below under "—Certification of Official Statement." Furthermore, there is no guarantee that any of the assumptions or estimates contained herein will be realized. The summaries of the agreements, reports, statutes, resolutions, engineering and other related information set forth in this Official Statement are included herein subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents for further information.

Financial Advisor

Masterson Advisors LLC is engaged as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, including the Official Notice of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, Masterson Advisors LLC has compiled and edited this Official Statement. In addition to compiling and editing, the Financial Advisor has obtained the information set forth herein under the caption indicated from the following sources:

“THE DISTRICT”- IDS Engineering Group (“Engineer”); “TAX PROCEDURES”- B&A Municipal Tax Services, LLC and Marks Richardson PC; “THE SYSTEM”- Engineer; “THE BONDS” and “LEGAL MATTERS”- Marks Richardson PC; “FINANCIAL STATEMENT” and “TAX DATA”- Harris Central Appraisal District, B&A Municipal Tax Services, LLC and the Municipal Advisory Council.

The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

Consultants

In approving this Official Statement, the District has relied upon the following consultants in addition to the Financial Advisor.

Engineer: The information contained in this Official Statement relating to engineering and to the description of the System and, in particular that information included in the sections entitled “THE DISTRICT,” “THE SYSTEM” (as it relates to District facilities) has been provided by IDS Engineering Group and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Appraisal District: The information contained in this Official Statement relating to the Taxable Assessed Valuations of the District has been provided by the Harris Central Appraisal District and has been included herein in reliance upon the authority of such entity as experts in assessing the values of property in Harris County, including the District.

Tax Assessor Collector: The information contained in this Official Statement relating to the historical breakdown of the Certified Taxable Assessed Valuations, principal taxpayers, and certain other historical data concerning tax rates and tax collections has been provided by B&A Municipal Tax Services, LLC, and is included herein in reliance upon B&A Municipal Tax Services, LLC as an expert in collecting taxes.

Auditor: The financial statements of the District, as of April 30, 2024, and for the year then ended, included in this offering document, have been audited by Forvis Mazars, LLP, independent auditors, as stated in their report appearing herein. See “APPENDIX A” for a copy of the District’s April 30, 2024 audited financial statements.

Updating the Official Statement

If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time as required by law (but not more than 90 days after the date the District delivers the Bonds).

Certification of Official Statement

The District, acting through its Board in its official capacity and reliance upon the experts listed above, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement of a material fact and do not omit to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District. In rendering such certificate, the official executing this certificate may state that he has relied in part on his examination of records of the District relating to matters within his own area of responsibility, and his discussions with, or certificates or correspondence signed by, certain other officials, employees, consultants and representatives of the District.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Order, the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified events, to the Municipal Securities Rulemaking Board (the "MSRB") through its Electronic Municipal Market Access ("EMMA") system.

Annual Reports

The District will provide annually to the MSRB certain updated financial information and operating data. The information to be updated with respect to the District includes all quantitative financial information and operating data of the general type included in this Official Statement under the headings "THE SYSTEM," "FINANCIAL INFORMATION CONCERNING THE DISTRICT (UNAUDITED)" (except for "Estimated Overlapping Debt"), "TAX DATA" and "APPENDIX A" (District Audited Financial Statements for the fiscal year ended April 30, 2024 and certain supplemental schedules). The District will update and provide this information within six (6) months after the end of each fiscal year ending in or after 2025. Any financial statements concerning the District so provided shall be prepared in accordance with generally accepted accounting principles or other such principles as the District may be required to employ from time to time pursuant to state law or regulation and audited if the audit report is completed within the period during which it must be provided. If the audit report of the District is not completed within such period, then the District shall provide unaudited financial statements for the applicable entity and fiscal year to the MSRB within such six month period, and audited financial statements when the audit report becomes available.

The District's current fiscal year end is April 30. Accordingly, it must provide updated information by October 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Event Notices

The District will provide timely notices of certain events to the MRSB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other events affecting the tax-exempt status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of CFR § 240.15c2-12 (the "Rule"); (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material to a decision to purchase or sell Bonds; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect Beneficial Owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "financial obligation" and "material" when used in this paragraph shall have the meanings ascribed to them under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described herein under "—Annual Reports."

Availability of Information from the MSRB

The District has agreed to provide the foregoing information only to the MSRB. The MSRB makes the information available to the public without charge through an internet portal at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of certain events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although Holders and beneficial owners of the Bonds may seek a writ of mandamus to compel the District to comply with its agreement. The District may amend its continuing disclosure agreement to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or operations of the District, but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering described herein in compliance with SEC Rule 15c2-12, taking into account any amendments and interpretations of SEC Rule 15c2-12 to the date of such amendment, as well as changed circumstances, and either the Holders of a majority in aggregate principal amount of the outstanding Bonds consent or any person unaffiliated with the District (such as a nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the beneficial owners of the Bonds. The District may also amend or repeal the agreement if the SEC amends or repeals the applicable provisions of SEC Rule 15c2-12 or a court of final jurisdiction determines that such provisions are invalid but in either case, only to the extent that its right to do so would not prevent the Initial Purchaser from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information and operating data so provided.

Compliance With Prior Undertakings

During the last five years, the District has complied in all material respects with all continuing disclosure agreements made by the District in accordance with SEC Rule 15c2-12.

MISCELLANEOUS

All estimates, statements and assumptions in this Official Statement and the Appendices hereto have been made on the basis of the best information available and are believed to be reliable and accurate. Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any such statements will be realized.

This Official Statement was approved by the Board of Directors of West Park Municipal Utility District, as of the date shown on the cover page.

/s/ _____
President, Board of Directors

/s/ _____
Secretary, Board of Directors

AERIAL PHOTOGRAPH
(August 2024)

PHOTOGRAPHS OF THE DISTRICT
(August 2024)

APPENDIX A

District Audited Financial Statements for the Fiscal Year ended April 30, 2024

The information contained in this appendix includes the Independent Auditor's Report and Financial Statements of West Park Municipal Utility District and certain supplemental information for the fiscal year ended April 30, 2024.

This Official Notice of Sale does not alone constitute an invitation for bids on the Bonds but is merely notice of sale of the Bonds described herein. The invitation for bids is being made by means of this Official Notice of Sale, the Preliminary Official Statement and the Official Bid Form attached hereto. Information contained in this Official Notice of Sale is qualified in its entirety by the detailed information contained in the Preliminary Official Statement.

BOOK-ENTRY-ONLY

OFFICIAL NOTICE OF SALE

\$3,300,000

WEST PARK MUNICIPAL UTILITY DISTRICT

(A political subdivision of the State of Texas located within Harris County)

UNLIMITED TAX BONDS

SERIES 2024

THE DISTRICT WILL DESIGNATE THE BONDS AS “QUALIFIED TAX-EXEMPT OBLIGATIONS” FOR FINANCIAL INSTITUTIONS

BIDS DUE: Monday, October 28, 2024, at 10:15 A.M., Houston, Texas Time

BID AWARD: Monday, October 28, 2024 at 12:30 P.M., Houston, Texas Time

THE SALE

Bonds Offered for Sale by Competitive Bidding: West Park Municipal Utility District, (the “District”) is offering for sale \$3,300,000 Unlimited Tax Bonds, Series 2024 (the “Bonds”). Bidders may submit bids for the Bonds by any of the following methods:

- (1) Deliver bids directly to the District as described below in “Bids Delivered to the District;”
- (2) Submit bids electronically as described below in “Electronic Bidding Procedures;” or
- (3) Submit bids by telephone as described below in “Bids by Telephone.”

Bids Delivered to the District: Sealed bids, plainly marked “Bid for Bonds,” should be addressed and delivered to the Board of Directors of the District c/o Anthea Moran, Masterson Advisors LLC, 3 Greenway Plaza, Suite 1100, Houston, Texas 77046 prior to 10:15 A.M., Houston, Texas Time on the date of the bid opening. All bids must be submitted on the “Official Bid Form,” copies of which accompany this Official Notice of Sale.

Electronic Bidding Procedures: Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY. Bidders must submit by email (Anthea.moran@mastersonadvisors.com/713-814-0552), prior to 10:15 A.M., Houston, Texas time on Monday, October 28, 2024, a signed Official Bid Form to Anthea Moran, Masterson Advisors LLC, 3 Greenway Plaza, Suite 1100, Houston, Texas 77046. *A signed Official Bid Form received after 10:15 A.M., Houston, Texas Time, may result in the electronic bid not being accepted by the Board.* Subscription to the i-Deal LLC’s BIDCOMP Competitive Bidding System is required in order to submit an electronic bid. The District will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe.

An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Bonds on the terms provided in this Official Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the District. The District shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of, PARITY, the use of such facilities being the sole risk of the prospective bidder.

If any provisions of this Official Notice of Sale shall conflict with information provided by PARITY as the approved provider of electronic bidding services, this Official Notice of Sale shall control. Further information about PARITY, including any fee charged, may be obtained from PARITY Customer Support, 40 West 23rd Street, New York, New York 10010, telephone: (212) 404-8102.

For purposes of both the written sealed bid process and the electronic bidding process, the time as maintained by PARITY shall constitute the official time. For information purposes only, bidders are requested to state in their electronic bids the net interest cost to the District, as described under “CONDITIONS OF THE SALE—Basis of Award” herein. All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and the Official Bid Form.

Bids by Telephone: Bidders must submit, prior to 9:45 A.M., Houston, Texas time on Monday, October 28, 2024, a signed Official Bid Form to Anthea Moran, Masterson Advisors LLC, 3 Greenway Plaza, Suite 1100, Houston, Texas 77046, and submit their bid by telephone on the date of the sale.

Telephone bidders that have provided signed bid forms will be telephoned by a representative of Masterson Advisors LLC, as financial advisor for the District, between 9:45 A.M. and 10:05 A.M., Houston, Texas Time on the date of the sale.

Neither the District nor Masterson Advisors LLC are responsible if telephone numbers are busy or malfunctioning which prevents a bid or bids from being submitted on a timely basis. **Masterson Advisors LLC will not be responsible for submitting any bids received after the above deadlines.** Neither the District nor Masterson Advisors LLC assume any responsibility or liability with respect to any irregularities associated with the submission of bids if the telephone option is exercised.

Place and Time of Bid Opening: The bids for the Bonds will be publicly opened and read by an authorized representative of the Board of Directors (the “Board”) at the offices of Masterson Advisors LLC, 3 Greenway Plaza, Suite 1100, Houston, Texas 77046, at 10:15 A.M., Houston, Texas Time, Monday, October 28, 2024.

Award of the Bonds: The District will take action to award the Bonds or reject all bids at a meeting scheduled to convene at 12:30 P.M., Houston time, on the date of the bid opening at the District’s meeting place, at 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098. Upon awarding the Bonds to the winning bidder (the “Initial Purchaser”), the Board will adopt an order authorizing the issuance of the Bonds (the “Bond Order”). Sale of the Bonds will be made subject to the terms, conditions and provisions of the Bond Order, to which Bond Order reference is hereby made for all purposes. The District reserves the right to reject any and all bids and to waive any irregularities, except the time of filing.

THE BONDS

Description of the Bonds: The Bonds will be dated November 1, 2024, and interest on the Bonds will accrue from the Date of Delivery (as defined herein), and will be payable on November 1 and May 1 of each year commencing May 1, 2025, until maturity or redemption and will be calculated on the basis of 360- day year consisting of twelve 30-day months. The Bonds will be initially registered in the name of and delivered only to Cede & Co., the nominee of The Depository Trust Company (“DTC”), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in denominations of \$5,000 or integral multiples thereof. **No physical delivery of the Bonds will be made to the owners thereof.** Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar (as defined herein) to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the Beneficial Owners of the Bonds. The initial Paying Agent/Registrar is The Bank of New York Mellon Trust Company, N.A., Dallas, Texas. See the Preliminary Official Statement for a more complete description of the Bonds. The Bonds will mature serially on May 1 in the years and amounts as follows:

YEAR <u>DUE</u>	PRINCIPAL <u>AMOUNT</u>	YEAR <u>DUE</u>	PRINCIPAL <u>AMOUNT</u>	YEAR <u>DUE</u>	PRINCIPAL <u>AMOUNT</u>
2026	\$ 50,000	2033	\$ 25,000	2039	\$ 375,000
2027	50,000	2034	25,000	2040	400,000
2028	50,000	2035	50,000	2041	400,000
2029	50,000	2036	50,000	2042	400,000
2030	50,000	2037	75,000	2043	400,000
2031	50,000	2038	375,000	2044	400,000
2032	25,000				

Redemption Provisions: The Bonds maturing on or after May 1, 2031 are subject to redemption prior to maturity, at the option of the District, as a whole or in part, on May 1, 2030, or on any date thereafter at a price of par plus accrued interest to the date fixed for redemption. If fewer than all of the Bonds are redeemed, the particular maturity or maturities and amounts to be redeemed shall be determined by the District. If fewer than all of the Bonds of the same maturity are redeemed, the particular Bonds to be redeemed shall be selected by DTC in accordance with its procedures.

Mandatory Sinking Fund Redemption: If the successful bidder designates principal amounts to be combined into one or more term bonds, each such term bond shall be subject to mandatory sinking fund redemption commencing on May 1 of the first year which has been combined to form such term bond and continuing on May 1 in each year thereafter until the stated maturity date of that term bond. The amount redeemed in any year shall be equal to the principal amount for such year set forth above under the caption “THE BONDS—Description of the Bonds.” Bonds to be redeemed in any year by mandatory sinking fund redemption shall be redeemed at par by lot or other customary method. The principal amount of term bonds to be mandatorily redeemed is subject to reduction at the option of the District by the amount of any prior optional redemption.

Book-Entry-Only: The Bonds will be registered in the name of Cede & Co., nominee for DTC, which will act as securities depository for the Bonds. Beneficial Owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such Beneficial Owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent directly to DTC, which will, in turn, remit such principal and interest to its participant for subsequent disbursement to the Beneficial Owners of the Bonds as described in the Preliminary Official Statement. See “BOOK-ENTRY-ONLY SYSTEM” in the Preliminary Official Statement.

Source of Payment: The Bonds will constitute valid and binding obligations of the District, payable as to principal and interest from the proceeds of an annual ad valorem tax, without limitation as to rate or amount, levied upon all taxable property located within the District, as further described in the Preliminary Official Statement. The Bonds are obligations solely of West Park Municipal Utility District, and are not obligations of Harris County, the City of Houston, the State of Texas, or any entity other than the District.

CONDITIONS OF THE SALE

Types of Bids and Interest Rates: The Bonds will be sold in one block, all or none, and no bid of less than ninety-seven percent (97%) of the principal amount thereof will be considered. Bidders are to name the rate or rates of interest to be borne by the Bonds, provided that each interest rate bid must be in a multiple of 1/8 of 1% or 1/20 of 1%. No bid which results in a net effective interest rate as defined by Chapter 1204, Texas Government Code, as amended, in excess of ____% will be considered. Subject to the conditions below, no limitation will be imposed upon bidders as to the number of interest rates which may be used, but each rate of interest for the period 2033 (base year) through 2044, cannot be less than the rate of interest specified for any earlier maturity during the period 2033 through 2044, and the highest interest rate bid may not exceed the lowest interest rate bid by more than 2.50% in rate. All Bonds maturing within a single year must bear the same rate of interest. No bids for the Bonds involving supplemental interest rates will be considered. No bid that generates a cash premium greater than \$5,000 will be considered. Each bidder shall state in its bid the total and net interest cost in dollars and the net effective interest rate determined thereby, which shall be considered informative only and not as a part of the bid.

Basis of Award: For the purpose of awarding the sale of the Bonds, the interest cost of each bid will be computed by determining, at the interest rate or rates specified therein, the total dollar value of all interest on the Bonds from the date thereof to their respective maturities and adding thereto the dollar amount of the discount bid, if any, or subtracting therefrom the dollar amount of the premium bid, if any. Subject to the District's right to reject any or all bids, the Bonds will be awarded to the bidder whose bid, under the above computation, produces the lowest net interest cost to the District, as calculated pursuant to Chapter 1204, Texas Government Code, as amended, subject to compliance with Texas Government Code §2252.908 as described below.

Good Faith Deposit: Each bid must be accompanied by a bank cashier's check payable to the order of "West Park Municipal Utility District" in the amount of \$66,000, which represents two percent (2%) of the principal amount of the Bonds. The check will be considered as a Good Faith Deposit, and the check of the successful bidder (the "Initial Purchaser") will be retained uncashed by the District until the Bonds are delivered. In the event the Initial Purchaser should fail or refuse to accept delivery of and pay for the Bonds in accordance with its bid, or if it is determined after the acceptance of its bid by the District that the Initial Purchaser was found not to satisfy the requirements described herein regarding the filing of a standing letter with the Office of the Attorney General of Texas ("Attorney General"), and as a result, the Attorney General will not deliver its approving opinion of the Bonds, then the Good Faith Deposit shall be cashed and the proceeds accepted by the District as full and complete liquidated damages against the Initial Purchaser. The Good Faith Deposit may accompany the Official Bid Form or it may be submitted separately. If submitted separately, it shall be made available to the District prior to the opening of the bids and shall be accompanied by instructions from the bank on which it is drawn to authorize its use as a Good Faith Deposit by the bidder, who shall be named in such instructions. Upon payment for and delivery of the Bonds, the Good Faith Deposit will be returned uncashed. No interest will be paid on the Good Faith Deposit. The checks accompanying bids other than the winning bid will be returned immediately after the bids are opened and an award of the Bonds has been made.

Provision of Texas Ethics Commission Form 1295 ("TEC Form 1295") by Bidders: Pursuant to Texas Government Code § 2252.908 (the "Interested Party Disclosure Act" or the "Act"), the District may not award the Bonds to a bidder that is a privately held entity unless the bidder, and each privately held syndicate member listed on the Official Bid Form, have provided to the District (c/o Masterson Advisors LLC, 3 Greenway Plaza, Suite 1100, Houston, Texas 77046; Attn: Anthea Moran, anthea.moran@mastersonadvisors.com) a completed and signed TEC Form 1295 which has been assigned a certificate number by the Texas Ethics Commission (the "TEC"). Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, and signed and provided to the District. The TEC Form 1295 may accompany the Official Bid Form or may be submitted separately, but must be provided to the District prior to the time prescribed for the award of the Bonds. The TEC Form 1295 may be provided to the District via facsimile or electronically, however, the original signed TEC Form 1295 complete with certificate number must be physically delivered to the District (c/o Marks Richardson PC, 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098) within two business days of the award. Following the award of the Bonds, the District will notify the TEC of the receipt of each completed TEC Form 1295. The District reserves the right to reject any bid that does not comply with the requirements prescribed herein or to waive any such requirements. **For purposes of completing the TEC Form 1295, the entity's name is West Park Municipal Utility District and the contract ID number is WESTPARKMUD-S2024-B.** Neither the District nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295. Consequently, an entity intending to bid on the Bonds should consult its own advisors to the extent it deems necessary and be prepared to submit the completed form promptly upon notification from the District that its bid is the apparent winning bid.

Standing Letter Requirement: The winning bidder represents that it, and each syndicate member listed on the Official Bid form, if any, has, as of the date bids are due on the Bonds and as of Closing, on file with the Texas Attorney General a standing letter addressing the representations and verifications hereinbefore described in this Notice of Sale in the form as provided by the Municipal Advisory Council of Texas or any other form accepted by the Texas Attorney General (a "Standing Letter"). In addition, if the winning bidder or the parent company, a wholly- or majority-owned subsidiary or another affiliate of such winning bidder receives or has received a letter from the Texas Comptroller of Public Accounts or the Texas Attorney General seeking written verification that such bidder is a member of the Net Zero Banking Alliance, Net Zero Insurance Alliance, Net Zero Asset Owner Alliance, or Net Zero Asset Managers or of the representations and certifications contained in the winning bidder's Standing Letter (a "Request Letter"), the winning bidder shall promptly notify the District and Bond Counsel (if it has not already done so) and provide to the District or Bond Counsel, two (2) business days prior to Closing and additionally upon request by the District or Bond Counsel, written verification to the effect that its Standing Letter described in the preceding sentence remains in effect and may be relied upon by the District and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that the winning bidder (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the winning bidder that received the Request Letter) intends to timely respond or has timely responded to the Request Letter. The District reserves the right, in its sole discretion, to reject any bid from a bidder that does not satisfy the foregoing requirements as of the deadline for bids for the Bonds.

Statutory Representations and Covenants: By submitting a bid, each bidder makes the following representations and, if its bid is accepted, covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"). As used therein, "affiliate" means an entity that controls, is controlled by, or is under common control with the bidder within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. If a bidder's bid is accepted, then liability for breach of any such representation or covenant during the term of the contract for purchase and sale of the Bonds created thereby (the "Purchase Contract") shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the bid or this Official Notice of Sale, notwithstanding anything herein or therein to the contrary.

Not a Sanctioned Company. Each bidder represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes each bidder and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

No Boycott of Israel. Each bidder hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, if its bid is accepted, will not boycott Israel during the term of the Purchase Contract. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

No Discrimination Against Firearm Entities. Each bidder hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and, if its bid is accepted, will not discriminate against a firearm entity or firearm trade association during the term of the Purchase Contract. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

No Boycott of Energy Companies. Each bidder hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, if its bid is accepted, will not boycott energy companies during the term of the Purchase Contract. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Contracting Information: The District will not award the Bonds to a bidder unless the bidder verifies on behalf of itself and each syndicate member listed on the Official Bid Form that, to the extent the Official Bid Form represents a contract for goods or services within the meaning of Section 552.371 of the Texas Government Code, as amended, the bidder and each syndicate member listed on the Official Bid Form will (i) preserve all contracting information related to the bid as provided by the records retention requirements applicable to the District through the delivery date of the Bonds, (ii) promptly provide to the District any contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member on request of the District, and (iii) upon delivery of the Bonds to the bidder, either (a) provide at no cost to the District all contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member or (b) preserve the contracting information related to the bid as provided by the records retention requirements applicable to the District. The term "contracting information" as used in this paragraph has the meaning assigned to such term in Section 552.003 of the Texas Government Code.

Competitive Bidding and Certificate of Initial Purchaser: In the event that the District does not receive sufficient qualified bids to satisfy the competitive sale requirements of Treasury Regulation § 1.148-1(f)(3)(i), allowing the District to treat the reasonably expected initial offering price to the public as of the sale date as the issue price of the Bonds, the “hold-the-offering-price rule” shall apply, which will allow the District to treat the initial offering price to the public of each maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule applies to any maturity of the Bonds, the Initial Purchaser will neither offer nor sell that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following: (a) the date on which the Initial Purchaser has sold at least 10 percent of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public or (b) the close of the fifth business day after the sale date. The Initial Purchaser agrees to report to the District’s financial advisor when it has sold 10 percent of a maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public if that occurs prior to the close of the fifth business day after the sale date. Alternative Certificates of Initial Purchaser are attached for use (I) when the competitive sale requirements of Treasury Regulation § 1.148-1(f)(3)(i) are met and (II) when such requirements are not met.

Compliance with the Texas Public Information Act: The District will not award the Bonds to a bidder unless the bidder agrees to maintain all records in accordance with the requirements of the Texas Public Information Act, including Subchapter J thereof relating to contracting information as defined therein, and the District’s rules, regulations, policies, and retention schedules adopted thereunder with respect to any records to which said Act applies.

DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS

Delivery: The Bonds will be delivered initially as one Bond for each maturity payable to Cede & Co., as set forth below. Delivery will be at the principal payment office of the Paying Agent/Registrar in Houston, Texas. Payment for the Bonds must be made in immediately available funds for unconditional credit to the District, or as otherwise directed by the District. The Initial Purchaser will be given five (5) business days notice of the time fixed for delivery of the Bonds. It is anticipated that initial delivery can be made on or about November 26, 2024 (the “Date of Delivery”), and it is understood and agreed that the Initial Purchaser will accept delivery of and make payment for the Bonds by 10:00 AM., Houston, Texas time on the Date of Delivery, or thereafter on the date the Bonds are tendered for delivery, up to and including December 23, 2024. If for any reason the District is unable to make delivery on or before December 23, 2024, then the District shall immediately contact the Initial Purchaser and offer to allow the Initial Purchaser to extend its offer for an additional thirty (30) days. If the Initial Purchaser does not elect to extend its offer within six (6) business days thereafter, then its Good Faith Deposit will be returned, and both the District and the Initial Purchaser shall be relieved of any further obligation.

CUSIP Numbers: It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Initial Purchaser to accept delivery of and pay for the Bonds in accordance with the terms of this Official Notice Of Sale. CUSIP identification numbers will be made available to the Initial Purchaser at the time the Bonds are awarded or as soon thereafter as practicable. The CUSIP Service Bureau charge for the assignment of the numbers shall be the responsibility of and shall be paid by the Initial Purchaser.

Conditions to Delivery: The obligation to take up and pay for the Bonds is subject to the following conditions: the issuance of the approving opinion of the Attorney General of Texas, the Initial Purchaser's receipt of the Initial Bonds, the Initial Purchaser's receipt of the legal opinion of Bond Counsel and the no-litigation certificate, all as described below, and no material adverse change in the financial condition of the District as set forth herein under “—No Material Adverse Change.”

DTC Definitive Bonds: After delivery, the Bonds will be issued in book-entry-only form. Cede & Co. is the nominee for DTC. All references herein to the Registered Owners of the Bonds shall mean Cede & Co. and not the Beneficial Owners of the Bonds. Purchase of beneficial interests in the Bonds will be made in book-entry-only form (without registered Bonds) in the denomination of \$5,000 principal amount or any integral multiple thereof. Under certain limited circumstances described herein, the District may determine to forego immobilization of the Bonds at DTC, or another securities depository, in which case, such beneficial interests would become exchangeable for one or more fully registered Bonds of like principal amount for the Bonds. See “BOOK-ENTRY-ONLY SYSTEM” in the Preliminary Official Statement.

Legal Opinions: The District will furnish to the Initial Purchaser a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, levied without legal limitation as to rate or amount upon all taxable property in the District. The District will also furnish the approving legal opinion of Marks Richardson PC, Bond Counsel, Houston, Texas, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the Registered Owners of the Bonds may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights

of creditors of political subdivisions such as the District. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from the levy of ad valorem taxes without legal limitation as to rate or amount, upon all taxable property within the District, and that the interest on the Bonds is excludable from gross income for federal income tax purposes under statutes, regulations, published rulings and court decisions existing on the date of such opinion assuming compliance by the District with certain covenants relating to the use and investment of the proceeds of the Bonds. See "LEGAL MATTERS" in the Preliminary Official Statement. Such opinions express no opinion with respect to the sufficiency of the security for or marketability of the Bonds.

Qualified Tax-Exempt Obligations: Section 265 of the Internal Revenue Code of 1986, as amended (the "Code"), provides, in general, that interest expense incurred to acquire or carry tax-exempt obligations is not deductible from the gross income of the owner of the Bonds. For certain owners that are "financial institutions" within the meaning of such section, complete disallowance of such expense would apply to taxable years beginning after December 31, 1986, with respect to tax-exempt obligations acquired after August 7, 1986. Section 265(b) of the Code provides an exception to this rule for interest expense incurred by financial institutions to carry tax-exempt obligations (other than specified private activity bonds) which are designated by an issuer as "qualified tax-exempt obligations." An issuer may only designate an issue as an issue of "qualified tax-exempt obligations" where less than \$10 million of tax-exempt obligations are issued by the issuer during the calendar year in which the issue so designated is issued.

The District has designated the Bonds as "qualified tax-exempt obligations" as it reasonably anticipates that it will not issue more than \$10,000,000 in tax-exempt obligations in 2024. Furthermore, the District has represented that it has or will take such action as is necessary for the Bonds to constitute "qualified tax-exempt obligations." Notwithstanding the designation of the Bonds as "qualified tax-exempt obligations," financial institutions acquiring the Bonds will be subject to a 20% disallowance of interest expense allocable to the Bonds.

Establishing the Issue Price of the Bonds: In order to provide the District with information that enables it to comply with certain conditions of the Code, relating to the exclusion of interest on the Bonds from the gross income of their owners, the winning bidder will be required to complete, execute, and deliver to the District or to the District's municipal advisor, Masterson Advisors, LLC (the "Financial Advisor"), at least five (5) business days prior to the Date of Delivery of the Bonds, a certification as to the "issue price" of the Bonds (the "Issue Price Certificate"), substantially in the form attached hereto or accompanying this Notice of Sale. In the event the winning bidder will not reoffer any maturity of the Bonds for sale to the Public (as defined herein) by the Date of Delivery of the Bonds, the Issue Price Certificate may be modified in a manner approved by the District and Bond Counsel. Each bidder, by submitting its bid, agrees to complete, execute, and timely deliver the Issue Price Certificate, if its bid is accepted by the District. It will be the responsibility of the winning bidder to institute such syndicate reporting requirements, to make such investigation, or otherwise to ascertain such facts necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Bond Counsel.

For purposes of this section of this Notice of Sale:

- (i) "Public" means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Initial Purchaser or a Related Party;
- (ii) "Initial Purchaser" means (A) any person that agrees pursuant to a written contract with the District (or with the lead Initial Purchaser to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public);
- (iii) "Related Party" means any two or more persons (including an individual, trust, estate, partnership, association, company, or corporation) that are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and
- (iv) "Sale Date" means the date that the Bonds are awarded by the District to the winning bidder.

All actions to be taken by the District under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the District by the Financial Advisor, and any notice or report to be provided to the District may be provided to the Financial Advisor.

The District will consider any bid submitted pursuant to this Notice of Sale to be a firm offer for the purchase of the Bonds, as specified in the bid and, if so stated, in the Official Bid Form.

The District intends to rely on Treasury Regulation section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of municipal bonds), which require, among other things, that the District receives bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds (the "Competitive Sale Requirement").

In the event that the Competitive Sale Requirement is satisfied, the sale of the Bonds will be awarded to the bidder making a bid that conforms to the specifications herein. In the event that the Competitive Sale Requirement is not satisfied, bids will **not be subject to cancellation and the winning bidder will be required to hold the initial offering price to the Public of each maturity of the Bonds, other than a maturity 10% of which has been sold to the Public on the Sale Date ("Hold-the-Price Bonds")**, as described in the next paragraph.

