

HARRIS COUNTY UTILITY DISTRICT NO. 16  
Minutes of Meeting of Board of Directors  
March 14, 2025

The Board of Directors of Harris County Utility District No. 16 met at 3700 Buffalo Speedway, Suite 830, Houston, Harris County, Texas on Friday, March 14, 2025, in accordance with the posted notice of meeting, and the roll was called of the members of the Board:

Patricia A. Tope, President  
Susan Wescott, Vice President  
Michele Z. Womack, Secretary  
Manny Mones, Asst. Secretary  
Marilyn Daniel, Treasurer

and all were present, except Director Wescott, thus constituting a quorum.

Also present were Danielle Harleston of B&A Municipal Tax Services, LLC ("B&A"); Ravi Patel of Municipal Accounts & Consulting, L.P. ("MAC"); Tina Felkai of Inframark, LLC ("Inframark"); Dee Russell of Touchstone District Services; Loren Morales of Rathmann & Associates, L.P. ("Rathmann"); Barry Hards of Texas Groundworks Management, Inc. ("TGM"); and Rebecca Donaldson and Jacquelyn Goodwin of Marks Richardson PC ("MRPC").

The President called the meeting to order and declared it open for such business as might regularly come before it.

The Board considered comments from the public. Mr. Hards introduced himself to the Board and stated that his company, TGM, has 23 years of landscaping experience. He stated that TGM provides detention pond and landscaping maintenance for several MUDs in the surrounding area. Mr. Hards thanked the Board for its time and asked to be considered for any future landscaping or maintenance projects.

Mr. Hards exited the meeting at this time.

The Board next considered approval of the minutes of the February 14, 2025, meeting. After review and discussion, Director Mones made a motion to approve the minutes of the meeting as written. Director Womack seconded the motion, which passed unanimously.

The Board reviewed the attached February 2025 Monthly Contract Statistics report from the Harris County Constable, Precinct 4 relative to security services in the District.

The Board next considered the status of the Bond Application Report in connection with the Series 2025 Bonds. Ms. Goodwin stated that the TCEQ is addressing the comments provided by the District's consultants.

The Board next considered matters related to the District's proposed \$2,720,000 Unlimited Tax Bonds, Series 2025 Bonds (the "Series 2025 Bonds"). Mr. Morales reported that the District has received the final Order from the Texas Commission on Environmental Quality ("TCEQ").

Mr. Morales next presented and reviewed with the Board the attached Preliminary Official Statement ("POS") and Official Notice of Sale ("NOS") prepared in connection with the District's Series 2025 Bonds. He also presented and discussed the attached debt service cash flow. Following discussion on the proposed Official NOS and POS, Director Tope made a motion to approve the offering documents and authorize completion and distribution of same, to the various potential underwriters and insurance companies, in anticipation of a sale of the District's Bonds, and that such POS be deemed to be final for all purposes with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, terms and provisions to be specified in the competitive bidding process. Director Womack seconded the motion, which passed unanimously.

The Board next considered authorizing the District's financial advisor to advertise for the sale of the District's Series 2025 Bonds. After discussion, Director Tope made a motion to authorize Rathmann to advertise for the sale of the District's Series 2025 Bonds with bids to be received by the Board at a meeting to be held on April 15, 2025. Director Womack seconded the motion, which passed unanimously.

The Board next considered the designation of a Paying Agent/Registrar in connection with the District's Bonds. Mr. Morales recommended that the Board consider designating The Bank of New York Mellon Trust Company, N.A. ("BONY") as the Paying Agent/Registrar for the Series 2025 Bonds. After discussion, Director Tope made a motion to designate BONY as Paying Agent/Registrar in connection with the Series 2025 Bonds. Director Womack seconded the motion, which passed unanimously.

The Board next considered authorizing the Districts' financial advisor to apply for Bond Insurance and for an underlying rating on the Bonds. After discussion, Director Tope made a motion to authorize Rathmann to apply for Bond Insurance and solicit an underlying rating on the District's Series 2025 Bonds. Director Womack seconded the motion, which passed unanimously.

Ms. Harleston presented the attached tax assessor-collector report from B&A. She noted that one account on an installment plan is now up to date. She reported that the District has collected 96.31% of the 2024 taxes as of February 28, 2025. After review and discussion of the report presented, Director Mones made a motion to approve the report and to authorize payment on the disbursements identified in the report. Director Womack seconded the motion, which passed unanimously.

The Board next discussed the status of the District's delinquent tax accounts. Ms. Harleston distributed the attached District's Delinquent Tax Roll as of February 28, 2025. She also presented the written report dated March 7, 2025, prepared by the District's delinquent tax attorney, Ted A. Cox, P.C.

The Board next considered the financial and investment reports prepared by MAC and invoices presented for payment. Mr. Patel distributed the attached bookkeeping report, investment inventory report, and bills for payment. After review and discussion, Director Womack made a motion to approve payment on the Operating Fund Account at Central Bank of all checks, wires and disbursements shown in the bookkeeping report. Director Tope seconded the motion, which passed unanimously.

The Board next considered authorizing the bookkeeper and tax assessor-collector to prepare the 2024 Unclaimed Property Reports and file same with the State Comptroller prior to July 1, 2025 deadline. After discussion on the matter, Director Womack made a motion to authorize the District's bookkeeper and tax assessor-collector to research the District's accounts to determine the necessity of preparing an Unclaimed Property Report, and, if such reports are necessary, to authorize the District's bookkeeper and tax assessor-collector to file same with the State Comptroller prior to July 1, 2025. Director Tope seconded the motion, which passed unanimously.

The Board next considered the attached report from Inframark on the District's water, sanitary sewer, and storm sewer systems for the month of January. Ms. Felkai reported that the District accounted for 102.05% of the water pumped during the month, and the District operated its facilities in compliance with their respective permits.

Ms. Felkai next reported that the repair for lift pump no. 3 at the Wastewater Treatment Plant ("WWTP") is complete.

Ms. Felkai next reported on the relocation of the new panel and the installation of the automated pump controller at lift station no. 3, noting that the work is currently in progress and expected to be completed soon. She advised that the project experienced minor delays due to the heavy rainfall over the past few weeks.

Ms. Felkai advised that Inframark has prepared their annual identity theft report and that correspondence regarding same will be mailed to residents of the District.

Ms. Felkai next requested that the Board authorize Inframark to turn over various delinquent accounts totaling \$4,899.56 to Collections Unlimited ("CU"), as shown on the Operator's Report. After discussion, Director Mones made a motion to authorize Inframark to turn over the subject accounts to CU and to write off the subject delinquent account, as set out above. Director Tope seconded the motion, which passed unanimously.

Ms. Goodwin next reviewed the attached engineer's report.

The Board deferred authorizing the design and advertisement for bids and/or the award of construction contracts.

The Board deferred consideration of the 70-acre development purchased by Core5.

The Board next considered the status of the contract with W.W. Payton for the replacement of hydro tank no. 1 at the Water Plant. Ms. Goodwin advised that the tank is expected to be delivered this spring.

The Board deferred acceptance of site and/or easement conveyance and acceptance of conveyance of facilities constructed for operation and maintenance purposes.

The Board deferred consideration of the status of the submitted renewals for Storm Water Quality permits in connection with the detention ponds within the Meadowview Farms, Remington Creek Ranch and Imperial Green subdivisions.

The Board deferred the status of development in the District.

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

The Board next considered the status of park maintenance. Ms. Goodwin reviewed the attached report from Preventative Services. She stated that contractors observed a fallen broken tree at the Remington Creek Ranch Exercise Park and had it removed.

The Board deferred consideration on the status of the emergency water supply contract with NGMUD as Ms. Goodwin had nothing new to report.

The Board next considered the renewal of the District's insurance coverage for the term expiring March 31, 2025. Ms. Goodwin distributed the renewal proposals received from Waterworks Insurance Network / Gallagher ("WIN") for package (property, flood, general liability, pollution, hired non-owned auto), excess liability, equipment breakdown, directors and officers' liability, crime employee and consultant, directors position bond, business travel accident and worker's compensation. She noted that the premium increased by \$5,847 from last year due to an increase in property values and that WIN has provided MRPC with an executed Form 1295 for the proposal. After discussion, Director Tope made a motion to approve the renewal proposal from WIN for the coverages set out above (excluding any new coverages quoted in the proposal) and to authorize the President to execute same on behalf of the Board and District. Director Womack seconded the motion, which passed unanimously.

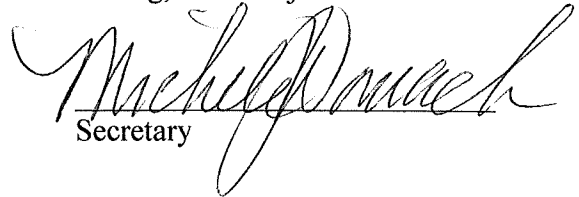
The Board next considered the annual review of a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects. Ms. Goodwin presented a list reflecting a survey of the Prevailing Wage Rates for Construction Projects for the United States Department of Labor and the Prevailing Wage Rates for Construction Projects for Harris County and reviewed the Resolution with the Board. After discussion, Director Mones made a motion to adopt the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects based on the United States Department of Labor rates. Director Womack seconded the motion, which carried unanimously.

The Board next deferred consideration of the status of the Central Harris County Regional Water Authority as no one had anything new to report.



Ms. Russell next reviewed the attached report from Touchstone District Services. The Board next requested that Ms. Russell investigate why the Board has not been receiving text message alerts regarding the District from Touchstone. Ms. Russell said she would investigate the matter with Touchstone's IT department.

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

  
Secretary

## ATTACHMENTS

- (1) Harris County Constable Report
- (2) Draft Series 2025 Bonds POS and NOS
- (3) Tax Assessor Reports
- (4) Bookkeeper Report
- (5) Operator Report
- (6) Engineering Report
- (7) Preventative Services Report
- (8) Insurance Renewal Proposal
- (9) 2025 Prevailing Wage Rate Scale
- (10) Touchstone Report



# HARRIS COUNTY CONSTABLE, PRECINCT 4

## CONSTABLE MARK HERMAN

*"Proudly Serving the Citizens of Precinct 4"*

6831 Cypresswood Drive ★ Spring, Texas 77379 ★ (281) 376-3472 ★ [www.ConstablePct4.com](http://www.ConstablePct4.com)

Monthly Contract Stats

## HARRIS CO UTILITY DIST#16

For February 2025

### Categories

Burglary Habitation: 0	Burglary Vehicle: 1	Theft Habitation: 0
Theft Vehicle: 2	Theft Other: 2	Robbery: 0
Assault: 1	Sexual Assault: 0	Criminal Mischief: 0
Disturbance Family: 5	Disturbance Juvenile: 0	Disturbance Other: 0
Alarms: 6	Suspicious Vehicles: 4	Suspicious Persons: 5
Runaways: 0	Phone Harrassment: 1	Other Calls: 176

### Detailed Statistics By Deputy

Unit Number	Contract Calls	District Calls	Reports Taken	Felony Arrests	Misd Arrests	Tickets Issued	Recovered Property	Charges Filed	Mileage Driven	Days Worked
E19	46	2	21	1	2	14	0	2	1016	14
TOTAL	46	2	21	1	2	14	0	2	1016	14

### Summary of Events

#### Theft Vehicle:

2502-00990 – 20300 Northbriar Dr. – Stolen Vehicle - Deputy responded in reference to a vehicle/dirt bike that was stolen from the complainant's driveway. No suspect information. Report generated.

#### Assault:

20300 Fenton Pl - Deputy responded in reference to a juvenile wanting to report that he was being assaulted while on school grounds and the school bus. Deputy generated a report, spoke with the suspect and advised that the mother of the complainant contact the school district police to further investigate what was happening on school property.

#### Disturbance Family:

2502-02956 – 20300 Fernbush Dr. - Deputy was dispatched to a family disturbance type of call. Investigation revealed known family members engaged in a physical altercation with no reported injuries. No charges filed.

2501-03719 – 1200 Lavender Shade Ct. - Deputy was dispatched to a family disturbance type of call. Investigation revealed known family members engaged in a physical altercation with reported minor injuries. No charges filed.

#### Burglary Vehicle:

2502-03186 - 20300 Northbriar Dr. – BMV - Deputy dispatched to a burglary of a motor vehicle call. Investigation revealed unknown suspect(s) removed the tailgate from the complainant's vehicle.

#### Phone Harassment:

2502-03095 – 1000 Ranch Oak Dr. – Deputy responded to a harassment type call. Investigation revealed known family member harassing the complainant via text messages. No charges filed. Report taken.

#### Other Calls:

2502-01460 – 19700 Geveva Green Dr. – Deputy was dispatched to the listed address in reference to an Indecency with child type call. Investigation revealed juveniles made an outcry to school administration. Incident referred to another agency. Report taken.

2502-01634 - 19000 W Hardy - Deputy responded to location in reference to a mental health investigation. The person in crisis was not at location and no known location. After several attempts to locate, call cleared report.

2502-01143 – 18500 W. Hardy Rd. – Deputy responded to a missing person type call. Investigation revealed known family member reported missing. Missing person was entered into NCIC/TCIC. Report taken.

2501-03638 - 800 E Airtex Dr - Deputy responded to location in reference to a suspicious person and a criminal trespass warning was issued.

2502-01993 – 20300 Northbriar Dr. – Warrants – Deputy responded to a suspicious person type call. Investigation revealed suspect was located and identified to have open warrants. The suspect was taken into custody and transported to JPC. Report taken.

2502-01219 – 19600 Imperial Valley Dr. – DWI – Deputy conducted a traffic stop at the listed address for traffic infractions. Investigation revealed driver showed signs of being under the influence of alcohol while operating a MV. Driver was taken into custody and transported to JPC. Charged filed. Report taken.

2502-2424 – 19900 Imperial Stone Dr. – Computer crime – Deputy responded to the listed address in reference to a computer crime type call. Investigation revealed unknown suspect(s) threatened the complainant into sending money or be exposed in a video without his consent. Report taken.

2502-01440 - 20400 Imperial Valley Dr - Vehicle towed due to no driver's license and no insurance.

#### Meadowview Farms HOA:

#### Theft Vehicle:

2502-00906 – 19700 Trevlig Trl - Deputy responded in reference to a vehicle that was stolen from the complainant's driveway. No suspect information. Report generated.

2502-02918 – 19500 Kingston Green Ln. - Deputy responded in reference to a vehicle that was stolen from the complainant's driveway. No suspect information. Report generated

Disturbance Family:

2502-02264 – 1600 Shelby View Ln. - Deputy responded to a family disturbance and an arrest was made after investigation complete for family assault.

2502-00534 – 1400 Carlina Grove Ln – Investigation revealed known family members engaged in a verbal argument involving minor injuries. No charges filed. Report taken.

2502-03199 – 1400 Grayford Ct. – Deputy responded to a family disturbance type call. Investigation revealed known family member attempted to enter the complainant's residence without her permission. Report taken.

Theft Other:

2502-00908 – 1300 Seagler Pond Ln. - Complainant reported license plate from vehicle missing. Report taken.

2502-01310 – 1500 Hade Falls Ct. - Complainant reported license plate from vehicle missing. Report taken.

Other Calls:

Credit Card Abuse:

2502-00541 – 1500 Oxberg Trl. – Complainant stated unknown suspect(s) used his credit card information without his consent. Report taken.

Mental Health Investigation:

2502-02027 – 1400 Hade Falls Ln. - Consumer was transported under EDO for mental health evaluation.

**HARRIS COUNTY  
UTILITY DISTRICT NO. 16**

**(Harris County, Texas)**

**PRELIMINARY OFFICIAL STATEMENT**

**DATED: MARCH 14, 2025**

**\$2,720,000  
UNLIMITED TAX BONDS  
SERIES 2025**

**BIDS DUE: 9:30 A.M., HOUSTON TIME  
BONDS AWARDED: 11:00 A.M., HOUSTON TIME  
TUESDAY, APRIL 15, 2025  
HOUSTON, TEXAS**



This Official Notice of Sale does not alone constitute an offer to sell, but is merely notice of sale of the bonds described herein. The offer to sell such bonds is being made by means of this Official Notice of Sale, the Official Bid Form and the Preliminary Official Statement.

**OFFICIAL NOTICE OF SALE**

**\$2,720,000**

**HARRIS COUNTY  
UTILITY DISTRICT NO. 16**

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

**UNLIMITED TAX BONDS  
SERIES 2025**

Bids Due: Tuesday, April 15, 2025, at 9:30 A.M., Houston Time  
Bonds Awarded: Tuesday, April 15, 2025, at 11:00 A.M., Houston Time

This Official Notice of Sale does not alone constitute an invitation for bids, but is merely notice of sale of the bonds described herein. The invitation for such bids is being made by means of this Official Notice of Sale, the Official Bid Form and the Official Statement.

OFFICIAL NOTICE OF SALE

\$2,720,000

HARRIS COUNTY  
UTILITY DISTRICT NO. 16

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

UNLIMITED TAX BONDS  
SERIES 2025

**BONDS OFFERED FOR SALE AT COMPETITIVE BID:** The Board of Directors (the "Board") of Harris County Utility District No. 16 (the "District") is offering for sale at competitive bid \$2,720,000 Unlimited Tax Bonds, Series 2025 (the "Bonds"). Options to submit bids on the Bonds are only the following:

- (1) Deliver bids directly to the District as is described below under the caption "Sealed Bids Delivered to the District;"
- (2) Submit bids electronically as is described below under the caption "Electronic Bidding Procedures;" or
- (3) Submit bids by telephone as is described below under the caption "Bids by Telephone."

*The District will not accept bids submitted by facsimile.*

**PLACE AND TIME OF BID OPENING:** The District will open sealed bids for the purchase of the Bonds on Tuesday, April 15, 2025, at 11:00 A.M., Houston Time, at 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098. The bids for the Bonds will be opened and publicly read by Rathmann & Associates, L.P., the District's Financial Advisor and authorized representative of the Board. The Board will then take action to reject any or all bids or accept the qualified bid that produces the lowest net effective interest rate for the Bonds. The Board reserves the right to reject any or all bids and to waive any irregularities, except time of filing.

**SEALED BIDS DELIVERED TO THE DISTRICT:** Sealed bids, which must be executed by an authorized representative of the bidder on the Official Bid Form and plainly marked "Bid for Bonds," are to be addressed to "President and Board of Directors, Harris County Utility District No. 16" and delivered to the District in care of Rathmann & Associates, L.P., 8584 Katy Freeway, Suite 250, Houston, Texas 77024 prior to 9:30 A.M., Houston Time, on Tuesday, April 15, 2025. Any bid received after such scheduled time for bid delivery will not be accepted.

**ELECTRONIC BIDDING PROCEDURES:** Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY by 9:30 A.M., Houston Time, on Tuesday, April 15, 2025. No bid will be accepted after the time for receiving bids specified above. Bidders must submit a signed bid form to Rathmann & Associates, L.P., c/o Craig Rathmann ([Craig@rathmannassociates.com](mailto:Craig@rathmannassociates.com)), prior to 5:00 P.M., Houston Time, on Monday, April 14, 2025. Subscription to i-Deal LLC's BIDCOMP Competitive Bidding System is required in order to submit an electronic bid. Neither the District nor Rathmann & Associates, L.P. will confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe.

An electronic bid made through the facilities of PARITY shall be deemed an irrevocable offer to purchase the Bonds under the terms expressed in this Official Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the District. Neither the District nor Rathmann & Associates, L.P. shall be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of, PARITY, the use of such facilities being at the sole risk of the prospective bidder. If any provisions of this Official Notice of Sale conflict with information provided by PARITY as the approved provider of electronic bidding services, this Official Notice of Sale shall control. Further information about PARITY, including any fee charged, may be obtained from PARITY Customer Support, 40 West 23<sup>rd</sup> Street, 5<sup>th</sup> Floor, New York, New York 10010, telephone: (212) 806-8304.



**For purposes of any and all bids submitted to the District, the time as maintained by PARITY shall constitute the official time. For informational purposes only, bidders are requested to state in their electronic bids the net interest cost to the District, as described under “CONDITIONS OF SALE - BASIS OF AWARD” below. All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and Official Bid Form.**

**BIDS BY TELEPHONE:** Bidders must submit a signed Official Bid Form executed by an authorized representative of the bidder to the District’s Financial Advisor, Rathmann & Associates, L.P., c/o Craig Rathmann ([Craig@rathmannassociates.com](mailto:Craig@rathmannassociates.com)) prior to 5:00 P.M., Houston Time, on Monday, April 14, 2025. Bidders who have provided signed bid forms may submit bids by telephone pursuant to arrangements made with Craig Rathmann, Rathmann & Associates, L.P., but no later than 9:30 A.M., Houston Time, Tuesday, April 15, 2025. Inquiries with respect to this procedure may be directed to Craig Rathmann, Rathmann & Associates, L.P. at [Craig@rathmannassociates.com](mailto:Craig@rathmannassociates.com).

**DISCLAIMER OF RESPONSIBILITY:** *Neither the District nor Rathmann & Associates, L.P. will be responsible for the submission of any bid(s) received after the filing deadline, nor does the District or Rathmann & Associates, L.P. assume any responsibility or liability with respect to any irregularities or errors associated with the submission of any bid.*

**AWARD AND SALE OF THE BONDS:** The Board will take action to reject any or all bids or accept the qualified bid that produces the lowest net effective interest rate for the Bonds at a meeting to be held on Tuesday, April 15, 2025, at 11:00 A.M., Houston Time, at 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098. The District will take action to adopt an order (the “Bond Order”) authorizing the issuance and awarding sale of the Bonds or will reject all bids promptly after the opening of bids. Sale of the Bonds will be made subject to compliance with Texas Government Code § 2252.908, as more fully described below. The Board reserves the right to reject any or all bids and to waive any irregularities, except time of filing.

## THE BONDS

**DESCRIPTION OF CERTAIN TERMS OF THE BONDS:** The Bonds will be dated May 1, 2025, and will bear interest from the Date of Delivery (as defined herein), with interest payable on September 1, 2025, and on each March 1 and September 1 thereafter until the earlier of maturity or prior redemption. Principal of and interest on the Bonds will be payable by the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N.A., currently in Houston, Texas, or any successor paying agent/registrar (the “Paying Agent,” “Registrar” or “Paying Agent/Registrar”). The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See “THE BONDS - Book-Entry-Only System.”

The Bonds will mature serially on September 1 in each of the following years in the following amounts:

2049	\$395,000
2050	420,000
2051	440,000
2052	465,000
2053	485,000
2054	515,000

At the option of the Underwriter (hereinafter defined) as specified in the Official Bid Form, any or all of such serial maturities may be designated as term bonds subject to mandatory sinking fund redemption provided that the mandatory sinking fund amount in each year shall equal the amounts shown above as maturing in such year.

The Bonds are subject to redemption and payment, at the option of the District, in whole or, from time to time, in part, on September 1, 2030, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If fewer than all the Bonds are redeemed at any time, the District shall determine the maturity or maturities and the amounts thereof to be redeemed in integral multiples of \$5,000 in principal amount, and if fewer than all of the Bonds within a maturity are to be redeemed, the Registrar shall designate by method of random selection the Bonds within such maturity to be redeemed (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form). The Bondholder of any Bond, all or a portion of which has been called for redemption, shall be required to present such Bond to the Registrar for payment of the redemption price on the portion of the Bond so called for redemption and issuance of an exchange Bond in a principal amount equal to the portion of the Bond not so redeemed.

**SECURITY FOR PAYMENT:** The Bonds, when issued, will constitute valid and binding obligations of the District, payable as to principal and interest from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property within the District.

**MUNICIPAL BOND INSURANCE AND RATINGS:** Applications have been made to Assured Guaranty Inc. ("AG") and Build America Mutual Assurance Company ("BAM") to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Underwriter (hereinafter defined). The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond insurance policy, and the payment of fees in connection with such ratings except the Moody's rating fees as described below. Moody's has assigned an underlying rating of "Baa1" to the Bonds. If the Underwriter chooses to purchase municipal bond insurance on the Bonds, separate rating(s), including a rating by Moody's, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds an insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of Moody's and the Moody's rating associated with the insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Official Notice of Sale under the caption "NO MATERIAL ADVERSE CHANGE," if the Underwriter elects to purchase municipal guaranty insurance on the Bonds, the rating of the insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

**OTHER TERMS AND COVENANTS:** Other terms of the Bonds and the various covenants of the District contained in the Bond Order are described in the Preliminary Official Statement, to which reference is made for all purposes.

#### CONDITIONS OF SALE

**TYPES OF BIDS AND INTEREST RATES:** The Bonds will be sold in one block on an "all or none" basis at a price of not less than 97% of the principal amount thereof. Bidders are to name the rates of interest to be borne by the Bonds, provided that each interest rate bid must be a multiple of 1/8th or 1/20th of 1%. All Bonds maturing within a single year must bear the same rate of interest. The net effective interest rate on the Bonds may not exceed \_\_\_\_\_% as calculated pursuant to Chapter 1204, Texas Government Code, as amended. No limitation will be imposed upon bidders as to the number of rates which may be used, but the highest rate bid may not exceed the lowest rate bid by more than 2 ½% in interest rate. No bids involving supplemental interest payments or zero interest rates will be considered. No bid generating a cash premium greater than \$5,000 will be considered. Each bid shall indicate the total and net interest costs in dollars and the net effective interest rate determined therefrom, which shall be considered informative only and not as a part of the bid.

**BASIS OF AWARD:** For the purpose of awarding sale of the Bonds, the total interest cost of each bid will be computed by determining, at the rates specified therein, the total dollar value of all interest on the Bonds from the date thereof to their respective maturities, and adding thereto the dollar amount of the discount bid, if any, or deducting therefrom the premium bid, if any. Subject to the District's right to reject any or all bids, sale of the Bonds will be awarded to the bidder (the "Underwriter" or the "Initial Purchaser") whose bid, under the above computation, produces the lowest net interest cost to the District, subject to compliance with Texas Government Code § 2252.908, as described below. The Board reserves the right to reject any or all bids and to waive any irregularities, except time of filing. In the event of mathematical discrepancies between the interest rate(s) bid and the interest cost determined therefrom, as both appear on the Official Bid Form, the bid will be governed solely by the interest rate(s) bid.

**PROVISION OF TEXAS ETHICS COMMISSION FORM 1295 ("TEC FORM 1295") AND CERTIFICATION OF FILING BY BIDDERS:** Pursuant to Texas Government Code § 2252.908 (the "Interested Party Disclosure Act" or the "Act"), the District may not award the Bonds to a bidder unless the bidder, and each syndicate member listed on the Official Bid Form, have provided to the District a completed, signed TEC Form 1295 which has been assigned a certificate number by the Texas Ethics Commission (the "TEC"). Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed, and provided to the District. The TEC Form 1295 may accompany the Official Bid Form or may be submitted separately, but must be provided to the District prior to the time proscribed for the award of the Bonds. The TEC Form 1295 may be provided to the District via facsimile or electronically, however, the original signed TEC Form 1295 complete with certificate number must be physically delivered to the District within two business days of the award. Following the award of the Bonds, the District will notify the TEC of the receipt of each completed TEC Form 1295. The District reserves the right to reject any bid that does not comply with the requirements proscribed herein or to waive any such requirements. For purposes of completing the TEC Form 1295, the entity's name is Harris County Utility District No. 16 and the contract ID number is HCUD16-S2025-B. Neither the District nor its consultants have the ability to verify the information included in a TEC Form 1295, and neither have an obligation nor undertake responsibility for advising any bidder with respect to the proper completion of the TEC Form 1295. Consequently, an entity intending to bid on the Bonds should consult its own advisors to the extent it deems necessary and be prepared to submit the completed form promptly upon notification from the District that its bid is the apparent winning bid.

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

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

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

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

Notwithstanding anything contained herein, any prospective bidder agrees that liability for breach of verification of the statutory representations and covenants provided above as required by Chapters 2252, 2271, 2274 and 2276 of the Texas Government Code during the term of the contract shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of the contract.

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

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

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

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

**GOOD FAITH DEPOSIT:** Each bid must be accompanied by a bank cashier's check payable to the order of "Harris County Utility District No. 16" in the amount of \$54,400, which is 2% of the principal amount of the Bonds (the "Good Faith Deposit"). Only bank cashier's checks will be accepted. The check of the Underwriter will be considered as the Good Faith Deposit and will be retained uncashed by the District pending the Underwriter's compliance with the terms of the bid. In the event the Underwriter should fail or refuse to take up and pay for the Bonds in accordance with such terms, then the Good Faith Deposit will be cashed and the proceeds accepted by the District as full and complete liquidated damages. The Good Faith Deposit may accompany the bid or it may be submitted separately; if submitted separately, it shall be made available to the District prior to the opening of the bids and shall be accompanied by instructions from the bank on which it is drawn which authorize its use as the Good Faith Deposit of bidders named in such instructions. The Good Faith Deposit of the Underwriter will be returned to the Underwriter uncashed on the date of delivery of and payment for the Bonds. No interest will be credited on the Good Faith Deposit. The checks accompanying all other bids will be returned immediately after the bids are opened and the award of the sale of the Bonds has been made.

#### DELIVERY OF THE BONDS AND ACCOMPANYING DOCUMENTS

**DELIVERY OF INITIAL BOND:** Delivery will be accomplished by the issuance of one initial Bond (the "Initial Bond") in the amount of \$2,720,000, payable in stated installments, exchangeable as set forth below. Unless otherwise agreed with the Underwriter, delivery will be at the principal payment office of the Registrar in Houston, Texas. Payment for the Initial Bond must be made in immediately available funds for unconditional credit to the District, or as otherwise directed by the District. The Underwriter will be given five (5) business days' notice of the time fixed for delivery of the Initial Bond. It is anticipated that initial delivery can be made on or about May \_\_, 2025 (such date of initial delivery, the "Date of Delivery"), and subject to the aforesaid notice, it is understood and agreed that the Underwriter will accept delivery and make payment for the Initial Bond by 10:00 A.M., Houston Time, on May \_\_, 2025, or thereafter on the date the Initial Bond is tendered for delivery, up to and including April \_\_, 2025. If for any reason the District is unable to make delivery on or before April \_\_, 2025, then the District immediately shall contact the Underwriter and offer to allow the Underwriter to extend its offer for an additional thirty (30) days. If the Underwriter does not elect to extend its offer within six (6) days thereafter, then the Good Faith Deposit will be returned, and both the District and the Underwriter shall be relieved of any further obligation.

**DTC DEFINITIVE BONDS:** After delivering the Initial Bond, the Bonds will be issued in book-entry-only form. Cede & Co. is the nominee for DTC. All references herein to the Registered Owners of the Bonds shall mean Cede & Co. and not the Beneficial Owners of the Bonds. Purchase of beneficial interests in the Bonds will be made in book-entry-only form (without registered Bonds) in the denominations of \$5,000 principal amount or any integral multiple thereof. Under certain limited circumstances described herein, the District may determine to forego immobilization of the Bonds at DTC, or another securities depository, in which case, such beneficial interests would become exchangeable for one or more fully registered Bonds of like principal amount for the Bonds. See "THE BONDS - Book-Entry-Only System" in the Preliminary Official Statement.

**EXCHANGE ON DELIVERY DATE:** The Registrar will, on the Date of Delivery, exchange the Initial Bond for definitive Bonds consisting of one Bond per maturity, registered to Cede & Co. maturing as set out in the Official Notice of Sale and bearing interest in accordance with the terms of the Initial Purchaser's bid.

**CUSIP NUMBERS:** In the event the book-entry-only system is discontinued, it is anticipated that CUSIP identification numbers will then be printed on the Bonds, but neither the failure to print such number on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Bonds in accordance with the terms of this Official Notice of Sale. All expenses relating to the printing of CUSIP numbers on the Bonds shall be paid for by the District; however, payment of the CUSIP Service Bureau charge for the assignment of the numbers shall be the responsibility of the Underwriter.

**CONDITIONS TO DELIVERY:** The obligation to take up and pay for the Bonds is subject to the following conditions: the issuance of an approving opinion of the Attorney General of Texas, the Underwriter's receipt of the Bonds, the Underwriter's receipt of the legal opinion of Bond Counsel and the no-litigation certificate, and the non-occurrence of the events described below under the caption "NO MATERIAL ADVERSE CHANGE," all as described below. Further, the Underwriter is not obligated to take up and pay for the Bonds at the Date of Delivery if at any time after the award of the Bonds and at or prior to the Date of Delivery, the Congress of the United States shall have declared war or a national emergency. In addition, if the District fails to comply with its obligations described under "OFFICIAL

STATEMENT” below, the Underwriter may terminate its contract to purchase the Bonds by delivering written notice to the District within five (5) days thereafter.

**CERTIFICATION REGARDING OFFERING PRICE OF BONDS:** In order to provide the District with information required to enable it to comply with certain conditions of the Internal Revenue Code of 1986, as amended (the “Code”), relating to the exclusion of interest on the Bonds from gross income for federal income tax purposes, the Underwriter will be required to complete, execute and deliver to the District (on or before the Date of Delivery of the Bonds) a certification regarding the “issue price” of the Bonds in the form accompanying this Official Notice of Sale. Each bidder, by submitting its bid, agrees to complete, execute and deliver such a certificate by the Date of Delivery of the Bonds, if its bid is accepted by the District. It will be the responsibility of the Underwriter to institute such syndicate reporting requirements, to make such investigation, or otherwise to ascertain the facts necessary to enable it to make such certification with reasonable certainty. Any questions concerning such certification should be directed to Bond Counsel.

**LEGAL OPINIONS:** The District will furnish to the Underwriter a transcript of certain certified proceedings incident to the issuance and authorization of the Bonds, including a certified copy of the approving legal opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State of Texas, to the effect that the Attorney General has examined a transcript of proceedings authorizing the issuance of the Bonds, and that based upon such examination, the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property in the District. The District will also furnish the approving legal opinion of Marks Richardson PC, Bond Counsel, Houston, Texas, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding obligations of the District under the Constitution and laws of the State of Texas, except to the extent that enforcement of the rights and remedies of the holders of the Bonds may be limited by laws relating to bankruptcy, reorganization, or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. The legal opinion of Bond Counsel will further state that the Bonds are payable, both as to principal and interest, from ad valorem taxes, without legal limitation as to rate or amount, levied against all taxable property within the District, and that the interest on the Bonds is excludable from gross income for federal income tax purposes under statutes, regulations, published rulings and court decisions existing on the date of such opinion assuming compliance by the District with certain covenants relating to the use and investment of the proceeds of the Bonds (see “LEGAL MATTERS” in the Preliminary Official Statement). Such opinion expresses no opinion with respect to the sufficiency of the security for or marketability of the Bonds.

