

**WEST PARK MUNICIPAL UTILITY DISTRICT**  
Minutes of Board of Directors Meeting  
February 24, 2025

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

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

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

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

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

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

The Board next considered the status of development by Pelican and Weekley. Mr. Jarrard and Mr. Welch presented illustrations of Weekley's proposed development and stated that they plan to emphasize landscaping and the development's aesthetics.

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

Mr. Herzog next presented the attached revised feasibility studies and noted that he had updated the debt service tax information to reflect a current debt service tax rate is \$0.25. Mr. Herzog stated that the project is still feasible with the revised tax rate. After discussion, Director Garza made a motion to approve the attached revised feasibility reports for Weekley Homes and Pelican Energy Corridor, LCC. Director Patrick seconded the motion, which carried unanimously.

The Board next considered the status of sidewalk projects. Mr. Herzog reported that he spoke with representatives of Harris County, and they informed him that the Places 4 People sidewalk project design will be extended to Fry Road and the southern side of Park Row Drive.

The Board next considered the status of West Park Preserve. Mr. Murr presented the attached report and updated the Board on several improvements to the park. He reported that plastic covers for the pavilion's electrical outlets have been ordered. Mr. Murr next discussed the status of the repairs for the poured-in-place ("PIP") rubber flooring beneath the park's playground equipment. He stated that after discussion with the PIP company, he recommends resealing the PIP by reapplying the PIP's binder and adding a seal coat for a cost of \$17,000. Mr. Murr advised sealing the PIP will reduce the needs for repairs in the future and that it should last around ten (10) years. He added that the park is in good condition and is heavily used by the public. After discussion, Director Patrick made a motion to authorize Mr. Murr to seal the PIP rubber flooring at a cost of \$17,000. Director Dignam seconded the motion, which passed unanimously.

Ms. Maddox next distributed the attached tax collection report. She noted that B&A collected 96.01% of the 2024 taxes as of January 31, 2025. After review and discussion of the report presented, Director Patrick made a motion to approve the report and authorize payment on the disbursements identified in the report. Director Garza seconded the motion, which passed unanimously.

Ms. Maddox next presented and distributed the attached delinquent tax report dated February 4, 2025, prepared by Ted A. Cox, P.C.

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

Ms. Giacona next introduced Mr. Wright to the Board and stated that he is an account manager in training at H2O.

The Board next considered the attached report on the District's water, sanitary sewer, and storm sewer systems. Ms. Giacona reported that Palladium Living Development paid the District a tap fee of \$207,728.53. Ms. Giacona reported that the District accounted for 98.63% of the water pumped during the month, and the District operated its facilities in compliance with its respective permits.

Ms. Giacona advised that H2O conducted the annual electrical survey at both of the District's water plants, and all electrical equipment was tested.

The Board next considered the attached engineer's report.

The Board considered the status of construction contracts, including the approval of any change orders and/or acceptance of facilities for operation and maintenance purposes. Mr. Herzog reported that IDS is preparing plans and specifications for the replacement of Ground Storage Tank No. 2 and plans to advertise for bids for this project before the end of this year.

The Board considered the status of District fencing repairs. Mr. Herzog advised that he is waiting to solicit bids for the fencing since recent bids for other fencing projects have come back way over budget. A discussion followed regarding alternative options for the project, wherein the Board's agreed to include an alternate bid in the specifications for an eight-foot (8') fence, in addition to the ten-foot (10') fence originally contemplated.

Mr. Herzog next reported on the status of the generator replacement project at the District's WWTP and stated that the site work is complete, and the District expects the delivery of the generator in April or May.

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

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

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

The Board next considered the status of development matters in the District. Mr. Herzog informed the Board that Giammalva Properties is seeking an access easement from the District for a potential buyer of the vacant tract adjacent to the District's WWTP. He stated that he will reiterate the Board's previous concerns regarding ensuring continued access for the operator to the site.

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

The Board next considered the status of the WHCRWA surface water conversion. Mr. Herzog reported that 90% of the project's plans are anticipated to be submitted for review in the next few months.

The Board next considered the status of chloramine conversion at the District's water plants. Mr. Herzog reported that he anticipates the District to convert fully to chloramine in the fall and stated that IDS is working with adjacent districts to give advanced notice prior to the conversion.

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

The Board next considered and reviewed the February report from Storm Water Solutions. Ms. Valladares informed the Board that the current grate next to the parking lot at West Park Preserve is too heavy to be lifted for maintenance, similar to the previous issue with the grate at the rear of the park. She then presented the attached proposal in the amount of \$5,558 to replace the existing grate with an aluminum grate with a safety latch. After discussion, Director Patrick made a motion to authorize Storm Water Solutions to approve the proposal to replace the grate. Director Dignam seconded the motion, which passed unanimously.

Ms. Michaux introduced Mr. Khoja to the Board and stated that he will begin to attend the District's meetings on behalf of MAC. She advised that she will still be the managing representative over the District's account.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Michaux distributed the attached bookkeeping report, investment inventory report, and bills for payment. She noted that if approved, the insurance renewal proposal will be reflected in next month's report. After review and discussion of the reports presented, Director Garza made a motion to approve the report and authorize payment on the Operating Fund and Capital Projects Fund at Central Bank, of all checks, wires, and disbursements shown in the report. Director Patrick seconded the motion, which carried unanimously.

The Board next considered review and approval of Marks Richardson PC fee schedule. Ms. Richardson distributed and reviewed the fee schedule to the Board. After discussion, Director Patrick made a motion to approve the new fee schedule for Marsk Richardson PC. Director Garza seconded the motion, which passed unanimously.

The Board next considered the renewal of the District's insurance coverage for the term expiring March 31, 2025. Ms. Richardson distributed the attached renewal proposals received from Waterworks Insurance Network ("WIN") relative to property, flood, general liability, law enforcement liability, pollution liability, pollution clean-up and remediation, excess liability, hired and non-owned automobile liability, equipment breakdown, directors and officers liability, crime employee and consultant, directors position bond, tax assessor/collector bond, and business travel accident scheduled to expire on March 31, 2026. She noted that WIN has provided MRPC with an executed Form 1295 relative to the proposals. After discussion, Director Garza made a motion to approve the renewal proposal from WIN for the coverages set out above, and to authorize the President to execute same on behalf of the Board and District. Director Patrick seconded the motion, which carried unanimously.

Ms. Dehoyos next presented and reviewed the attached report from Touchstone District Services. She requested that she be notified of all expansions to the Places 4 People sidewalk project to post on the District's website.

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

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

  
Secretary

Attachments  
February 24, 2025

1. Park Rangers Report
2. Tax Assessor/Collector Reports
3. Operator Report
4. Engineer Report
5. Storm Water Solutions Reports
6. Inlet Grate Proposal and Form 1295
7. Bookkeeping Report
8. MRPC Fee Schedule
9. Insurance Renewal Proposal
10. Touchstone Report

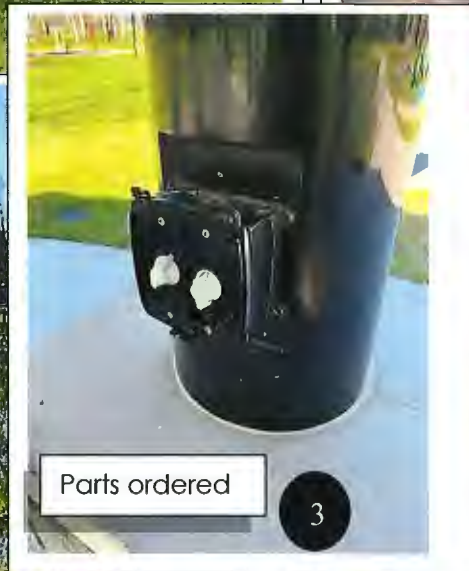
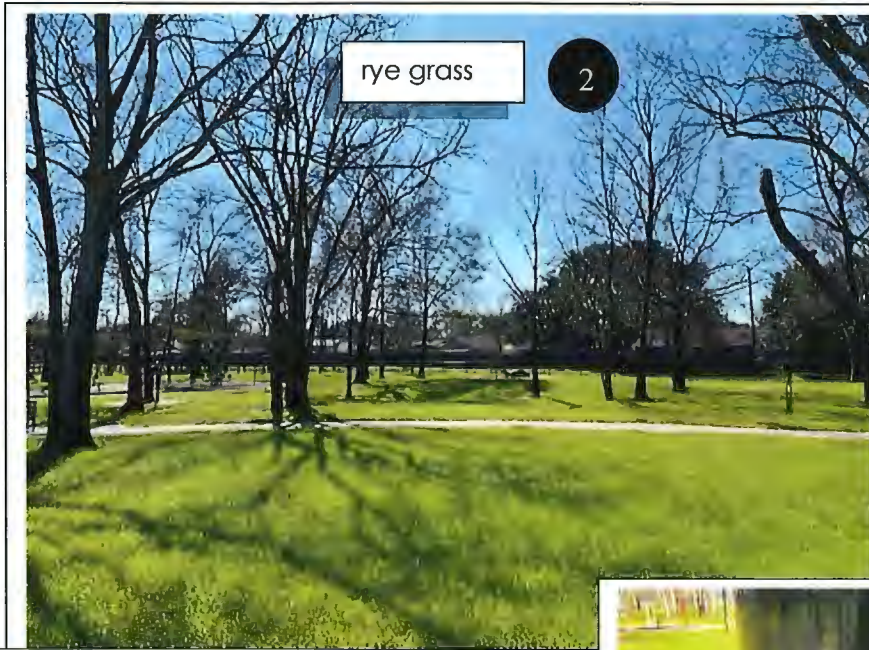


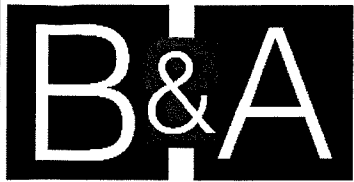


LANDSCAPE MAINTENANCE REPORT FOR WEST PARK MUD  
FEBRUARY 2025

**WEST PARK PRESERVE**

1. Looking at sealing the PIP at the Playground.
2. Park looks good and is heavily used.
3. Having lights checked and covers replaced at pavilion.
4. PVB inspections and winterizing is complete. No known freezing issues with Park.
5. Minor repairs to be made on concrete edges.
6. PIP repaired by Kraftsman Playgrounds as warranty item.





Honesty | Efficiency | Transparency | Accountability | Continuity

MUNICIPAL TAX SERVICE, LLC

## **WEST PARK MUD**

FOR THE MONTH ENDING

January 31, 2025



MUNICIPAL TAX SERVICE, LLC

**WEST PARK MUD – JUR 897**  
FOR THE PERIOD ENDING 1/31/2025

**RECEIVABLES SUMMARY**

2024 Balance Forward Levy at 4/30/25 FYE	\$0.00	
CAD Changes / Uncollectible	\$3,220,711.42	3,220,711.42
Outstanding Balance forward Prior Years (2023-2012) at 4/30/25 FYE	\$52,829.08	
CAD Changes / Uncollectible	(\$193,856.00)	(141,026.92)
Total Levy to be collected		<b>3,079,684.50</b>
Collection prior months (all years)	(\$439,503.99)	
2024 Taxes Collected net NSF & KR Refunds during current month	(\$2,494,068.71)	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	(\$170.27)	(2,933,742.97)
Total Outstanding Balance		<b>145,941.54</b>

**TAX ACCOUNT**

**Beginning Balance – Tax Account**

**825,595.88**

**Income**

Taxes Collected current Year	\$2,494,599.14
Taxes Collected Prior Year	\$170.27
10% Rendition Penalty	\$583.95
Penalties & Interest	\$0.00
Collection Fee Paid	\$0.00
Overpayments	\$24.60
NSF or <b>Reversals</b> , Bank Charges	<i>ach declined</i> (\$583.47)
Other Fees & Court Costs, Etc	\$0.00
	<b>\$2,494,794.49</b>

**3,320,390.37**

**Expenses**

WIRE West Park MUD - Debt Service Fund	\$1,500,000.00
WIRE West Park MUD - Operating Fund	\$1,180,138.19
1970 Ted A. Cox - Attorney Fee Delinquent Collection - 1/2025 (expenses only)	\$35.74
1971 HCAD - 2nd Quarter 2025 Assessment CI-00004196	\$6,255.00
1972 HCAD - Rendition 1/1/24-12/31/24 - 5% to cad	\$75.01
1973 Arthur J. Gallagher Risk Mgmt Services - Bond Premium 3/31/25-3/31/26	\$100.00
1974 Walgreens Co as Lessee %Popp Hutcheson -Lawsuit Settled TY 2023	\$1,148.99
1975 Green Park Communities %Popp Hutcheson -Lawsuit Settled TY 2024	\$2,502.64
1976 Kohls % Popp Hutcheson - Lawsuit Settled TY 2024	\$3,652.42
1977 Richard Pickard - Overpayment TY 2024	\$24.60
1978 B & A Municipal Tax Service LLC - Inv. 897-389	\$1,542.65
1979 B & A Municipal Tax Service LLC - Inv. 897-390	\$396.81
	<b>\$2,695,872.05</b>

**Ending Balance –Tax Account**

**624,518.32**





MUNICIPAL TAX SERVICE, LLC

## WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 1/31/2025

### OUTSTANDING TAXES – YEAR TO DATE

TAX YEAR	BALANCE FORWARD @ 10/01/24	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2024	\$3,078,546.53	\$142,164.89	\$0.00	\$3,092,291.19	\$128,420.23	96.01%
2023	\$2,844,812.39	(\$3,918.28)	\$0.00	\$2,837,408.76	\$3,485.35	99.88%
2022	\$2,574,192.13	\$55.61	\$0.00	\$2,571,060.05	\$3,187.69	99.88%
2021	\$2,184,070.60	\$55.61	\$0.00	\$2,181,415.51	\$2,710.70	99.88%
2020	\$1,724,054.68	\$0.00	\$0.00	\$1,721,985.33	\$2,069.35	99.88%
2019	\$1,716,832.71	\$0.00	(\$77.96)	\$1,714,238.61	\$2,516.14	99.85%
2018	\$1,675,849.18	\$0.00	(\$95.30)	\$1,672,495.11	\$3,258.77	99.81%
2017	\$1,703,467.59	\$0.00	(\$218.54)	\$1,702,990.31	\$258.74	99.98%
2016	\$1,939,555.05	\$0.00	(\$873.42)	\$1,938,647.06	\$34.57	99.99%
2015	\$1,894,924.89	\$0.00	(\$1,536.85)	\$1,893,388.05	(\$0.00)	100.00%
					<u>\$145,941.54</u>	

### EXEMPTIONS & TAX RATES

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

### DISTRICT VALUES

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



MUNICIPAL TAX SERVICE,LLC

## WEST PARK MUD – JUR 897

FOR THE PERIOD ENDING 1/31/2025

### PROFIT & LOSS

	CURRENT MONTH 1/01/2025 - 1/31/2025	FISCAL YEAR 05/01/24 - 1/31/2025
<b>BEGINNING BALANCE</b>	<b>833,558.55</b>	<b>599,991.08</b>
<b>INCOME</b>		
10% Rendition Penalty	530.91	1,270.75
Court Costs/Abstract & Filing Fees	0.00	0.00
Collection Fee	0.00	8,119.65
Overpayments	24.60	24.60
Penalty & Interest	0.00	7,246.43
Taxes Collected	2,494,238.98	3,128,167.39
<b>Total Income</b>	<b>2,494,794.49</b>	<b>3,144,828.82</b>
<b>EXPENSES</b>		
Audit/Records	0.00	250.00
Court Affidavits	0.00	30.00
Bank Charges	0.00	292.18
Bond Premium	0.00	0.00
CAD Fees	0.00	16,135.00
Certificate of Value	0.00	175.00
Certified Tax Statements	0.00	0.00
Copies	69.40	968.80
Correction Roll Refunds	24.78	221,079.38
Continuing Disclosure	0.00	0.00
Delinquent Attorney Asst.	0.00	30.00
Delinquent Tax Attorney Expense	0.00	3,282.89
Delinquent Tax Attorney Fee	5,258.25	7,776.95
Estimate of Value	0.00	0.00
Installment Tracking	0.00	0.00
FA Assistance	0.00	0.00
Unclaimed Property Report	0.00	60.00
Legal Notices	0.00	847.90
Map	0.00	0.00
Mailing & Handling	53.53	872.27
Meeting Travel & Mileage	216.35	1,267.15
Overpayment Refund	0.00	0.00
Payment to Incorr. Jur	0.00	0.00
Public Hearing	0.00	650.00
Rendition Refunds	0.00	0.00
Records Management	507.71	580.09
Rendition Refunds	0.00	192.86
5% Rendition Penalty to CAD	0.00	0.00
Roll Update & Processing	290.00	1,142.50
Supplies	0.00	139.87
Tax Assessor Collector Fee – AB	1,542.65	11,570.25
Transfer to Operating Fund	0.00	22,086.44
Transfer to Debt Service	0.00	135,000.00
	<b>7,962.67</b>	<b>424,429.53</b>
<b>ENDING BALANCE</b>	<b><u>3,320,390.37</u></b>	<b><u>3,320,390.37</u></b>



MUNICIPAL TAX SERVICE,LLC

**WEST PARK MUD – JUR 897**  
FOR THE PERIOD ENDING 1/31/2025

**YEAR TO YEAR COMPARISON**

	2024	%		2023	%	VARIANCE
October	\$0.00	0.00%		\$0.00	0.00%	0.00%
November	\$11,019.64	0.34%		\$47,036.76	1.26%	-0.92%
December	\$587,638.83	18.57%		\$376,641.92	13.49%	5.08%
January	\$2,494,599.14	96.01%		\$2,494,538.10	94.48%	1.53%
February				\$90,802.96	97.41%	
March				\$2,816.01	98.33%	
April				\$11,829.68	98.72%	
May				\$880.18	98.66%	
June				\$4,463.08	98.78%	
July				\$767.47	98.80%	
August				\$1,542.73	98.92%	
September				\$5,223.06	99.10%	

**MONTHLY COLLECTIONS**

2024	2023	2022	2021	2020	2019
\$2,494,599.14	\$170.27	\$0.00	\$0.00	\$0.00	\$0.00
2018					
\$0.00					



MUNICIPAL TAX SERVICE,LLC

**WEST PARK MUD**  
FOR THE PERIOD ENDING 01/28/2025

**PLEGDED SECURITIES REPORT**  
SECURITES 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:** \$2,476,926.76

**TYPE OF PLEDGED INVESTMENT:** 02LQNI  
01BZII  
GNMA

**IN COMPLIANCE W/ DISTRICT INVESTMENT POLICY:** YES

STATE OF TEXAS                   §

COUNTY OF HARRIS               §

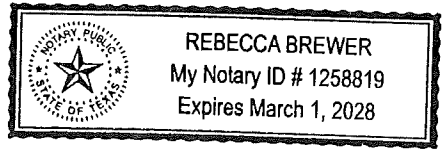
Avik Bonnerjee, being duly sworn, says that he is the Tax Assessor-Collector for the above named District and the foregoing contains a true and correct report accounting for all taxes collected for said District during the month therein stated.

  
\_\_\_\_\_  
Avik Bonnerjee, RTA

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

  
\_\_\_\_\_

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



My Commission Expires March 1, 2028

TRANSFER OF FUNDS FROM:

WELLS FARGO: WEST PARK MUD – TAX ACCOUNT  
\$1,500,000.00

TRANSFER FUNDS TO:

WEST PARK MUD – DEBT SERVICE FUND

CHECK: WUE

DATE: 2/20/25





**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

January 24, 2025

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

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

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees (Nov. 2024-Jan. 2025) ..... \$35.74

TOTAL DUE THIS INVOICE ..... \$35.74

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

pd CK 1970 2.1.25



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

**COPY INVOICE**

Invoice Number: CI-00004196  
 Invoice Date: 02/17/2025  
 Due Date: 03/31/2025  
 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
	Second Quarter Assessment	1	Quarter	6,255.00	6,255.00
				<b>Sub Total</b>	<b>6,255.00</b>
				<b>Tax</b>	<b>0.00</b>
				<b>Invoice Total</b>	<b>6,255.00</b>

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 1971 2.1.25*

FEBRUARY 1, 2025

HARRIS CENTRAL APPRAISAL DISTRICT  
BUDGET & FINANCE DIVISION  
P O BOX 920975  
HOUSTON, TX 77292-0975

JUR # : 520  
DISTRICT: WEST PARK MUNICIPAL UTILITY DISTRICT  
C/O B & A MUNICIPAL TAX SERVICE  
13333 NORTHWEST FREEWAY SUITE 505  
HOUSTON, TX 77040

RENDITION PENALTIES COLLECTED 1/1/2024 THROUGH 12/31/24 \$ 1,500.26

CALCULATE 5% - DUE TO CENTRAL APPRAISAL DISTRICT = DUE \$ 75.01

*pd CK 1972 2.1.25*

Arthur J. Gallagher Risk Management Services, LLC  
 Houston, TX 77027  
 Phone: (713)623-2330

SALJE1

<b>Invoice #</b> 5451274		1 of 1
ACCOUNT NUMBER		DATE
WESTPAR-06		1/27/2025
BALANCE DUE ON		AMOUNT DUE
3/31/2025		\$100.00

West Park MUD  
 c/o Marks Richardson PC;  
 3700 Buffalo Speedway Ste 830  
 Houston, TX 77098



Insurance | Risk Management | Consulting

Tax & Utility Bond	PolicyNumber: 601010073	Company: Ohio Casualty Insurance Company	Effective: 3/31/2025 to 3/31/2026		
<b>Item #</b>	<b>Trans Eff Date</b>	<b>Due Date</b>	<b>Trans</b>	<b>Description</b>	<b>Amount</b>
37220520	3/31/2025	3/31/2025	RENB	TAC Bond \$10k - (Avik Bonnerjee)	\$100.00
Total Invoice Balance:					\$100.00

Please return this portion with your payment. Include your invoice number on your remittance to expedite processing.