By submitting a bid, the winning bidder agrees, on behalf of each Initial Purchaser participating in the purchase of the Bonds, that each Initial Purchaser will neither offer nor sell any maturity of the Hold-the-Price Bonds to any person at a price that is higher than the initial offering price to the Public during the period starting on the Sale Date and ending on the earlier of the following:

- (i) the close of the fifth (5th) business day after the Sale Date; or
- (ii) the date on which the Initial Purchasers have sold at least 10% of that maturity of the Bonds to the Public at a price that is no higher than the initial offering price to the Public.

The winning bidder shall promptly advise the District when the Initial Purchasers have sold 10% of a maturity of the Hold-the-Price Bonds to the Public at a price that is no higher than the initial offering price to the Public, if that occurs prior to the close of the fifth (5th) business day after the Sale Date.

No Material Adverse Change: The obligation of the Initial Purchaser to take up and pay for the Initial Bonds, and of the District to deliver the Initial Bonds, is subject to the condition that, up to the time of delivery of and receipt of payment for the Initial Bonds, there shall have been no material adverse change in the financial condition of the District subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been finalized, supplemented or amended through the date of sale.

No-Litigation Certificate: With the delivery of the Bonds, the President or Vice President and Secretary or Assistant Secretary of the Board will, on behalf of the District, execute and deliver to the Initial Purchaser a certificate dated as of the Date of Delivery, to the effect that no litigation of any nature of which the District has notice is pending against or, to the knowledge of the District's certifying officers, threatened against the District, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the authorization, execution or delivery of the Bonds; affecting the provision made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the authorization, execution or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the title of the then present officers and directors of the Board.

Rule G-32 Requirements: It is the responsibility of the Initial Purchaser to comply with the Municipal Securities Rule Making Board's Rule G-32 within the required time frame. The Initial Purchaser must send two copies of the Official Statement along with two complete Form G-32's to the appropriate address.

OFFICIAL STATEMENT

To assist the Initial Purchaser in complying with Rule 15c2-12 of the Securities and Exchange Commission ("SEC"), the District and the Initial Purchaser agree, by the submission and acceptance of the winning bid, as follows.

Final Official Statement: The District has approved and authorized distribution of the accompanying Preliminary Official Statement for dissemination to potential purchasers of the Bonds, but does not intend to prepare any other document or version thereof for such purpose, except as described below. Accordingly, the District intends the Preliminary Official Statement to be final as of its date, within the meaning of SEC Rule 15c2-12(b)(1), except for information relating to the offering prices, interest rates, final debt service schedule, selling compensation, identity of the Initial Purchaser and other similar information, terms and provisions to be specified in the competitive bidding process. The Initial Purchaser shall be responsible for promptly informing the District of the initial offering yields of the Bonds. Thereafter, the District will complete and authorize distribution of the Official Statement identifying the Initial Purchaser and containing such omitted information. The District does not intend to amend or supplement the Official Statement otherwise, except to take into account certain subsequent events, if any, as described below. By delivering the final Official Statement or any amendment or supplement thereto in the requested quantity to the Initial Purchaser on or after the sale date, the District intends the same to be final as of such date, within the meaning of SEC Rule 15c2-12(f)(3). Notwithstanding the foregoing, the only representations concerning the absence of material misstatements or omissions from the Official Statement which are being or which will be made by the District are those described and contained in the Official Statement under the caption "CERTIFICATION OF OFFICIAL STATEMENT."

Changes to Official Statement: If subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District on or before such date that less than all of the Bonds have been sold to ultimate customers in which case the District's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the District delivers the Bonds) until all of the Bonds have been sold to ultimate customers.

Delivery of Official Statements: The District shall furnish to the Initial Purchaser (and to each participating underwriter of the Bonds, within the meaning of SEC Rule 15c2-12(a), designated by the Initial Purchaser) within seven (7) business days after the sale date, the aggregate number of Official Statements specified in the winning bid, not to exceed 250 copies. The District also shall furnish to the Initial Purchaser a like number of any supplements or amendments approved and authorized for distribution by the District for dissemination to potential purchasers of the Bonds, as well as such additional copies of the Official Statement or any such supplements or amendments as the Initial Purchaser may reasonably request prior to the 90th day after the end of the underwriting period described in SEC Rule 15c2-12(t)(2). The District shall pay the expense of preparing the number of copies of the Official Statement specified in the winning bid and an equal number of any supplements or amendments issued on or before the Date of Delivery, but the Initial Purchaser shall pay for all other copies of the Official Statement or any supplement or amendment thereto.

Continuing Disclosure of Information: The District will agree in the Bond Order to provide certain periodic information and notices of material events in accordance with Securities and Exchange Commission Rule 15c2-12, as described in the Preliminary Official Statement under "CONTINUING DISCLOSURE OF INFORMATION." The Initial Purchaser's obligation to accept and pay for the Bonds is conditioned upon delivery to the Initial Purchaser or their agent of a certified copy of the Bond Order containing the agreement described under such heading.

GENERAL CONSIDERATIONS

Registration: The Bonds are transferable on the bond register kept by the Paying Agent/Registrar upon surrender and reissuance. The Bonds are exchangeable for an equal principal amount of Bonds of the same maturity in any authorized denomination upon surrender of the Bonds to be exchanged, but the District may require payment of a sum sufficient to cover any tax or governmental charge payable in connection therewith.

Investment Considerations: The Bonds involve certain investment considerations. Prospective bidders are urged to examine carefully the entire Preliminary Official Statement, with respect to the investment considerations associated with the Bonds. Particular attention should be given to the information set forth therein under the caption "INVESTMENT CONSIDERATIONS."

Municipal Bond Insurance and Municipal Bond Rating: Application has been made to S&P Global Ratings, a business unit of Standard & Poor's Financial Services LLC ("S&P") for an underlying rating on the Bonds, and S&P has assigned an underlying rating of "___" to the District. Application has also been made to various municipal bond insurance companies for qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option of the Initial Purchaser at the Initial Purchaser's expense. The rating fee of S&P will be paid for by the District; payment of any other rating fee will be at the option and expense of the Initial Purchaser. A downgrade of the insurer by any rating agency subsequent to submitting a bid with municipal bond insurance and before the closing of the transaction is not a material adverse change nor is it basis for the Initial Purchaser to terminate its obligations to pay for the Bonds at closing. See "DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS—Conditions to Delivery" and "—No Material Adverse Change" herein. It should be noted that there are risk factors related to the purchase of municipal bond insurance. Accordingly, investors should evaluate the underlying credit quality of the District. See "INVESTMENT CONSIDERATIONS—Risk Factors Related to the Purchase of Municipal Bond Insurance" in the Preliminary Official Statement.

Reservation of Rights: The District reserves the right to reject any and all bids and to waive any and all irregularities, except time of filing.

Not an Offer to Sell: This Official Notice of Sale does not alone constitute an offer to sell the Bonds but is merely notice of sale of the Bonds. The invitation for bids on the Bonds is being made by means of this Official Notice of Sale, the Preliminary Official Statement and the Official Bid Form.

Registration and Qualification of Bonds for Sale: The offer and sale of the Bonds have not been registered or qualified under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein, and the Bonds have not been registered or qualified under the securities acts of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions. By submission of its bid, the Initial Purchaser represents that the sale of the Bonds in states other than the State of Texas will be made pursuant to exemptions from registration or qualification, or where necessary, the Initial Purchaser will register the Bonds in accordance with the securities laws of the state in which the Bonds are offered or sold. The District agrees to cooperate with the Initial Purchaser, at the Initial Purchaser's written request and expense, in registering or qualifying the Bonds, or obtaining an exemption from registration or qualification (other than filing a consent to service of process in such state), in any state where such action is necessary.

Additional Copies of Documents: Additional copies of this Official Notice of Sale, the Preliminary Official Statement and the Official Bid Form may be obtained from the Financial Advisor, Masterson Advisors LLC, 3 Greenway Plaza, Suite 1100, Houston, Texas 77046.

Mr. H. Brock Hudson
President, Board of Directors
West Park Municipal Utility District
Harris County, Texas

OFFICIAL BID FORM

President and Board of Directors
 West Park Municipal Utility District
 c/o Masterson Advisors LLC
 3 Greenway Plaza, Suite 1100
 Houston, Texas 77046

October 28, 2024

Board Members:

We have read in detail the Official Notice of Sale and Preliminary Official Statement, dated September 23, 2024, both as made a part hereof, relating to the \$3,300,000 West Park Municipal Utility District (the "District") Unlimited Tax Bonds, Series 2024 (the "Bonds"). We realize that the Bonds involve certain investment considerations, and we have made inspections and investigations as we deem necessary relating to the District and to the investment quality of the Bonds.

For your legally issued Bonds, as described in the "Official Notice of Sale" and "Preliminary Official Statement," we will pay you a price of \$ _____, representing _____% of the principal amount. Such Bonds mature May 1, in each of the years and in the amounts and interest rates shown below:

<u>Maturity</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2026	\$ 50,000	_____ %	2036	\$ 50,000 *	_____ %
2027	50,000	_____ %	2037	75,000 *	_____ %
2028	50,000	_____ %	2038	375,000 *	_____ %
2029	50,000	_____ %	2039	375,000 *	_____ %
2030	50,000	_____ %	2040	400,000 *	_____ %
2031	50,000 *	_____ %	2041	400,000 *	_____ %
2032	25,000 *	_____ %	2042	400,000 *	_____ %
2033	25,000 *	_____ %	2043	400,000 *	_____ %
2034	25,000 *	_____ %	2044	400,000 *	_____ %
2035	50,000 *	_____ %			

* Optional redemption on or after May 1, 2030

Of the principal maturities set forth in the table above, we have created term bonds as indicated in the following table (which may include multiple term bonds, one term bond or no term bond if none is indicated). For those years which have been combined into a term bond, the principal amount shown in the table above shall be the mandatory sinking fund redemption amounts in such years except that the amount shown in the year of the term bond maturity date shall mature in such year. The term bonds created are as follows:

<u>Term Bond Maturity Date</u>	<u>Year of First Mandatory Redemption</u>	<u>Principal Amount of Term Bond</u>	<u>Interest Rate</u>
_____	_____	_____	_____ %
_____	_____	_____	_____ %
_____	_____	_____	_____ %
_____	_____	_____	_____ %
_____	_____	_____	_____ %

Our calculation (which is not a part of this bid) of the interest cost from the above is:

Gross Interest Cost from November 26, 2024 (the "Date of Delivery")	\$ _____
Plus: Dollar Amount of Discount (or Less: Dollar Amount of Premium)	\$ _____
NET INTEREST COST	\$ _____
NET EFFECTIVE INTEREST RATE	_____ %

The Bonds [are] [are not] being insured by _____ at a premium of \$ _____, said premium to be paid by the Initial Purchaser. The rating fee of S&P will be paid for by the District; payment of any other rating fee will be the responsibility of the Initial Purchaser.

The Bonds shall be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York.

A Bank Cashier's Check payable to your order in the amount of \$66,000 is attached hereto or has been made available to you prior to the opening of this bid, as a Good Faith Deposit, and is submitted in accordance with the Official Notice of Sale. Should we fail or refuse to make payment for the Bonds in accordance with the terms and conditions set forth in the Official Notice of Sale, this check shall be cashed and the proceeds retained as complete liquidated damages against us.

The District may not accept this bid until it has received from the bidder, if that bidder is a privately held entity, a completed, and signed TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The undersigned understands that failure to provide said form complete with a certificate number assigned by the TEC as provided for in the Official Notice of Sale will result in a non-conforming bid and will prohibit the District from considering this bid for acceptance.

The undersigned agrees to complete, execute, and deliver to the District, by the Date of Delivery of the Bonds, a certificate relating to the "issue price" of the Bonds in the form accompanying the Official Notice of Sale, with such changes thereto as may be acceptable to the District.

We agree to accept delivery of and make payment for the Bonds in immediately available funds at the offices of The Bank of New York Mellon Trust Company, N.A., Dallas, Texas, not later than 10:00 A.M., Houston, Texas Time, on the Date of Delivery, or thereafter on the date the Bonds are tendered for delivery, pursuant to the terms set forth in the "Official Notice of Sale." In addition, in the event less than all of the Bonds are sold to ultimate customers prior to the Date of Delivery of the Bonds, we will so notify the District on such date.

By executing this Official Bid Form, the bidder represents and verifies that, for purposes of Texas Government Code Chapters 2271, 2274, or 2276, at the time of execution and delivery of this bid and through the term of this contract, being through the end of the underwriting period as defined by United States Securities and Exchange Commission Rule 15c2-12: (1) neither the bidder nor a syndicate member listed on the Official Bid Form, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, boycotts or will boycott Israel, (2) neither the bidder nor a syndicate member listed on the Official Bid Form, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, boycotts or will boycott energy companies, and (3) neither the bidder nor a syndicate member listed on the Official Bid Form, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (a) has or will have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, or (b) will discriminate against a firearm entity or firearm trade association.

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that, purposes of Chapter 2252 of the Texas Government Code, at the time of execution and delivery of this bid, neither the bidder nor a syndicate member listed on the Official Bid Form, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

The terms (1) "boycotts Israel" and "boycott Israel" as used herein have the meanings assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended, (2) "boycotts energy companies" and "boycott energy companies" as used herein have the meanings assigned to the term "boycott energy company" in Sections 809.001 and 2276.001 of the Texas Government Code, each as amended, and (3) "discriminates against a firearm entity or firearm trade association" as used herein has the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3) of the Texas Government Code, as amended. As used herein, the term "affiliate" shall mean an entity that controls, is controlled by, or is under common control with the bidder or each syndicate member listed on the Official Bid Form, as applicable, within the meaning of SEC Rules 405, 17 C.F.R. § 230.405, and exists to make a profit.

By executing this Official Bid Form, the bidder acknowledges the award of the Bonds is conditioned upon compliance by the Bidder, each syndicate member listed on the Official Bid Form, and the provider of municipal bond insurance for the Bonds, if any and if required, with any rules and requirements of the Office of the Attorney General of Texas ("Attorney General") related to the filing of standing letters supporting the verifications and certifications herein, and that compliance with such rules and requirements has been confirmed by the District, either by its receipt of a copy of any required standing letters with this Official Bid Form prior to the time prescribed for award of the Bonds or such other means as is reasonably determined by the District.

By executing this Official Bid Form, bidder represents to the District that it and each syndicate member listed on the Official Bid Form, if any, (i) has filed a standing letter with the Attorney General and the Municipal Advisory Council of Texas that conforms to the requirements of the Attorney General, (ii) has no reason to believe that the District may not be entitled to rely on such standing letters, and (iii) neither bidder, any syndicate member listed in the Official Bid Form, nor any parent company, subsidiaries, or affiliates of the same, have received a letter from the Texas Comptroller of Public Accounts related to its inclusion on any list of financial companies boycotting energy companies. Bidder agrees that it will not rescind its standing letter at any time before the delivery of the Bonds unless same is immediately replaced with a standing letter that meets the requirements of the Attorney General. By executing this Official Bid Form, Bidder acknowledges that the District reserves the right, in its sole discretion, to reject any bid from a bidder that does not have such standing letter on file as of the deadline for bids for the Bonds. By submitting a bid, each bidder agrees, should it be the winning bidder, to cooperate with the District and take any action necessary to further verify and confirm compliance with state law by the bidder and each syndicate member listed in the Official Bid Form.

Further, by executing this Bid Form, the bidder also agrees that it will maintain all records in accordance with the requirements of the Texas Public Information Act, including Subchapter J thereof relating to contracting information as defined therein, and the District's rules, regulations, policies, and retention schedules adopted thereunder with respect to any records to which said Act applies.

Respectfully submitted,

By: _____

Syndicate Members (if any):

ACCEPTANCE CLAUSE

The above and foregoing bid is hereby in all things accepted by West Park Municipal Utility District this 28th day of October, 2024.

ATTEST:

 Secretary, Board of Directors

 President, Board of Directors

BOND YEARS

Due: May 1, Annually
 Interest Accrual Date: November 26, 2024

<u>Year</u>	<u>Principal</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2026	\$ 50,000	71.528	71.528
2027	50,000	121.528	193.056
2028	50,000	171.528	364.583
2029	50,000	221.528	586.111
2030	50,000	271.528	857.639
2031	50,000	321.528	1,179.167
2032	25,000	185.764	1,364.931
2033	25,000	210.764	1,575.694
2034	25,000	235.764	1,811.458
2035	50,000	521.528	2,332.986
2036	50,000	571.528	2,904.514
2037	75,000	932.292	3,836.806
2038	375,000	5,036.458	8,873.264
2039	375,000	5,411.458	14,284.722
2040	400,000	6,172.222	20,456.944
2041	400,000	6,572.222	27,029.167
2042	400,000	6,972.222	34,001.389
2043	400,000	7,372.222	41,373.611
2044	400,000	7,772.222	49,145.833
Total	\$ 3,300,000		

— Average Maturity **14.893** Years

ISSUE PRICE CERTIFICATE

The undersigned, being a duly authorized representative of the underwriter or the manager of the syndicate of underwriters ("Purchaser") with respect to the purchase of \$3,300,000 Unlimited Tax Bonds, Series 2024, by West Park Municipal Utility District (the "District"), hereby certifies and represents, based on its records and information, as follows:

[If at least 3 qualified bids are received from underwriters]

(1) On the first day on which there was a binding contract in writing for the purchase of the Bonds by the Purchaser, the Purchaser's reasonably expected initial offering prices of each maturity of the Bonds with the same credit and payment terms (the "Expected Offering Prices") to a person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Initial Purchaser are as set forth in the pricing wire or equivalent communication for the Bonds, as attached to this Issue Price Certificate as Schedule A. The Expected Offering Prices are the prices for the Bonds used by the Purchaser in formulating its bid to purchase the Bonds.

(2) The Purchaser had an equal opportunity to bid to purchase the Bonds and it was not given the opportunity to review other bids that was not equally given to all other bidders (i.e., no last look).

(3) The bid submitted by the Purchaser constituted a firm bid to purchase the Bonds.

[If less than 3 qualified bids are received from underwriters]

(1) [Other than the Bonds maturing in _____ ("Hold-the-Price Maturities"), the][The first price at which at least ten percent ("Substantial Amount") of the principal amount of each maturity of the Bonds having the same credit and payment terms ("Maturity") was sold to a person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Initial Purchaser ("Public") are the initial offering prices (the "Initial Offering Prices"), as listed in the pricing wire or equivalent communication for the Bonds that is attached to this Issue Price Certificate as Schedule A.

[Include the following paragraphs (2) and (3) if there are Hold-the-Price Maturities]

(2) On or before the first day on which there is a binding contract in writing for the sale of the Bonds ("Sale Date"), the Purchaser offered to the Public each [maturity of the Bonds having the same credit and payment terms ("Maturity")][Maturity of the Hold-the-Price Maturities] at the [Initial Offering Prices for such Maturity][initial offering prices for such Maturity ("Initial Offering Prices")], as set forth in Schedule A hereto. [A copy of the pricing wire or equivalent communication for the Bonds is attached to this Issue Price Certificate as Schedule A.]

(3) As set forth in the Notice of Sale, the Purchaser agreed in writing to neither offer nor sell any of the Hold-the-Price Maturities to any person at any higher price than the Initial Offering Price for such Maturity until the earlier of the close of the fifth business day after the Sale Date or the date on which the Purchaser sells a [at least ten percent ("Substantial Amount")][Substantial Amount] of a Maturity of the Bonds to the Public at no higher price than the Initial Offering Price for such Maturity.]

[Include the remaining paragraphs regardless of number of bids; revise lettering of paragraphs as appropriate]

(4) As used hereinabove, the term "Purchaser" means (i) (A) a person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, or (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i)(A) of this paragraph (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public) to participate in the initial sale of the Bonds to the Public, and (ii) any person who has more than 50% common ownership, directly or indirectly, with a person described in clause (i) of this paragraph.

(5) Please choose the appropriate statement:

() Purchaser will not purchase bond insurance for the Bonds.

() Purchaser will purchase bond insurance from _____ (the "Insurer") for a fee/premium of \$ _____ (the "Fee"). To the best of the undersigned's knowledge, information and belief, based upon the facts available at this time and current market conditions, the Fee is a reasonable amount payable solely for the transfer of credit risk for the payment of debt service on the Bonds and does not include any amount payable for a cost other than such guarantee, e.g., a credit rating or legal fees. Purchaser represents that the present value of the Fee for each obligation constituting the Bonds to which such Fee is properly allocated and which are insured thereby is less than the present value of the interest reasonably expected to be saved as a result of the insurance on each obligation constituting the Bonds. In determining present value for this purpose, the yield of the Bonds (determined with regard to the payment of the guarantee fee) has been used as the discount rate. The Fee has been paid to a person who is not exempt from federal income taxation and who is not a user or related to the user of any proceeds of the Bonds. No portion of the Fee is refundable upon redemption of any of the Bonds in an amount which would exceed the portion of such Fee that has not been earned.

(6) The undersigned has calculated the total underwriting spread on the Bonds to be \$_____. As used herein, the term "total underwriting spread" means the cost for marketing and selling the Bonds, and includes (a) a total takedown of \$_____, (b) a total management fee of \$_____, (c) fees and expenses of underwriter's counsel in the estimated total amount of \$_____, and (d) other expenses in the total estimated amount of \$_____.

The undersigned understands that the foregoing information will be relied upon by District with respect to certain of the representations set forth in the Federal Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Marks Richardson PC in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the District from time to time relating to the Bonds. The undersigned understands that the foregoing information will also be relied upon by District and by Marks Richardson PC with respect to compliance with the requirements of Section 1202.008 of Chapter 1202, Texas Government Code, as amended. Notwithstanding anything set forth herein, the Purchaser is not engaged in the practice of law and makes no representation as to the legal sufficiency of the factual matters set forth herein.

EXECUTED and DELIVERED this _____ day of _____, 2024.

Purchaser Name

By: _____

Title: _____



Honesty | Efficiency | Transparency | Accountability | Continuity

MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD

FOR THE MONTH ENDING

August 31, 2024



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 8/31/2024

RECEIVABLES SUMMARY

2023 Balance Forward Levy at 4/30/24 FYE	\$38,372.14	
CAD Changes / Uncollectible	(\$143,190.98)	(104,818.84)
Outstanding Balance forward Prior Years (2022-2012) at 4/30/24 FYE	\$14,456.94	
CAD Changes / Uncollectible	(\$33,160.22)	(18,703.28)
Total Levy to be collected		(123,522.12)
Collection prior months (all years)	\$90,299.89	
2023 Taxes Collected net NSF & KR Refunds during current month	\$45,146.04	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	\$33,199.75	
		168,645.68
Total Outstanding Balance		45,123.57

TAX ACCOUNT

Beginning Balance – Tax Account

443,656.70

Income

Taxes Collected current Year	\$1,542.73
Taxes Collected Prior Year	\$0.00
10% Rendition Penalty	\$154.27
Penalties & Interest	\$322.43
Collection Fee Paid	\$403.89
Overpayments	\$0.00
NSF or Reversals, Bank Charges	\$0.00
Other Fees & Court Costs, Etc	\$0.00
	\$2,423.32

446,080.02

Expenses

CK# 1938	Ted A. Cox - Delq. Atty Collection Fee 8/2024	\$431.31
CK# 1939	HCAD - 4th Quarter 2024 Assessment CI-00002445	\$5,518.00
CK# 1940	Madeline M. Rice Trust ETAL - Correction Roll 12 (TY 2023)	\$724.30
CK# 1941	29SC Greenhouse LP - Correction Roll 12, 24 (TY 2023, 2022)	\$54,852.51
CK# 1942	Broadstone Apartments LLC - Correction Roll 12 (TY 2023)	\$22,088.38
CK# 1943	Western Governors University - Correction Roll 24 (TY 2022)	\$2,445.66
CK# 1944	HEB Grocery Co, LP %Popp Hutcheson - Lawsuit Settled Letter (TY 2023)	\$1,208.37
CK# 1945	B & A Municipal Tax Service LLC - Inv. 897-372	\$1,153.45
CK# 1946	B & A Municipal Tax Service LLC - Inv. 897-373	\$212.94
		\$88,634.92

Ending Balance –Tax Account

357,445.10



MUNICIPAL TAX SERVICE, LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 8/31/2024

OUTSTANDING TAXES – YEAR TO DATE

TAX YEAR	BALANCE FORWARD @ 10/01/23	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2023	\$3,000,614.25	(\$142,215.34)	\$0.00	\$2,827,414.24	\$30,984.67	98.92%
2022	\$2,640,980.14	(\$66,732.40)	\$0.00	\$2,570,957.11	\$3,290.63	99.87%
2021	\$2,197,154.84	(\$13,028.63)	\$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	\$1,716,809.00	\$23.71	(\$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	\$1,939,402.88	\$152.17	(\$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%
2014	\$1,475,789.97	\$0.00	(\$1,655.59)	\$1,474,134.38	\$0.00	100.00%
2013	\$1,276,014.62	\$0.00	(\$1,596.77)	\$1,274,417.85	\$0.00	100.00%
2012	\$1,158,188.10	\$0.00	(\$607.67)	\$1,157,580.44	(\$0.00)	100.00%
					\$45,123.57	

EXEMPTIONS & TAX RATES

TAX YEAR	HOMESTEAD EXEMPTION	OVER 65 / DISABLED	M & O RATE	DEBT SERVICE RATE	CONTRACT TAX RATE	TOTAL RATE
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
2014	0.00%	0	0.00000	0.65000	0.00000	0.65000
2013	0.00%	0	0.00000	0.67000	0.00000	0.67000
2012	0.00%	0	0.00000	0.67000	0.00000	0.67000

DISTRICT VALUES

TAX YEAR	LAND & IMPROVEMENTS	AG NET	PERSONAL PROPERTY	EXEMPTIONS	TOTAL VALUE	SR	KR
2023	740,878,262	0	40,490,463	19,129,035	762,239,690	12	12
2022	686,313,538	0	34,460,647	34,308,117	686,466,068	24	24
2021	585,528,951	0	33,003,671	36,098,959	582,433,663	36	36
2020	533,070,777	0	33,852,112	36,444,531	530,478,358	48	48
2019	433,493,735	0	36,098,671	34,951,216	434,641,190	60	60
2018	391,448,413	0	38,728,115	31,164,787	399,011,741	67	67
2017	364,659,692	0	36,898,146	31,238,790	370,319,048	79	79
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
2014	210,392,500	0	34,894,156	18,242,043	227,044,613	67	67
2013	177,795,695	0	30,752,299	18,098,057	190,449,937	79	79
2012	158,646,968	0	27,934,891	13,717,974	172,863,885	89	89



WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 8/31/2024

MUNICIPAL TAX SERVICE, LLC

PROFIT & LOSS

	CURRENT MONTH 5/01/2024 - 8/31/2024	FISCAL YEAR 05/01/23 - 8/31/2024
BEGINNING BALANCE	446,046.50	599,991.08
<u>INCOME</u>		
10% Rendition Penalty	154.27	337.23
Court Costs/Abstract & Filing Fees	0.00	0.00
Collection Fee	403.89	1,341.63
Overpayments	0.00	0.00
Penalty & Interest	322.43	1,038.55
Taxes Collected	1,542.73	8,011.04
Total Income	2,423.32	10,728.45
<u>EXPENSES</u>		
Audit/Records	0.00	250.00
Court Affidavits	0.00	15.00
Bank Charges	0.00	38.82
Bond Premium	0.00	0.00
CAD Fees	0.00	6,430.00
Certificate of Value	175.00	175.00
Certified Tax Statements	0.00	0.00
Copies	70.20	436.20
Correction Roll Refunds	0.00	125,576.25
Continuing Disclosure	0.00	0.00
Delinquent Attorney Asst.	15.00	15.00
Delinquent Tax Attorney Expense	24.85	3,084.64
Delinquent Tax Attorney Fee	269.82	595.04
Estimate of Value	0.00	0.00
Installment Tracking	0.00	0.00
FA Assistance	0.00	0.00
Unclaimed Property Report	0.00	60.00
Legal Notices	0.00	0.00
Map	0.00	0.00
Mailing & Handling	28.21	197.27
Meeting Travel & Mileage	156.35	495.40
Overpayment Refund	0.00	0.00
Payment to Incurr. Jur	0.00	0.00
Public Hearing	0.00	0.00
Rendition Refunds	0.00	0.00
Records Management	7.32	33.11
Rendition Refunds	0.00	0.00
5% Rendition Penalty to CAD	0.00	0.00
Roll Update & Processing	0.00	412.50
Supplies	125.04	125.04
Tax Assessor Collector Fee – AB	1,153.45	4,613.80
Transfer to Operating Fund	364.56	364.56
Transfer to Debt Service	0.00	21,721.88
	2,389.80	164,639.51
ENDING BALANCE	446,080.02	446,080.02



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD – JUR 897
FOR THE PERIOD ENDING 8/31/2024

YEAR TO YEAR COMPARISON

	2023	%		2021	%	VARIANCE
October	\$0.00	0.00%		\$0.19	0.00%	0.00%
November	\$47,036.76	1.26%		\$20,648.78	0.75%	0.51%
December	\$376,641.92	13.49%		\$409,105.56	12.95%	0.54%
January	\$2,494,538.10	94.48%		\$2,168,758.31	92.00%	2.48%
February	\$90,802.96	97.41%		\$4,742.38	92.15%	5.26%
March	\$2,816.01	98.33%		\$46,515.83	94.61%	3.72%
April	\$11,829.68	98.72%		\$2,226.96	94.68%	4.04%
May	\$880.18	98.66%		\$62,640.39	97.00%	1.66%
June	\$4,463.08	98.78%		\$14,100.88	97.51%	1.27%
July	\$767.47	98.80%		\$976.61	97.53%	1.27%
August	\$1,542.73	98.92%		\$56,480.73	99.63%	-0.71%
September				\$632.31	99.65%	

MONTHLY COLLECTIONS

2023	2022	2021	2020	2019	2018
\$1,542.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017					
\$0.00					



MUNICIPAL TAX SERVICE,LLC

WEST PARK MUD
FOR THE PERIOD ENDING 08/23/2024

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: \$544,443.78

TYPE OF PLEDGED INVESTMENT: 01BZII

IN COMPLIANCE W/ DISTRICT INVESTMENT POLICY: YES

STATE OF TEXAS §

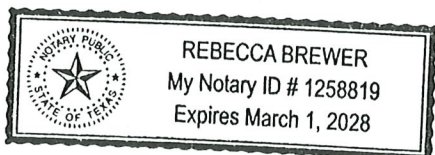
COUNTY OF HARRIS §

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 September 2024.