**QUALIFIED TAX-EXEMPT OBLIGATIONS:** The Code requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution’s investment in tax-exempt obligations acquired after August 20, 1986. An exception to the foregoing provision is provided in the Code for “qualified tax-exempt obligations,” which include tax-exempt obligations, such as the Bonds, (a) designated by the issuer as “qualified tax-exempt obligations” and (b) issued by or on behalf of a political subdivision for which the aggregate amount of tax-exempt obligations (not including private activity bonds other than qualified 501(c)(3) bonds) to be issued during the calendar year is not expected to exceed \$10,000,000. The District will designate the Bonds as “qualified tax-exempt obligations” pursuant to Section 265 (b) of the Internal Revenue Code of 1986, as amended.

**NO-LITIGATION CERTIFICATE:** The District will furnish the Initial Purchaser a certificate, executed by the appropriate officers of the Board, and dated as of the date of delivery of the Bonds, that to their knowledge, no litigation is pending or threatened affecting the validity of the Bonds, or the levy and/or collection of taxes for the payment thereof, or the organization or boundaries of the District, or the title of the officers thereof to their respective offices.

**NO MATERIAL ADVERSE CHANGE:** The obligations of the Initial Purchaser to take up and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the financial condition of the District subsequent to the date of the sale from that set forth in the Preliminary Official Statement, as it may have been supplemented or amended through the date of the sale. As is stated in this Official Notice of Sale under the caption “MUNICIPAL BOND INSURANCE AND RATINGS,” with the Underwriter’s purchase of municipal bond guaranty insurance on the Bonds, the rating of the insurer’s creditworthiness by any rating agency does not and will not in any manner affect the District’s financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District’s financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

## OFFICIAL STATEMENT

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

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

**CHANGES TO OFFICIAL STATEMENT:** If, subsequent to the date of the Official Statement, and prior to and including the date the Underwriter is no longer required to provide an Official Statement to customers who request same pursuant to SEC Rule 15c2-12, the District learns, or is notified by the Underwriter, of any adverse event which causes the Official Statement to be materially misleading, and unless the Underwriter elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Underwriter an appropriate amendment or supplement to the Official Statement satisfactory to the Underwriter; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate upon the earlier of (i) 90 days after the "end of the underwriting period" as defined in SEC Rule 15c2-12 or (ii) the date the Official Statement is filed with the Municipal Securities Rulemaking Board, but in no case less than 25 days after the "end of the underwriting period."

**DELIVERY OF OFFICIAL STATEMENTS:** The District shall furnish to the Underwriter (and to each participating underwriter of the Bonds, within the meaning of SEC Rule 15c2-12(a), designated by the Underwriter), within seven (7) business days after the sale date, the aggregate number of Official Statements specified in the winning bid. The District also shall furnish to the Underwriter a like number of any supplements or amendments approved and authorized for distribution by the District for dissemination to potential purchasers of the Bonds, as well as such additional copies of the Official Statement or any such supplements or amendments as the Underwriter may request prior to the 90th day after the end of the underwriting period described in SEC Rule 15c2-12(f)(2). The District shall pay the expense of preparing the number of copies of the Official Statement specified in the winning bid and an equal number of any supplements or amendments issued on or before the delivery date, but the Underwriter shall pay for all other copies of the Official Statement or any supplement or amendment thereto.

## GENERAL CONSIDERATIONS

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

**RECORD DATE:** The record date ("Record Date") for the interest payable on any interest payment date means the 15th calendar day of the month next preceding such interest payment date.

INVESTMENT CONSIDERATIONS: The Bonds involve certain investment considerations as set forth in the Preliminary Official Statement. Prospective purchasers should carefully review the entire Preliminary Official Statement before making their investment decision. Particular attention should be given to the information set forth therein under the caption "INVESTMENT CONSIDERATIONS."

RESERVATION OF RIGHTS: The District reserves the right to reject all bids or any bid not conforming with the terms hereof and the right to waive any and all irregularities, except time of filing.

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

SECURITIES REGISTRATION AND QUALIFICATION: No registration statement relating to the Bonds has been filed with the SEC under the Securities Act of 1933, as amended, in reliance upon exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws or regulations of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws or regulations of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdictions.

By submission of a bid, the Underwriter represents that the sale of the Bonds in states other than Texas will be made only pursuant to exemptions from registration or qualification or, where necessary, the Underwriter will register or qualify the Bonds in accordance with the securities laws or regulations of any jurisdiction which so requires. The District agrees to cooperate, at the Underwriter's written request and expense, in registering or qualifying the Bonds, or in obtaining an exemption from registration or qualification, in any jurisdiction where such action is necessary, provided that the District shall not be required to file a general consent to service of process in any jurisdiction.

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

SUBSTANTIVE REQUIREMENTS FOR OFFICIAL STATEMENT: The District has complied in all material respects with its previous continuing disclosure agreements.

ADDITIONAL COPIES: Additional copies of the Official Notice of Sale, the Official Bid Form and the Preliminary Official Statement may be obtained from Rathmann & Associates, L.P., 8584 Katy Freeway, Suite 250, Houston, Texas 77024.

Patricia Ann Tope  
President, Board of Directors  
Harris County Utility District No. 16

March 14, 2025



## ISSUE PRICE CERTIFICATE

The undersigned, as the underwriter or the manager of the syndicate of underwriters ("Purchaser"), with respect to the purchase at competitive sale of the Unlimited Tax Bonds, Series 2025 issued by the Harris County Utility District No. 16 ("Issuer") in the principal amount of \$2,720,000 ("Bonds"), hereby certifies and represents, based on its records and information, as follows:

### (Sales where **at least 3 bids are received from underwriters**)

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

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

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

### (Sales where **less than 3 bids are received from underwriters**)

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

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

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

For purposes of this Issue Price Certificate, the term "Underwriter" means (1) (i) a person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, or (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (1)(i) of this paragraph (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public) to participate in the initial sale of the Bonds to the Public, and (2) any person who has more than 50% common ownership, directly or indirectly, with a person described in clause (1) of this paragraph.

The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Federal Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Marks Richardson P.C. in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to

the Bonds. Notwithstanding anything set forth herein, the Purchaser is not engaged in the practice of law and makes no representation as to the legal sufficiency of the factual matters set forth herein.  
EXECUTED and DELIVERED as of this \_\_\_\_\_.

\_\_\_\_\_, as Purchaser

By: \_\_\_\_\_

Name: \_\_\_\_\_

SCHEDULE A

PRICING WIRE OR EQUIVALENT COMMUNICATION

(Attached)

**OFFICIAL BID FORM**

April 15, 2025

President and Board of Directors  
Harris County Utility District No. 16  
c/o Rathmann & Associates, L.P.  
8584 Katy Freeway, Suite 250  
Houston, Texas 77024

Board Members:

We have read in detail the Official Notice of Sale and Preliminary Official Statement, which are hereby made a part hereof, of Harris County Utility District No. 16 (the "District") relating to its \$2,720,000 Unlimited Tax Bonds, Series 2025 (the "Bonds"). We realize that the Bonds involve certain investment considerations and that the ability of the District to service the Bonds depends, in part, on the investment considerations set forth in the Preliminary Official Statement. we have made such inspections and investigations as we deem necessary relating to the investment quality of the Bonds. Accordingly, we offer to purchase all of the Bonds for a cash price of \_\_\_\_\_ (which represents \_\_\_\_\_% of the principal amount thereof), provided such Bonds bear interest at the following rates:

<u>Maturity</u> <u>(September 1)</u>	<u>Amount</u>	<u>Interest Rate</u>
2049(i)(ii)	\$395,000	_____ %
2050(i)(ii)	420,000	_____
2051(i)(ii)	440,000	_____
2052(i)(ii)	465,000	_____
2053(i)(ii)	485,000	_____
2054(i)(ii)	515,000	_____

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

Total Interest Cost from May \_\_, 2025 ..... \$ \_\_\_\_\_  
Plus: Cash Discount ..... \$ \_\_\_\_\_  
(or Less: Dollar Amount of Premium)  
Net Interest Cost..... \$ \_\_\_\_\_  
Net Effective Interest Rate ..... %

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

<b>Term Bonds Maturity Date (September 1)</b>	<b>Year of First Mandatory Redemption</b>	<b>Principal Amount of Term Bonds</b>	<b>Interest Rate</b>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

- (i) Subject to optional redemption on September 1, 2030, and on any date thereafter, at a price equal to the principal amount thereof plus accrued interest.

The Initial Bond shall be registered in the name of Cede & Co.

The Bonds (are) (are not) being insured by \_\_\_\_\_ at a premium of \$ \_\_\_\_\_, said premium to be paid by the Underwriter as outlined in the Official Notice of Sale, the rating fees of Moody's Investors Service, Inc. will be paid by the District; any other rating fees associated with the insurance or an additional underlying rating of the District will be the responsibility of the Underwriter.

We will require copies of the final Official Statement for dissemination to potential purchasers of the Bonds. By our submission of this bid, we agree to provide such copies of the final Official Statement and of any amendments or supplements thereto in accordance with the Official Notice of Sale, and to undertake the obligations of the Underwriter described therein, as contemplated by Rule 15c2-12 of the Securities and Exchange Commission.

Cashier's Check No. \_\_\_\_\_, issued by \_\_\_\_\_ Bank, \_\_\_\_\_, Texas, and payable to your order in the amount of \$54,400 (is attached hereto) (has been made available to you prior to the opening of this bid) as a Good Faith Deposit for disposition in accordance with the terms and conditions set forth in the Official Notice of Sale. Should we fail or refuse to make payment for the Bonds in accordance with the terms and conditions stated in the Official Notice of Sale, this check shall be cashed and the proceeds retained as complete liquidated damages against us. The Good Faith Deposit will be returned to the Underwriter uncashed on the date of delivery of the Bonds.

We agree to accept delivery of and make payment for the Initial Bond in immediately available funds at the principal payment office of The Bank of New York Mellon Trust Company, N.A., in Houston, Texas, not later than 10:00 A.M., Houston Time, on May \_\_, 2025, or thereafter on the date the Bonds are tendered for delivery pursuant to the terms set forth in the Official Notice of Sale.

The undersigned agrees to complete, execute and deliver to the District, by the date of delivery of the Bonds, a certificate relating to the "issue price" of the Bonds in the form accompanying the Official Notice of Sale.

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

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

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

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

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

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

Additionally, by executing this Official Bid Form, the bidder also represents and certifies that, to the extent the Official Bid Form represents a contract for goods or services within the meaning of Section 552.371 of the Texas Government Code, as amended, the bidder and each syndicate member listed on the Official Bid Form will (i) preserve all contracting information related to the bid as provided by the records retention requirements applicable to the District through the delivery date of the Bonds, (ii) promptly provide to the District any contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member on request of the District, and (iii) upon delivery of the Bonds to the bidder, either (a) provide at no cost to the District all contracting information related to the bid that is in the custody or possession of the bidder or any syndicate member or (b) preserve the contracting information related to the bid as provided by the records retention requirements applicable to the District. The term "contracting information" as used in this paragraph has the meaning assigned to such term in Section 552.003 of the Texas Government Code.

We hereby represent that sale of the Bonds in jurisdictions other than Texas will be made only pursuant to exemptions from registration or qualification and that, where necessary, we will register or qualify the Bonds in accordance with the securities laws and regulations of the jurisdictions in which the Bonds are offered or sold.

Respectfully submitted,

\_\_\_\_\_  
Name of Underwriter

By:

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Title

#### ACCEPTANCE CLAUSE

The above and foregoing bid is hereby in all things accepted by Harris County Utility District No. 16, this 15<sup>th</sup> day of April, 2025.

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors

\_\_\_\_\_  
President, Board of Directors

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

**PRELIMINARY OFFICIAL STATEMENT DATED MARCH 14, 2025**

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

*The District will designate the Bonds as "qualified tax-exempt obligations" for financial institutions. See "LEGAL MATTERS - Qualified Tax-Exempt Obligations."*

**NEW ISSUE - Book-Entry Only**

**Ratings: Moody's Investors Service (Underlying)... "Baa1"  
See "SALE AND DISTRIBUTION OF THE BONDS -  
Municipal Bond Insurance and Ratings" herein**

**\$2,720,000  
HARRIS COUNTY UTILITY DISTRICT NO. 16  
(A Political Subdivision of the State of Texas, located within Harris County, Texas)  
UNLIMITED TAX BONDS, SERIES 2025**

**Dated Date: May 1, 2025**

**Interest Accrual Date: Date of Delivery**

**Due: September 1, as shown on the  
inside cover**

Principal of the above bonds (the "Bonds") is payable by the paying agent/registrar, initially, The Bank of New York Mellon Trust Company, N. A., currently in Houston, Texas, or any successor paying agent/registrar (the "Paying Agent," "Registrar" or "Paying Agent/Registrar"). Interest on the Bonds accrues from the initial date of delivery (expected May \_\_, 2025) (the "Date of Delivery"), and is payable on September 1, 2025, and on each March 1 and September 1 thereafter until the earlier of maturity or redemption. The Bonds are issued in principal denominations of \$5,000 or any integral multiple thereof in fully registered form only.

The Bonds are subject to redemption prior to maturity at the option of Harris Utility District No. 16 (the "District"), as a whole or in part, on September 1, 2030, or any date thereafter, at a price equal to the principal amount thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. If fewer than all of the Bonds are redeemed at any time, the particular maturities and amounts of the Bonds to be redeemed shall be selected by the District in integral multiples of \$5,000 within any one maturity. If fewer than all of the Bonds of any given maturity are to be redeemed at any time, the particular Bonds to be redeemed shall be selected by such method of random selection as determined by the Registrar (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form). The Registered Owner of any Bond, all or a portion of which has been called for redemption, shall be required to present same to the Registrar for payment of the redemption price on the portion of the Bond so called for redemption and issuance of a new Bond in the principal amount equal to the portion of such Bond not redeemed.

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

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**See Maturity Schedule on the inside cover**

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The Bonds, when issued, constitute valid and binding obligations of the District, and are payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. See "THE BONDS - Source and Security for Payment." Neither the State of Texas, the City of Houston, Texas, Harris County, Texas, nor any political subdivision other than the District shall be obligated to pay the principal of and interest on the Bonds. Neither the faith and credit nor the taxing power of the State of Texas, the City of Houston, Texas, or Harris County, Texas, is pledged to the payment of the principal of and interest on the Bonds.

The Bonds are offered when, as and if issued by the District, subject among other things to the approval of the Attorney General of Texas and of Marks Richardson PC, Houston, Texas, Bond Counsel. Delivery of the Bonds in book-entry form through DTC is expected to be on or about May \_\_, 2025.



## MATURITY SCHEDULE

CUSIP Prefix (a): 413924

<u>Maturity (Due September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Initial Reoffering Yield (b)</u>	<u>CUSIP Suffix (a)</u>
2049 <sup>(c)</sup>	\$395,000	%	%	
2050 <sup>(c)</sup>	420,000			
2051 <sup>(c)</sup>	440,000			
2052 <sup>(c)</sup>	465,000			
2053 <sup>(c)</sup>	485,000			
2054 <sup>(c)</sup>	515,000			

- (a) CUSIP is a registered trademark of the American Bankers Association. CUSIP data is provided by CUSIP Global Services, managed FactSet Research Systems Inc. on behalf of the American Bankers Association. CUSIP numbers have been assigned to this issue by CUSIP Global Services and are included solely for the convenience of the owners of the Bonds. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP services. Neither the District, the Financial Advisor (as defined herein), nor the Underwriter (as defined herein) take any responsibility for the accuracy of CUSIP numbers.
- (b) Information with respect to the initial reoffering yields of the Bonds is the responsibility of the Underwriter. Initial reoffering yields represent the initial offering price to the public which has been established by the Underwriter for public offerings, and which subsequently may be changed.
- (c) Subject to optional redemption as described on the front cover.

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## USE OF INFORMATION IN OFFICIAL STATEMENT

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

This Official Statement does not constitute, and is not authorized by the District for use in connection with, an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

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

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

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

Neither the District nor the Underwriter makes any representations as to the accuracy, completeness, or adequacy of the information supplied by The Depository Trust Company for use in this Official Statement.

This Official Statement contains "forward-looking" statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, which generally can be identified with words or phrases such as "anticipates," "believes," "could," "estimates," "expects," "foresees," "may," "predict," "should," "will" or other words or phrases of similar import. All statements included in this Official Statement that any person expects or anticipates will, should or may occur in the future are forward-looking statements. These statements are based on assumptions and analyses made in light of experience and perceptions of historical trends, current conditions and expected future developments as well as other factors the District believes are appropriate in the circumstances. However, whether actual results and developments conform with expectations and predictions is subject to a number of risks and uncertainties, including, without limitation, the information discussed under "INVESTMENT CONSIDERATIONS" in this Official Statement, as well as additional factors beyond the District's control. The important investment considerations and assumptions described under that caption and elsewhere herein could cause actual results to differ materially from those expressed in any forward-looking statement. All of the forward-looking statements made in this Official Statement are qualified by these cautionary statements.

## **SALE AND DISTRIBUTION OF THE BONDS**

### **Award of the Bonds**

After requesting competitive bids for the Bonds, the District has accepted the bid resulting in the lowest net interest cost to the District, which was tendered by \_\_\_\_\_ (referred to herein as the "Underwriter" or the "Initial Purchaser") to purchase the Bonds bearing the interest rates shown under "MATURITY SCHEDULE" at a price of \_\_\_\_\_% of the principal amount thereof plus accrued interest to the date of delivery, which resulted in a net effective interest rate of \_\_\_\_\_%, as calculated pursuant to Chapter 1204, Texas Government Code, as amended.

### **Prices and Marketability**

The prices and other terms respecting the offering and sale of the Bonds may be changed from time to time by the Underwriter after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering price, including sales to dealers who may sell the Bonds into investment accounts.

IN CONNECTION WITH THE OFFERING OF THE BONDS, THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

### **Securities Laws**

No registration statement relating to the Bonds has been filed with the United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein, nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdictions.

### **Municipal Bond Insurance and Ratings**

Applications have been made to Assured Guaranty Inc. ("AG") and Build America Mutual Assurance Company ("BAM") to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Underwriter (hereinafter defined). The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond insurance policy, and the payment of fees in connection with such ratings except the Moody's rating fees as described below. Moody's has assigned an underlying rating of "Baa1" to the Bonds. If the Underwriter chooses to purchase municipal bond insurance on the Bonds, separate rating(s), including a rating by Moody's, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds an insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of Moody's and the Moody's rating associated with the insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Official Notice of Sale under the caption "NO MATERIAL ADVERSE CHANGE," if the Underwriter elects to purchase municipal guaranty insurance on the Bonds, the rating of the insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

### **BOND INSURANCE RISK FACTORS**

As is stated above under the caption “SALE AND DISTRIBUTION OF THE BONDS - Municipal Bond Insurance and Ratings,” applications have been made to insurers to issue a commitment for municipal bond guaranty insurance on the Bonds. If the Underwriter purchases such municipal bond guaranty insurance on the Bonds as set forth under such caption, in the event of default of the payment of principal of or interest on the Bonds when all or some become due, any owner of the Bonds shall have a claim under the municipal bond guaranty insurance policy (the “Policy”) for such payments.

In the event that an insurer is unable to make payment of principal and interest on the Bonds as such payments become due under the Policy, the Bonds are payable solely from the moneys received pursuant to the applicable bond documents. In the event that an insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event would not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The long-term ratings on the Bonds are dependent in part on the financial strength of any such insurer and its claims paying ability. An insurer's financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of an insurer and the ratings on bonds insured by any such insurer, including the Bonds, would not be subject to downgrade. Such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

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

Neither the District, nor to the knowledge of the District the Underwriter, has made independent investigation into the claims paying ability of any potential insurer of the Bonds and no assurance or representation regarding the financial strength or projected financial strength of any potential insurer is made by either the District or the Underwriter. Therefore, when making an investment decision, potential investors should carefully consider the ability of the District to pay the principal of and interest on the Bonds and the claims paying ability of any potential insurer, particularly over the life of the investment. See “SALE AND DISTRIBUTION OF THE BONDS - Municipal Bond Insurance and Ratings” above for further information regarding the District’s application for municipal bond guaranty insurance on the Bonds.

## OFFICIAL STATEMENT SUMMARY

The following summary of certain information contained herein is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. The reader should refer particularly to sections that are indicated for more complete information.

### THE BONDS

The Issuer .....	Harris County Utility District No. 16 (the "District") is a political subdivision of the State of Texas located within Harris County, Texas. See "THE DISTRICT - General."
Description .....	\$2,720,000 Unlimited Tax Bonds, Series 2025, are dated May 1, 2025, and mature on September 1 in the years and in the amounts shown on the inside cover page hereof. Interest on the Bonds accrues from the Date of Delivery (as defined herein), and is payable on September 1, 2025, and on each March 1 and September 1 thereafter until maturity or prior redemption. The Bonds are issued in fully registered form and will be issued in denominations of \$5,000 of principal amount or integral multiples thereof. The Bonds are subject to redemption, in whole or in part, prior to their scheduled maturities, on September 1, 2030, or on any date thereafter at the option of the District. See "THE BONDS - General" and - "Redemption."
Book-Entry-Only System .....	The Bonds will be initially registered and delivered only to Cede & Co., the nominee of DTC (defined herein), pursuant to the Book-Entry-Only System described herein. Beneficial ownership of the Bonds may be acquired in principal denominations of \$5,000 or integral multiples thereof. No physical delivery of the Bonds will be made to the beneficial owners thereof. Principal of and interest on the Bonds will be payable by the Paying Agent/Registrar (hereinafter defined) to Cede & Co., which will make distribution of the amounts so paid to the participating members of DTC for subsequent payment to the beneficial owners of the Bonds (see "Book-Entry-Only System").
Source of Payment .....	Principal of and interest on the Bonds and the Outstanding Bonds (hereinafter defined) are payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. See "THE BONDS - Source and Security for Payment," "TAX DATA - Tax Rate Calculations," and "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments."
Use of Proceeds .....	Proceeds of the sale of the Bonds will be used by the District to (i) finance the District's cost of the construction of Hydropneumatic Tank No. 1 replacement, Hydropneumatic Tank No. 2 coatings, Ground Storage tank coatings, emergency water Interconnect with North Green Municipal Utility District, Wastewater Treatment Plant Digester Tank coatings, and emergency generators at Lift Station Nos. 1 through 3; (ii) pay engineering fees associated with the aforementioned projects; and (iii) pay administrative and issuance costs, legal fees, fiscal agent's fees, fees to the Texas Commission on Environmental Quality (the "TCEQ"), and the Attorney General of Texas, and



certain financing costs related to the issuance of the Bonds. See "THE BONDS - Use and Distribution of Bond Proceeds."

Outstanding Bonds and Payment Record .....

The District has previously issued Unlimited Tax Bonds, Series 1985 (the "Series 1985 Bonds"), Unlimited Tax Refunding Bonds, Series 2002 (the "Series 2002 Refunding Bonds,"), Unlimited Tax Refunding Bonds, Series 2006 (the "Series 2006 Refunding Bonds"), Unlimited Tax Bonds, Series 2006 (the "Series 2006 Bonds"), Unlimited Tax Bonds, Series 2007 (the "Series 2007 Bonds"), Unlimited Tax Bonds, Series 2009 (the "Series 2009 Bonds"), Unlimited Tax Bonds, Series 2011 (the "Series 2011 Bonds"), the Series 2014 Refunding Bonds, Unlimited Tax Bonds, Series 2015 (the "Series 2015 Bonds"), Unlimited Tax Refunding Bonds, Series 2015 (the "Series 2015 Refunding Bonds"), Unlimited Tax Bonds, Series 2017 (the "Series 2017 Bonds"), Unlimited Tax Refunding Bonds, Series 2018 (the "Series 2018 Refunding Bonds"), Unlimited Tax Bonds, Series 2020 (the "Series 2020 Bonds") and Unlimited Tax Refunding Bonds, Series 2021 (the "Series 2021 Refunding Bonds"). Collective reference is made in this Official Statement to the District's prior issued debt as the "Prior Bonds." The District has never defaulted in the timely payment of principal of or interest on the Prior Bonds. Before the issuance of the Bonds, the aggregate principal amount of the Prior Bonds that had not been previously retired by the District was \$24,465,000 (the "Outstanding Bonds"). After the issuance of the Bonds, the aggregate principal amount of the District's bonded indebtedness, including the Bonds, will be \$27,185,000. In addition to the components of the District's System that the District has financed with the proceeds of the sale of the Prior Bonds and is financing with the proceeds of the sale of the Bonds, the District expects to finance its portion of the cost of acquisition or construction of additional components of the System with the proceeds of the sale of additional bonds, if any, to be issued in the future. See "THE BONDS - Issuance of Additional Debt," "DISTRICT DEBT - Debt Service Requirements," "THE SYSTEM," and "INVESTMENT CONSIDERATIONS - Future Debt."

Authorized But Unissued Bonds .....

After issuance of the Bonds, there will be \$1,235,000 bonds authorized but unissued for waterworks, wastewater, and drainage facilities and \$32,388,207.01 bonds will remain authorized but unissued for refunding purposes. See "THE BONDS - Issuance of Additional Debt."

Municipal Bond Insurance and Rating .....

Applications have been made to Assured Guaranty Inc. ("AG") and Build America Mutual Assurance Company ("BAM") to issue a commitment for municipal bond guaranty insurance on the Bonds. The purchase of such insurance, if available, and payment of all associated costs, including the premium charged by the insurer, and fees charged by any rating companies other than Moody's Investors Service, Inc. ("Moody's"), will be at the option and expense of the Underwriter (hereinafter defined). The Underwriter understands, by submission of its bid, that the Underwriter is solely responsible for the selection of any insurer and for all negotiations with (i) the insurer as to the premium to be paid, and (ii) the insurer and any and all rating companies as to selection of such rating companies, the ratings to be assigned the Bonds as a consequence of the issuance of the municipal bond insurance policy, and the payment of fees in connection with such

ratings except the Moody's rating fees as described below. Moody's has assigned an underlying rating of "Baa1" to the Bonds. If the Underwriter chooses to purchase municipal bond insurance on the Bonds, separate rating(s), including a rating by Moody's, may at the election of the Underwriter be assigned the Bonds based upon the understanding that upon delivery of the Bonds an insurance policy insuring the timely payment of the principal of and interest on the Bonds will be issued by the insurer. The District will pay the cost of both the underlying rating of Moody's and the Moody's rating associated with the insurance policy issued relating to the Bonds, if the latter is elected to be used by the Underwriter. As is stated in this Official Notice of Sale under the caption "NO MATERIAL ADVERSE CHANGE," if the Underwriter elects to purchase municipal guaranty insurance on the Bonds, the rating of the insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds. See "SALE AND DISTRIBUTION OF THE BONDS - Municipal Bond Insurance."

Legal Opinion .....

Marks Richardson PC, Houston, Texas, Bond Counsel. See "LEGAL MATTERS."

Qualified Tax-Exempt Obligations .....

The District will designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265 (b) of the Internal Revenue Code of 1986, as amended. See "LEGAL MATTERS - Qualified Tax-Exempt Obligations."

#### THE DISTRICT

Description .....

The District is a political subdivision of the State of Texas. The District was created as a conservation and reclamation district by an Act of the 62nd Legislature of the State of Texas, Regular Session, effective May 26, 1971. The District is subject to the continuing supervision of the Texas Commission on Environmental Quality (the "TCEQ.") The District contains approximately 644.17 acres of land. The District is located entirely within Harris County, Texas, and entirely within the extraterritorial jurisdiction of the City of Houston, Texas (the "City"). The District is located approximately 14 miles north of the central business district of the City, and 0.5 miles west of Bush Intercontinental Airport. The District is located west of the Hardy Toll Road and north of Rankin Road. "THE DISTRICT - Authority" and - "Description," and "APPENDIX A - LOCATION MAP."

Authority .....

The rights, powers, privileges, authority and functions of the District are established by Article XVI, Section 59 of the Constitution of the State of Texas, as amended, and the general laws of the State of Texas pertaining to municipal utility districts, particularly Chapters 49 and 54 of the Texas Water Code, as amended. See "THE DISTRICT - General."

Development and Home Construction .....

Land within the District that has been developed to date has been developed primarily for single-family residential usage as the single-family residential subdivisions platted as Meadowview Farms, Sections 2 through 10, Imperial Green, Sections 1 and 2, Remington Creek Ranch, Sections 1 through 6; manufactured home usage as Pine Trace, Phases I through 4 and Sections 5 and 6; and commercial usage (primarily industrial warehouse distribution facilities) as is described below. As of March 1, 2025, single-family homes have been constructed and sold to home purchasers on 1,281 lots and 680 manufactured homes have been constructed in the District. In addition, a total of approximately 603,601 square feet of commercial, warehouse and distribution, manufacturing, and industrial warehouse distribution improvements have been constructed on a total of approximately 73.66 acres within the District as follows: an approximately 12,320 square foot retail strip shopping center has been constructed on approximately 2.3 acres located within the District, an approximately 4,472 square foot service station and convenience store has been constructed on approximately 5.7 acres located within the District, an approximately 9,424 square foot convenience store and gas station has been constructed on approximately 1.43 acres located within the District, an approximately 23,826 square foot Ryder Truck Rental store has been constructed on approximately 15.66 acres located within the District, an approximately 7,336 square foot discount store has been constructed on approximately 0.98 acres located within the District, and a total of approximately 546,223 square feet of warehouse facilities, manufacturing facilities and industrial facilities have been constructed on a total of approximately 47.58 acres located within the District. See "TAX DATA - Principal 2024 Taxpayers."

The development of a total of approximately 277.7 acres (1,281 single-family residential lots) within the District is complete (Meadowview Farms, Sections 2 through 10, Imperial Green, Sections 1 and 2, and Remington Creek Ranch, Sections 1 through 6), including the completion of components of the District's System to serve such sections and street paving, and the construction of homes on all of such lots is complete with all of such homes having been conveyed to home purchasers. Such lots have been developed for the construction of single-family homes (as opposed to the development of lots for manufactured homes as is described below).

Approximately 117.2 acres located within the District have been developed for manufactured home usage as is described below. Holigan Land LP ("Holigan") owns a total of approximately 70.7 acres located within the District which are in the process of being sold to Core5 on which they expect to build warehouse facilities. In addition to the aforementioned approximately 70.7 acres owned by Holigan, approximately 11.85 acres available for future development described below are currently undeveloped. The balance of the land located within the District is located within certain major thoroughfare rights-of-way, drainage easements, detention ponds, is dedicated as recreation and open spaces, or is otherwise not available for development.

The District financed its cost of construction or acquisition of certain water supply and distribution, wastewater collection and treatment, and storm drainage facilities to serve approximately 126.3 acres of the approximately 157.8 acre area of the District originally platted as Imperial Plaza, Section 1 with the proceeds of the sale of the Series 1985 Bonds. The portion of the District originally platted as Imperial Plaza, Section 1 has been replatted and developed as the manufactured home community known as Pine Trace. Approximately 126.3 acres of such approximately 157.8 acre tract were originally developed into unrestricted reserves served with perimeter water distribution, wastewater collection and storm drainage facilities, and street paving. Approximately 117.2 of such acres have been developed into 680 manufactured home lots. The development of Pine Trace has been undertaken by Sun (described below under the caption "Developers and Other Principal Land Owners"), and includes the construction of water distribution, wastewater collection and storm drainage facilities to serve such lots. In addition, recreational facilities that include a community center, swimming pool and basketball court have been completed and are made available to all residents of Pine Trace. All of such 680 lots are currently occupied by manufactured home units. Sun owns all 680 of such lots and rents 670 of the spaces to the owners and lenders of the manufactured home units. An affiliate of Sun owns 170 manufactured home units that it is renting to tenants. Such 680 developed lots comprise Pine Trace, Phases 1 through 4, and Sections 5 and 6. Sun owns no additional land located within the District.

An aggregate of approximately 82.55 acres of land located within the District available for future development are currently undeveloped. Approximately 70.7 of such currently undeveloped acres are owned by Holigan, and approximately 11.85 of such currently undeveloped acres are owned by multiple other parties. See "TAX DATA - Principal 2024 Taxpayers." None of the owners of any of such currently undeveloped acres has any obligation to the District to develop any of such acres according to any timetable or at all, and any such owner may sell the land that it owns in its sole discretion. Therefore, the District cannot represent whether, or when, any development might occur (nor what type of development might occur) on any of the currently undeveloped land located within the District. See "FUTURE DEVELOPMENT."

In addition to the components of the System that the District has financed with the proceeds of the sale of the Prior Bonds, the District anticipates financing the acquisition or construction of additional components of the System, and other facilities, with the proceeds of the sale of additional bonds, if any, to be issued by the District in the future. See "THE BONDS - Issuance of Additional Debt," and "INVESTMENT CONSIDERATIONS - Future Debt."

#### Developers and Other Principal Land Owners..

The developer of Pine Trace is Sun Pine Trace Limited Partnership, a Michigan limited partnership whose general partner is Sun Texas QRS, Inc., a Michigan corporation wholly-owned by Sun Communities, Inc., a publicly-traded corporation ("Sun") whose stock is listed on the New York Stock Exchange. Sun Communities, Inc. is subject to the information requirements of the Securities Exchange Act of 1934, as amended, and in

accordance therewith files reports and other information with the SEC. Sun Communities, Inc. owns and operates 522 manufactured housing communities, RV resorts and marinas in 39 states throughout the United States and Canada. Such communities are concentrated in the Midwest and Southeast portions of the United States. On December 31, 2020, Sun Communities, Inc.'s portfolio consisted of more than 188,176 developed sites, comprised of 96,688 developed manufactured housing sites, 27,564 annual RV sites, 25,043 transient RV sites, and 38,881 wet slips and dry storage spaces. In 1999 Sun purchased partially developed manufactured home lots, a partially constructed recreational facility and approximately 59.8 acres of undeveloped land located within the District. Sun has completed the development of 680 manufactured home lots and the recreational facility within the District that are described above under the caption "Development and Home Construction." Sun owns all 680 of such lots and rents 670 of the spaces to the owners and lenders of the manufactured home units. An affiliate of Sun owns 170 manufactured home units that it is renting to tenants. Sun owns no additional land located within the District.