SALJE1

West Park MUD  
 c/o Marks Richardson PC;  
 3700 Buffalo Speedway Ste 830  
 Houston, TX 77098

<b>Invoice #</b> 5451274	
ACCOUNT NUMBER	DATE
WESTPAR-06	1/27/2025
BALANCE DUE ON	AMOUNT DUE
3/31/2025	\$100.00
AMOUNT PAID	

Please send your remittance to:

Arthur J. Gallagher Risk Management Services, LLC  
 PO Box 39735  
 Chicago, IL 60694-9700



Insurance | Risk Management | Consulting

PAY ONLINE AT: [www.ajg.com/ezpay](http://www.ajg.com/ezpay)

pd ck 1973 2-1-25

W 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
Mailing Address	
City, Town or Post Office, State, ZIP Code	

Old Value	2,348,815	Old tax	8,808.06
New Value	2,042,418	New tax	7,659.07
		Refund	1,148.99

### PROPERTY OWNER INFORMATION

Property Owner Name and Address:  
SEE LIST ATTACHED

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

ck payable  
Walgreens Co  
as lessee

Property Account Number or Statement Number:  
SEE LIST ATTACHED

Final Judgment Cause Number: (Please provide entire number.)  
2023-48504

2023 rate 0.375

### ASSIGNMENT OF RIGHT TO A REFUND

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

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

Please check appropriate box (check only one box)

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

Name c/o POPP HUTCHESON PLLC

Address 1301 S. MoPac Expressway, Suite 430

City Austin

State TX

ZIP 78746

Mail to  
←

### SIGN THE APPLICATION

J Popp Date 01/28/2025

Property Owner or Duly Authorized Representative

pd ck 1974 2-1-25



Property Tax  
Form 50-765

# Designation of Tax Refund

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

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

### TAXING UNIT INFORMATION

Collecting (Taxing Unit) Office Name

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

Mailing Address

Old Value 14,810,400 Old Tax 60,722.64  
New Value 14,200,000 New Tax 58,220.00

City, Town or Post Office, State, ZIP Code

Refund 2,502.64

### PROPERTY OWNER INFORMATION

Property Owner Name and Address:

Green Park Communities LLC

12895 SW 132nd St Ste 202

Miami, FL 33186-7201

← Ck payable to

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

RES D1 BLK 4 FORRESTA VILLAGE

Property Account Number or Statement Number:

1338270040003 (2024); SEE AGREED JUDGMENT

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

2024-52543

2024 rate 0.41

### ASSIGNMENT OF RIGHT TO A REFUND

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- 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

Property Owner or Duly Authorized Representative

02/14/2025

Date

for CK 1975 2-1-25



Property Tax  
Form 50-765

# Designation of Tax Refund

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

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

### TAXING UNIT INFORMATION

Collecting (Taxing Unit) Office Name

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

Mailing Address

Old Value 9,790,835 Old Tax 40,142.42  
New Value 8,900,000 New Tax 36,490.00

City, Town or Post Office, State, ZIP Code

Refund 3652.42

### PROPERTY OWNER INFORMATION

Property Owner Name and Address:

Kohl's Department Stores Inc  
PO BOX 2148  
Milwaukee, WI 53201

CK to

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

RES C1 BLK 1 WESTGATE MARKETPLACE

Property Account Number or Statement Number:

1253980010004 (2024); SEE AGREED JUDGMENT

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

2024-43333

2024 rate 0.41

### 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.

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- 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

Property Owner or Duly Authorized Representative

01/29/2025

Date

pd CK 1976 21.25



# 2024 TAX RECEIPT

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

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

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

Jur No	Stmt Date	Delinquent Date	Receipt No
897	2/19/2025	2/1/2025	74

Account No	1059779
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**TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2025. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.**

Taxes that remain delinquent on April 01, 2025 will incur an additional penalty to defray costs of collection per Section 33.07,33.08 and/or 33.11 of the Texas Property Tax Code.

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

Owner Name and Address	
BEST STORAGE CENTER RICHARD PICKARD 1810 FRY RD HOUSTON, TX 77084-5819  **RETURN SERVICE REQUESTED**	

Appraised Values		Property Information	
Personal Property	6,000	Business Personal Property CMP F&F M&E SUP	L1
100% Assessed Value	6,000	Service Address 01810 FRY RD 77084	

Taxing Unit	Less Exemptions	Taxable Value	Tax Rate	Tax Levy
WESTPARK MUD		6,000	0.410000 per \$100	24.60

			Current Taxes Due	24.60

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
11/27/2024	24.60	Richard Pickard	24.60	0.00	0.00	0.00	0.00	24.60
01/24/2025	24.60	COLLIETS INTERNATIONAL MORTGAGE	0.00	0.00	0.00	0.00	0.00	24.60
<b>OVER PAYMENT</b>								
JOL CR 1977 2-1-25 <24.60>								

2024 Paid in Full							Total Paid	49.20
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MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
2/1/2025	897-389

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 February 2025.		1,553.45	1,553.45
2024 Additional Unit Count Invoiced 2025	-12	0.90	-10.80
Thank you for your business.		<b>Total</b>	\$1,542.65

*pd ck 1978 2.1.25*



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
2/1/2025	897-390

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	283	0.20	56.60
Postage, Mailing, and Handling (4)		3.64	3.64
Roll Update & Processing - Monthly Fee		65.00	65.00
Statement Mailing and Handling (DMR-Thru SR/KR4)		13.76	13.76
Statement Mailing & Handling (Agents thru SR/KR4)	0.25	75.00	18.75
Records Retention		7.71	7.71
Preparation of Delq. Atty. Electronic Files		15.00	15.00
Meeting Travel Time/Mileage/Time (December 2024)		216.35	216.35
Thank you for your business.		<b>Total</b>	<b>\$396.81</b>

*col CK 1979 2.1.25*

Account No/Name/Address				Cad No/Property Descr.									
0746047 PIN OAK CLINIC DR LYNN R GIBBS 19255 PARK ROW STE 203 HOUSTON, TX 77084-7310				0746047 Business Personal Property CMP F&F M&E SUP				Over 65 Veteran Installation Code		No No N			
19255 PARK ROW DR ; 77084 ; 77084													
							Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2023	10/26/2023	2/1/2024		39.89	3.99	0.00	21.41	65.29	21.94	65.82	22.47	66.35	
2022	10/28/2022	2/1/2023		39.89	3.99	0.00	27.74	71.62	28.26	72.14	28.78	72.66	
2021	10/18/2021	2/1/2022		39.89	3.99	0.00	34.05	77.93	34.58	78.46	35.10	78.98	
Totals				119.67	11.97	0.00	83.20	214.84	84.78	216.42	86.35	217.99	

0772574 UR DELI INC 1550 FOXLAKE DR STE 196 HOUSTON, TX 77084-4739				0772574 Business Personal Property F&F INV M&E				Over 65 Veteran Installation Code		No No N			
01550 FOXLAKE DR ; 77084													
							Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		11.07	1.11	0.00	9.46	21.64	9.60	21.78	9.74	21.92	

1008495 ALLEGRO WEST ACADEMY OF DANCE STEEL CATRIONA 19506 LAUREL PARK LN HOUSTON, TX 77094-3033				1008495 Business Personal Property F&F MISC ASSETS				Over 65 Veteran Installation Code		No No N			
01718 FRY RD ; 77084													
							Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		27.56	2.76	0.00	23.52	53.84	23.90	54.22	24.26	54.58	
2020	12/9/2020	2/2/2021		23.89	2.39	0.00	24.18	50.46	24.49	50.77	24.80	51.08	
Totals				51.45	5.15	0.00	47.70	104.30	48.39	104.99	49.06	105.66	

115-393-000-0055 PICKARD RICHARD K AT&T WIRELESS PCS LLC 5 GREENWAY PLAZA STE 3010 HOUSTON, TX 77046-0526				1153930000055 RES A8-A WESTGATE BUSINESS PARK SEC 1				Acreage: 0.024100 Over 65 Veteran Installation Code		No No N			
FRY RD ; 77084													
							Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2023	10/26/2023	2/1/2024		39.38	0.00	0.00	19.22	58.60	19.68	59.06	20.16	59.54	

2000673 REDBOX AUTOMATED RETAIL LLC 15500 SE 30TH PL STE 105 BELLEVUE, WA 98007-6347				2000673 Leased Equipment INV M&E				Over 65 Veteran Installation Code		No No N			
IN HARRIS COUNTY													
							Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2023	10/26/2023	2/1/2024		34.26	0.00	0.00	16.72	50.98	17.12	51.38	17.54	51.80	

2039739 STANLEY CONVERGENT SECURITY SOLUTIONS ATTN TAX DEPT 3800 TABS DR UNIONTOWN, OH 44685-9564				2039739 Multi-Locations M&E				Over 65 Veteran Installation Code		No No N			
ALARM SERVICE PROVIDERS HARRIS COUNTY													
							Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2023	10/26/2023	2/1/2024		30.42	0.00	0.00	14.84	45.26	15.20	45.62	15.58	46.00	

2092875 SYLVAN LEARNING CENTER MOTIVATED LEARNING CENTERS LLC 1718 FRY RD STE 335 HOUSTON, TX 77084-5849				2092875 Business Personal Property CMP F&F M&E MISC ASSETS				Over 65 Veteran Installation Code		No No N			
01718 FRY RD ; 77084													
							Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2020	10/14/2020	2/2/2021		7.80	0.00	0.00	7.18	14.98	7.27	15.07	7.37	15.17	

Account No/Name/Address				Cad No/Property Descr.											
2112139 CAPSTONE CLASSICAL ACADEMY CAPSTONE CLASSICAL ACADEMY LLC 17117 WESTHEIMER RD HOUSTON, TX 77082-1259				2112139 Business Personal Property F&F M&E SUP				Over 65 Veteran Installment Code		No No N		01507 RICEFIELD DR ; 77084			
								Due Jan, 2025		Due Feb, 2025		Due Mar, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due			
2021	10/18/2021	2/1/2022		54.43	5.44	0.00	46.46	106.33	47.18	107.05	47.90	107.77			
2020	10/14/2020	2/2/2021		47.17	4.72	0.00	47.73	99.62	48.36	100.25	48.98	100.87			
Totals				101.60	10.16	0.00	94.19	205.95	95.54	207.30	96.88	208.64			
2208034 MW PAPER & GRAPHICS SUPPLY INC DBA COTTO 1718 FRY RD STE 205 HOUSTON, TX 77084-5840				2208034 Vehicles VHCLS				Over 65 Veteran Installment Code		No No N		01718 FRY RD ; 77084			
								Due Jan, 2025		Due Feb, 2025		Due Mar, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due			
2015	10/13/2015	2/2/2016	L	114.37	11.44	0.00	0.07	0.11	0.07	0.11	0.07	0.11			
Lawsuit: 10/24/2016															
Payment Date		Payment Amt		Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund					
11/9/2020		125.77		0.00	125.77	0.00	0.00	0.00	0.00	0.00					
2224589 OILSOURCE OILSOURCE INC 18507 GARDENS END LN HOUSTON, TX 77084-0015				2224589 Vehicles VHCLS				Over 65 Veteran Installment Code		No No N		19407 PARK ROW ; 77084 ; 77084			
								Due Jan, 2025		Due Feb, 2025		Due Mar, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due			
2021	10/18/2021	2/1/2022		65.80	6.58	0.00	56.16	128.54	57.04	129.42	57.90	130.28			
2225001 BCTEC BCTEC CORPORATION 6201 SNEED COVE APT 135 AUSTIN, TX 78744-4200				2225001 Vehicles VHCLS				Over 65 Veteran Installment Code		No No N		01718 FRY RD ; 77084			
								Due Jan, 2025		Due Feb, 2025		Due Mar, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due			
2018	2/26/2019	4/2/2019		15.75	0.00	0.00	18.65	34.40	18.83	34.58	19.03	34.78			
2228369 ECO PHARMACY OF KATY WEST LLC 2277 PLAZA DR STE 290 SUGAR LAND, TX 77479-6609				2228369 Business Personal Property CMP F&F INV M&E				Over 65 Veteran Installment Code		No No N		19255 PARK ROW ; 77084			
								Due Jan, 2025		Due Feb, 2025		Due Mar, 2025			
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	1,015.47	1,856.09	1,025.56	1,866.18	1,035.64	1,876.26			
2234621 TRICON RESIDENTIAL TRICON AMERICAN HOMES LLC 15771 REO HILL AVE TUSTIN, CA 92780-7303				2234621 Business Personal Property CMP F&F M&E SUP				Over 65 Veteran Installment Code		No No N		19424 PARK ROW ; 77084 ; 77084			
								Due Jan, 2025		Due Feb, 2025		Due Mar, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due			
2023	10/26/2023	2/1/2024		17.55	1.76	0.00	9.42	28.73	9.66	28.97	9.89	29.20			
2237141 PRONTO HOLDCO INC PRONTO GENERAL AGENCY LTD 805 MEDIA LUNA ST BROWNSVILLE, TX 78520-4056				2237141 Business Personal Property CMP F&F INSIDE HEB				Over 65 Veteran Installment Code		No No N		01550 FRY RD ; 77084 ; 77084			
								Due Jan, 2025		Due Feb, 2025		Due Mar, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due			
2021	10/18/2021	2/1/2022		18.94	0.00	0.00	14.70	33.64	14.92	33.86	15.15	34.09			

Account No/Name/Address				Cad No/Property Descr.				Over 65	No
2241366 NOW SPECIALTIES, INC 19407 PARK ROW STE 150 HOUSTON, TX 77084-7212				2241366 Vehicles VHCLS				Veteran	No
								Installment Code	N

19407 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2019	3/19/2020	5/1/2020		165.81	0.00	0.00	170.45	336.26	172.45	338.26	174.44	340.25

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

19606 PARK ROW DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2018	10/11/2018	2/1/2019		17.04	1.70	0.00	22.64	41.38	22.86	41.60	23.09	41.83
2017	10/11/2017	2/1/2018		20.58	2.06	0.00	30.60	53.24	30.88	53.52	31.16	53.80
2016	10/11/2016	2/1/2017		34.57	3.46	0.00	56.89	94.92	57.35	95.38	57.80	95.83
Totals				72.19	7.22	0.00	110.13	189.54	111.09	190.50	112.05	191.46

2268915 QUICK WEIGHT LOSS CENTERS QUICK WEIGHT LOSS CENTERS LLC 1883 W STATE ROAD 84 STE 106 FORT LAUDERDALE, FL 33315-2232				2268915 Business Personal Property CMP F&F INV M&E MISC ASSETS SUP				Over 65	No
								Veteran	No
								Installment Code	N

19730 KATY FWY ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		80.84	8.08	0.00	43.39	132.31	44.46	133.38	45.53	134.45
2022	10/28/2022	2/1/2023		77.14	7.71	0.00	53.63	138.48	54.64	139.49	55.66	140.51
2021	12/15/2021	2/1/2022		74.38	7.44	0.00	63.49	145.31	64.47	146.29	65.46	147.28
2020	10/14/2020	2/2/2021		64.46	6.45	0.00	65.24	136.15	66.09	137.00	66.93	137.84
Totals				296.82	29.68	0.00	225.75	552.25	229.66	556.16	233.58	560.08

2279923 A C EXPORT ENVIOS A VENEZUELA A C EXPORT LLC 8351 NW 68 ST MIAMI, FL 33166-2662				2279923 Business Personal Property CMP F&F M&E SUP				Over 65	No
								Veteran	No
								Installment Code	N

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		13.03	1.30	0.00	6.99	21.32	7.16	21.49	7.34	21.67
2022	10/28/2022	2/1/2023		13.03	1.30	0.00	9.06	23.39	9.23	23.56	9.41	23.74
2021	10/18/2021	2/1/2022		13.03	1.30	0.00	11.12	25.45	11.29	25.62	11.46	25.79
2020	10/14/2020	2/2/2021		11.29	1.13	0.00	11.42	23.84	11.58	24.00	11.72	24.14
2019	10/1/2019	2/1/2020		13.73	1.37	0.00	16.06	31.16	16.24	31.34	16.42	31.52
Totals				64.11	6.40	0.00	54.65	125.16	55.50	126.01	56.35	126.86

2279927 FAST LANE TRADE & SUPPLIES INC 1718 FRY RD STE 250 HOUSTON, TX 77084-5848				2279927 Light Manufacturing CMP F&F INV M&E				Over 65	No
								Veteran	No
								Installment Code	N

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		46.01	4.60	0.00	24.70	75.31	25.30	75.91	25.91	76.52
2022	10/28/2022	2/1/2023		45.86	4.59	0.00	31.88	82.33	32.49	82.94	33.09	83.54
Totals				91.87	9.19	0.00	56.58	157.64	57.79	158.85	59.00	160.06

2279930 JADE MACKENZIE APPAREL LISA BLENMON 1718 FRY RD STE 315 HOUSTON, TX 77084-5841				2279930 Business Personal Property CMP F&F INV M&E SUP				Over 65	No
								Veteran	No
								Installment Code	N

01718 FRY RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025		
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2021	10/18/2021	2/1/2022		202.22	20.22	0.00	172.61	395.05	175.29	397.73	177.95	400.39	
2020	10/14/2020	2/2/2021		175.26	17.53	0.00	177.36	370.15	179.68	372.47	181.99	374.78	
2019	10/1/2019	2/1/2020		213.00	21.30	0.00	249.30	483.60	252.11	486.41	254.92	489.22	
2018	10/11/2018	2/1/2019	L	222.04	22.20	0.00	295.04	539.28	297.97	542.21	300.91	545.15	
Lawsuit: 2/22/2019													
2017	2/27/2018	4/3/2018	L	238.16	23.82	0.00	347.91	609.89	351.05	613.03	354.20	616.18	
Lawsuit: 2/22/2019													
Totals				1,050.68	105.07	0.00	1,242.22	2,397.97	1,256.10	2,411.85	1,269.97	2,425.72	

Account No/Name/Address	Cad No/Property Descr.		
<b>2281672</b> PINK RIBBON WOMEN'S CENTER 11221 KATY FWY STE 201 HOUSTON, TX 77079-2105	2281672 Business Personal Property CMP F&F M&E SUP	Over 65 Veteran Installment Code	No No N

02222 GREENHOUSE RD ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		1,999.77	199.98	0.00	1,073.48	3,273.23	1,099.88	3,299.63	1,126.28	3,326.03
2022	10/28/2022	2/1/2023		1,999.77	199.98	0.00	1,390.24	3,589.99	1,416.64	3,616.39	1,443.03	3,642.78
2021	10/18/2021	2/1/2022		1,999.77	199.98	0.00	1,707.01	3,906.76	1,733.41	3,933.16	1,759.81	3,959.56
2020	10/27/2020	2/2/2021		1,733.13	173.31	0.00	1,753.92	3,660.36	1,776.80	3,683.24	1,799.68	3,706.12
2019	10/1/2019	2/1/2020		2,106.42	210.64	0.00	2,465.35	4,782.41	2,493.15	4,810.21	2,520.96	4,838.02
2018	12/19/2018	2/1/2019		2,239.74	223.97	0.00	2,976.17	5,439.88	3,005.72	5,469.43	3,035.29	5,499.00
Totals				12,078.60	1,207.86	0.00	11,366.17	24,652.63	11,525.60	24,812.06	11,685.05	24,971.51

<b>2295532</b> TIP TOP TUX LLC 500 FLOYD BLVD SIOUX CITY, IA 51101-2122	2295532 Business Personal Property CMP F&F INV M&E MISC ASSETS	Over 65 Veteran Installment Code	No No N
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19614 KATY FWY ; 77094 ; 77094

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		46.42	0.00	0.00	22.65	69.07	23.20	69.62	23.77	70.19

<b>2301975</b> MUSA AUTO FINANCE 14131 MIDWAY RD #900 ADDISON, TX 75001-3855	2301975 Leased Equipment VHCLS	Over 65 Veteran Installment Code	No No N
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IN HARRIS COUNTY

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	4/25/2024	6/1/2024		38.09	3.81	0.00	18.44	60.34	18.94	60.84	19.44	61.34
2022	10/28/2022	2/1/2023		52.06	5.21	0.00	36.20	93.47	36.88	94.15	37.57	94.84
Totals				90.15	9.02	0.00	54.64	153.81	55.82	154.99	57.01	156.18

<b>2313194</b> REYNALDO SOCARRAS URIZA 19321 PARK ROW 1419 HOUSTON, TX 77084-4893	2313194 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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19231 PARK ROW ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		2.44	0.24	0.00	2.08	4.76	2.11	4.79	2.14	4.82
2020	10/14/2020	2/2/2021		2.11	0.21	0.00	2.13	4.45	2.17	4.49	2.19	4.51
2019	6/17/2020	8/1/2020		17.18	1.72	0.00	18.74	37.64	18.97	37.87	19.20	38.10
Totals				21.73	2.17	0.00	22.95	46.85	23.25	47.15	23.53	47.43

<b>2314908</b> JR CARGO EXPRESS LLC JUNIOR VALDES VALDES 19303 GAGELAKE LN HOUSTON, TX 77084-4816	2314908 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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19606 PARK ROW DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		7.69	0.77	0.00	6.56	15.02	6.67	15.13	6.77	15.23

<b>2334489</b> MOLA'S TRANSPORT DIANA M MARULANDA GONZALEZ 19606 PARK ROW APT 815 HOUSTON, TX 77084-6014	2334489 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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19606 PARK ROW DR ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/18/2021	2/1/2022		4.11	0.41	0.00	3.51	8.03	3.56	8.08	3.62	8.14
2020	10/14/2020	2/2/2021		4.24	0.42	0.00	4.29	8.95	4.34	9.00	4.40	9.06
Totals				8.35	0.83	0.00	7.80	16.98	7.90	17.08	8.02	17.20



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

02040 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	2/22/2023	4/1/2023		113.66	11.37	0.00	76.02	201.05	77.52	202.55	79.02	204.05

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

03211 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		20.57	2.06	0.00	11.04	33.67	11.32	33.95	11.58	34.21

**2356708** 2356708 Over 65 No  
 FAST PREMIER TRANSPORT LLC Business Personal Property Veteran No  
 811 TOWN AND COUNTRY BLVD STE 137 CMP F&F M&E SUP Installment Code N  
 HOUSTON, TX 77024-3984

02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		65.60	0.00	0.00	32.01	97.61	32.80	98.40	33.59	99.19
2022	2/22/2023	4/1/2023		29.27	0.00	0.00	17.79	47.06	18.14	47.41	18.50	47.77
Totals				94.87	0.00	0.00	49.80	144.67	50.94	145.81	52.09	146.96