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

My Commission Expires March 1, 2028

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

TED A. COX

August 26, 2024

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

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

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees (August 2024) \$27.42

TOTAL DUE THIS INVOICE \$27.42

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

<i>8/24 expenses</i>	27.42*
<i>8/24 fees</i>	403.89 +
002	
	<u>431.31 *</u>

pd ck 1938 9.1.24

MONTH OF AUGUST 2024

<u>DISTRICT</u>	<u>COPIES</u>	<u>POSTAGE</u>	<u>DEED FEES</u>	<u>LEXIS NEXIS RESEARCH FEES</u>	<u>OTHER EXPENSES</u>	<u>TOTAL</u>
Louetta Road	\$7.40	\$2.19		\$7.53		\$17.12
McKinney MUD #1						
McKinney MUD #2						
Morton Road MUD	\$20.40	\$10.03		\$15.85		\$46.28
Northwest Freeway MUD	\$13.40	\$11.68	\$132.00	\$3.33	\$178.03 (two process server fees)	\$338.44
Plumcreek Mgt. District 1-A						
Reid Road MUD #2	\$10.50	\$18.40		\$9.99		\$38.89
Ricewood MUD	\$28.90	\$19.40		\$20.05		\$68.35
Shasla PUD	\$9.90	\$11.08		\$9.99		\$30.97
Westlake MUD #1	\$23.10	\$15.33		\$20.85		\$59.28
West Park MUD	\$16.50	\$1.73		\$9.19		\$27.42

WEST PARK MUD
 Deposits Report
 For Dates 8/1/2024 thru 8/31/2024

Bank	Deposit Date	Deposit No	Ck/Cash	CC	WACH	Deposit Amount
WELLS FARGO BANK	8/19/2024	20240147	0	0	1	66.29
	8/21/2024	20240148	2	0	0	0.00
	8/21/2024	20240149	3	0	0	0.00
	8/30/2024	20240150	0	2	0	2,357.03
	Total Deposits		4	5	2	1

<u>GL Account Summary</u>	<u>2023</u>	<u>2022</u>	<u>Total Report</u>
Taxes Paid	-45,146.04	-33,199.75	-78,345.79
Penalties Paid	154.27	-222.33	-68.06
P&I Paid	322.43		322.43
Coll Fee Paid	403.89		403.89
Refund	46,688.77	33,422.08	80,110.85
	<u>2,423.32</u>	<u>0.00</u>	<u>2,423.32</u>

Doc CK 1938 9.1.24



HARRIS CENTRAL APPRAISAL DISTRICT
 BUDGET AND FINANCE DIVISION - ACCOUNTS RECEIVABLE
 PO BOX 920975
 HOUSTON, TX 77292-0975
 UNITED STATES OF AMERICA
 PHONE: +1 (713) 8087659
 FAX: +1 (713) 9577410

INVOICE

Invoice Number: CI-00002445
Invoice Date: 08/19/2024
Due Date: 09/30/2024
Terms: DUE UPON RECEIPT
Customer ID: 897

Bill To:

WEST PARK MUD
 H BROCK HUDSON
 13333 NORTHWEST FWY STE 505
 HOUSTON, TX 77040

Remit To:

HARRIS CENTRAL APPRAISAL DISTRICT
 Budget and Finance Division - Accounts Receivable
 PO Box 920975
 Houston, TX 77292-0975
 United States of America
 +1 (713) 8087659

Sales Item	Description	Quantity	UOM	Unit Price	Amount
	Fourth Quarter Assessment	1	Quarter	5,518.00	5,518.00
				Sub Total	5,518.00
				Tax	0.00
				Invoice Total	5,518.00

**PENALTY AND INTEREST APPLY IF
 NOT PAID BY DUE DATE.**

* SEC 6.06(e), TEXAS PROPERTY TAX CODE

MAIL TO:

HARRIS CENTRAL APPRAISAL DISTRICT
 BUDGET AND FINANCE DIVISION -
 ACCOUNTS RECEIVABLE
 PO BOX 920975
 HOUSTON, TX 77292-0975
 UNITED STATES OF AMERICA

pd ck 1939 9.1.24

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	9/9/2024	2/1/2024	238

Account No [REDACTED]

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 02, 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	Comparisons of the last six (6) years					
Improvement	899,250	[REDACTED] F1	Year	Appraised	Taxable	Rate	Taxes	% Change
Land Value	450,000		2023	1,349,250	1,349,250	0.375000	5,059.69	15.95%
			2022	1,163,681	1,163,681	0.375000	4,363.80	0.13%
			2021	1,162,215	1,162,215	0.375000	4,358.31	7.63%
			2020	1,246,005	1,246,005	0.325000	4,049.52	-17.72%
			2019	1,246,005	1,246,005	0.395000	4,921.72	-2.95%
		2018	1,207,487	1,207,487	0.420000	5,071.45	74.87%	
			% Change between 2023 and 2018					
			11.74%	11.74%	-10.71%	-0.23%		

100% Assessed Value	Taxing Unit	Less Exemptions	Taxable Value	Tax Rate	Tax Levy
1,349,250	WESTPARK MUD		1,349,250	0.375000 per \$100	5,059.69

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Current Taxes Due	5,059.69

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/31/2024	5,783.99	[REDACTED]	5,783.99	0.00	0.00	0.00	0.00	5,783.99
08/21/2024	0.00	[REDACTED]	-724.30	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
<div style="display: flex; justify-content: space-around;"> <u>12</u> < 724.30 > </div>								
Pd CK 1940							9.1.24	
2023 Paid in Full							Total Paid	5,783.99

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	9/9/2024	2/1/2024	294

Account No [REDACTED]

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 02, 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	Comparisons of the last six (6) years					
Improvement	47,921,930	[REDACTED] B1	Year	Appraised	Taxable	Rate	Taxes	% Change
Land Value	8,078,070		2023	56,000,000	56,000,000	0.375000	210,000.00	5.66%
			2022	53,000,000	53,000,000	0.375000	198,750.00	7.94%
			2021	49,100,000	49,100,000	0.375000	184,125.00	21.84%
			2020	46,500,000	46,500,000	0.325000	151,125.00	-16.83%
			2019	46,000,000	46,000,000	0.395000	181,700.00	-5.95%
		2018	46,000,000	46,000,000	0.420000	193,200.00	5.04%	
			% Change between 2023 and 2018					
			21.74%	21.74%	-10.71%	8.70%		
100% Assessed Value	56,000,000	Service Address						
		[REDACTED]						
Taxing Unit		Less Exemptions	Taxable Value	Tax Rate		Tax Levy		
WESTPARK MUD			56,000,000	0.375000 per \$100		210,000.00		
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		210,000.00

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment	
01/25/2024	233,876.09	[REDACTED]	233,876.09	0.00	0.00	0.00	0.00	233,876.09	
08/21/2024	0.00	[REDACTED]	-23,876.09	0.00	0.00	0.00	0.00	0.00	
CORRECTION ROLL									
<i>12</i>									
<i><23,876.09></i>									
	# 2023		23,876.09*						
	# 2022		30,976.42 *						
	002		54,852.51 *						
<i>pd ck 1941 9.1.24</i>									
2023 Paid in Full							Total Paid		233,876.09

2022 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	9/9/2024	2/1/2023	290

Account No [REDACTED]

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2023. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 01, 2023 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		Comparisons of the last six (6) years						
Improvement	Land Value			Year	Appraised	Taxable	Rate	Taxes	% Change	
44,921,930	8,078,070	[REDACTED]	[REDACTED]	2022	53,000,000	53,000,000	0.375000	198,750.00	7.94%	
				2021	49,100,000	49,100,000	0.375000	184,125.00	21.84%	
				2020	46,500,000	46,500,000	0.325000	151,125.00	-16.83%	
				2019	46,000,000	46,000,000	0.395000	181,700.00	-5.95%	
				2018	46,000,000	46,000,000	0.420000	193,200.00	5.04%	
				2017	39,985,384	39,985,384	0.460000	183,932.77	204.42%	
				% Change between 2022 and 2017						
					32.55%	32.55%	-18.48%	8.06%		

100% Assessed Value	53,000,000	Service Address	Taxable Value	Tax Rate	Tax Levy
		[REDACTED]	53,000,000	0.375000 per \$100	198,750.00

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Current Taxes Due	198,750.00

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/24/2023	229,726.42	[REDACTED]	229,726.42	0.00	0.00	0.00	0.00	229,726.42
08/21/2024	0.00	[REDACTED]	-30,976.42	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL 24 pd ck 1941 9.1.24 <30,976.42>								
2022 Paid in Full							Total Paid	229,726.42

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	9/9/2024	2/1/2024	316

Account No [REDACTED]

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 02, 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		Comparisons of the last six (6) years					
Improvement	46,816,360	[REDACTED]	[REDACTED]	Year	Appraised	Taxable	Rate	Taxes	% Change
Land Value	5,183,640	[REDACTED]	[REDACTED]	2023	52,000,000	52,000,000	0.375000	195,000.00	2.97%
		Acreage: 11.90000	B1	2022	50,500,000	50,500,000	0.375000	189,375.00	9.54%
				2021	46,100,000	46,100,000	0.375000	172,875.00	21.17%
				2020	43,900,000	43,900,000	0.325000	142,675.00	-9.92%
				2019	40,100,000	40,100,000	0.395000	158,395.00	-4.77%
				2018	39,603,400	39,603,400	0.420000	166,334.28	-7.28%
				% Change between 2023 and 2018					
					31.30%	31.30%	-10.71%	17.23%	

Taxing Unit	Less Exemptions	Taxable Value	Tax Rate	Tax Levy
WESTPARK MUD		52,000,000	0.375000 per \$100	195,000.00

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Current Taxes Due	195,000.00

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/31/2024	217,088.38	[REDACTED]	217,088.38	0.00	0.00	0.00	0.00	217,088.38
08/21/2024	0.00	[REDACTED]	-22,088.38	0.00	0.00	0.00	0.00	0.00

CORRECTION ROLL

12

<22,088.38>

Std CK 1942

9.1.24

2023 Paid in Full	Total Paid	217,088.38
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2022 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	9/9/2024	3/1/2023	453

Account No [REDACTED]

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER February 28, 2023. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on May 02, 2023 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



Appraised Values		Property Information					
Personal Property	592,888	[REDACTED]					
						L1	
						Service Address	
100% Assessed Value	592,888	[REDACTED]					
Taxing Unit		Less Exemptions		Taxable Value	Tax Rate	Tax Levy	
WESTPARK MUD		Total Exempt	592,888	0	0.375000 per \$100	0.00	
						Current Taxes Due	0.00

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment	
06/06/2023	3,316.32	[REDACTED]	2,223.33	222.33	317.94	552.72	0.00	3,316.32	
08/21/2024	0.00	[REDACTED]	-2,223.33	-222.33	0.00	0.00	0.00	0.00	
CORRECTION ROLL <i>24</i>									
<i>< 2,445.66 ></i>									
<i>pd CR 1943 9.1.24</i>							Total Paid		3,316.32
2022 Paid in Full							Total Paid		3,316.32

West Park



Property Tax Form 50-765

Designation of Tax Refund

Pursuant to Texas Tax Code Section 42.43, a property owner who prevails in an appeal of an appraisal review board determination of value to district court may designate to whom and/or where a property tax refund is to be sent. By completing this form, you (Property Owner) provide that the refund resulting from a post appeal judgment will be delivered to the designated individual or firm. The entire form must be completed for the local tax office to process the refund.

TAXING UNIT INFORMATION

Collecting (Taxing Unit) Office Name B & A Municipal Tax Service, LLC
old value 4,846,233 Old tax \$18,173.37
new value 4,524,000 new tax \$16,965.00
Mailing Address refund \$1,208.37
City, Town or Post Office, State, ZIP Code

PROPERTY OWNER INFORMATION

Property Owner Name and Address: SEE LIST ATTACHED
CK to Heb Grocery Co. LP
Property Description: SEE LIST ATTACHED

Property Account Number or Statement Number: West Park CAD 0913191
SEE LIST ATTACHED
Final Judgment Cause Number: (Please provide entire number.) 2023 rate 0.375
2023-64451

ASSIGNMENT OF RIGHT TO A REFUND

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

I, James E. Popp, hereby designate the refund on the above named property be sent to the following:
Please check appropriate box (check only one box)
[] Property Owner - If using different address than above information, please provide in the space below:
[X] Business office of attorney of record in the appeal located at the following mailing address:
[] Another individual and address as designated in the following information:
Name c/o POPP HUTCHESON PLLC
Address 1301 S. MoPac Expressway, Suite 430
City Austin
State TX
ZIP 78746
Mail to

SIGN THE APPLICATION

J Popp
Property Owner or Duly Authorized Representative
Date 08/29/2024

CAUSE NO. 2023-64451

EPO
6

HEB GROCERY COMPANY LP, HEB
GROCERY INC AND H-E-B LP,

§
§
§
§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

Plaintiffs,

v.

HARRIS COUNTY, TEXAS

HARRIS CENTRAL APPRAISAL DISTRICT,

Defendant.

234th JUDICIAL DISTRICT

AGREED FINAL JUDGMENT

On this day came on to be heard the Agreed Motion of HEB Grocery Company LP, HEB Grocery Inc and H-E-B LP, Plaintiffs, and Harris Central Appraisal District, Defendant, for Entry of an Agreed Final Judgment in this cause. The parties appeared by and through their attorneys of record and announced to the Court that they had compromised and settled the issues of law and fact in dispute therein. The Court proceeded to hear the evidence and arguments of counsel supporting the Agreed Motion for Entry of Agreed Final Judgment, and finds that such Agreed Motion should be granted and the Agreed Final Judgment should be entered.

It is, therefore, ORDERED, ADJUDGED, AND DECREED that for 2023 ad valorem tax purposes, the appraised value of Plaintiffs' property which is the subject of this suit shall be as follows:

<u>YEAR</u>	<u>ACCOUNT NO.</u>	<u>APPRAISED VALUE</u>
2023	0887139	\$3,760,000.00
2023	0913186	\$5,719,000.00
2023	0913189	\$4,618,000.00
2023	0913191	\$4,524,000.00
2023	0913194	\$5,265,000.00
2023	0913987	\$3,580,000.00
2023	0919462	\$4,312,000.00
2023	0943233	\$3,964,000.00
2023	0952799	\$3,585,000.00
2023	0984822	\$3,480,000.00
2023	1019036	\$2,235,000.00
2023	1019532	\$4,606,000.00
2023	1019545	\$4,310,000.00
2023	2004429	\$4,535,000.00

Taxing Unit: Harris County Municipal Utility District #276

Cause No: 2023-64451

PH Lawsuit: HEBP31HAR23-L-2023

Property Account No.	Tax Year	Property Owner Name Property Owner Address	Legal Description
0913987	2023	HEB Grocery Company LP PO Box 839999 San Antonio, TX 78283-3999	Computers Furniture and Fixtures Inventory Machinery and Other Equipment Miscellaneous Supplies

Taxing Unit: West Park Municipal Utility District

Cause No: 2023-64451

PH Lawsuit: HEBP31HAR23-L-2023

Property Account No.	Tax Year	Property Owner Name Property Owner Address	Legal Description
0913191	2023	HEB Grocery Company LP PO Box 839999 San Antonio, TX 78283-3999	FURNITURE, FIXTURES & EQUIPMENT; INVENTORY

West Park



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
9/1/2024	897-372

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 September 2024.		1,134.55	1,134.55
2023 Additional Unit Count Invoiced 2024	21	0.90	18.90
Thank you for your business.		Total	\$1,153.45

pd ck 1945 9.1.24

Invoice



MUNICIPAL TAX SERVICE, LLC

Date	Invoice #
9/1/2024	897-373

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	348	0.20	69.60
Postage, Mailing, and Handling (6)		6.54	6.54
Roll Update & Processing Hrs. (June and July Rolls)	0.5	75.00	37.50
Records Retention		7.95	7.95
Meeting Travel Time/Mileage/Time (July 2024)		91.35	91.35
Thank you for your business.		Total	\$212.94

pd CR 1946 9-1-24

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
[REDACTED]		[REDACTED]		Veteran	No
[REDACTED]		[REDACTED]		Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	18.78	62.66	19.31	63.19	19.83	63.71
2022	10/28/2022	2/1/2023		39.89	3.99	0.00	25.10	68.98	25.62	69.50	26.15	70.03
2021	10/18/2021	2/1/2022		39.89	3.99	0.00	31.42	75.30	31.95	75.83	32.48	76.36
Totals				119.67	11.97	0.00	75.30	206.94	76.88	208.52	78.46	210.10

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
[REDACTED]		[REDACTED]		Veteran	No
[REDACTED]		[REDACTED]		Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	8.72	20.90	8.87	21.05	9.01	21.19

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
[REDACTED]		[REDACTED]		Veteran	No
[REDACTED]		[REDACTED]		Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		317.86	31.79	0.00	149.65	499.30	153.85	503.50	158.05	507.70

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
[REDACTED]		[REDACTED]		Veteran	No
[REDACTED]		[REDACTED]		Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	21.71	52.03	22.07	52.39	22.43	52.75
2020	12/9/2020	2/2/2021		23.89	2.39	0.00	22.60	48.88	22.92	49.20	23.23	49.51
Totals				51.45	5.15	0.00	44.31	100.91	44.99	101.59	45.66	102.26

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
[REDACTED]		[REDACTED]		Veteran	No
[REDACTED]		[REDACTED]		Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	3/24/2024	2/1/2024		21,375.00	0.00	0.00	9,148.50	30,523.50	9,405.00	30,780.00	9,661.50	31,036.50

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
[REDACTED]		[REDACTED]		Veteran	No
[REDACTED]		[REDACTED]		Installment Code	N

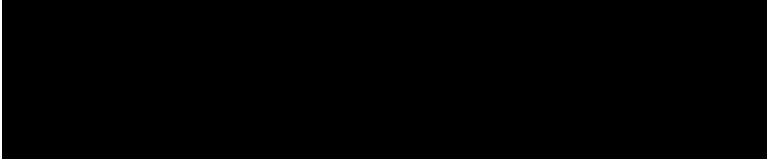
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		39.38	0.00	0.00	16.85	56.23	17.33	56.71	17.80	57.18

Account No/Name/Address		Cad No/Property Descr.		Over 65	No
[REDACTED]		[REDACTED]		Veteran	No
[REDACTED]		[REDACTED]		Installment Code	N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		5,223.06	0.00	0.00	2,235.47	7,458.53	2,298.14	7,521.20	2,360.82	7,583.88

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 Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	14.66	48.92	15.07	49.33	15.48	49.74



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	13.02	43.44	13.38	43.80	13.75	44.17



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	6.71	14.51	6.80	14.60	6.90	14.70



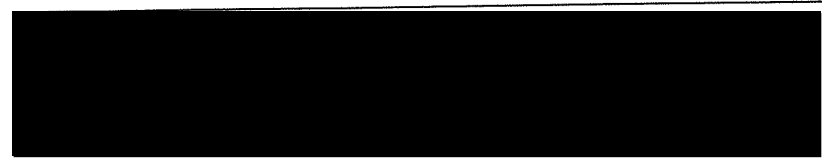
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	42.86	102.73	43.58	103.45	44.30	104.17
2020	10/14/2020	2/2/2021		47.17	4.72	0.00	44.63	96.52	45.25	97.14	45.87	97.76
Totals				101.60	10.16	0.00	87.49	199.25	88.83	200.59	90.17	201.93



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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
Law suit: 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	0.00		



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	51.82	124.20	52.70	125.08	53.56	125.94



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	17.71	33.46	17.89	33.64	18.08	33.83

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

							Over 65	No				
							Veteran	No				
							Installment Code	N				
							Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2018	10/11/2018	2/1/2019		764.20	76.42	0.00	965.03	1,805.65	975.12	1,815.74	985.20	1,825.82

							Over 65	No				
							Veteran	No				
							Installment Code	N				
							Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
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		17.55	1.76	0.00	8.27	27.58	8.49	27.80	8.73	28.04

							Over 65	No				
							Veteran	No				
							Installment Code	N				
							Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		18.94	0.00	0.00	13.56	32.50	13.78	32.72	14.01	32.95

							Over 65	No				
							Veteran	No				
							Installment Code	N				
							Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2019	3/19/2020	5/1/2020		165.81	0.00	0.00	160.51	326.32	162.50	328.31	164.48	330.29

							Over 65	No				
							Veteran	No				
							Installment Code	N				
							Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2018	10/11/2018	2/1/2019		17.04	1.70	0.00	21.51	40.25	21.74	40.48	21.96	40.70
2017	10/11/2017	2/1/2018		20.58	2.06	0.00	29.25	51.89	29.52	52.16	29.80	52.44
2016	10/11/2016	2/1/2017		34.57	3.46	0.00	54.61	92.64	55.07	93.10	55.52	93.55
Totals				72.19	7.22	0.00	105.37	184.78	106.33	185.74	107.28	186.69

							Over 65	No				
							Veteran	No				
							Installment Code	N				
							Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
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		80.84	8.08	0.00	38.05	126.97	39.12	128.04	40.19	129.11
2022	10/28/2022	2/1/2023		77.14	7.71	0.00	48.53	133.38	49.55	134.40	50.57	135.42
2021	12/15/2021	2/1/2022		74.38	7.44	0.00	58.58	140.40	59.56	141.38	60.55	142.37
2020	10/14/2020	2/2/2021		64.46	6.45	0.00	60.98	131.89	61.83	132.74	62.69	133.60
Totals				296.82	29.68	0.00	206.14	532.64	210.06	536.56	214.00	540.50

							Over 65	No				
							Veteran	No				
							Installment Code	N				
							Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		13.03	1.30	0.00	6.13	20.46	6.31	20.64	6.48	20.81
2022	10/28/2022	2/1/2023		13.03	1.30	0.00	8.19	22.52	8.37	22.70	8.54	22.87
2021	10/18/2021	2/1/2022		13.03	1.30	0.00	10.26	24.59	10.44	24.77	10.61	24.94
2020	10/14/2020	2/2/2021		11.29	1.13	0.00	10.68	23.10	10.84	23.26	10.98	23.40

Account No/Name/Address	Cad No/Property Descr.										
2019 10/1/2019 2/1/2020		13.73	1.37	0.00	15.16	30.26	15.34	30.44	15.52	30.62	
Totals		64.41	6.40	0.00	50.42	120.93	51.30	121.81	52.13	122.64	



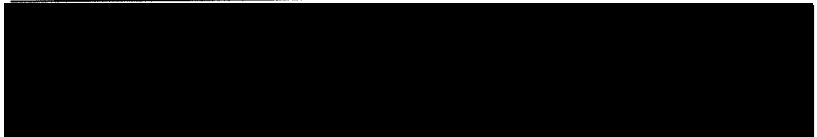
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	21.67	72.28	22.27	72.88	22.88	73.49
2022	10/28/2022	2/1/2023		45.86	4.59	0.00	28.86	79.31	29.46	79.91	30.07	80.52
Totals				91.87	9.19	0.00	50.53	151.59	51.73	152.79	52.95	154.01



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	159.27	381.71	161.93	384.37	164.61	387.05
2020	10/14/2020	2/2/2021		175.26	17.53	0.00	165.79	358.58	168.11	360.90	170.43	363.22
2019	10/1/2019	2/1/2020		213.00	21.30	0.00	235.24	469.54	238.04	472.34	240.86	475.16
2018	10/11/2018	2/1/2019	L	222.04	22.20	0.00	280.39	524.63	283.32	527.56	286.24	530.48
Lawsuit: 2/22/2019												
2017	2/27/2018	4/3/2018	L	238.16	23.82	0.00	332.19	594.17	335.33	597.31	338.48	600.46
Lawsuit: 2/22/2019												
Totals				1,050.68	105.07	0.00	1,172.88	2,328.63	1,186.73	2,342.48	1,200.62	2,356.37



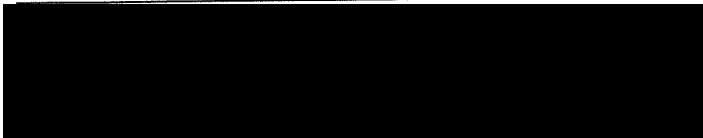
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	941.49	3,141.24	967.89	3,167.64	994.29	3,194.04
2022	10/28/2022	2/1/2023		1,999.77	199.98	0.00	1,258.25	3,458.00	1,284.65	3,484.40	1,311.05	3,510.80
2021	10/18/2021	2/1/2022		1,999.77	199.98	0.00	1,575.02	3,774.77	1,601.42	3,801.17	1,627.82	3,827.57
2020	10/27/2020	2/2/2021		1,733.13	173.31	0.00	1,639.54	3,545.98	1,662.42	3,568.86	1,685.29	3,591.73
2019	10/1/2019	2/1/2020		2,106.42	210.64	0.00	2,326.33	4,643.39	2,354.13	4,671.19	2,381.94	4,699.00
2018	12/19/2018	2/1/2019		2,239.74	223.97	0.00	2,828.34	5,292.05	2,857.91	5,321.62	2,887.47	5,351.18
Totals				12,078.60	1,207.86	0.00	10,568.97	23,855.43	10,728.42	24,014.88	10,887.86	24,174.32



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	19.87	66.29	20.42	66.84	20.98	67.40



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	15.92	57.82	16.42	58.32	16.92	58.82
2022	10/28/2022	2/1/2023		52.06	5.21	0.00	32.75	90.02	33.45	90.72	34.13	91.40
Totals				90.15	9.02	0.00	48.67	147.84	49.87	149.04	51.05	150.22



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		461.87	46.19	0.00	217.45	725.51	223.54	731.60	229.64	737.70

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 Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	1.92	4.60	1.95	4.63	1.99	4.67
2020	10/14/2020	2/2/2021		2.11	0.21	0.00	2.00	4.32	2.02	4.34	2.05	4.37
2019	6/17/2020	8/1/2020		17.18	1.72	0.00	17.62	36.52	17.84	36.74	18.07	36.97
Totals				21.73	2.17	0.00	21.54	45.44	21.81	45.71	22.11	46.01

Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	6.06	14.52	6.16	14.62	6.26	14.72

Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	3.23	7.75	3.29	7.81	3.34	7.86
2020	10/14/2020	2/2/2021		4.24	0.42	0.00	4.00	8.66	4.06	8.72	4.12	8.78
Totals				8.35	0.83	0.00	7.23	16.41	7.35	16.53	7.46	16.64

Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		18.59	0.00	0.00	7.95	26.54	8.18	26.77	8.40	26.99

Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	68.52	193.55	70.02	195.05	71.52	196.55

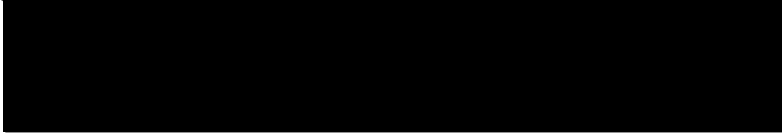
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	9.69	32.32	9.96	32.59	10.23	32.86

Over 65 No
Veteran No
Installment Code N

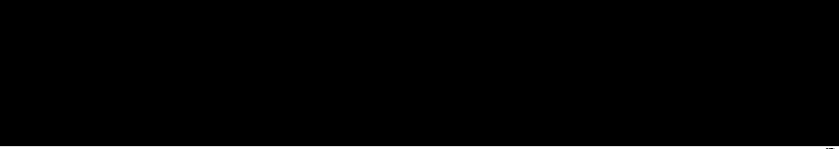
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							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		65.60	0.00	0.00	28.07	93.67	28.86	94.46	29.66	95.26
2022	2/22/2023	4/1/2023		29.27	0.00	0.00	16.04	45.31	16.39	45.66	16.74	46.01
Totals				94.87	0.00	0.00	44.11	138.98	45.25	140.12	46.40	141.27

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 Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	8.04	26.81	8.25	27.02	8.48	27.25
2022	10/28/2022	2/1/2023		17.06	1.71	0.00	10.74	29.51	10.97	29.74	11.18	29.95
Totals				34.12	3.42	0.00	18.78	56.32	19.22	56.76	19.66	57.20



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		102.94	10.29	0.00	48.46	161.69	49.83	163.06	51.18	164.41
2022	10/28/2022	2/1/2023		102.94	10.29	0.00	64.77	178.00	66.12	179.35	67.49	180.72
Totals				205.88	20.58	0.00	113.23	339.69	115.95	342.41	118.67	345.13



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	85.33	284.72	87.73	287.12	90.12	289.51
2022	10/28/2022	2/1/2023	L	169.60	16.96	0.00	106.71	293.27	108.95	295.51	111.18	297.74
Totals				350.86	35.09	0.00	192.04	577.99	196.68	582.63	201.30	587.25



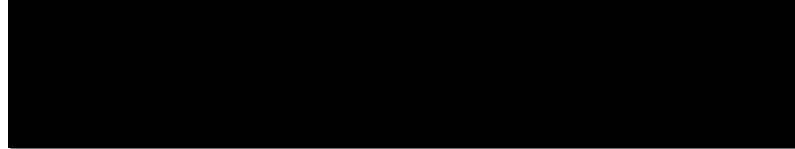
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	32.22	107.50	33.13	108.41	34.03	109.31
2022	10/28/2022	2/1/2023		81.56	0.00	0.00	46.65	128.21	47.63	129.19	48.60	130.16
Totals				150.00	6.84	0.00	78.87	235.71	80.76	237.60	82.63	239.47



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	32.22	107.50	33.13	108.41	34.03	109.31

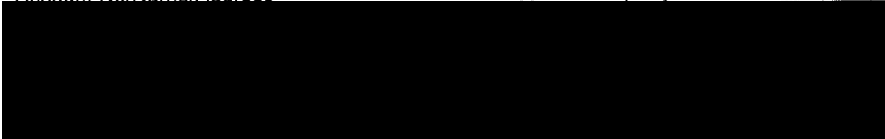


Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		467.53	46.75	0.00	220.11	734.39	226.29	740.57	232.46	746.74
2022	6/21/2023	8/1/2023		157.75	15.78	0.00	86.76	260.29	88.85	262.38	90.93	264.46
2021	6/20/2023	2/1/2024		120.99	12.10	0.00	95.29	228.38	96.89	229.98	98.49	231.58
Totals				746.27	74.63	0.00	402.16	1,223.06	412.03	1,232.93	421.88	1,242.78

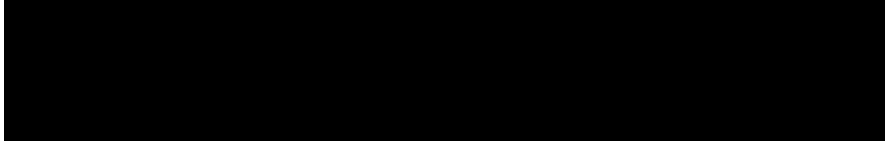
Account No/Name/Address

Cad No/Property Descr.