Holigan Land LP ("Holigan") owns a total of approximately 70.7 acres located within the District which are in the process of being sold to Core5 on which they expect to build warehouse facilities. Neither Holigan nor Core5 has any obligation to the District to develop any of such acres in any manner or according to any timetable or at all, and may sell the land that it owns in its sole discretion. Therefore, the District cannot represent whether, or when, any development might occur (nor what type of development might occur) on any of such currently undeveloped land located within the District. See "FUTURE DEVELOPMENT."

#### **INVESTMENT CONSIDERATIONS**

THE BONDS ARE SUBJECT TO CERTAIN INVESTMENT CONSIDERATIONS. PROSPECTIVE PURCHASERS SHOULD REVIEW THE ENTIRE OFFICIAL STATEMENT BEFORE MAKING AN INVESTMENT DECISION, INCLUDING PARTICULARLY THE SECTION OF THE OFFICIAL STATEMENT ENTITLED "INVESTMENT CONSIDERATIONS."

**SELECTED FINANCIAL INFORMATION  
(UNAUDITED)**

2024 Assessed Valuation .....	\$	475,647,285 (a)
(As of January 1, 2024)		
See "TAX DATA" and "TAX PROCEDURES"		
Direct Debt:		
Outstanding Bonds .....	\$	24,465,000
The Bonds .....		<u>2,720,000</u>
Total .....	\$	27,185,000 (b)
Estimated Overlapping Debt .....	\$	<u>22,212,528</u> (b)
Total Direct and Estimated Overlapping Debt .....	\$	49,397,528 (b)
Direct Debt Ratio		
: as a percentage of 2024 Assessed Valuation .....		5.72 %
Direct and Overlapping Debt Ratio		
: as a percentage of 2024 Assessed Valuation .....		10.39 %
Bond Fund Balance Estimated as of Delivery of the Bonds .....	\$	1,206,997 (c)
General Fund Balance as of February 14, 2025 .....	\$	2,784,284
2024 Tax Rate per \$100 of Assessed Valuation		
Debt Service Tax .....	\$	0.32
Maintenance Tax .....		<u>0.32</u>
Total .....	\$	0.64
Average Percentage of Total Tax Collections (2014-2023) as of January 31, 2025 .....		99.87 %
Percentage of 2024 Tax Collections as of January 31, 2025 .....		95.36 %
Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2046) .....	\$	1,661,546
Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2033) .....	\$	1,806,406
Tax Rate per \$100 of Assessed Valuation Required to Pay Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2026-2046) at 95% Tax Collections		
Based Upon 2024 Assessed Valuation .....	\$	0.37
Tax Rate per \$100 of Assessed Valuation Required to Pay Maximum Annual Debt Service Requirements on the Bonds and the Outstanding Bonds (2033) at 95% Tax Collections		
Based Upon 2024 Assessed Valuation .....	\$	0.40
Number of Single Family Residences as of March 1, 2025 .....		1,281

#### Completed Commercial Improvements Within the District

Approximately 603,601 square feet of commercial; warehouse and distribution; manufacturing; and industrial warehouse distribution improvements

- (a) As of January 1, 2024, and comprises the District's 2024 tax roll. All property located in the District is valued on the tax rolls by the Harris Central Appraisal District (the "Appraisal District") at 100% of assessed value as of January 1 of each year. The District's tax roll is certified by the Harris County Appraisal Review Board (the "Appraisal Review Board"). See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments" and "TAX PROCEDURES."
- (b) See "DISTRICT DEBT." In addition to the components of the District's System that the District has financed with the proceeds of the sale of the Prior Bonds and is financing with the proceeds of the sale of the Bonds, the District expects to finance its portion of the cost of acquisition or construction of additional components of the System with the proceeds of the sale of additional bonds, if any, to be issued in the future. See "THE BONDS - Issuance of Additional Debt," "DISTRICT DEBT - Debt Service Requirements," "THE SYSTEM," and "INVESTMENT CONSIDERATIONS - Future Debt."
- (c) Neither Texas law nor the Bond Order (as defined herein) requires the District to maintain any particular sum in the Bond Fund. Such fund balance reflects the timely payment by the District of the debt service requirements on the Outstanding Bonds that were due on March 1, 2025. The District's remaining debt service requirements for 2025, which are due on September 1, 2025, consist of \$1,153,413 of principal and interest on the Outstanding Bonds and the initial interest payment on the Bonds.

**\$2,720,000**  
**HARRIS COUNTY UTILITY DISTRICT NO. 16**  
**UNLIMITED TAX BONDS**  
**SERIES 2025**

**INTRODUCTION**

This Official Statement provides certain information with respect to the issuance by Harris County Utility District No. 16 (the "District") of its Unlimited Tax Bonds, Series 2025 (the "Bonds").

There follow in this Official Statement descriptions of the Bonds and certain information about the District and its finances. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each such document. Copies of such documents may be obtained from the District c/o Marks Richardson PC ("Bond Counsel"), 3700 Buffalo Speedway, Suite 830, Houston, Texas 77098 upon request and payment of the costs of duplication thereof.

**THE BONDS**

**General**

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

**Description**

The Bonds will be dated May 1, 2025. Interest accrues from the date of initial delivery (the "Date of Delivery"), at the rates shown on the inside cover hereof, and is payable on September 1, 2025, and each March 1 and September 1 thereafter (each, an "Interest Payment Date") until maturity or prior redemption. Interest will be calculated on the basis of a 360-day year comprised of twelve 30-day months. The Bonds mature on September 1 of the years and in the amounts shown under "MATURITY SCHEDULE" on the inside cover page hereof. The Bonds are issued in fully registered form only in principal denominations of \$5,000 or any integral multiple of \$5,000 for any one maturity. The Bonds will be initially registered and delivered only to the Depository Trust Company, New York, New York ("DTC"), in its nominee name of Cede & Co., pursuant to the book-entry system described herein. No physical delivery of the Bonds will be made to purchasers thereof. See "BOOK-ENTRY-ONLY SYSTEM."

**Authority for Issuance**

At an election held within the District on November 5, 2002, voters of the District authorized the issuance of \$33,500,000 unlimited tax bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities and \$33,500,000 unlimited tax refunding bonds. After sale of the Bonds, a total of \$3,955,000 principal amount of unlimited tax bonds for facilities and \$32,388,207.01 for refunding purposes will remain authorized but unissued. The Bonds are issued by the District pursuant to the terms and provisions of the Bond Order; Article XVI, Section 59 of the Texas Constitution; Chapters 49 and 54 of the Texas Water Code, as amended; Chapter 1207, Texas Government Code, as amended, and City of Houston Ordinance No. 97-416.



**Source of Payment**

The Bonds and the Outstanding Bonds are payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. In the Bond Order, the District covenants to levy a sufficient tax to pay principal of and interest on the Bonds, with full allowance being made for delinquencies, costs of collections, Registrar fees, and Appraisal District fees. Tax proceeds, after deduction for collection costs, will be placed in the Debt Service Fund and used solely to pay principal of and interest on the Bonds, the Outstanding Bonds and on additional bonds payable from taxes which may hereafter be issued, and Registrar fees.

The Bonds are obligations of the District and are not the obligations of the State of Texas, Harris County, the City of Houston, or any entity other than the District.

**Funds**

The Bond Order confirms the establishment of the District's Bond Fund (the "Bond Fund") created and established pursuant to the orders of the District authorizing the issuance of the Prior Bonds. The Bond Fund, which constitutes a trust fund for the benefit of the owners of the Outstanding Bonds, the Bonds and any additional tax bonds issued by the District, is to be kept separate from all other funds of the District, and is to be used for payment of debt service on the Outstanding Bonds, the Bonds and any of the District's duly authorized additional bonds payable in whole or part from taxes. Amounts on deposit in the Bond Fund may also be used to pay the fees and expenses of the Paying Agent/Registrar (hereinafter defined), to defray the expenses of assessing and collecting taxes levied for payment of interest on and principal of the Outstanding Bonds, the Bonds and any additional tax bonds, and to pay any tax anticipation notes issued, together with interest thereon, as such tax anticipation notes become due. The District will capitalize the amount of \$203,175 from the proceeds of the sale of the Bonds and will deposit such sum in the Bond Fund upon delivery of the Bonds.

**Record Date**

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

**Redemption Provisions**

The District reserves the right, at its option, to redeem the Bonds prior to their scheduled maturities, in whole or from time to time in part, in integral multiples of \$5,000 of principal, on September 1, 2030, or on any date thereafter, at a price equal to the principal amount thereof plus accrued interest thereon to the date fixed for redemption. If fewer than all of the Bonds are to be redeemed, the particular maturity or maturities and the amounts thereof to be redeemed shall be determined by the District. If fewer than all of the Bonds of the same maturity are to be redeemed, the particular Bonds shall be selected by DTC in accordance with its procedures. See "BOOK-ENTRY-ONLY SYSTEM." Notice of each exercise of the reserved right of optimal redemption shall be given by the Paying Agent/Registrar at least thirty (30) calendar days prior to the redemption date, in the manner specified in the Bond Order.

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

### **Method of Payment of Principal and Interest**

The Board has appointed The Bank of New York Mellon Trust Company, N.A., having its principal corporate trust office and its principal payment office in Houston, Texas, as the initial paying agent/registrar for the Bonds (the "Paying Agent/Registrar," "Paying Agent," or "Registrar") for the Bonds. The principal of the Bonds shall be payable, without exchange or collection charges, in any coin or currency of the United States. The principal of and interest on the Bonds shall be paid to DTC, which will, in turn, remit same to its participants for subsequent disbursement of the amounts so paid to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM."

### **Registration**

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

### **Replacement of Paying Agent/Registrar**

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

### **Legal Investment and Eligibility to Secure Public Funds in Texas**

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

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

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

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

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment or collateral purposes. No representation is made concerning other laws, rules, regulations or investment criteria which apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

## **Issuance of Additional Debt**

The District may issue additional bonds, with the approval (where required) of the Texas Commission on Environmental Quality (the "TCEQ"), necessary to provide and maintain improvements and facilities consistent with the purposes for which the District was created. See "THE DISTRICT - General." The District's voters have authorized the issuance of \$33,500,000 unlimited tax bonds for construction of water distribution, wastewater collection and storm drainage facilities and \$33,500,000 unlimited tax bonds for refunding purposes, and could authorize additional amounts. Following the issuance of the Bonds, \$1,235,000 unlimited tax bonds for construction of water distribution, wastewater collection and storm drainage facilities and \$32,388,207.01 for refunding purposes will remain authorized but unissued. The Bond Order imposes no limitation on the amount of additional parity bonds which may be issued by the District (if authorized by the District's voters and approved by the Board and the TCEQ.) In addition to the components of the System that the District has financed with the proceeds of the sale of the Prior Bonds, the District anticipates financing the acquisition or construction of additional components of the System, and other facilities, with the proceeds of the sale of additional bonds, if any, to be issued by the District in the future. See "DISTRICT DEBT - Debt Service Requirements," "THE SYSTEM," and "INVESTMENT CONSIDERATIONS - Future Debt."

The District's Engineer currently estimates that the aforementioned \$1,235,000 authorized bonds which remain unissued will be adequate to finance the construction of all water, wastewater, and drainage facilities to provide service to all of the currently undeveloped portions of the District. See "FUTURE DEVELOPMENT." If additional bonds are issued in the future and property values have not increased proportionately, such issuance might increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds and the Outstanding Bonds.

The District also is authorized by statute to engage in fire-fighting activities, including the issuing of bonds payable from taxes for such purpose. Before the District could issue fire-fighting bonds payable from taxes, the following actions would be required: (a) authorization of a detailed master plan and bonds for such purpose by the qualified voters in the District; (b) approval of the master plan and issuance of bonds by the TCEQ; and (c) approval of bonds by the Attorney General of Texas. The District does not provide fire protection service, and the Board has not considered calling such an election at this time. The District has no information concerning any determination by the City of Houston to modify its consent ordinance. Issuance of bonds for fire-fighting activities could dilute the investment security of the Bonds.

## **Financing Road Facilities**

Pursuant to Chapter 54 of the Water Code, a municipal utility district may petition the TCEQ for the power to issue bonds supported by property taxes to finance roads. Before the District could issue such bonds, the District would be required to receive a grant of such power from the TCEQ, authorization from the District's voters to issue such bonds, and approval of the bonds by the Attorney General of Texas. The District has not considered filing an application to the TCEQ for road powers nor calling such an election at this time. Issuance of bonds for roads could dilute the investment security for the Bonds.

## **Financing Parks and Recreational Facilities**

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

The District may levy an operation and maintenance tax to support parks and recreational facilities at a rate not to exceed 10 cents per \$100 of assessed value of taxable property in the District, after such tax is approved at an election. In addition, the District is authorized to issue bonds payable from an annual ad valorem tax to pay for the development and maintenance of parks and recreational facilities if (i) the District duly adopts a park plan; (ii) the bonds are authorized at an election; (iii) the bonds payable from any source do not exceed the maximum amount provided by law; (iv) the District obtains any necessary governmental consents allowing the issuance of such bonds; and (v) the bonds are approved by the Attorney General of Texas. The District may issue bonds for such purposes payable solely from net operating revenues without an election. The issuance of such bonds is subject to rules and regulations to be adopted by the Commission.

The District has not considered calling an election for such purposes but could consider doing so in the future.

### **Annexation**

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston, the District must conform to a City of Houston consent ordinance. Generally, the District may be annexed by the City of Houston without the District's consent, and the City cannot annex territory within the District unless it annexes the entire District; however, the City may not annex the District unless (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50 percent of the land in the area, a petition has been signed by more than 50 percent of the landowners consenting to the annexation. Notwithstanding the preceding sentence, the described election and petition process does not apply during the term of a strategic partnership agreement between the City and the District specifying the procedures for full purpose annexation of all or a portion of the District.

If the District is annexed, the City of Houston will assume the District's assets and obligations (including the Bonds) and dissolve the District. Annexation of territory by the City of Houston is a policy making matter within the discretion of the Mayor and City Council of the City of Houston, and therefore, the District makes no representation that the City of Houston will ever annex the District and assume its debt. Moreover, no representation is made concerning the ability of the City of Houston to make debt service payments should annexation occur.

### **Strategic Partnership**

The District is authorized to enter into a strategic partnership agreement with the City of Houston to provide the terms and conditions under which the services would be provided and funded by the parties and under which the District would continue to exist for an extended period if the land within the District were to be annexed for full or limited purposes by the City. The terms of any such agreement would be determined by the City and the District, and could provide for the conversion of a limited purpose annexation to a general purpose annexation within ten years, or the payment of a fee in lieu of annexation to be derived from residential property within the District based on the costs of providing municipal services to the District. Although the City has negotiated and entered into such an agreement with other districts in its extraterritorial jurisdiction, none is currently contemplated with respect to the District, although no representation can be made regarding the future likelihood of an agreement or the terms thereof.

### **Consolidation**

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

### **Remedies in Event of Default**

Texas law and the Bond Order provide that in the event the District defaults in the payment of the principal of or interest on any of the Bonds when due, fails to make payments required by the Bond Order into the Bond Fund or defaults in the observance or performance of any of the covenants, conditions, or obligations set forth in the Bond Order, any Registered Owner shall be entitled at any time to seek a writ of mandamus from a court of competent jurisdiction compelling and requiring the Board of Directors of the District to observe and perform any covenant, obligation or condition prescribed by the Bond Order. Such right is in addition to other rights the Registered Owners may be provided by the laws of the State of Texas.

Other than a writ of mandamus, the Bond Order does not provide a specific remedy for a default. Even if a Registered Owner could obtain a judgment against the District for a default in the payment of principal or interest, such judgment could not be satisfied by execution against any property of the District. If the District defaults, a Registered Owner could petition for a writ of mandamus issued by a court of competent jurisdiction compelling and requiring the District and the District's officials to observe and perform the covenants, obligations or conditions prescribed in the Bond Order. Such remedy might need to be enforced on a periodic basis. Certain traditional legal remedies also may not be available. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political subdivisions, and general principles of equity. See "INVESTMENT CONSIDERATIONS - Registered Owners' Remedies and Bankruptcy."

### **Defeasance**

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

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

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

### **Use and Distribution of Bond Proceeds**

Proceeds of the sale of the Bonds will be used by the District to (i) finance the District's cost of the construction of Hydropneumatic Tank No. 1 replacement, Hydropneumatic Tank No. 2 coatings, Ground Storage tank coatings, emergency water Interconnect with North Green Municipal Utility District, Wastewater Treatment Plant Digester Tank coatings, and emergency generators at Lift Station Nos. 1 through 3; (ii) pay engineering fees associated with the aforementioned projects; and (iii) pay administrative and issuance costs, legal fees, fiscal agent's fees, fees to the Texas

Commission on Environmental Quality (the "TCEQ"), and the Attorney General of Texas, and certain financing costs related to the issuance of the Bonds.

**Construction Costs**

**District Share**

A. Developer Contribution Items

1. None

B. District Items

1. Hydropneumatic Tank No. 2 Coatings	\$31,500
2. Hydropneumatic Tank No. 2 Replacement	180,000
3. Emergency Interconnect with North Green MUD	180,000
4. Ground Storage Tank Coatings	375,000
5. Wastewater Treatment Plant Digester Coatings	300,000
6. Emergency Generators at Lift Station Nos. 1, 2 & 3	675,000
7. Contingencies	342,000
8. Engineering	<u>353,025</u>

Total District Items	<u>\$2,436,525</u>
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Less Use of Surplus Funds	<u>(23,670)</u>
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<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$2,412,855</b>
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**Non-Construction Costs**

1. Legal Fees	\$ 78,000
2. Fiscal Agent Fees	54,400
3. Bond Discount	81,600
4. Bond Issuance Expenses	43,625
5. Bond Application Report Costs	40,000
6. Attorney General Fee	2,720
7. TCEQ Bond Issuance Fee	6,800
8. Contingencies *	<u>0</u>

<b>TOTAL NON-CONSTRUCTION COSTS</b>	<b>\$307,145</b>
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<b>TOTAL BOND ISSUE REQUIREMENT</b>	<b>\$2,720,000</b>
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\* The TCEQ directed that any surplus funds resulting from the sale of bonds at a lower interest rate than proposed shall be shown as a contingency line item. The use of these funds is subject to approval by the TCEQ.

In the instance that approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses approved by the TCEQ. In the instance that actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required. The Engineer has advised the District that the proceeds of the sale of the Bonds should be sufficient to finance the costs of the above-described facilities. However, the District cannot and does not guarantee the sufficiency of such funds for such purposes.

### **BOOK-ENTRY-ONLY SYSTEM**

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

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

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

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

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction as well as periodic statements of their holdings, from the Direct or Indirect Participant

through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

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

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

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

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

## **THE DISTRICT**

### **General**

The District is a political subdivision of the State of Texas. The District was created as a conservation and reclamation district by an Act of the 62nd Legislature of the State of Texas, Regular Session, effective May 26, 1971. The rights, powers, privileges, authority, and functions of the District are established by the general laws of the State of Texas pertaining to municipal utility districts, particularly Chapters 49 and 54, Texas Water Code, as amended. The District, which lies wholly within the extraterritorial jurisdiction of the city of Houston, Texas, is subject to the continuing supervision of the TCEQ.



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

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

### **Description**

The District contains approximately 644.17 acres of land. The District is located entirely within Harris County, Texas, and entirely within the extraterritorial jurisdiction of the City of Houston, Texas (the "City"). The District is located approximately 14 miles north of the central business district of the City of Houston, and 0.5 miles west of Bush Intercontinental Airport. The District is located west of the Hardy Toll Road and north of Rankin Road. See "APPENDIX A - LOCATION MAP."

### **Management of the District**

The District is governed by the Board of Directors, consisting of five directors. The Board of Directors has control over and management supervision of all affairs of the District. Directors serve four-year staggered terms, and elections are held within the District in November in even numbered years. The current members and officers of the Board, along with their respective terms of office, are listed below. While all of the Directors own property within the District, none of the Directors currently resides within the District.

<u>Name</u>	<u>Position</u>	<u>Term Expires in November</u>
Patricia Ann Tope	President	2026
Susan Wescott	Vice President	2026
Michele Z. Womack	Secretary, Records Management Officer	2024
Marilyn Daniel	Director	2024
Manny Mones	Assistant Secretary	2024

The District does not have a general manager or any other employee, but has contracted for services, as follows:

*Tax Assessor/Collector* - The District has engaged B&A Municipal Tax Service, LLC, Houston, Texas, as the District's Tax Assessor/Collector. The Tax Assessor/Collector applies the District's tax levy to tax rolls prepared by the Appraisal District and bills and collects such levy.

*Utility System Operator* - Inframark, LLC Water & Infrastructure Services is employed by the District as the general operator of the District's System.

*Consulting Engineers* - The District has engaged the firm of Burke Engineering, LLC, Houston, Texas, as Consulting Engineer in connection with the overall planning activities and the design of the System.

*Bookkeeper* - The District has engaged Municipal Accounts & Consulting, L.P. as the District's Bookkeeper.

*Auditor* - As required by the Texas Water Code, the District retains an independent auditor to audit the District's financial statements annually, which annual audited financial statements are filed with the TCEQ. The financial statements of the District as of September 30, 2024, and for the year then ended, included in this offering document, have been audited by Roth & Eyring, PLLC, independent auditors, as stated in their report appearing herein. See "APPENDIX B."

*Bond Counsel and General Counsel* - Marks Richardson PC, Houston, Texas, serves as Bond Counsel to the District. The fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are contingent upon the sale and delivery of the Bonds. In addition, Marks Richardson PC also serves as general counsel to the District on matters other than issuance of bonds. See "LEGAL MATTERS."

*Disclosure Counsel* - McCall, Parkhurst & Horton L.L.P., Houston, Texas, serves as Disclosure Counsel to the District. The fee to be paid Disclosure Counsel for services rendered in connection with the issuance of the Bonds is contingent on the issuance, sale and delivery of the Bonds.

*Financial Advisor* - The District has engaged Rathmann & Associates, L.P., as financial advisor (the "Financial Advisor") to the District. The fees paid the Financial Advisor for services rendered in connection with the issuance of the Bonds are based on a percentage of the Bonds actually issued and sold. Therefore, the payment of such fees is contingent upon the sale and delivery of the Bonds. Rathmann & Associates, L.P. is an independent municipal advisor registered with the United States Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"). Rathmann & Associates, L.P.'s SEC registration number is 867-00217 and its MSRB registration number is K0161. Rathmann & Associates, L.P.'s SEC registration Forms MA and MA-1's, which constitute Rathmann & Associates, L.P.'s registration filings, may be accessed through <http://www.sec.gov/edgar/searchedgar/company search.html>.

## **DEVELOPMENT AND HOME CONSTRUCTION**

Land within the District that has been developed to date has been developed primarily for single-family residential usage as the single-family residential subdivisions platted as Meadowview Farms, Sections 2 through 10, Imperial Green, Sections 1 and 2, Remington Creek Ranch, Sections 1 through 6; manufactured home usage as Pine Trace, Phases 1 through 4 and Sections 5 and 6; and commercial usage (primarily industrial warehouse distribution facilities) as is described below. As of March 1, 2025, single-family homes have been constructed and sold to home purchasers on 1,281 lots and 680 manufactured homes have been constructed in the District. In addition, a total of approximately 603,601 square feet of commercial, warehouse and distribution, manufacturing, and industrial warehouse distribution improvements have been constructed on a total of approximately 73.66 acres within the District as follows: an approximately 12,320 square foot retail strip shopping center has been constructed on approximately 2.3 acres located within the District, an approximately 4,472 square foot service station and convenience store has been constructed on approximately 5.7 acres located within the District, an approximately 9,424 square foot convenience store and gas station has been constructed on approximately 1.43 acres located within the District, an approximately 23,826 square foot Ryder Truck Rental store has been constructed on approximately 15.66 acres located within the District, an approximately 7,336 square foot discount store has been constructed on approximately 0.98 acres located within the District, and a total of approximately 546,223 square feet of warehouse facilities, manufacturing facilities and industrial facilities have been constructed on a total of approximately 47.58 acres located within the District. See "TAX DATA - Principal 2024 Taxpayers."

The development of a total of approximately 277.7 acres (1,281 single-family residential lots) within the District is complete (Meadowview Farms, Sections 2 through 10, Imperial Green, Sections 1 and 2, and Remington Creek Ranch, Sections 1 through 6), including the completion of components of the District's System to serve such sections and street paving, and the construction of homes on all of such lots is complete with all of such homes having been conveyed to home purchasers. Such lots have been developed for the construction of single-family homes (as opposed to the development of lots for manufactured homes as is described below).

Approximately 117.2 acres located within the District have been developed for manufactured home usage as is described below. Holigan Land LP (“Holigan”) owns a total of approximately 70.7 acres located within the District which are in the process of being sold to Core5 on which they expect to build warehouse facilities. In addition to the aforementioned approximately 70.7 acres owned by Holigan, approximately 11.85 acres available for future development described below are currently undeveloped. The balance of the land located within the District is located within certain major thoroughfare rights-of-way, drainage easements, detention ponds, is dedicated as recreation and open spaces, or is otherwise not available for development.

The District financed its cost of construction or acquisition of certain water supply and distribution, wastewater collection and treatment, and storm drainage facilities to serve approximately 126.3 acres of the approximately 157.8 acre area of the District originally platted as Imperial Plaza, Section 1 with the proceeds of the sale of the Series 1985 Bonds. The portion of the District originally platted as Imperial Plaza, Section 1 has been replatted and developed as the manufactured home community known as Pine Trace. Approximately 126.3 acres of such approximately 157.8 acre tract were originally developed into unrestricted reserves served with perimeter water distribution, wastewater collection and storm drainage facilities, and street paving. Approximately 117.2 of such acres have been developed into 680 manufactured home lots. The development of Pine Trace has been undertaken by Sun (described below under the caption “DEVELOPERS AND OTHER PRINCIPAL LAND OWNERS”), and includes the construction of water distribution, wastewater collection and storm drainage facilities to serve such lots. In addition, recreational facilities that include a community center, swimming pool and basketball court have been completed and are made available to all residents of Pine Trace. All of such 680 lots are currently occupied by manufactured home units. Sun owns all 680 of such lots and rents 670 of the spaces to the owners and lenders of the manufactured home units. An affiliate of Sun owns 170 manufactured home units that it is renting to tenants. Such 680 developed lots comprise Pine Trace, Phases 1 through 4, and Sections 5 and 6. Sun owns no additional land located within the District.

An aggregate of approximately 82.55 acres of land located within the District available for future development are currently undeveloped. Approximately 70.7 of such currently undeveloped acres are owned by Holigan, and approximately 11.85 of such currently undeveloped acres are owned by multiple other parties. See “TAX DATA - Principal 2024 Taxpayers.” None of the owners of any of such currently undeveloped acres has any obligation to the District to develop any of such acres according to any timetable or at all, and any such owner may sell the land that it owns in its sole discretion. Therefore, the District cannot represent whether, or when, any development might occur (nor what type of development might occur) on any of the currently undeveloped land located within the District. See “FUTURE DEVELOPMENT.”

In addition to the components of the System that the District has financed with the proceeds of the sale of the Prior Bonds, the District anticipates financing the acquisition or construction of additional components of the System, and other facilities, with the proceeds of the sale of additional bonds, if any, to be issued by the District in the future. See “THE BONDS - Issuance of Additional Debt,” and “INVESTMENT CONSIDERATIONS - Future Debt.”

As of March 1, 2025, the status of residential development within the District was as follows:

**Single-Family Residential Units**

Subdivision	Lots				Homes				
	Developed	Acres	Under Development		Under Construction		Completed		Totals
				Acres	Sold	Unsold	Sold	Unsold	
Meadowview Farms									
Section 2	131	20.8			0	0	131	0	131
Section 3	108	22.1			0	0	108	0	108
Section 4	103	21.2			0	0	103	0	103
Section 5	91	21.2			0	0	91	0	91
Section 6	39	14.9			0	0	39	0	39
Section 7	82	12.9			0	0	82	0	82
Section 8	61	14.9			0	0	61	0	61
Section 9	24	5.7			0	0	24	0	24
Section 10	43	10.1			0	0	43	0	43
Imperial Green									
Section 1	204	45.1			0	0	204	0	204
Section 2	40	8.6			0	0	40	0	40
Remington Creek Ranch									
Section 1	79	14.2			0	0	79	0	79
Section 2	71	14.4			0	0	71	0	71
Section 3	69	19.3			0	0	69	0	69
Section 4	51	8.4			0	0	51	0	51
Section 5	42	11.0			0	0	42	0	42
Section 6	43	12.9			0	0	43	0	43
	1,281	277.7	0	0	0	0	1,281	0	1,281
TOTALS									

**Manufactured Home Units**

<u>Subdivision</u>	<u>Lots</u>				<u>Homes</u>		<u>Totals</u>
	<u>Fully Developed</u>		<u>Under Development</u>		<u>Owned by Individual Owner/Lender</u>	<u>Owned by Sun or an Affiliate</u>	
	<u>Lots</u>	<u>Acres</u>	<u>Lots</u>	<u>Acres</u>			
Pine Trace	680	117.2			504	176	680

## **DEVELOPERS AND OTHER PRINCIPAL LAND OWNERS**

The developer of Pine Trace is Sun Pine Trace Limited Partnership, a Michigan limited partnership whose general partner is Sun Texas QRS, Inc., a Michigan corporation wholly-owned by Sun Communities, Inc., a publicly-traded corporation (“Sun”) whose stock is listed on the New York Stock Exchange. Sun Communities, Inc. is subject to the information requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and other information with the SEC. Sun Communities, Inc. owns and operates 522 manufactured housing communities, RV resorts and marinas in 39 states throughout the United States and Canada. Such communities are concentrated in the Midwest and Southeast portions of the United States. On December 31, 2020, Sun Communities, Inc.’s portfolio consisted of more than 188,176 developed sites, comprised of 96,688 developed manufactured housing sites, 27,564 annual RV sites, 25,043 transient RV sites, and 38,881 wet slips and dry storage spaces. In 1999 Sun purchased partially developed manufactured home lots, a partially constructed recreational facility and approximately 59.8 acres of undeveloped land located within the District. Sun has completed the development of 680 manufactured home lots and the recreational facility within the District that are described above under the caption “DEVELOPMENT AND HOME CONSTRUCTION.” Sun owns all 680 of such lots and rents 670 of the spaces to the owners and lenders of the manufactured home units. An affiliate of Sun owns 170 manufactured home units that it is renting to tenants. Sun owns no additional land located within the District.

Holigan Land LP (“Holigan”) owns a total of approximately 70.7 acres located within the District which are in the process of being sold to Core5 on which they expect to build warehouse facilities. Neither Holigan nor Core5 has any obligation to the District to develop any of such acres in any manner or according to any timetable or at all, and may sell the land that it owns in its sole discretion. Therefore, the District cannot represent whether, or when, any development might occur (nor what type of development might occur) on any of such currently undeveloped land located within the District. See “FUTURE DEVELOPMENT.”

## **FUTURE DEVELOPMENT**

Approximately 82.55 acres of land available for future development located in the District are currently undeveloped. Holigan Land LP (“Holigan”) owns a total of approximately 70.7 acres located within the District which are in the process of being sold to Core5 on which they expect to build warehouse facilities. Approximately 11.85 currently undeveloped acres described above are owned by multiple other parties. See “TAX DATA - Principal 2024 Taxpayers.” None of the owners of any of such currently undeveloped acres is under any obligation to the District to undertake the development of any of such acres in any manner or according to any timetable, or at all. Moreover, any such owner may sell the land that it owns at its sole discretion. Therefore, the District can make no representation whether, or when, development might occur (nor what type of development might occur) on any of the currently undeveloped land located within the District. The balance of the land located within the District is contained within certain major thoroughfare rights-of-way, drainage easements, detention ponds, is dedicated as parks, recreation and open spaces, or is otherwise not available for development.

## **THE SYSTEM**

### **Regulation**

According to the District's Engineer, the System has been designed in conformance with accepted engineering practices and the requirements of certain governmental agencies having regulatory or supervisory jurisdiction over the construction and operation of such facilities, including, among others, the TCEQ, the City, Harris County, and the Harris County Flood Control District.

Operation of the System is subject to regulation by, among others, the United States Environmental Protection Agency and the TCEQ. Withdrawal of groundwater and issuance of water well permits are subject to the regulatory authority of the Harris-Galveston Coastal Subsidence District. The total number of equivalent single-family connections (“ESFCs”) estimated at this time for the District upon the full development of its 644.17 acres is 2,041 with a total estimated population of 6,000 people. The following descriptions are based upon information supplied by the District's Engineer.

## **Description**

The District financed its cost of construction or acquisition of certain water supply and distribution, wastewater collection and treatment, and storm drainage facilities to serve a portion of the approximately 126.3 acre area of the District originally platted as Imperial Plaza, Section 1 with the proceeds of the sale of the Series 1985 Bonds. The District financed components of the System that serve Imperial Green, Section 1 and Meadowview Farms, Section 2; water plant improvements; wastewater treatment plant improvements, and other items with the proceeds of the sale of the Series 2006 Bonds. The District financed components of the System that serve Meadowview Farms, Sections 5 and 6, and other items, with the proceeds of the sale of the Series 2009 Bonds. The District financed the expansion of the wastewater treatment plant and the lift station pump replacement with the proceeds of the Series 2011 Bonds. The District financed components of the System to serve Imperial Green Distribution Center and Pine Trace detention ponds, Meadowview Farms, Sections 7, 9 and 10 and Remington Creek Ranch, Section 1 with proceeds of the sale of the Series 2015 Bonds. The District financed components of the System to serve American Plaza, Sections 1 and 2, Pine Trace, Sections 3 through 6, Meadowview Farms, Section 8, Remington Ranch, Section 2, and other items with proceeds of the sale of the Series 2017 Bonds. The District financed components of the System to serve Remington Ranch, Sections 1 through 6, and other items with proceeds of the sale of the Series 2020 Bonds. The District is financing components of the System to serve the District with proceeds of the sale of the Bonds. In addition to the components of the System that the District has financed with the proceeds of the sale of the Prior Bonds and is financing with the proceeds of the sale of the Bonds, the District anticipates financing the acquisition or construction of additional components of the System, and other facilities, with the proceeds of the sale of additional bonds, if any, to be issued by the District in the future. See "THE BONDS - Issuance of Additional Debt," "PLAN OF FINANCING," "DISTRICT DEBT - Debt Service Requirements," and "INVESTMENT CONSIDERATIONS - Future Debt."