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

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		17.06	1.71	0.00	9.15	27.92	9.38	28.15	9.61	28.38
2022	10/28/2022	2/1/2023		17.06	1.71	0.00	11.87	30.64	12.08	30.85	12.31	31.08
Totals				34.12	3.42	0.00	21.02	58.56	21.46	59.00	21.92	59.46

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

19255 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/15/2023	2/1/2024		181.26	18.13	0.00	97.30	296.69	99.70	299.09	102.09	301.48
2022	10/28/2022	2/1/2023	L	169.60	16.96	0.00	117.90	304.46	120.15	306.71	122.38	308.94
Lawsuit: 7/28/2023												
Totals				350.86	35.09	0.00	215.20	601.15	219.85	605.80	224.47	610.42

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

02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		68.44	6.84	0.00	36.74	112.02	37.64	112.92	38.54	113.82
2022	10/28/2022	2/1/2023		81.56	0.00	0.00	51.54	133.10	52.53	134.09	53.50	135.06
Totals				150.00	6.84	0.00	88.28	245.12	90.17	247.01	92.04	248.88

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

02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		68.44	6.84	0.00	36.74	112.02	37.64	112.92	38.54	113.82

Account No/Name/Address				Cad No/Property Descr.				Over 65	No
2388426 RND TECHNOLOGY CORP 1718 FRY RD STE 200 HOUSTON, TX 77084-5840				2388426 Vehicles VHCLS				Veteran	No
								Installment Code	N

01718 FRY RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024	L	467.53	46.75	0.00	250.97	765.25	257.14	771.42	263.31	777.59
Lawsuit: 10/7/2024												
2022	6/21/2023	8/1/2023	L	157.75	15.78	0.00	97.18	270.71	99.25	272.78	101.34	274.87
Lawsuit: 10/7/2024												
2021	6/20/2023	2/1/2024	L	120.99	12.10	0.00	64.95	198.04	66.54	199.63	68.14	201.23
Lawsuit: 10/7/2024												
Totals				746.27	74.63	0.00	413.10	1,234.00	422.93	1,243.83	432.79	1,253.69

2391223 ROBERTO REYES LARA 2219 GREENHOUSE RD APT 3114 HOUSTON, TX 77084-7334				2391223 Vehicles VHCLS				Over 65	No
								Veteran	No
								Installment Code	N

02219 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	6/21/2023	2/1/2024	L	391.04	39.10	0.00	209.90	640.04	215.08	645.22	220.24	650.38
Lawsuit: 10/7/2024												
2021	6/20/2023	2/1/2024	L	68.38	6.84	0.00	36.70	111.92	37.60	112.82	38.52	113.74
Lawsuit: 10/7/2024												
Totals				459.42	45.94	0.00	246.60	751.96	252.68	758.04	258.76	764.12

2394422 JAK NAILS PEDICURE HONG AI NGUYEN 1922 GREENHOUSE RD 600 HOUSTON, TX 77084-8049				2394422 Business Personal Property F&F INV M&E				Over 65	No
								Veteran	No
								Installment Code	N

01922 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		80.01	8.00	0.00	42.95	130.96	44.00	132.01	45.06	133.07

2399210 ROBERTO MERINO DIEGO ENRIQUE FONTAL 2500 GREENHOUSE RD APT 8303 HOUSTON, TX 77084-7993				2399210 Vehicles VHCLS				Over 65	No
								Veteran	No
								Installment Code	N

02500 GREENHOUSE RD ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/26/2023	2/1/2024		114.19	11.42	0.00	61.30	186.91	62.80	188.41	64.31	189.92

2401122 PILLARSTONE CAPITAL OPERATING PARTNERSHI 19407 PARK ROW DR STE 140 HOUSTON, TX 77084				2401122 Business Personal Property CMP F&F M&E SUP				Over 65	No
								Veteran	No
								Installment Code	N

19407 PARK ROW DR ; 77084 ; 77084

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Jan, 2025		Due Feb, 2025		Due Mar, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		16.59	1.66	0.00	8.91	27.16	9.12	27.37	9.34	27.59

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	41.07	15.82	0.00	94.92	1	100.00%		
2017	1,703,467.59	258.74	25.88	267.99	110.52	0.00	663.13	2	99.98%		
2018	1,675,849.18	3,258.77	324.29	3,009.46	1,318.51	0.00	7,911.03	5	99.81%		
2019	1,716,832.71	2,516.14	235.03	1,974.73	945.17	0.00	5,671.07	5	99.85%		
2020	1,724,054.69	2,069.35	206.16	1,365.30	728.15	0.00	4,368.96	9	99.88%		
2021	2,184,126.21	2,710.70	269.18	1,380.34	872.04	0.00	5,232.26	15	99.88%		
2022	2,574,247.74	3,187.69	307.70	1,193.23	937.72	0.00	5,626.34	13	99.88%		
2023	2,840,894.14	3,485.35	326.93	913.26	945.11	0.00	5,670.65	21	99.88%		
2024	3,220,711.42	128,420.23	1,382.04	0.00	0.00	0.00	129,802.27	86	96.01%		
		145,941.54	3,080.71	10,145.43	5,873.06	0.00	165,040.74	158			

**WESTPARK MUNICIPAL UTILITY DISTRICT  
DELINQUENT TAX REPORT  
February 4, 2025**

**REAL PROPERTY ACCOUNTS**

<b><u>PROPERTY OWNER</u></b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
Card	115-393-000-0055	2023 - \$39.38	No response to demand letters. Will continue collection effort will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$200.00).

**PERSONAL PROPERTY ACCOUNTS**

<b><u>PROPERTY OWNER</u></b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
es Lara	2391223	2021 - \$68.38 2022 - \$391.04	Lawsuit filed.
ology Corp.	2388426	2021 - \$120.99 2022 - \$157.75 2023 - \$467.53	Lawsuit filed. Default judgment hearing set for 03/19/25.
ialty Pharmacy	2362445	2022 - \$169.60 2023 - \$181.26	Judgment entered. Writ of Execution forwarded to constable
ities, Inc.	2241366	2019 - \$165.81	Sent demand letters to the agent for this company (no response). HCAD, this business closed on 05/13/2019. The vehicle and account, a 2018 Ford F350, has been sold and is no longer owned by the company. HCAD has deleted the account for 2020.
ht Loss Centers	2268915	2020 - \$64.46 2021 - \$74.38 2022 - \$77.14 2023 - \$80.84	Demand letters returned. Research of this company shows that 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).**

<b><u>PROPERTY OWNER</u></b>	<b><u>ACCOUNT NO.</u></b>	<b><u>BASE AMOUNT DUE</u></b>	<b><u>STATUS</u></b>
UR Deli, Inc.	0772574	2021 - \$11.07	No response to demand letters. Per HCAD, the business closed 09/21. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Allegro West Academy	1008495	2020 - \$23.89 2021 - \$27.56	No response to demand letters. Per HCAD, the business is no longer at the property address. The account has been deleted for the 2022 tax year. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Sylvan Learning Center	2092875	2020 - \$7.80	No response to demand letters. Per HCAD, the business is no longer at the property address. The account has been deleted for the 2021 tax year. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Capstone Classical Academy	2112139	2020 - \$47.17 2021 - \$54.43	No response to demand letters. Per HCAD field inspection, this company is no longer in business at the property location. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Oil Source Inc.	2224589	2021 - \$65.80	No response to demand letters. Per HCAD, the business is permanently closed. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
BCTec	2225001	2018 - \$15.75	No response to demand letters. Per HCAD, this is a vehicle account and per the DMV records, the license tags have expired. The account is not active with HCAD after 2018.
Leobardo Martinez	2244223	2016 - \$34.57 2017 - \$20.58 2018 - \$17.04	No response to demand letters. Per HCAD, this is a vehicle account and HCAD has now removed the vehicle from this account. The account is not active with HCAD after 2018. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Musa Auto Finance	2301975	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.

OWNER	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
Triza	2313194	2019 - \$17.18 2020 - \$2.11 2021 - \$2.44	No response to demand letters. Per HCAD, this is a vehicle account and HCAD now removed the vehicle from this account. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Express LLC	2314908	2021 - \$7.69	No response to demand letters. Per HCAD field inspection, this company is in business at the property location. The account is not active with HCAD at this time. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Sport	2334489	2020 - \$4.24 2021 - \$4.11	No response to demand letters. Per HCAD, this is a vehicle account and HCAD now removed the vehicle from this account. The account is not active with HCAD after 2021. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed.
Assess	2354243	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.
Transport	2356708	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 \$500).
Tattoo	2361452	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 \$500).
Domestic	0746047	2021 - \$39.89 2022 - \$39.89 2023 - \$39.89	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$500).
Practical Agency	2237141	2021 - \$18.94	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$500).
LLC	2279923	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 \$500).
Trade & Service	2279927	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 \$500).
LLC	2373392	2022 - \$81.56	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$500).

<b><u>PROPERTY OWNER</u></b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
		2023 - \$68.44	filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Jaime Aleman Lopez	2373530	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	2000673	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	2039739	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	2234621	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	2295532	2023 - \$46.42	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Blue Tex Pools	2355867	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	2394422	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).
Roberto Merino Diego	2399210	2023 - \$114.19	No response to demand letters. Will continue collection efforts, but will postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Pillarstone Capital	2401122	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**

as filed on the account listed below and a Judgment was entered against the taxpayers. A Judgment is a court order that is the result of a court proceeding. Once a Judgment is entered, if the personal property associated with the tax account is still in the possession of the taxpayer, it can be issued by the court which allows a sheriff or constable to seize the assets which will then be sold to pay the taxes. 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 Abstract of Judgment is to create a public record and create a lien on any real estate property owned or later acquired by the defendant in the judgment in which the abstract of judgment is recorded.

<b>TAXPAYER</b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
Women's	2281672	2018 - \$2,239.74 2019 - \$2,106.42 2020 - \$963.61 2021 - \$1,999.77 2022 - \$1,999.77 2023 - \$1,999.77	Court judgment entered. Sent Writ of Execution to Constable office. Constable advised that this company is no longer doing business at the property location. Abstract of Judgment filed with the County Clerk's office.
Apparel	2279930	2017 - \$238.16 2018 - \$222.04 2019 - \$213.00 2020 - \$175.26 2021 - \$202.22	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.
of Katy	2228369	2018 - \$764.20	Court judgment entered. Company no longer in business. Abstract of Judgment filed with the County Clerk's office.

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



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

DATE  
 2/24/2025

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

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

<b>BILLED CONSUMPTION</b>		
12/18/24	to	1/16/25
STP		0
Apartments		8,876,000
Commercial		2,937,000
Irrigation		1,818,000
Park (Irrigation) No Bill		0
<b>Total</b>		<b>13,631,000</b>

Flushing, Main Line Break & Leaks: 10,000  
 Total Consumption: 13,641,000  
 Plant Pumpage: 13,831,000  
 Billed Percentage of Pumped Water: 98.63%

	#2	#3
Calculated Well GPM	960	1,250
Design Well GPM	1,000	1,000
Well Pumpage	13,723,000	108,000

Activities for the Month of	DECEMBER	Month of	JANUARY
Cut-Off Notices Mailed	12/23/24	Meter Read Date	01/16/25
Number of Notices Mailed	18	Billing Date	01/27/25
Cut-Off Date	01/16/25	Mailing Date	01/28/25
Number of Actual Cut-Offs	0	Due Date	02/19/25

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

# WEST PARK MUNICIPAL UTILITY DISTRICT

## MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

December-24

TPDES Permit # WQ0012346001  
TX0086185

Expires: 5/10/2027

Effluent Quality Data: Reported for: December-24

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
BOD 5 Average	2.54 mg/l	2.77 mg/l	7.00 mg/l	NO
BOD 5 Maximum	3.01 mg/l	3.08 mg/l	22.00 mg/l	NO
BOD 5 lbs/day	7.43 mg/l	7.26 mg/l	29.00 lbs/day	NO
TSS Average	1.89 mg/l	2.03 mg/l	15.00 mg/l	NO
TSS Maximum	2.95 mg/l	3.26 mg/l	40.00 mg/l	NO
TSS lbs/day	5.42 mg/l	5.23 mg/l	63.00 lbs/day	NO
NH3-N Average	0.05 mg/l	0.06 mg/l	2.00 mg/l	NO
NH3-N Maximum	0.05 mg/l	0.10 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.15 mg/l	0.16 mg/l	8.30 lbs/day	NO
E Coli Avg.	2.00 mpn	1.00 mpn	63 mpn	NO
E Coli Maximum	16.10 mpn	1.00 mpn	200 mpn	NO
DO Minimum	7.27 mpn	7.61 mpn	6.00 mg/l	NO
pH Minimum	7.31 mpn	7.50 mpn	6.00 s.u.	NO
pH Maximum	8.05 mpn	7.71 mpn	9.00 s.u.	NO
CL2 Res Min	1.87 mg/l	1.25 mg/l	1.00 mg/l	NO
CL2 Res Max	3.90 mg/l	3.90 mg/l	4.00 mg/l	NO
Flow Average	0.346 mg/l	0.351 mg/l	0.990 mg/l	NO
Flow Maximum	0.468 mg/l	0.538 mg/l	N/A	N/A
Total Treated	10,881,000			
Effluent Quality Compliant with Discharge Permit ?			YES	

# WEST PARK MUNICIPAL UTILITY DISTRICT

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

DATE  
2/24/2025

	<u>Apartments</u>	<u>All Others</u>	<u>Total</u>
<b>Balance Forward</b>			
As of 12/24/24	\$ 93,795.63	\$ 58,394.88	\$ 152,190.51
<b>Collection Period:</b>		<b>12/24/24</b>	<b>TO</b>
			<b>1/27/25</b>
Deposit	\$ -	\$ 900.00	\$ 900.00
Water	\$ 26,888.99	\$ 9,283.68	\$ 36,172.67
Sewer	\$ 26,360.00	\$ 2,773.00	\$ 29,133.00
New Acct/App/Transfer Fee	\$ -	\$ -	\$ 90.00
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ 302.89	\$ 302.89
Tap Fees	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 66.96	\$ 330.56
Grease Trap	\$ -	\$ 1,100.00	\$ 1,100.00
RWA Fee	\$ 33,985.80	\$ 25,366.97	\$ 59,352.77
Undistributed Overpayments	\$ -	\$ 2,833.35	\$ 2,833.35
<b>TOTAL</b>	<b>\$ 87,498.39</b>	<b>\$ 42,716.85</b>	<b>\$ 130,215.24</b>
<b>Current Adjustments:</b>			
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ (165.11)</b>	<b>\$ (165.11)</b>
		<b>January '25</b>	
<b>Current Billing for</b>		<b>12/18/24</b>	<b>TO</b>
			<b>1/16/25</b>
Deposit	\$ -	\$ -	\$ -
Water	\$ 26,360.00	\$ 8,864.60	\$ 35,224.60
Sewer	\$ 26,360.00	\$ 2,672.50	\$ 29,032.50
Connect	\$ -	\$ -	\$ -
Penalty	\$ -	\$ -	\$ -
TCEQ	\$ 263.60	\$ 57.65	\$ 321.25
Grease Trap	\$ -	\$ 1,200.00	\$ 1,200.00
RWA	\$ 33,338.00	\$ 20,504.45	\$ 53,842.45
<b>TOTAL</b>	<b>\$ 86,321.60</b>	<b>\$ 33,299.20</b>	<b>\$ 119,620.80</b>
<b>TOTAL RECEIVABLE</b>	<b>\$ 92,618.84</b>	<b>\$ 48,812.12</b>	<b>\$ 141,430.96</b>

Collection Report Through  
NOTES: Deposits on file for the district

01/27/25  
\$364,104.80

Consumption: 13,631,000  
Paperless: 31



## **West Park Municipal Utility District**

Board of Directors Meeting

February 24, 2025

---

### **Wastewater Treatment**

12/19/24 – Sewer Plant Onsite Lift Station – Furnished operator to assist subcontractor to top clean the onsite lift station. Removed and disposed of (2,000) gallons of debris and grease.

1/22/25 – Furnished operator to assist subcontractor to clean out chlorine contact chamber. Removed and disposed of (4,800) gallons of debris.

### **Sanitary Sewer System**

Normal Operations

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

1/10/25 – Furnished subcontractor to perform annual electrical survey. Inspected and cleaned contacts, Megged wires to motor, checked voltage, checked amperage to motors, inspected wiring in motor j-boxes, and made sure all connections were tightened. Checked lighting, photocells, conduits, receptacles and enclosures. Tested all equipment and terminations.

### **Water Distribution System**

1/14/25 – Greenhouse – Furnished labor, equipment and materials to replace 4 ft fire hydrant that was hit by a vehicle.

1/17/25 – Park Row Dr – Furnished labor, equipment and materials to install (1) 6” domestic/fire vault and (1) 2” irrigation tap. Received and deposited \$207,728.53 into the District account.

February 24, 2025

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

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

Members of the Board:

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

3. Sidewalk Projects

On January 29, we discussed the Places 4 People sidewalk project application with Harris County representatives to confirm the scope of the project. Harris County is considering extending the design to Fry Road and the south side of Park Row. The application included a sidewalk on the north side, and it stopped short of Fry Road.

8.a) Design, Bid, and Award

Nothing to report at this time.

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

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

8.a)ii. Fencing Replacement at Water Plant No. 1 and Wastewater Treatment Plant

We prepared plans and specifications for the project, and it is ready to bid. We received 1 bid on a similar project last week. Funding for the project is included with Bond Issue No. 9 at an estimated cost of \$350,000 for construction. Based on the recent bids received, the 10' precast concrete panel fence would cost around \$550,000. There are other fence types and contractors we are working with, but they did not submit a bid on the prior project.

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

Site work is completed until the arrival of the Generator, which is expected to arrive around April.

8.c) Easement and Facility conveyances

Nothing to report at this time.

8.d) Utility Commitments

Nothing to report at this time.

8.e) Harris County Utility Relocation Requests

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

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

Fry Road north of Park Row (UPIN 20103N302902) – This project involves the construction of a sidewalk from Park Row to Saums Road, within the existing right-of-way. – No updates

8.f) Development Matters

Giammalva Properties is looking to acquire an access easement from the District for a potential buyer of the vacant tract adjacent to the Wastewater Treatment Plant. We discussed it at a prior meeting, and the Board had no objection. We will be sure to re-state our concerns about allowing access to the Operator, drainage considerations, and if there is increased traffic on the existing access road that it will likely need to be upgraded.

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

8.f)(i) We updated the feasibility report for the proposed multifamily development by Pelican Energy Corridor, LLC.

8.f)(ii) We updated the feasibility report for the proposed single family development by Weekley Homes.

We included a statement to both feasibility reports which states the projects are feasible under the District's current debt service rate of \$0.25.

8.g) WHCRWA Surface Water Conversion

The project's engineer expects 90% plans to be submitted for review within the next few months.

8.h) Chloramine Conversion at Water Plant 1 and 2

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

Other District items:

Asset Management Plan - Next action date: October 2025

TPDES Discharge Permit - Next action date: November 2026

SWQ Permits:

Basins A&B – We submitted a renewal request to Harris County. Next action date: March 2026

Basins C&D – Next action date: June 2025

Preserve – Next action date: June 2025

Tank Inspections:

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

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

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

Respectfully,



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

\\idseg.com\F5\Projects\0600\068300100 West Park MUD Gen Consult\ESR\2025\2025-02-24 WPMUD Eng Rpt.docx



**TenWest Proposed Easement Area / Access  
Easement to West Park MUD WWTP Driveway**



Access Easement Area (To Be Defined - Red)  
TenWest North Property Line (Yellow)



**West Park MUD**  
**Storm Water Management Program**  
**February 2025**



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

1. Services:

a. West Park MUD Basins A-D

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

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

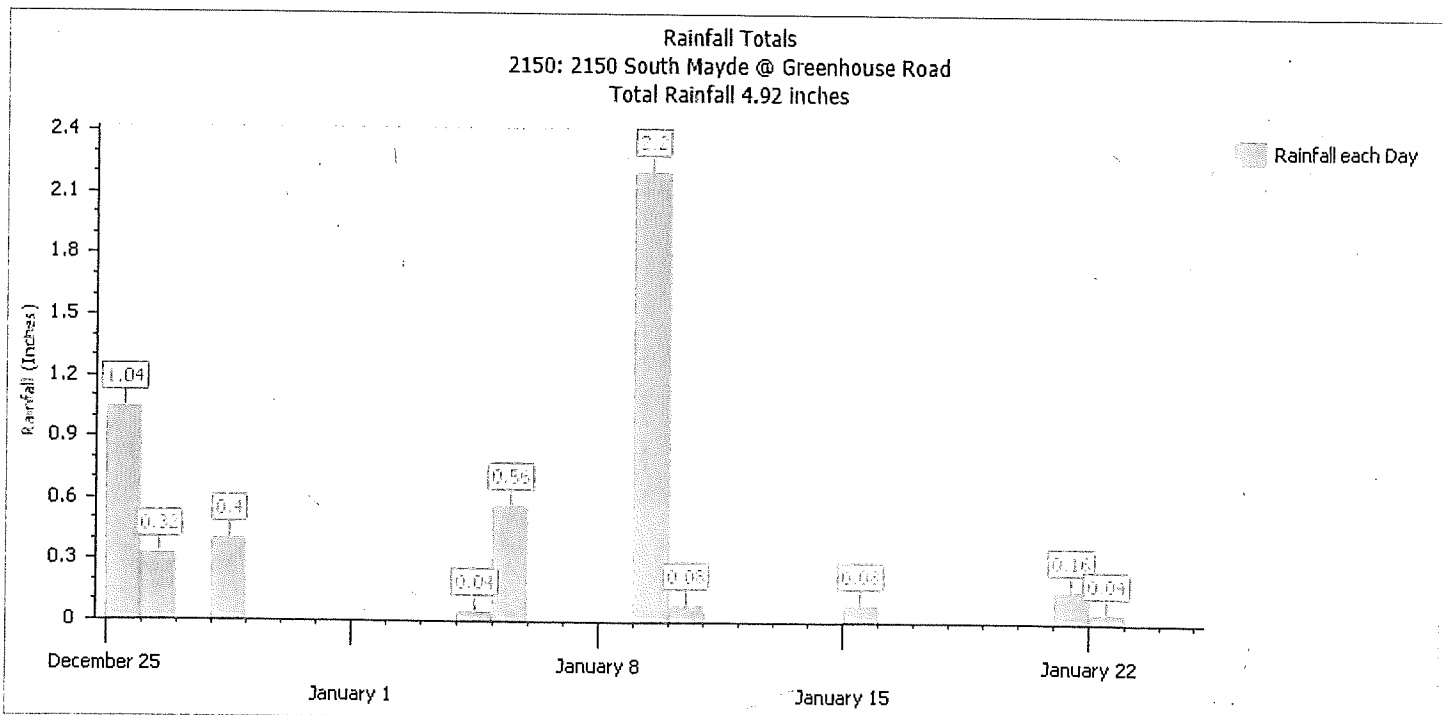
2. Discussion

- a. Replace middle inlet top within West Park Preserve, latch inlet & replace socks within 2 Northern inlets.