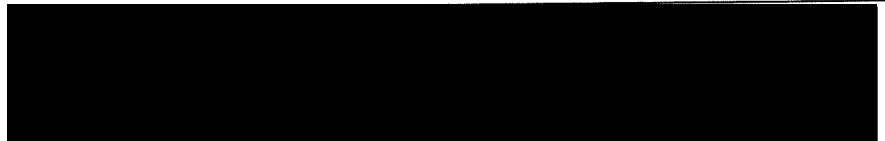
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	6/21/2023	2/1/2024		391.04	39.10	0.00	246.04	676.18	251.20	681.34	256.37	686.51
2021	6/20/2023	2/1/2024		68.38	6.84	0.00	53.85	129.07	54.76	129.98	55.66	130.88
Totals				459.42	45.94	0.00	299.89	805.25	305.96	811.32	312.03	817.39



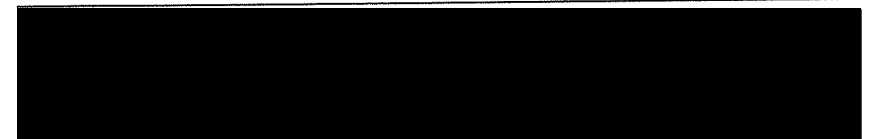
Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	37.67	125.68	38.72	126.73	39.78	127.79



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	53.77	179.38	55.27	180.88	56.78	182.39



Over 65 No
Veteran No
Installment Code N

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Aug, 2024		Due Sep, 2024		Due Oct, 2024	
							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	7.81	26.06	8.03	26.28	8.25	26.50

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	39.17	15.44	0.00	92.64	1	100.00%	
2017	1,703,467.59	258.74	25.88	253.76	107.68	0.00	646.06	2	99.98%	
2018	1,675,849.18	3,258.77	324.29	2,830.30	1,282.68	0.00	7,696.04	5	99.81%	
2019	1,716,832.71	2,516.14	235.03	1,837.18	917.68	0.00	5,506.03	5	99.85%	
2020	1,724,054.69	2,069.35	206.16	1,251.52	705.41	0.00	4,232.44	9	99.88%	
2021	2,184,126.21	2,710.70	269.18	1,281.33	852.24	0.00	5,113.45	15	99.88%	
2022	2,574,247.74	3,290.63	317.99	1,105.15	942.76	0.00	5,656.53	14	99.87%	
2023	2,858,398.94	30,984.67	415.20	5,964.27	7,472.85	0.00	44,836.99	27	98.92%	
		45,123.57	1,797.23	14,562.73	12,296.76	0.00	73,780.29	79		

**WESTPARK MUNICIPAL UTILITY DISTRICT
DELINQUENT TAX REPORT
September 3, 2024**

REAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Hartman Reit Operating Partnership	[REDACTED]	2023 - \$21,375.00	Initial demand letter sent (no response). Final demand letter sent.
[REDACTED]		2023 - \$39.38	Initial demand letter sent (no response). Final demand letter sent.
CLGS MSO Inc.		2023 - \$5,223.06	Initial demand letter sent (no response). Final demand letter sent.

PERSONAL PROPERTY ACCOUNTS

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
[REDACTED]	[REDACTED]	2021 - \$68.38 2022 - \$391.04	Lawsuit filed.
Houston Community College		2023 - \$317.86	Lawsuit filed.
RDA Promart		2023 - \$1,311.48 2023 - \$189.05	Lawsuit filed.
J & K Beauty Supply LLC		2023 - \$461.87	Lawsuit filed.
RND Technology Corp.		2021 - \$120.99 2022 - \$157.75 2023 - \$467.53	Lawsuit filed.
Cardiac Rhythm Specialists		2022 - \$102.94 2023 - \$102.94	Lawsuit filed.
[REDACTED]			

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Medrx Specialty Pharmacy	[REDACTED]	2022 - \$169.60 2023 - \$181.26	Judgment entered. Requested Writ of Execution from the court. Will forward to the constable upon receipt.
[REDACTED]		2023 - \$134.55	HCAD correction filed.
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.
Quick Weight Loss Centers		2020 - \$64.46 2021 - \$74.38 2022 - \$77.14 2023 - \$80.84	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.

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).

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
UR Deli, Inc.		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		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		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.
		2020 - \$30.44 2021 - \$35.13	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.
Capstone Classical Academy		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.		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		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.
Vonage Business Inc		2020 - \$4.10	No response to demand letters. This account not billed after 2020.
		2016 - \$34.57 2017 - \$20.58	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

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
		2018 - \$17.04	after 2018. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Valeant Pharmaceuticals		2022 - \$23.97	No response to demand letters. The account has been zeroed out for the 2023 tax year. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Musa Auto Finance		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.
Aqua Life of Houston		2022 - \$95.62	No response to demand letters. Per HCAD, this business closed in 2021. HCAD has deleted the account for 2023. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise 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	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).

PROPERTY OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
		2023 - \$39.89	
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).
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).
Minuteman Press		2023 - \$42.20	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).
Ontech Smart Services LLC		2023 - \$18.59	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).
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

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
			filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
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.

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Pink Ribbon Women's Center		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		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		2018 - \$764.20	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.

A Sales Tax Permit Audit Conducted for

Westpark MUD

August, 2024

Presented By



MUNICIPAL TAX SERVICE, LLC

Avik Bonnerjee

13333 Northwest Freeway Suite 620

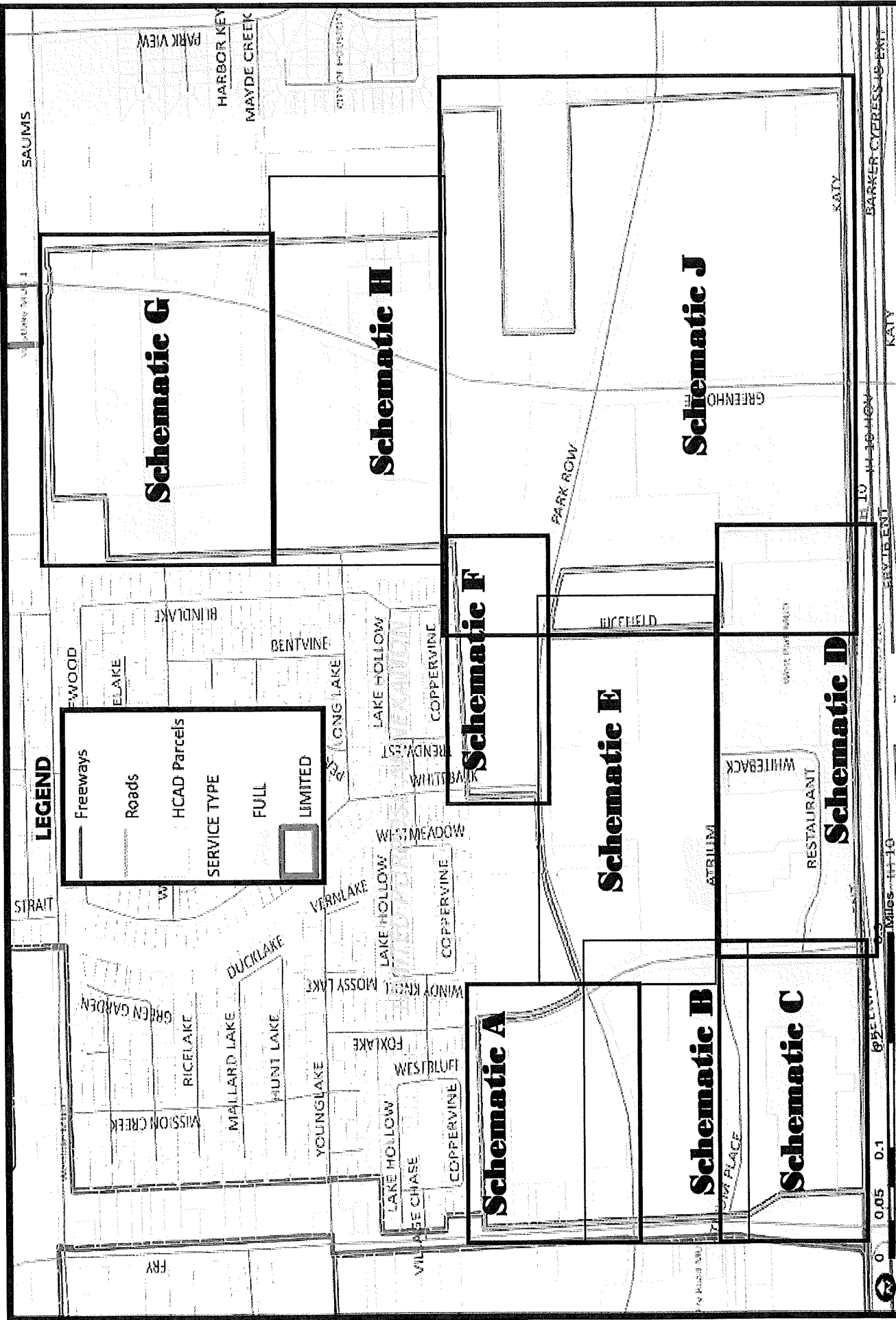
Houston, Texas 77040

713-900-2680

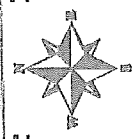
Avik.B@bamunitax.com



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1	[REDACTED]	7	TIM HORTONS	1641	GREENHOUSE RD	77084
2	[REDACTED]	1	FAJAS COLOMBIANAS	1456	N FRY ROAD	77084
2	NO PERMIT ON LOC		EMPLOYEE SHOWED TAX ID VIA TEXT ON PHONE	1456	N FRY ROAD	77084
1	DONATION ONLY		GOODWILL	1330	N FRY ROAD	77084
1	FOR LEASE		VACANT	1718	N FRY ROAD STE 445	77084
1	NO PERMIT ON LOC		CAVA	1641	GREENHOUSE STE 400	77084
2	NO TAXABLE ITEMS		LIVING COVENANT CHAPEL	19407	PARK ROW STE 102	77084
3	NO TAXABLE ITEMS		CUBA MAX TRAVEL AGENCY	2424	GREENHOUSE ROAD STE	77084
4	NO TAXABLE ITEMS		IDEAL DENTAL	1641	GREENHOUSE RD	77084
5	NO TAXABLE ITEMS		EXCEL URGENT CARE - KATY FREEWAY	19304	KATY FREEWAY	77084



Amended February 2018
August 23, 2011



Limited Purpose Annexation
West Park MUD



1	Sales Tax ID Obtained
1	Status Change to be Reported
1	New Construction
1	Sales Tax ID Not Obtained
1	Vacant
1	Business Located Outside Current SPA
1	Business Temporarily Closed Due to Covid 19 Pandemic

West Park MUD Schematic A



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1	[REDACTED]	24	POLLO CAMPERO	1818	N FRY ROAD	77084
2	[REDACTED]	2	BEST STORAGE	1810	N FRY ROAD	77084
2	[REDACTED]	1	QUE CHILERO	1810	N FRY ROAD	77084
2	[REDACTED]	1	ONCE LOGISTICS, LLC	1810	N FRY ROAD	77084
3	VACANT			1750	N FRY ROAD	77084
3A	NO PERMIT ON LOC		CABIMAS BURGERS	1810	N FRY ROAD	77084
3B	NO PERMIT ON LOC		TACOS DEL BIRRIA	1810	N FRY ROAD	77084
3C	NO PERMIT ON LOC		SOUL FACTORY	1810	N FRY ROAD	77084
3D	NO PERMIT ON LOC		EL TACO BRAVO TAQUERIA	1810	N FRY ROAD	77084
3E	NO PERMIT ON LOC		ALBECK INTERNATIONAL FOOD	1810	N FRY ROAD	77084
3F	NO PERMIT ON LOC		INSTA CREAM	1810	N FRY ROAD	77084
3G	NO PERMIT ON LOC		TARTARA PASTELITO	1810	N FRY ROAD	77084
4	NO TAXABLE ITEMS		BRIGHTER DENTAL	1744	N FRY ROAD	77084
5	[REDACTED]	126	RAISIN' CANES #326	1740	N FRY ROAD	77084
6	[REDACTED]	1	PICKUPS PLUS	1718	N FRY ROAD STE 175	77084
6A	DOOR LOCKED		AC EXPORT	1718	N FRY ROAD STE 175B	77084
7	NO TAXABLE ITEMS		FAITH CITY CHURCH	1718	N FRY ROAD STE 160	77084
8	DOOR LOCKED		JELLYFISH LIGHTING	1718	N FRY ROAD STE 152	77084
9	NO TAXABLE ITEMS		DISH NETWORK	1718	N FRY ROAD STE 150	77084
10	[REDACTED]	1	DERVIS', LLC	1718	N FRY ROAD STE 145	77084
11	[REDACTED]	3	AQUA LIVING FACTORY OUTLETS	1718	N FRY ROAD STE 140	77084
12	DOOR LOCKED		DVZ HYDRAULICS	1718	N FRY ROAD STE 135	77084
13	[REDACTED]	1	CUSTOM TRIM & SUPPLY	1718	N FRY ROAD STE 133	77084
14	[REDACTED]	1	PHARM SCRIPT	1718	N FRY ROAD STE 125	77084
15	[REDACTED]	1	PHARM SCRIPT	1718	N FRY ROAD STE 123	77084
16	[REDACTED]	1	PAYLESS DEPOT, LLC	1718	N FRY ROAD STE 120	77084
17	DOOR LOCKED		MAINSTREET RENEWAL	1718	N FRY ROAD STE 118	77084
18	DOOR LOCKED		TAMPNET	1718	N FRY ROAD STE 130	77084
19	DOOR LOCKED		TAMPNET	1718	N FRY ROAD STE 116	77084

West Park MUD Schematic A



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
20	DOOR LOCKED		PINK FRESH STUDIO - PAPER PRODUCTS	1718	N FRY ROAD STE 110	77084
21	[REDACTED]	1	ENVIRONMENTAL SAMPLING SUPPLIES	1718	N FRY ROAD STE 100	77084
22	[REDACTED]	93	TACO BELL #9406	1730	N FRY ROAD	77084
23	VACANT			1718	N FRY ROAD STE 260	77084
24	DOOR LOCKED		LOVEWELL	1718	N FRY ROAD STE 255	77084
25	VACANT			1718	N FRY ROAD STE 250	77084
26	DOOR LOCKED		IMPACT	1718	N FRY ROAD STE 245	77084
27	[REDACTED]	3	NATIVE NETWORKS, INC	1718	N FRY ROAD STE 240	77084
27	[REDACTED]	6	COMPETITIVE SOLUTIONS, INC	1718	N FRY ROAD STE 240	77084
28	VACANT			1718	N FRY ROAD STE 235	77084
29	DOOR LOCKED		EKK FLEX COUPLINGS SERVICE CENTER	1718	N FRY ROAD STE 230	77084
30	[REDACTED]	3	POWER CONNECTION SERVICES	1718	N FRY ROAD STE 225	77084
31	[REDACTED]	1	MINUTEMAN PRESS - YOWALLET, LLC	1718	N FRY ROAD STE 220	77084
32	[REDACTED]	1	DCW APPLIANCES, LLC - KATY DISCOUNT APPLIANCES	1718	N FRY ROAD STE 215	77084
33	FOR LEASE			1718	N FRY ROAD STE 210	77084
34	DOOR LOCKED		NO NAME / NO SIGN	1718	N FRY ROAD STE 205	77084
35	[REDACTED]	2	RND TECHNOLOGY	1718	N FRY ROAD STE 200	77084
36	DOOR LOCKED		D.I.V.A. BUILT	1718	N FRY ROAD STE 495	77084
37	DOOR LOCKED		D.I.V.A. BUILT	1718	N FRY ROAD STE 490	77084
38	DOOR LOCKED		TRILOGY HVAC CO	1718	N FRY ROAD STE 480	77084
39	DOOR LOCKED		THE FIGHT LAB	1718	N FRY ROAD STE 475	77084
40	DOOR LOCKED		THE FIGHT LAB	1718	N FRY ROAD STE 470	77084
41	DOOR LOCKED		THE FIGHT LAB	1718	N FRY ROAD STE 465	77084
42	DOOR LOCKED		8587 STUDIO	1718	N FRY ROAD STE 460	77084
43	[REDACTED]	3	SISTA GIRLZ HAIR THERAPY	1718	N FRY ROAD STE 455	77084
43	[REDACTED]	3	NICOLE PARKS OF SISTA GIRLZ HAIR THERAPY	1718	N FRY ROAD STE 455	77084
44	[REDACTED]	1	T-SHIRTS ETCETERA WEST HOUSTON	1718	N FRY ROAD STE 450	77084
45	[REDACTED]	1	CULTIVAR	1718	N FRY ROAD STE 400	77084
45			PERMIT SHOWS FORMER ADDRESS	23501	CINCO RANCH BLVD STE B100	77084

West Park MUD Schematic A

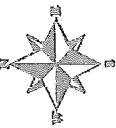


POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
46	DOOR LOCKED		FAST TEST LABS	1718 N FRY ROAD	STE 405	77084
47	[REDACTED]	2	BALLOONS ART STORE	1718 N FRY ROAD	STE 410	77084
48	[REDACTED]	9	TOKIN LOUNGE SMOKE SHOP	1718 N FRY ROAD	STE 415	77084
49	[REDACTED]	3	ANTHELION SYSTEMS	1718 N FRY ROAD	STE 420	77084
50	[REDACTED]	1	PROJECT MATERIALS PIPING	1718 N FRY ROAD	STE 425	77084
51	[REDACTED]	1	PROJECT MATERIALS PIPING	1718 N FRY ROAD	STE 430	77084
52	[REDACTED]	54	HANGER PROSTHETICS & ORTHOTICS	1718 N FRY ROAD	STE 435	77084
53	[REDACTED]	40	HANGER CLINIC	1718 N FRY ROAD	STE 440	77084
54	FOR LEASE		VACANT	1718 N FRY ROAD	STE 445	77084
55	DOOR LOCKED		JOURNEY TATTOO	1718 N FRY ROAD	STE 300	77084
56	[REDACTED]	2	SALON CENTRIC	1718 N FRY ROAD	STE 305	77084
56A	DOOR LOCKED		ROTECH	1718 N FRY ROAD	STE 310	77084
57	DOOR LOCKED		OPAL LOTUS TATTOO	1718 N FRY ROAD	STE 315	77084
58	[REDACTED]	1	UNION TECH 3D TEXAS, LLC	1718 N FRY ROAD	STE 320	77084
59	NO TAXABLE ITEMS		PARK WEST HEALTH CLINIC CHIROPRACTIC	1718 N FRY ROAD	STE 325	77084
60	DOOR LOCKED		YOUR DREAM REMODELING	1718 N FRY ROAD	STE 330	77084
61	[REDACTED]	1	THE BARBER COLLECTION	1718 N FRY ROAD	STE 335	77084
62	FOR LEASE		VACANT	1718 N FRY ROAD	STE 340	77084
63	FOR LEASE		VACANT	1718 N FRY ROAD	STE 345	77084
64	DOOR LOCKED		STAR IMAGING	1718 N FRY ROAD	STE 350	77084
65	[REDACTED]	299	WALGREENS #03441	1710 N FRY ROAD		77084
65A	[REDACTED]	1214	DVD RENTAL RED BOX	1710 N FRY ROAD		77084



Business Location Schematic A
West Park MUD

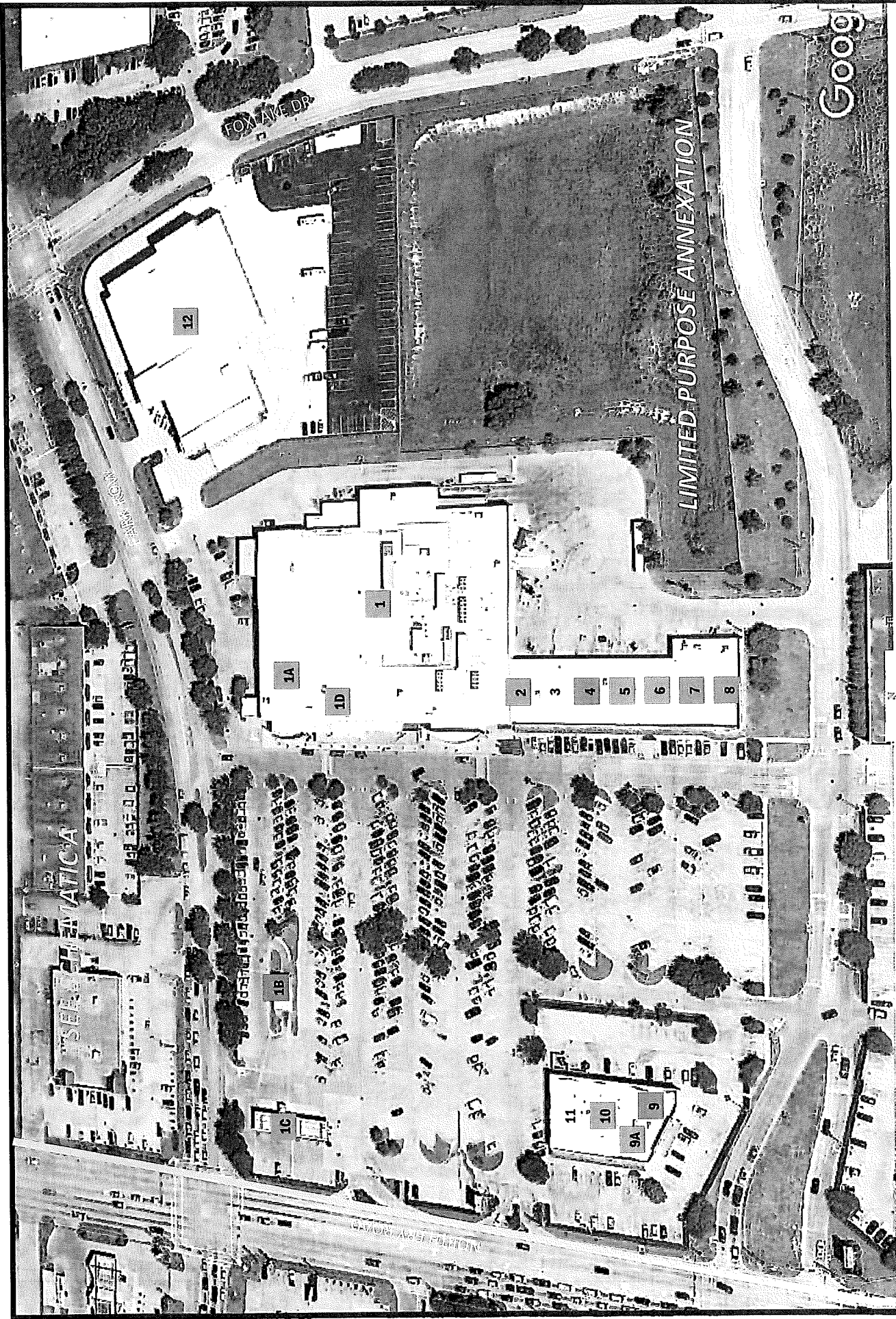
Images by Google
 August, 2024



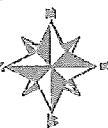
West Park MUD Schematic B



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1	[REDACTED]	262	HEB PANTRY FOODS #492	1550 N FRY ROAD		77084
1	[REDACTED]	262	HEB PANTRY FOODS #492	1550 N FRY ROAD		77084
1A	NO TAXABLE ITEMS		FIRST CONVENIENCE BANK	1550 N FRY ROAD		77084
1B	NO TAXABLE ITEMS		CAR WASH IN HEB PARKING LOT	1554 N FRY ROAD		77084
1C	[REDACTED]	262	HEB GAS PUMPS	1550A N FRY ROAD		77084
1D	[REDACTED]	1835	DVD RENTAL RED BOX	1550 N FRY ROAD		77084
2	[REDACTED]	13	SUPERCUTS	1462 N FRY ROAD		77084
3	[REDACTED]	1	FAJAS COLOMBIANAS	1456 N FRY ROAD		77084
3	NO PERMIT ON LOC		EMPLOYEE SHOWED TAX ID VIA TEXT ON PHONE	1456 N FRY ROAD		77084
4	NO TAXABLE ITEMS		ASURE DENTAL	1450 N FRY ROAD		77084
5	[REDACTED]	78	GAME STOP #1717	1440 N FRY ROAD		77084
6	[REDACTED]	2	EJ BEAUTY SUPPLY	1430 N FRY ROAD		77084
7	[REDACTED]	2	EJ BEAUTY SUPPLY	1420 N FRY ROAD		77084
8	NO TAXABLE ITEMS		MD KIDS PEDIATRICS	1410 N FRY ROAD		77084
9	NO TAXABLE ITEMS		BEAUTY NAIL BAR	1330 N FRY ROAD		77084
9A	[REDACTED]	71	MOD PIZZA	1336 N FRY ROAD		77084
10	[REDACTED]	4	KAMUELA 808 LLC / SMOOTHIE KING	1340 N FRY ROAD		77084
11	DONATION ONLY		GOODWILL	1330 N FRY ROAD		77084
12	[REDACTED]	180	EXTRA SPACE MANAGEMENT #8692	19743 PARKROW		77084



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 August, 2024



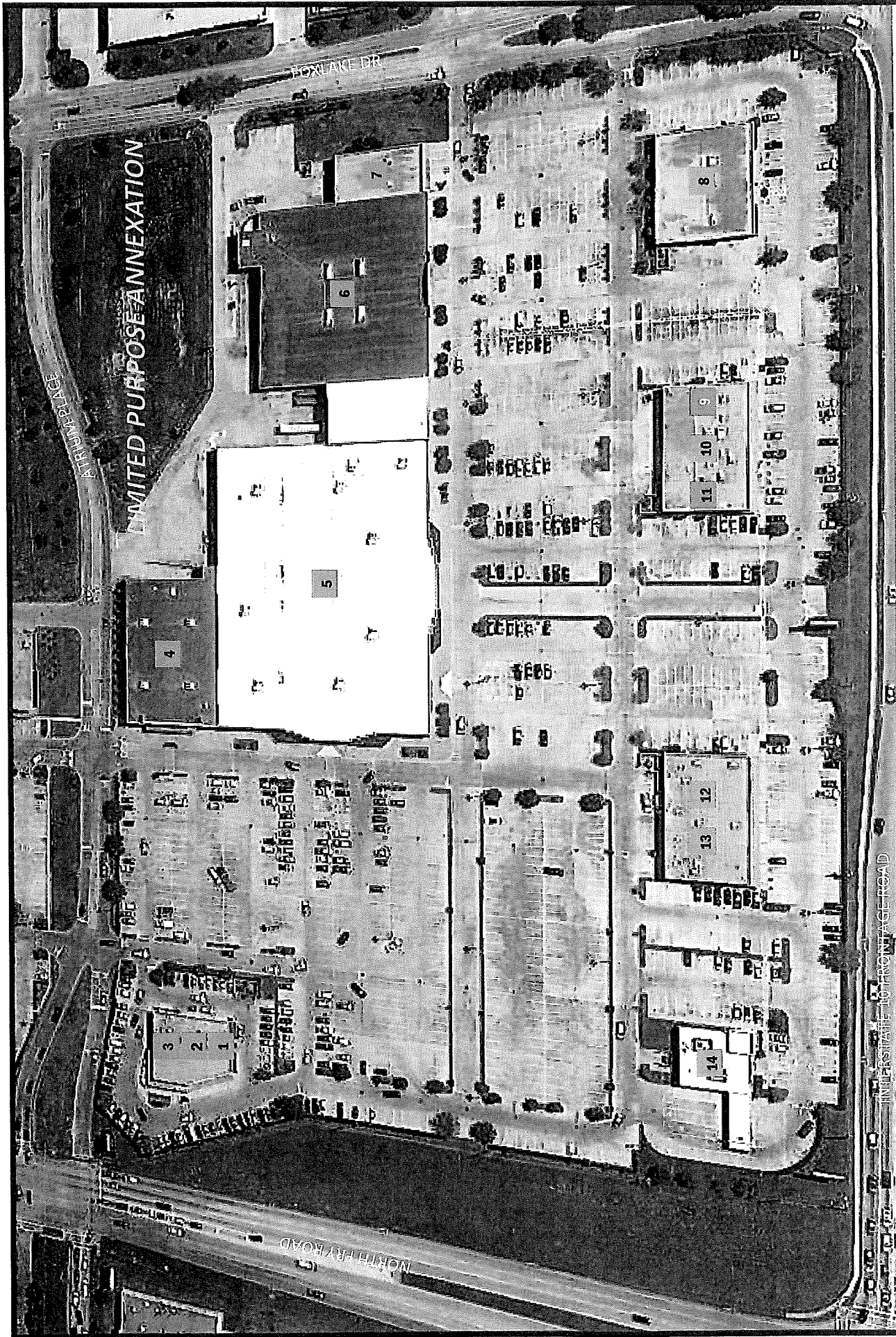
Business Location Schematic B
 West Park MUD



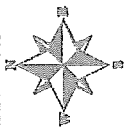
West Park MUD Schematic C



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE	
1	[REDACTED]	1	JIMMY JOHN'S 1490	1270	FRY ROAD	77084	
2		10	BEDROCK CITY COMIC COMPANY	1266	N FRY ROAD	77084	
3		28	CHIPOTLE MEXICAN GRILL #252	1260	FRY ROAD	77084	
4		1	SUPER NOVA FURNITURE.COM	1250	FRY ROAD	77084	
5		55	KOHL'S DEPARTMENT STORE #527	1200	FRY ROAD	77084	
6		247	COSMIC AIR TRAMPOLINE PARK	1210	FRY ROAD	77084	
6		1	COSMIC AIR PARK	1210	FRY ROAD	77084	
6		3	COSMIC AIR PARK, LLC	1210	FRY ROAD	77084	
7		550	MATTRESS FIRM #1172	1220	FRY ROAD	77084	
8		2518	POP SHELF	1172	FRY ROAD	77084	
9		FOR LEASE		SUBDIVIDED INTO 3 SUITES	1150	FRY ROAD	77084
10		[REDACTED]	99	FIVE GUYS BURGERS	1150A	FRY ROAD	77084
11		NO TAXABLE ITEMS		STAFFMARK	1140	FRY ROAD	77084
12		[REDACTED]	149	THE MEN'S WAREHOUSE OF TEXAS	1120	FRY ROAD	77084
13	[REDACTED]	178	VERIZION WIRELESS #108697	1122	FRY ROAD	77084	
14	[REDACTED]	373	CHASE BANK	1118	FRY ROAD	77084	