## **Wastewater Treatment**

The District provides wastewater treatment capacity by an existing facility which contains 500,000 gallons-per-day ("g.p.d.") capacity. The District financed its cost of acquisition of the facility with a portion of the proceeds of the sale of the Series 1985 Bonds and the Series 2006 Bonds, and the District financed the expansion of the wastewater treatment plant and the lift station pump replacement with the proceeds of the Series 2011 Bonds. The District is financing wastewater treatment plant digester coatings with a portion of the proceeds of the sale of the Bonds. According to the District's Engineer, the capacity in the facility is adequate to serve a total of 2,222 ESFCs located in the District assuming a design criterion of 225 g.p.d./ESFC.

## **Water Supply**

The District's permanent water supply system includes one 1,800 gallons-per-minute ("g.p.m.") water well, one 1,000,000 gallon ground storage tank, two 15,000 gallon pressure tanks, booster pumps aggregating 5,500 g.p.m., and appurtenant facilities, as well as emergency water supply interconnection lines with the adjoining Harris County Municipal Utility District No. 221. The District financed its cost of acquisition of the facility with a portion of the proceeds of the sale of the Series 1985 Bonds and the Series 2006 Bonds. The District is financing hydropneumatic tank No. 1 replacement, hydropneumatic tank No. 2 coatings, and ground storage tank coatings with a portion of the proceeds of the sale of the Bonds. According to the District's Engineer, the aforementioned water supply and storage facilities are adequate to serve 2,500 ESFCs located in the District.

## **100-Year Flood Plain**

The Federal Emergency Management Agency Flood Hazard Boundary Map currently in effect, which covers the land located in the District, indicates that no portion of the District is located in the 100-year flood plain of any watercourse.

"Flood Insurance Rate Map" or "FIRM" means an official map of a community on which the Federal Emergency Management Agency ("FEMA") has delineated the appropriate areas of flood hazards. The 1% chance of probable inundation, also known as the 100 year flood plain, is depicted on these maps. The "100 year flood plain" (or 1% chance of probable inundation) as shown on the FIRM is the estimated geographical area that would be flooded by a rain storm of such intensity to statistically have a one percent chance of occurring in any given year. Generally speaking, homes

must be built above the 100 year flood plain in order to meet local regulatory requirements and to be eligible for federal flood insurance. An engineering or regulatory determination that an area is above the 100 year flood plain is not an assurance that homes built in such area will not be flooded, and a number of neighborhoods in the greater Houston area that are above the 100 year flood plain have flooded multiple times in the last several years.

In 2018, the National Weather Service completed a rainfall study known as NOAA Atlas 14, Volume 11 Precipitation Frequency Atlas of the United States ("Atlas 14"). Floodplain boundaries within the District may be redrawn based on the Atlas 14 study based on a higher statistical rainfall amount, resulting in the application of more stringent floodplain regulations applying to a larger area and potentially leaving less developable property within the District. The application of such regulations could additionally result in higher insurance rates, increased development fees, and stricter building codes for any property located within the expanded boundaries of the floodplain.

### **Subsidence and Conversion to Surface Water Supply**

The District is within the boundaries of the Harris-Galveston Subsidence District (the "Subsidence District") which regulates groundwater withdrawal. The District's authority to pump groundwater from its well is subject to annual permits issued by the Subsidence District. On April 14, 1999, the Subsidence District adopted a District Regulatory Plan (the "1999 Plan") to reduce groundwater withdrawal through conversion to surface water in areas within the Subsidence District's jurisdiction. On January 9, 2013, the Subsidence District adopted a revised Regulatory Plan (the "2013 Plan"). Under the 1999 Plan, the District was required to submit to the Subsidence District by January 2003 a groundwater reduction plan and begin construction of surface water conversion infrastructure by January 2005. Disincentive fees will be imposed under the 2013 Plan if the District's groundwater withdrawal exceeds 40% of the District's total water demand beginning January 2025 and exceeds 20% of the District's total water demand beginning January 2035. In addition, if the District does not meet the Subsidence District's requirements as described above, the District may be required to pay the disincentive fees adopted by the Subsidence District.

The District is located within the Central Harris County Regional Water Authority (the "Authority"). The Authority was created to provide for the supply of surface water to 11 municipal utility districts in central Harris County and to prepare a ground water reduction plan to comply with the Subsidence District's 1999 plan. The Authority submitted its Groundwater Reduction Proposal to the Subsidence District and received final certification on December 10, 2003. This plan adopted by the Subsidence District covers the area of the District, and the District will not owe any disincentive fees to the Subsidence District. The Authority has entered into a contract with the City of Houston to purchase surface water. The Authority charges a ground water pumpage fee of \$3.60 per 1,000 gallons. The issuance of additional bonds by the District in an undetermined amount may be necessary at some time in the future to develop surface water conversion infrastructure or to participate in the Authority or another regional surface water conversion effort. The Authority has to date issued revenue bonds to fund, among other things, Authority surface water project costs. It is expected that the Authority will issue substantially more bonds in the future to finance the Authority's project costs.

**AERIAL PHOTOGRAPH OF THE DISTRICT**  
**(taken January 2025)**



**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT**  
**(taken January 2025)**

**PHOTOGRAPHS TAKEN WITHIN THE DISTRICT**  
**(taken January 2025)**

## DISTRICT DEBT

### General

The following calculations relate to the Bonds and the Outstanding Bonds. The District is empowered to incur debt to be paid from revenues raised by taxes levied against all taxable property located within the District, and various other political subdivisions of government that overlap all or a portion of the District are empowered to incur debt to be paid from revenues raised or to be raised by taxes levied against all or a portion of the property within the District.

2024 Assessed Valuation .....	\$	475,647,285 (a)
(As of January 1, 2024)		
See "TAX DATA" and "TAX PROCEDURES"		
Direct Debt:		
Outstanding Bonds .....	\$	24,465,000
The Bonds .....		<u>2,720,000</u>
Total .....	\$	27,185,000 (b)
Estimated Overlapping Debt .....	\$	<u>22,212,528</u> (b)
Total Direct and Estimated Overlapping Debt .....	\$	49,397,528 (b)
Direct Debt Ratio		
: as a percentage of 2024 Assessed Valuation .....		5.72 %
Direct and Overlapping Debt Ratio		
: as a percentage of 2024 Assessed Valuation .....		10.39 %
Bond Fund Balance Estimated as of Delivery of the Bonds .....	\$	1,206,997 (c)
General Fund Balance as of February 14, 2025 .....	\$	2,784,284
2024 Tax Rate per \$100 of Assessed Valuation		
Debt Service Tax .....	\$	0.32
Maintenance Tax .....		<u>0.32</u>
Total .....	\$	0.64
Average Percentage of Total Tax Collections (2014-2023) as of January 31, 2025 .....		99.87 %
Percentage of 2024 Tax Collections as of January 31, 2025 .....		95.36 %

- 
- (a) As of January 1, 2024, and comprises the District's 2024 tax roll. All property located in the District is valued on the tax rolls by the Harris Central Appraisal District (the "Appraisal District") at 100% of assessed value as of January 1 of each year. The District's tax roll is certified by the Harris County Appraisal Review Board (the "Appraisal Review Board"). See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments" and "TAX PROCEDURES."
- (b) In addition to the components of the District's System that the District has financed with the proceeds of the sale of the Prior Bonds and is financing with the proceeds of the sale of the Bonds, the District expects to finance its portion of the cost of acquisition or construction of additional components of the System with the proceeds of the sale of additional bonds, if any, to be issued in the future. See "THE BONDS - Issuance of Additional Debt," "DISTRICT DEBT - Debt Service Requirements," "THE SYSTEM," and "INVESTMENT CONSIDERATIONS - Future Debt."
- (c) Such fund balance reflects the timely payment by the District of the debt service requirements on the Outstanding Bonds that were due on March 1, 2025. The District's remaining debt service requirements for 2025, which are due on September 1, 2025, consist of \$1,153,413 of principal and interest on the Outstanding Bonds and the initial interest payment on the Bonds.

## Estimated Direct and Overlapping Debt Statement

The following table indicates the direct and estimated overlapping debt of the District. The table includes the estimated amount of indebtedness of governmental entities overlapping the District, defined as outstanding bonds payable from ad valorem taxes, and the estimated percentages and amounts of such indebtedness attributable to property located within the District. This information is based upon data secured from the individual jurisdictions and/or the Texas Municipal Reports published by the Municipal Advisory Council of Texas. The calculations by which the statement was derived were made in part by comparing the reported assessed valuation of the property in the overlapping taxing jurisdictions with the Assessed Valuation of property within the District. No effect has been given to the tax burden levied by any applicable taxing jurisdiction for maintenance and operational or other purposes. Except for the amount relating to the District, the District has not independently verified the accuracy or completeness of such information and no person is entitled to rely upon such information as being accurate or complete. Further, certain of the entities listed below may have issued additional bonds since the date cited.

<u>Taxing Jurisdiction</u>	<u>Debt as of</u>	<u>Estimated Overlapping</u>	
	<u>March 2, 2025</u>	<u>Percent</u>	<u>Amount</u>
Harris County <sup>(i)</sup>	\$2,424,019,039	0.0716%	\$1,736,344
Harris County Department of Education	28,960,000	0.0716%	20,744
Harris County Flood Control District	968,445,000	0.0716%	693,705
Harris County Hospital District	59,315,000	0.0716%	42,488
Port of Houston Authority	406,509,397	0.0716%	291,186
Lone Star College System	471,270,000	0.1384%	652,051
Aldine Independent School District	1,218,970,000	1.0171%	12,398,241
Spring Independent School District	822,205,000	0.7757%	<u>6,377,769</u>
Total Estimated Overlapping Debt			\$22,212,528
Total Direct Debt (the Bonds and the Outstanding Bonds)			<u>27,185,000</u>
Total Direct and Estimated Overlapping Debt			\$49,397,528

<sup>(i)</sup> Harris County Toll Road Bonds are considered to be self-supporting, and are not included in this schedule.

## Debt Ratios

	<u>% of 2024 Assessed Valuation</u>
Direct Debt.....	5.72%
Direct and Estimated Overlapping Debt .....	10.39%

Under Texas law ad valorem taxes levied by each taxing authority other than the District create a lien which is on a parity with the lien in favor of the District on all taxable property within the District. In addition to the ad valorem taxes required to retire the foregoing direct and overlapping debt, the various taxing authorities mentioned above are also authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administration and/or general revenue purposes. Certain of the jurisdictions have in the past levied such taxes. The District has the power to assess, levy and collect ad valorem taxes for operation and maintenance purposes, and such taxes have been authorized by the duly qualified voters of the District at a rate not to exceed \$0.25 per \$100 of Assessed Valuation. The District levied a maintenance tax of \$0.32 per \$100 of Assessed Valuation in 2024. See "TAX DATA - Maintenance Tax."

## Debt Service Requirements

The following schedule sets forth the debt service requirements for the Outstanding Bonds plus the principal and estimated interest requirements of the Bonds.

Year Ending December 31	Current Total Debt Service	Plus: The Bonds		New Total Debt Service
		Principal	Interest*	
2025	\$1,581,825		\$47,600	\$1,629,425
2026	1,583,200		142,800	1,726,000
2027	1,609,388		142,800	1,752,188
2028	1,602,988		142,800	1,745,788
2029	1,605,931		142,800	1,748,731
2030	1,604,675		142,800	1,747,475
2031	1,612,144		142,800	1,754,944
2032	1,633,363		142,800	1,776,163
2033	1,663,606		142,800	1,806,406
2034	1,656,281		142,800	1,799,081
2035	1,382,894		142,800	1,525,694
2036	1,396,206		142,800	1,539,006
2037	1,402,719		142,800	1,545,519
2038	1,407,631		142,800	1,550,431
2039	1,424,319		142,800	1,567,119
2040	1,412,413		142,800	1,555,213
2041	1,448,881		142,800	1,591,681
2042	1,406,881		142,800	1,549,681
2043	1,464,881		142,800	1,607,681
2044	1,469,694		142,800	1,612,494
2045	1,551,756		142,800	1,694,556
2046	1,553,819		142,800	1,696,619
2047	1,078,900		142,800	1,221,700
2048	1,203,788		142,800	1,346,588
2049		\$395,000	142,800	537,800
2050		420,000	122,063	542,063
2051		440,000	100,013	540,013
2052		465,000	76,913	541,913
2053		485,000	52,500	537,500
2054		515,000	27,038	542,038
	\$35,758,183	\$2,720,000	\$3,853,327	\$42,331,510

\* Interest is estimated at 5.25% per annum for purposes of illustration.

Average Annual Requirements: (2026-2046) .....	\$1,661,546
Maximum Annual Requirement: (2033) .....	\$1,806,406

See "TAX DATA - Tax Rate Calculations" and "INVESTMENT CONSIDERATIONS - Maximum Impact on District Tax Rates" for a discussion of the District's projected tax rates and the effect of the Bonds thereon.

## **TAX DATA**

### **Debt Service Tax**

All taxable property located within the District is subject to the assessment, levy and collection by the District of an annual ad valorem tax, without legal limitation as to rate or amount, sufficient to pay principal of and interest on the Bonds, the Outstanding Bonds and any future tax supported bonds which may be issued from time to time as authorized. Taxes are levied by the District each year against the District's assessed valuation as of January 1 of that year. Taxes become due October 1 of such year, or when billed, and generally become delinquent after January 31 of the following year. The Board covenants in the Bond Order to assess and levy, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax ample and sufficient to produce funds to pay the principal of and interest on the Bonds when due. The actual rate of such tax will be determined from year to year as a function of the District's tax base, its debt service requirements and available funds. The District has levied a debt service tax of \$0.32 per \$100 of Assessed Valuation for 2024.

### **Maintenance Tax**

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by a vote of the District's electorate. On April 7, 1984, the District's voters authorized the levy of such a maintenance tax in an amount not to exceed \$0.50 per \$100 of Assessed Valuation. Such tax is levied in addition to taxes which the District is authorized to levy for paying principal of and interest on the Bonds, the Outstanding Bonds and any parity bonds which may be issued in the future. The District levied a maintenance tax of \$0.32 per \$100 of Assessed Valuation for 2024.

### **Tax Rate Limitation**

Debt Service:	Unlimited (no legal limit as to rate or amount)
Maintenance:	\$0.50 per \$100 Assessed Valuation

## Historical Values and Tax Collection History

The following statement of tax collections sets forth in condensed from the historical Assessed Valuation and tax collections of the District. Such summary has been prepared for inclusion herein based upon information obtained from District records. Reference is made to such records, including the District's annual audited financial statements, for more complete information.

<u>Tax Year</u>	<u>Assessed Valuation</u>	<u>Tax Rate(a)</u>	<u>Adjusted Levy</u>	<u>% Collections</u>	
				<u>Current &amp; Prior Years(b)</u>	<u>Year Ended 9/30</u>
2014	\$138,965,160	\$1.19	\$1,653,685	100.00%	2015
2015	176,193,388	1.10	1,971,127	100.00	2016
2016	230,123,409	0.99	2,277,622	99.97	2017
2017	256,476,801	0.92	2,359,162	99.97	2018
2018	268,995,298	0.84	2,259,533	99.65	2019
2019	301,973,851	0.81	2,445,988	99.95	2020
2020	341,085,109	0.77	2,626,355	99.90	2021
2021	376,923,958	0.69	2,600,775	99.88	2022
2022	412,631,988	0.67	2,765,634	99.77	2023
2023	466,057,457	0.64	2,982,768	99.62	2024
2024	475,647,285	0.64	3,044,142	95.36(d)	2025

(a) Per \$100 of Assessed Valuation.

(b) Such percentages reflect cumulative total collections for each year from the time each respective annual tax was levied through January 31, 2025. The amount of tax collected for each levy on a current basis (by September 30 of the year following each respective annual levy) is not reflected in this statement.

(c) As of January 31, 2025. In process of collection.

## Tax Rate Distribution

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Debt Service	\$0.32	\$0.32	\$0.40	\$0.42	\$0.50
Maintenance	<u>0.32</u>	<u>0.32</u>	<u>0.27</u>	<u>0.27</u>	<u>0.27</u>
Total	\$0.64	\$0.64	\$0.67	\$0.69	\$0.77

## Analysis of Tax Base

The following table illustrates the composition of property located within the District during the past five years.

<u>Type of Property</u>	<u>2024</u>		<u>2023</u>		<u>2022</u>	
	<u>Assessed Valuation</u>	<u>%</u>	<u>Assessed Valuation</u>	<u>%</u>	<u>Assessed Valuation</u>	<u>%</u>
Land	\$112,610,485	23.68%	\$111,422,439	23.91%	\$79,950,361	19.38%
Improvements	358,853,980	75.45%	346,164,937	74.28%	329,440,736	79.84%
Personal Property	49,062,387	10.31%	51,161,700	10.98%	42,379,206	10.27%
Exemptions	<u>-44,879,567</u>	<u>-9.44%</u>	<u>-42,691,619</u>	<u>-9.16%</u>	<u>-39,138,315</u>	<u>-9.49%</u>
TOTAL	\$475,647,285	100.00%	\$466,057,457	100.00%	\$412,631,988	100.00%

<u>Type of Property</u>	<u>2021</u>		<u>2020</u>	
	<u>Assessed Valuation</u>	<u>%</u>	<u>Assessed Valuation</u>	<u>%</u>
Land	\$76,780,443	20.37%	\$75,562,485	22.15%
Improvements	277,422,761	73.60%	246,578,470	72.29%
Personal Property	40,013,629	10.62%	35,275,581	10.34%
Exemptions	<u>-17,292,875</u>	<u>-4.59%</u>	<u>-16,331,427</u>	<u>-4.79%</u>
TOTAL	\$376,923,958	100.00%	\$341,085,109	100.00%

## Principal 2024 Taxpayers

Based upon information supplied by the District's Tax Assessor/Collector, the following table lists principal District taxpayers, type of property owned by such taxpayers, and the Assessed Valuation of such property as of January 1, 2024. The information reflects the composition of the Appraisal District's record of property ownership as of January 1, 2024.

<u>Taxpayer</u>	<u>Type of Property</u>	<u>Assessed Valuation 2024 Tax Roll</u>	<u>% of 2024 Tax Roll</u>
Clemenceau Logistics Assets LLC	Land and Improvements	\$33,504,314	7.04%
Sun Pine Trace Limited Partnership*	Land, Improvements and Personal Property	25,885,628	5.44%
CVS Pharmacy Inc. 86130-05	Personal Property	18,666,223	3.92%
Ryder Truck Rental Inc. Property Tax Dept.	Personal Property	10,804,765	2.27%
Ryder Truck Rental Inc.	Land, Improvements and Personal Property	9,361,860	1.97%
Sun Home Services Inc. *	Land, Improvements and Personal Property	5,395,209	1.13%
OHC SI Airtex LP	Land and Improvements	5,279,044	1.11%
Holigan Land LP	Land	4,622,799	0.97%
King Fabrication LLC	Land and Improvements	4,572,742	0.96%
SRQ Food Corp	Land and Improvements	<u>2,901,887</u>	<u>0.61%</u>
		\$120,994,471	25.44%

\* Related parties. Sun Pine Trace LP includes Trident Pine Trace, and Sun Home Services Inc. includes Sun Communities LP, Sun Communities Pine Trace, Sun Home Services, Sun Homes Inc. and Sun Home Trace MHP.

## Tax Rate Calculations

The tax rate calculations set forth below are presented to indicate the tax rates per \$100 of Assessed Valuation which would be required to meet certain debt service requirements if no growth in the District occurs beyond the 2024 Assessed Valuation. The calculations also assume collection of 95% of taxes levied, no use of District funds on hand to augment tax receipts, and the sale of no additional bonds by the District. As outlined above under the caption "Historical Values and Tax Collection History," as of January 31, 2025, the District has collected an average annual percentage of its property taxes of 99.87% for the years 2014 through 2023, and its 2024 tax was 95.36% collected as of such date.

Average Annual Debt Service Requirements (2026-2046).....	\$1,661,546
Tax Rate of \$0.37 on the 2024 Assessed Valuation (\$475,647,285) produces .....	\$1,671,900
Maximum Annual Debt Service Requirement (2033) .....	\$1,806,406
Tax Rate of \$0.40 on the 2024 Assessed Valuation (\$475,647,285) produces .....	\$1,807,460

The District levied a debt service tax in 2024 of \$0.32, plus a maintenance tax of \$0.32 per \$100 of Assessed Valuation. As the above table illustrates, the District's 2024 debt service tax levy of \$0.32 per \$100 of Assessed Valuation is not sufficient to pay the Average Annual Debt Service Requirements and the Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds, assuming taxable values in the District at the level of the District's 2024 Assessed Valuation, assuming a tax collection rate of 95%, no use of District funds on hand to augment tax receipts, and the issuance of no additional bonds by the District. However, the District has collected an average of 99.87% of its tax levies for the period 2014 through 2023 as of January 31, 2025, and its 2024 tax was 95.36% collected as of such date. Moreover, the District's Bond Fund balance is estimated to be \$1,206,997 as of the date of delivery of the Bonds. Although neither Texas law nor the Bond Order requires that any specific amount be retained in the Debt Service Fund at any time, the District has in the past applied earnings from the investment of monies held in the Debt Service Fund to meet the debt service requirements of the Prior Bonds (see "APPENDIX B - ANNUAL AUDIT REPORT"). Therefore, given such



factors, the District anticipates that it will be able to meet the debt service requirements on the Bonds and the Outstanding Bonds without increasing the tax rate for debt service above the debt service rate which the District levied for 2024 - \$0.32 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. See "INVESTMENT CONSIDERATIONS - Factors Affecting Taxable Values and Tax Payments," " - Maximum Impact on District Tax Rates" and "TAX PROCEDURES."

### **Estimated Overlapping Taxes**

Property located within the District is subject to taxation by several taxing authorities in addition to the District. Set forth below is a compilation of all 2024 taxes levied upon property located within the District and the District's 2024 tax rate. Under Texas law, ad valorem taxes levied by each taxing authority other than the District entitled to levy taxes against property located within the District create a lien which is on a parity with the tax lien of the District. In addition to the ad valorem taxes required to make the debt service payments on bonded indebtedness of the District and of such other jurisdictions (see "DISTRICT DEBT - Estimated Direct and Overlapping Debt Statement"), certain taxing jurisdictions are authorized by Texas law to assess, levy and collect ad valorem taxes for operation, maintenance, administrative and/or general revenue purposes.

#### **Composite Tax Rates Covering the Portion of the District Which Lies Within Aldine Independent School District**

<b><u>Taxing Jurisdiction</u></b>	<b><u>2024 Tax Rate/\$100 of A.V.</u></b>
The District	\$0.640000*
Harris County	0.385290
Harris County Department of Education	0.004799
Harris County Flood Control District	0.048970
Harris County Hospital District	0.163480
Port of Houston Authority	0.006150
Lone Star College System	0.107600
Aldine Independent School District	1.034000
Harris County Emergency Services District No. 1	0.084477
Harris County Emergency Services District No. 24	<u>0.097495</u>
Total Tax Rate	\$2.572261

#### **Composite Tax Rates Covering the Portion of the District Which Lies Within Spring Independent School District**

<b><u>Taxing Jurisdiction</u></b>	<b><u>2024 Tax Rate/\$100 of A.V.</u></b>
The District	\$0.640000*
Harris County	0.385290
Harris County Department of Education	0.004799
Harris County Flood Control District	0.048970
Harris County Hospital District	0.163480
Port of Houston Authority	0.006150
Lone Star College System	0.107600
Spring Independent School District	1.156900
Harris County Emergency Services District No. 1	0.084477
Harris County Emergency Services District No. 24	<u>0.097495</u>
Total Tax Rate	\$2.695161

\* Consisting of debt service and maintenance tax components of \$0.32 and \$0.32 per \$100 of Assessed Valuation, respectively.

## **TAX PROCEDURES**

### **Property Tax Code and County-Wide Appraisal District**

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

### **Property Subject to Taxation by the District**

Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District. Principal categories of exempt property include, but are not limited to: property owned by the State of Texas or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; certain household goods, family supplies and personal effects; certain goods, wares, and merchandise in transit; farm products owned by the producer; certain property of charitable organizations, youth development associations, religious organizations, and qualified schools; designated historical sites; and most individually owned automobiles. In addition, the District may by its own action exempt residential homesteads of persons 65 years or older and certain disabled persons to the extent deemed advisable by the Board. The District may be required to offer such an exemption if a majority of voters approve it at an election. The District would be required to call such an election upon petition by twenty percent (20%) of the number of qualified voters who voted in the preceding election. The District is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemption by the District. Furthermore, the District must grant exemptions to disabled veterans, or certain surviving dependents of disabled veterans, if requested, but only to the maximum extent of \$3,000, or between \$5,000 and \$12,000 of taxable valuation depending on the disability rating of the veteran. A veteran who receives a disability rating of 100%, and, under certain circumstances, the surviving spouse of such veteran, is entitled to the exemption for the full amount of the residential homestead. A partially disabled veteran or certain surviving spouses of partially disabled veterans are entitled to an exemption from taxation of a percentage of the appraised value of their residence homestead in an amount equal to the partially disabled veteran's disability rating if (i) the residence homestead was donated by a charitable organization at no cost to the disabled veteran or, (ii) the residence was donated by a charitable organization at some cost to the disabled veteran if such cost is less than or equal to fifty percent (50%) of the total good faith estimate of the market value of the residence as of the date the donation is made. Also, the surviving spouse of (i) a member of the armed forces, (ii) a first responder as defined under Texas law, who was killed in action is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. For the 2024 tax year, the District granted a \$15,000 exemption for the elderly and disabled in the District.

A "Freeport Exemption" applies to goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas, and petroleum products (defined as liquid and gaseous materials immediately derived from refining oil or natural gas), and to aircraft or repair parts used by a certified air carrier acquired in or imported into Texas which are destined to be forwarded outside of Texas and which are detained in Texas for assembling, storing, manufacturing, processing or fabricating for less than 175 days. Although certain taxing units may take official action to tax such property in transit and negate such exemption, the District does not have such an option. A "Goods-in-Transit" Exemption is applicable to certain tangible personal property as defined by the Property Tax Code. The exemption excludes oil, natural gas, petroleum products, aircraft and certain special inventory including dealer's motor vehicles, dealer's vessel and

outboard motor vehicle, dealer's heavy equipment and retail manufactured housing inventory. For tax year 2011 and prior applicable years, the exemption applies to covered property if it is acquired in or imported into Texas for assembling, storing, manufacturing, processing, or fabricating purposes and is subsequently forwarded to another location inside or outside of Texas not later than 175 days after acquisition or importation, and the location where said property is detained during that period is not directly or indirectly owned or under the control of the property owner. For tax year 2012 and subsequent years, such Goods-in-Transit Exemption is further limited to tangible personal property acquired in or imported into Texas for storage purposes and which is stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in Texas that are not in any way owned or controlled by the owner of such property for the account of the person who acquired or imported such property. A property owner who receives the Goods-in-Transit Exemption is not eligible to receive the Freeport Exemption for the same property. Local taxing units such as the District may, by official action and after public hearing, tax goods-in-transit personal property. For the tax year 2012 and subsequent years, a taxing unit must exercise its option to tax goods-in-transit property before January 1 of the first tax year in which it proposes to tax the property at the time and in the manner prescribed by applicable law. However, taxing units who took official action as allowed by prior law before October 1, 2011, to tax goods-in-transit property, and who pledged such taxes for the payment of debt, may continue to impose taxes against the goods-in-transit property until the debt is discharged without further action, if cessation of the imposition would impair the obligations of the contract by which the debt was created. The District has taken official action to allow taxation of all such goods-in-transit personal property, but may choose to exempt same in the future by further official action.

### **General Residential Homestead Exemption**

Texas law authorizes the governing body of each political subdivision in the State of Texas to exempt up to twenty percent (20%) of the appraised value of residential homesteads, but not less than \$5,000, if any exemption is granted, from ad valorem taxation. The law provides, however, that where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. For the 2024 tax year, the District has granted a 10% general residential homestead exemption.

### **Valuation of Property for Taxation**

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

### **District and Taxpayer Remedies**

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

The Property Tax Code sets further notice and hearing procedures for certain tax rate increases by the District and provides for taxpayer referenda which could result in the repeal of certain tax increases. See "Rollback of Operation and Maintenance Tax Rate" below. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property values, appraisals that are higher than renditions and appraisals of property not previously on an appraisal roll.

## **Rollback of Operation and Maintenance Tax Rate**

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

### *Special Taxing Units*

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

### *Developed Districts*

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

### *Developing Districts*

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

### *The District*

The District's Board of Directors adopted a resolution designating the District as a Developing District for the 2024 tax year. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation. Such determination will be made by the Board on an annual basis.

## **Agricultural, Open Space, Timberland and Inventory Deferment**

The Property Tax Code permits land designated for agricultural use (including wildlife management), open space, or timberland to be appraised at its value based on the land's capacity to produce agriculture or timber products rather than at its fair market value. The Property Tax Code permits, under certain circumstances, that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Landowners wishing to avail themselves of any of such designations must apply for the designation, and the Appraisal District is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions and not as to others. If a claimant receives the designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including such taxes for a period of three (3) years for agricultural use and for a period of five (5) years for timberland and open space land prior to the loss of the designation. According to the District's Tax Assessor/Collector, as of January 1, 2024, no land within the District was designated for agricultural use, open space or timberland.

## **Tax Abatement**

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

## **Levy and Collection of Taxes**

The District is responsible for the collection of its taxes, unless it elects to transfer such functions to another governmental entity. The District adopts its tax rate each year after it receives a tax roll certified by the Appraisal District. Taxes are due upon receipt of a bill, and become delinquent after January 31 of the following year or 30 days after the date billed, whichever is later, or, if billed after January 10, they are delinquent on the first day of the month next following the 21st day after such taxes are billed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus a one percent (1%) penalty for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. However, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent, which penalty remains at such rate without further increase. If the tax is not paid by July 1, an additional penalty of up to the amount of the compensation specified in the District's contract with its delinquent tax collection attorney, but not to exceed twenty percent (20%) of the total tax, penalty and interest, may, under certain circumstances, be imposed by the District. With respect to personal property taxes that become delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent and as an alternative to the penalty described in the foregoing sentence, an additional penalty of up to the amount specified in the District's contract with its delinquent tax attorney, but not to exceed twenty percent (20%) of the total tax penalty and interest, may, under certain circumstances, be imposed by the District. The District's contract with its delinquent tax collection attorney currently specifies a twenty percent (20%) additional penalty. A delinquent tax also accrues interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid beginning the first calendar month it is delinquent. The District may waive penalties and interest on delinquent taxes only if an error or omission of a representative of the District, including the Appraisal District, caused the failure of the taxpayer to pay taxes. The Property Tax Code also makes provision for the split payment of taxes, discounts for early payment and the postponement of the delinquency of taxes under certain circumstances and mandatory installment agreements for delinquent taxes on residential homestead property in certain circumstances. The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in equal monthly installments and must extend for a period of at least 12 months and no more than 36 months (as determined by the District. Additionally, the

owner of a residential homestead property who is a person sixty five (65) years of age or older is entitled by law to pay current taxes on a residential homestead in installments or to defer the payment of taxes without penalty during the time of ownership.

#### **District's Rights in the Event of Tax Delinquencies**

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

Except with respect to owners of residential homestead property who are sixty-five (65) years of age or older or under a disability as described above and who have filed an affidavit as required by law, at any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, or by taxpayer redemption rights (a taxpayer may redeem property that is a residence homestead or was designated for agricultural use within two (2) years of foreclosure and all other property within six (6) months of foreclosure) or by bankruptcy proceedings which restrict the collection of taxpayer debt. The District's ability to foreclose its tax lien or collect penalties and interest may be limited on property owned by a financial institution which is under receivership by the Federal Deposit Insurance Corporation pursuant to the Federal Deposit Insurance Act 12 U.S.C. 1825, as amended. Generally, the District's tax lien and a federal tax lien are on par with the ultimate priority being determined by applicable federal law. See "INVESTMENT CONSIDERATIONS - Tax Collection Limitations."

#### **Reappraisal of Property After Disaster**

The Property Tax Code provides that the governing body of a taxing unit located within an area declared to be a disaster area by the governor of the State of Texas may authorize reappraisal of all property damaged in the disaster at its market value immediately after the disaster. For reappraised property, the taxes are prorated for the year in which the disaster occurred. The taxing unit assesses taxes prior to the date the disaster occurred based upon market value as of January 1 of that year. Beginning on the date of the disaster and for the remainder of the year, the taxing unit assesses taxes on the reappraised market value of the property.

#### **Tax Payment Installments after Disaster**

Certain qualified taxpayers, including owners of residential homesteads, located within a natural disaster area and whose property has been damaged as a direct result of the disaster, are entitled to enter into a tax payment installment agreement with a taxing jurisdiction such as the District if the taxpayer pays at least one-fourth of the tax bill imposed on the property by the delinquency date. The remaining taxes may be paid without penalty or interest in three equal installments within six months of the delinquency date.

### **INVESTMENT CONSIDERATIONS**

#### **General**

The Bonds, which are obligations solely of the District and not of the State of Texas, Harris County, Texas, the City of Houston, Texas, or any political subdivision or agency other than the District, are secured by the proceeds an annual ad valorem tax, levied without legal limit as to rate or amount, upon all taxable property within the District. The ultimate security for payment of the principal of and interest on the Bonds depends upon the District's ability to collect from the property owners within the District taxes levied against all taxable property located within the District, or, in the event taxes are not collected and foreclosure proceedings are instituted by the District, upon the value of the taxable property

with respect to taxes levied by the District and by other taxing authorities. The District makes no representation that over the life of the Bonds the taxable property within the District will maintain a value sufficient to justify continued payment of taxes by property owners or that there will be a market for any property if the District forecloses on property to enforce its tax lien. The potential increase in taxable valuation of District property is directly related to the economics of the residential housing industry, not only due to general economic conditions, but also due to the particular factors discussed below. Further, the collection of delinquent taxes owed the District, and the enforcement by a Registered Owner of the District's obligation to collect sufficient taxes may be costly and lengthy processes. See "Tax Collection Limitations" and "Registered Owners' Remedies and Bankruptcy" below and "THE BONDS - Source and Security for Payment" and - "Remedies in Event of Default."