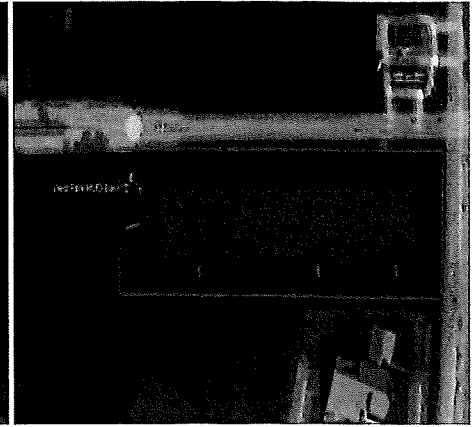
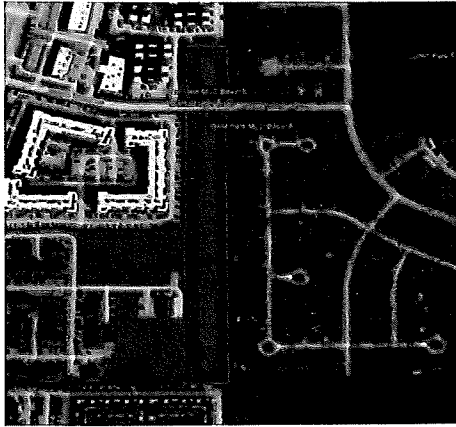
3. Proposed Action Items

- a. Inlet top replacement & inlet sock replacement.

## Rainfall Data



# Basins A, B, C & D





# Basins A, B, C & D - Mowing





# Basins A, B, C & D - Mowing



WWTP Entry Rd - Mowing

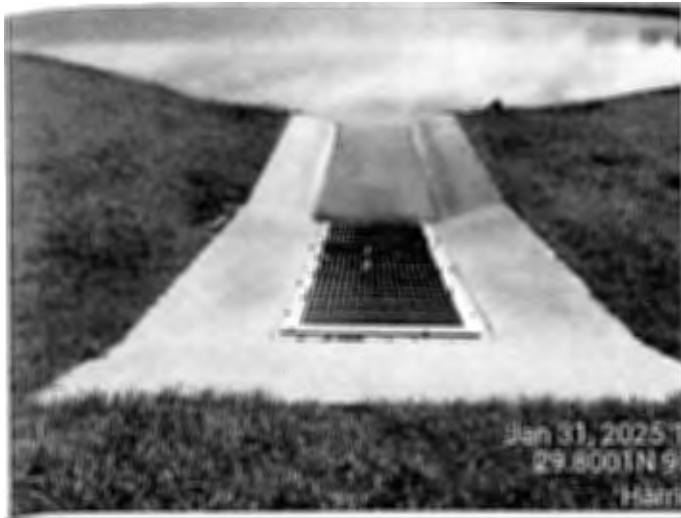




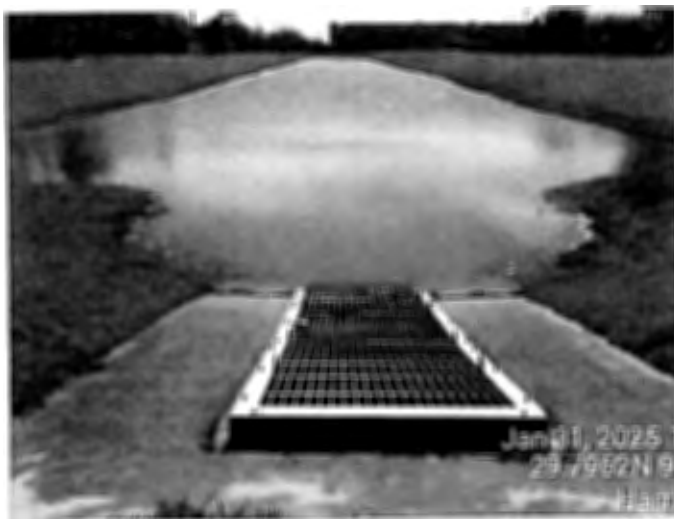
West Park Preserve Inlets - Inspection



# West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection



# West Park Ponds A-D - Inspection



West Park Ponds A-D - Inspection





# THANK YOU FOR COMING

2025 AWBD  
MIDWINTER  
CONFERENCE



WE'RE GLAD YOU COULD JOIN  
US FOR THIS ENGAGING SESSION  
WITH JERRY SCHROEDER ON  
DRAINAGE AND MAINTENANCE,  
KEEPING OUR INFRASTRUCTURE  
RESILIENT AND COMMUNITIES  
SAFE.



PHONE: 281-587-5950



WEB: [WWW.SWSTX.COM](http://WWW.SWSTX.COM)



EMAIL: [INFO@SWSTX.COM](mailto:INFO@SWSTX.COM)

TURNKEY POLLUTION CONTROL SERVICES

CONSTRUCTION | MUNICIPAL | INDUSTRIAL | STORM WATER QUALITY



# Proposal

Date of Proposal: 02/24/2025

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 top. Secure with latch and bolt to existing concrete frame.	1	EA	\$ 3,783.00	\$ 3,783.00
3091 Provide laor, equipment and material to secure inlet with latch and bolt to existing concrete.	1	EA	\$ 1,625.00	\$ 1,625.00
3092 Replace hydrocarbon absorption pillows around the 2 northern inlets.	1	EA	\$ 150.00	\$ 150.00
<b>TOTAL =</b>				<b>\$ 5,558.00</b>

West Park MUD (the "Customer")

 [signature]

W. Bryant Patrick [printed name]

Vice president [title]

Storm Water Solutions, LLC (the "Company")

 [signature]

Blake A. Kridel [printed name]

Vice President [title]

**Turnkey Storm Water Pollution Control**

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

[www.stormwatersolutions.com](http://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.

STORM WATER SOLUTIONS, LLC  
Houston, TX United States

Certificate Number:  
2025-1273060

Date Filed:  
02/24/2025

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.

20250224  
WEST PARK PRESERVE REPACE INLET TOP, LATCH AND REPLACE FILTER SOCKS

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 Varah Vanaelarew, 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 24 day of Feb, 2025.  
(month) (year)

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





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

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

# **West Park Municipal Utility District**



**WEBSITE**

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



**ADDRESS**

1281 Brittmoore Road  
Houston, Texas 77043



**CONTACT**

Phone: 713.623.4539  
Fax: 713.629.6859

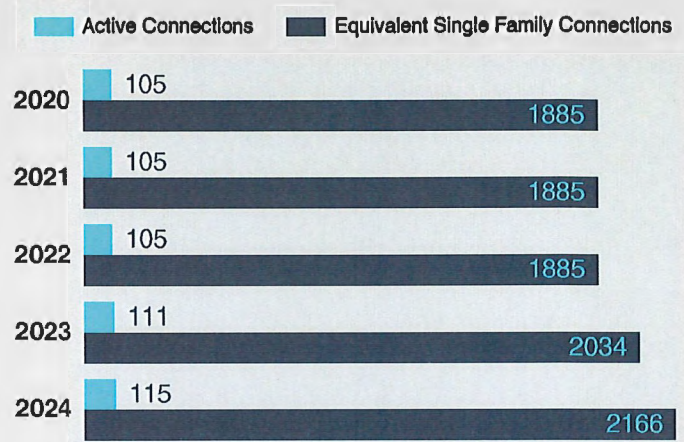
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### Spotlight On Connection Counts In Your District

There are two methods of calculating connections in a Special Purpose District, Equivalent Single Family Connections (ESFC) & Active Connections. ESFC's are the number of connections in the District, adjusted upward for larger meters that provide service for irrigation, commercial and multi-family users. Your engineer uses this number for planning and designing the overall capacity of the District facilities and to determine the maximum number of connections the District can provide. Your active connections are the actual number of connections being used in your District. Tracking these over time enables your Consultants to keep an eye on the growth trend of the District in order to begin plant expansions in a timely manner to be ready for growth.

Meter Size	Active Connections	ESFC Factor	Active ESFC
< 3/4"	5	x1.0	5
1"	16	x2.5	40
1 1/2"	14	x5.0	70
2"	52	x8.0	416
3"	4	x15.0	60
4"	2	x25.0	50
6"	9	x50.0	450
8"	12	x80.0	960
10"	1	x115.0	115
<b>Total Water</b>	<b>115</b>		<b>2,166</b>

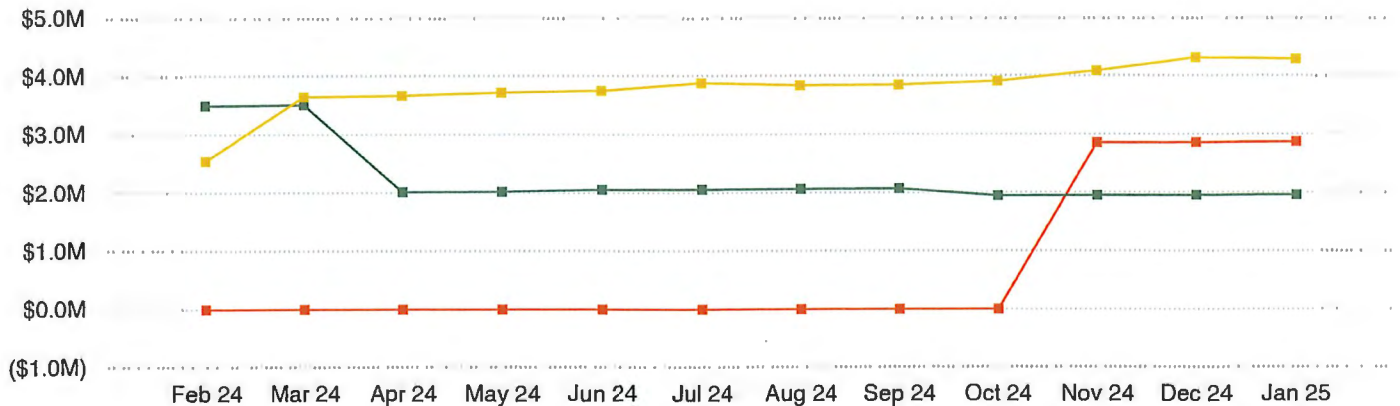


### Account Balance | As of 02/24/2025

■ General Operating	■ Capital Projects	■ Debt Service
\$4,127,830	\$2,857,317	\$1,962,076

**Total For All Accounts: \$8,947,223**

### Account Balance By Month | February 2024 - January 2025



# Monthly Financial Summary - General Operating Fund

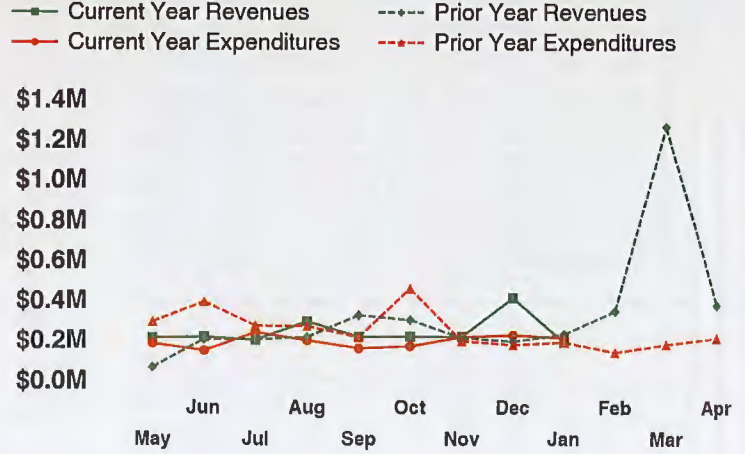
West Park MUD - GOF



## Account Balance Summary

Balance as of 01/28/2025	<b>\$4,145,434</b>
Receipts	328,302
Disbursements	(345,907)
Balance as of 02/24/2025	<b>\$4,127,830</b>

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



## January 2025

### Revenues

Actual	Budget	Over/(Under)
\$197,055	\$208,470	(\$11,416)

### Expenditures

Actual	Budget	Over/(Under)
\$220,596	\$202,755	\$17,841

## May 2024 - January 2025 (Year to Date)

### Revenues

Actual	Budget	Over/(Under)
\$2,243,374	\$2,041,443	\$201,931

### Expenditures

Actual	Budget	Over/(Under)
\$1,824,309	\$2,072,881	(\$248,572)

## Operating Fund Reserve Coverage Ratio (In Months)





# Cash Flow Report - Checking Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 01/28/2025</b>				<b>\$55,632.45</b>
<b>Receipts</b>				
	Transfer From Central Bank Operator Account		126,978.01	
	City of Houston Sales Tax Rebate		59,104.64	
<b>Total Receipts</b>				<b>\$186,082.65</b>
<b>Disbursements</b>				
6859	West Harris County Regional Water Auth	Pumpage Fees	(51,556.50)	
6881	Marks Richardson PC	Legal Fees	(4,404.57)	
6884	Amrit Singh	Security Expense	(2,600.00)	
6885	Brynisha Owens-Gage	Security Expense	(1,200.00)	
6886	David Alaniz	Security Expense	(1,400.00)	
6887	Devin Win	Security Expense	(2,300.00)	
6888	Luis Saucedo Lopez	Security Expense	(1,200.00)	
6889	Marcus Suarez	Security Expense	(2,000.00)	
6890	Mitchell Hutter	Security Expense	(840.00)	
6891	Navdeep Nijjar	Security Expense	(2,200.00)	
6892	Shane Wyrick	Security Expense	(3,700.00)	
6893	Simon Ramirez	Security Expense	(1,040.00)	
6894	B & A Municipal Tax Service, LLC	SB2 & HB 1154 Compliance Updates	(375.00)	
6895	IDS Engineering Group, Inc	Engineering Fees	(4,215.37)	
6896	Municipal Accounts & Consulting, LP	Bookkeeping Fees	(3,563.71)	
6897	Park Rangers, LLC	Park Consultation & Maintenance	(8,306.18)	
6898	SentriForce	Security Cameras	(4,690.00)	
6899	Storm Water Solutions, LLC	Mowing Expense	(2,365.00)	
6900	Touchstone District Services, LLC	Website Hosting	(264.00)	
6901	H2O Innovation	Maintenance & Operations	(114,612.14)	
6902	Marks Richardson PC	Legal Fees	(5,192.76)	
6903	Reliant	Utility Expense	0.00	
6904	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 1/27/2025	(204.10)	
HRP	Natalie Garza.	Fees of Office 1/27/2025	(204.10)	
HRP	William Bryant Patrick.	Fees of Office 1/27/2025	(204.10)	
HRP Fee	HRP Payroll	HRP Payroll Processing Fee	(50.00)	
HRP Tax	HRP Payroll	HRP Payroll Taxes	(101.40)	
<b>Total Disbursements</b>				<b>(\$218,808.93)</b>
<b>Balance as of 02/24/2025</b>				<b>\$22,906.17</b>

# Cash Flow Report - Operator Account

West Park MUD - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 01/28/2025</b>				<b>\$19,995.00</b>
<b>Receipts</b>				
	Accounts Receivable		129,337.42	
	Accounts Receivable		1,333.11	
<b>Total Receipts</b>				<b>\$130,670.53</b>
<b>Disbursements</b>				
Bank Fees	Central Bank	Service Charge	(15.00)	
Rtn Items	Central Bank	Returned Items (1)	(104.84)	
Sweep	Central Bank	Transfer To Central Bank Checking	(126,978.01)	
<b>Total Disbursements</b>				<b>(\$127,097.85)</b>
<b>Balance as of 02/24/2025</b>				<b>\$23,567.68</b>

# Actual vs. Budget Comparison

West Park MUD - GOF



	January 2025			May 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Revenues</b>							
<b>Water Revenue</b>							
14101 Water- Customer Service Revenue	35,172	35,183	(11)	344,284	354,418	(10,134)	461,900
14102 WHCRWA - Pumpage Fee	52,101	53,437	(1,337)	560,434	564,565	(4,131)	717,800
14104 Pumpage Credits	11,288	11,288	0	101,592	101,592	0	135,456
14106 TCEQ - Water	161	175	(14)	1,528	1,575	(47)	2,100
<b>Total Water Revenue</b>	<b>98,721</b>	<b>100,083</b>	<b>(1,362)</b>	<b>1,007,838</b>	<b>1,022,150</b>	<b>(14,312)</b>	<b>1,317,256</b>
<b>Wastewater Revenue</b>							
14201 Wastewater-Customer Service Rev	28,980	29,867	(887)	256,581	268,800	(12,219)	358,400
14203 Grease Trap Inspection Fees	1,200	600	600	7,800	5,400	2,400	7,200
14206 TCEQ - Wastewater	161	175	(14)	1,528	1,575	(47)	2,100
<b>Total Wastewater Revenue</b>	<b>30,341</b>	<b>30,642</b>	<b>(301)</b>	<b>265,909</b>	<b>275,775</b>	<b>(9,866)</b>	<b>367,700</b>
<b>Property Tax Revenue</b>							
14301 Maintenance Tax Collections	0	0	0	22,086	28,080	(5,994)	1,266,300
<b>Total Property Tax Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22,086</b>	<b>28,080</b>	<b>(5,994)</b>	<b>1,266,300</b>
<b>Sales Tax Revenue</b>							
14401 City Tax Rebate	55,766	54,504	1,262	498,131	506,263	(8,132)	713,000
<b>Total Sales Tax Revenue</b>	<b>55,766</b>	<b>54,504</b>	<b>1,262</b>	<b>498,131</b>	<b>506,263</b>	<b>(8,132)</b>	<b>713,000</b>
<b>Tap Connection Revenue</b>							
14501 Tap Connections	0	8,392	(8,392)	280,350	75,525	204,825	100,700
<b>Total Tap Connection Revenue</b>	<b>0</b>	<b>8,392</b>	<b>(8,392)</b>	<b>280,350</b>	<b>75,525</b>	<b>204,825</b>	<b>100,700</b>
<b>Administrative Revenue</b>							
14702 Penalties & Interest	587	1,333	(746)	13,732	12,000	1,732	16,000
<b>Total Administrative Revenue</b>	<b>587</b>	<b>1,333</b>	<b>(746)</b>	<b>13,732</b>	<b>12,000</b>	<b>1,732</b>	<b>16,000</b>
<b>Interest Revenue</b>							
14801 Interest Earned on Checking	0	8	(8)	0	75	(75)	100
14802 Interest Earned on Temp. Invest	11,549	13,467	(1,917)	154,061	121,200	32,861	161,600
<b>Total Interest Revenue</b>	<b>11,549</b>	<b>13,475</b>	<b>(1,926)</b>	<b>154,061</b>	<b>121,275</b>	<b>32,786</b>	<b>161,700</b>
<b>Other Revenue</b>							
15801 Miscellaneous Income	90	42	48	1,266	375	891	500
<b>Total Other Revenue</b>	<b>90</b>	<b>42</b>	<b>48</b>	<b>1,266</b>	<b>375</b>	<b>891</b>	<b>500</b>
<b>Total Revenues</b>	<b>197,055</b>	<b>208,470</b>	<b>(11,416)</b>	<b>2,243,374</b>	<b>2,041,443</b>	<b>201,931</b>	<b>3,943,156</b>

## Expenditures

### Water Service

16102 Operations - Water	1,250	1,250	0	11,323	11,250	73	15,000
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# Actual vs. Budget Comparison

West Park MUD - GOF



	January 2025			May 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Water Service</b>							
16105 Maintenance & Repairs - Water	9,558	15,308	(5,750)	119,554	137,775	(18,221)	183,700
16107 Chemicals - Water	2,802	5,308	(2,507)	20,212	47,775	(27,563)	63,700
16108 Lab Fees - Water	513	1,250	(737)	8,938	11,250	(2,312)	15,000
16109 Mowing - Water	2,791	2,500	291	25,122	22,500	2,622	30,000
16110 Utilities - Water	0	8,708	(8,708)	64,251	78,375	(14,124)	104,500
16114 Telephone Expense - Water	74	83	(9)	639	750	(111)	1,000
16116 Permit Expense - Water	0	0	0	2,416	7,500	(5,084)	7,500
16118 WHCRWA Pumpage Fee	62,845	64,725	(1,881)	330,572	666,157	(335,585)	853,256
16119 Service Account Collection	8	8	0	130	75	55	100
16124 Mowing - I-10 Frontage Road	885	792	93	7,963	7,125	838	9,500
16125 Water Conservation Sponsorship	0	0	0	8,930	0	8,930	0
<b>Total Water Service</b>	<b>80,726</b>	<b>99,933</b>	<b>(19,208)</b>	<b>600,050</b>	<b>990,532</b>	<b>(390,482)</b>	<b>1,283,256</b>
<b>Wastewater Service</b>							
16202 Operations - Wastewater	1,250	1,250	0	11,323	11,250	73	15,000
16205 Maint & Repairs - Wastewater	18,961	22,675	(3,714)	222,962	204,075	18,887	272,100
16207 Chemicals - Wastewater	4,749	6,983	(2,234)	74,503	62,850	11,653	83,800
16208 Lab Fees - Wastewater	2,299	2,800	(501)	24,832	25,200	(368)	33,600
16209 Mowing - Wastewater	703	650	53	6,324	5,850	474	7,800
16210 Utilities - Wastewater	0	3,875	(3,875)	19,947	34,875	(14,928)	46,500
16212 Sludge Removal	0	10,833	(10,833)	101,200	97,500	3,700	130,000
16214 Telephone Expense - Wastewater	37	88	(50)	320	788	(468)	1,050
16216 Permit Expense - Wastewater	0	0	0	5,089	0	5,089	0
<b>Total Wastewater Service</b>	<b>27,999</b>	<b>49,154</b>	<b>(21,155)</b>	<b>466,500</b>	<b>442,388</b>	<b>24,112</b>	<b>589,850</b>
<b>Garbage Service</b>							
16301 Garbage Expense	2,350	2,058	291	19,132	18,525	607	24,700
<b>Total Garbage Service</b>	<b>2,350</b>	<b>2,058</b>	<b>291</b>	<b>19,132</b>	<b>18,525</b>	<b>607</b>	<b>24,700</b>
<b>Storm Water Quality</b>							
16404 Mowing - Basins A-D	1,890	2,252	(362)	18,920	20,265	(1,345)	27,020
<b>Total Storm Water Quality</b>	<b>1,890</b>	<b>2,252</b>	<b>(362)</b>	<b>18,920</b>	<b>20,265</b>	<b>(1,345)</b>	<b>27,020</b>
<b>Tap Connection</b>							
16501 Tap Connection Expense	64,960	3,333	61,626	117,381	30,000	87,381	40,000
16502 Inspection Expense	1,100	917	183	11,460	8,250	3,210	11,000
<b>Total Tap Connection</b>	<b>66,060</b>	<b>4,250</b>	<b>61,810</b>	<b>128,841</b>	<b>38,250</b>	<b>90,591</b>	<b>51,000</b>
<b>Parks &amp; Recreation Service</b>							
16601 Parks Maintenance	8,306	8,333	(27)	98,043	75,000	23,043	100,000
16603 Mowing - Park Site	225	225	0	7,109	2,025	5,084	2,700