Business Location Schematic C
West Park MUD



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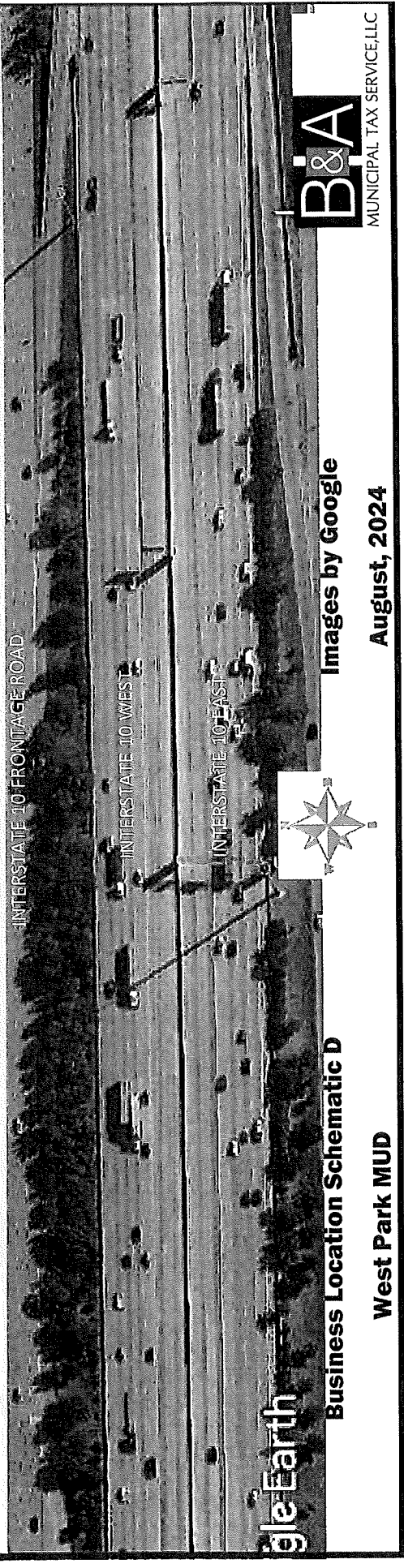
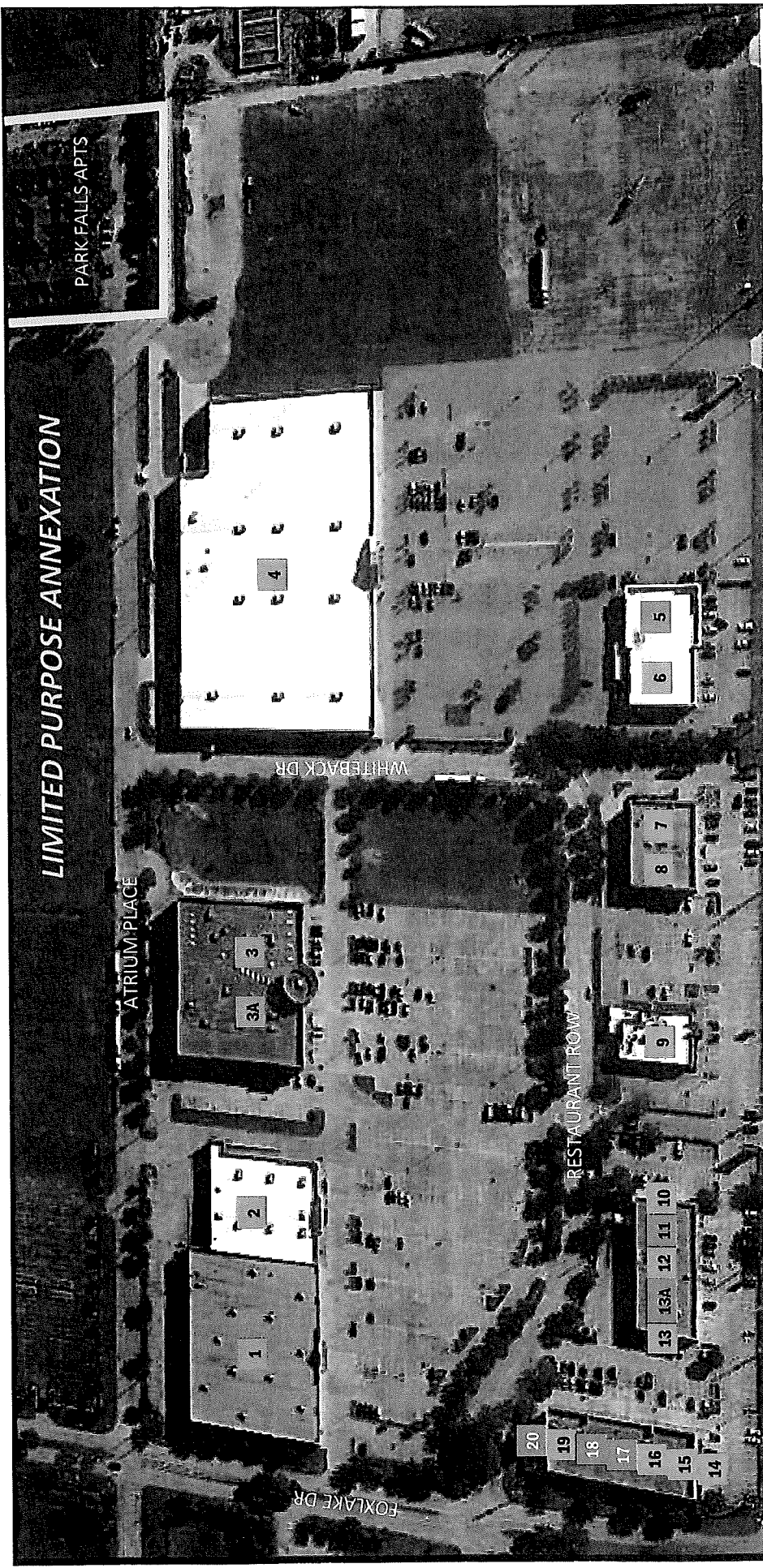


MUNICIPAL TAX SERVICE, LLC

West Park MUD Schematic D



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1		162	ASHLEY FURNITURE HOME STORE	19660	RESTAURANT ROW	77084
1		31	THE DUFRESNE SPENCER GROUP, LLC	19660	RESTAURANT ROW	77084
1		60	PREFERRED LEASE #06949	19660	RESTAURANT ROW	77084
2		25	MARDEL CHRISTIAN STORES	19650	RESTAURANT ROW	77084
3		5	LA FITNESS	19550	RESTAURANT ROW	77084
3			OTHER LA FITNESS LOCATION			
3A		2	SMOOTHIES & SUPPLEMENTS	19550	RESTAURANT ROW	77084
4		32	AT HOME STORES, LLC	19420	KATY FREEWAY	77084
5	NO TAXABLE ITEMS	BC	EXCEL URGENT CARE	19450A	KATY FREEWAY	77084
6		3	NORTH HOUSTON VETERINARY SPECIALISTS	19450	KATY FREEWAY STE 200	77084
6		3	BLUE PEARL TEXAS PRACTICE ENTITY, P.A.	19450	KATY FREEWAY STE 200	77084
7		1	THE CAIN HOLDING GROUP KATY LP/ PANERA BREAD	19506	KATY FREEWAY	77084
7		5	PANERA BREAD 202505	19506	KATY FREEWAY	77084
8		12	STANTON OPTICAL	19504	KATY FREEWAY	77084
8		1	OCCULUS INTERESTS XII, LLC	19504	KATY FREEWAY	77084
9		18	APPLE BEES NEIGHBORHOOD GRILLE & BAR	19625	RESTAURANT ROW	77084
9		7	APPLE BEES NEIGHBORHOOD GRILLE & BAR	19625	RESTAURANT ROW	77084
10		34	AAA TEXAS, LLC	19604	KATY FREEWAY	77084
11	NO TAXABLE ITEMS		AVIS / BUDGET 281-398-4890	19606	KATY FREEWAY	77084
12		1	THAI TABLE RESTAURANT & BAR	19610	KATY FREEWAY	77084
13		28	MAJESTIC TUXEDOS	19614	KATY FREEWAY	77084
13A	NO TAXABLE ITEMS		THE JOINT CHIROPRACTIC PLACE	19620	KATY FREEWAY	77084
14		14	THE VITAMIN SHOPPE	19712	KATY FREEWAY	77084
15		2	MASSAGE ENVY SPA	19720	KATY FREEWAY	77084
16	REFUSAL		SOFT TOUCH NAILS 281-392-7333	19728	KATY FREEWAY	77084
17	FOR LEASE			19730	KATY FREEWAY	77084
18	VACANT			19734B	KATY FREEWAY	77084
19		1	AMAZING LASH STUDIO	19734A	KATY FREEWAY	77084
20	FOR LEASE			19740	KATY FREEWAY	77084



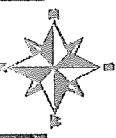
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Business Location Schematic D

West Park MUD

Images by Google

August, 2024



MUNICIPAL TAX SERVICE, LLC

West Park MUD Schematic E



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO BUSINESS LOCATION ADDRESS	ZIP CODE
1	NEW CONSTRUCTION		LENOX APARTMENTS	1550 FOXLAKE DRIVE STE 150	77084
2	DOOR LOCKED		TOLUNAY ENGINEERING GROUP	19407 PARK ROW STE 100	77084
3	NO TAXABLE ITEMS		LIVING COVENANT CHAPEL	19407 PARK ROW STE 102	77084
4	VACANT			19407 PARK ROW STE 102A	77084
5	DOOR LOCKED		NO NAME / NO SIGN	19407 PARK ROW STE 104	77084
6	VACANT			19407 PARK ROW STE 120	77084
7	[REDACTED]	1	WEST HOUSTON TRUCK PARTS	19407 PARK ROW STE 122	77084
8	DOOR LOCKED		ROOF REPAIR	19407 PARK ROW STE 130	77084
9	NO TAXABLE ITEMS		PILLARSTONE CAPITAL	1507 PARK ROW STE 140	77084
10	DOOR LOCKED		NEW CHEM 21	19407 PARK ROW STE 150	77084
11	VACANT			19407 PARK ROW STE 160	77084
12	NO TAXABLE ITEMS		INTECH AUTOMATION INTELLIGENCE	19407 PARK ROW STE 170	77084
13	DOOR LOCKED		NO NAME / NO SIGN	19407 PARK ROW STE 170B	77084
14	NO TAXABLE ITEMS		GRACE FELLOWSHIP NORTH	19407 PARK ROW STE 180	77084
15	NO TAXABLE ITEMS		GRACE FELLOWSHIP NORTH	19407 PARK ROW STE 185	77084
16	DOOR LOCKED		INCREDIBLE FLOORS	19407 PARK ROW STE 195	77084
17	[REDACTED]	1	BUDGET HEATING & AIR CONDITIONING	19407 PARK ROW STE 218	77084
18	DOOR LOCKED		CLOG OUTLET	19407 PARK ROW STE 216	77084
19	VACANT			19407 PARK ROW STE 210	77084
20	DOOR LOCKED		NO NAME / NO SIGN	19407 PARK ROW STE 200	77084

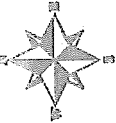


Business Location Schematic E

West Park MUD

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August, 2024

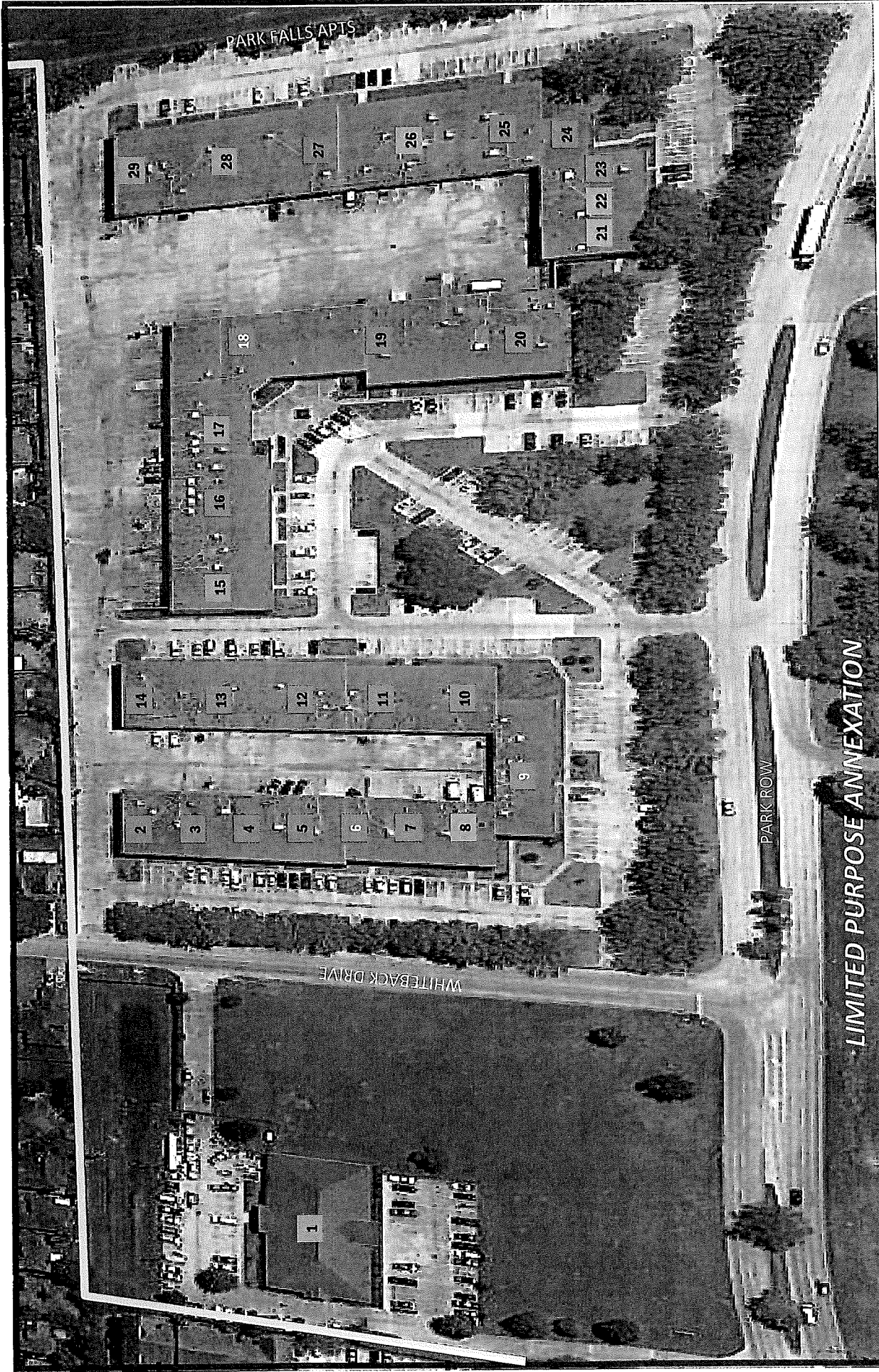


MUNICIPAL TAX SERVICE, LLC

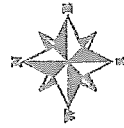
West Park MUD Schematic F



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1	[REDACTED]	5	WEISSER ENGINEERING COMPANY	19500	PARK ROW	77084
2	DOOR LOCKED		NO NAME/NO SIGN	19424	PARK ROW STE 100	77084
3	DOOR LOCKED		NO NAME/NO SIGN	19424	PARK ROW STE 102	77084
4	DOOR LOCKED		NO NAME/NO SIGN	19424	PARK ROW STE 103	77084
5	DOOR LOCKED		NO NAME/NO SIGN	19424	PARK ROW STE 104	77084
6	FOR LEASE			19424	PARK ROW STE 120	77084
7	NOT TAXABLE		OMI OCCUPATIONAL MARKETING 281-492-8250	19424	PARK ROW STE 110	77084
8	[REDACTED]	3	COLOR TEAM, LLC	19424	PARK ROW STE 130	77084
9	FOR LEASE			19424	PARK ROW STE 140	77084
10	NO TAXABLE ITEMS		ISMAILI JAMAT KHANA	19424	PARK ROW STE 150	77084
11	DOOR LOCKED		TRICON AMERICAN HOMES	19424	PARK ROW STE 165	77084
12	DOOR LOCKED		TRICON AMERICAN HOMES	19424	PARK ROW STE 170	77084
13	DOOR LOCKED		HEB STORAGE	19424	PARK ROW STE 180	77084
14	DOOR LOCKED		DYNAMIC TECHNOLOGIES / SMART SOLO	19424	PARK ROW STE 190	77084
15	[REDACTED]	15	DASH MART	19416	PARK ROW STE 100	77084
16	NO TAXABLE ITEMS		UTILITY GLOBAL	19416	PARK ROW STE 120	77084
17	[REDACTED]	2	STOP DROP TOOLING	19416	PARK ROW STE 130	77084
18	FOR LEASE			19416	PARK ROW STE 160	77084
19	DOOR LOCKED		NO NAME/NO SIGN	19416	PARK ROW STE 170	77084
20	DOOR LOCKED		NO NAME/NO SIGN	19416	PARK ROW STE 190	77084
21	[REDACTED]	1	TEXAS PRESSURE & TEMPERATURE	19408	PARK ROW STE 300	77084
22	[REDACTED]	1	MAINLAND SPECIALTY PRODUCTS, LLC	19408	PARK ROW STE 305	77084
23	DOOR LOCKED		HOME TEAM DEFENSE	19408	PARK ROW STE 330	77084
24	DOOR LOCKED		FRITZ INDUSTRIES	19408	PARK ROW STE 320	77084
25	DOOR LOCKED		HARMON	19408	PARK ROW STE 325	77084
26	[REDACTED]	4	TROUVAY & CAUVIN	19408	PARK ROW STE 350	77084
27	DOOR LOCKED		ADVANCED CONNECTIONS	19408	PARK ROW STE 352	77084
28	[REDACTED]	2	EXECUTIVE SUITE RELOCATION	19408	PARK ROW STE 355	77084
29	[REDACTED]	6	COOKE CNC SERVICES	19408	PARK ROW STE 400	77084



Business Location Schematic F
West Park MUD



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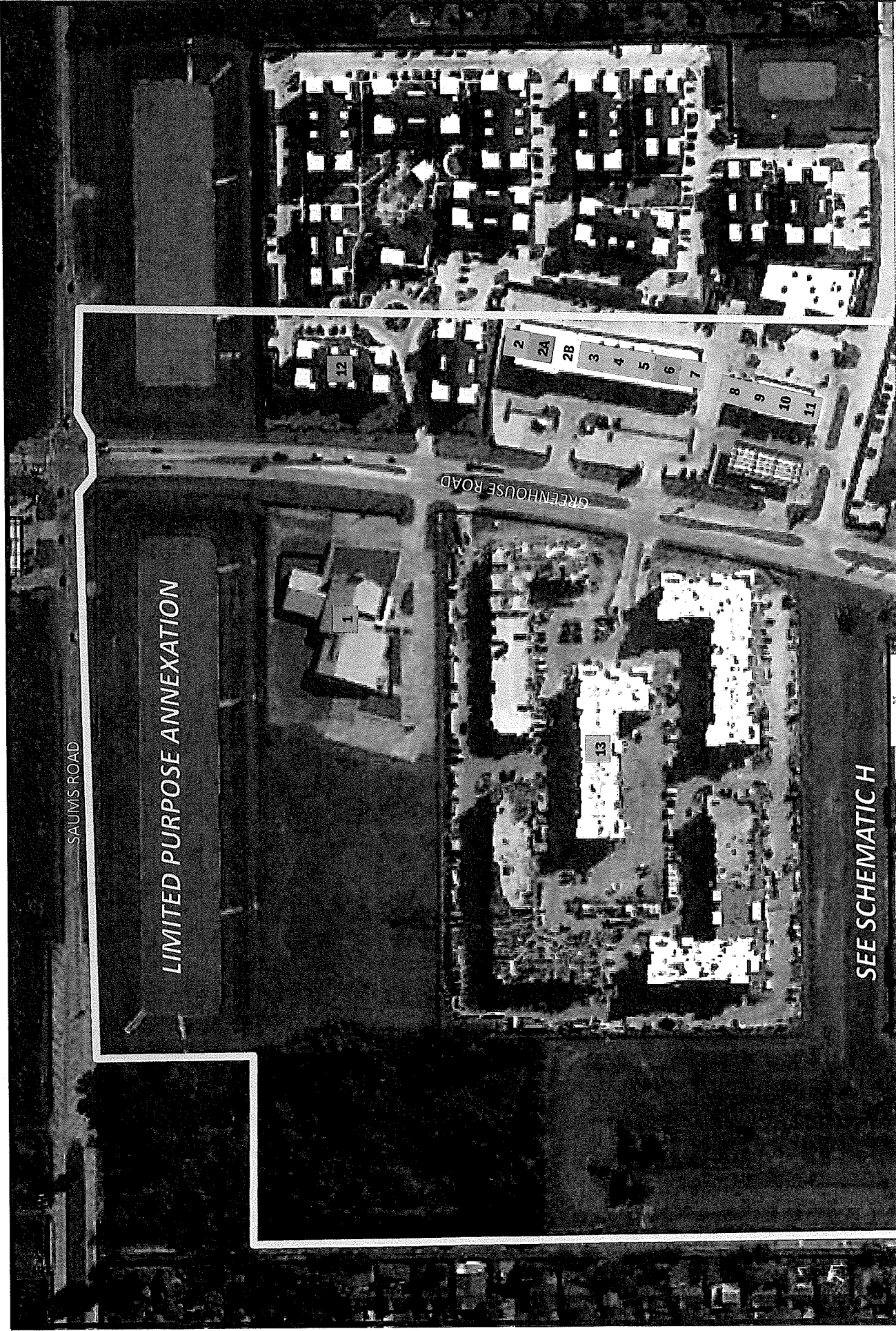
MUNICIPAL TAX SERVICE, LLC

LIMITED PURPOSE ANNEXATION

West Park MUD Schematic G

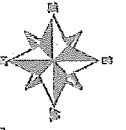


POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1	NO TAXABLE ITEMS		GREENHOUSE COMMUNITY CHURCH	2425	GREENHOUSE ROAD	77084
2	[REDACTED]	1	MICHY'S CHINO BORICUA	2424	GREENHOUSE ROAD STE 180	77084
2A	NO TAXABLE ITEMS		B & T NAILS & SPA	2424	GREENHOUSE ROAD STE 200	77084
2B	NO TAXABLE ITEMS		CUBA MAX TRAVEL AGENCY	2424	GREENHOUSE ROAD STE	77084
3	[REDACTED]	1	GREENHOUSE CBD & VAPE	2424	GREENHOUSE ROAD STE 130	77084
4	[REDACTED]	1	SAM'S LIQUOR	2424	GREENHOUSE ROAD STE 110	77084
5	[REDACTED]	615	DOLLAR TREE 07554	2424	GREENHOUSE ROAD STE 150	77084
6	NO TAXABLE ITEMS		MANDY'S THREADING SALON	2424	GREENHOUSE ROAD STE 120	77084
7	[REDACTED]	1	TWINS BEAUTY SUPPLY	2424	GREENHOUSE ROAD STE 100	77084
8	[REDACTED]	12	POPEYES	2404	GREENHOUSE ROAD STE	77084
9	[REDACTED]	1	SAUMS INVESTMENT, LLC DBA MR EXPRESS	2404	GREENHOUSE ROAD STE 1	77084
10	[REDACTED]	1	POSTAL PLUS TAX & BOOKKEEPING/VERIZON	2404A	GREENHOUSE ROAD D	77084
11	[REDACTED]	14	DAPPER DAN CLEANERS	2404	GREENHOUSE ROAD STE	77084
12	NO TAXABLE ITEMS		TERRITORY AT GREENHOUSE	2500	GREENHOUSE ROAD	77084
13	[REDACTED]	1	HUE ON GREENHOUSE	2411	GREENHOUSE ROAD	77084
13	[REDACTED]	1	COTTON KANDIII LUXURY HAIR	2411	GREENHOUSE ROAD	77084
13	[REDACTED]	1	TIEN JEWELRY	2411	GREENHOUSE ROAD STE 1209	77084
13	[REDACTED]	1	DIRT DIVAS, LLC	2411	GREENHOUSE ROAD STE 2224	77084
13	[REDACTED]	3	DRAGONFLY INTERIORS	2411	GREENHOUSE ROAD STE 2224	77084
13	[REDACTED]	3	LOTUS BEAUTY	2411	GREENHOUSE ROAD STE 2305	77084
13	[REDACTED]	1	POPPY AND COVE	2411	GREENHOUSE ROAD STE 4110	77084
13	[REDACTED]	1	TRZ, LLC	2411	GREENHOUSE ROAD STE 4317	77084
13	[REDACTED]	2	KIST	2411	GREENHOUSE ROAD STE 5116	77084



Business Location Schematic G

West Park MUD



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MUNICIPAL TAX SERVICE, LLC

West Park MUD Schematic H



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1	NO PERMIT		BROOKSTONE PARK WEST APARTMENTS	2219	GREENHOUSE ROAD	77084
1		1	HOLISTIC HEALING	2219	GREENHOUSE ROAD 1129	77084
1		1	MARCALA'S COFFEE, LLC	2219	GREENHOUSE ROAD 2132	77084
1		1	RUNAWAY MOMMI BOUTIQUE, LLC	2219	GREENHOUSE ROAD 2134	77084
1		1	SO LUXE LASHES	2219	GREENHOUSE ROAD 2235	77084
1		1	HYDRAULIC SOLUTIONS OF TEXAS, LLC	2219	GREENHOUSE ROAD 3110	77084
1		1	PACK PRO, LLC	2219	GREENHOUSE ROAD 1205	77084
1		1	KIARRA MOORE	2219	GREENHOUSE ROAD 2212	77084
2		1	SOLERA AT WEST HOUSTON CONTINUING CARE	2101	GREENHOUSE ROAD	77084
3		1	GREENHOUSE MEDICAL PLAZA	2051	GREENHOUSE ROAD	77084
3	NO TAXABLE ITEMS		ALLIED ORION GROUP, LLC	2051	GREENHOUSE ROAD 300	77084
3	VACANT			2051	GREENHOUSE ROAD 310	77084
3	NO TAXABLE ITEMS		FOOT SPECIALISTS OF MEMORIAL, PA	2051	GREENHOUSE ROAD 150	77084
3	NO TAXABLE ITEMS		JOHN D. STOCKMAN, DDS, PA	2051	GREENHOUSE ROAD 200	77084
3	NO TAXABLE ITEMS		ONE STEP DIAGNOSTIC	2051	GREENHOUSE ROAD 100	77084
4	NO TAXABLE ITEMS		WESTERN GOVERNORS UNIVERSITY	2051	GREENHOUSE ROAD 375	77084
4	NO TAXABLE ITEMS		KATY PEDIATRIC ASSOCIATES	2051	GREENHOUSE ROAD 120	77084
4	NO TAXABLE ITEMS		MINIVASIVE PAIN SPECIALIST, PLLC	2051	GREENHOUSE ROAD 240	77084
4		8	ADVANCED DERMATOLOGY & SKIN CARE, P.	2051	GREENHOUSE ROAD 270	77084
4	NO TAXABLE ITEMS		APARA AUTISM CENTER	2051	GREENHOUSE ROAD 160	77084
4	NO TAXABLE ITEMS		EYE CENTER OF TEXAS	2051	GREENHOUSE ROAD 110	77084
4	NO PERMIT		GREENHOUSE PHARMACY	2051	GREENHOUSE ROAD 115	77084
5	NO TAXABLE ITEMS		INKWELL ON GREENHOUSE APARTMENTS	2218	GREENHOUSE ROAD	77084
5		1	LEE'S PRIVATE INVESTIGATION	2218	GREENHOUSE ROAD	77084
6		206	HORIZON DIALYSIS - DAVITA DIALYSIS	2222	GREENHOUSE ROAD	77084
7	NO TAXABLE ITEMS		PREFERRED WOMEN'S CARE	2222	GREENHOUSE ROAD 300	77084
8	NO TAXABLE ITEMS		CARE ONE PRIMARY CARE CLINIC DR. MUBARAK KHAWAJA	2222	GREENHOUSE ROAD 400	77084
9	NO TAXABLE ITEMS		HUSTEEL USA	2222	GREENHOUSE ROAD 500	77084
10	NO TAXABLE ITEMS		MEDICAL ASSOCIATES OF KATY	2222	GREENHOUSE ROAD 200	77084
11	NO TAXABLE ITEMS		MEMORIAL KATY CARDIOLOGY ASSOCIATES	2222	GREENHOUSE ROAD 700	77084
12	DOOR LOCKED		NO NAME / NO SIGN - APPEARS VACANT	2222	GREENHOUSE ROAD 750	77084
13	NO TAXABLE ITEMS		CARDIAC INTERVENTION SPECIALIST DR. IRFAN IFTIKHAR	2222	GREENHOUSE ROAD 600	77084
14	NO TAXABLE ITEMS		EVERGREEN DEMATOLOGY	2222	GREENHOUSE ROAD 1000	77084
15	NO TAXABLE ITEMS		NEUROSURGERY - DANI S. BIRDOS MD	2222	GREENHOUSE ROAD 1100A	77084