### **Factors Affecting Taxable Values and Tax Payments**

**Economic Factors:** A substantial percentage of the assessed valuation of the property located within the District is attributable to the current market value of (i) single-family residences that have been constructed within the District, (ii) the single-family residential lots that have been developed by the developers of the District and of the developed lots which have been and are being sold by the developers to homebuilders for the construction of primary residences, (iii) the commercial buildings that have been constructed within the District, and (iv) the approximately 117.2 acres of land located within the District have been developed for manufactured home usage and the manufactured homes located on such land. The market value of such homes, lots and manufactured homes is related to general economic conditions affecting the demand for residences. Demand for lots of this type and the construction of residential dwellings thereon and the construction of commercial buildings can be significantly affected by factors such as interest rates, credit availability, construction costs, energy costs and availability and the prosperity and demographic characteristics of the urban center toward which the marketing of homes and commercial enterprises is directed. Declines in the price of oil could adversely affect job stability, wages and salaries, thereby negatively affecting the demand for housing and the values of existing homes (see "Potential Effects of Oil Price Volatility on the Houston Area" below). Recent changes in federal tax law limiting deductions for ad valorem taxes may adversely affect the demand for housing and the prices thereof. Were the District to experience a significant number of residential foreclosures, the value of all homes within the District could be adversely affected. Although development in the District has occurred as described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION," the District cannot predict the pace or magnitude of any future development, home construction or construction of additional commercial improvements in the District other than that which has occurred to date, nor can the District predict the level of occupancy of any commercial; warehouse and distribution; manufacturing; or industrial distribution warehouse improvements within the District.

**National Economy:** The housing and building industry has historically been a cyclical industry, affected by both short-term and long-term interest rates, availability of mortgage and development funds, employment levels and general economic conditions. Although development of the District has occurred as described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION," the District cannot predict the pace or magnitude of any future development, home construction or construction of additional commercial improvements in the District other than that which has occurred to date, nor can the District predict the level of occupancy of any commercial; warehouse and distribution; manufacturing; or industrial distribution warehouse improvements within the District. The District cannot predict what impact, if any, a downturn in the local housing markets or in the national housing and financial markets may have on the Houston market generally and the District specifically.

**Credit Markets and Liquidity in the Financial Markets:** Interest rates and the availability of mortgage and development funding have a direct impact on development and homebuilding activity, particularly short-term interest rates at which developers are able to obtain financing for development costs and at which homebuilders are able to finance the construction of new homes for sale. Interest rate levels may affect the ability of a developer with undeveloped property to undertake and complete development activities within the District and of homebuilders to initiate the construction of new homes for sale. Because of the numerous and changing factors affecting the availability of funds, particularly liquidity in the national credit markets, the District is unable to assess the future availability of such funds for continued development and/or home construction within the District. In addition, since the District is located approximately 14 miles north of the central downtown business district of the City of Houston, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the Houston metropolitan and regional economies and national

credit and financial markets. A downturn in the economic conditions of Houston and further decline in real estate and financial markets in the United States could adversely affect development and homebuilding plans in the District and restrain the growth of the District's property tax base.

**Landowner Obligation to the District:** Certain of the District's principal taxpayers own warehouse and distribution facilities that may not be readily sold, re-leased or re-purposed should the businesses located in such facilities cease operations in the District. The ability of any principal taxpayer to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. Approximately 277.7 acres of land located in the District have been developed for single-family residential usage into a total of 1,281 fully developed single-family residential lots, as is described in this Official Statement under the caption "DEVELOPMENT AND HOME CONSTRUCTION." The District has financed components of the System to serve certain portions of the aforementioned fully developed single-family residential lots as is described in this Official Statement under the caption "THE SYSTEM." In addition, a total of approximately 603,601 square feet of commercial; warehouse and distribution; manufacturing; and industrial warehouse improvements have been constructed within the District. Approximately 82.55 acres of land available for future development located in the District are currently undeveloped. Holigan Land LP ("Holigan") owns a total of approximately 70.7 of such acres which are in the process of being sold to Core5 on which they expect to build warehouse facilities. Approximately 11.85 currently undeveloped acres described above are owned by multiple other parties. See "TAX DATA - Principal 2020 Taxpayers." None of the owners of any of such currently undeveloped acres is under any obligation to the District to undertake the development of any of such acres in any manner or according to any timetable, or at all. Moreover, any such owner may sell the land that it owns at its sole discretion. Therefore, the District can make no representation whether, or when, any development might occur (nor what type of development might occur) on any of the currently undeveloped land located within the District. See "FUTURE DEVELOPMENT."

**Special Considerations Relating to Manufactured Housing:** As is stated in this Official Statement under the captions "DEVELOPMENT AND HOME CONSTRUCTION," and "DEVELOPERS AND OTHER PRINCIPAL LANDOWNERS," a portion of the land that has been developed to date has been developed for manufactured housing use (approximately 1999 to the present). Sun owns all 680 of such lots and rents 670 of the spaces to the owners and lenders of the manufactured home units. In addition, an affiliate of Sun owns 170 manufactured home units on such 680 lots that it is renting to tenants.

The District has experienced a greater incidence of tax delinquencies on a current basis from the owners of the manufactured home units that have been placed on the manufactured home lots developed and owned by Sun than municipal utility districts generally experience with respect to single-family homes, and than has been experienced by the District with respect to single-family homes that have been constructed within the District. Although Sun has been current in its tax payments on its lots, the owners of the manufactured homes on such lots have had a higher delinquency rate than conventional single-family home owners. A tax lien on a manufactured home may not be enforced unless it has been registered with the Texas Department of Housing and Community Affairs not later than six (6) months after the end of the year for which the tax was owed. The tax nevertheless remains the personal obligation of the owner as of January 1 of such manufactured home. As is illustrated in this Official Statement under the caption "TAX DATA - Historical Values and Tax Collection History," the District had experienced historical collections on a total basis that had averaged 99.87% of its tax levies for the period 2014 through 2023 as of January 31, 2025, and its 2024 tax was 95.36% collected as of such date. The District has been able to force delinquent taxpayers, including manufactured home owners, to eventually pay their tax, even if delinquent, by (i) enforcing a provision of Section 49.212, Texas Water Code, as amended, that enables the District to discontinue water service to delinquent taxpayers who are at least six months delinquent in such payment, and (ii) by vigorous collection measures, including retaining delinquent tax counsel to enforce the lien securing the payment of the tax obligation. Although the District has no reason to believe that the historical pattern of tax collections that the District has experienced with respect to manufactured housing will be different in the future than it has been in the past, the District intends to vigorously exercise its rights to collect its tax when due. Moreover, the development that has occurred in the District since 2003 has been predominately conventional single-family and commercial in nature. See "TAX DATA - Analysis of Tax Base." As and to the extent that development and home construction and commercial development and construction in the District continues to predominate in the addition of conventional single-family housing and commercial improvements and values rather than manufactured housing values, the proportion of the District's tax base comprised of values of manufactured housing is expected to continue to abate.



## **Maximum Impact on District Tax Rates**

The value of the land and improvements currently located within the District will be a major determinant of the ability of the District to collect, and the willingness of District property owners to pay, ad valorem taxes levied by the District. The 2024 Assessed Valuation of property located within the District (see "TAX DATA") is \$475,647,285. After issuance of the Bonds, the Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds will be \$1,806,406 (2033) and the Average Annual Debt Service Requirements will be \$1,661,546 (2026 through 2046, inclusive.) Assuming no increase to or decrease from the 2024 Assessed Valuation, no use of other District funds on hand to augment tax receipts, and the issuance of no additional bonds by the District, tax rates of \$0.40 and \$0.37 per \$100 of Assessed Valuation at a 95% tax collection rate would be necessary to pay the Maximum Annual Debt Service Requirement and the Average Annual Debt Service Requirements on the Bonds and the Outstanding Bonds, respectively. See "TAX DATA - Tax Rate Calculations."

The District levied a debt service tax in 2024 of \$0.32, plus a maintenance tax of \$0.32 per \$100 of Assessed Valuation. As is illustrated above, the District's 2024 debt service tax levy of \$0.32 per \$100 of Assessed Valuation is not sufficient to pay the Average Annual Debt Service Requirements and the Maximum Annual Debt Service Requirement on the Bonds and the Outstanding Bonds, assuming taxable values in the District at the level of the District's 2024 Assessed Valuation, assuming a tax collection rate of 95%, no use of District funds on hand to augment tax receipts, and the issuance of no additional bonds by the District. However, the District has collected an average of 99.87% of its tax levies for the period 2014 through 2023 as of January 31, 2025, and its 2024 tax was 95.36% collected as of such date. Moreover, the District's Bond Fund balance is estimated to be \$1,206,997 as of the date of delivery of the Bonds. Although neither Texas law nor the Bond Order requires that any specific amount be retained in the Debt Service Fund at any time, the District has in the past applied earnings from the investment of monies held in the Debt Service Fund to meet the debt service requirements of the Prior Bonds (see "APPENDIX B - ANNUAL AUDIT REPORT"). Therefore, given such factors, the District anticipates that it will be able to meet the debt service requirements on the Bonds and the Outstanding Bonds without increasing the tax rate for debt service above the debt service rate which the District levied for 2024 - \$0.32 per \$100 of Assessed Valuation. However, the District can make no representation that the taxable property values in the District will increase in the future or will maintain a value sufficient to support the aforementioned tax rate or to justify continued payment of taxes by property owners. In addition to the components of the District's System that the District has financed with the proceeds of the sale of the Prior Bonds and is financing with the proceeds of the sale of the Bonds, the District expects to finance its portion of the cost of acquisition or construction of additional components of the System with the proceeds of the sale of additional bonds, if any, to be issued in the future. See "Future Debt" below, "THE BONDS - Issuance of Additional Debt," "PLAN OF FINANCING," "DISTRICT DEBT - Debt Service Requirements" and "THE SYSTEM."

As is described in this Official Statement under the caption "TAX DATA - Estimated Overlapping Taxes," the aggregate of the 2024 tax levies of all units of government which levy taxes against the property located within the District plus the District's 2024 levy is \$2.695161 per \$100 of Assessed Valuation as to that portion of the District that lies within the Spring Independent School District, and \$2.572261 per \$100 of Assessed Valuation as to that portion of the District that lies within the Aldine Independent School District, which aggregate levies are higher than the aggregate of the tax levies of many municipal utility districts located within the Houston metropolitan area but are within the range of the aggregate levies of municipal utility districts in the Houston metropolitan area which are in stages of development comparable with the District. To the extent that such composite tax rates are not competitive with competing developments, the growth of property tax values in the District and the investment quality or security of the Bonds could be adversely affected.

Increases in the District's tax rate to higher levels than the rate which the District levied in 2024 may have an adverse impact upon future development of the District, and the ability of the District to collect, and the willingness of owners of property located within the District to pay, ad valorem taxes levied by the District.

## **Tax Collection Limitations**

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (a) cumbersome, time consuming and expensive collection procedures, (b) a bankruptcy court's stay of tax collection

procedures against a major taxpayer, (c) market conditions affecting the marketability of taxable property within the District at a foreclosure sale of such property, (d) adverse effects on marketability from a taxpayer's limited right to redeem its foreclosed property, or (e) insufficient foreclosure bids to satisfy the tax liens of all state and local taxing authorities on the property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. Moreover, the value of the property to be sold for delinquent taxes and thereby the potential sales proceeds available to pay debt service on the Bonds, may be limited by among other factors, the existence of other tax liens on the property, by the current aggregate tax rate being levied against the property, or by the taxpayers' right to redeem residential or agricultural use property within two (2) years of foreclosure and all other property within six (6) months of foreclosure. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes assessed against such taxpayer. See "TAX PROCEDURES." In addition to automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and second, a debtor may challenge, and a bankruptcy court may reduce the amount of any taxes assessed against the debtor, including taxes that have already been paid.

### **Registered Owners' Remedies and Bankruptcy**

In the event of default in the payment of principal of or interest on the Bonds, the Registered Owners have a right to seek a writ of mandamus requiring the District to levy adequate taxes each year to make such payments. Except for mandamus, the Bond Order does not provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Even if the Registered Owners could obtain a judgment against the District, such a judgment could not be enforced by a direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District in order to pay the principal of and interest on the Bonds. Since there is no trust indenture or trustee, the Registered Owners would have to initiate and finance the legal process to enforce their remedies.

The enforceability of the rights and remedies of the Registered Owners may be further limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. In this regard, should the District file a petition for protection from creditors under federal bankruptcy laws, a suit seeking the remedy of mandamus would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge. See "THE BONDS - Remedies in Event of Default" and "Bankruptcy Limitation to Registered Owners' Rights" below.

### **Bankruptcy Limitation to Registered Owners' Rights**

The enforceability of the rights and remedies of the Registered Owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Texas law requires a district, such as the District, to obtain the approval of the TCEQ as a condition to seeking relief under the Federal Bankruptcy Code.

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

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debt. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect Registered Owners by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the Registered Owners' claims against a district.

The District may not be placed into bankruptcy involuntarily.

#### **Future Debt**

The District reserved in the Bond Order the right to issue the remaining \$1,235,000 in unlimited tax bonds authorized but unissued for waterworks, sanitary sewer and drainage facilities, and \$32,388,207.01 authorized but unissued unlimited tax refunding bonds, and such additional bonds as may hereafter be approved by both the Board of Directors and the voters of the District. The District has also reserved the right to issue certain other additional bonds, special project bonds, and other obligations described in the Bond Order. All of the remaining bonds described above for waterworks, sanitary sewer and drainage facilities, and for refunding purposes, which have heretofore been authorized by the voters of the District, may be issued by the District from time to time as needed. The issuance of such \$1,235,000 in bonds for waterworks, wastewater and drainage facilities is also subject to TCEQ authorization. In addition to the components of the District's System that the District has financed with the proceeds of the sale of the Prior Bonds and is financing with the proceeds of the sale of the Bonds, the District expects to finance its portion of the cost of acquisition or construction of additional components of the System with the proceeds of the sale of additional bonds, if any, to be issued in the future. See "THE BONDS - Issuance of Additional Debt," "PLAN OF FINANCING," "DISTRICT DEBT - Debt Service Requirements" and "THE SYSTEM."

The District's Engineer currently estimates that the aforementioned \$1,235,000 authorized bonds which remain unissued will be adequate to finance the construction of all water, wastewater, and drainage facilities to provide service to all of the currently undeveloped portions of the District. See "FUTURE DEVELOPMENT." If additional bonds are issued in the future and property values have not increased proportionately, such issuance might increase gross debt/property valuation ratios and thereby adversely affect the investment quality or security of the Bonds and the Outstanding Bonds. See "THE BONDS - Issuance of Additional Debt."

#### **Competitive Nature of Houston Housing and Commercial Building Markets**

The single-family development and housing and commercial development and building industries in the Houston area are very competitive, and the District can give no assurance that the building programs that are planned by the Builder or any future home builder(s) will be completed, that additional commercial buildings will be constructed within the District, or that any residential or commercial development projects other than those that have been heretofore undertaken in the District will be initiated or completed. The likelihood of the construction of future homes or commercial buildings or the initiation of any new residential or commercial development projects in the District is affected by most of the factors discussed in this section, and such likelihood is directly related to tax revenues received by the District and the growth and maintenance of taxable values in the District.

#### **Continuing Compliance with Certain Covenants**

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

#### **Marketability**

The District has no understanding (other than the initial reoffering yields) with the Underwriters regarding the reoffering yields or prices of the Bonds and has no control over the trading of the Bonds in the secondary market. There is no assurance that a secondary market will be made for the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the bid and asked spread of other bonds generally bought, sold or traded in the secondary market. See "SALE AND DISTRIBUTION OF THE BONDS."

## Environmental Regulations

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

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

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

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

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

The HGB Area is currently designated as a “serious” nonattainment area under the 2015 Ozone Standard, with an attainment deadline of August 3, 2027. For purposes of the 2015 Ozone Standard, the HGB Area consists of only six counties: Brazoria, Chambers, Fort Bend, Galveston, Harris, and Montgomery Counties.

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

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

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

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

Texas Pollutant Discharge Elimination System (“TPDES”) permits set limits on the type and quantity of discharge, in accordance with state and federal laws and regulations. The TCEQ reissued the TPDES Construction General Permit (TXR150000), with an effective date of March 5, 2023, which is a general permit authorizing the discharge of stormwater runoff associated with small and large construction sites and certain non-stormwater discharges into surface water in the state. It has a 5-year permit term, and is then subject to renewal. Moreover, the Clean Water Act (“CWA”) and Texas Water Code require municipal wastewater treatment plants to meet secondary treatment effluent limitations and more stringent water quality-based limitations and requirements to comply with the Texas water quality standards. Any water quality-based limitations and requirements with which a municipal utility district must comply may have an impact on the municipal utility district’s ability to obtain and maintain compliance with TPDES permits.

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

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

On May 25, 2023, the Supreme Court of the United States issued its decision in *Sackett v. EPA*, which clarified the definition of “waters of the United States” and significantly restricted the reach of federal jurisdiction under the CWA. Under the *Sackett* decision, “waters of the United States” includes only geographical features that are described in ordinary parlance as “streams, oceans, rivers, and lakes” and to adjacent wetlands that are indistinguishable from such bodies of water due to a continuous surface connection. Subsequently, the EPA and USACE issued a final rule amending the definition of “waters of the United States” under the CWA to conform with the Supreme Court’s decision.

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

## **Extreme Weather Events**

The greater Houston area, including the District, is subject to occasional severe weather events, including tropical storms and hurricanes. If the District were to sustain damage to its facilities requiring substantial repair or replacement, or if substantial damage were to occur to taxable property within the District as a result of such a weather event, the investment security of the Bonds could be adversely affected.

The greater Houston area, including the District, has experienced multiple storms exceeding a 0.2% probability (i.e., “500 year flood” events) since 2015, including Hurricane Harvey, which made landfall along the Texas Gulf Coast on August 26, 2017, and brought historic levels of rainfall during the successive four days. According to the District's Operator and Engineer, the District's System did not sustain any material damage from Hurricane Harvey and there was no interruption of water or sewer service. Neither the District's Operator nor Engineer is aware of any homes or businesses within the District that experienced structural flooding or other significant damage as a result of Hurricane Harvey.

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

### *Specific Flood Type Risks*

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

## **Potential Effects of Oil Price Volatility on the Houston Area**

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

## **Changes in Tax Legislation**

Certain tax legislation, whether currently proposed or proposed in the future, may directly or indirectly reduce or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed, pending or future legislation.

## **2025 Legislative Session**

The 89th Regular Legislative Session convened on January 14, 2025, and will conclude on June 2, 2025. The Governor of Texas may call additional special sessions, at the Governor's discretion, each lasting no more than 30 days, and for which the Governor sets the agenda. The Texas Legislature could enact laws that materially change current laws affecting ad valorem tax matters, elections, and other matters which could adversely affect the District and also affect the marketability or market value of the Bonds. The District can make no representation regarding any actions the Texas Legislature may take or the effect of any such actions. While the enactment of future legislation in Texas could adversely affect the financial condition or operations of the District, the District does not anticipate that the security for payment of the Bonds, specifically, the District's obligation to levy an unlimited annual ad valorem tax, would be adversely affected by any such legislation.

## **LEGAL MATTERS**

### **Legal Opinions**

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

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

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

### **Legal Review**

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

### **Tax Exemption**

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

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

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

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

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

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

Interest on the Bonds may be includable in certain corporation's "adjusted financial statement income" determined under section 56A of the Code to calculate the alternative minimum tax imposed by section 55 of the Code.

### **Collateral Federal Income Tax Consequences**

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on Existing Law which is subject to change or modification retroactively.

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences. The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, including financial institutions, life insurance and property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, certain S corporations with accumulated earnings and profits and excess passive investment income, foreign corporations subject to the branch profits tax, and individuals otherwise allowed an earned income credit. **THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIFIC PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP, AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.**



Under Section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a “market discount” and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to “market discount bonds” to the extent such gain does not exceed the accrued market discount of such bonds; although for this purpose, a de minimis amount of market discount is ignored. A “market discount bond” is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the “revised issue price” (i.e., the issue price plus accrued original issue discount). The “accrued market discount” is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

### **Qualified Tax-Exempt Obligations**

The Code requires a pro rata reduction in the interest expense deduction of a financial institution to reflect such financial institution's investment in tax-exempt obligations acquired after August 7, 1986. An exception to the foregoing provision is provided in the Code for “qualified tax-exempt obligations,” which include tax-exempt obligations, such as the Bonds, (a) designated by the issuer as “qualified tax-exempt obligations” and (b) issued by or on behalf of a political subdivision for which the aggregate amount of tax-exempt obligations (not including private activity bonds other than qualified 501(c)(3) bonds) to be issued during the calendar year is not expected to exceed \$10,000,000.

The District has designated the Bonds as “qualified tax-exempt obligations” and has represented that the aggregate amount of tax-exempt bonds (including the Bonds) issued by the District and entities aggregated with the District under the Code during calendar year 2025 is not expected to exceed \$10,000,000 and that the District and entities aggregated with the District under the Code have not designated more than \$10,000,000 in “qualified tax-exempt obligations” (including the Bonds) during calendar year 2025.

Notwithstanding these exceptions, financial institutions acquiring the Bonds will be subject to a 20% disallowance of allocable interest expense

### **State, Local and Foreign Taxes**

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

### **Tax Accounting Treatment of Original Issue Discount and Premium Bonds**

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

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

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

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

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

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

#### **NO-LITIGATION CERTIFICATE**

The District will furnish to the Underwriters a certificate, dated as of the date of delivery of the Bonds, executed by appropriate officers of the Board, to the substantial effect that no litigation of any nature has been filed or is then pending or to the knowledge of the District's certifying officers, threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the issuance, execution or delivery of the Bonds; affecting the provisions made for the payment of or security for the Bonds; in any manner questioning the authority or proceedings for the issuance, execution, or delivery of the Bonds; or affecting the validity of the Bonds, the corporate existence or boundaries of the District or the title to the then present offices and directors of the Board.

#### **NO MATERIAL ADVERSE CHANGE**

The obligations of the Underwriters to take up and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the financial condition of the District subsequent to the date of sale from that set forth in the Preliminary Official Statement, as it may have been finalized, supplemented or amended through the date of sale. The rating of the Insurer's creditworthiness by any rating agency does not and will not in any manner affect the District's financial condition, and thus any change to such rating, including a downgrade thereof, at any time, does not and will not constitute a change, material or otherwise, in the District's financial condition, and therefore cannot be a basis for termination by the Underwriter of its obligations to take up and pay for the Bonds.

## **SOURCES OF INFORMATION**

### **General**

The information contained in this Official Statement has been obtained primarily from the District's records, the Tax Assessor/Collector, the Harris Central Appraisal District, the Engineer, and other sources believed to be reliable; however, no representation is made as to the accuracy or completeness of the information contained herein, except as described below under "GENERAL CONSIDERATIONS - Certification of Official Statement." The summaries of the statutes, resolutions, orders and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

The financial statements of the District as of September 30, 2024, and for the year then ended, included in this offering document, have been audited by Roth & Eyring, PLLC, independent auditors, as stated in their report herein.

### **Experts**

The information contained in this Official Statement relating to engineering, to the description of the System generally and, in particular, the engineering information included in the sections captioned "THE DISTRICT," "DEVELOPMENT AND HOME CONSTRUCTION," "FUTURE DEVELOPMENT," and "THE SYSTEM," has been provided by Burke Engineering, LLC, Houston, Texas. Such information has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

The information contained in this Official Statement relating to assessed valuations of property generally and, in particular, that information concerning valuations contained in the sections captioned "TAX DATA" and "DISTRICT DEBT" has been provided by the Harris Central Appraisal District and B&A Municipal Tax Services, LLC. The District has included certain information herein in reliance upon B&A Municipal Tax Services, LLC's authority as an expert in the field of tax assessing and real property appraisal. The District has included certain information herein in reliance upon the Appraisal District's authority as an expert in the field of tax assessing and real property appraisal.

## **GENERAL CONSIDERATIONS**

### **Updating of Official Statement**

If, subsequent to the date of the Official Statement, to and including the date the Underwriters are no longer required to provide an Official Statement to customers who request same pursuant to Rule 15c2-12 of the United States Securities and Exchange Commission (the "SEC"), the District learns, or is notified by the Underwriters, of any adverse event which causes the Official Statement to be materially misleading, and unless the Underwriters elect to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Underwriters an appropriate amendment or supplement to the Official Statement satisfactory to the Underwriters; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate upon the earlier of (i) 90 days after the "end of the underwriting period" as defined in SEC Rule 15c2-12 or (ii) the date the Official Statement is filed with the MSRB (hereinafter defined), but in no case less than 25 days after the "end of the underwriting period."

### **Certification as to Official Statement**

At the time of payment for and delivery of the Bonds, the District will furnish the Underwriters a certificate, executed by appropriate officers of the Board, acting in their official capacities, to the substantial effect that to the best of their knowledge and belief: (a) the information, descriptions and statements of or pertaining to the District contained in this Official Statement, on the date thereof and on the date of delivery were and are true and correct in all material respects; (b) insofar as the District and its affairs, including its financial affairs, are concerned, this Official Statement did not and does not contain an untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading; and (c) insofar as the descriptions and statements, including financial data contained in this Official Statement, of or pertaining to entities other than the District and their activities are concerned, such statements and data have been obtained

from sources which the District believes to be reliable and that the District has no reason to believe that they are untrue in any material respect or omit to state any material fact necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading; however, the District has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District. This Official Statement is duly approved by the Board of Directors of the District as of the date specified on the first page hereof.

#### **Official Statement “Deemed Final”**

For purposes of compliance with the Rule, this document, as the same may be supplemented or corrected by the District from time to time, may be treated as an “official statement” with respect to the Bonds described herein “deemed final” by the District as of the date hereof (or of any such supplement or correction) except for the omission of certain information referred to in the succeeding paragraph.

This document, when further supplemented by adding information specifying the interest rates and certain other information relating to the Bonds, shall constitute a “final official statement” of the District with respect to the Bonds, as that term is defined in the Rule.

### **CONTINUING DISCLOSURE OF INFORMATION**

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

#### **Annual Reports**

The District will provide certain updated financial information and operating data to the MSRB annually. The information to be updated includes all quantitative financial information and operating data with respect to the District of the general type included in this Official Statement under the headings “DISTRICT DEBT,” “TAX DATA” and in “APPENDIX B - ANNUAL AUDIT REPORT.” The District will update and provide this information within six months after the end of each fiscal year ending in or after 2025.

The District may provide updated information in full text or may incorporate by reference certain other publicly available documents, as permitted by SEC Rule 15c2-12. The updated information will include audited financial statements, if the District’s audit is completed by the required time. If audited financial statements are not available by the required time, the District will provide unaudited financial statements within the required time, and audited financial statements when the audit report becomes available. Any such financial statements will be prepared in accordance with the accounting principles described in the Bond Order or such other accounting principles as the District may be required to employ from time to time pursuant to state law or regulation.

The District’s current fiscal year end is September 30. Accordingly, it must provide updated information by the last day of March in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

#### **Event Notices**

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determination of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other events affecting the tax status of the Bonds; (7) modifications to rights of beneficial owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release,

substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person or the sale of all or substantially all of the assets of the District or other obligated person other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the District or other obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the District or other obligated person, any of which affect beneficial owners of the Bonds, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the District or other obligated person, any of which reflect financial difficulties. The terms "obligated person" and "financial obligation" when used in this paragraph shall have the meanings ascribed to them under SEC Rule 15c2-12 (the "Rule"). The term "material" when used in this paragraph shall have the meaning ascribed to it under federal securities laws. Neither the Bonds nor the Bond Order makes any provision for debt service reserves or liquidity enhancement. In addition, the District will provide timely notice of any failure by the District to provide financial information, operating data, or financial statements in accordance with its agreement described above under "Annual Reports."

### **Availability of Information**

The District has agreed to provide the foregoing information only to the MSRB. Investors will be able to access, without charge from the MSRB, continuing disclosure information filed with the MSRB at [www.emma.msrb.org](http://www.emma.msrb.org).

### **Limitations and Amendments**

The District has agreed to update information and to provide notices of certain specified events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders or beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, if but only if the agreement, as amended, would have permitted an Underwriters to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the Outstanding Bonds consent to the amendment or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The District may amend or repeal the agreement in the Bond Order if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid or unenforceable, but only to the extent that its right to do so would not prevent the Underwriters from lawfully purchasing the Bonds in the initial offering. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under "Annual Reports" an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided.

### **Compliance With Prior Undertakings**

For the last five years, the District has been in compliance in all material respects with its continuing disclosure agreements in accordance with SEC Rule 15c2-12, except that the District's audit for fiscal year 2019 was not timely filed. The District has since made such filing along with a notice of late filing.

This Official Statement was approved by the Board of Directors of Harris County Utility District No. 16 as of the date shown on the first page hereof.

President, Board of Directors  
Harris County Utility District No. 16

ATTEST:

Secretary, Board of Directors  
Harris County Utility District No. 16

**APPENDIX A**  
**LOCATION MAP**

**APPENDIX B**

**HARRIS COUNTY UTILITY DISTRICT NO. 16**

**HARRIS COUNTY, TEXAS**

**ANNUAL AUDIT REPORT**

**SEPTEMBER 30, 2024**



## HARRIS COUNTY UD 16

[illegible]



Honesty | Efficiency | Transparency | Accountability | Continuity

MUNICIPAL TAX SERVICE, LLC

## **HARRIS COUNTY UD 16**

FOR THE MONTH ENDING

February 28, 2025



MUNICIPAL TAX SERVICE, LLC

**HC UD 16 – JUR 566**  
FOR THE PERIOD ENDING 02/28/2025

**RECEIVABLES SUMMARY**

2024 Balance Forward Levy at 9/30/24 FYE	\$0.00	
CAD Changes / Uncollectible	<u>\$3,048,113.16</u>	3,048,113.16
Outstanding Balance forward Prior Years (2023-2014) at 9/30/24 FYE	\$63,330.80	
CAD Changes / Uncollectible	<u>(\$8,989.62)</u>	54,341.18
Total Levy to be collected		<b>3,102,454.34</b>
Collection prior months (all years)	(\$2,929,048.17)	
2024 Taxes Collected net NSF & KR Refunds during current month	(\$27,198.10)	
Taxes Collected for Prior Years net NSF & KR Refunds during current month	<u>\$628.78</u>	(2,955,617.49)
Total Outstanding Balance		<b><u>146,836.85</u></b>

**TAX ACCOUNT**

**Beginning Balance – Tax Account**

**255,215.65**

**Income**

Taxes Collected Current Year	\$30,420.10
Taxes Collected Prior Year	\$448.33
10% Rendition Penalty	\$6.95
Penalties & Interest	\$1,265.52
Collection Fee Paid	\$106.19
Overpayments	\$701.29
NSF or <b>Reversals</b> , Bank Charge	<b>(\$212.79)</b>
Other Fees & Court Costs	<u>\$0.00</u>
	<b>\$32,735.59</b>

**287,951.24**



MUNICIPAL TAX SERVICE, LLC

**HC UD 16 – JUR 566**  
FOR THE PERIOD ENDING 02/28/2025

**Expenses**

2471 Harris County UD 16- Operating	\$13,323.83
2472 Harris Central Appraisal District- 2nd Qtr 2025 Assessment Inv CI-00004007	\$5,762.00
2473 Mcdonald & Wessendorff- Bond Premium (3/31/2025 - 3/31/2026)	\$50.00
2474 Ted A. Cox, P.C - Attorney Fee Delq Coll & Expenses 2/2025	\$379.28
2475 Jermaine or Cherita Kelley- Correction Roll 5, 17, 29 (TY 2024, 2023, 2022)	\$558.97
2476 Franco Daniel Enrique Rodas- Correction Roll 5, 17, 29 (TY 2024, 2023, 2022)	\$493.52
2477 Miguel Huerta- Correction Roll 5 (TY 2024)	\$129.31
2478 Oscar Gomez- Correction Roll 6 (TY 2024)	\$134.53
2479 AH259 Buisiness LLC- Correction Roll 5 (TY 2024)	\$1,847.38
2480 Tommy Thach- Correction Roll 5 (TY 2024)	\$139.70
2481 Exchangeright Net Leased Portfolio- Correction Roll 6 (TY 2024)	\$442.08
2482 Heriberto or Martha Guerra- Correction Roll 18 (TY 2023)	\$169.66
2483 Aida Ramos- Correction Roll 29 (TY 2022)	\$185.09
2484 Legacy Housing Corp- Overpayment (TY 2024) (2) Accounts	\$535.30
2485 Adrian Mandujano- Overpayment (TY 2024)	\$165.99
2486 B&A Municipal Tax Service LLC - Inv. 566-396	\$2,993.70
2487 B&A Municipal Tax Service LLC - Inv. 566-397	\$401.50
	<hr/>
	<b>\$27,711.84</b>

**Ending Balance –Tax Account**

**\$260,239.40**



MUNICIPAL TAX SERVICE, LLC

**HC UD 16 – JUR 566**  
FOR THE PERIOD ENDING 02/28/2025

**OUTSTANDING TAXES – YEAR TO DATE**

TAX YEAR	BALANCE FORWARD @ 10/01/24	CAD SUPPLEMENTS & CORRECTIONS	UNCOLLECTIBLE	COLLECTIONS	OUTSTANDING TAXES	COLLECTIONS PERCENTAGE
2024	\$2,747,796.90	\$300,316.26	\$0.00	\$2,930,143.66	\$117,969.50	96.13%
2023	\$2,983,776.72	(\$6,182.67)	\$0.00	\$2,971,318.97	\$6,275.08	99.79%
2022	\$2,766,311.15	(\$2,283.82)	\$0.00	\$2,757,737.00	\$6,290.33	99.77%
2021	\$2,601,040.18	(\$373.31)	\$0.00	\$2,597,585.22	\$3,081.65	99.88%
2020	\$2,626,505.10	(\$149.82)	\$0.00	\$2,623,653.93	\$2,701.35	99.90%
2019	\$2,445,987.76	\$0.00	\$0.00	\$2,444,784.44	\$1,203.32	99.95%
2018	\$2,259,560.62	\$0.00	(\$27.61)	\$2,251,724.84	\$7,808.17	99.65%
2017	\$2,359,586.55	\$0.00	(\$424.31)	\$2,358,336.60	\$825.64	99.97%
2016	\$2,278,221.54	\$0.00	(\$600.03)	\$2,276,939.70	\$681.81	99.97%
					<b>\$146,836.85</b>	