# Actual vs. Budget Comparison

West Park MUD - GOF



	January 2025			May 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Parks &amp; Recreation Service</b>							
16608 Utilities - Park	0	42	(42)	336	375	(39)	500
<b>Total Parks &amp; Recreation Service</b>	<b>8,531</b>	<b>8,600</b>	<b>(69)</b>	<b>105,488</b>	<b>77,400</b>	<b>28,088</b>	<b>103,200</b>
<b>Administrative Service</b>							
16701 Administrative Fees	110	883	(773)	4,353	7,950	(3,598)	10,600
16703 Legal Fees	4,556	6,000	(1,444)	45,054	54,000	(8,946)	72,000
16704 Legal Fees - Enforcement Matter	0	417	(417)	6,883	3,750	3,133	5,000
16705 Auditing Fees	0	0	0	25,800	23,900	1,900	23,900
16706 Engineering Fees	2,509	6,667	(4,157)	47,239	60,000	(12,761)	80,000
16709 Election Expense	0	0	0	1,208	500	708	5,000
16710 Website Hosting	264	338	(74)	5,841	3,038	2,803	4,050
16712 Bookkeeping Fees	3,285	4,437	(1,152)	49,092	47,340	1,752	60,000
16713 Legal Notices & Other Publ.	0	83	(83)	0	750	(750)	1,000
16714 Printing & Office Supplies	467	542	(75)	5,043	4,875	168	6,500
16715 Filing Fees	74	33	41	222	300	(78)	400
16716 Delivery Expense	30	67	(37)	350	600	(250)	800
16717 Postage	188	158	30	1,856	1,425	431	1,900
16718 Insurance & Surety Bond	0	0	0	0	0	0	54,000
16719 AWBD Expense	0	0	0	2,457	0	2,457	0
16721 Meeting Expense	415	450	(35)	3,197	4,050	(853)	5,400
16723 Travel Expense	0	17	(17)	488	150	338	200
16725 B&A Sales Tax Audit	0	0	0	6,000	6,000	0	8,000
16728 Record Storage Fees	204	100	104	1,689	900	789	1,200
16729 Senate Bill 2 Compliance	375	375	0	3,375	3,375	0	4,500
16731 Arbitrage Expense	0	0	0	0	0	0	6,500
16732 Security Patrol	17,420	12,250	5,170	123,840	110,250	13,590	147,000
<b>Total Administrative Service</b>	<b>29,897</b>	<b>32,816</b>	<b>(2,919)</b>	<b>333,986</b>	<b>333,152</b>	<b>834</b>	<b>497,950</b>
<b>Security Service</b>							
16801 Security Expense	2,345	2,345	0	21,105	21,105	0	28,140
<b>Total Security Service</b>	<b>2,345</b>	<b>2,345</b>	<b>0</b>	<b>21,105</b>	<b>21,105</b>	<b>0</b>	<b>28,140</b>
<b>Payroll Expense</b>							
17101 Director Fees	663	1,105	(442)	8,619	9,945	(1,326)	13,260
17102 Payroll Tax Expense	51	83	(33)	659	750	(91)	1,000
17103 Payroll Administration	50	0	50	650	0	650	0
<b>Total Payroll Expense</b>	<b>764</b>	<b>1,188</b>	<b>(425)</b>	<b>9,928</b>	<b>10,695</b>	<b>(767)</b>	<b>14,260</b>
<b>Other Expense</b>							
17802 Miscellaneous Expense	35	158	(123)	1,215	1,425	(210)	1,900

# Actual vs. Budget Comparison

West Park MUD - GOF



	January 2025			May 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
Total Other Expense	35	158	(123)	1,215	1,425	(210)	1,900
<b>Total Expenditures</b>	<b>220,596</b>	<b>202,755</b>	<b>17,841</b>	<b>1,705,165</b>	<b>1,953,737</b>	<b>(248,572)</b>	<b>2,621,276</b>
<b>Total Revenues (Expenditures)</b>	<b>(23,542)</b>	<b>5,715</b>	<b>(29,257)</b>	<b>538,209</b>	<b>87,706</b>	<b>450,503</b>	<b>1,321,880</b>
<b>Other Expenditures</b>							
<b>Capital Outlay</b>							
17901 Capital Outlay	0	0	0	65,144	65,144	0	75,000
17909 CO - Sidewalks Saums & Grnhs	0	0	0	54,000	54,000	0	350,000
<b>Total Capital Outlay</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119,144</b>	<b>119,144</b>	<b>0</b>	<b>425,000</b>
<b>Total Other Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>119,144</b>	<b>119,144</b>	<b>0</b>	<b>425,000</b>
<b>Total Other Revenues (Expenditures)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(119,144)</b>	<b>(119,144)</b>	<b>0</b>	<b>(425,000)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(23,542)</b>	<b>5,715</b>	<b>(29,257)</b>	<b>419,065</b>	<b>(31,438)</b>	<b>450,503</b>	<b>896,880</b>

# Balance Sheet as of 01/31/2025

West Park MUD - GOF



<b>Assets</b>	
Bank	
11101 Cash in Bank	\$177,422
11102 Operator	23,568
Total Bank	<u>\$200,990</u>
Investments	
11201 Time Deposits	\$4,081,356
Total Investments	<u>\$4,081,356</u>
Receivables	
11301 Accounts Receivable	\$140,098
11303 Maintenance Tax Receivable	18,136
11305 Accrued Interest	25,858
11306 Due from City of Houston	115,864
Total Receivables	<u>\$299,955</u>
Interfund Receivables	
11401 Due From Capital Projects	(\$86,953)
11403 Due From Tax Account	51,129
Total Interfund Receivables	<u>(\$35,824)</u>
<b>Total Assets</b>	<b><u><u>\$4,546,477</u></u></b>
<b>Liabilities &amp; Equity</b>	
Liabilities	
Accounts Payable	
12101 Accounts Payable	\$203,781
Total Accounts Payable	<u>\$203,781</u>
Deferrals	
12504 Deferred Inflows	\$18,136
Total Deferrals	<u>\$18,136</u>
Deposits	
12601 Customer Meter Deposits	\$364,105
12602 Deposits - Other	6,086
12607 Pelican - Feasibility Study	(2,286)
12608 Weekley - Feasibility Study	7,715
Total Deposits	<u>\$375,620</u>
<b>Total Liabilities</b>	<b><u><u>\$597,536</u></u></b>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$3,529,876
Total Unassigned Fund Balance	<u>\$3,529,876</u>
Net Income	\$419,065
<b>Total Equity</b>	<b><u><u>\$3,948,941</u></u></b>

# Balance Sheet as of 01/31/2025

West Park MUD - GOF



Liabilities & Equity

Total Liabilities & Equity

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**\$4,546,477**



# Monthly Financial Summary - Capital Projects Fund

West Park MUD - CPF

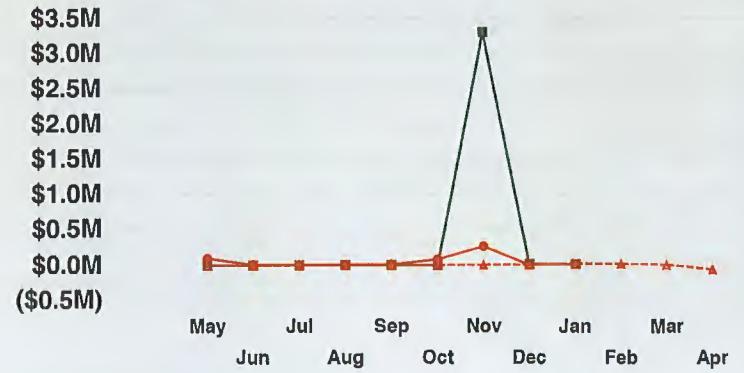


## Account Balance Summary

<b>Balance as of 01/28/2025</b>	<b>\$2,857,288</b>
Receipts	22,071
Disbursements	(22,042)
<b>Balance as of 02/24/2025</b>	<b>\$2,857,317</b>

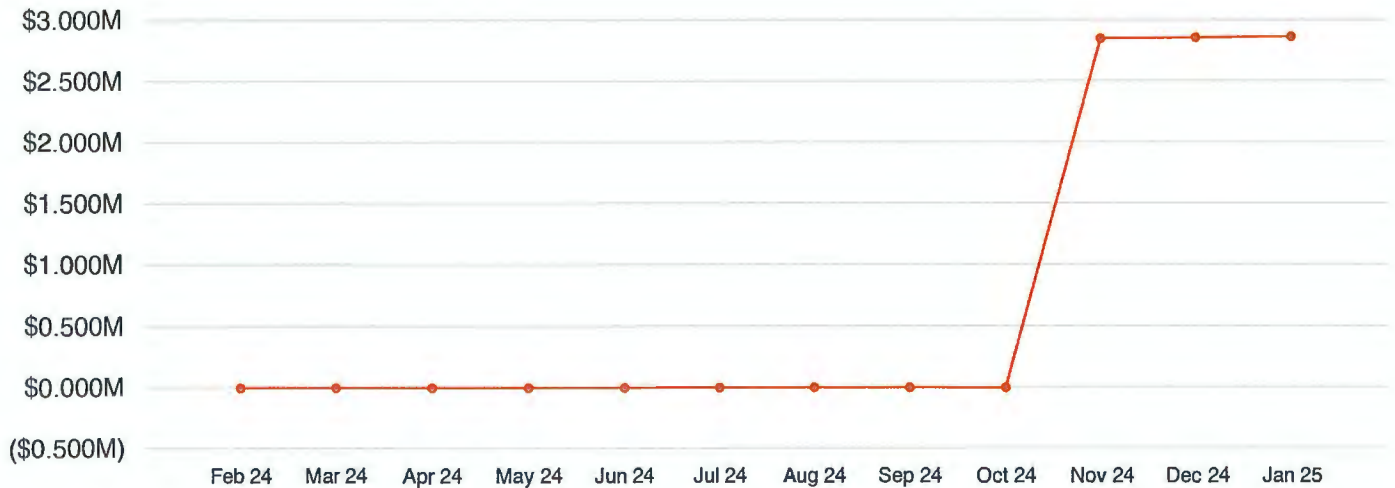
## Overall Revenues & Expenditures By Month (Year to Date)

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



## Account Balance By Month | February 2024 - January 2025

—● CAPITAL PROJECTS FUND



# Cash Flow Report - Checking Account

West Park MUD - CPF



Number	Name	Memo	Amount	Balance
<b>Balance as of 01/28/2025</b>				<b>\$500.00</b>
<b>Receipts</b>				
	Transfer From Money Market		11,020.94	
<b>Total Receipts</b>				<b>\$11,020.94</b>
<b>Disbursements</b>				
2021	IDS Engineering Group	Engineering Fees	(11,015.94)	
Bank Fees	Central Bank	Service Charge	(5.00)	
<b>Total Disbursements</b>				<b>(\$11,020.94)</b>
<b>Balance as of 02/24/2025</b>				<b>\$500.00</b>

# District Debt Summary as of 02/24/2025

West Park MUD - DSF



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

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

## Outstanding Debt Breakdown

Series Issued	Original Bonds Issued	Maturity Date	Principal Outstanding
2024 - WS&D	\$3,300,000	2044	\$3,300,000
2022 - Refunding	\$4,015,000	2031	\$3,235,000
2016A - Refunding	\$8,615,000	2037	\$7,320,000
2016 - WS&D	\$14,280,000	2039	\$9,765,000
<b>Total</b>	<b>\$30,210,000</b>		<b>\$23,620,000</b>

# District Debt Schedule

West Park MUD - DSF



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

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



# Investment Profile as of 02/24/2025

West Park MUD

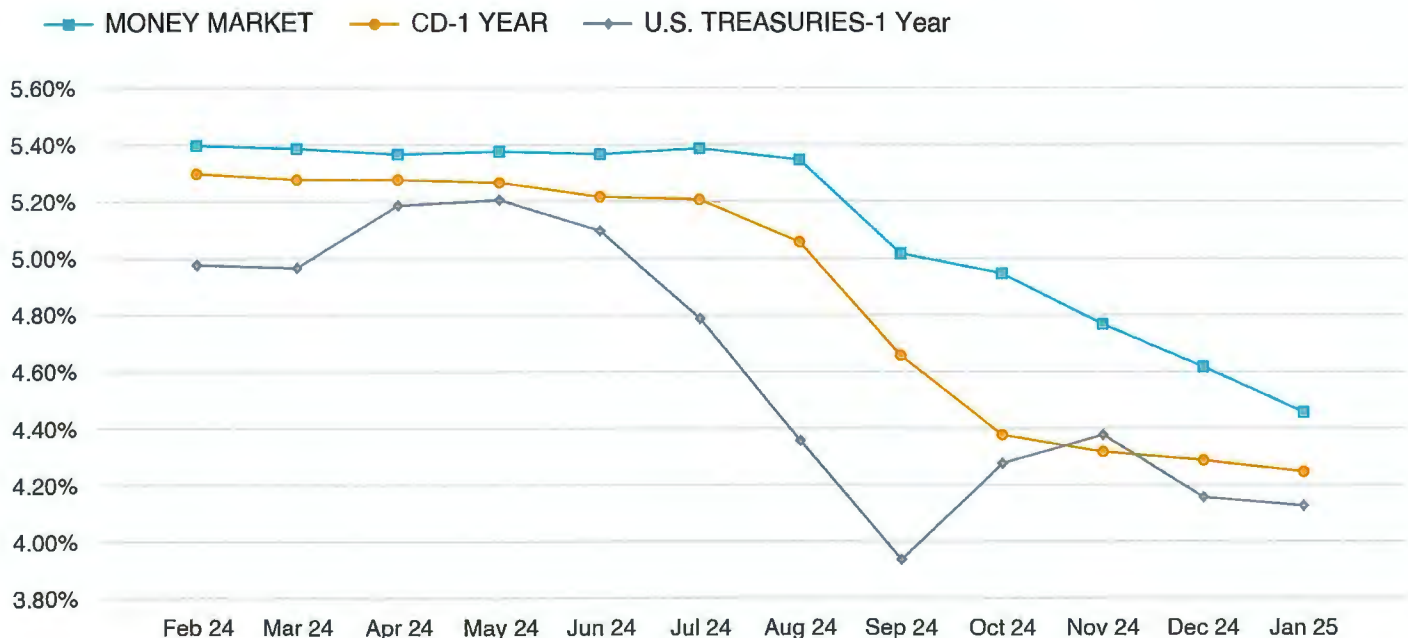


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$4,127,830	<b>Funds Available to Invest</b> \$2,857,317	<b>Funds Available to Invest</b> \$1,962,076	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$4,081,356	<b>Funds Invested</b> \$2,856,817	<b>Funds Invested</b> \$1,962,076	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 99%	<b>Percent Invested</b> 99%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.42%	180 Days	4.39%	180 Days	4.35%
		270 Days	4.29%	270 Days	4.35%
		1 Yr	4.25%	1 Yr	4.23%
		13 Mo	3.79%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.23%
		2 Yr	2.96%	2 Yr	4.27%

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

## Investment Rates Over Time (By Month) | February 2024 - January 2025



# Account Balance as of 02/24/2025

## West Park MUD - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
INDEPENDENT BANK (XXXX4994)	11/12/2024	05/11/2025	4.66%	235,000.00	
FRONTIER BANK (XXXX2085)	06/26/2024	06/26/2025	5.25%	235,000.00	
WALLIS BANK (XXXX6089)	10/02/2024	10/03/2025	4.80%	235,000.00	
THIRD COAST BANK, SSB (XXXX8371)	12/16/2024	12/11/2025	4.75%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0001)	10/01/2008		4.49%	3,141,356.08	
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX6877)			0.00%	22,906.17	Checking Account
CENTRAL BANK - CHECKING (XXXX5248)			0.00%	23,567.68	Operator
<b>Totals for General Operating Fund</b>				<b>\$4,127,829.93</b>	

### FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0006)	10/22/2024		4.49%	2,856,816.57	Series 2024
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX5677)			0.00%	500.00	Checking Account
<b>Totals for Capital Projects Fund</b>				<b>\$2,857,316.57</b>	

### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
VERITEX COMM. BANK - DEBT (XXXX4191)	06/24/2024	04/20/2025	5.23%	235,000.00	
FRONTIER BANK - DEBT (XXXX1858)	06/26/2024	06/26/2025	5.25%	235,000.00	
THIRD COAST BANK-DEBT (XXXX2642)	10/18/2024	10/13/2025	4.75%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0002)	10/01/2008		4.49%	1,257,076.19	
<b>Totals for Debt Service Fund</b>				<b>\$1,962,076.19</b>	

**Grand Total for West Park MUD :**

**\$8,947,222.69**

# Capital Projects Fund Breakdown

West Park MUD

As of Date 2/24/2025

---

## Net Proceeds for All Bond Issues

### Receipts

Bond Proceeds - Series 2024	\$3,300,000.00
Interest Earnings - Series 2024	24,401.92

### Disbursements

Disbursements - Series 2024	(467,085.35)
-----------------------------	--------------

<b>Total Cash Balance</b>	<b><u><u>\$2,857,316.57</u></u></b>
---------------------------	-------------------------------------

---

## Balances by Account

Central Bank - Checking	\$500.00
Texas Class 0006 - Series 2024	2,856,816.57

<b>Total Cash Balance</b>	<b><u><u>\$2,857,316.57</u></u></b>
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## Balances by Bond Series

Bond Proceeds - Series 2024	\$2,857,316.57
-----------------------------	----------------

<b>Total Cash Balance</b>	<b><u><u>\$2,857,316.57</u></u></b>
---------------------------	-------------------------------------

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## Remaining Costs/Surplus By Bond Series

Remaining Costs - Series 2024	\$2,785,696.52
-------------------------------	----------------

<b>Total Amount in Remaining Costs</b>	<b><u><u>\$2,785,696.52</u></u></b>
--	-------------------------------------

Surplus & Interest - Series 2024	\$71,620.05
----------------------------------	-------------

<b>Total Surplus &amp; Interest Balance</b>	<b><u><u>\$71,620.05</u></u></b>
---	----------------------------------

<b>Total Remaining Costs/Surplus</b>	<b><u><u>\$2,857,316.57</u></u></b>
--------------------------------------	-------------------------------------