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
16	[REDACTED]	7	LOW T CENTER - WEST HOUSTON	2222	GREENHOUSE ROAD 1100	77084
17	NO TAXABLE ITEMS		COSMOPOLITAN WELLNESS GROUP	2222	GREENHOUSE ROAD 900B	77084
18	NO TAXABLE ITEMS		GASTROENTEROLOGY CENTER	2222	GREENHOUSE ROAD 900A	77084
19	FOR LEASE			2222	GREENHOUSE ROAD 800	77084
20	CONSTRUCTION		NO NAME / NO SIGN	2222	GREENHOUSE ROAD 800	77084
21	[REDACTED]	1	DR SCHMIDT OB/GYN	2222	GREENHOUSE ROAD 1800	77084
22	EXCLUDED FROM LPA		GREENHOUSE VASCULAR	2222	GREENHOUSE ROAD 1500	77084
23	NEW CONSTRUCTION		NO NAME / NO SIGN	2222	GREENHOUSE ROAD	77084
24	[REDACTED]	1	DO OR DIE RECORDS	2040	GREENHOUSE ROAD APT 1116	77084
24	[REDACTED]	1	CRYSTALIZED LUXE, LLC	2040	GREENHOUSE ROAD APT 1142	77084
24	[REDACTED]	1	PRISMATIC FILMS	2040	GREENHOUSE ROAD APT 2323	77084
24	[REDACTED]	1	ISABELLA BOUTIQUE	2040	GREENHOUSE ROAD APT 1134	77084
24	[REDACTED]	1	GLOBAL SUNNY PRODUCTS	2040	GREENHOUSE ROAD APT 3317	77084

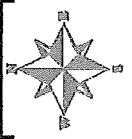


SEE SCHEMATIC G

LIMITED PURPOSE ANNEXATION

GREENHOUSE ROAD

Business Location Schematic H
West Park MUD



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West Park MUD Schematic J

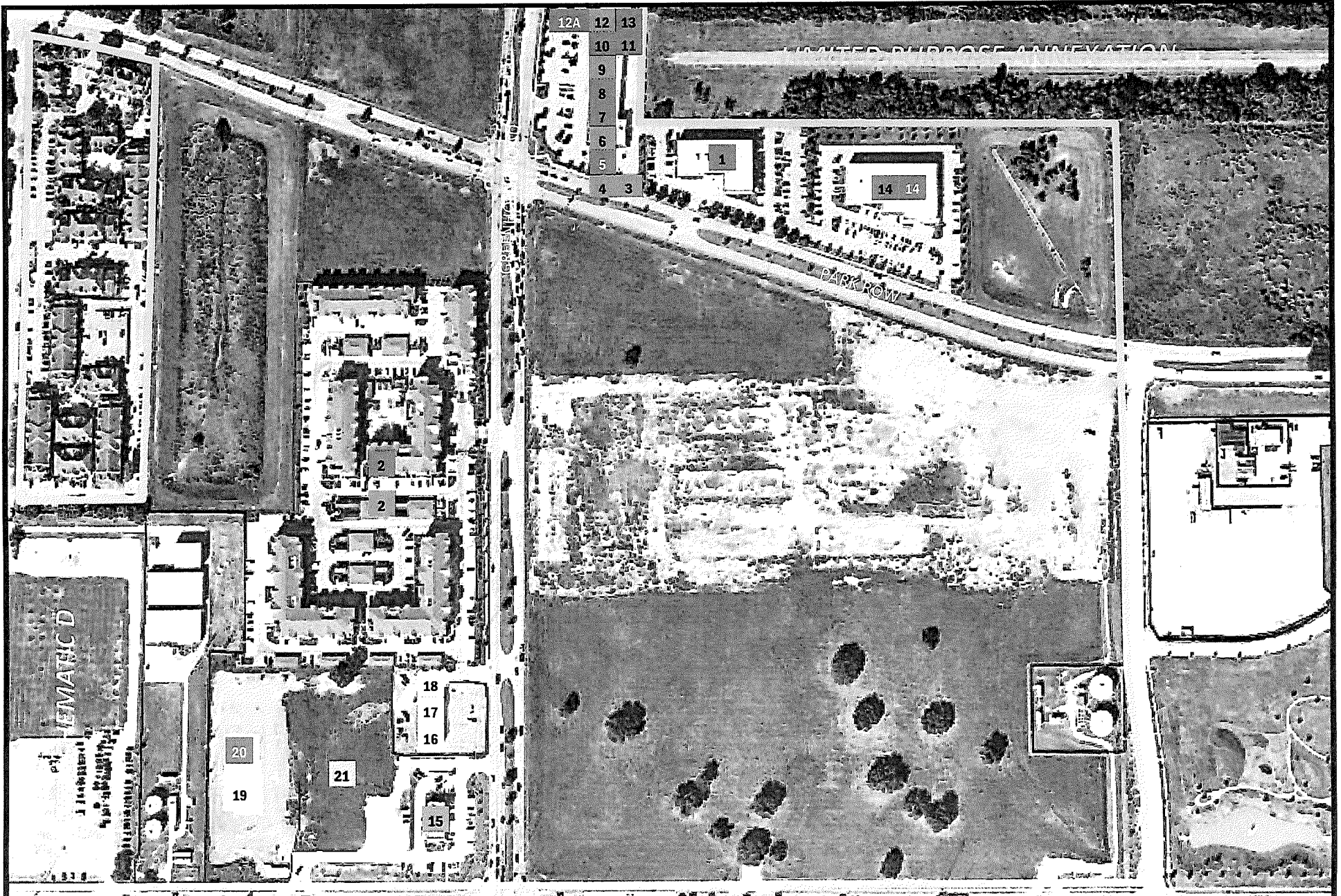


POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
1	NO TAXABLE ITEMS		PREMIER VEIN & VASCULAR DIALYSIS CENTER	19255	PARK ROW	77084
1	NO TAXABLE ITEMS		NEUROLOGY ASSOCIATES OF KATY	19255	PARK ROW STE 101	77084
1	NO TAXABLE ITEMS		GASTROENTEROLOGIST	19255	PARK ROW STE 104	77084
1	NO TAXABLE ITEMS		MED RX PHARMACY	19255	PARK ROW STE 103	77084
1	NO TAXABLE ITEMS		INTERVENTIONAL CARDIOLOGY ASSOCIATES	19255	PARK ROW STE 204	77084
1	NO TAXABLE ITEMS		AMENITY HEALTH SERVICES	19255	PARK ROW STE 105	77084
1	NO TAXABLE ITEMS		INTEGRATIVE PRIMARY CARE	19255	PARK ROW STE 100	77084
1	NO TAXABLE ITEMS		KATY HAND & GENERAL SURGERY	19255	PARK ROW STE	77084
1	NO TAXABLE ITEMS		KATY PULMONARY ASSOCIATES	19255	PARK ROW STE 102	77084
1	NO TAXABLE ITEMS		BI RESEARCH CENTER	19255	PARK ROW STE 205	77084
2	NO TAXABLE ITEMS		APARTMENTS	1721	GREENHOUSE ROAD	77084
2		1	JUST KHAYO	1721	GREENHOUSE ROAD 1415	77084
2		1	DHARMA CORPORATION SERVICE, LLC	1721	GREENHOUSE ROAD 4210	77084
2		1	EUNIQEARDOR	1721	GREENHOUSE ROAD 5217	77084
2		1	EL MUNDO EL LA PIZZA	1721	GREENHOUSE ROAD 539	77084
2		1	SYNERGY SHIFT, LLC	1721	GREENHOUSE ROAD 3413	77084
2		1	SOUL FACTORY, LLC	1721	GREENHOUSE ROAD 135	77084
2		1	MOBILE EVENT VENUES OF AMERICA	1721	GREENHOUSE ROAD 138	77084
2		1	FICM GROUP, LLC	1721	GREENHOUSE ROAD 2410	77084
2		1	HIGH SENIORITY	1721	GREENHOUSE ROAD 444	77084
2		1	NEXUS WHOLESALE, LLC	1721	GREENHOUSE ROAD 531	77084
2		1	OFINET, LLC	1721	GREENHOUSE ROAD 6113	77084
3		1	WOW WOW HAWAIIAN LEMONADE	1922	GREENHOUSE ROAD STE 1100	77084
4		1	1000 DEGREES PIZZA SALAD WINGS	1922	GREENHOUSE ROAD STE 800	77084
5	FOR LEASE			1922	GREENHOUSE ROAD	77084
6		4	NATALIE DONUTS	1922	GREENHOUSE ROAD STE 700	77084
6		1	NATALIE DONUTS	1922	GREENHOUSE ROAD STE 700	77084
7	CLOSED		A PLUS MEDICINE PHARMACY	1922	GREENHOUSE ROAD STE 650	77084
8	NO TAXABLE ITEMS		JAK NAILS & PED	1922	GREENHOUSE ROAD STE 600	77084
9		1	CINCO DE MAYO RESTAURANT & BAR	1922	GREENHOUSE ROAD STE 500	77084
10	NO TAXABLE ITEMS		SPRING LEAF DENTISTRY	1922	GREENHOUSE ROAD STE 475	77084
11	NO TAXABLE ITEMS		DANA CHIROPRACTIC	1922	GREENHOUSE ROAD STE 400	77084
12		1	AREPAS SAND WISH	1922	GREENHOUSE ROAD STE 300	77084
12A	VACANT			1922	GREENHOUSE ROAD STE 200	77084
13	NO TAXABLE ITEMS		AMERICAN FAMILY CARE	1922	GREENHOUSE ROAD STE 100	77084
14	NO TAXABLE ITEMS		BIEL FOOT & ANKLE SPECIALISTS, PLLC	19002	PARK ROW STE 100	77084

West Park MUD Schematic J



POS	TAXPAYER NO	OUTLET NO	OUTLET NAME	STREET NO	BUSINESS LOCATION ADDRESS	ZIP CODE
14	DOOR LOCKED		TRINITY SPECIALTY PHARMACY	19002	PARK ROW STE 101	77084
14	FOR LEASE			19002	PARK ROW STE 102	77084
14	NO TAXABLE ITEMS		CARDIAC RHYTHM SPECIALISTS	19002	PARK ROW STE 103	77084
14	FOR LEASE			19002	PARK ROW STE 104	77084
14	NO TAXABLE ITEMS		FULSHEAR MEDICAL ASSOCIATES	19002	PARK ROW STE 105	77084
14	NO TAXABLE ITEMS		LABCORP	19002	PARK ROW STE 106	77084
14	NO TAXABLE ITEMS		GREENHOUSE FAMILY PRACTICE	19002	PARK ROW STE 107	77084
14	NO TAXABLE ITEMS		TEXAS INTERVENTIONAL PAIN INSTITUTE	19002	PARK ROW STE 200	77084
14	FOR LEASE			19002	PARK ROW STE 201	77084
14	FOR LEASE			19002	PARK ROW STE 202	77084
14	NO TAXABLE ITEMS		TEXAS VISION THERAPY	19002	PARK ROW STE 203	77084
14	FOR LEASE			19002	PARK ROW STE 204	77084
14	FOR LEASE			19002	PARK ROW STE 205	77084
14	NO TAXABLE ITEMS		WELLMED- MOHAMMAD HAQUE, MD	19002	PARK ROW STE 206	77084
14	NO TAXABLE ITEMS		INTEGRITY CARDIOLOGY	19002	PARK ROW STE 207	77084
15		27	SHAKE SHACK	19300	KATY FREEWAY	77084
15		20	SHAKE SHACK	19300	KATY FREEWAY	77084
16		7	TIM HORTONS	1641	GREENHOUSE RD	77084
17	NO TAXABLE ITEMS		IDEAL DENTAL	1641	GREENHOUSE RD	77084
18	NO PERMIT ON LOC		CAVA	1641	GREENHOUSE STE 400	77084
19	NO TAXABLE ITEMS		EXCEL URGENT CARE - KATY FREEWAY	19304	KATY FREEWAY	77084
20	VACANT			19304	KATY FREEWAY STE	77084
21	NEW CONSTRUCTION		SITE WORK NO SIGN		KATY FREEWAY	77084



Business Location Schematic J

West Park MUD



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August, 2024





DATE
9/23/2024

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

METER COUNT	
S.T.P.	2
Vacant	0
Commercial	62
Nursing Home	1
Irrigation	40
Park(Irrigation)	1
Apts/Units(2636)	9
Total	115

BILLED CONSUMPTION		
7/17/24	to	8/16/24
STP		0
Apartments		9,079,000
Commercial		2,932,000
Irrigation		4,041,000
Park (Irrigation) No Bill		191,000
Total		16,243,000

HCMUD #345 Payback

6,965,000	1/30-2/17
11,353,000	2/17-3/18
14,319,000	3/18-4/16
14,598,000	4/17-5/16
14,090,000	5/17-6/15
12,739,000	6/16-7/17
9,080,000	7/17-8/16
	8/17-9/16
	9/17-10/16

I/C from HCMUD #345 7/17/2024 -8/16/2024: 9,080,000
 Flushing, Main Line Break & Leaks: 25,000
 Total Consumption: 16,268,000
 Plant Pumpage: 7,668,000
 Billed Percentage of Pumped Water: 97.13%

Total owed	Paid to Date
100,373,000	83,144,000
Balance:	17,229,000

	#2	#3
Calculated Well GPM	922	1,154
Design Well GPM	1,000	1,000
Well Pumpage	7,360,000	308,000

Arrears for the Month of	JULY	Month of	AUGUST
Cut-Off Notices Mailed	07/25/24	Meter Read Date	08/16/24
Number of Notices Mailed	18	Billing Date	08/22/24
Cut-Off Date	08/19/24	Mailing Date	08/23/24
Number of Actual Cut-Offs	0	Due Date	09/19/24

WEST PARK MUNICIPAL UTILITY DISTRICT

DATE
9/23/2024

MONTHLY OPERATIONS SUMMARY

WATER SYSTEM

August-24

Total Water Pumped for Calendar Month of : August-24 **13,444,000** Gallons

Distribution System Chlorine Residual Reporting:

Average	<u>1.98</u>	mg/l.
Maximum	<u>3.20</u>	mg/l.
Minimum	<u>1.31</u>	mg/l.

TEXAS DEPARTMENT OF HEALTH I. D. NO. 1011930

Bacteriological Analysis : **10** Samples Taken On : **08/19/24**

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

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

July-24

TPDES Permit # WQ0012346001
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: July-24

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	3.15 mg/l	3.34 mg/l	7.00 mg/l	NO
BOD 5 Maximum	4.60 mg/l	4.53 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	6.95 mg/l	7.39 mg/l	29.00 lbs/day	NO
TSS Average	2.28 mg/l	1.14 mg/l	15.00 mg/l	NO
TSS Maximum	3.58 mg/l	1.68 mg/l	40.00 mg/l	NO
TSS lbs/day	4.83 mg/l	2.60 mg/l	63.00 lbs/day	NO
NH3-N Average	0.18 mg/l	0.06 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.57 mg/l	0.06 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.40 mg/l	0.13 mg/l	8.30 lbs/day	NO
E Coli Avg.	47.52 mpn	1.15 mpn	63 mpn	NO
E Coli Maximum	2420.00 mpn	2.00 mpn	200 mpn	NO
DO Minimum	7.27 mpn	7.33 mpn	6.00 mg/l	NO
pH Minimum	7.05 mpn	7.45 mpn	6.00 s.u.	NO
pH Maximum	7.85 mpn	7.92 mpn	9.00 s.u.	NO
CL2 Res Min	1.06 mg/l	1.08 mg/l	1.00 mg/l	NO
CL2 Res Max	3.91 mg/l	3.92 mg/l	4.00 mg/l	NO
Flow Average	0.321 mg/l	0.359 mg/l	0.500 mgd	NO
Flow Maximum	0.427 mg/l	0.630 mg/l	N/A	N/A
Total Treated	11,129,000			
Effluent Quality Compliant with Discharge Permit ?			YES	

WEST PARK MUNICIPAL UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY BILLING & COLLECTION REPORT August-24

DATE
9/23/2024

	<u>Apartments</u>	<u>All Others</u>	<u>Total</u>
Balance Forward	\$ 92,805.06	\$ 66,775.47	\$ 159,580.53
As of 07/25/24			
Collection Period:	7/25/24 TO 8/22/24		
Deposit	\$ -	\$ 18,000.00	\$ 18,000.00
Water	\$ 26,410.00	\$ 9,017.47	\$ 35,427.47
Sewer	\$ 26,410.00	\$ 1,817.11	\$ 28,227.11
New Acct/App/Transfer Fee	\$ -	\$ -	\$ -
Connect	\$ -	\$ -	\$ -
Penalty	\$ 2,972.54	\$ 339.38	\$ 3,311.92
Tap Fees		\$ 86,121.54	\$ 86,121.54
TCEQ	\$ 255.10	\$ 58.75	\$ 313.85
Grease Trap	\$ -	\$ 650.00	\$ 650.00
RWA Fee	\$ 32,743.00	\$ 23,786.17	\$ 56,529.17
Undistributed Overpayments		\$ 1,076.88	\$ 1,076.88
TOTAL	\$ 88,790.64	\$ 140,867.30	\$ 229,657.94

Current Adjustments:			
TOTAL	\$ -	\$ 106,589.23	\$ 106,589.23

	August '24		
	7/17/24	TO	8/16/24
Current Billing for			
Deposit	\$ -	\$ -	\$ -
Water	\$ 29,320.00	\$ 9,647.75	\$ 38,967.75
Sewer	\$ 26,360.00	\$ 2,611.50	\$ 28,971.50
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 75.89	\$ 339.49
Grease Trap		\$ 600.00	\$ 600.00
RWA	\$ 34,933.80	\$ 28,471.60	\$ 63,405.40
TOTAL	\$ 90,877.40	\$ 41,406.74	\$ 132,284.14
TOTAL RECEIVABLE	\$ 94,891.82	\$ 73,904.14	\$ 168,795.96

Collection Report Through 08/22/24
NOTES: Deposits on file for the district \$349,704.80

Consumption: 16,243,000
Paperless: 25



West Park Municipal Utility District

Board of Directors Meeting
September 23, 2024

Wastewater Treatment

7/19/24 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor in top cleaning the onsite lift station. Removed and disposed of (2,000) gallons of floating debris.

7/31/24 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor with bottom cleaning of the onsite lift station we well. Removed and disposed of (6,000) gallons of debris.

Sanitary Sewer System

Normal Operations

Water Plant No. 1 & No. 2

8/2/24 - Water Plant #2 – Furnished subcontractor to change oil and inspect generator after the storm.

Water Distribution System

8/15/24 – Katy Freeway – Installation of (2) 2” domestic taps, (2) 1” irrigation and (1) 6” fire taps for Pluckers Wing Bar. Received and deposited \$104,121.54 for the District.



PUMPS & MECHANICAL
SERVICES, LLC

281-506-7390 Office
281-506-7491 Fax
6102 Centralcrest St.
Houston, TX 77092
TECL 35212

Quote

	Quote #
9/4/2024	6083

Name / Address
H2O INNOVATION INC. ATTN: ACCOUNTS PAYABLE PO BOX 2718 SPRING, TX 77383

Ship To
Westpark STP 19306 Katy Freeway Ryan 832-392-7940 Jeremy Kay 281-734-1310

P.O. No.	Rep	FOB	Project
	WH		WESTPARK STP

Description	Qty	Rate	Total
Elite Pumps & Mechanical Services, LLC is proud to quote the following: Service call to install a new Flygt pump in the #4 location. Run and test for working operation. To include the following: * Flygt NP3153, 15HP, #464, 50' Cable * Leakage Detector Relay Total Parts & Labor	1	24,829.00	24,829.00
Respectfully, Juan Colejio			

Quote Good for 30 Days To accept this quotation sign & return or provide PO#	Subtotal	\$24,829.00
	Sales Tax (8.25%)	\$0.00
	Total	\$24,829.00

Regulated by the Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
Phone Number 1-800-803-9202, (512) 463-6599



PUMPS & MECHANICAL SERVICES, LLC

281-506-7390 Office
 281-506-7491 Fax
 6102 Centralcrest St.
 Houston, TX 77092
 TECL 35212

Quote

	Quote #
9/4/2024	6082

Name / Address
H2O INNOVATION INC. ATTN: ACCOUNTS PAYABLE PO BOX 2718 SPRING, TX 77383

Ship To
Westpark STP 19306 Katy Freeway Ryan 832-392-7940 Jeremy Kay 281-734-1310

Description	Qty	Rate	Total	P.O. No.	Rep	FOB	Project
					WH		WESTPARK STP
<p>Elite Pumps & Mechanical Services, LLC is proud to quote the following:</p> <p>Service call to replace the base 90° on the #4 location. To include the following:</p> <ul style="list-style-type: none"> * One (1) 4" Base Elbow * One (1) 4" Rail Bracket * One (1) 4" x 6" Eccentric Reducer * One (1) 6" FL x MJ Adapter * One (1) Upper Guide Rail Bracket * One (1) Mid Guide Rail Bracket * One (1) 4" Nut, Bolt and Gasket Kit * One (1) 6" Nut, Bolt and Gasket Kit * One (1) Stainless Steel Upper Guide Rail Bracket Adapter * Confined Space Equipment <p>Total Parts & Labor</p>	1	19,356.00	19,356.00				
<p>Quote Good for 30 Days To accept this quotation sign & return or provide PO#</p>				Subtotal		\$19,356.00	
<p>Regulated by the Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 Phone Number 1-800-803-9202, (512) 463-6599</p>				Sales Tax (8.25%)		\$0.00	
				Total		\$19,356.00	

Respectfully,
 Juan Colejio

TRI-W EQUIP SALES INC.

Estimate

10423 WEST GULF BANK
Houston, TX 77040

Date	Estimate #
9/17/2024	34

Name / Address
H2O INNOVATION INC. ATTN: ACCOUNTS PAYABLE P.O. BOX 1209 SPRING, TX 77383

Ship To
WEST PARK STP... 19306 KATY FREEWAY HOUSTON, TX 77092 281-734-1310 JEREMY

Description	Qty	Rate	Project
			WEST PARK S...
			Total
Tri-W Equip. Sales is pleased to quote the following:		0.00	0.00
Replace the base 90° on the #4 location. To include the following:			
* One (1) 4" Base Elbow			
* One (1) 4" Rail Bracket			
* One (1) 4" x 6" Eccentric Reducer			
* One (1) 6" FL x MJ Adapter			
* One (1) Upper Guide Rail Bracket			
* One (1) Mid Guide Rail Bracket			
* One (1) 4" Nut, Bolt and Gasket Kit			
* One (1) 6" Nut, Bolt and Gasket Kit			
* One (1) Stainless Steel Upper Guide Rail Bracket Adapter			
* Confined Space Equipment			
Total Part and Labor	1	22,259.40	22,259.40
Thank You, Jeff Davis			
Quote is good for thirty (30) days.		Subtotal	\$22,259.40
		Sales Tax (1.0%)	\$0.00
		Total	\$22,259.40

TRI-W EQUIP SALES INC.

Estimate

10423 WEST GULF BANK
Houston, TX 77040

Date	Estimate #
9/17/2024	33

Name / Address
H2O INNOVATION INC. ATTN: ACCOUNTS PAYABLE P.O. BOX 1209 SPRING, TX 77383

Ship To
WEST PARK STP... 19306 KATY FREEWAY HOUSTON, TX 77092 281-734-1310 JEREMY

Project
WEST PARK S...

Description	Qty	Rate	Total
Tri-W Equip. Sales is pleased to quote the following: Supply and install a new Flygt Pump. Run and test for working operation. To include the following: * Flygt NP3153, 15HP, #464, 50' Cable * Leakage Detector Relay Total Part and Labor	1	0.00 28,553.35	0.00 28,553.35
Thank You Jeff Davis			

Quote is good for thirty (30) days.	Subtotal	\$28,553.35
	Sales Tax (1.0%)	\$0.00
	Total	\$28,553.35

HAHN EQUIPMENT Co., Inc.

5636 KANSAS • HOUSTON, TX 77007 • PHONE # 713-868-3255 • FAX # 868-9725

ATTN: Jeremy Kay QUOTE #:21666
COMPANY: H2O Innovation
FROM: Jon L. Vollbrecht DATE: September 17, 2024
RE: Wet Well Parts – Westpark WWTP – Pump #4

HAHN EQUIPMENT CO., INC. is pleased to submit to H2O Innovation, the following proposal for pumping equipment:

ITEM NO. 1:

One (1) 4" Base Elbow
One (1) 4" Rail Bracket
One (1) 4" x 6" Eccentric Reducer
One (1) 6" FL x MJ Adapter
One (1) Upper Guide Rail Bracket
One (1) Mid Guide Rail Bracket
One (1) 4" Nut, Bolt and Gasket Kit
One (1) 6" Nut, Bolt and Gasket Kit
One (1) Stainless Steel Upper Guide Rail Bracket Adapter
Confined Space Equipment
Service Call to install above equipment

TOTAL PRICE FOR ALL EQUIPMENT LISTED ABOVE: **\$ 21,905.00**
Above pricing does not include any piping or valves.

F.O.B.: Houston, Texas. Prices quoted good for thirty (30) days and are exclusive of any applicable taxes or duties.

SHIPMENT: Estimated delivery is 6-8 weeks after receipt of written purchase order and approval drawings, unless other delivery requirements are agreed upon in writing.

TERMS OF PAYMENT: Net 30 from the date of the invoice, with approved credit

CONTRACT CONDITIONS: Conditions outlined on the Company's standard general condition form, which is enclosed with this proposal, shall apply to and constitute a part of this proposal.

Sincerely,
HAHN EQUIPMENT CO., INC.

Jon L. Vollbrecht
Sales Representative

HAHN EQUIPMENT Co., Inc.

5636 KANSAS • HOUSTON, TX 77007 • PHONE # 713-868-3255 • FAX # 868-9725

ATTN: Jeremy Kay QUOTE #: 21665
COMPANY: H2O Innovation
FROM: Jon L. Vollbrecht DATE: September 17, 2024
RE: New Flygt 15hp Pump – Westpark WWTP – Pump #4

HAHN EQUIPMENT CO., INC. is pleased to submit to H2O Innovation, the following proposal for pumping equipment:

ITEM NO. 1:

One (1) FLYGT Model NP3153, 4-inch discharge, electric submersible sewage pump(s) complete with 15 H.P., 230/460 volt, 3 phase, 60 hertz, 1755 RPM motor, Impeller No 464, with 50' of 7 conductor SPC cable.
Leakage Detector Relay
Service Call to install, hook up & test

TOTAL PRICE FOR ALL EQUIPMENT LISTED ABOVE: **\$ 26,855.00**
Above pricing does not include any piping or valves.

F.O.B.: Houston, Texas. Prices quoted good for thirty (30) days and are exclusive of any applicable taxes or duties.

SHIPMENT: Estimated delivery is 8-10 weeks after receipt of written purchase order and approval drawings, unless other delivery requirements are agreed upon in writing.

TERMS OF PAYMENT: Net 30 from the date of the invoice, with approved credit

CONTRACT CONDITIONS: Conditions outlined on the Company's standard general condition form, which is enclosed with this proposal, shall apply to and constitute a part of this proposal.

Sincerely,
HAHN EQUIPMENT CO., INC.

Jon L. Vollbrecht
Sales Representative



September 23, 2024

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:

11.a) Design, Bid, and Award

Nothing to report at this time.

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

A notice to proceed was issued on August 12. Site work to temporarily relocate the existing generator is underway. This is a 240-day contract, but the generators have a 9-month to 1 year lead time.

11.c) Easement and Facility conveyances

Nothing to report at this time.

11.d) Utility Commitments

Nothing to report at this time

11.e) Harris County Utility Relocation Requests

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

Greenhouse at Park ROW (UPIN [REDACTED]) – The project involves adding an additional southbound left turn lane and extending existing left turn lanes. – Work is underway in the area.

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.

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.

11.f) Development Matters

David Weekley is looking to develop a single-family townhome development on the former AHS/Resia tract.

We applied to Harris County's Places 4 People on June 7, which includes sidewalks along Greenhouse and Park Row which are 30% designed as part of the District's trail master plan. They confirmed the submission was received but have not returned further comments.

11.g) WHCRWA Surface Water Conversion

WHCRWA has delayed the project's 60% design submittal, as they focus on other projects in the area. We are still expecting a submittal around the end of the year.

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

We believe fencing contractors are getting caught up with their backlog created from Hurricane Beryl and other summer storms. We are proposing to go out for bid on this project towards the end of the year, to hopefully attract more bidders and better cost during a non-peak season.

Other District items:

Asset Management Plan Review - Next action date: October 2024

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 – Annual external inspection to be held this week. Internal Inspection will be held in 2027.

WP 2 – Annual external inspection to be held this week. 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\2024\2024-09-23 WPMUD Eng Rpt.docx



West Park MUD

Storm Water Management Program

September 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

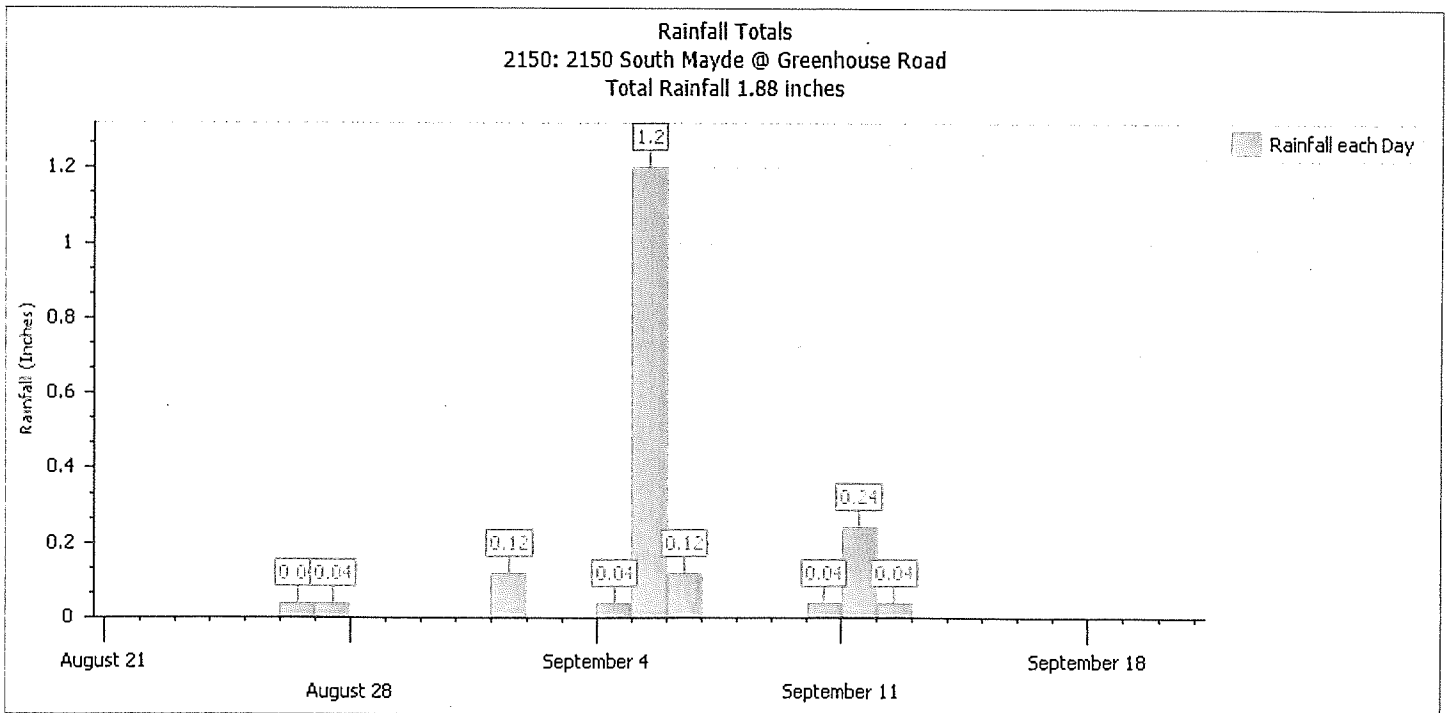
2. Discussion

- a. New inlet grate tops have been received, need to place and install latch.