**EXEMPTIONS & TAX RATES**

TAX YEAR	HOMESTEAD EXEMPTION	OVER 65 / DISABLED	M & O RATE	DEBT SERVICE RATE	CONTRACT TAX RATE	TOTAL RATE
2024	10.00%	15,000	0.32000	0.32000	0.00000	0.64000
2023	10.00%	15,000	0.32000	0.32000	0.00000	0.64000
2022	10.00%	15,000	0.27000	0.40000	0.00000	0.67000
2021	0.00%	0	0.27000	0.42000	0.00000	0.69000
2020	0.00%	0	0.27000	0.50000	0.00000	0.77000
2019	0.00%	0	0.27000	0.54000	0.00000	0.81000
2018	0.00%	0	0.27000	0.57000	0.00000	0.84000
2017	0.00%	0	0.27000	0.65000	0.00000	0.92000
2016	0.00%	0	0.30000	0.69000	0.00000	0.99000
2015	0.00%	0	0.30000	0.80000	0.00000	1.10000

**DISTRICT VALUES**

TAX YEAR	LAND & IMPROVEMENTS	AG NET	PERSONAL PROPERTY	EXEMPTIONS	TOTAL VALUE	SR	KR
2024	472,216,607	0	49,036,332	44,985,272	476,267,667	6	6
2023	457,524,264	0	50,494,881	42,770,080	465,249,065	18	18
2022	409,347,773	0	42,379,206	39,185,544	412,541,435	30	30
2021	354,187,505	0	40,013,629	17,292,875	376,908,259	42	42
2020	322,140,955	0	35,275,581	16,331,427	341,085,109	54	54
2019	280,644,067	0	36,986,509	15,656,725	301,973,851	64	64
2018	253,114,873	0	29,657,962	13,777,537	268,995,298	74	74
2017	241,438,728	0	28,094,474	13,056,401	256,476,801	83	83
2016	224,971,063	0	14,248,456	9,096,110	230,123,409	85	85
2015	179,107,923	0	5,549,439	8,463,974	176,193,388	61	61
2014	140,471,450	0	2,230,505	3,736,795	138,965,160	67	67



MUNICIPAL TAX SERVICE, LLC

**HC UD 16 – JUR 566**  
FOR THE PERIOD ENDING 02/28/2025

**PROFIT & LOSS**

**CURRENT MONTH**  
**02/01/2025 - 02/28/2025**

**FISCAL YEAR**  
**10/01/24 - 02/28/25**

<b>BEGINNING BALANCE</b>	<b>3,079,561.08</b>	<b>194,770.22</b>
<b>INCOME</b>		
10% Rendition Penalty	6.95	1,902.46
Court Costs/Title Fees, Constable Fees	0.00	662.00
Collection Fee	106.19	7,455.64
Overpayments	701.29	10,781.87
Penalty & Interest	1,251.60	9,242.75
Prepaid Accounts	0.00	(4,331.25)
Title Search fees collected	0.00	138.00
Taxes Collected	30,669.56	2,962,959.11
<b>Total Income</b>	<b>32,735.59</b>	<b>2,988,810.58</b>
<b>EXPENSES</b>		
Audit/Records	0.00	175.00
Bank Charges	0.00	234.06
Bond Premium	0.00	0.00
CAD Fees	0.00	4,303.00
Certificate of Value	0.00	0.00
Copies	134.00	866.60
Correction Roll Refunds	0.00	5,847.16
Continuing Disclosures	0.00	0.00
Court Affidavits	15.00	75.00
Delinquent Tax Attorney Assistance	15.00	30.00
Delinquent Tax Attorney Expense	228.63	629.56
Delinquent Tax Attorney Fee	662.55	9,378.08
Estimate of Value	0.00	0.00
FA Assistance	0.00	0.00
Unclaimed Property	0.00	0.00
House Bill 1597 / Installment Tracking	37.50	431.25
Legal Notices	0.00	847.90
Map	0.00	0.00
Mailing & Handling	50.35	4,019.67
Meeting - Travel Time & Mileage	91.35	456.75
Overpayment Refund	9,176.12	10,285.30
Public Hearing	0.00	650.00
Records Retention	15.44	115.48
Rendition 5% to CAD	95.04	95.04
Rendition Refunds	0.00	0.00
Returned Item Fees	0.00	0.00
Research	0.00	0.00
Roll Update & Processing	0.00	618.75
SB 2 (5yr History)	0.00	0.00
Supplies	0.00	14.83
Tax Assessor Collector Fee – AB	2,993.70	14,979.30
Transfer to Maintenance & Operating	1,450,830.75	1,481,576.83
Transfer to Debt Service	1,360,000.00	1,360,000.00
<b>Total Expenses</b>	<b>2,824,345.43</b>	<b>2,895,629.56</b>
<b>ENDING BALANCE</b>	<b><u>287,951.24</u></b>	<b><u>287,951.24</u></b>





MUNICIPAL TAX SERVICE, LLC

**HC UD 16 – JUR 566**  
FOR THE PERIOD ENDING 02/28/2025

**YEAR TO YEAR COMPARISON**

	2024	%		2023	%	VARIANCE
October	\$29,655.80	0.98%		\$31,248.09	1.07%	-0.09%
November	\$98,902.75	4.23%		\$132,690.92	5.47%	-1.24%
December	\$361,596.25	16.00%		\$386,473.79	18.37%	-2.37%
January	\$2,415,777.58	95.36%		\$2,187,005.73	90.79%	4.57%
February	\$30,420.10	96.13%		\$171,206.17	96.47%	-0.34%
March				\$21,010.62	97.11%	
April				\$4,181.90	97.25%	
May				\$22,067.47	97.95%	
June				\$10,669.25	98.30%	
July				\$7,731.05	98.55%	
August				\$3,154.27	98.61%	
September				\$10,474.45	98.96%	

**MONTHLY COLLECTIONS**

2024	2023	2022	2021	2020	2019
\$30,420.10	\$425.20	\$0.00	\$23.13	\$0.00	\$0.00
2018					
\$0.00					



MUNICIPAL TAX SERVICE,LLC

**HARRIS COUNTY UD 16**  
FOR THE PERIOD ENDING 02/24/2025

**PLEDGED SECURITIES REPORT**

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

**COLLATERAL SECURITY AGREEMENT ON FILE :** YES

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

**COLLATERAL SECURITY REQUIRED:** \$2,529,254.60

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

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



STATE OF TEXAS §

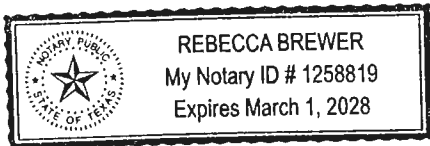
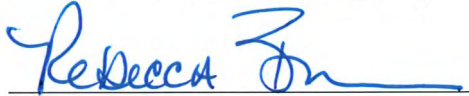
COUNTY OF HARRIS §

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 March 2025.



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

My Commission Expires March 1, 2028



MUNICIPAL TAX SERVICE, LLC

**HARRIS COUNTY UD 16**  
**FOR THE PERIOD ENDING 02/28/2025**

**MAINTENANCE & OPERATING**

YEAR	M & O RATE	PERCENTAGE	COLLECTIONS	PENALTIES & INTEREST	LESS CORRECTION ROLLS	LESS REVERSALS	TRAN
2024	0.320000	50.00%	\$30,420.10	\$0.00	(\$3,023.13)	(\$212.79)	
2023	0.320000	50.00%	\$425.20	\$0.00	(\$575.58)	\$0.00	
2022	0.270000	40.30%	\$0.00	\$0.00	(\$501.53)	\$0.00	
2021	0.270000	39.13%	\$23.13	\$0.00	\$0.00	\$0.00	
2020	0.270000	35.06%	\$0.00	\$0.00	\$0.00	\$0.00	
2019	0.270000	33.33%	\$0.00	\$0.00	\$0.00	\$0.00	
2018	0.270000	32.14%	\$0.00	\$0.00	\$0.00	\$0.00	
2017	0.270000	29.35%	\$0.00	\$0.00	\$0.00	\$0.00	
2016	0.300000	30.30%	\$0.00	\$0.00	\$0.00	\$0.00	
2015	0.300000	27.27%	\$0.00	\$0.00	\$0.00	\$0.00	

**EXPENSES FOR THE MONTH**

**LESS**

**TO CLEAR VARIANCE**

**Due to M&O per Audit**

CHECK #

2471

DATE:

3/1/25

MUNICIPAL TAX SERVICE, LLC  
NORTHWEST FREEWAY, STE 620  
HOUSTON, TX 77040

MAIN 713-900-2680  
TOLL FREE 1-888-598-7409



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-00004007  
Invoice Date: 02/17/2025  
Due Date: 03/31/2025  
Terms: DUE UPON RECEIPT  
Customer ID: 566

**Bill To:**

HARRIS COUNTY UD 16  
PATRICIA A. TOPE  
3700 BUFFALO SPEEDWAY STE 830  
HOUSTON, TX 77098

**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	5,762.00	5,762.00
				<b>Sub Total</b>	<b>5,762.00</b>
				<b>Tax</b>	<b>0.00</b>
				<b>Invoice Total</b>	<b>5,762.00</b>

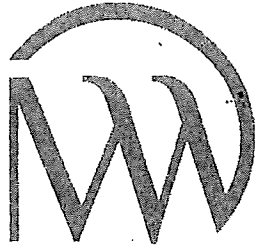
PENALTY AND INTEREST APPLY IF  
NOT PAID BY DUE DATE.

\* 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# 2472 3/1/25



# McDonald & Wessendorff

## INSURANCE

Harris Co. UD No. 16  
13333 Northwest Fwy, Ste 250  
Houston, TX 77040

### INVOICE

Customer	Harris Co. UD No. 16
Acct #	74073
Date	02/14/2025
Customer Service	Producer MWEXEC Carrie Hitchcock
Page	1 of 1

Payment Information	
Invoice Summary	\$ 50.00
Payment Amount	
Payment for:	Invoice#96384
TX 634895	

Thank You

Please detach and return with payment



Customer: Harris Co. UD No. 16

Invoice	Effective	Transaction	Description	Amount
96384	03/31/2025	Renew policy	Policy #TX 634895 03/31/2025-03/31/2026 Merchants Bonding  2025 TAX BOND Due Date: 4/30/2025	50.00
				<b>Total</b>
				\$ 50.00

Thank You

McDonald & Wessendorff  
611 Morton Street  
Richmond, TX 77469

(281)342-2857

Date

02/14/2025

pd ck# 2473 3/1/25

**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

February 24, 2025

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

RE: Harris County Utility District #16 – Tax Suits/Collections

Expenses/Fees:

Postage/Copy/Deed/Constable/Online Database Search Fees (February 2025) ..... \$273.09

TOTAL DUE THIS INVOICE ..... \$273.09

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

\*\*\*\*\*  
\*\*\*\*\*+P

106.19+

273.09+

379.28\*

pd check 2474 3/1/25

**MONTH OF FEBRUARY 2025**

<b><u>DISTRICT</u></b>	<b><u>COPIES</u></b>	<b><u>POSTAGE</u></b>	<b><u>DEED FEES</u></b>	<b><u>LEXIS NEXIS RESEARCH FEES</u></b>	<b><u>OTHER EXPENSES</u></b>	<b><u>TOTAL</u></b>
UD						
PID #2 R-FEBRUARY	\$8.60	\$40.99				\$
PID #3						
County MUD #3						
D #12 R-FEBRUARY	\$9.60	\$32.84				\$
	\$16.10	\$12.35			\$130.60 (process server fee)	\$
County Reclamation	\$1.20		\$151.00 (title fee -Bokhari)	\$3.33		\$
UD	\$2.00	\$1.46				\$
Deal	\$3.50	\$12.07				\$
MUD #145						
MUD #14	\$3.20			\$5.69	\$252.40 (two process server fees)	\$
Water Supply District 1A	\$4.00	\$11.83				\$
#5	\$9.00	\$5.11				\$
#6	\$7.00	\$2.19	\$127.00		\$136.90 (process server fee)	\$
#104	\$5.90	\$1.46		\$5.33		\$
#200	\$8.00	\$3.65				\$
#211						
#233						
#238	\$8.50	\$14.02				\$

HARRIS COUNTY UD 16  
Deposits Report  
For Dates 2/1/2025 thru 2/28/2025

Bank	Deposit Date	Deposit No	Ck/Cash	CC	WACH	Deposit Amount
WELLS FARGO BANK	2/3/2025	20250141	0	1	0	165.99
	2/3/2025	20250147	0	1	0	1,529.20
	2/4/2025	20250148	0	1	0	153.67
	2/4/2025	20250149	0	0	1	212.79
	2/5/2025	20250154	0	2	0	158.76
	2/6/2025	20250155	1	0	0	165.99
	2/7/2025	20250157	0	0	1	1,443.31
	2/7/2025	20250158	1	0	0	1,241.31
	2/11/2025	20250161	1	0	0	1,548.01
	2/11/2025	20250162	1	0	0	-212.79
	2/11/2025	20250163	1	0	0	145.33
	2/12/2025	20250164	0	0	2	2,071.17
	2/12/2025	20250165	0	0	1	212.79
	2/10/2025	20250166	1	0	0	200.11
	2/12/2025	20250167	5	0	0	6,306.59
	2/17/2025	20250168	1	0	0	1,468.30
	2/18/2025	20250169	0	1	0	364.40
	2/20/2025	20250170	0	0	1	1,837.18
	2/20/2025	20250171	3	0	0	0.00
	2/20/2025	20250172	2	0	0	0.00
	2/21/2025	20250173	5	0	0	0.00
	2/22/2025	20250174	1	0	0	0.00
	2/23/2025	20250175	2	0	0	0.00
	2/24/2025	20250176	0	1	0	1,491.39
	2/24/2025	20250177	0	0	1	1,661.73
	2/24/2025	20250178	0	1	0	81.84
	2/25/2025	20250179	0	0	2	1,860.61
	2/25/2025	20250180	0	1	0	273.10
	2/25/2025	20250181	1	0	0	1,929.95
	2/26/2025	20250182	0	1	0	627.53
	2/27/2025	20250183	0	0	2	1,739.64
	2/27/2025	20250184	0	1	0	78.07
	2/27/2025	20250185	13	0	0	3,979.62
Total Deposits		33	39	11	11	32,735.59

GL Account Summary

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>Total Report</u>
Taxes Paid	27,198.10	-150.38	-501.53	23.13	26,569.32
Penalties Paid	6.95				6.95
P&I Paid	1,145.84	105.76			1,251.60
Coll Fee Paid		106.19			106.19
Refund	3,724.42	575.58	501.53		4,801.53
	<u>32,075.31</u>	<u>637.15</u>	<u>0.00</u>	<u>23.13</u>	<u>32,735.59</u>

Pd Ck# 2474 3/1/25

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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
566	2/27/2025	2/1/2025	225

Account No 125-318-007-0002

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 July 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
KELLEY JERMAINE E & CHERITA F 1238 IMPERIAL BEND DR HOUSTON, TX 77073-6175
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	214,255 46,494	LT 2 BLK 7 IMPERIAL GREEN SEC 1	A1	Year	Appraised	Taxable	Rate	Taxes	% Change
				2024	260,749	234,674	0.640000	1,501.91	-2.24%
				2023	266,714	240,043	0.640000	1,536.28	5.07%
				2022	242,468	218,221	0.670000	1,462.08	-1.20%
				2021	214,479	214,479	0.690000	1,479.91	-4.10%
		2020	200,410	200,410	0.770000	1,543.16	6.32%		
		2019	179,191	179,191	0.810000	1,451.45	2.66%		
100% Assessed Value	260,749	Service Address  1238 IMPERIAL BEND DR 77073		% Change between 2024 and 2019					
				45.51%		30.96%	-20.99%	3.48%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 26,075		234,674		0.640000 per \$100		1,501.91	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,501.91	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/02/2025	1,668.79	CORELOGIC	1,668.79	0.00	0.00	0.00	0.00	1,668.79
02/21/2025	0.00	KELLEY JERMAINE E & CHERITA F	-166.88	0.00	0.00	0.00	0.00	0.00
2024 166,887			CORRECTION ROLL			\$166.88		
2023 229,637			5					
2022 162,467								
558,977								
Pd Ckt# 2475 3/1/25						Total Paid		1,668.79
2024 Paid in Full								



# 2023 TAX RECEIPT

HARRIS COUNTY UD 16  
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	Stmnt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2024	201

Account No	125-318-007-0002
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TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 02, 2024 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

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

Owner Name and Address
KELLEY JERMAINE E & CHERITA F 1238 IMPERIAL BEND DR HOUSTON, TX 77073-6175
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	220,220 46,494	LT 2 BLK 7 IMPERIAL GREEN SEC 1	A1	Year	Appraised	Taxable	Rate	Taxes	% Change
				2023	266,714	240,043	0.640000	1,536.28	5.07%
				2022	242,468	218,221	0.670000	1,462.08	-1.20%
				2021	214,479	214,479	0.690000	1,479.91	-4.10%
				2020	200,410	200,410	0.770000	1,543.16	6.32%
		2019	179,191	179,191	0.810000	1,451.45	2.66%		
		2018	168,322	168,322	0.840000	1,413.90	-8.70%		
				Service Address					
		1238 IMPERIAL BEND DR 77073							
100% Assessed Value	266,714					% Change between 2023 and 2018			
				58.45%		42.61%		-23.81% 8.66%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 26,671		240,043		0.640000 per \$100		1,536.28	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,536.28	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/04/2024	1,765.91	CORELOGIC	1,765.91	0.00	0.00	0.00	0.00	1,765.91
02/20/2025	0.00	KELLEY JERMAINE E & CHERITA F	-229.63	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
Pd Ck# 2475 3/1/25								
2023 Paid in Full							Total Paid	1,765.91

# 2022 TAX RECEIPT

HARRIS COUNTY UD 16  
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	Stmnt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2023	220

Account No 125-318-007-0002

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

Taxes that remain delinquent on July 01, 2023 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

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

Owner Name and Address
KELLEY JERMAINE E & CHERITA F 1238 IMPERIAL BEND DR HOUSTON, TX 77073-6175
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	217,284 25,184	LT 2 BLK 7 IMPERIAL GREEN SEC 1	A1	Year	Appraised	Taxable	Rate	Taxes	% Change
				2022	242,468	218,221	0.670000	1,462.08	-1.20%
				2021	214,479	214,479	0.690000	1,479.91	-4.10%
				2020	200,410	200,410	0.770000	1,543.16	6.32%
				2019	179,191	179,191	0.810000	1,451.45	2.66%
		Service Address		2018	168,322	168,322	0.840000	1,413.90	-8.70%
		1238 IMPERIAL BEND DR 77073		2017	168,322	168,322	0.920000	1,548.56	8.81%
100% Assessed Value	242,468			% Change between 2022 and 2017					
				44.05%		29.64%	-27.17%	-5.58%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 24,247		218,221		0.670000 per \$100		1,462.08	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,462.08	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/02/2023	1,624.54	CORELOGIC	1,624.54	0.00	0.00	0.00	0.00	1,624.54
02/20/2025	0.00	KELLEY JERMAINE E & CHERITA F	-162.46	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
Pd OK# 2475 3/1/25								
2022 Paid in Full							Total Paid	1,624.54

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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	Stmnt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2025	380
Account No		125-529-001-0063	

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 July 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
FRANCO DANIEL ENRIQUE RODAS MATA UBALDA HERNANDEZ 1402 GLASHOLM DR HOUSTON, TX 77073-6182
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years							
Improvement Land Value	209,548 45,524	LT 63 BLK 1 MEADOWVIEW FARMS SEC 2	A1	Year	Appraised	Taxable	Rate	Taxes	% Change		
				2024	255,072	229,564	0.640000	1,469.21	0.90%		
				2023	252,806	227,526	0.640000	1,456.17	5.07%		
				2022	229,824	206,842	0.670000	1,385.84	6.92%		
				2021	187,851	187,851	0.690000	1,296.17	-2.15%		
				2020	172,030	172,030	0.770000	1,324.63	-2.47%		
				2019	167,684	167,684	0.810000	1,358.24	3.21%		
100% Assessed Value		255,072				% Change between 2024 and 2019					
				52.11%		36.90%		-20.99%		8.17%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy			
HARRIS COUNTY UD 16		Homestead 25,508		229,564		0.640000 per \$100		1,469.21			
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,469.21			

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/02/2025	1,632.46	CORELOGIC	1,632.46	0.00	0.00	0.00	0.00	1,632.46
02/21/2025	0.00	FRANCO DANIEL ENRIQUE RODAS	-163.25	0.00	0.00	0.00	0.00	0.00
2024 163,25+ 2023 176,29+ 2022 153,98+ 493,52*								
CORRECTION ROLL 5 Pd OK# 2476 3/1/25								
2024 Paid in Full							Total Paid	1,632.46

# 2023 TAX RECEIPT

HARRIS COUNTY UD 16  
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
566	2/27/2025	2/1/2024	358

Account No 125-529-001-0063

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

Taxes that remain delinquent on July 02, 2024 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions.

Harris County Appraisal District  
www.hcad.org 713-957-7800

Owner Name and Address
FRANCO DANIEL ENRIQUE RODAS MATA UBALDA HERNANDEZ 1402 GLASHOLM DR HOUSTON, TX 77073-6182
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	207,282 45,524	LT 63 BLK 1 MEADOWVIEW FARMS SEC 2		Year	Appraised	Taxable	Rate	Taxes	% Change
				2023	252,806	227,526	0.640000	1,456.17	5.07%
				2022	229,824	206,842	0.670000	1,385.84	6.92%
				2021	187,851	187,851	0.690000	1,296.17	-2.15%
				2020	172,030	172,030	0.770000	1,324.63	-2.47%
		Service Address		2019	167,684	167,684	0.810000	1,358.24	3.21%
				2018	156,673	156,673	0.840000	1,316.05	-8.70%
				% Change between 2023 and 2018					
100% Assessed Value	252,806			61.36%		45.22%	-23.81%	10.65%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 25,280		227,526		0.640000 per \$100		1,456.17	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,456.17	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/04/2024	1,632.46	CORELOGIC	1,632.46	0.00	0.00	0.00	0.00	1,632.46
02/20/2025	0.00	FRANCO DANIEL ENRIQUE RODAS	-176.29	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
2023 Paid in Full							Total Paid	1,632.46

Pd ~~all~~ \$176.29 2/1/24 3/1/24

# 2022 TAX RECEIPT

HARRIS COUNTY UD 16  
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	Stmnt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2023	368

Account No	125-529-001-0063
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TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2023. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 01, 2023 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

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

Owner Name and Address
FRANCO DANIEL ENRIQUE RODAS MATA UBALDA HERNANDEZ 1402 GLASHOLM DR HOUSTON, TX 77073-6182
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	207,617 22,207	LT 63 BLK 1 MEADOWVIEW FARMS SEC 2	A1	Year	Appraised	Taxable	Rate	Taxes	% Change
				2022	229,824	206,842	0.670000	1,385.84	6.92%
				2021	187,851	187,851	0.690000	1,296.17	-2.15%
				2020	172,030	172,030	0.770000	1,324.63	-2.47%
				2019	167,684	167,684	0.810000	1,358.24	3.21%
		2018	156,673	156,673	0.840000	1,316.05	-8.70%		
		2017	156,673	156,673	0.920000	1,441.39	2.21%		
						% Change between 2022 and 2017			
100% Assessed Value	229,824			46.69%		32.02%	-27.17%	-3.85%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 22,982		206,842		0.670000 per \$100		1,385.84	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,385.84	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/02/2023	1,539.82	CORELOGIC	1,539.82	0.00	0.00	0.00	0.00	1,539.82
02/20/2025	0.00	FRANCO DANIEL ENRIQUE RODAS	-153.98	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
Pd OK # 24710 3/1/23								
2022 Paid in Full							Total Paid	1,539.82

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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	Stmnt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2025	755

Account No 128-065-002-0027

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 July 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
HUERTA MIGUEL 7219 MESONES DR HOUSTON, TX 77083-2701
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	156,717 45,320	LT 27 BLK 2 MEADOWVIEW FARMS SEC 5	A1	Year	Appraised	Taxable	Rate	Taxes	% Change
				2024	202,037	181,833	0.640000	1,163.73	26.74%
				2023	176,071	143,464	0.640000	918.17	6.18%
				2022	160,065	129,058	0.670000	864.69	-13.88%
				2021	145,514	145,514	0.690000	1,004.05	-1.50%
				2020	132,375	132,375	0.770000	1,019.29	4.57%
		Service Address		2019	120,341	120,341	0.810000	974.76	6.07%
100% Assessed Value	202,037	1423 RISING SPRINGS LN 77073 77073		% Change between 2024 and 2019					
				67.89%		51.10%	-20.99%	19.39%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 20,204		181,833		0.640000 per \$100		1,163.73	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,163.73	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/02/2025	1,293.04	CORELOGIC	1,293.04	0.00	0.00	0.00	0.00	1,293.04
02/21/2025	0.00	HUERTA MIGUEL	-129.31	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
Pd 06/11/25								
2024 Paid in Full								
Total Paid							1,293.04	

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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
566	2/27/2025	2/1/2025	762

Account No	128-065-002-0034
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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 July 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
GOMEZ OSCAR 1519 RISING SPRINGS LN HOUSTON, TX 77073-2785
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	163,190 47,007	LT 34 BLK 2 MEADOWVIEW FARMS SEC 5	A1	Year	Appraised	Taxable	Rate	Taxes	% Change
				2024	210,197	189,177	0.640000	1,210.73	-0.56%
				2023	211,387	190,248	0.640000	1,217.59	-5.43%
				2022	192,170	192,170	0.670000	1,287.54	25.53%
				2021	148,655	148,655	0.690000	1,025.72	-1.43%
		Service Address		2020	135,141	135,141	0.770000	1,040.59	4.57%
		1519 RISING SPRINGS LN 77073 77073		2019	122,856	122,856	0.810000	995.13	6.07%
100% Assessed Value	210,197			% Change between 2024 and 2019					
				71.09%		53.98%	-20.99%	21.67%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 21,020		189,177		0.640000 per \$100		1,210.73	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,210.73	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/31/2025	1,345.26	GOMEZ OSCAR	1,345.26	0.00	0.00	0.00	0.00	1,345.26
02/23/2025	0.00	GOMEZ OSCAR	-134.53	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
Pd 134.53								
2024 Paid in Full							Total Paid	1,345.26

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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
566	2/27/2025	2/1/2025	1071

Account No	132-428-001-0001
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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 July 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
AH259 BUSINESS LLC 611 E RICHEY RD HOUSTON, TX 77073-6398
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years						
Improvement Land Value	1,188,357 411,643	RES A BLK 1 MAIRA BUSINESS CENTER	Acreage: 1.43410	F1	Year	Appraised	Taxable	Rate	Taxes	% Change
					2024	1,600,000	1,600,000	0.640000	10,240.00	-18.27%
					2023	1,957,648	1,957,648	0.640000	12,528.95	9.71%
					2022	1,704,442	1,704,442	0.670000	11,419.76	-1.23%
		2021	1,675,587	1,675,587	0.690000	11,561.55	-3.49%			
		2020	1,555,736	1,555,736	0.770000	11,979.17	-8.59%			
		2019	1,617,818	1,617,818	0.810000	13,104.33	399.46%			
100% Assessed Value	1,600,000	802 E AIRTEX DR 77073				% Change between 2024 and 2019				
						-1.10%	-1.10%	-20.99%	-21.86%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy		
HARRIS COUNTY UD 16				1,600,000		0.640000 per \$100		10,240.00		
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		10,240.00		

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
11/29/2024	12,087.38	AH259 BUSINESS LLC	12,087.38	0.00	0.00	0.00	0.00	12,087.38
02/21/2025	0.00	AH259 BUSINESS LLC	-1,847.38	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
2024 Paid in Full						Total Paid	12,087.38	



# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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
566	2/27/2025	2/1/2025	1129

Account No 132-492-004-0024

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 July 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
THACH TOMMY VAN BE THI 18710 BATON CT HOUSTON, TX 77073-1914
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	166,903 51,375	LT 24 BLK 4 REMINGTON CREEK RANCH SEC 2	A1	Year	Appraised	Taxable	Rate	Taxes	% Change
				2024	218,278	196,450	0.640000	1,257.28	100.00%
				2023	200,569	0	0.640000	0.00	0.00%
				2022	182,336	0	0.670000	0.00	0.00%
				2021	165,760	0	0.690000	0.00	0.00%
		Service Address		2020	150,691	0	0.770000	0.00	0.00%
		2019	144,137	0	0.810000	0.00	0.00%		
100% Assessed Value	218,278	18710 BATON CT 77073 77073		% Change between 2024 and 2019					
				51.44%		100.00%	-20.99%	100.00%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 21,828		196,450		0.640000 per \$100		1,257.28	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,257.28	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/02/2025	1,396.98	CORELOGIC	1,396.98	0.00	0.00	0.00	0.00	1,396.98
02/21/2025	0.00	THACH TOMMY	-139.70	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL 5								
Pd 11/11/24							2480 31/1/25	
2024 Paid in Full							Total Paid	1,396.98

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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
566	2/27/2025	2/1/2025	1356

Account No 139-689-001-0001

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 July 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
EXCHANGERIGHT NET LEASED PORTFOLIO 28 DST 2261 MARKET ST STE 10364 SAN FRANCISCO, CA 94114-1612
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years						
Improvement Land Value	794,022 255,978	RES A BLK 1 AIRTEX DTP	Acreage: 0.97940	F1	Year	Appraised	Taxable	Rate	Taxes	% Change
					2024	1,050,000	1,050,000	0.640000	6,720.00	1.03%
					2023	1,039,265	1,039,265	0.640000	6,651.30	3.23%
					2022	961,638	961,638	0.670000	6,442.97	7.70%
					2021	866,975	866,975	0.690000	5,982.13	-4.75%
		2020	815,603	815,603	0.770000	6,280.14	-7.46%			
		2019	837,872	837,872	0.810000	6,786.76	N/A			
100% Assessed Value	1,050,000	919 E AIRTEX DR 77073 77073	% Change between 2024 and 2019							
			25.32%		25.32%		-20.99%		-0.98%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy		
HARRIS COUNTY UD 16				1,050,000		0.640000 per \$100		6,720.00		
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		6,720.00		

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
12/10/2024	7,162.08	CMS	7,162.08	0.00	0.00	0.00	0.00	7,162.08
02/23/2025	0.00	EXCHANGERIGHT NET LEASED PORTFOLIO	-442.08	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
Pd 6/1/25 \$442.08								
2024 Paid in Full							Total Paid	7,162.08

# 2023 TAX RECEIPT

HARRIS COUNTY UD 16  
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	Stmnt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2024	1315

Account No	138-897-003-0007
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TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2024. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 02, 2024 will incur an additional penalty to defray costs of collection per Section 33.07, 33.08 and/or 33.11 of the Texas Property Tax Code.

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

Owner Name and Address
GUERRA HERIBERTO & MARTHA 6407 ANTOINE APT 801 HOUSTON, TX 77091-1218
**RETURN SERVICE REQUESTED**

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement Land Value	214,511 50,586	LT 7 BLK 3 REMINGTON CREEK RANCH SEC 4  A1		Year	Appraised	Taxable	Rate	Taxes	% Change
				2023	265,097	238,587	0.640000	1,526.96	3.19%
				2022	220,859	220,859	0.670000	1,479.76	16.02%
				2021	184,854	184,854	0.690000	1,275.49	-1.03%
				2020	167,374	167,374	0.770000	1,288.78	774.22%
		Service Address  1027 RANCH OAK DR 77073		2019	18,200	18,200	0.810000	147.42	159.59%
				2018	6,761	6,761	0.840000	56.79	N/A
				% Change between 2023 and 2018					
100% Assessed Value	265,097				3,820.97%	3,428.87%	-23.81%	2,588.78%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 26,510		238,587		0.640000 per \$100		1,526.96	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		1,526.96	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/04/2024	1,696.62	CORELOGIC	1,696.62	0.00	0.00	0.00	0.00	1,696.62
02/22/2025	0.00	GUERRA HERIBERTO & MARTHA	-169.66	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL								
Pd Ck# 2482 31/25								
2023 Paid in Full							Total Paid	1,696.62

**HARRIS COUNTY UD 16  
AVIK BONNERJEE, TAX ASSESSOR COLLECTOR  
13333 NORTHWEST FREEWAY, SUITE 620  
HOUSTON, TX 77040**

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

Owner Name and Address
RAMOS AIDA 1307 WOODYARD DR HOUSTON, TX 77073-6115
**RETURN SERVICE REQUESTED**

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

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
02/09/2023	185.09	Vanderbilt Mortgage and Finance, In	185.09	0.00	0.00	0.00	0.00	185.09
02/20/2025	0.00	RAMOS AIDA	-185.09	0.00	0.00	0.00	0.00	0.00
CORRECTION ROLL <u>29</u>								
						PA	ALH	2483 311/25
2022 Paid in Full						Total Paid	185.09	

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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

## Owner Name and Address

GARCIA SOCORRO DE LA CONCEPCION  
20418 FERNBUSH DR #581  
HOUSTON, TX 77073

\*\*RETURN SERVICE REQUESTED\*\*

Jur No	Stmt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2025	2083

Account No 600-000-302-3136

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.