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

West Park MUD

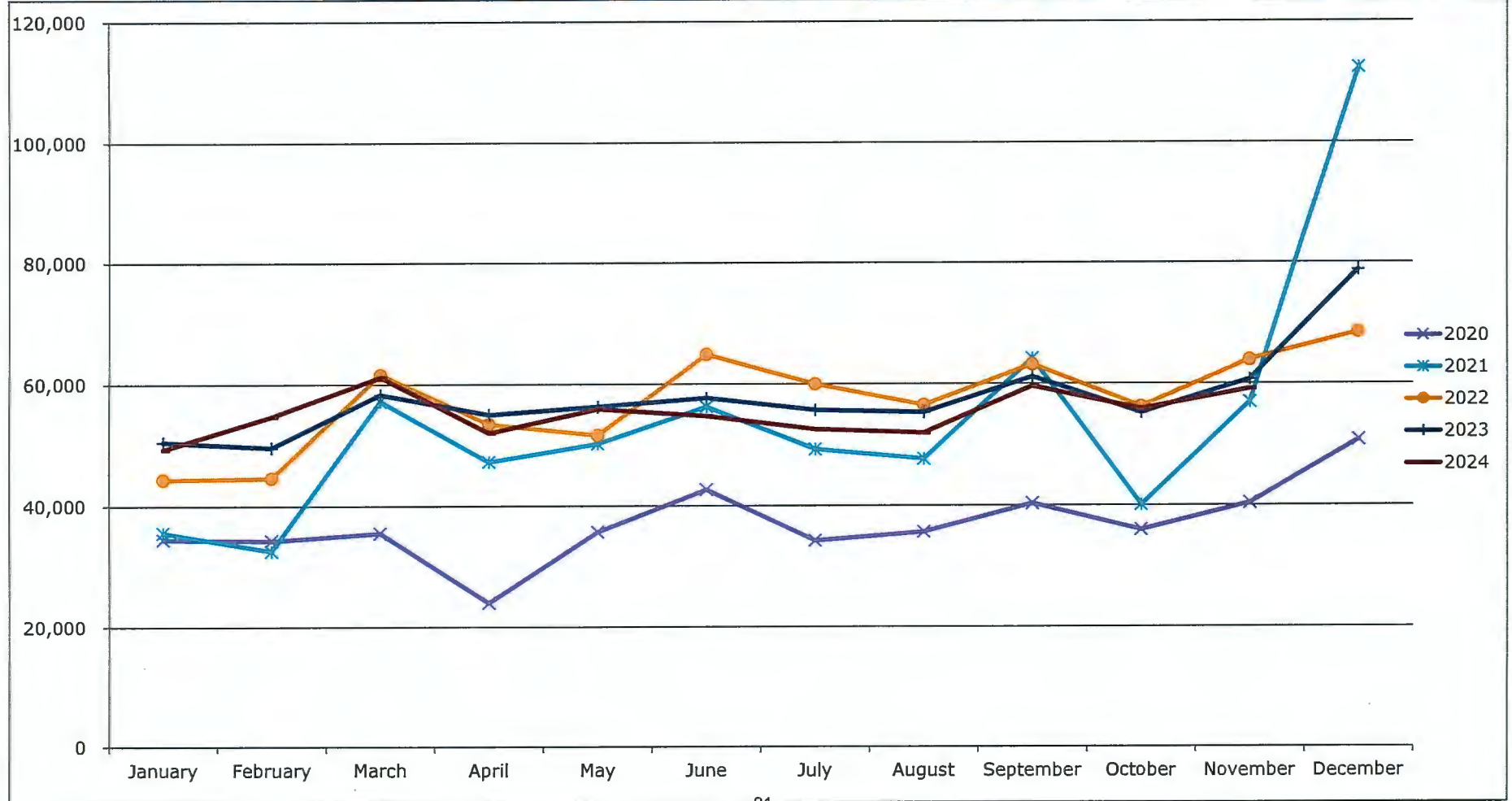
	USE OF PROCEEDS	ACTUAL COSTS	REMAINING COSTS	VARIANCE (OVER)/UNDER
<b>CONSTRUCTION COSTS</b>				
<b>District Items</b>				
WWTP Generator Replacement	\$409,169.00	\$67,826.70	\$341,342.30	\$0.00
WP2 GST 2 (400,000 gal.) Replacement	1,200,000.00	0.00	1,200,000.00	0.00
Chloramine Conversion - WP 1	100,000.00	0.00	100,000.00	0.00
Chloramine Conversion - WP 2	100,000.00	0.00	100,000.00	0.00
Site Fencing / Security - WP1	150,000.00	0.00	150,000.00	0.00
Site Fencing / Security - WWTP	200,000.00	0.00	200,000.00	0.00
Erosion Consultant & Stormwater Permits	25,000.00	0.00	25,000.00	0.00
Contingencies (10%)	262,789.00	0.00	262,789.00	0.00
Engineering, Surveying, and Materials Testing	490,000.00	83,434.78	406,565.22	0.00
<b>Subtotal District Items</b>	<b>\$2,936,958.00</b>	<b>\$151,261.48</b>	<b>\$2,785,696.52</b>	<b>\$0.00</b>
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$2,936,958.00</b>	<b>\$151,261.48</b>	<b>\$2,785,696.52</b>	<b>\$0.00</b>
<b>NON-CONSTRUCTION COSTS</b>				
Legal Fees	\$92,500.00	\$92,500.00	\$0.00	\$0.00
Fiscal Agent Fees	64,500.00	64,500.00	0.00	0.00
Bond Discount	99,000.00	55,235.29	0.00	43,764.71
Admin, Organization & Bond Issuance	45,492.00	42,038.58	0.00	3,453.42
TCEQ Bond Issuance Fee	8,250.00	8,250.00	0.00	0.00
Attorney General Fee	3,300.00	3,300.00	0.00	0.00
Bond Application Report Cost	50,000.00	50,000.00	0.00	0.00
<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$363,042.00</b>	<b>\$315,823.87</b>	<b>\$0.00</b>	<b>\$47,218.13</b>
<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$3,300,000.00</b>	<b>\$467,085.35</b>	<b>\$2,785,696.52</b>	<b>\$47,218.13</b>
			Interest Earned	\$24,401.92
			Total Surplus & Interest	\$71,620.05
			Total Remaining Funds	<b>\$2,857,316.57</b>



# Sales Tax Revenue History

West Park MUD

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2020	34,463	34,272	35,483	24,015	35,671	42,644	34,213	35,638	40,297	35,944	40,351	50,711	443,702
2021	35,573	32,562	57,153	47,252	50,199	56,234	49,240	47,641	64,124	40,053	56,903	112,301	649,237
2022	44,323	44,563	61,572	53,370	51,560	64,858	59,953	56,457	63,166	56,160	63,885	68,451	688,318
2023	50,488	49,596	58,289	54,975	56,257	57,649	55,669	55,275	61,113	55,198	60,636	78,734	693,878
2024	49,290	54,685	61,178	51,950	55,849	54,711	52,535	51,896	59,560	55,766	59,105		606,525
<b>Total</b>	<b>\$214,136</b>	<b>\$215,678</b>	<b>\$273,675</b>	<b>\$231,562</b>	<b>\$249,537</b>	<b>\$276,095</b>	<b>\$251,610</b>	<b>\$246,907</b>	<b>\$288,260</b>	<b>\$243,122</b>	<b>\$280,880</b>	<b>\$310,197</b>	<b>\$3,081,659</b>



# Cash Flow Forecast

West Park MUD

	4/25	4/26	4/27	4/28	4/29
Assessed Value	\$799,462,022	\$787,801,210	\$787,801,210	\$787,801,210	\$787,801,210
Maintenance Tax Rate	\$0.160	\$0.160	\$0.160	\$0.160	\$0.160
Maintenance Tax	\$1,266,300	\$1,247,877	\$1,247,877	\$1,247,877	\$1,247,877
Change in City of Houston Rebate		1.00%	1.00%	1.00%	1.00%
% Change in Water Rate		5.00%	5.00%	5.00%	5.00%
% Change in Wastewater Rate		5.00%	5.00%	5.00%	5.00%
% Change in WHCRWA		10.00%	10.00%	10.00%	10.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
<b>Beginning Cash Balance 4/30/24</b>	<b>\$3,666,138</b>	<b>\$4,565,288</b>	<b>\$5,144,887</b>	<b>\$6,320,290</b>	<b>\$6,772,892</b>
<b>Revenues</b>					
Maintenance Tax	\$1,266,300	\$1,247,877	\$1,247,877	\$1,247,877	\$1,247,877
City of Houston Rebate	713,000	720,130	727,331	734,605	741,951
Water Revenue	461,900	484,995	509,245	534,707	561,442
Wastewater Revenue	358,400	376,320	395,136	414,893	435,637
WHCRWA Revenue	853,256	938,582	1,032,440	1,135,684	1,249,252
Other	290,300	304,815	320,056	336,059	352,861
<b>Total Revenues</b>	<b>\$3,943,156</b>	<b>\$4,072,719</b>	<b>\$4,232,085</b>	<b>\$4,403,824</b>	<b>\$4,589,021</b>
<b>Expenses</b>					
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
<b>Total Expenses</b>	<b>\$2,621,276</b>	<b>\$2,795,003</b>	<b>\$2,981,682</b>	<b>\$3,182,388</b>	<b>\$3,398,291</b>
<b>Net Surplus</b>	<b>\$1,321,880</b>	<b>\$1,277,716</b>	<b>\$1,250,403</b>	<b>\$1,221,436</b>	<b>\$1,190,730</b>
<b>Capital Outlay</b>					
Capital Outlay	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
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
<b>Total Capital Outlay</b>	<b>\$494,350</b>	<b>\$698,117</b>	<b>\$75,000</b>	<b>\$768,834</b>	<b>\$193,190</b>
<b>Construction Surplus</b>	<b>\$71,620</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Cash Balance</b>	<b>\$4,565,288</b>	<b>\$5,144,887</b>	<b>\$6,320,290</b>	<b>\$6,772,892</b>	<b>\$7,770,432</b>
<b>Operating Reserve % of Exp</b>					
Percentage	174%	184%	212%	213%	229%
Number of Months	21	22	25	26	27
<b>Bond Authority</b>					
Remaining Bond Capacity - \$42,220,000					

## **MRPC Rates – Effective 3.1.25**

	<b><u>3/1/22</u></b>	<b><u>3/1/25</u></b>	<b><u>% increase</u></b>
Kara Richardson, Managing Attorney:	\$385	\$420	9%
Jacquelyn Goodwin, Associate Attorney:	\$300	\$330	10%
Paralegals:	\$159	\$175	10%
Legal Assistants:	\$85	\$90	6%



**W.I.N.**  
Waterworks  
Insurance Network

Dear West Park MUD Directors:

February 21, 2025

We appreciate your partnership and are pleased to present your **W.I.N. (Waterworks Insurance Network)** provides the broadest benefits for your district at the most competitive pricing. See last page for financial, limits and deductibles comparison.

Our broader coverages, higher limits and lower deductibles will benefit your District by saving thousands of dollars from repair/damages/rentals should a claim arise. Our overwhelming success in Texas year after year is due to our carriers and our local agency management's dedication to the sustainability and balance of our favorable pricing, higher limits and lowers deductibles. Meanwhile competitors have increased pricing, decreased limits, and increased deductibles. In addition, **W.I.N.**, a customized Texas program, is based on and re-insured by a national program with the inherent business advantage of spreading risk.

### WEST PARK MUD PROVEN CLAIM PAYMENT RECORD

DOL	Claim No.	Loss	Amount Paid	Status
06/01/2010	TXPF210060342	Theft	\$ 13,720.00	Closed
01/25/2011	20110574	Well Motor, WP#1	\$ 7,414.00	Closed
07/26/2012	2172-002963-RB-01	Storm Damage, WP #2	\$ 969.11	Closed
04/24/2023	A00528205	Property – break in at WP and WWTP	\$ 28,869.09	Closed
<b>Total</b>			<b>\$ 50,972.20</b>	

### HIGHLY RATED INSURANCE CARRIERS

**W.I.N.'s** top A M Best's financial strength ratings show the carriers financial strength to pay all its claims should a major event occur. **W.I.N.'s** carriers have the highest overall A M Best ratings, which assures our customers that there are sufficient financial assets to pay Liability, Property, Directors & Officers and other claims. Today, the A M Best rating **MUST BE** a top consideration prior to purchasing any insurance program.

Confirming no changes in limits or deductibles except as noted below due to nationwide program property changes:

Limits	Renewal	Expiring
Flood Zone Low/Moderate X/C/X500/B	\$ 4,000,000	\$5,000,000
Extra Expense	\$ 250,000	Combined with other coverages
Business Income	\$ 250,000	Combined with other coverages

Deductibles	Renewal	Expiring
Named Storm/Wind/Hail	2% named storm only	1% all wind
Flood Zone Low/Moderate X/C/X500/B	2%	\$25,000
Flood Zone High AE	5%	5% or \$25,000 minimum

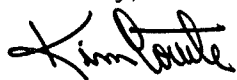
**“TAILORED SOLUTIONS FOR CLIENT SUCCESS”**

1900 West Loop South, Suite 1600, Houston, TX 77027 \* (800) 222-9044\* Fax (713) 358-5795



**W.I.N. "Elevates Your Success"** by delivering the "Balanced" value, protection and service you deserve. Please let us know if you have any questions or if we can be of assistance. We look forward to you choosing to **WIN with Gallagher**.

Sincerely,



Kimberly Courte, CPCU, Area Vice President & **W.I.N.** Program Director

**"TAILORED SOLUTIONS FOR CLIENT SUCCESS"**

1900 West Loop South, Suite 1600, Houston, TX 77027 \* (800) 222-9044\* Fax (713) 358-5795



 **Gallagher** | **W.I.N.**  
Waterworks  
Insurance Network

## Proposal of Insurance

### WEST PARK MUD

C/O MARKS RICHARDSON PC  
3700 BUFFALO SPEEDWAY, SUITE 630  
HOUSTON, TX 77058

**PRESENTED: FEBRUARY 24, 2025**  
**EFFECTIVE: MARCH 31, 2025**

THE FOLLOWING PROPOSAL IS PRESENTED BY:

Kim Courie, CPCU  
Area Vice President | W.I.N. Program Director  
Arthur J. Gallagher Risk Management Services, Inc.  
1900 West Loop South, Suite 1600  
Houston, TX 77027  
kim\_courie@ajg.com  
713.836.8805 | Cell: 281.772.1611  
Toll Free: 800.222.9044  
Fax: 713.368.5796  
ajg.com

  
**Gallagher**

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Insurance | Risk Management | Consulting  
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# Named Insured Schedule and Your W.I.N. Team

## Named Insured Schedule:

WEST PARK MUD

## Your W.I.N. Team:

Providing excellent service is the primary objective of Gallagher. Please call any member of the service team for assistance.

Michelle Herrera  
Client Service Manager  
michelle\_herrera@ajg.com  
713.275.1506

Jessica Salias  
Client Services Manager  
jessica\_salias@ajg.com  
713.358.5928

Lauren Peyton  
Client Service Manager  
lauren\_peyton@ajg.com  
713.243.2170

Kim Courte, CPCU  
Area Vice President  
W.I.N. Program Director  
kim\_courte@ajg.com  
713.935.8805 | Cell: 281.772.1611

Julie Collette  
Client Service Manager  
julie\_collette@ajg.com  
713.243.2182

Christi Herrera  
Client Service Associate  
Christi\_herrera@ajg.com  
713.358.5281

Sharon Manwaring  
Area Client Service Director  
sharon\_manwaring@ajg.com  
281.655.6796

# Premium & Insurance Summary

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Gallagher is responsible for the placement of the following lines of coverage:

Line of Business	Renewal Premium	Expiring Premium
Package (Property, Flood, General Liability, Pollution, Hired Non-Owned Auto)	\$ 37,621	\$ 29,888
Policy Fee	\$ 250	\$ 250
Excess Liability	\$ 3,750	\$ 3,234
Equipment Breakdown (B&M)	\$ 11,945	\$ 10,227
Directors & Officers Liability	\$ 4,500	\$ 4,500
Crime Employee and Consultant	\$ 120	\$ 120
Directors Position Bond	\$ 150	\$ 150
Tax Assessor/Collector Bond (Avik Bonnerjee) - Gallagher will bill TAC directly Premium \$100	\$	\$
Business Travel Accident	\$ 300	\$ 300
Agent Fee	\$ 2,064	\$ 2,064
<b>Sub- Total</b>	<b>\$ 60,700</b>	<b>\$ 50,733</b>
Workers' Compensation (To be Paid Directly to Texas Mutual by District Bookkeeper)	\$ 400	\$ 400
<b>Total</b>	<b>\$ 61,100</b>	<b>\$ 51,133</b>

Premium increase due to property values increasing by 2,979,837.

Thank you for your business and we look forward to continuing to provide you with the best insurance program in Texas.

*\*\*Please sign on Proposal Acceptance Page and Provide Documents Required to Bind Coverage*

## Claim Summary

DOL	Claim No.	Loss	Amount Paid	Status
06/01/2010	TXPF210060342	Theft	\$ 13,720.00	Closed
01/25/2011	20110574	Well Motor, WP#1	\$ 7,414.00	Closed
07/26/2012	2172-002963-RB-01	Storm Damage, WP #2	\$ 969.11	Closed
04/24/2023	A00528205	Property – break in at WP and WWTP	\$ 28,869.09	Closed
<b>Total</b>			<b>\$ 50,972.20</b>	

Any entity not named in this proposal, may not be an insured entity. This may include affiliates, subsidiaries, LLC's, partnerships and joint ventures.

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

**Higher limits are available upon request for each coverage**

# Property Schedule

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

No.	Property Description for Facilities AND Detention Ponds Address with City, Zip Code & County  **All Locations Located in Houston, TX 77084**	Replacement Cost Value Building & Contents Detention Ponds list insurable values such as grates, pumps fence	Year Built	Denote Updated Flood Zone (Ex. A, AE, X, etc.)
1-1	WWTP – 19310 Katy Freeway	12,480,000	1981	X
1-2	Fence at WWTP – 19310 Katy Freeway	100,000	1981	X
1-3	Flushing Values – 19310 Katy Freeway	260,000	1981	X
2-1	WP – 19306 Katy Freeway	5,200,000	1981	X
2-2	Fence at WP – 19306 Katy Freeway	50,000	1981	X
3-1	WP #2 – 18918 ½ Katy Freeway	5,200,000	2008	X
3-2	Fence at WP #2 – 18918 ½ Katy Freeway	75,000	2008	X
4-1	Large Pavilion – 19209 S. Saums Road	150,442		
4-2	Small Pavilion – 19209 S. Saums Road	47,456		
4-3	Playground – 19209 S. Saums Road	780,162		
4-4	Outdoor Gym – 19209 S. Saums Road	171,437		
4-5	Benches – 19209 S. Saums Road	16,771		
4-6	Trash Cans (6) – 19209 S. Saums Road	20,622		
4-7	Picnic Tables (4) – 19209 S. Saums Road	22,610		
4-8	Pet Water Stations (5) – 19209 S. Saums Road	5,466		
4-9	Play Sculptures – 19209 S. Saums Road	49,692		
4-10	Signage – 19209 S. Saums Road	55,282		
4-11	Park Entry Pergola (2) – 19209 S. Saums Road	131,957		
4-12	Park Entry Arch – 19209 S. Saums Road	45,468		
4-13	Bike Rack (20) – 19209 S. Saums Road	20,871		
4-14	BBQ and Coal Bin – 19209 S. Saums Road	4,969		
4-15	Steel Fence – 19209 S. Saums Road	74,538		
4-16	Chain Link Fence – 19209 S. Saums Road	167,710		
4-17	Parking Lot Lights (4) – 19209 S. Saums Road	99,384		
	TOTAL VALUE	25,229,837		

The proposal is based on the above information received from the engineer.

# Package Policy - Equipment Breakdown aka Boiler & Machinery

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
Equipment Breakdown Aka Boiler & Machinery	<ul style="list-style-type: none"> <li>• Sudden and Accidental Breakdown of Equipment</li> <li>• Mechanical Failure</li> <li>• Electrical Surges</li> <li>• Terrorism Risk Insurance Act</li> <li>• Replacement Cost Valuation</li> <li>• Repair or Replace Whichever is Less</li> </ul>
Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>• Blanket Basis Coverage</li> <li>• Coinsurance Waived</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>• War</li> <li>• Nuclear Hazard</li> <li>• Wear &amp; Tear</li> <li>• Lightning (see property policy page)</li> </ul>

Limits	
Property	Per Property Schedule
Extra Expense Combined with Business Income and includes Utility Interruption	\$500,000
Cyber Incident Coverage Limit	\$50,000

Deductibles	
Equipment Breakdown	\$ 5,000
Utility Interruption	24 Hours
Deep well pump units 50 + feet below ground level	\$ 25,000
Extra Expense	No Separate Deductible

Annual Premium
Included Premium Summary

Carrier
Liberty Mutual Fire Insurance Company, A.M. Best Rating: A XV Admitted

# Package Policy - Property

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
Real & Business Personal Property  Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>• Special Form</li> <li>• Terrorism Risk Insurance Act</li> <li>• Replacement Cost Valuation Repair or Replace Whichever is Less</li> <li>• Blanket Basis Coverage</li> <li>• Coinsurance Waived</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>• War</li> <li>• Nuclear Hazard</li> <li>• Governmental Action (seizure or destruction) unless to prevent spread of Fire</li> <li>• Pond Liners</li> </ul>

Limits	
Real & Business Personal Property	Per Property Schedule
Wind/Hail	Per Property Schedule
Flood Zone X/C/X500/B	\$4,000,000
Flood Zone AE	\$1,000,000
Extra Expense	\$ 250,000
Business Income	\$ 250,000
Earthquake	\$ 1,000,000

Deductibles	
Real & Business Personal Property	\$ 10,000
Named Storm/Wind/Hail	2% per occurrence
Flood Zone Shaded X/C/X500/B	5% per occurrence/each affected item
Flood Zone AE	5% per occurrence/each affected item
Extra Expense	No Separate Deductible
Earthquake	\$25,000

Annual Premium
Included Premium Summary

Carrier
American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted



# Package Policy - General Liability & Hired Non-Owned Automobile Liability

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
General Liability Hired and Non-Owned Auto Liability  Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>Occurrence Policy Form</li> <li>Bodily Injury and Property Damage</li> <li>Liability arising from any owned property such as facilities, buildings, parks, detention ponds and lakes</li> <li>Failure to Supply (no limitation requiring property damage)</li> <li>Sewer Back Up</li> <li>Products Contamination</li> <li>Terrorism Risk Insurance Act</li> <li>Punitive Damages</li> <li>Duty to Defend</li> <li>Host Liquor Liability</li> <li>Defense Cost outside the Limit</li> <li>Not Auditable</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>Access or Disclosure of Confidential or Personal Information, Data-related Liability &amp; Internet</li> <li>Workers' Compensation</li> <li>War</li> <li>Employment Related Practices</li> <li>Distribution of Material Violation of Statutes</li> </ul>
Must Schedule: Dams, Reservoirs & Levees for Liability coverage to apply	

Limits	
\$1,000,000	Each Occurrence Including Hired and Non-Owned Auto Liability
\$3,000,000	General Aggregate and Per Location Aggregate
\$3,000,000	Products and Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
\$1,000,000	Damage to Premises Rented to You
\$1,000,000	Hired Auto & Non-Owned Auto Liability Aggregate
\$1,000,000	Law Enforcement Liability – Each Law Enforcement Wrongful Act
\$1,000,000	Law Enforcement Liability – Aggregate

Deductibles	
Per Occurrence	None
Each Law Enforcement Wrongful Act – LAE Included	\$10,000

Annual Premium	
Included Premium Summary	

Carrier	
American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted	

# Package Policy - Pollution Liability

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
Package Pollution Liability Accidental and Unintended Pollution Incident (Gradual and Sudden)	<ul style="list-style-type: none"> <li>• Occurrence Policy Form</li> <li>• Bodily Injury, Property Damage, Clean Up Cost</li> <li>• Escape or back-up of sewage or waste-water if property damage occurs away from land you own or lease</li> <li>• Escape of fuels or lubricants from mobile equipment</li> <li>• Application of pesticides or herbicides</li> <li>• Potable water which you supply to others</li> <li>• Chemicals you use in your water or wastewater treatment</li> <li>• Natural gas or propane gas used in your treatment process</li> <li>• Heat, smoke or fumes from a hostile fire</li> <li>• Duty to Defend</li> <li>• Defense Cost Outside the Limit</li> <li>• Punitive Damages</li> <li>• Terrorism Risk Insurance Act</li> </ul>
Subject to policy terms, conditions, limitations and exclusions.	
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>• Fraud</li> <li>• Workers' Compensation</li> <li>• War</li> <li>• Employment Related Practices</li> <li>• Petroleum Underground Storage Tanks</li> <li>• Pandemics and Epidemics</li> </ul>