3. Proposed Action Items

- a. Secure/latch new grate tops at the back inlet of West Park Preserve.

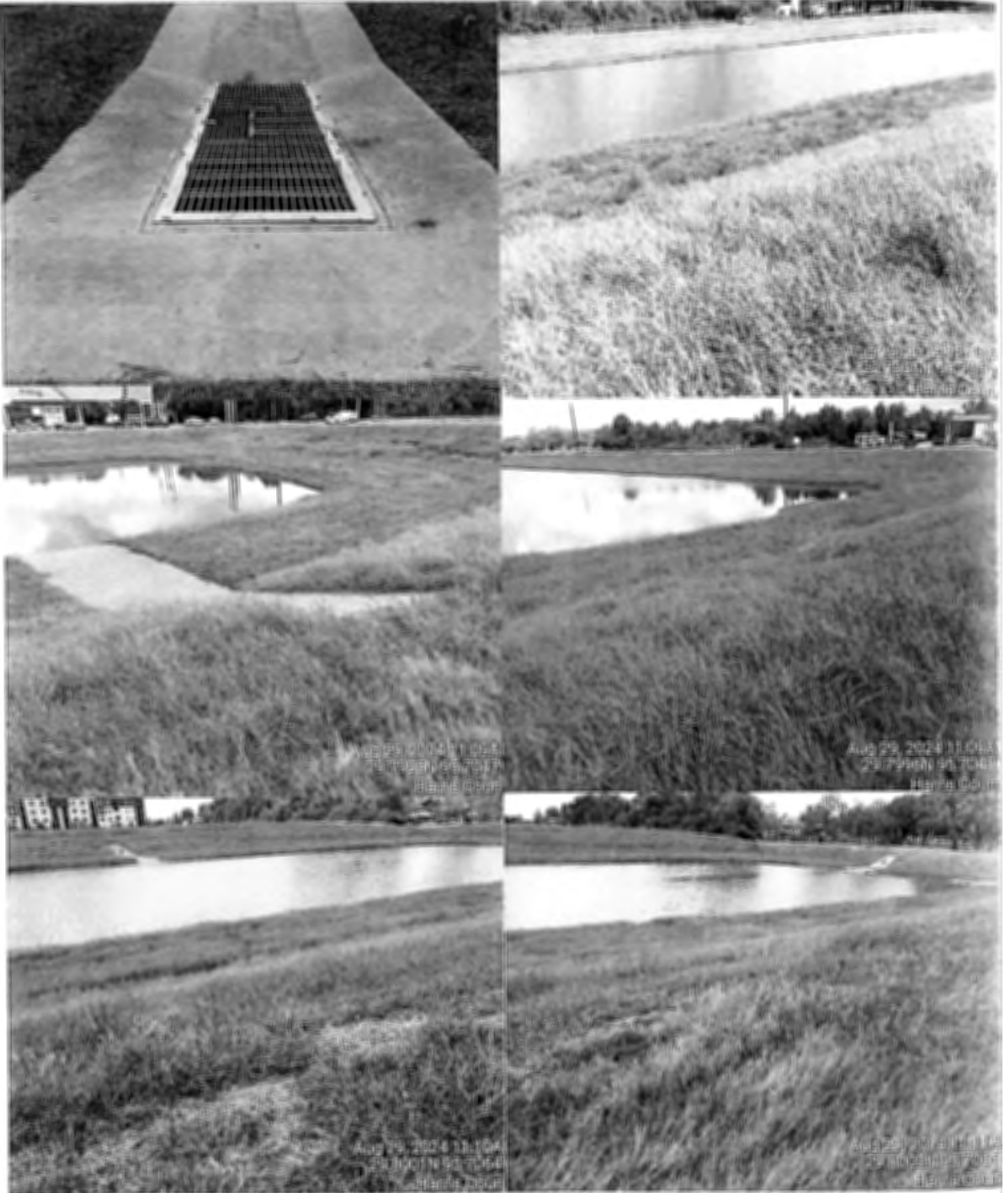
Rainfall Data



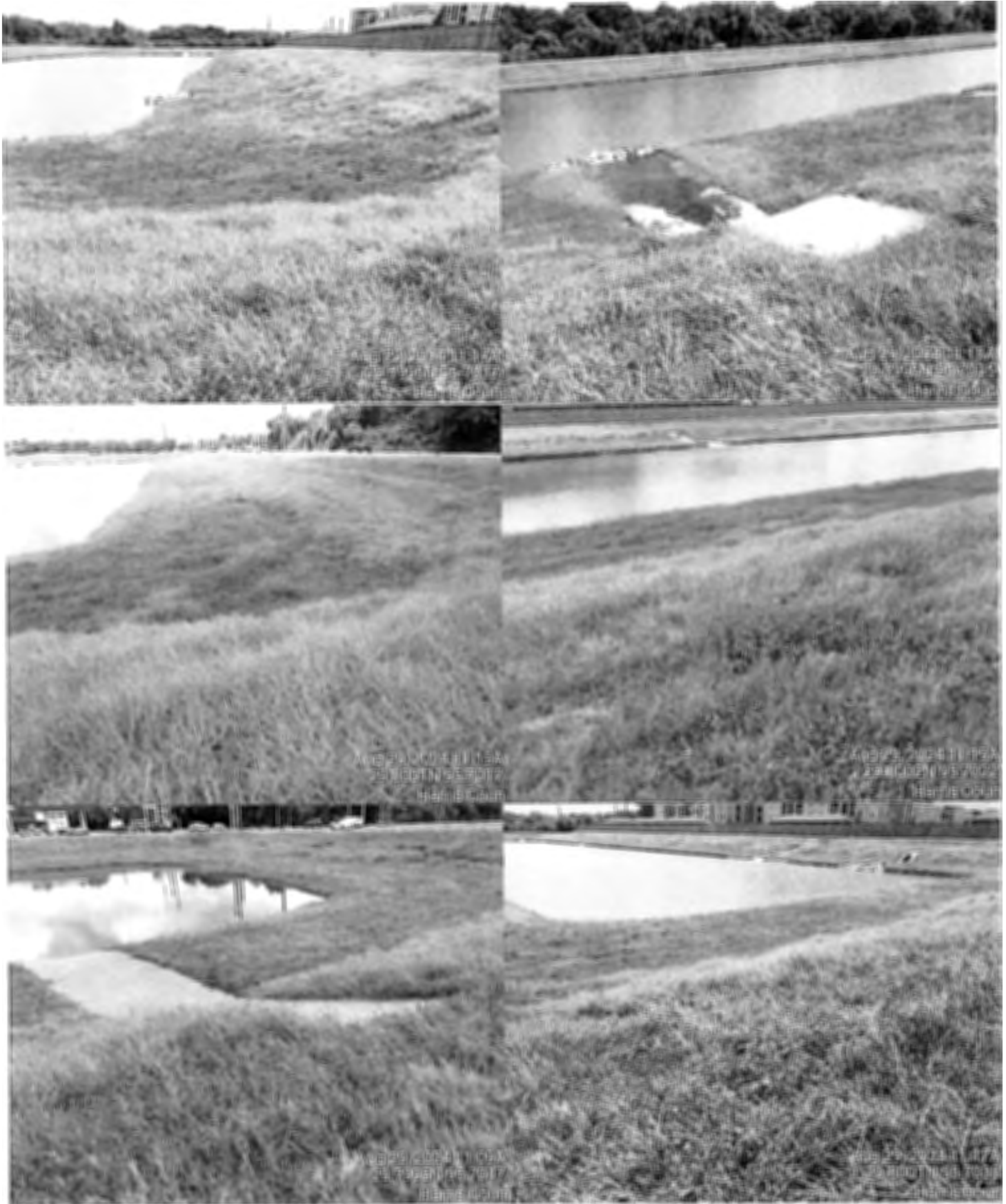
Basins A, B, C & D



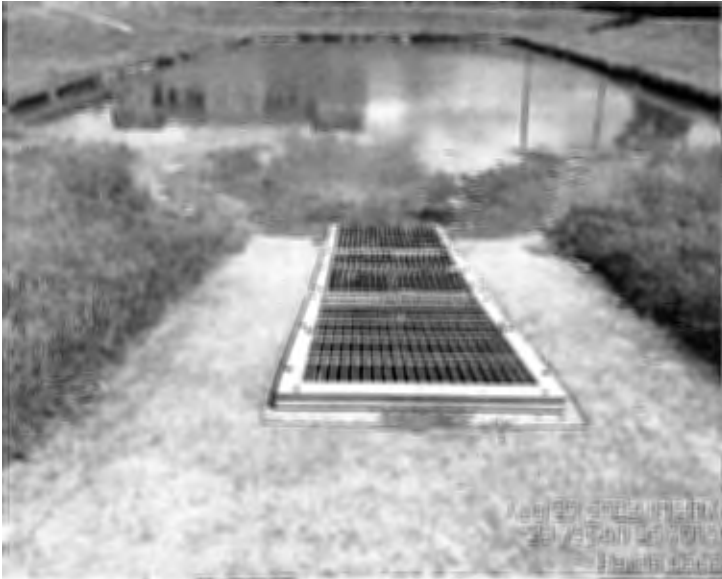
Basins A, B, C & D



Basins A, B, C & D



Basins A, B, C & D



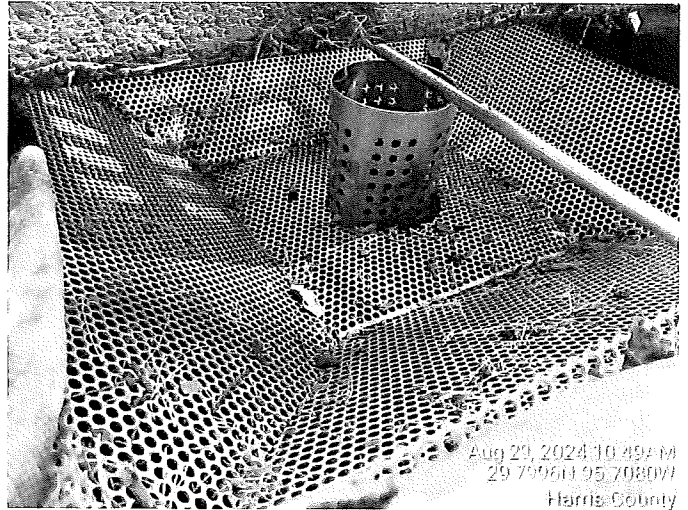
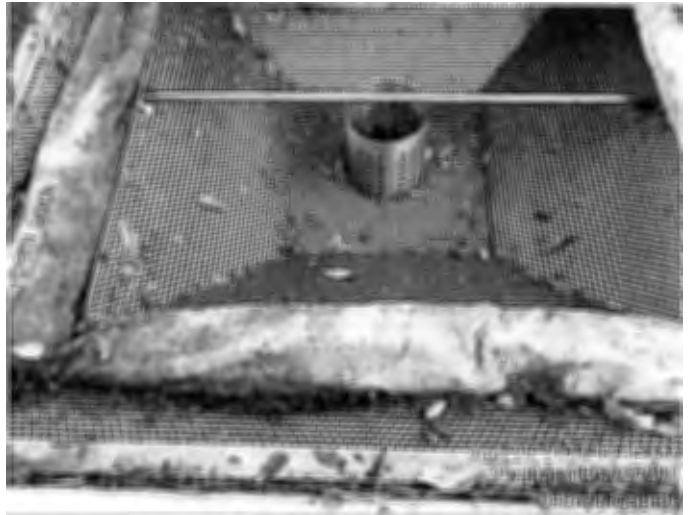
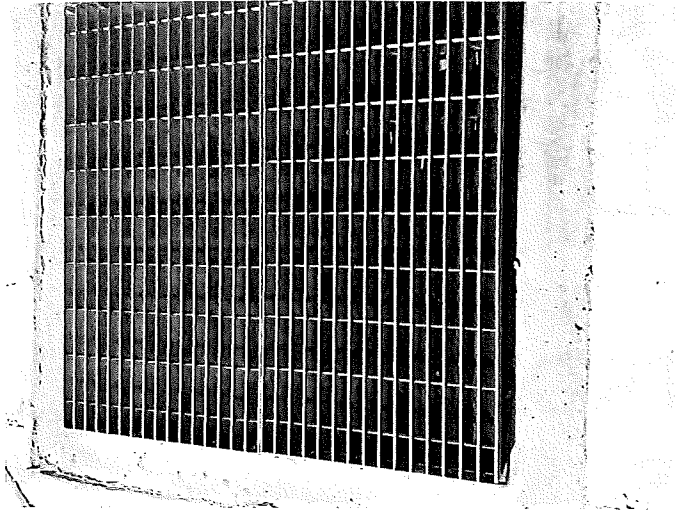
Basins A, B, C & D



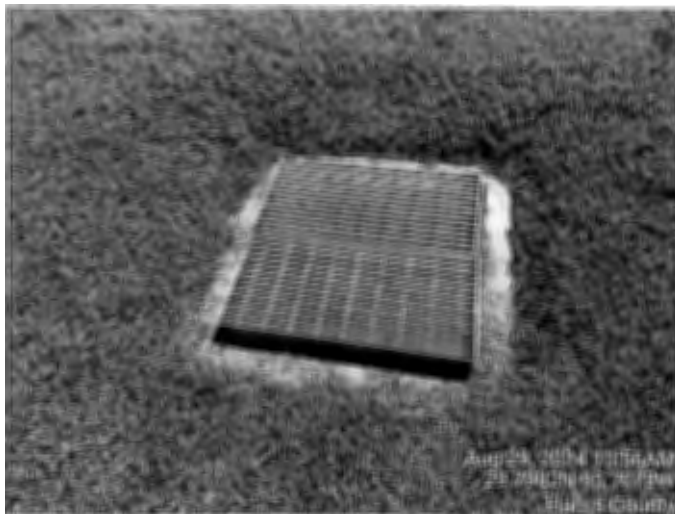
WWTP



West Park Preserve Inlets - Inspection



Aug 20, 2024 10:49 AM
29 799614 95,7080V1
Harris County



Aug 20, 2024 10:50 AM
29 799614 95,7080V1
Harris County



STORM WATER SOLUTIONS

a beyer company

ANT CONTROL SERVICES



Reduce ant infestations with our reliable Ant Control Services, ensuring a pest-free pond!



START TODAY!

12 months of control with a single application



Highly Skilled Professionals



Rapid and Efficient Service

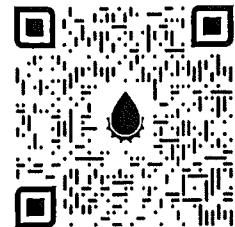


Customized Solutions



BOOK NOW!

281-587-5950





Proposal

Date of Proposal: 9/23/2024
 To Serve: West Park Preserve (the "Site")
 Proposal To: West Park Mud (the "Customer")
 Bill To/Address: WESTPARKMUD

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

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

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

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

Scope/Description of Work:	Approx. Qty.	UM	Unit Price:	Total Price:
3090 Provide labor, equipment and material to remove existing grate top (to remove and take off site) and install new aluminum gate tops. Secure with latch and bolt to existing concrete frame.	1	EA	\$ 1,300.00	\$ 1,300.00
TOTAL =				\$ 1,300.00

West Park MUD (the "Customer")

Storm Water Solutions, LLC (the "Company")

H. Brock Hudson [signature]

Blake A. Kridel [signature]

H. Brock Hudson [printed name]

Blake A. Kridel [printed name]

President [title]

Vice President [title]

Turnkey Storm Water Pollution Control

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

www.stormwatersolutions.com

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

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

OFFICE USE ONLY CERTIFICATION OF FILING

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

STORMWATER SOLUTIONS LLC
HOUSTON, TX United States

Certificate Number:
2024-1217689

Date Filed:
09/23/2024

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

WEST PARK MUNICIPAL UTILITY DISTRICT

Date Acknowledged:

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

20240923
LATCH/LOCK INLET WITHIN WESTPARK PRESERVE

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	COX, JUSTIN	HOUSTON, TX United States	X	
	GIESSINGER, NATHANIEL	HOUSTON, TX United States	X	
	KREJCI, STEVEN	HOUSTON, TX United States	X	
	BEYER, CHARLES	HOUSTON, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Sarah Vanaelarus, and my date of birth is 04 23 1989.

My address is 16110 Hollister St Houston TX 77064 USA
(street) (city) (state) (zip code) (country)

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

Executed in Harris County, State of Texas, on the 23 day of Sept, 2024.
(month) (year)

[Signature]
Signature of authorized agent of contracting business entity
(Declarant)



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | September 23, 2024

West Park Municipal Utility District



WEBSITE
www.municipalaccounts.com



ADDRESS
1281 Brittnore Road
Houston, Texas 77043

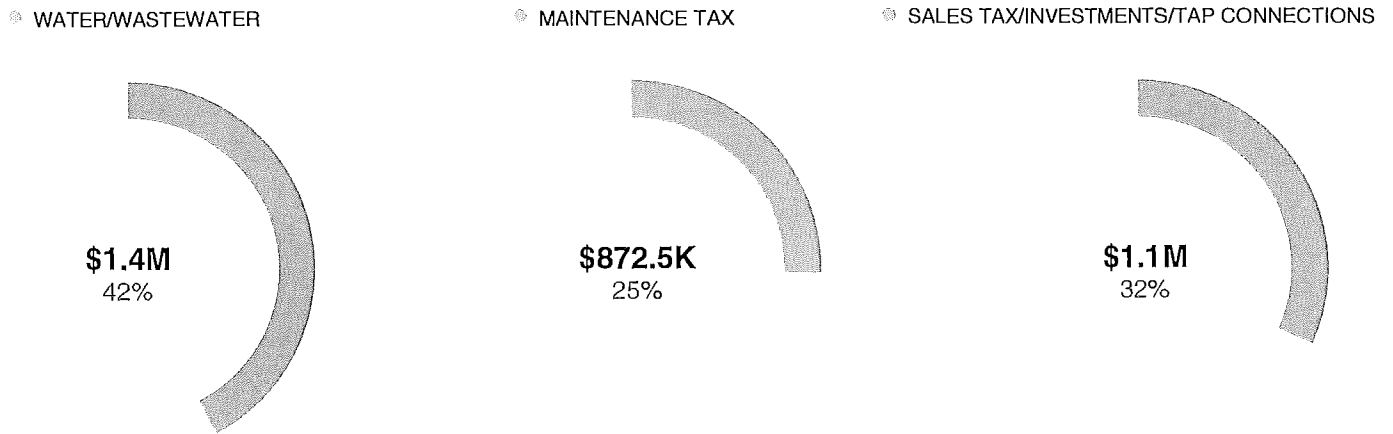


CONTACT
Phone: 713.623.4539
Fax: 713.629.6859



Spotlight On Long Term Planning & Balancing Revenues

Most Districts have 2 major revenue streams that can fund District Operations. These are Water & Wastewater Revenues and M&O Property Tax Revenues. In addition, most Districts have multiple 'Other' Revenue streams that can contribute, but are usually not as significant, unless the 'Other' is extraordinary Sales Tax Revenue. For long term planning, ensuring your M&O Property Tax and Water & Wastewater revenues are covering at least 90% of your expenses is prudent. Investment revenues are unpredictable, Tap Connection revenue disappears as you are built out and Sales Tax can ebb and flow based on the economy. Fixed expenses need fixed revenues. Balancing these revenues to ensure you are covering all expenses as well as building proper reserves should be an ongoing exercise for your District.

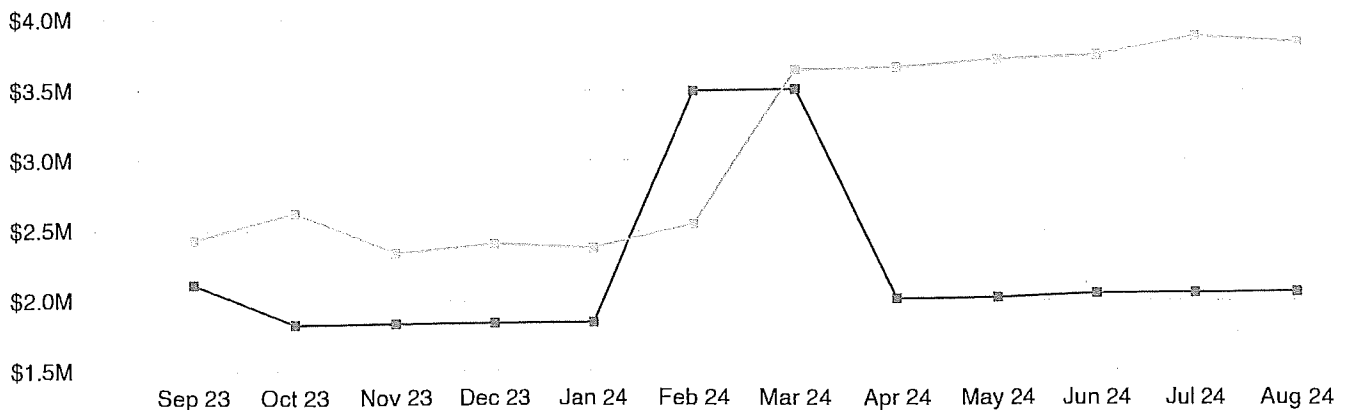


Account Balance | As of 09/23/2024

General Operating	Debt Service
\$3,728,982	\$2,065,135

Total For All Accounts: \$5,794,117

Account Balance By Month | September 2023 - August 2024



Monthly Financial Summary - General Operating Fund

West Park MUD - GOF

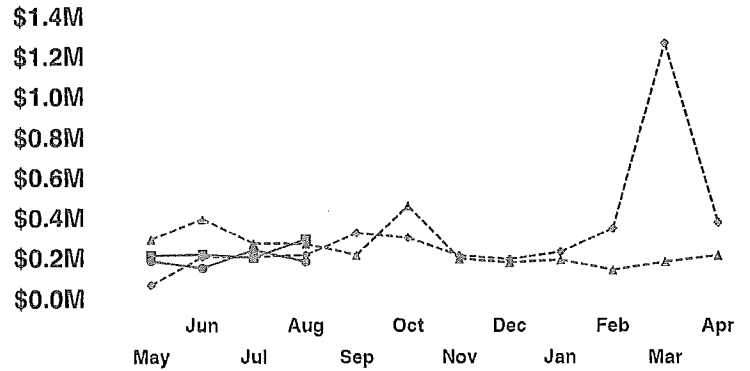


Account Balance Summary

Balance as of 08/27/2024	\$3,704,209
Receipts	319,657
Disbursements	(294,884)
Balance as of 09/23/2024	\$3,728,982

Overall Revenues & Expenditures By Month (Year to Date)

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



August 2024

Revenues

Actual	Budget	Over/(Under)
\$300,510	\$240,549	\$59,961

Expenditures

Actual	Budget	Over/(Under)
\$188,848	\$227,330	(\$38,483)

May 2024 - August 2024 (Year to Date)

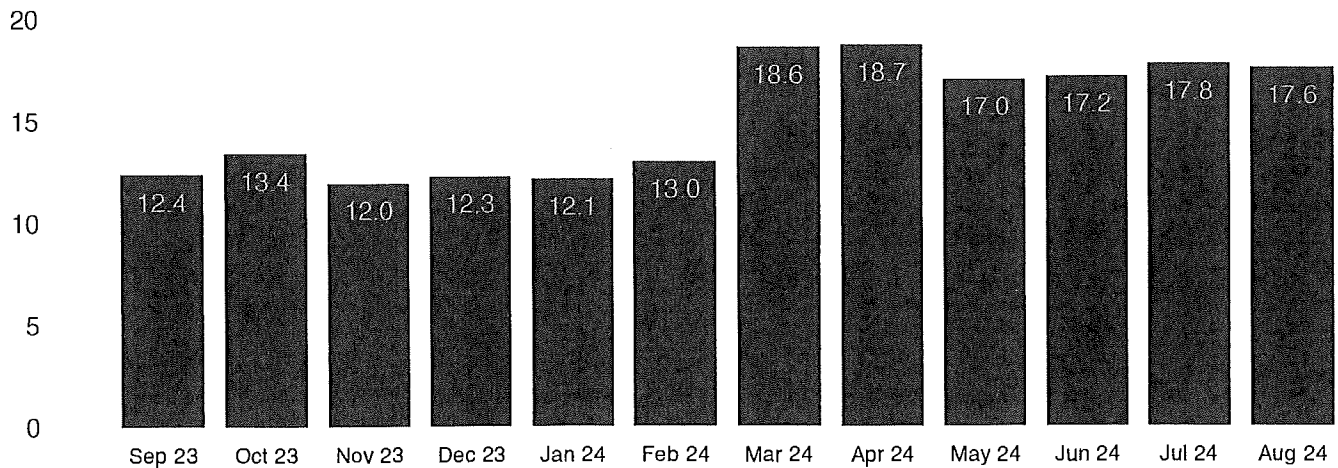
Revenues

Actual	Budget	Over/(Under)
\$952,662	\$916,307	\$36,355

Expenditures

Actual	Budget	Over/(Under)
\$782,812	\$916,973	(\$134,161)

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/27/2024				\$50,618.18
Receipts				
	Maintenance Tax Collections		364.56	
	Transfer From Central Bank Operator Account		110,807.03	
	City of Houston Sales Tax Rebate		54,710.63	
Total Receipts				\$165,882.22
Disbursements				
6737	West Harris County Regional Water Auth	Pumpage Fees	(21,863.05)	
6758	Marks Richardson PC	Legal Fees	(5,699.46)	
6761	Brynisha Owens-Gage	Security Patrol	(1,700.00)	
6762	Amrit Singh	Security Patrol	(1,400.00)	
6763	David Alaniz	Security Patrol	(800.00)	
6764	Devin Win	Security Patrol	(1,700.00)	
6765	Luis S. Lopez	Security Patrol	(1,000.00)	
6766	Marcus Suarez	Security Patrol	(1,600.00)	
6767	Mitchell Hutter	Security Patrol	(560.00)	
6768	Navdeep Nijjar	Security Patrol	(600.00)	
6769	Shane Wyrick	Security Patrol	(2,400.00)	
6770	Simon Ramirez	Security Patrol	(760.00)	
6771	Acclaim Energy, LTD	Cost/Usage Report & Meter Addn.	(750.00)	
6772	Association of Water Board Directors	AWBD Registration Fees	(50.00)	
6773	B & A Municipal Tax Service, LLC	SB2 & HB 1154 Compliance Updates	(375.00)	
6774	B & A Municipal Tax Service, LLC	Sales Tax Audit	(2,000.00)	
6775	IDS Engineering Group, Inc	Engineering Fees	(10,708.83)	
6776	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(5,592.28)	
6777	Park Rangers, LLC	Park Consultation & Maintenance	(14,069.28)	
6778	SentriForce	Security Cameras	(2,345.00)	
6779	Storm Water Solutions, LLC	Mowing Expense	(5,963.76)	
6780	Touchstone District Services, LLC	Website Hosting	(959.85)	
6781	H2O Innovation	Maintenance & Operations	(87,283.62)	
6782	Marks Richardson PC	Legal Fees	0.00	
6783	Reliant	Utility Expense	0.00	
6784	West Harris County Regional Water Auth	Pumpage Fees	0.00	
Bank Fees	Central Bank	Service Charge	(20.00)	
HRP	Michael F. Dignam.	Fees of Office 8/29/2024	(204.10)	
HRP	Natalie Garza.	Fees of Office 8/29/2024	(204.10)	
HRP	Howard Brock Hudson.	Fees of Office 8/29/2024	(204.10)	
HRP	Daniel Wolterman.	Fees of Office 8/29/2024	(204.10)	
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	

Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
HRP Tax	HRP Payroll	HRP Payroll Taxes	(135.20)	
Total Disbursements				(\$171,201.73)
Balance as of 09/23/2024				\$45,298.67

Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
Balance as of 08/27/2024				\$5,942.00
Receipts				
	Accounts Receivable		122,735.60	
	Accounts Receivable		18,903.84	
Total Receipts				\$141,639.44
Disbursements				
Bank Fees	Central Bank	Service Charge	(5.00)	
Rtn Items	Central Bank	Returned Items (1)	(12,870.57)	
Sweep	Central Bank	Transfer To Central Bank Checking	(110,807.03)	
Total Disbursements				(\$123,682.60)
Balance as of 09/23/2024				\$23,898.84