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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

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement	49,263	2018 LEGACY 16X76 HUD# NTA1845542 SER# L210295 PINE TRACE MHC #7298		Year	Appraised	Taxable	Rate	Taxes	% Change
				2024	49,263	44,263	0.640000	283.28	2.91%
				2023	48,009	43,009	0.640000	275.26	6.31%
				2022	43,645	38,645	0.670000	258.92	-14.02%
				2021	43,645	43,645	0.690000	301.15	-8.20%
		M3		2020	42,604	42,604	0.770000	328.05	-8.90%
				2019	44,457	44,457	0.810000	360.10	N/A
				% Change between 2024 and 2019					
100% Assessed Value		49,263			10.81%	-0.44%	-20.99%	-21.33%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 5,000		44,263		0.640000 per \$100		283.28	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.				Legacy Transing Corp 11600 Airport Fwy Suite 100 Bedford, TX 76022		Current Taxes Due		283.28	

Check to:

Legacy Housing Corp  
1600 Airport Fwy Suite 100  
Bedford, TX 76022

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
01/03/2025	283.28	GARCIA SOCORRO DE LA CONCEPCION	283.28	0.00	0.00	0.00	0.00	283.28
02/27/2025	283.28	LEGACY HOUSING CORP	0.00	0.00	0.00	0.00	0.00	283.28
2024 Paid in Full								
Total Paid							566.56	

2024

233.28\*  
252.02\*  
535.30\*

OVER PAYMENT

\$283.28

pd OK

2484

31125

# 2024 TAX RECEIPT

HARRIS COUNTY UD 16  
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	Strmt Date	Delinquent Date	Receipt No
566	2/27/2025	2/1/2025	1716

Account No 600-000-301-2949

**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 July 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
MANDUJANO ADRIAN & NAVARRETE CATALINA 1026 N PLAZA EAST BLVD # 221 HOUSTON, TX 77073-6059
<b>**RETURN SERVICE REQUESTED**</b>

Appraised Values		Property Information		Comparisons of the last six (6) years					
Improvement	29,239	2009 CMH LAREDO 16X76 GRAY HUD# HWC0397583 SERIAL# CLW028274TX PINE TRACE MHP	M3	Year	Appraised	Taxable	Rate	Taxes	% Change
				2024	29,239	24,239	0.640000	155.13	1.73%
				2023	28,826	23,826	0.640000	152.49	7.33%
				2022	26,206	21,206	0.670000	142.08	-21.42%
				2021	26,206	26,206	0.690000	180.82	-10.39%
				2020	26,206	26,206	0.770000	201.79	-9.82%
		Service Address		2019	27,625	27,625	0.810000	223.76	3.17%
1026 N PLAZA EAST BLVD 221 77073		% Change between 2024 and 2019							
100% Assessed Value	29,239				5.84%	-12.26%	-20.99%	-30.67%	
Taxing Unit		Less Exemptions		Taxable Value		Tax Rate		Tax Levy	
HARRIS COUNTY UD 16		Homestead 5,000		24,239		0.640000 per \$100		155.13	
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.						Current Taxes Due		155.13	

Payment Date	Due Before Payment	Paid By	Taxes Paid	CAD Penalties Paid	P & I Paid	Atty Fee Paid	Other Paid	Total Payment
02/01/2025	165.99	Adrian Mandujano mendoza	155.13	0.00	10.86	0.00	0.00	165.99
02/05/2025	165.99	MANDUJANO ADRIAN &	0.00	0.00	0.00	0.00	0.00	165.99
<b>OVER PAYMENT</b>								
2024 Paid in Full							Total Paid	331.98

<\$165.99>

pd 02/28/25 3/1/25



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
3/1/2025	566-396

Bill To

Harris County Utility District 16  
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 March 2025.		2,997.30	2,997.30
2024 Additional Unit Count Invoiced 2025	-4	0.90	-3.60
Thank you for your business.		<b>Total</b>	\$2,993.70

*Pd with 2/18/25 3/1/25*



MUNICIPAL TAX SERVICE, LLC

Invoice

Date	Invoice #
3/1/2025	566-397

Bill To

Harris County Utility District 16  
B&A Municipal Tax Service LLC  
13333 Northwest Freeway  
Suite 620  
Houston, TX 77040

Description	Unit Count	Rate	Amount
Copies	815	0.20	163.00
Postage, Mailing, and Handling (20)		18.48	18.48
Roll Update & Processing - December 2024 & January 2025	1.25	75.00	93.75
Records Retention		15.44	15.44
Meeting Travel Time/Mileage/Time (January 2025)		92.08	92.08
Installment Agreement Tracking (January 2025)		18.75	18.75
Thank you for your business.		<b>Total</b>	\$401.50

*pd alt # 2487 3/1/25*



Account No/Name/Address	Cad No/Property Descr.		
0232531 SOUTHWESTERN BELL TELEPHONE CO %PROPERTY TAX DEPARTMENT 1010 PINE, 9E-L-01 SAINT LOUIS, MO 63101	0232531 Telephone Company TELEPHONE LINES & APPURTENANCES	Over 65 Veteran Installment Code	No No N

IN HARRIS COUNTY

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		30.91	0.00	0.00	2.16	33.07	2.78	33.69	10.26	41.17

045-194-000-0055 MONES MANNY 10303 OLYMPIA DR HOUSTON, TX 77042-2955	0451940000055 TR 1E (DIRECTORS LOT 1) ABST 890 WCRR CO SEC 1 BLK 5	Acreage: 0.114800	Over 65 Veteran Installment Code	No No N
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E HARDY RD ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1.60	0.00	0.00	0.11	1.71	0.14	1.74	0.18	1.78

1016218 CHEP USA ATTN PROPERTY TAX DEPT 5897 WINDWARD PKWY ALPHARETTA, GA 30005-2044	1016218 Leased Equipment M&E	Over 65 Veteran Installment Code	No No N
SEE 1049127 IN HARRIS COUNTY TEXAS			

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		212.86	0.00	0.00	14.90	227.76	19.16	232.02	70.66	283.52

125-318-001-0001 ARGUETA INGRID 10911 ARENDALE ST HOUSTON, TX 77075-4601	1253180010001 LT 1 BLK 1 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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19931 RUBY RED CT ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,647.51	0.00	138.00	115.33	1,762.84	148.28	1,795.79	181.23	1,828.74
				Payment Date	Payment Amt	Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund
				1/28/2025	138.00	0.00	0.00	0.00	0.00	0.00	138.00	0.00

125-318-003-0006 HARRIS BARBARA R 9223 LAKEWAY VIEW LN HUMBLE, TX 77396-3283	1253180030006 LT 6 BLK 3 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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19931 IMPERIAL BROOK DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,746.27	0.00	0.00	122.24	1,868.51	157.16	1,903.43	192.09	1,938.36

125-318-003-0011 HERNANDEZ OSIRIS Y 19903 IMPERIAL BROOK DR HOUSTON, TX 77073-6166	1253180030011 LT 11 BLK 3 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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19903 IMPERIAL BROOK DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,334.46	0.00	0.00	93.41	1,427.87	120.10	1,454.56	146.79	1,481.25

125-318-005-0022 VARELA SAMUEL S 19938 BLACK PEARL CT HOUSTON, TX 77073-6167	1253180050022 LT 22 BLK 5 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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19938 BLACK PEARL CT ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,394.12	0.00	0.00	97.59	1,491.71	125.47	1,519.59	153.35	1,547.47

Account No/Name/Address	Cad No/Property Descr.		
125-318-006-0003 KAMARA DJIBRIL 3601 MAHNAZ CT UPPER MARLBORO, MD 20774-3000	1253180060003 LT 3 BLK 6 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N

19943 IMPERIAL STONE DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,695.65	0.00	0.00	118.70	1,814.35	152.61	1,848.26	186.52	1,882.17

125-318-007-0011 ELOHIM ABUNDANT INVESTMENT LLC 12106 CELIO BAY LN HOUSTON, TX 77041-5737	1253180070011 LT 11 BLK 7 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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19826 IMPERIAL STONE DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,465.98	0.00	0.00	102.62	1,568.60	131.94	1,597.92	161.26	1,627.24

125-318-007-0069 LEIJA JULIE BENITEZ JOSE D 803 TASSELL ST HOUSTON, TX 77076-4838	1253180070069 LT 69 BLK 7 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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1114 LAVENDER SHADE CT ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,582.33	0.00	0.00	110.76	1,693.09	142.41	1,724.74	174.06	1,756.39

125-318-007-0070 ASIS PABLO ASIS MARIA 1118 LAVENDER SHADE CT HOUSTON, TX 77073-6152	1253180070070 LT 70 BLK 7 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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1118 LAVENDER SHADE CT ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,544.27	0.00	0.00	108.10	1,652.37	138.98	1,683.25	169.87	1,714.14

125-318-007-0073 IMPERIAL GREEN H / O ASSOC INC C/O REALMANAGE PO BOX 701088 DALLAS, TX 75370-1088	1253180070073 RES B BLK 7 (LANDSCAPE/DRAINAGE) IMPERIAL GREEN SEC 1	Acreage: 0.337500 Over 65 Veteran Installment Code	No No N
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AIRTEX DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/15/2023	2/1/2024		0.64	0.00	0.00	0.32	0.96	0.33	0.97	0.33	0.97
				Payment Date	Payment Amt	Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund
				7/11/2024	0.64	0.00	0.64	0.00	0.00	0.00	0.00	0.00
				7/29/2024	-0.64	0.00	-0.64	0.00	0.00	0.00	0.00	0.00

125-318-009-0010 RUIZ JORGE 1019 IMPERIAL LAKE DR HOUSTON, TX 77073-6156	1253180090010 LT 10 BLK 9 IMPERIAL GREEN SEC 1	Over 65 Veteran Installment Code	No No N
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1019 IMPERIAL LAKE DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,291.88	0.00	0.00	90.43	1,382.31	116.27	1,408.15	142.11	1,433.99

125-529-001-0009 CHAVARRIA JOSE A & MARIA ISABEL 6322 TAMAR DR PASADENA, TX 77503-4314	1255290010009 LT 9 BLK 1 MEADOWVIEW FARMS SEC 2	Over 65 Veteran Installment Code	No No N
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20023 OLAND WAY ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,280.24	0.00	0.00	89.62	1,369.86	115.22	1,395.46	140.83	1,421.07

Account No/Name/Address				Cad No/Property Descr.								
125-529-001-0023				1255290010023				Over 65	No			
BERNAL PABLO G				LT 23 BLK 1				Veteran	No			
3110 CINNAMON GLEN DR				MEADOWVIEW FARMS SEC 2				Installment Code	N			
HOUSTON, TX 77073-6106												
1419 HADE FALLS LN ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,242.00	0.00	0.00	86.94	1,328.94	111.78	1,353.78	136.62	1,378.62
125-529-001-0031				1255290010031				Over 65	No			
LIRA JORGE EVARISTO				LT 31 BLK 1				Veteran	No			
AMAYA ROGELIA RAMOS				MEADOWVIEW FARMS SEC 2				Installment Code	N			
1511 HADE FALLS LN												
HOUSTON, TX 77073-6181												
1511 HADE FALLS LN ; 77073 ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,179.90	0.00	0.00	82.59	1,262.49	106.19	1,286.09	129.79	1,309.69
125-529-001-0058				1255290010058				Over 65	Yes			
BYRD JESSE C				LT 58 BLK 1				Veteran	No			
1422 GLASHOLM DR				MEADOWVIEW FARMS SEC 2				Installment Code	N			
HOUSTON, TX 77073-6182												
1422 GLASHOLM DR ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025	D	995.26	0.00	0.00	1.04	996.30	8.29	1,003.55	12.44	1,007.70
Tax Deferred												
125-529-001-0067				1255290010067				Over 65	No			
JONES YOLANDA				LT 67 BLK 1				Veteran	No			
1415 OXBERG TRL				MEADOWVIEW FARMS SEC 2				Installment Code	N			
HOUSTON, TX 77073-6187												
1415 OXBERG TRL ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,102.80	0.00	0.00	77.20	1,180.00	99.25	1,202.05	121.31	1,224.11
125-529-001-0073				1255290010073				Over 65	No			
MARINTEZ JAVIER A				LT 73 BLK 1				Veteran	No			
GALVAN MANUELA				MEADOWVIEW FARMS SEC 2				Installment Code	N			
1503 OXBERG TRL												
HOUSTON, TX 77073-6189												
1503 OXBERG TRL ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,065.85	0.00	0.00	74.61	1,140.46	95.93	1,161.78	117.24	1,183.09
125-529-001-0078				1255290010078				Over 65	No			
BARRERA LORENZO & ERIKA				LT 78 BLK 1				Veteran	No			
9206 JOE LOUIS DR				MEADOWVIEW FARMS SEC 2				Installment Code	N			
MONT BELVIEU, TX 77523-7672												
1523 OXBERG TRL ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,397.20	0.00	0.00	97.80	1,495.00	125.75	1,522.95	153.69	1,550.89
125-529-002-0002				1255290020002				Acreage: 0.144400	Over 65	No		
DELICID WALTER C				LT 2 BLK 2					Veteran	No		
1410 HADE FALLS LN				MEADOWVIEW FARMS SEC 2					Installment Code	N		
HOUSTON, TX 77073-6178												
1410 HADE FALLS LN ; 77073 ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,089.93	0.00	0.00	76.30	1,166.23	98.09	1,188.02	119.89	1,209.82
125-529-002-0021				1255290020021				Acreage: 0.144400	Over 65	No		
PUIG NICOLAS & DOLORES				LT 21 BLK 2					Veteran	No		
1511 GLASHOLM DR				MEADOWVIEW FARMS SEC 2					Installment Code	N		
HOUSTON, TX 77073-6185												
1511 GLASHOLM DR ; 77073												
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,230.40	0.00	0.00	21.53	1,251.93	110.74	1,341.14	135.34	1,365.74

Account No/Name/Address				Cad No/Property Descr.									
125-529-002-0023				1255290020023				Acreage: 0.144400		Over 65		No	
TORAN EARL & JACQUELINE				LT 23 BLK 2						Veteran		No	
1503 GLASHOLM DR				MEADOWVIEW FARMS SEC 2						Installment Code		N	
HOUSTON, TX 77073-6185													
				1503 GLASHOLM DR ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,301.92	0.00	0.00	91.13	1,393.05	117.17	1,419.09	143.21	1,445.13	
125-529-003-0011				1255290030011						Over 65		No	
BANDA CITLALI & JOSE R				LT 11 BLK 3						Veteran		No	
1506 OXBERG TRL				MEADOWVIEW FARMS SEC 2						Installment Code		N	
HOUSTON, TX 77073-6188													
				1506 OXBERG TRL ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,311.60	0.00	0.00	91.81	1,403.41	118.04	1,429.64	144.28	1,455.88	
125-530-001-0010				1255300010010				Acreage: 0.144400		Over 65		No	
MARTINEZ EDUARDO P & MARIA P				LT 10 BLK 1						Veteran		No	
20018 KARLANDA LN				MEADOWVIEW FARMS SEC 3						Installment Code		N	
HOUSTON, TX 77073-6212													
				20018 KARLANDA LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,265.38	0.00	0.00	88.58	1,353.96	113.88	1,379.26	139.19	1,404.57	
125-530-001-0014				1255300010014						Over 65		No	
CONTRERAS MARIA O				LT 14 BLK 1						Veteran		No	
20002 KARLANDA LN				MEADOWVIEW FARMS SEC 3						Installment Code		N	
HOUSTON, TX 77073-6212													
				20002 KARLANDA LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,211.33	0.00	0.00	84.79	1,296.12	109.02	1,320.35	133.25	1,344.58	
125-530-001-0027				1255300010027						Over 65		Yes	
BATES CAROLYN & ROBERT				LT 27 BLK 1						Veteran		No	
1602 HADE MEADOW LN				MEADOWVIEW FARMS SEC 3						Installment Code		N	
HOUSTON, TX 77073-6200													
				1602 HADE MEADOW LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,645.43	0.00	0.00	28.80	1,674.23	148.09	1,793.52	181.00	1,826.43	
125-530-001-0034				1255300010034						Over 65		Yes	
SARVAR KIM				LT 34 BLK 1						Veteran		No	
1627 HADE MEADOW LN				MEADOWVIEW FARMS SEC 3						Installment Code		N	
HOUSTON, TX 77073-6201													
				1627 HADE MEADOW LN ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025	L	1,608.99	0.00	0.00	370.87	1,979.86	407.88	2,016.87	444.89	2,053.88	
Lawsuit: 7/5/2023													
125-530-001-0056				1255300010056				Acreage: 0.144400		Over 65		No	
ZELAYA JULIO				LT 56 BLK 1						Veteran		No	
TORRES ANNA				MEADOWVIEW FARMS SEC 3						Installment Code		N	
19910 TUNHAM TRL													
HOUSTON, TX 77073-6196													
				19910 TUNHAM TRL ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,397.40	0.00	0.00	97.82	1,495.22	125.77	1,523.17	153.71	1,551.11	
125-530-001-0066				1255300010066						Over 65		No	
PALACIOS LIZ				LT 66 BLK 1						Veteran		No	
1627 ROSALINDA LN				MEADOWVIEW FARMS SEC 3						Installment Code		N	
HOUSTON, TX 77073-6205													
				1627 ROSALINDA LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,703.80	0.00	0.00	119.27	1,823.07	153.34	1,857.14	187.42	1,891.22	

Account No/Name/Address				Cad No/Property Descr.									
128-063-003-0006				1280630030006				Over 65		No			
ARELLANO FREDY				LT 6 BLK 3				Veteran		No			
19523 KINGSTON GREEN LN				MEADOWVIEW FARMS SEC 7				Installment Code		N			
HOUSTON, TX 77073-2857													
				19523 KINGSTON GREEN LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,322.58	0.00	0.00		92.58	1,415.16	119.03	1,441.61	145.48	1,468.06
128-063-004-0014				1280630040014				Over 65		No			
CANAN JOSE ANGEL M				LT 14 BLK 4				Veteran		No			
SALES IRMA YOLANDA D				MEADOWVIEW FARMS SEC 7				Installment Code		N			
1415 JOY OAKS LN													
HOUSTON, TX 77073-2845				1415 JOY OAKS LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,162.51	0.00	0.00		81.38	1,243.89	104.63	1,267.14	127.88	1,290.39
128-065-002-0017				1280650020017				Over 65		No			
BENITEZ MARCELINO				LT 17 BLK 2				Veteran		No			
1426 CAROLINA GROVE LN				MEADOWVIEW FARMS SEC 5				Installment Code		N			
HOUSTON, TX 77073-2786													
				1426 CAROLINA GROVE LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,214.96	0.00	0.00		85.05	1,300.01	109.35	1,324.31	133.65	1,348.61
128-065-002-0029				1280650020029				Over 65		No			
VILLANUEVA ESTELA				LT 29 BLK 2				Veteran		No			
1431 RISING SPRINGS LN				MEADOWVIEW FARMS SEC 5				Installment Code		N			
HOUSTON, TX 77073-2783													
				1431 RISING SPRINGS LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,420.54	0.00	0.00		99.44	1,519.98	127.85	1,548.39	156.26	1,576.80
128-065-004-0007				1280650040007				Over 65		No			
APREZA ANDRES				LT 7 BLK 4				Veteran		No			
1531 CAROLINA GROVE LN				MEADOWVIEW FARMS SEC 5				Installment Code		N			
HOUSTON, TX 77073-2789													
				1531 CAROLINA GROVE LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,259.62	0.00	0.00		88.17	1,347.79	113.37	1,372.99	138.56	1,398.18
128-065-004-0016				1280650040016				Over 65		No			
TABORA ZUNIL E				LT 16 BLK 4				Veteran		No			
1431 CAROLINA GROVE LN				MEADOWVIEW FARMS SEC 5				Installment Code		N			
HOUSTON, TX 77073-2787													
				1431 CAROLINA GROVE LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,279.15	0.00	0.00		89.54	1,368.69	115.12	1,394.27	140.71	1,419.86
128-065-004-0019				1280650040019				Over 65		No			
NGUYEN NAM				LT 19 BLK 4				Veteran		No			
EQUITY EDGE LLC				MEADOWVIEW FARMS SEC 5				Installment Code		N			
14061 KERRY ST													
GARDEN GROVE, CA 92844-3020				1419 CAROLINA GROVE LN ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,394.62	0.00	0.00		97.62	1,492.24	125.52	1,520.14	153.41	1,548.03
128-065-004-0028				1280650040028				Over 65		No			
RIVERA MARTA				LT 28 BLK 4				Veteran		No			
PEREZ JUAN FRANCISCO RIVERA				MEADOWVIEW FARMS SEC 5				Installment Code		N			
19435 TRINITY MIST LN													
HOUSTON, TX 77073-2777				19435 TRINITY MIST LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,259.69	0.00	0.00		88.18	1,347.87	113.37	1,373.06	138.57	1,398.26

Account No/Name/Address				Cad No/Property Descr.									
128-611-002-0043				1286110020043				Over 65	No				
GARZA REFUGIO & CELESTINA				LT 43 BLK 2				Veteran	No				
1414 HALLCROFT LN				MEADOWVIEW FARMS SEC 4				Installment Code	N				
HOUSTON, TX 77073-1819													
				1414 HALLCROFT LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,348.33	0.00	0.00	94.38	1,442.71	121.35	1,469.68	148.32	1,496.65	
128-611-002-0044				1286110020044				Over 65	No				
GUNOZ SERGIO				LT 44 BLK 2				Veteran	No				
1410 HALLCROFT LN				MEADOWVIEW FARMS SEC 4				Installment Code	N				
HOUSTON, TX 77073-1819													
				1410 HALLCROFT LN ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,525.00	0.00	0.00	106.75	1,631.75	137.25	1,662.25	167.75	1,692.75	
128-611-002-0054				1286110020054				Over 65	No				
TORRES PAUL				LT 54 BLK 2				Veteran	No				
TORRES ANTONIO				MEADOWVIEW FARMS SEC 4				Installment Code	N				
1431 GRAYFORD CT													
HOUSTON, TX 77073-1825													
				1431 GRAYFORD CT ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,270.31	0.00	0.00	88.92	1,359.23	114.33	1,384.64	139.73	1,410.04	
128-611-002-0063				1286110020063				Over 65	No				
URBINA GLORIA A				LT 63 BLK 2				Veteran	No				
PALAU GUADALUPE				MEADOWVIEW FARMS SEC 4				Installment Code	N				
1418 GRAYFORD CT													
HOUSTON, TX 77073-1824													
				1418 GRAYFORD CT ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,353.47	0.00	0.00	94.74	1,448.21	121.81	1,475.28	148.88	1,502.35	
129-751-001-0013				1297510010013				Over 65	No				
ITURRALDE ISMAEL				LT 13 BLK 1				Veteran	No				
19706 TREVLIIG TRL				MEADOWVIEW FARMS SEC 9				Installment Code	N				
HOUSTON, TX 77073-6360													
				19706 TREVLIIG TRL ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,732.75	0.00	0.00	121.29	1,854.04	155.95	1,888.70	190.60	1,923.35	
129-752-001-0011				1297520010011				Over 65	No				
HARTFIELD SYREETA & KIM JEROME				LT 11 BLK 1				Veteran	No				
1611 SHELBY VIEW LN				MEADOWVIEW FARMS SEC 10				Installment Code	N				
HOUSTON, TX 77073-2337													
				1611 SHELBY VIEW LN ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,636.36	0.00	0.00	114.55	1,750.91	147.27	1,783.63	180.00	1,816.36	
130-652-001-0002				1306520010002				Over 65	No				
CORIA JAIME				LT 2 BLK 1				Veteran	No				
CEPEDA VERONICA SALAZAR				REMINGTON CREEK RANCH SEC 1				Installment Code	N				
18307 RANCH VIEW TRL													
HOUSTON, TX 77073-6401													
				18307 RANCH VIEW TRL ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,585.94	0.00	0.00	111.02	1,696.96	142.73	1,728.67	174.45	1,760.39	
130-652-001-0003				1306520010003				Over 65	No				
FUENTES RACHEL LYNN				LT 3 BLK 1				Veteran	No				
18311 RANCH VIEW TRL				REMINGTON CREEK RANCH SEC 1				Installment Code	N				
HOUSTON, TX 77073-6401													
				18311 RANCH VIEW TRL ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025	D	1,336.76	0.00	0.00	1.39	1,338.15	11.14	1,347.90	16.71	1,353.47	
Tax Deferred													

Account No/Name/Address				Cad No/Property Descr.								
2023	1/24/2024	2/1/2024	D	1,209.86	0.00	0.00	65.53	1,275.39	70.58	1,280.44	75.62	1,285.48
Tax Deferred												
2022	1/24/2024	2/1/2023	D	1,142.30	0.00	0.00	551.16	1,693.46	555.92	1,698.22	560.68	1,702.98
Tax Deferred												
Totals				3,688.92	0.00	0.00	618.08	4,307.00	637.64	4,326.56	653.01	4,341.93

130-652-001-0010  
FERNANDEZ PEDRO M  
18403 RANCH VIEW TRL  
HOUSTON, TX 77073-6403

1306520010010  
LT 10 BLK 1  
REMINGTON CREEK RANCH SEC 1

Over 65  
Veteran  
Installment Code

No  
No  
N

18403 RANCH VIEW TRL ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,734.19	0.00	0.00	121.39	1,855.58	156.08	1,890.27	190.76	1,924.95

130-652-002-0021  
GUEVARA RICARDO & CELEA  
18434 RANCH VIEW TRL  
HOUSTON, TX 77073-6402

1306520020021  
LT 21 BLK 2  
REMINGTON CREEK RANCH SEC 1

Over 65  
Veteran  
Installment Code

No  
No  
N

18434 RANCH VIEW TRL ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,769.38	0.00	0.00	123.86	1,893.24	159.24	1,928.62	194.63	1,964.01

130-652-002-0029  
HUYNH SUONG K  
18526 RANCH VIEW TRL  
HOUSTON, TX 77073-6404

1306520020029  
LT 29 BLK 2  
REMINGTON CREEK RANCH SEC 1

Over 65  
Veteran  
Installment Code

No  
No  
N

18526 RANCH VIEW TRL ; 77073 ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	12/20/2024	2/1/2025		1,651.12	0.00	1,390.00	18.28	279.40	23.50	284.62	28.72	289.84
Payment Date				Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund		
11/29/2024				1,390.00	0.00	1,390.00	0.00	0.00	0.00	0.00		
2023	12/19/2024	2/1/2025		1,818.80	0.00	1,278.32	70.26	610.74	75.67	616.15	205.38	745.86
Payment Date				Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund		
11/29/2023				1,278.32	0.00	1,278.32	0.00	0.00	0.00	0.00		
2022	12/19/2024	2/1/2025		1,594.42	0.00	1,207.45	50.31	437.28	54.18	441.15	147.05	534.02
Payment Date				Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund		
12/7/2022				1,207.45	0.00	1,207.45	0.00	0.00	0.00	0.00		
2020	12/18/2024	2/1/2025		1,374.25	0.00	1,370.74	0.46	3.97	0.49	4.00	1.34	4.85
Payment Date				Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund		
12/1/2020				1,370.74	0.00	1,370.74	0.00	0.00	0.00	0.00		
Totals				6,438.59	0.00	0.00	139.31	1,331.39	153.84	1,345.92	382.49	1,574.57

132-492-003-0001  
WU JIYANG  
8433 LAWLER ST UNIT A  
HOUSTON, TX 77051-1320

1324920030001  
LT 1 BLK 3  
REMINGTON CREEK RANCH SEC 2

Over 65  
Veteran  
Installment Code

No  
No  
N

19018 W HARDY RD ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,550.18	0.00	0.00	108.51	1,658.69	139.52	1,689.70	170.52	1,720.70

132-492-003-0013  
MARTINEZ ADAN  
MARTINEZ HONORIA  
18814 W HARDY RD  
HOUSTON, TX 77073-2532

1324920030013  
LT 13 BLK 3  
REMINGTON CREEK RANCH SEC 2

Over 65  
Veteran  
Installment Code

No  
No  
N

18814 W HARDY RD ; 77073 ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,694.12	0.00	0.00	118.59	1,812.71	152.47	1,846.59	186.35	1,880.47

135-747-001-0046  
SUN PINE TRACE LIMITED PARTNERSHIP  
% SUN COMM OPERATING LP  
27777 FRANKLIN RD STE 200  
SOUTHFIELD, MI 48034-8205

1357470010046  
LT 46 BLK 1  
PINE TRACE SEC 5

Over 65  
Veteran  
Installment Code

No  
No  
N

959 MATTHEW WAY ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/21/2024	2/1/2025		543.00	0.00	518.36	1.72	26.36	2.22	26.86	2.71	27.35

Account No/Name/Address				Cad No/Property Descr.									
Payment Date		Payment Amt	Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund				
10/21/2024		518.36	0.00	518.36	0.00	0.00	0.00	0.00	0.00				
1/19/2025		24.64	0.00	0.00	0.00	0.00	0.00	0.00	24.64				
2/1/2025		-24.64	0.00	0.00	0.00	0.00	0.00	0.00	-24.64				
136-296-002-0005				1362960020005			Over 65	No					
MUI QUYNH A				LT 5 BLK 2			Veteran	No					
2216 GOLDEN LAUREL DR				MEADOWVIEW FARMS SEC 8			Installment Code	N					
CONROE, TX 77304-5310													
1510 SPENCER GLEN LN ; 77073													
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025					
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,452.16	0.00	0.00	101.65	1,553.81	130.69	1,582.85	159.74	1,611.90	
138-897-003-0007				1388970030007			Over 65	No					
GUERRA HERIBERTO & MARTHA				LT 7 BLK 3			Veteran	No					
6407 ANTOINE APT 801				REMINGTON CREEK RANCH SEC 4			Installment Code	N					
HOUSTON, TX 77091-1218													
1027 RANCH OAK DR ; 77073													
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025					
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	2/23/2025	2/1/2025		1,402.87	0.00	0.00	98.20	1,501.07	126.26	1,529.13	154.32	1,557.19	
140-061-001-0007				1400610010007			Acreage: 0.077600	Over 65	No				
JUNGERS DEVELOPMENT LLC				RES A BLK 1				Veteran	No				
28618 FM 2920 RD				(DRAINAGE)				Installment Code	N				
WALLER, TX 77484-8047				IMPERIAL GREEN SEC 2									
IMPERIAL BEND DR ; 77073													
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025					
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1.07	0.00	0.00	0.07	1.14	0.10	1.17	0.12	1.19	
2023	10/15/2023	2/1/2024		1.07	0.00	0.00	0.54	1.61	0.55	1.62	0.56	1.63	
2022	10/17/2022	2/1/2023		1.12	0.00	0.00	0.72	1.84	0.74	1.86	0.75	1.87	
Totals				3.26	0.00	0.00	1.33	4.59	1.39	4.65	1.43	4.69	
140-061-002-0004				1400610020004			Over 65	No					
PEREZ DINA MELENDEZ				LT 4 BLK 2			Veteran	No					
19814 WHITE PEARL CT				IMPERIAL GREEN SEC 2			Installment Code	N					
HOUSTON, TX 77073-4110													
19814 WHITE PEARL CT ; 77073													
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025					
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,834.07	0.00	0.00	128.38	1,962.45	165.07	1,999.14	201.75	2,035.82	
140-061-003-0016				1400610030016			Acreage: 0.565700	Over 65	No				
JUNGERS DEVELOPMENT LLC				RES B BLK 3				Veteran	No				
28618 FM 2920 RD				(OPEN SPACE)				Installment Code	N				
WALLER, TX 77484-8047				IMPERIAL GREEN SEC 2									
GENEVA GREEN DR ; 77073													
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025					
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		7.88	0.00	0.00	0.55	8.43	0.71	8.59	0.87	8.75	
2023	10/15/2023	2/1/2024		7.88	0.00	0.00	3.94	11.82	4.04	11.92	4.13	12.01	
2022	10/17/2022	2/1/2023		8.25	0.00	0.00	5.31	13.56	5.42	13.67	5.51	13.76	
Totals				24.01	0.00	0.00	9.80	33.81	10.17	34.18	10.51	34.52	
150-022-002-0011				1500220020011			Over 65	No					
GAINES MALCOLM MAURICE				LT 11 BLK 2			Veteran	No					
1059 RANCH OAK DR				REMINGTON CREEK RANCH SEC 5			Installment Code	N					
HOUSTON, TX 77073-1574													
1059 RANCH OAK DR ; 77073													
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025					
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,831.50	0.00	0.00	128.20	1,959.70	164.84	1,996.34	201.46	2,032.96	
150-022-002-0014				1500220020014			Over 65	No					
HERNANDEZ ALEJANDRO				LT 14 BLK 2			Veteran	No					
ORTIZ SILVIA				REMINGTON CREEK RANCH SEC 5			Installment Code	N					
1047 RANCH OAK DR													
HOUSTON, TX 77073-1574													
1047 RANCH OAK DR ; 77073 ; 77073													
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025					
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		1,569.86	0.00	0.00	109.89	1,679.75	141.29	1,711.15	172.68	1,742.54	



Account No/Name/Address	Cad No/Property Descr.		
2000673 REDBOX AUTOMATED RETAIL LLC 15500 SE 30TH PL STE 105 BELLEVUE, WA 98007-6347	2000673 Leased Equipment INV M&E	Over 65 Veteran Installment Code	No No N

## IN HARRIS COUNTY

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		25.92	0.00	0.00	1.81	27.73	2.33	28.25	8.60	34.52
2023	10/15/2023	2/1/2024		29.98	0.00	0.00	15.00	44.98	15.34	45.32	15.70	45.68
		Totals		55.90	0.00	0.00	16.81	72.71	17.67	73.57	24.30	80.20

2069743 GERONCIO E GARCIA 19947 IMPERIAL BROOK DR HOUSTON, TX 77073-6166	2069743 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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## 19947 IMPERIAL BROOK DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	10/17/2022	2/1/2023		28.80	2.88	0.00	20.40	52.08	20.78	52.46	21.17	52.85
2021	10/11/2021	2/1/2022		30.11	3.01	0.00	26.10	59.22	26.50	59.62	26.89	60.01
2020	10/14/2020	2/2/2021		37.34	3.73	0.00	38.27	79.34	38.77	79.84	39.26	80.33
2019	10/18/2019	2/1/2020		43.64	4.36	0.00	51.65	99.65	52.22	100.22	52.80	100.80
2018	10/24/2018	2/1/2019		49.53	4.95	0.00	66.47	120.95	67.12	121.60	67.78	122.26
		Totals		189.42	18.93	0.00	202.89	411.24	205.39	413.74	207.90	416.25

2157637 SALINA ELECTRIC 20018 LUNS LN HOUSTON, TX 77073-6190	2157637 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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## 20018 LUNS LN ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	10/17/2022	2/1/2023		17.54	1.75	0.00	12.43	31.72	12.65	31.94	12.88	32.17
2020	10/14/2020	2/2/2021		20.16	2.02	0.00	20.67	42.85	20.94	43.12	21.20	43.38
2019	10/18/2019	2/1/2020		18.23	1.82	0.00	21.58	41.63	21.82	41.87	22.06	42.11
2018	10/24/2018	2/1/2019		26.17	2.62	0.00	35.12	63.91	35.47	64.26	35.82	64.61
		Totals		82.10	8.21	0.00	89.80	180.11	90.88	181.19	91.96	182.27

2159759 TOP NOTCH SOLUTIONS 1200 US HIGHWAY 22 STE 2000 BRIDGEWATER, NJ 08807-2943	2159759 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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## 00929 AIRTEX DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	10/17/2022	2/1/2023		13.90	1.39	0.00	9.85	25.14	10.03	25.32	10.21	25.50
2021	10/11/2021	2/1/2022		14.32	1.43	0.00	12.41	28.16	12.61	28.36	12.79	28.54
2020	12/23/2020	2/2/2021	L	15.98	1.60	0.00	16.38	33.96	16.60	34.18	16.81	34.39
	Lawsuit: 6/8/2021											
2019	10/18/2019	2/1/2020	L	24.57	0.00	0.00	26.44	51.01	26.73	51.30	27.03	51.60
	Lawsuit: 6/8/2021											
2018	10/24/2018	2/1/2019	L	62.89	0.00	0.00	76.73	139.62	77.49	140.38	78.23	141.12
	Lawsuit: 6/8/2021											
		Totals		131.66	4.42	0.00	141.81	277.89	143.46	279.54	145.07	281.15