Deductibles	
Per Occurrence	None

Annual Premium	
Included Premium Summary	

Carrier	
American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted	

# Excess Liability Policy

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	Limit
Excess Limits Over Underlying Policies	\$5,000,000 Per Occurrence \$5,000,000 Aggregate
Excess Coverage  Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>• Occurrence Policy Form</li> <li>• Terrorism Risk Insurance Act</li> <li>• Punitive Damages</li> <li>• Duty to Defend</li> <li>• Host Liquor Liability</li> <li>• Defense Cost outside the Limit</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>• Exclusions in Underlying Policies</li> <li>• Pandemic and Epidemic</li> <li>• Access or Disclosure of Confidential or Personal Information</li> <li>• Directors &amp; Officers Liability</li> <li>• War</li> </ul>

Schedule of Underlying Limits	Schedule of Underlying Coverages General Liability, Pollution, Auto & WC if purchased
\$1,000,000	Each Occurrence
\$3,000,000	General Aggregate
\$3,000,000	Products and Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
Included	Hired & Non-Owned Auto Liability
Included	Law Enforcement Liability
\$1,000,000	Employers Liability Section of Worker's Compensation
\$1,000,000	Each Accident
\$1,000,000	Disease-Policy Limit
\$1,000,000	Disease-Each Employee

Deductibles	
Per Occurrence	None

Annual Premium
Included Premium Summary

Carrier
American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted

# Directors & Officers Liability Policy

WEST PARK MUD

**Effective: 03/31/2025 - 03/31/2026**

<b>Description</b>	
Directors & Officers Liability  Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>Claims Made Policy Form</li> <li>Wrongful Act, Error or Omission</li> <li>Defense for alleged breach of contract</li> <li>Coverage also applies for lawful spouse or "Domestic Partner" of an insured person</li> <li>Punitive Damages</li> <li>Duty to Defend</li> <li>Pay on Behalf Contract</li> <li>Claim Trigger- May report known circumstances that may give rise to a claim</li> <li>Claim includes formal administrative or regulatory proceedings</li> <li>100% Defense paid for claims that include covered and non-covered claims.</li> <li>Terrorism Risk Insurance Act</li> <li>If Cost of Defense are incurred by the Insured with the Insurer's consent, the separate limit of defense does not apply.</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>Bodily Injury</li> <li>Property Damage</li> <li>Pollution</li> <li>Privacy and Data Breach</li> </ul>
Retroactive Date:	None
Pending/Prior Litigation Date:	03/31/2009 Directors & Officers

<b>Limits</b>	
\$5,000,000 In <b>Excess</b> of the Above Limits <ul style="list-style-type: none"> <li>\$ 500,000 Dedicated for Directors &amp; Officers</li> <li>\$1,000,000 Separate Limit of Defense</li> </ul>	Per Claim and Aggregate Enhancement(s)

<b>Retention</b>
Insuring Agreement A Retention \$0 Insuring Agreement B & C Retention \$1,000

## Claim Definition

**Claim** shall mean:

- (1) a written demand for monetary or non-monetary (including injunctive) relief made against any **Insured**;
- (2) a civil proceeding, including any appeals therefrom made against any **Insured** seeking monetary or non-monetary (including injunctive) relief commenced by service of a complaint or similar pleading;
- (3) a criminal proceeding, including any appeals therefrom made against any **Insured** commenced by the return of an indictment or the filing of notice of charge or similar document,
- (4) a formal administrative proceeding, including any proceeding before the Equal Employment Opportunity Commission (EEOC) or any similar governmental body, made against any **Insured** commenced by the receipt of charges, formal investigative order, service of summons or similar document;
- (5) any arbitration, mediation or similar alternative dispute resolution proceeding if any **Insured** is obligated to participate in such proceeding; or
- (6) a written agreement to toll any applicable statute of limitation prior to the commencement of any judicial, administrative, regulatory or arbitration proceeding.

In no event shall the term **Claim** include any labor or grievance proceeding which is subject to a collective bargaining agreement.

## Reporting Provision

### SECTION VII. Notice of Claim

- A. The **Insureds** shall, as a condition precedent of their rights under this Policy, give the **Insurer** notice in writing of any **Claim** made during the **Policy Period**. Such notice shall be given as soon as practicable after the date the President, Executive Director, Chief Financial Officer, General Counsel, or person with equivalent responsibility has knowledge of the **Claim**, and in no event later than ninety (90) days after the end of the **Policy Year**.
- B. If during the **Policy Period** or **Discovery Period**, any **Insured** first becomes aware of a specific **Wrongful Act** and gives notice to the **Insurer** of: (1) the specific **Wrongful Act**; (2) the injury or damage which has or may result therefrom; and (3) the circumstances by which the **Insured** first became aware thereof; then any **Claim** arising out of such **Wrongful Act** which is subsequently made against the **Insured** shall be deemed to have been made at the time the **Insurer** received such written notice from the **Insured**.
- C. In addition to furnishing the notice as provided in Section VIII A or B, the **Insured** shall, as soon as practicable, provide the **Insurer** with copies of reports, investigations, pleadings and other documents in connection therewith, and shall provide all information, assistance and cooperation which the **Insurer** reasonably requests and do nothing to prejudice the **Insurer's** position or its potential or actual rights of recovery.
- D. Notice to the **Insurer** as provided in Section VII A or B shall be emailed to [ELDClaims@gaic.com](mailto:ELDClaims@gaic.com) or mailed to **GREAT AMERICAN INSURANCE GROUP, EXECUTIVE LIABILITY DIVISION, CLAIMS DEPARTMENT, P.O. BOX 66943, CHICAGO, IL 60666.**

## Annual Premium

Included Premium Summary

## Carrier

Great American Insurance Company, A.M. Best Rating: A+XV Admitted

# Crime/Consultants Bond

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
<p>Crime</p> <p>Subject to policy terms, conditions, limitations and exclusions.</p>	<ul style="list-style-type: none"> <li>• Protection for loss caused to named insured through failure of any employee/consultant to perform faithfully their duties or to account properly for all monies and property received by virtue of their position or employment.</li> <li>• Any Limit purchased applies per employee/consultant up to \$100,000.</li> <li>• Any limit purchased \$100,000 and over is provided on a per losses basis rather than each basis.</li> </ul>
<p>Exclusions included by not limited to:</p>	<ul style="list-style-type: none"> <li>• Governmental Action of Seizure or Destruction</li> <li>• Accounting or Arithmetical Errors or Omissions</li> <li>• Inventory Shortages</li> </ul>
<p>Loss Caused by</p> <p>Loss Caused by Consultants for Insured</p>	<ul style="list-style-type: none"> <li>• Direct Employees</li> <li>• Attorney</li> <li>• Operator</li> <li>• Bookkeeper</li> <li>• Engineer</li> <li>• Delinquent Tax Attorney</li> </ul>

Limit
\$10,000

Deductible	
Per Occurrence	None

Annual Premium and Limits
Included Premium Summary

Carrier
The Ohio Casualty Insurance Company, a Liberty Mutual Company A.M. Best Rating: A XV Admitted

# Directors Position Bond

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
Directors Position Bond  Subject to bond terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>Provides coverage for loss caused to the District through the failure of Directors to perform faithfully their duties or to account properly for all monies and property received by virtue of their position as Director</li> <li>Continuous until cancelled</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>Loss occurring prior to date of bond issued</li> </ul>

Limits	
\$10,000	Each Director (5)
\$50,000	General Aggregate

Deductibles	
Per Occurrence	None

Annual Premium	
Included Premium Summary	

Carrier	
The Ohio Casualty Insurance Company, a Liberty Mutual Company A.M. Best Rating: A XV Admitted	

# Tax Assessor/Collector Bond

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Coverage	
Tax Assessor Collector Bond  Subject to bond terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>Covers the faithful performance and discharge of all the duties required by law as the Tax Assessor/ Collector and to pay over to the depository of the District all funds or other things of value coming into his hands as Tax Assessors/Collectors.</li> <li>Continuous until cancelled</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>Loss occurring prior to date of bond issued</li> </ul>

Limit
\$10,000

Deductibles
Per Occurrence   None

Annual Premium & Limits
Included Premium Summary

Carrier
The Ohio Casualty Insurance Company, a Liberty Mutual Company A.M. Best Rating: A XV Admitted



# Workers' Compensation Policy

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
Workers' Compensation (Part One ) And Employers Liability (Part Two)	<ul style="list-style-type: none"> <li>Bodily Injury to Employees</li> <li>Terrorism</li> <li>Duty to Defend</li> <li>Defense Cost outside the Limit</li> <li>Covered State Texas Only</li> <li>Include Owner/Officers</li> <li>Out of Network</li> </ul>
Subject to policy terms, conditions, limitations and exclusions.	
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>Voluntary Compensation</li> <li>USL&amp;H</li> <li>Federal Employers Liability Act (Jones Act)</li> </ul>
Audit frequency	<ul style="list-style-type: none"> <li>Annual</li> </ul>
Minimum Premium	<ul style="list-style-type: none"> <li>\$250</li> </ul>

Limits	
Statutory	Part One - Workers' Compensation
\$1,000,000	Part Two - Employers' Liability Each Accident
\$1,000,000	Part Two - Employers' Liability Disease-Policy Limit
\$1,000,000	Part Two - Employers' Liability Disease-Each Employee

Exposure Description	Code	Payroll	Rates
Clerical/Directors	8810	\$36,099	0.090
Water	7520	\$ If Any	3.510

Deductibles	
Per Occurrence	None

Annual Premium
Included Premium Summary

Carrier
Texas Mutual Insurance Company: A.M. Best Rating: A XV Admitted

# Business Travel Accident Policy

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

Description	
Business Travel Accident  Subject to policy terms, conditions, limitations and exclusions.	<ul style="list-style-type: none"> <li>• Provides 24 Hour Coverage while traveling on District Business Trips for Accidental Death &amp; Dismemberment.</li> <li>• Paralysis Benefit</li> <li>• Rehabilitation Benefit</li> <li>• Seatbelt &amp; Occupant Protection Device Benefit</li> <li>• Psychological Therapy</li> <li>• Rehabilitation Benefit</li> <li>• Adaptive Home and Vehicle Benefit</li> </ul>
Exclusions included but not limited to:	<ul style="list-style-type: none"> <li>• Acrobatics or Stunt Flying</li> <li>• Racing</li> <li>• Crop Dusting</li> </ul>

Limits	
\$250,000	Director(s)
\$ 25,000	Spouse
\$ 10,000	Children

Annual Premium
Included Premium Summary

Carrier
Federal Insurance Company, A.M. Best Rating: A++XV Admitted

# Coverages for Consideration

## WEST PARK MUD

### Overview

Gallagher recommends that you consider purchasing the following additional coverages for which you have exposure. A Proposal for any of the coverages below can be provided.

- Flood either for purchase or higher limits
- Umbrella either for purchase or higher limits
- Cyber Liability either for purchase or higher limits

Please note the recommendations and considerations summarized in this section are not intended to identify all potential exposures. Gallagher is not an expert in all aspects of your business and assumes no responsibility to independently investigate the risks your business faces. Gallagher has relied upon the information you provided in making our insurance Proposals. If you are interested in pursuing additional coverages other than those listed above, please list the additional coverages in the Client Authorization to Bind.

# Proposal Acceptance and Client Authorization To Bind Coverage

WEST PARK MUD

**Effective: 03/31/2025 - 03/31/2026**

After careful consideration of Gallagher's Proposal dated 02/24/2025, you accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

COVERAGE/CARRIER	
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Property, Flood, General Liability, Law Enforcement Liability, Pollution Liability &amp; Hired and Non-Owned Auto.</b>
	American Alternative Insurance Corporation
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>TRIA</b> Included in Above Program
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Excess Liability</b>
	American Alternative Insurance Corporation
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>TRIA</b> Included in Above Program
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>B&amp;M</b>
	Liberty Mutual Fire Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>TRIA</b> Included in Above Program
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Directors &amp; Officers Liability</b>
	Great American Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Crime/Consultants Bond</b>
	The Ohio Casualty Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Directors Bond</b>
	The Ohio Casualty Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Tax Collector Bond</b>
	The Ohio Casualty Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Workers' Compensation</b>
	Texas Mutual Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	<b>Business Travel Accident</b>
	Federal Insurance Company

**Additional Recommended Coverages**

Gallagher recommends that you purchase the following additional coverages for which you have exposure. By checking the box(es) below, you are requesting that Gallagher provide you with a Proposal for this coverage. By not requesting a Proposal for this coverage, you assume the risk of any uncovered loss.

- Cyber Liability     
  Mobile Equipment Scheduled/Leased/Rented     
  Peace Officer Bond  
 Higher Limits: Please state coverage and requested limit(s): \_\_\_\_\_

The above coverage(s) does not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those listed in the Additional Recommended Coverages, please list below:

---

**Other Services to Consider**

By checking the box(es) below, you are requesting that Gallagher provide you with additional information for the following services:

- Gallagher STEP  
 eRiskHub

**Fee Agreement**

In addition to commission received by Gallagher for the policy term reflected herein, effective 03/31/2025, Gallagher will receive a fee of \$2,064 for program administration.

This fee IS NOT refundable, is fully earned by signing below, and is due and payable within thirty (30) days of such signing. Any placements that require the payment of additional state or federal taxes and/or fees are the client's responsibility.

By accepting this fee agreement, we agree and understand that it reflects services to be provided that have been discussed with and fully disclosed to us, and the above fee is consistent with our understanding. This agreement and any disputes that arise out of this fee agreement shall be governed by the laws of the state of Illinois.

**Exposures and Values**

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

**Additional Terms and Disclosures**

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business, but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any acts or omissions of Gallagher shall not exceed \$20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of such claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at <https://www.ajg.com/privacy-policy/>.

You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal, is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

By: \_\_\_\_\_  
Print Name (Specify Title)

\_\_\_\_\_  
Company

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

# Documents Required To Bind Coverage

WEST PARK MUD

Effective: 03/31/2025 - 03/31/2026

<b>In order to bind coverages, please provide the following documents</b>
• Signed Proposal Acceptance and Client Authorization to Bind (Page 17-18)
• TRIA Acceptance Form (Attached)
• Payment of Gallagher Invoice Due By 03/31/2025

## Bindable Quotations and Compensation Disclosure Schedule

Coverage(s)	Carrier Name(s)	Wholesaler, MGA, or Intermediary Name 1	Estimated Annual Premium 2	Comm. % or Fee 3	Gallagher U.S. Owned Wholesaler, MGA, or Intermediary %
Real & Personal Property, Flood & Earthquake, Commercial General Liability Pollution and Hired Non-Owned Auto incl. policy fees	American Alternative Insurance Corporation	Allied Public Risk, LLC	\$37,621 \$ 250 Fee	10%	N/A
Commercial Excess Liability	American Alternative Insurance Corporation	Allied Public Risk, LLC	\$3,750	10%	N/A
Directors & Officers	Great American Insurance Company	N/A	\$4,500	20%	N/A
Crime	The Ohio Casualty Insurance Company	N/A	\$120	20%	N/A
Directors Position Bond	The Ohio Casualty Insurance Company	N/A	\$150	30%	N/A
Tax Assessor/Collector Bond	The Ohio Casualty Insurance Company	N/A	\$100	30%	N/A
Workers' Compensation	Texas Mutual Insurance Co.	N/A	\$400	9%	N/A
Business Travel Accident	Federal Insurance Company	N/A	\$300	25%	N/A
Equipment Breakdown	Liberty Mutual Fire Insurance Co.	RPS	\$11,945	20%	10%

1. We were able to obtain more advantageous terms and conditions for you through an intermediary/ wholesaler.
2. If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.  
\* A verbal quotation was received from this carrier. We are awaiting a quotation in writing.
3. The commission rate is a percentage of annual premium excluding taxes & fees.



# Guide to A.M. Best Ratings

## W.I.N. PROGRAM CARRIER RATINGS AND ADMITTED STATUS

Proposed Insurance Companies	A.M. Best's Rating & Financial Size Category*	Admitted/Non-Admitted**
American Alternative Insurance Corporation	A +XV	Admitted
Chubb/Federal Insurance Company	A++ XV	Admitted
The Ohio Casualty Insurance Company	A XV	Admitted
Texas Mutual Insurance Company	A XV	Admitted
Hartford Life and Accident Insurance Company	A XV	Admitted
BCS Insurance Co.	A- VIII	Admitted
CUMIS Insurance Society, Inc.,	A XII	Admitted
Hartford Casualty Insurance Company	A+XV	Admitted
Hartford Fire Insurance Company	A+XV	Admitted
Great American Insurance Company	A+XV	Admitted
Pennsylvania Manufacturers' Association Ins. Co.	A+XV	Admitted

\*Gallagher companies use A.M. Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. For the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the A.M. Best website at <http://www.ambest.com/ratings>.

\*\*If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change

# Proposal Disclosures

## PROPOSAL DISCLAIMER

**IMPORTANT:** The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

## NAMED INSURED DISCLAIMER

**Note:** Any entity not named in this proposal, may not be an insured entity. This may include affiliates, subsidiaries, LLC's, partnerships and joint ventures.

## COMPENSATION DISCLOSURE

1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively "insurance coverages") handled for a client's account, which may vary based on market conditions and the insurance product placed for the client.
2. In placing, renewing, consulting on or servicing your insurance coverages, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide for additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverages with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-Out form.
3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
4. Gallagher Companies may also access or have an ownership interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

In the event you wish to register a formal complaint regarding compensation Gallagher receives from insurers or third-parties, please contact Gallagher via e-mail at [Compensation\\_Complaints@ajg.com](mailto:Compensation_Complaints@ajg.com) or by regular mail at:

Chief Compliance Officer  
Gallagher Global Brokerage  
Arthur J. Gallagher & Co.  
2850 West Golf Rd.  
Rolling Meadows, IL 60008

## TRIA/TRIPRA DISCLAIMER

If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance; farm owners multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a \$100 billion cap on insurers' aggregate liability.

TRIPRA is set to expire on December 31, 2027. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2027. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate "Stand Alone" terrorism policy be purchased to satisfy those obligations.

#### ANTI-BOYCOTTING COMPLIANCE

As required by Chapter 2271, Texas Government Code, Gallagher hereby verifies that it does not boycott Israel and will not boycott Israel through the term of the policies included in this proposal. For purposes of this verification, "boycott Israel" has the meaning assigned to such term pursuant to Section 808.001 of the Texas Government Code.

As required by Chapter 2276, Texas Government Code, Gallagher hereby verifies that it does not boycott energy companies and will not boycott energy companies through the term of the policies included in this proposal. The term "boycott energy companies" has the meaning assigned to such term pursuant to Section 809.001 of the Texas Government Code.

#### FOREIGN TERRORIST ORGANIZATIONS

Pursuant to Chapter 2252, Texas Government Code, Gallagher represents and certifies that, at the time of execution of this proposal, neither Gallagher, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

#### VERIFICATION DESIGNATED COUNTRY VERIFICATION

Pursuant to Chapter 2275, Texas Government Code, Gallagher verifies that a) neither Gallagher, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Gallagher, nor any of its sub-contractors (i) is owned or controlled by (a) individuals who are citizens of China, Iran, North Korea, Russia or any designated country; or (b) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, of any designated country; or (ii) is headquartered in China, Iran, North Korea, Russia or a designated country. The term "designated country" means a country designated by the Governor as a threat to critical infrastructure under Section 2275.003 of the Texas Government Code.

#### NO DISCRIMINATION OF FIREARM ENTITY OR FIREARM TRADE ASSOCIATION VERIFICATION

Pursuant to Chapter 2274, Texas Government Code, Gallagher verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Agreement against a firearm entity or firearm trade association. "Discriminate against a firearm entity or firearm trade association" has the meaning assigned by Section 2274.001(3), Texas Government Code.

#### POOL FUNDING DISCLAIMER

Gallagher does not provide actuarial services or actuarial estimates of losses. If the excess insurer or reinsurer that provides excess coverage calculates a loss fund for the pool, it is our recommendation that the pool fully fund that amount. Further, it is our recommendation that the pool contract with an appropriately certified actuary to provide recommendations for overall pool funding, surplus and reserve funds.

# Proposal Terms and Conditions

## **Terms and Conditions**

It is important that we clearly outline the nature of our mutual relationship. The following terms and conditions (these "Terms") govern your relationship with Gallagher unless you have separately entered into a written services agreement with Gallagher relative to the policies and services outlined in this Proposal, in which case that services agreement will govern and control with respect to any conflicts with these Terms. These Terms will become effective upon your execution of the Client Authorization to Bind Coverage (the "CAB") included in this Proposal and shall survive for the duration of your relationship with Gallagher relative to the policies placed pursuant to the CAB or otherwise at your request.

## **Services**

Gallagher will represent and assist you in all discussions and transactions with insurance companies relating to the lines of insurance coverage set forth in the CAB and any other lines of insurance coverage with which you request Gallagher's assistance. Gallagher will consult with you regarding any matters involving these or other coverages for which you have engaged Gallagher. You have the sole discretion for approving any insurance policies placed, as well as all other material decisions involving your risk management, risk transfer and/or loss prevention needs.

Although you are responsible for notifying applicable insurance companies directly in connection with any claims, demands, suits, notices of potential claims or any other matters as required by the terms and conditions of your policies, Gallagher will assist you in determining applicable claim reporting requirements.

## **Treatment of Information**

Gallagher understands the need to protect the confidentiality and security of your confidential and sensitive information and strives to comply with applicable data privacy and security laws. Your confidential and sensitive information will be protected by Gallagher and only used to perform services for you; provided that Gallagher may disclose and transfer your information to our affiliates, agents or vendors that have a need to know such information in connection with the provision of such services (including insurance markets, as necessary, for marketing, quoting, placing and/or servicing insurance coverages). We may also disclose such information as required by applicable data protection laws or the order of any court or tribunal, subject to our providing you with prior notice as permitted by law.