Actual vs. Budget Comparison

West Park MUD - GOF



	August 2024			May 2024 - August 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water- Customer Service Revenue	38,948	44,056	(5,108)	148,646	156,918	(8,272)	461,900
14102 WHCRWA - Pumpage Fee	63,378	75,597	(12,219)	241,531	244,979	(3,448)	717,800
14104 Pumpage Credits	11,288	11,288	0	45,152	45,152	0	135,456
14106 TCEQ - Water	170	175	(5)	674	700	(26)	2,100
Total Water Revenue	113,783	131,116	(17,333)	436,002	447,749	(11,747)	1,317,256
Wastewater Revenue							
14201 Wastewater-Customer Service Rev	28,940	29,867	(927)	112,147	119,467	(7,319)	358,400
14203 Grease Trap Inspection Fees	600	600	0	2,400	2,400	0	7,200
14206 TCEQ - Wastewater	170	175	(5)	674	700	(26)	2,100
Total Wastewater Revenue	29,709	30,642	(933)	115,221	122,567	(7,346)	367,700
Property Tax Revenue							
14301 Maintenance Tax Collections	365	0	365	22,086	28,080	(5,994)	1,266,300
Total Property Tax Revenue	365	0	365	22,086	28,080	(5,994)	1,266,300
Sales Tax Revenue							
14401 City Tax Rebate	55,849	55,550	299	223,663	224,945	(1,282)	713,000
Total Sales Tax Revenue	55,849	55,550	299	223,663	224,945	(1,282)	713,000
Tap Connection Revenue							
14501 Tap Connections	86,122	8,392	77,730	86,122	33,567	52,555	100,700
Total Tap Connection Revenue	86,122	8,392	77,730	86,122	33,567	52,555	100,700
Administrative Revenue							
14702 Penalties & Interest	2,548	1,333	1,214	9,711	5,333	4,378	16,000
Total Administrative Revenue	2,548	1,333	1,214	9,711	5,333	4,378	16,000
Interest Revenue							
14801 Interest Earned on Checking	0	8	(8)	0	33	(33)	100
14802 Interest Earned on Temp. Invest	12,135	13,467	(1,332)	59,664	53,867	5,798	161,600
Total Interest Revenue	12,135	13,475	(1,340)	59,664	53,900	5,764	161,700
Other Revenue							
15801 Miscellaneous Income	0	42	(42)	193	167	26	500
Total Other Revenue	0	42	(42)	193	167	26	500
Total Revenues	300,510	240,549	59,961	952,662	916,307	36,355	3,943,156
Expenditures							
Water Service							
16102 Operations - Water	1,250	1,250	0	5,000	5,000	0	15,000

Actual vs. Budget Comparison

West Park MUD - GOF



	August 2024			May 2024 - August 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16105 Maintenance & Repairs - Water	5,348	15,308	(9,960)	73,415	61,233	12,182	183,700
16107 Chemicals - Water	4,238	5,308	(1,070)	5,402	21,233	(15,832)	63,700
16108 Lab Fees - Water	280	1,250	(970)	4,960	5,000	(40)	15,000
16109 Mowing - Water	0	2,500	(2,500)	11,165	10,000	1,165	30,000
16110 Utilities - Water	0	8,708	(8,708)	25,644	34,833	(9,189)	104,500
16114 Telephone Expense - Water	0	83	(83)	284	333	(49)	1,000
16116 Permit Expense - Water	0	0	0	0	0	0	7,500
16118 WHCRWA Pumpage Fee	52,025	86,885	(34,860)	87,228	290,131	(202,903)	853,256
16119 Service Account Collection	22	8	14	71	33	38	100
16124 Mowing - I-10 Frontage Road	0	792	(792)	3,539	3,167	373	9,500
Total Water Service	63,164	122,093	(58,930)	216,709	430,964	(214,255)	1,283,256
Wastewater Service							
16202 Operations - Wastewater	1,250	1,250	0	5,000	5,000	0	15,000
16205 Maint & Repairs - Wastewater	13,097	22,675	(9,578)	108,534	90,700	17,834	272,100
16207 Chemicals - Wastewater	4,324	6,983	(2,660)	35,288	27,933	7,355	83,800
16208 Lab Fees - Wastewater	2,420	2,800	(380)	13,082	11,200	1,882	33,600
16209 Mowing - Wastewater	250	650	(400)	2,811	2,600	211	7,800
16210 Utilities - Wastewater	0	3,875	(3,875)	7,025	15,500	(8,475)	46,500
16212 Sludge Removal	0	10,833	(10,833)	44,771	43,333	1,438	130,000
16214 Telephone Expense - Wastewater	0	88	(88)	142	350	(208)	1,050
Total Wastewater Service	21,341	49,154	(27,814)	216,653	196,617	20,036	589,850
Garbage Service							
16301 Garbage Expense	0	2,058	(2,058)	7,528	8,233	(706)	24,700
Total Garbage Service	0	2,058	(2,058)	7,528	8,233	(706)	24,700
Storm Water Quality							
16404 Mowing - Basins A-D	1,705	2,252	(547)	5,895	9,007	(3,112)	27,020
Total Storm Water Quality	1,705	2,252	(547)	5,895	9,007	(3,112)	27,020
Tap Connection							
16501 Tap Connection Expense	52,422	3,333	49,088	52,422	13,333	39,088	40,000
16502 Inspection Expense	1,100	917	183	5,700	3,667	2,033	11,000
Total Tap Connection	53,522	4,250	49,272	58,122	17,000	41,122	51,000
Parks & Recreation Service							
16601 Parks Maintenance	14,069	8,333	5,736	49,660	33,333	16,327	100,000
16603 Mowing - Park Site	225	225	0	900	900	0	2,700
16608 Utilities - Park	0	42	(42)	149	167	(18)	500
Total Parks & Recreation Service	14,294	8,600	5,694	50,709	34,400	16,309	103,200

Actual vs. Budget Comparison

West Park MUD - GOF



	August 2024			May 2024 - August 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Administrative Service							
16701 Administrative Fees	1,055	883	172	3,523	3,533	(11)	10,600
16703 Legal Fees	0	6,000	(6,000)	13,078	24,000	(10,922)	72,000
16704 Legal Fees - Enforcement Matter	0	417	(417)	6,659	1,667	4,992	5,000
16705 Auditing Fees	0	2,100	(2,100)	22,700	23,900	(1,200)	23,900
16706 Engineering Fees	6,577	6,667	(90)	20,565	26,667	(6,102)	80,000
16709 Election Expense	294	0	294	294	500	(206)	5,000
16710 Website Hosting	200	338	(138)	1,831	1,350	481	4,050
16712 Bookkeeping Fees	5,319	4,752	567	24,930	23,943	987	60,000
16713 Legal Notices & Other Publ.	0	83	(83)	0	333	(333)	1,000
16714 Printing & Office Supplies	426	542	(116)	2,421	2,167	255	6,500
16715 Filing Fees	0	33	(33)	60	133	(74)	400
16716 Delivery Expense	30	67	(37)	200	267	(67)	800
16717 Postage	189	158	31	782	633	148	1,900
16718 Insurance & Surety Bond	0	0	0	0	0	0	54,000
16719 AWBD Expense	50	0	50	1,707	0	1,707	0
16723 Travel Expense	18	17	1	416	67	349	200
16725 B&A Sales Tax Audit	0	0	0	2,000	2,000	0	8,000
16729 Senate Bill 2 Compliance	375	375	0	1,500	1,500	0	4,500
16731 Arbitrage Expense	0	0	0	0	0	0	6,500
16732 Security Patrol	16,080	12,250	3,830	55,740	49,000	6,740	147,000
Total Administrative Service	30,612	34,681	(4,069)	158,404	161,660	(3,255)	491,350
Security Service							
16801 Security Expense	2,345	2,345	0	9,380	9,380	0	28,140
Total Security Service	2,345	2,345	0	9,380	9,380	0	28,140
Payroll Expense							
17101 Director Fees	884	1,105	(221)	4,199	4,420	(221)	13,260
17102 Payroll Tax Expense	68	83	(16)	321	333	(12)	1,000
Total Payroll Expense	952	1,188	(237)	4,520	4,753	(233)	14,260
Other Expense							
17802 Miscellaneous Expense	914	708	205	7,648	2,833	4,814	8,500
Total Other Expense	914	708	205	7,648	2,833	4,814	8,500
Total Expenditures	188,848	227,330	(38,483)	735,568	874,848	(139,280)	2,621,276
Total Revenues (Expenditures)	111,663	13,219	98,444	217,095	41,460	175,635	1,321,880

Actual vs. Budget Comparison

West Park MUD - GOF



	August 2024			May 2024 - August 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	0	0	0	42,125	42,125	0	75,000
17908 Capital Outlay-Park Facilities	0	0	0	5,119	0	5,119	0
17909 CO - Sidewalks Saums & Grnhs	0	0	0	0	0	0	350,000
Total Capital Outlay	0	0	0	47,244	42,125	5,119	425,000
Total Other Expenditures	0	0	0	47,244	42,125	5,119	425,000
Total Other Revenues (Expenditures)	0	0	0	(47,244)	(42,125)	(5,119)	(425,000)
Excess Revenues (Expenditures)	111,663	13,219	98,444	169,850	(665)	170,516	896,880

Balance Sheet as of 08/31/2024

West Park MUD - GOF



Assets	
Bank	
11101 Cash in Bank	\$155,069
11102 Operator	23,899
Total Bank	<u>\$178,968</u>
Investments	
11201 Time Deposits	\$3,659,784
Total Investments	<u>\$3,659,784</u>
Receivables	
11301 Accounts Receivable	\$149,892
11303 Maintenance Tax Receivable	18,136
11305 Accrued Interest	25,858
11306 Due from City of Houston	115,864
Total Receivables	<u>\$309,749</u>
Interfund Receivables	
11401 Due From Capital Projects	\$23,886
11403 Due From Tax Account	51,129
Total Interfund Receivables	<u>\$75,015</u>
Total Assets	<u><u>\$4,223,516</u></u>
Liabilities & Equity	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$148,657
Total Accounts Payable	<u>\$148,657</u>
Other Current Liabilities	
12202 Due to TCEQ	\$1,207
Total Other Current Liabilities	<u>\$1,207</u>
Deferrals	
12504 Deferred Inflows	\$18,136
Total Deferrals	<u>\$18,136</u>
Deposits	
12601 Customer Meter Deposits	\$349,705
12602 Deposits - Other	6,086
Total Deposits	<u>\$355,791</u>
Total Liabilities	<u><u>\$523,790</u></u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$3,529,876
Total Unassigned Fund Balance	<u>\$3,529,876</u>

Balance Sheet as of 08/31/2024

West Park MUD - GOF



Liabilities & Equity

Equity	
Net Income	\$169,850
Total Equity	<u>\$3,699,727</u>
Total Liabilities & Equity	<u><u>\$4,223,516</u></u>

District Debt Summary as of 09/23/2024

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
\$38.05M		\$38.05M	N/A	\$6.79M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
14	AA	\$45.52M	\$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
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	\$26,910,000		\$20,320,000

District Debt Schedule
West Park MUD - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2022 - Refunding	\$0.00	\$47,675.00	\$47,675.00
Bank of New York	2016A - Refunding	\$0.00	\$103,006.25	\$103,006.25
Bank of New York	2016 - WS&D	\$0.00	\$126,887.50	\$126,887.50
Total Due 11/01/2024		\$0.00	\$277,568.75	\$277,568.75

Paying Agent	Series	Principal	Interest	Total
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	\$277,568.75	\$1,517,568.75

Investment Profile as of 09/23/2024

West Park MUD

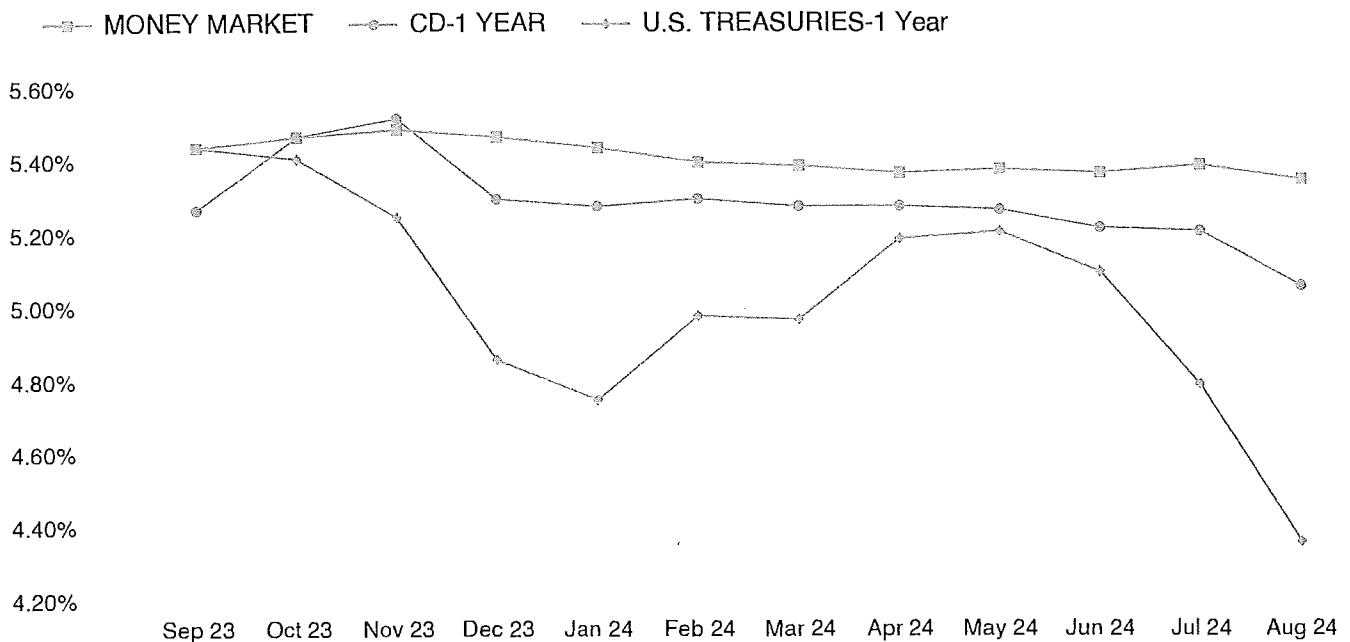


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$3,728,982	Funds Available to Invest N/A	Funds Available to Invest \$2,065,135	Funds Available to Invest N/A
Funds Invested \$3,659,784	Funds Invested N/A	Funds Invested \$2,065,135	Funds Invested N/A
Percent Invested 98%	Percent Invested N/A	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.36%	180 Days	5.24%	180 Days	4.58%
		270 Days	5.00%	270 Days	4.58%
		1 Yr	5.04%	1 Yr	3.95%
		13 Mo	3.78%	13 Mo	N/A
		18 Mo	4.14%	18 Mo	3.95%
		2 Yr	1.87%	2 Yr	3.55%

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

Investment Rates Over Time (By Month) | September 2023 - August 2024



Account Balance as of 09/23/2024

West Park MUD - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
CADENCE BANK (XXXX3119)	12/07/2023	10/02/2024	5.50%	235,000.00	
VERITEX COMMUNITY BANK (XXXX0254)	11/13/2023	11/12/2024	5.54%	235,000.00	
THIRD COAST BANK, SSB (XXXX8371)	12/17/2023	12/16/2024	5.50%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2024	06/26/2025	5.25%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	10/01/2008		5.41%	2,719,784.18	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	45,298.67	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	23,898.84	Operator
Totals for General Operating Fund				\$3,728,981.69	

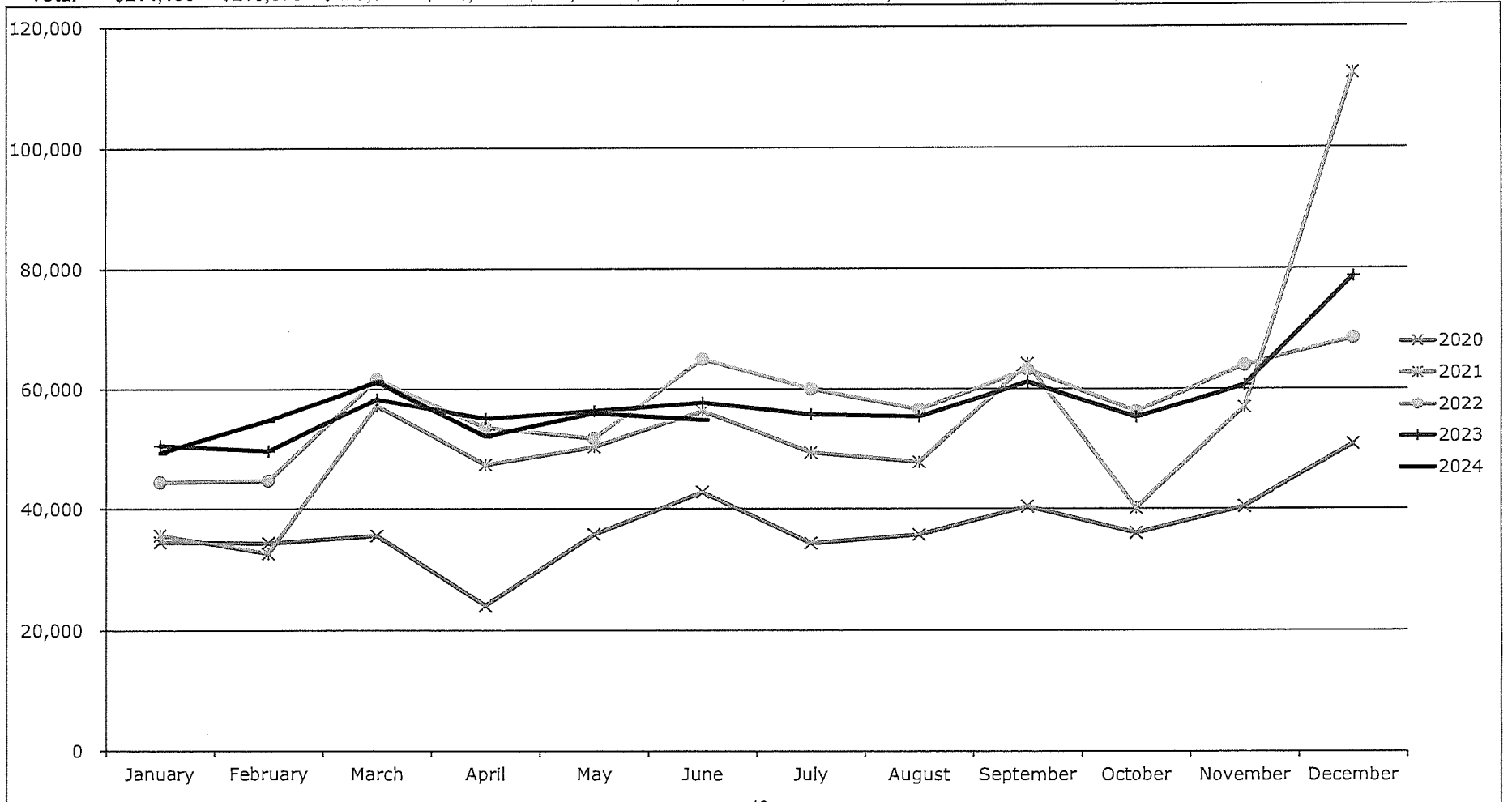
FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
WALLIS BANK-DEBT (XXXX1626)	10/16/2023	10/18/2024	5.65%	235,000.00	
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	
Money Market Funds					
TEXAS CLASS (XXXX0002)	10/01/2008		5.41%	1,360,135.17	
Totals for Debt Service Fund				\$2,065,135.17	
Grand Total for West Park MUD :				\$5,794,116.86	

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							327,663
Total	\$214,136	\$215,678	\$273,675	\$231,562	\$249,537	\$276,095	\$199,075	\$195,011	\$228,700	\$187,356	\$221,775	\$310,197	\$2,802,798



Cash Flow Forecast

West Park MUD

	4/25	4/26	4/27	4/28	4/429
Assessed Value	\$822,147,698	\$822,147,698	\$822,147,698	\$822,147,698	\$822,147,698
Maintenance Tax Rate	\$0.160	\$0.160	\$0.160	\$0.160	\$0.160
Maintenance Tax	\$1,266,300	\$1,302,282	\$1,302,282	\$1,302,282	\$1,302,282
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	\$4,493,668	\$5,202,672	\$6,507,480	\$7,089,486
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Revenues

Maintenance Tax	\$1,266,300	\$1,302,282	\$1,302,282	\$1,302,282	\$1,302,282
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	\$4,127,124	\$4,286,490	\$4,458,229	\$4,643,426

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	\$1,332,121	\$1,304,808	\$1,275,841	\$1,245,134

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	\$0	\$0	\$0	\$0	\$0
Ending Cash Balance	\$4,493,668	\$5,202,672	\$6,507,480	\$7,089,486	\$8,216,431

Operating Reserve % of Exp

Percentage	171%	186%	218%	223%	242%
Number of Months	21	22	26	27	29

Bond Authority

Remaining Bond Capacity - \$45,520,000
 Remaining Bond Capacity (Recreational) - \$9,900,000

2025 AWBD Midwinter Conference

West Park MUD

Friday, January 24 - Saturday, January 25, 2025

JW Marriott, Austin, TX

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

Note

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

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

All hotel reservations are the sole responsibility of each attendee.

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

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

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

Registration Dates

Early Registration:	Begins	7/3/2024	\$390
Regular Registration:	Begins	7/25/2024	\$440
Late Registration	Begins	12/12/2024	\$540

Cancellation Policy

All cancellations must be made in writing.

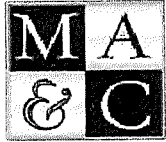
A \$50.00 administrative fee is assessed for each conference registration cancelled on or before 12/11/24.

There will be no refunds after 12/11/24.

Housing Information

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

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



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

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

BOARD OF DIRECTORS

West Park Municipal
Utility District

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

This report and the District's investment portfolio are in compliance with the
investment strategies expressed in the Districts' 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
 05/01/2024 - 07/31/2024

Fund: Operating
 Financial Institution: TEXAS CLASS

Account Number: XXXX0001 Date Opened: 10/01/2008 Current Interest Rate: 5.41%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
05/01/2024		2,538,397.93				
05/29/2024	Transfer From Checking		45,000.00			
05/29/2024	TAX TRANSFER		21,721.88			
05/31/2024					11,723.92	
06/26/2024	FRONT CD XXXX2085 INTEREST		11,972.11			
06/30/2024					11,675.51	
07/22/2024	Transfer To Checking			(35,000.00)		
07/31/2024					12,158.05	
Totals for Account XXXX0001:		<u>\$2,538,397.93</u>	<u>\$78,693.99</u>	<u>(\$35,000.00)</u>	<u>\$35,557.28</u>	<u>\$2,617,649.20</u>
Totals for Operating Fund:		<u>\$2,538,397.93</u>	<u>\$78,693.99</u>	<u>(\$35,000.00)</u>	<u>\$35,557.28</u>	<u>\$2,617,649.20</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/AIM Accounts: Balance = Book Value = Current Market

West Park Municipal Utility District
Summary of Money Market Funds
 05/01/2024 - 07/31/2024

Fund: Debt Service

Financial Institution: TEXAS CLASS

Account Number: XXXX0002 Date Opened: 10/01/2008 Current Interest Rate: 5.41%

Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
05/01/2024		1,312,020.20				
05/31/2024					6,044.37	
06/24/2024	VERITEX CD XXXX4191 INTEREST		12,550.44			
06/26/2024	FRONT CD XXXX1858 INTEREST		11,972.11			
06/30/2024					5,898.13	
07/11/2024	PAF BONY SERIES 2016			(825.00)		
07/31/2024					6,233.09	
Totals for Account XXXX0002:		<u>\$1,312,020.20</u>	<u>\$24,522.55</u>	<u>(\$825.00)</u>	<u>\$18,175.59</u>	<u>\$1,353,893.34</u>
Totals for Debt Service Fund:		<u>\$1,312,020.20</u>	<u>\$24,522.55</u>	<u>(\$825.00)</u>	<u>\$18,175.59</u>	<u>\$1,353,893.34</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/ADI Accounts:	Balance = Book Value = Current Market

West Park Municipal Utility District
Summary of Certificates of Deposit with Money Market
05/01/2024 - 07/31/2024

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	10/02/24	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.50%	5,170.00	0.00	0.00	0.00	8,392.40
WT FROM TXCLASS XXXX0001															
FRONTIER BANK	XXXX2085	06/27/23	06/25/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.00%	9,947.26	11,972.11	0.00	11,972.11	0.00
FRONTIER BANK	XXXX2085	06/26/24	06/26/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	5.25%	0.00	0.00	0.00	0.00	1,183.04
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%	4,815.88	0.00	0.00	0.00	8,038.28
VERITEX COMMUNITY BANK	XXXX0254	11/13/23	11/12/24	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.54%	6,063.64	0.00	0.00	0.00	9,309.47
Totals for Operating Fund:				940,000.00	0.00	235,000.00	0.00	235,000.00	940,000.00	N/A	25,996.78	11,972.11	0.00	11,972.11	\$26,923.19

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:	\$2,617,649.20
Total Balance:	\$3,557,649.20

Interest Earned:	\$11,972.11
Less Beg Accrued Interest:	\$25,996.78
Plus End Accrued Interest:	\$26,923.19
Fixed Interest Earned:	\$12,898.52
MM Interest Earned:	\$35,557.28
Total Interest Earned:	\$48,455.80

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 Certificates of Deposit with Money Market
05/01/2024 - 07/31/2024

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	06/27/23	06/25/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.00%	9,947.26	11,972.11	0.00	11,972.11	0.00
FRONTIER BANK - DEBT	XXXX1858	06/26/24	06/26/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	5.25%	0.00	0.00	0.00	0.00	1,183.04
VERITEX COMM. BANK - DEBT	XXXX4191	06/24/23	06/23/24	235,000.00	0.00	0.00	0.00	235,000.00	0.00	5.34%	10,726.81	12,550.44	0.00	12,550.44	0.00
VERITEX COMM. BANK - DEBT	XXXX4191	06/24/24	04/20/25	0.00	0.00	235,000.00	0.00	0.00	235,000.00	5.23%	0.00	0.00	0.00	0.00	1,245.88
WALLIS BANK-DEBT	XXXX1626	10/16/23	10/18/24	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.65%	7,202.58	0.00	0.00	0.00	10,512.86
Rollover FROM CD XXXX0073															
Totals for Debt Service Fund:				705,000.00	0.00	470,000.00	0.00	470,000.00	705,000.00	N/A	27,876.65	24,522.55	0.00	24,522.55	\$12,941.78
Beginning Balance:		\$705,000.00						Interest Earned:		\$24,522.55					
Plus Principal From Cash:		\$0.00						Less Beg Accrued Interest:		\$27,876.65					
Less Principal Withdrawn:		\$0.00						Plus End Accrued Interest:		\$12,941.78					
Plus Interest Reinvested:		\$0.00						Fixed Interest Earned:		\$9,587.68					
Fixed Balance:		\$705,000.00						MM Interest Earned:		\$18,175.59					
MM Balance:		\$1,353,893.34						Total Interest Earned:		\$27,763.27					
Total Balance:		\$2,058,893.34													
Totals for District:				1,645,000.00	0.00	705,000.00	0.00	705,000.00	1,645,000.00	N/A	53,873.43	36,494.66	0.00	36,494.66	\$39,864.97

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
Detail of Pledged Securities

05/01/2024 - 07/31/2024

Financial Institution: CENTRAL BANK - CHECKING

Security:	Par Value:	Maturity Date:	Pledged:	Released:	Amount Released:
FHLB CUSIP: 033807EL8	94,500.00	02/15/2035	03/11/2024		
	Date Value				
	05/31/2024	86,497.67			
	06/30/2024	87,639.69			
	07/31/2024	87,709.46			
FHLB CUSIP: 413944FP9	107,000.00	10/01/2026	06/28/2024		
	Date Value				
	06/30/2024	108,650.98			
	07/31/2024	108,962.17			
FHLB CUSIP: 912828ZS2	117,000.00	05/31/2027	07/22/2024		
	Date Value				
	07/31/2024	105,169.74			
Letter of Credit/FHLB-Dai CUSIP: 10024769	71,000.00	06/28/2024	05/23/2024	06/28/2024	71,000.00
	Date Value				
	05/31/2024	71,000.00			

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest	26
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 MUD

Monthly Communications Report

September 23, 2024

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

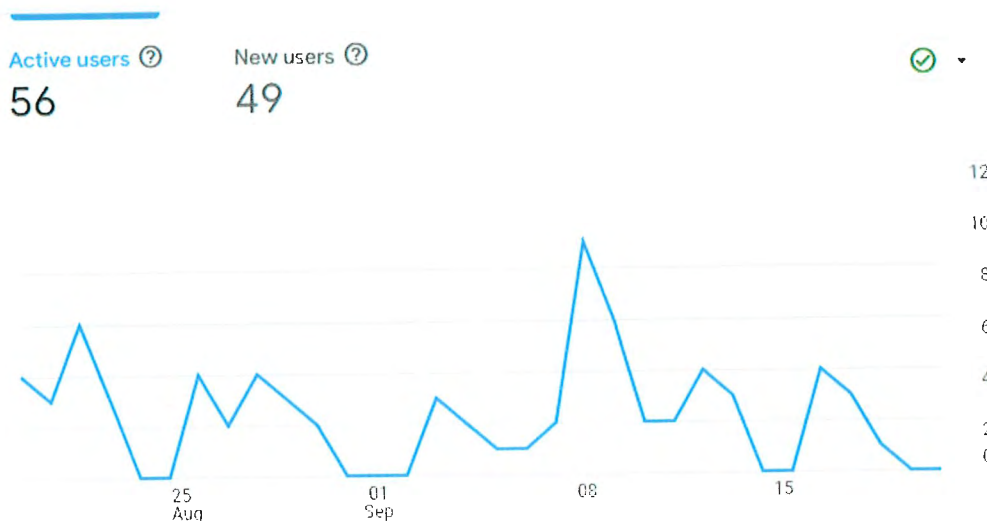
NEWS POSTS

The following news post was posted since the last report:

- **Foxlake Atrium Place Main Line Break**
- **September 23rd Board Meeting Notice**

WEBSITE STATISTICS

Analytics Period: August 20th- September 20th



- 49 new and unique visitors to the website, 46 active users
- 33 Users found the site organically through a search engine while 17 were directly linked to the website.
- 527 navigational events accounting for 127 engaged sessions (Events being things such as page scrolls, clicks, downloads, etc)
- Top Ten pages as seen below:

<input type="checkbox"/>	Total	104 100% of total
<input type="checkbox"/>	1 Board Meetings / West Park MUD	19
<input type="checkbox"/>	2 Welcome to West Park Municipal Utility District / West Park MUD	19
<input type="checkbox"/>	3 Contact Us / West Park MUD	16
<input type="checkbox"/>	4 Bill Payment Information / West Park MUD	10
<input type="checkbox"/>	5 West Park Preserve / West Park MUD	8
<input type="checkbox"/>	6 Documents / West Park MUD	7
<input type="checkbox"/>	7 Foxlake and Atrium Place Main Line Break / West Park MUD	7
<input type="checkbox"/>	8 News Archive / West Park MUD	7
<input type="checkbox"/>	9 July 22nd Board Meeting Notice / West Park MUD	2
<input type="checkbox"/>	10 September 23rd Board Meeting Notice / 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 resident reached out about an uncovered meter at the church.

SUGGESTED ARTICLES

- How To Save Money On Your Water Bill

ACTION ITEMS

- No action items at this time