We will (i) implement appropriate administrative, physical and technical safeguards to protect personal information; (ii) timely report security incidents involving personal information to affected parties and/or regulatory bodies; (iii) create and maintain required policies and procedures; and (iv) comply with data subjects' rights, as applicable. To the extent applicable under associated data protection laws, you are a "business" or "controller" and Gallagher is a "service provider" or "data processor." You will ensure that any information provided to Gallagher has been provided with any required notices and that you have obtained all required consents, if any and where required, or are otherwise authorized to transfer all information to Gallagher and enable Gallagher to process the information for the purposes described in this Proposal and as set forth in Gallagher's Privacy Policy located at <https://www.ajg.com/privacy-policy/>. Gallagher may update its Privacy Policy from time to time and any updates will be posted to such site.

## **Dispute Resolution**

Gallagher does not expect that it will ever have a formal dispute with any of its clients. However, in the event that one should arise, we should each strive to achieve a fair, expedient and efficient resolution and we'd like to clearly outline the resolution process.

A. If the parties have a dispute regarding Gallagher's services or the relationship governed by this Proposal ("**Dispute**"), each party agrees to resolve that Dispute by mediation. If mediation fails to resolve the Dispute, you and Gallagher agree to binding arbitration. Each party waives all rights to commence litigation in court to resolve a Dispute, and specifically waives all rights to pursue relief by class action or mass action in court or through arbitration. However, the parties do not waive the ability to seek a court order of injunction in aid of the mediation and arbitration required by these Terms.

B. The party asserting a Dispute must provide a written notice ("**Notice**") of the claim to the other party and to the American Arbitration Association ("**AAA**") in accordance with its Commercial Arbitration Rules and Mediation Procedures. All Dispute resolutions will take place in Chicago, IL unless you and Gallagher agree to another location. The parties will equally divide all costs of the mediation and arbitration proceedings and will each pay their own attorneys' fees. All matters will be before a neutral, impartial and disinterested mediator or arbitrator(s) that have at least 20 years' experience in commercial and insurance coverage disputes.

C. Mediation will occur within sixty (60) days of filing the Notice with the AAA. Mediation results will be reduced to a memorandum of understanding signed by you, Gallagher and the mediator. A Dispute that is not resolved in mediation will commence to binding arbitration. For Disputes in excess of \$500,000, either party may elect to have the Dispute heard by a panel of three (3) arbitrators. The award of the arbitrator(s) must be accompanied by a reasoned opinion prepared and signed by the arbitrator(s). Except as may be required by law, neither you, Gallagher, nor a mediator or arbitrator may disclose the existence, content or results of any Dispute or its dispute resolution proceeding without the prior written consent of both you and Gallagher.

## **Electronic Delivery**

In lieu of receiving documents in paper format, you agree, to the fullest extent permitted by law, to accept electronic delivery of any documents that Gallagher may be required to deliver to you (including, but not limited to, insurance policies and endorsements, account statements and all other agreements, forms and communications) in connection with services provided by Gallagher. Electronic delivery of a document to you may be made via electronic mail or by other electronic means, including posting documents to a secure website.

**Miscellaneous Terms**

Gallagher is engaged to perform services as an independent contractor and not as your employee or agent, and Gallagher will not be operating in a fiduciary capacity.

Where applicable, insurance coverage placements and other services may require the payment of federal excise taxes, surplus lines taxes, stamping or other fees to the Internal Revenue Service, various State(s) departments of revenue, state regulators, boards or associations. In such cases, you will be responsible for the payment of the taxes and/or fees, which Gallagher will separately identify on related invoices.

The Proposal and these Terms are governed by the laws of the State of Illinois, without regard to its conflict of law rules.

If an arbitrator/court of competent jurisdiction determines that any provision of these Terms is void or unenforceable, that provision will be severed, and the arbitrator/court will replace it with a valid and enforceable provision that most closely approximates the original intent, and the remainder of these Terms will remain in effect.

Except to the extent in conflict with a services agreement that you may enter into with Gallagher, these Terms and the remainder of the Proposal constitute the entire agreement between you and Gallagher with respect to the subject matter of the Proposal, and supersede all prior negotiations, agreements and understandings as to such matters.

# Claims Reporting By Policy

**Immediately report all claims.** Each insurer requires notice of certain types of claims depending on the potential exposure or particular injury types. It is important to thoroughly review your policy to ensure you are reporting particular incidents and claims, based upon the insurer's policy requirements.

If you are using a third party administrator ("TPA"), your TPA may or may not report claims to an insurer on your behalf. Although we will assist you where requested, it is important that you understand whether your TPA will be completing this notification.

**Reporting Direct to Carrier [Only When Applicable]**

COVERAGE(S):	IMMEDIATELY REPORT CLAIMS DIRECTLY TO:	
Cyber liability/breach response claims	<p><b>Notice of Claim</b>  <a href="mailto:joan.dambrosio@clydeco.us">joan.dambrosio@clydeco.us</a>                      Clyde &amp; Co. US LLP                      101 Second Street, 24th Floor                      San Francisco CA 94105  <b>24 Hour Security Breach Hotline</b>                      866.288.1705                      Baker &amp; Hostetler LLP                      45 Rockefeller Plaza                      New York, NY 10111-0100</p>	
All claims may be reported via email to any of the following:	<p>Michelle Herrera                      Client Service Manager  <a href="mailto:michelle_herrera@ajg.com">michelle_herrera@ajg.com</a>                      713.275.1506                      Jessica Salias                      Client Services Manager  <a href="mailto:jessica_salias@ajg.com">jessica_salias@ajg.com</a>                      713.358.5928</p>	<p>Julie Collette                      Client Service Manager  <a href="mailto:julie_collette@ajg.com">julie_collette@ajg.com</a>                      713.243.2182                      Lauren Peyton                      Client Service Manager  <a href="mailto:lauren_peyton@ajg.com">lauren_peyton@ajg.com</a>                      713.243.2170</p>

Reporting to Gallagher or Assistance in Reporting

COVERAGE(S):	IMMEDIATELY REPORT CLAIMS DIRECTLY TO:	
Gallagher Claim Center	<p>Phone: 855-497-0578                      Fax: 225-663-3224                      Email: <a href="mailto:ggb.nrcclaimscenter@ajg.com">ggb.nrcclaimscenter@ajg.com</a></p>	

# Appendix



We help you face your future with confidence.



Insurance | Risk Management | Consulting

Gallagher's holistic approach keeps your total cost of risk—and your best interest—in focus. With expertise where you most need it, Gallagher delivers the solutions that let businesses grow. Communities thrive. And people prosper.

GLOBAL REACH. LOCAL PRESENCE.

Founded in  
**1927**

**\$5B**  
Total Adjusted Brokerage & Risk Management Revenues (2018)

**30,000+**  
Employees worldwide

**850+**  
Offices in 35 countries

**150+**  
Countries served

## HIGHLY SPECIALIZED. DEEP EXPERTISE.

Alternative Risk & Captives  
Aviation  
Casualty  
Commercial Surety & Bonds  
Cyber Liability  
Entertainment

Environmental  
Enterprise Risk Management  
Equity Advisors  
Fine Arts  
Law Firms  
Management Liability

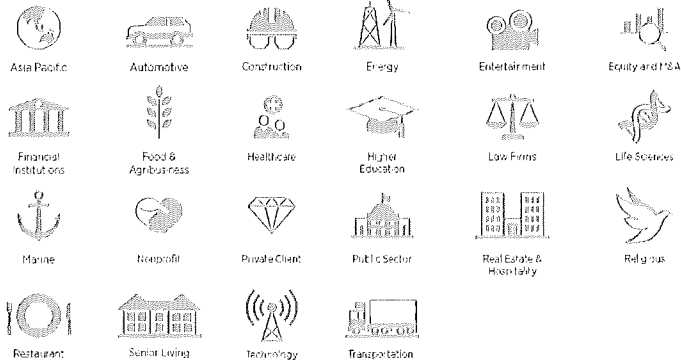
Private Client Services  
Property  
Risk Management  
Trade Credit & Political Risk  
Insurance

## OUR APPROACH TO RISK.



CORE360™ is our unique, comprehensive approach of evaluating our client's risk management program that leverages analytical tools and diverse resources for customized, maximum impact on six cost drivers of their total cost of risk.

## 22+ INDUSTRY PRACTICES



### LEADERS WHERE IT COUNTS

Gallagher Named One of the World's Most Ethical Companies® for 2019

The only insurance broker to have received this honor, Gallagher has been named as one of the World's Most Ethical Companies by the Ethisphere® Institute, a global leader in defining and advancing the standards of ethical business practices, eight years in a row.

Gallagher has been designated as one of the "World's Best Employers" by Forbes Magazine for 2018.

This is a great honor that is given to just 500 companies around the world each year. Designation recipients are determined by an independent collection and analysis of anonymous employee reviews collected by Statista, a leading statistical agency. Gallagher was the only Insurance Brokerage to be honored with this designation for 2018.



### SHARED VALUES + PASSION FOR EXCELLENCE = PROMISES DELIVERED

#### The Gallagher Way

25 tenets that have guided a team-oriented culture for 30+ years

#### Social Responsibility

Companywide focus on ethical conduct, employee health and welfare, environmental integrity and community service



## eRiskHub® Overview and Login Information

The evolution of the cyber risk landscape has brought with it broad, sweeping regulations to address cybersecurity exposures. This digital transformation also presents new risks, including financial losses, for every industry. Gallagher's Cyber Practice delivers expertise alongside cyber risk management and insurance placement services, as well as a better way to construct risk management solutions. CORE360™ — our comprehensive approach of evaluating our client's risk management program — leverages our analytical tools and diverse resources for customized, maximum impact on six cost drivers of their total cost of risk. First, we consult with you to understand all of your actual and potential costs, then find the best options to reallocate these costs based on strategic actionable insights empowering you to know, control and minimize your total costs increasing profitability.

Additionally, our data-driven CORE360™ approach allows us to implement programs for your business that will increase safety, minimize losses, mitigate claims and proactively analyze your cyber risk posture.

### Key Features of the Gallagher | eRiskHub®

- Gallagher Cyber Risk Due Diligence — A six-step process designed to walk clients through a simple, thought-provoking framework to encourage organizational communication, establish clear direction and highlight priorities to better understand your cyber risk profile.
- Risk Manager Tools — A collection of tools with many different purposes such as researching known breach events, calculating your potential cost of a breach event and downloading free sample policies your organization can use as templates.
- News Center — Keeps you up to date on what is going on in the world of cyber risk through handpicked articles, feeds and blogs.
- Learning Center — An extensive collection of white papers, articles, webinars, videos and blog posts on a variety of topics. (Looking for something specific? Try the search box at the top right of the page to search the entire Gallagher | eRiskHub®).
- Security & Privacy Training — An overview of best practices for creating an effective security training program for employees.
- Strategic Third-Party Relationships and Partner Resources — Information on third-party vendors that can assist your organization with improving your overall cyber risk.

As cyber risk evolves, so does our commitment to thought leadership. Our global cyber teams focus exclusively on cyber risk, and uniquely position Gallagher to share our knowledge, expertise and experience for the benefit of our clients.

If you have any questions about the Gallagher | eRiskHub®, please reach out to your broker.

To access the Gallagher | eRiskHub® now:

1. Navigate to <https://eriskhub.com/gallagher>
2. Complete the new user registration at the bottom of the page. Choose your own user ID and password. The access code is 447597.
3. After registering, you can access the hub immediately using your newly created credentials in the member login box located at the top right of the page.

## The Gallagher Way. Since 1927.

The information contained herein is offered as insurance industry guidance and provided as an overview of current market risks and available coverages and is intended for discussion purposes only. This publication is not intended to offer legal advice or client-specific risk management advice. Any description of insurance coverages is not meant to interpret specific coverages that your company may already have in place or that may be generally available. General insurance descriptions contained herein do not include complete insurance policy definitions, terms, and/or conditions, and should not be relied on for coverage interpretation. Actual insurance policies must always be consulted for full coverage details and analysis.

Insurance brokerage and related services to be provided by Arthur J. Gallagher Risk Management Services, Inc. (License No. 0D69293) and/or its affiliate Arthur J. Gallagher & Co. Insurance Brokers of California, Inc. (License No. 0726293).

### Cyber Liability

**Named Insured: West Park MUD**

**Type of Policy: Property or General Liability**

**Effective Date: 3/31/2025**

**Insurance Company: American Alternative Insurance Corporation**

**POLICYHOLDER DISCLOSURE  
NOTICE OF TERRORISM  
INSURANCE COVERAGE  
(INCLUDING STANDARD FIRE POLICY (SFP) STATES)**

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you now have a right to purchase insurance coverage for losses resulting from acts of terrorism, as defined in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury-- in consultation with the Secretary of Homeland Security, and the Attorney General of the United States--to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE IS PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 80% BEGINNING ON JANUARY 1, 2020 OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION, IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

If some or all of the locations covered under your policy are located in California, Illinois, New York, or Washington You should know that these states are Standard Fire Policy (SFP) states. In SFP states, the state law requires that fire insurance coverage meet or exceed the provisions of the Standard Fire Policy. Those legal requirements cannot be waived and are not preempted by the Act; therefore a business cannot voluntarily waive this statutory mandated coverage. Even if you reject the coverage offered below, if a Terrorist Activity occurs in an SFP state and results in fire, we will pay for the loss or damage in such SFP state caused by that fire. This exception does not apply to time element coverages, including but not limited to business interruption or extra expense. The premium charged for this coverage is provided below.

NOTE: Massachusetts is a Standard Fire Policy state, but they also permit the exclusion of terrorism, including fire following, under certain circumstances. If your policy covers locations in Massachusetts, you will not have coverage for terrorism under SFP laws for those locations.

**SELECTION OR REJECTION OF TERRORISM INSURANCE COVERAGE**

X I hereby elect to purchase Terrorism coverage as defined in the Terrorism Risk Insurance Act, as amended, for a prospective premium of \$ 710.

\_\_\_\_\_ I understand that I will have no coverage for losses arising from acts of terrorism as defined in the exclusion and in the Terrorism Risk Insurance Act, as amended, except as described above for locations in SFP states and described in the Note above and below.

NOTE: If you have a package policy with an Inland Marine Coverage Part, Terrorism coverage as defined in the Act is automatically provided for these coverages at no additional premium.

\_\_\_\_\_  
Policyholder/Applicant's Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**TERRORISM RISK INSURANCE ACT**

The following is a partial summary of the Terrorism Risk Insurance Act, as amended, (hereinafter referred to as the Act). Only the provisions of the Act determine the scope of the insurance protection available for the losses covered under the Act. The Act has been extended through December 31, 2027.

The Act provides coverage for property and casualty insurance for "insured losses" as a result of an "act of terrorism." As stated in the Act:

- A. "Insured loss" means any loss resulting from an "act of terrorism" (including an act of war, in the case of worker's compensation) that is covered by primary or excess property and casualty insurance issued by an insurer if such loss:
  - 1. Occurs within the United States; or
  - 2. Occurs to an air carrier (as defined in section 40102 of title 49, United States Code), to a United States flag vessel (or a vessel based principally in the United States, on which US income tax is paid and whose insurance coverage is subject to regulation in the United States), regardless of where the loss occurs, or at the premises of any United States mission.
  
- B. "Act of terrorism" means any act or acts that are certified by the Secretary of Treasury, in consultation with the Secretary of Homeland Security and the Attorney General of the United States:
  - 1. To be an act of terrorism;

2. To be a violent act or an act that is dangerous to:
    - a. Human life;
    - b. Property; or
    - c. Infrastructure;
  3. To have resulted in damage within the United States, or outside of the United States in the case of:
    - a. an air carrier or vessel described in paragraph (5)(B) of Section 102 of the Act; or
    - b. the premises of a United States mission; and
  4. To have been committed by an individual or individuals, as part of an effort to coerce the civilian populations of the United States or to influence the policy or affect the conduct of the United States Government by coercion.
- C. Section 102 (1)(B) of the Act states “no act shall be certified by the Secretary as an act of terrorism if:
1. The act is committed as part of the course of a war declared by the Congress, except that this clause shall not apply with respect to any coverage for workers' compensation; or
  2. Property and casualty insurance losses resulting from the acts, in the aggregate, do not exceed \$5,000,000.”
- D. The Act also contains a “program trigger” in Section 103(e)(1)(B), pursuant to which the federal government does not pay compensation for losses resulting from a certified act occurring after December 31, 2007, unless aggregate industry insured losses from such a certified act exceed a certain amount, or “trigger.” For insured losses occurring in 2008 and for all additional calendar years, the program trigger is \$100,000,000 through 2015, \$120,000,000 beginning on January 1, 2016, \$140,000,000 beginning on January 1, 2017, \$160,000,000 beginning on January 1, 2018, \$180,000,000 beginning on January 1, 2019, \$200,000,000 beginning on January 1, 2020, of aggregate industry insured losses.
- E. The Act does not apply to: crop or livestock insurance; private mortgage insurance or title insurance; financial guaranty insurance issued by monoline financial guaranty insurance corporations; insurance for medical malpractice; health or life insurance; flood insurance provided under the National Flood Insurance Act of 1968; commercial automobile insurance; burglary and theft insurance; surety insurance; professional liability insurance (except Directors and Officers Liability); or farm owners multiple peril insurance.
- F. Under the Act for calendar years through December 31, 2027, the federal government will reimburse the insurance company for 80% beginning on January 1, 2020 of its insured losses in excess of a deductible, until aggregate “insured losses” in any calendar year exceed \$100 billion. Each insurer's deductible will be 20% of its direct earned premium for property and casualty insurance (as reported on Page 14 of the company's Annual Statement), over the immediately preceding calendar year.

For the purposes of determining such deductibles, direct earned premium means only the premiums earned on the commercial lines property and casualty insurance covered by the Act for U.S. risks or vessels, aircraft and foreign missions outside the U.S. covered by the Act.

Neither the insurance company (having met its statutorily mandated share as described above) nor the federal government will be liable for payment of any portion of “insured losses” under the Act that exceeds \$100 billion in the aggregate during any calendar year.

# West Park MUD Monthly Communications Report

February 24, 2025

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

## WEBSITE UPDATES

The following updates were made since the last meeting:

- No website updates this cycle

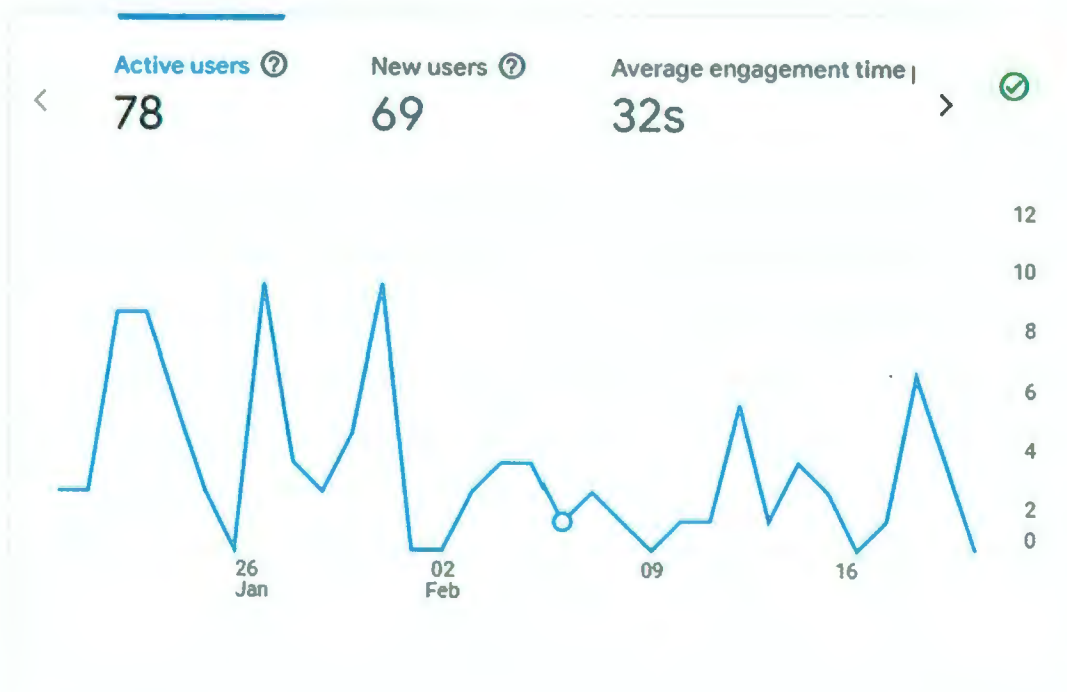
## NEWS POSTS

The following news post was posted since the last report:

- February 2, 2025 Board Meeting Notice

## WEBSITE STATISTICS

Analytics Period: January 20, 2025 – February 20, 2025



- 69 new and unique visitors to the website, 78 total users.
- 56 Users found the site organically through a search engine while 13 were directly linked to the website.
- 81 engaged sessions accounting for 467 navigational events (Events being things such as page scrolls, clicks, downloads, etc)
- Top Ten pages as seen below:

<input type="checkbox"/>	Page title and screen class ▾	+	↓ Views
<input type="checkbox"/>	Total		81 100% of total
<input type="checkbox"/>	1 Bill Payment Information / West Park MUD		19
<input type="checkbox"/>	2 Welcome to West Park Municipal Utility District / West Park MUD		15
<input type="checkbox"/>	3 Documents / West Park MUD		10
<input type="checkbox"/>	4 Board Meetings / West Park MUD		7
<input type="checkbox"/>	5 Contact Us / West Park MUD		6
<input type="checkbox"/>	6 Board of Directors / West Park MUD		5
<input type="checkbox"/>	7 Places and People Sidewalk Project Approved! / West Park MUD		5
<input type="checkbox"/>	8 January 27, 2025 Board Meeting Notice / West Park MUD		3
<input type="checkbox"/>	9 December 16, 2024 Board Meeting Notice / West Park MUD		2
<input type="checkbox"/>	10 February 24, 2025 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 inquiry of a business looking for their tax information, passed to TAC.

## ACTION ITEMS

- No action items at this time