2179108 ADT LLC ATTN: PROP TAX DEPT 1501 YAMATO RD BOCA RATON, FL 33431-4438	2179108 Multi-Locations M&E	Over 65 Veteran Installment Code	No No N
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## IN HARRIS COUNTY

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		0.81	0.00	0.00	0.06	0.87	0.07	0.88	0.27	1.08

2179109 ADT LLC ATTN: PROP TAX DEPT 1501 YAMATO RD BOCA RATON, FL 33431-4438	2179109 Multi-Locations M&E	Over 65 Veteran Installment Code	No No N
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## IN HARRIS COUNTY

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		57.15	0.00	0.00	4.00	61.15	5.14	62.29	18.98	76.13

Account No/Name/Address	Cad No/Property Descr.		
2181893 FLUGENCE TRUCKING DALTON J FLUGENCE SR 1123 GAYLYN CIR HOUSTON, TX 77073-5535	2181893 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N

01123 GAYLYN CIR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		19.67	1.97	0.00	1.51	23.15	1.95	23.59	7.18	28.82

2197386 TOP NOTCH SOLUTIONS 14000 VICKERY DR HOUSTON, TX 77032-2666	2197386 Business Personal Property CMP F&F INV M&E	Over 65 Veteran Installment Code	No No N
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00929 E AIRTEX DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		1,103.19	110.32	0.00	84.95	1,298.46	109.22	1,322.73	402.89	1,616.40
2023	11/15/2023	2/1/2024		1,078.97	107.90	0.00	593.44	1,780.31	607.68	1,794.55	621.91	1,808.78
2022	10/17/2022	2/1/2023		1,069.88	106.99	0.00	757.90	1,934.77	772.03	1,948.90	786.15	1,963.02
2021	10/11/2021	2/1/2022		1,055.80	105.58	0.00	915.17	2,076.55	929.10	2,090.48	943.04	2,104.42
2020	10/14/2020	2/2/2021		1,178.21	117.82	0.00	1,207.90	2,503.93	1,223.45	2,519.48	1,239.01	2,535.04
2018	10/24/2018	2/1/2019		7,238.75	0.00	0.00	8,831.28	16,070.03	8,918.13	16,156.88	9,005.00	16,243.75
Totals				12,724.80	548.61	0.00	12,390.64	25,664.05	12,559.61	25,833.02	12,998.00	26,271.41

2221931 JUST CUTTING JEROME PATTERSON 1201 E AIRTEX DR STE E HOUSTON, TX 77073-6331	2221931 Business Personal Property CMP F&F M&E MISC ASSETS	Over 65 Veteran Installment Code	No No N
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01201 E AIRTEX DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/14/2024	1/1/2025		93.13	9.31	0.00	37.70	140.14	38.93	141.37	40.16	142.60
2022	11/13/2022	2/1/2023		97.49	9.75	0.00	69.06	176.30	70.35	177.59	71.63	178.87
2021	10/15/2021	2/1/2022		100.40	10.04	0.00	87.03	197.47	88.35	198.79	89.67	200.11
2020	10/14/2020	2/2/2021		112.04	11.20	0.00	114.86	238.10	116.34	239.58	117.82	241.06
2019	10/22/2019	2/1/2020		117.86	0.00	0.00	126.82	244.68	128.24	246.10	129.65	247.51
2018	10/24/2018	2/1/2019	L	133.02	0.00	0.00	162.29	295.31	163.88	296.90	165.48	298.50
Lawsuit: 2/8/2019												
2017	1/23/2018	3/1/2018	L	145.69	0.00	0.00	196.97	342.66	198.72	344.41	200.47	346.16
Lawsuit: 2/8/2019												
Totals				799.63	40.30	0.00	794.73	1,634.66	804.81	1,644.74	814.88	1,654.81

2290635 M HERNANDEZ TRUCKING LLC M HERNANDEZ TRUCKING, LLC 1006 W YOUNG ELM CIR HOUSTON, TX 77073-2531	2290635 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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01006 W YOUNG ELM CIR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		329.68	32.97	0.00	25.39	388.04	32.64	395.29	120.40	483.05

2292126 DAVID ACOSTA JR 18411 RANCH VIEW TRL HOUSTON, TX 77073-6403	2292126 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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18411 RANCH VIEW TRL ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	10/17/2022	2/1/2023	L	632.21	63.22	0.00	447.86	1,143.29	456.20	1,151.63	464.55	1,159.98
Lawsuit: 7/3/2023												
2021	10/11/2021	2/1/2022		59.38	5.94	0.00	51.48	116.80	52.26	117.58	53.04	118.36
2020	10/14/2020	2/2/2021		66.27	6.63	0.00	67.94	140.84	68.82	141.72	69.70	142.60
Totals				757.86	75.79	0.00	567.28	1,400.93	577.28	1,410.93	587.29	1,420.94

2295398 TOMO MOTORS MUSILIU BABATUNDE OGUNOLA 12850 WHITTINGTON DR APT 828 HOUSTON, TX 77077-4734	2295398 Dealer Inventory	Over 65 Veteran Installment Code	No No N
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01201 E AIRTEX DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		19.00	0.00	0.34	1.31	19.97	1.68	20.34	6.19	24.85
Payment Date      Payment Amt      Escrow      Taxes      Penalties      Del. P&I      Atty Fees      Other Fees      Refund												

Account No/Name/Address			Cad No/Property Descr.								
1/31/2025	0.34	0.00	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2023	10/15/2023	2/1/2024	18.45	0.00	3.49	7.48	22.44	7.66	22.62	7.84	22.80
	Payment Date	Payment Amt	Escrow	Taxes	Penalties		Del. P&I	Atty Fees	Other Fees	Refund	
	2/7/2024	3.49	0.00	3.49	0.00		0.00	0.00	0.00	0.00	
2022	10/17/2022	2/1/2023	17.95	0.00	3.62	9.23	23.56	9.41	23.74	9.57	23.90
	Payment Date	Payment Amt	Escrow	Taxes	Penalties		Del. P&I	Atty Fees	Other Fees	Refund	
	2/1/2023	3.62	0.00	3.62	0.00		0.00	0.00	0.00	0.00	
2021	10/11/2021	2/1/2022	30.82	0.00	19.21	9.15	20.76	9.28	20.89	9.43	21.04
	Payment Date	Payment Amt	Escrow	Taxes	Penalties		Del. P&I	Atty Fees	Other Fees	Refund	
	2/1/2022	19.21	0.00	19.21	0.00		0.00	0.00	0.00	0.00	
Totals			86.22	0.00	0.00	27.17	86.73	28.03	87.59	33.03	92.59

2295399  
TOMO MOTORS  
MUSILIU BABATUNDE OGUNOLA  
12850 WHITTINGTON DR APT 828  
HOUSTON, TX 77077-4734

01201 E AIRTEX DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		7.19	0.72	0.00	0.55	8.46	0.71	8.62	2.63	10.54
2023	10/15/2023	2/1/2024		7.19	0.72	0.00	3.96	11.87	4.05	11.96	4.15	12.06
2022	10/17/2022	2/1/2023		7.52	0.75	0.00	5.33	13.60	5.42	13.69	5.53	13.80
2021	12/15/2021	2/1/2022		7.75	0.78	0.00	6.72	15.25	6.82	15.35	6.93	15.46
Totals				29.65	2.97	0.00	16.56	49.18	17.00	49.62	19.24	51.86

2297646  
VINTAGE GURLZ HAIR STUDIO  
CECILIA JEANETT EDWARDS  
20407 LOUETTA CROSSING DR  
SPRING, TX 77388-4743

01201 E AIRTEX DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/15/2023	2/1/2024		24.30	2.43	0.00	13.36	40.09	13.69	40.42	14.01	40.74
2022	10/17/2022	2/1/2023		25.44	2.54	0.00	18.02	46.00	18.35	46.33	18.69	46.67
2021	10/15/2021	2/1/2022		26.20	2.62	0.00	22.71	51.53	23.06	51.88	23.40	52.22
2020	10/14/2020	2/2/2021		29.24	2.92	0.00	29.98	62.14	30.36	62.52	30.74	62.90
2019	3/19/2020	5/1/2020		30.76	3.08	0.00	35.20	69.04	35.60	69.44	36.00	69.84
Totals				135.94	13.59	0.00	119.27	268.80	121.06	270.59	122.84	272.37

2297651  
FRANCOIS ACADEMY EARLY EDUCATION  
FRANCOIS ACADEMY EARLY EDUCATION, LLC  
1201 E AIRTEX DR STE F  
HOUSTON, TX 77073-6331

01201 E AIRTEX DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		123.47	12.35	0.00	9.51	145.33	12.22	148.04	45.09	180.91
2023	10/15/2023	2/1/2024		123.47	12.35	0.00	67.92	203.74	69.54	205.36	71.17	206.99
Totals				246.94	24.70	0.00	77.43	349.07	81.76	353.40	116.26	387.90

2311794  
MD ZIAUR RAHMAN  
18615 W HARDY RD  
HOUSTON, TX 77073-2548

18615 W HARDY RD ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	11/3/2023	2/1/2024		16.64	0.00	0.00	8.32	24.96	8.52	25.16	8.72	25.36

2315418  
TAXNEFILE LLC  
1423 GLASHOLM DR  
HOUSTON, TX 77073-6183

01423 GLASHOLM DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	10/17/2022	2/1/2023		22.80	2.28	0.00	16.15	41.23	16.45	41.53	16.75	41.83
2021	10/11/2021	2/1/2022		32.64	3.26	0.00	28.29	64.19	28.72	64.62	29.15	65.05
Totals				55.44	5.54	0.00	44.44	105.42	45.17	106.15	45.90	106.88

Account No/Name/Address	Cad No/Property Descr.		
2317348 ANTHONY COLEMAN 4323 MOSSY BANKS LN HOUSTON, TX 77068-2532	2317348 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N

## 01406 HADE FALLS LN ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025	L	147.74	14.77	0.00	37.46	199.97	41.20	203.71	53.96	216.47
Lawsuit: 8/29/2023												
2023	3/24/2024	5/1/2024		260.84	26.08	0.00	133.13	420.05	136.57	423.49	140.02	426.94
2022	10/17/2022	2/1/2023	L	877.20	87.72	0.00	621.41	1,586.33	632.99	1,597.91	644.57	1,609.49
Lawsuit: 8/29/2023												
2021	10/11/2021	2/1/2022	L	108.90	10.89	0.00	94.40	214.19	95.84	215.63	97.27	217.06
Lawsuit: 8/29/2023												
Totals				1,394.68	139.46	0.00	886.40	2,420.54	906.60	2,440.74	935.82	2,469.96

2334051 KHAMCO ENTERPRISES LLC 19931 IMPERIAL STONE DR HOUSTON, TX 77073-6172	2334051 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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## 19931 IMPERIAL STONE DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	11/14/2024	2/1/2025		74.88	0.00	0.00	5.24	80.12	6.74	81.62	24.86	99.74

2338070 JAVIER MARTINEZ 1034 SUNNY DR HOUSTON, TX 77037-3416	2338070 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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## 01503 OXBERG TRL ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025	L	198.67	19.87	0.00	50.38	268.92	55.40	273.94	72.56	291.10
Lawsuit: 8/2/2024												
2023	1/24/2024	3/1/2024	L	324.77	32.48	0.00	174.34	531.59	178.62	535.87	182.91	540.16
Lawsuit: 8/2/2024												
Totals				523.44	52.35	0.00	224.72	800.51	234.02	809.81	255.47	831.26

2358580 CJC LOGISTICS LLC 19930 IMPERIAL STONE DR HOUSTON, TX 77073-6171	2358580 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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## 19930 IMPERIAL STONE DR ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	10/15/2021	2/1/2022		45.52	4.55	0.00	39.45	89.52	40.06	90.13	40.66	90.73
2020	10/14/2021	2/1/2023		69.42	6.94	0.00	71.17	147.53	72.08	148.44	73.00	149.36
Totals				114.94	11.49	0.00	110.62	237.05	112.14	238.57	113.66	240.09

2360767 MODERN CHEMICAL COMMERCIAL BEVERAGE CONCEPTS LLC C/O JOHN ZOTOS 1103 E AIRTEX DRIVE HOUSTON, TX 77073-6433	2360767 General Industrial CMP F&F INV M&E RAW SUP	Over 65 Veteran Installment Code	No No N
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## 01103 E AIRTEX DR ; 77073 ; 77073

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		4,630.72	0.00	0.00	324.15	4,954.87	416.76	5,047.48	1,537.40	6,168.12

2366926 LEGACY BARNS LLC 18303 RANCH VIEW TRAIL HOUSTON, TX 77073-6401	2366926 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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## 18303 RANCH VIEW TRL

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	10/17/2022	2/1/2023		28.07	2.81	0.00	19.89	50.77	20.25	51.13	20.62	51.50
2021	5/19/2022	6/1/2022		32.12	3.21	0.00	26.15	61.48	26.57	61.90	27.00	62.33
Totals				60.19	6.02	0.00	46.04	112.25	46.82	113.03	47.62	113.83

Account No/Name/Address	Cad No/Property Descr.	Over 65	No
2388674 VICTOR MANUEL FERNANDEZ RAMOS ATTN: PROPERTY TAX 18403 RANCH VIEW TRL HOUSTON, TX 77073-6403	2388674 Vehicles VHCLS	Veteran Installment Code	No No N

18403 RANCH VIEW TRL ; 77073 ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	12/20/2024	2/1/2025		102.12	0.00	0.00	7.15	109.27	9.19	111.31	33.90	136.02

2389309 MARVIN A JAIME 18315 RANCH VIEW TRL HOUSTON, TX 77073-6401	2389309 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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18315 RANCH VIEW TRL ; 77073 ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	5/18/2023	2/1/2024		57.30	5.73	0.00	49.66	112.69	50.43	113.46	51.19	114.22

2390700 SUN COAST MARINE SERVICES ATTN: DIEGO STEVAN HERNANDEZ 1110 LAVENDER SHADE CT HOUSTON, TX 77073-6152	2390700 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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01110 LAVENDER SHADE CT ; 77073 ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		47.90	4.79	0.00	3.69	56.38	4.74	57.43	17.50	70.19
2023	10/15/2023	2/1/2024		47.97	4.80	0.00	26.38	79.15	27.02	79.79	27.65	80.42
2022	6/21/2023	2/1/2024		45.59	4.56	0.00	32.30	82.45	32.90	83.05	33.50	83.65
2021	6/20/2023	2/1/2024		35.82	3.58	0.00	31.05	70.45	31.52	70.92	31.99	71.39
Totals				177.28	17.73	0.00	93.42	288.43	96.18	291.19	110.64	305.65

2391003 SWAMP HOUSE LLC 20059 OLAND WAY HOUSTON, TX 77073-6195	2391003 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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20059 OLAND WAY ; 77073 ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2021	6/20/2023	8/1/2023		8.94	0.89	0.00	5.63	15.46	5.75	15.58	5.85	15.68

2392410 M HERNANDEZ TRUCKING LLC 1006 W YOUNG ELM CIR HOUSTON, TX 77073-2531	2392410 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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01006 W YOUNG ELM CIR ; 77073 ; 77073

							Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2022	6/21/2023	8/1/2023	B	446.62	44.66	0.00	281.02	772.30	286.91	778.19	292.80	784.08
Bankruptcy: 5/22/2023												
2021	6/20/2023	2/1/2024	B	391.66	39.17	211.66	135.04	405.13	138.28	408.37	141.52	411.61
Bankruptcy: 5/22/2023												
Payment Date		Payment Amt		Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund		
9/11/2024		188.53		0.00	137.61	0.00	17.89	33.03	0.00	0.00		
2/12/2025		23.13		0.00	23.13	0.00	0.00	0.00	0.00	0.00		
Totals				838.28	83.83	0.00	416.06	1,177.43	425.19	1,186.56	434.32	1,195.69

2394075 ZUNIL E TABORA 1431 CAROLINA GROVE LN HOUSTON, TX 77073-2787	2394075 Vehicles VHCLS	Over 65 Veteran Installment Code	No No N
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01431 CAROLINA GROVE LN ; 77073 ; 77073

Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		84.10	8.41	0.00	6.48	98.99	8.33	100.84	30.72	123.23

Account No/Name/Address				Cad No/Property Descr.								
2400269 PKM ADMINISTRATIVE SERVICES MOSLIN NADIN 19526 FLATROCK PARK LN HOUSTON, TX 77073-1289				2400269 Vehicles VHCLS				Over 65	No			
								Veteran	No			
								Installment Code	N			
19526 FLATROCK PARK LN ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/21/2024	2/1/2025		176.56	0.00	0.00	12.36	188.92	15.89	192.45	58.62	235.18
2408533 DIRECT TO CONSIGNEE LLC 19907 IMPERIAL BROOK DR HOUSTON, TX 77073-6166				2408533 Vehicles VHCLS				Over 65	No			
								Veteran	No			
								Installment Code	N			
19907 IMPERIAL BROOK DR ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		750.40	75.04	0.00	57.78	883.22	74.29	899.73	274.05	1,099.49
2409165 1039 MATTHEW WAY #80 1039 MATTHEW WAY HOUSTON, TX 77073-1432				2409165 Vehicles VHCLS				Over 65	No			
								Veteran	No			
								Installment Code	N			
01039 MATTHEW WAY ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		56.00	5.60	0.00	4.31	65.91	5.54	67.14	20.46	82.06
2411476 IGLESIA PENTECOSTES DEL REY DE REYES VIV 1201 E AIRTEX DR STE B HOUSTON, TX 77073-6331				2411476 Business Personal Property CMP F&F M&E SUP				Over 65	No			
								Veteran	No			
								Installment Code	N			
01201 E AIRTEX DR ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		25.60	2.56	0.00	1.97	30.13	2.53	30.69	9.35	37.51
2411595 SMOKE DEPOT #2 SMZ 110 ENTERPRISES LLC 1201 E AIRTEX DR HOUSTON, TX 77073-6333				2411595 Business Personal Property CMP F&F INV M&E MISC ASSETS RAW SUP WIP				Over 65	No			
								Veteran	No			
								Installment Code	N			
01201 E AIRTEX DR ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		216.32	21.63	0.00	16.66	254.61	21.42	259.37	78.99	316.94
2411899 LATINO'S EDDY LATINOS EDDY'S BARBER SHOP LLC 1201 E AIRTEX DR STE D HOUSTON, TX 77073-6331				2411899 Business Personal Property CMP F&F INV M&E SUP				Over 65	No			
								Veteran	No			
								Installment Code	N			
01201 E AIRTEX DR ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		36.63	3.66	0.00	2.82	43.11	3.63	43.92	13.37	53.66
2414008 KINOS LOGISTICS LLC 1407 GRAYFORD CT HOUSTON, TX 77073-1825				2414008 Vehicles VHCLS				Over 65	No			
								Veteran	No			
								Installment Code	N			
01407 GRAYFORD CT ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	12/20/2024	2/1/2025		18.40	0.00	0.00	1.29	19.69	1.66	20.06	6.10	24.50
2414237 SAYRA ESTHER ROJAS RODRIGUEZ 20211 CAROLINE WAY CT HOUSTON, TX 77073-6367				2414237 Vehicles VHCLS				Over 65	No			
								Veteran	No			
								Installment Code	N			
20211 CAROLINE WAY CT ; 77073 ; 77073												
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	12/20/2024	2/1/2025		55.68	0.00	0.00	3.90	59.58	5.01	60.69	18.48	74.16

Account No/Name/Address				Cad No/Property Descr.									
600-000-089-0945				6000000890945				Over 65	No				
POWELL LARRY D				2000 PALM HBR EXCEL 32X56				Veteran	No				
20518 NORTHOAKS DR # 356				BRN/MARN HUD# PFS0693586				Installment Code	N				
HOUSTON, TX 77073-6075				SERIAL# PH0710559A									
				PINE TRACE MHC									
				20518 NORTHOAKS DR 356 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2017	10/16/2017	2/1/2018	L	321.47	0.00	0.00	438.49	759.96	442.34	763.81	446.21	767.68	
Lawsuit: 2/5/2018													
2016	10/17/2016	2/1/2017	L	345.93	0.00	0.00	521.66	867.59	525.81	871.74	529.96	875.89	
Lawsuit: 2/5/2018													
Totals				667.40	0.00	0.00	960.15	1,627.55	968.15	1,635.55	976.17	1,643.57	
600-000-089-0985				6000000890985				Over 65	No				
HERNANDEZ ELIZABETH TORIBIO				2000 FLEETWOOD EAGLE 28X76				Veteran	No				
20339 NORTHBRIAR DR # 480				WHT/BLU TRM HUD# RAD1265381/82				Installment Code	N				
HOUSTON, TX 77073-6078				SERIAL# TXFLY86A/B02853EG11									
				PINE TRACE MHC									
				20339 NORTHBRIAR DR 480 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2019	10/18/2019	2/1/2020	L	311.07	0.00	0.00	334.71	645.78	338.44	649.51	342.17	653.24	
Lawsuit: 4/5/2021													
600-000-089-0990				6000000890990				Over 65	No				
PENNING STEPHEN				2000 FLTWD EAGLE 28X60				Veteran	No				
PENNING COOPER JR				TAN/GRN HUD# RAD1265387				Installment Code	N				
20347 NORTHBRIAR DRIVE				SER#TXFLY86A02856EG11									
HOUSTON, TX 77073-6078				PINE TRACE MHC									
				20347 NORTHBRIAR DR 482 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	11/14/2024	2/1/2025		213.89	0.00	0.00	14.97	228.86	19.25	233.14	23.53	237.42	
600-000-089-1053				6000000891053				Over 65	No				
RODRIGUEZ SUSANA				2000 GALAXY AM HMSTR 28X48				Veteran	No				
REYES PATRICIA				WHT/GRN HUD# PFS0655004				Installment Code	N				
1426 CENTURY PLAZA DR # 596				SERIAL# AH010011104B									
HOUSTON, TX 77073-6051				PINE TRACE MHC									
				1426 CENTURY PLAZA DR 596 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		171.55	0.00	0.00	12.01	183.56	15.44	186.99	18.87	190.42	
600-000-089-1055				6000000891055				Over 65	No				
MEZA MARBELLA POSADA				2000 FLTWD/EAGLE 28X60				Veteran	No				
GOMEZ FRANCISCO MEZA				TAN/GRN HUD# RAD1265357				Installment Code	N				
1410 CENTURY PLAZA DR #600				SERIAL# TXFLY86A02841EG11									
HOUSTON, TX 77073-6051				PINE TRACE MHC									
				1410 CENTURY PLAZA DR 600 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		185.47	0.00	0.00	12.98	198.45	16.69	202.16	20.40	205.87	
600-000-089-4051				6000000894051				Over 65	No				
MENDOZA KAREN				1997 FLTWD CROWN 16X80				Veteran	No				
20318 FENTON PL # 316				WHT HUD# TRA0353780				Installment Code	N				
HOUSTON, TX 77073-6096				SER# WWAL01641									
				PINE TRACE MHC									
				20318 FENTON PL 316 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		104.63	0.00	0.00	7.32	111.95	9.42	114.05	11.51	116.14	
600-000-089-4059				6000000894059				Over 65	No				
MEDINA WENDY P				2000 AMERICAN HMSTR NORTHSTAR 28X56				Veteran	No				
20302 FENTON PL # 312				TAN/WHT TRM HUD# PFS0672354				Installment Code	N				
HOUSTON, TX 77073-6096				SERIAL# AH010011611B									
				PINE TRACE MHC									
				20302 FENTON PL 312 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		199.21	0.00	0.00	13.94	213.15	17.93	217.14	21.91	221.12	

Account No/Name/Address				Cad No/Property Descr.									
600-000-089-7977				6000000897977				Over 65	No				
ESPINO ISAAC				1999 CRESTRIDGE DALLAS 32X56				Veteran	No				
20202 PLAZA EAST BLVD # 708				WHT HUD# PFS0598590/91				Installment Code	N				
HOUSTON, TX 77073-6053				SER#CRH1TX09619A/B									
				PINE TRACE MHC									
				20202 PLAZA EAST BLVD 708 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		214.89	0.00	0.00		15.04	229.93	19.34	234.23	23.64	238.53
600-000-092-1254				6000000921254				Over 65	No				
TREJO RAMON CASTRO				2001 PALM HARBOR 28X53				Veteran	No				
1107 ASHLEY GLEN CIR TRLR 232				BLU/WHT TRM HUD# PFS0708303				Installment Code	N				
HOUSTON, TX 77073-6093				SER# PH176985A									
				PINE TRACE MHC									
				1107 ASHLEY GLEN CIR 232 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		205.87	0.00	0.00		14.41	220.28	18.53	224.40	22.65	228.52
600-000-092-1259				6000000921259				Over 65	No				
CRUZ LA DE G MARTIN				2001 PALM HARBOR 28X40				Veteran	No				
1259 BLACKBERRY HOLLOW DR				BLU/WHT HUD# PFS0690722				Installment Code	N				
HOUSTON, TX 77073-5605				SERIAL# PH176569A									
				PINE TRACE MHC									
				1003 ASHLEY CIR 237 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		105.43	0.00	0.00		7.38	112.81	9.49	114.92	11.60	117.03
600-000-092-1289				6000000921289				Over 65	No				
SALAZAR MARTHA ARACELI				2000 PALM HBR COUNTRY PL 18X76				Veteran	No				
1106 GAYLYN CIR # 248				GRAY/WHITE HUD# PFS0643861				Installment Code	N				
HOUSTON, TX 77073-5534				SER# PH079967									
				PINE TRACE MHC									
				1106 GAYLYN CIR 248 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		55.39	0.00	0.00		3.88	59.27	4.99	60.38	6.09	61.48
600-000-092-1292				6000000921292				Over 65	No				
HERRERA-CONTINAS GUADALUPE				2000 SKYLINE/WOOD MANOR 28X48				Veteran	No				
1015 N PLAZA EAST BLVD TRLR 130				SILVER HUD# UL10515865				Installment Code	N				
HOUSTON, TX 77073-6060				SER# 9T530277NB									
				PINE TRACE MHC									
				1015 N PLAZA EAST BLVD 130 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		170.97	0.00	0.00		11.97	182.94	15.39	186.36	18.81	189.78
600-000-092-1293				6000000921293				Over 65	No				
SOTO OMAR CASTRO				2001 AM HMSTR ESTATE 32X60				Veteran	No				
GARCIA REYNA BENITEZ				GRN/WHT TRM HUD# PFS0653188				Installment Code	N				
1102 GAYLYN CIR				SERIAL# AH02005229A									
HOUSTON, TX 77073-5534				PINE TRACE MHC									
				1102 GAYLYN CIR 247 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		178.40	0.00	0.00		12.49	190.89	16.06	194.46	19.62	198.02
600-000-092-1313				6000000921313				Over 65	No				
QUINTANA ALFREDO				2001 REDMAN AVALON I 28X40				Veteran	No				
1331 N PLAZA EAST BLVD # 183				GRY/BLU TRM HUD#PFS0694186				Installment Code	N				
HOUSTON, TX 77073-6066				SER#10701657A									
				PINE TRACE MHC									
				1331 N PLAZA EAST BLVD 183 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		150.49	0.00	0.00		10.53	161.02	13.54	164.03	16.55	167.04
600-000-092-1364				6000000921364				Over 65	No				
ROMERO SORTO MARIO ALBERTO				2001 VALUE MASTER 28X58				Veteran	No				
CRUZ BENAVIDEZ GELMY SAMAI				TAN/GRN TRM HUD# TXS0616106				Installment Code	N				
20514 NORTHBRIAR DR # 510				SER#MP1510485A									
HOUSTON, TX 77073-6081				PINE TRACE MHC									
				20514 NORTHBRIAR DR 510 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		170.52	0.00	0.00		11.94	182.46	15.35	185.87	18.76	189.28



Account No/Name/Address				Cad No/Property Descr.									
600-000-092-1524 MARTINEZ JOSE 20322 FENTON PL # 317 HOUSTON, TX 77073-6096				6000000921524 2000 FLEETWOOD EAGLE 28X52 TAN/BLU HUD# RAD1265379 SERIAL# TXFLY86A02852EG11 PINE TRACE MHC 20322 FENTON PL 317 ; 77073				Over 65 Veteran Installment Code		No No N			

Account No/Name/Address				Cad No/Property Descr.							
600-000-096-0813				6000000960813				Over 65	No		
MELENDEZ ESPINOSA JOSE D				2002 HBOS OAKWOOD 16X76				Veteran	No		
20534 NORTHBRIAR DR LOT 505				GRAY/BLUE HUD#NTA1197743				Installment Code	N		
HOUSTON, TX 77073-6081				SER#HOTX09912318							
				PINE TRACE MHC							
				20534 NORTHBRIAR DR 505 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		151.60	0.00	0.00	10.61	162.21	13.64	165.24	168.28
600-000-096-1836				6000000961836				Over 65	No		
RODRIGUEZ MARIA TERESA				1999 AM HMSTR HAMPTON 28X56				Veteran	No		
132 HOLLYVALE DR UNIT A				GRY/WHT HUD# PFS0589711				Installment Code	N		
HOUSTON, TX 77060-5418				SER#AH02994284A							
				PINE TRACE MHC							
				20338 FENTON PL 321 ; 77073 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		188.49	0.00	0.00	13.19	201.68	16.96	205.45	209.22
600-000-096-1861				6000000961861				Over 65	No		
SALAS FRANCISCO J PEREZ				2001 HBOS OAKWOOD 28X48				Veteran	No		
20323 MCMEANS DR #441				HUD# NTA1061316				Installment Code	N		
HOUSTON, TX 77073-6117				SER# HOTX08810309A							
				PINE TRACE MHP							
				20323 MCMEANS DR 441 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		180.52	0.00	0.00	12.64	193.16	16.25	196.77	200.38
600-000-096-1904				6000000961904				Over 65	No		
RODRIGUEZ MARIA				1999 PATRIOT/BARTON CREEK 16X76				Veteran	No		
% PINE TRACE				WHT/GRN HUD#NTA0965799				Installment Code	N		
20322 NORTHBRIAR DR # 529				SER#1PTX8445TX							
HOUSTON, TX 77073-6077				PINE TRACE MHC							
				20322 NORTHBRIAR DR 529 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		108.67	0.00	0.00	7.61	116.28	9.78	118.45	120.62
600-000-096-1911				6000000961911				Over 65	No		
GODINEZ JOSE D LOREDO				2002 AM HOMESTAR GAL 16X76				Veteran	No		
% PINE TRACE				WHT/GRN HUD# PFS0733131				Installment Code	N		
1111 ASHLEY GLEN CIR #231				SER# AH010212838							
HOUSTON, TX 77073-6093				PINE TRACE MHC							
				1111 ASHLEY GLEN CIR 231 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		126.11	0.00	0.00	8.83	134.94	11.35	137.46	139.98
600-000-096-1952				6000000961952				Over 65	No		
BRAVO SHEYLA ROSARIO NAVARRETE				2001 SKYLINE WD MANOR 28X64				Veteran	No		
20339 CAREY PLACE				WHITE HUD# ULI0520754				Installment Code	N		
HOUSTON, TX 77073-6086				SER# 9T530357NB							
				PINE TRACE MHC							
				20339 CAREY PL 284 ; 77073 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		166.46	0.00	0.00	11.65	178.11	14.98	181.44	184.77
600-000-100-8421				6000001008421				Over 65	No		
CERVACIO IRMA				2000 AM HMSTR GALAXY 18X76				Veteran	No		
SANCHEZ DANIEL				HUD# PFS0649088				Installment Code	N		
20518 NORTHBRIAR DR LOT 509				SERIAL# AH010010895							
HOUSTON, TX 77073-6081				PINE TRACE MHC							
				20518 NORTHBRIAR DR 509 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		82.20	0.00	0.00	5.75	87.95	7.40	89.60	91.24
600-000-101-1833				6000001011833				Over 65	No		
GOMEZ LOPEZ EVA MARIA				2003 CMH SIERRA VISTA 16X70				Veteran	No		
20314 MCMEANS DR # 458				HUD#HWC0334453				Installment Code	N		
HOUSTON, TX 77073-6116				SER#CLW019818TX							
				PINE TRACE MHP							
				20314 MCMEANS DR 458 ; 77073 ; 77073							
				Due Feb, 2025				Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		123.67	0.00	0.00	8.66	132.33	11.13	134.80	137.27

Account No/Name/Address				Cad No/Property Descr.					
600-000-101-3897				6000001013897				Over 65	Yes
SOLGADO SHEILA SHONANE				2000 FLTWD EAGLE 28X60				Veteran	No
SILVA MANUEL MEDINA				HUD# RAD1239044				Installment Code	N
1131 ASHLEY GLEN CIR LOT 226				SER# TXFLY86A02445EG11					
HOUSTON, TX 77073-6093				PINE TRACE MHC					
				1131 ASHLEY GLEN CIR 226 ; 77073 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		18.87	0.00	0.00	0.33	19.20	1.70	20.57	2.08	20.95

600-000-101-3903				6000001013903				Over 65	No
PALACIOS MANUEL FRANCISCO R				2002 SKYLINE WOOD MANOR 28X56				Veteran	No
1122 GAYLYN CIR TRLR 252				HUD# UL10531655				Installment Code	N
HOUSTON, TX 77073-5534				SER# 9T530351PB					
				PINE TRACE MHC					
				1122 GAYLYN CIR 252 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		154.19	0.00	0.00	10.79	164.98	13.88	168.07	16.96	171.15
2023	10/15/2023	2/1/2024	L	162.75	0.00	0.00	81.38	244.13	83.33	246.08	85.28	248.03
Lawsuit: 1/11/2024												
2022	10/17/2022	2/1/2023	L	137.59	0.00	0.00	88.61	226.20	90.25	227.84	91.91	229.50
Lawsuit: 1/11/2024												
Totals				454.53	0.00	0.00	180.78	635.31	187.46	641.99	194.15	648.68

600-000-101-3931				6000001013931				Over 65	No
ESCALANTE JOSE				2002 SKYLINE WOOD MANOR 28X44				Veteran	No
RIVERA CINDY				HUD# UL10531659				Installment Code	N
20311 FENTON PL TRLR 310				SER# 9T530366PB					
HOUSTON, TX 77073-6097				PINE TRACE MHC					
				20311 FENTON PL 310 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		174.26	0.00	0.00	12.20	186.46	15.68	189.94	19.17	193.43

600-000-101-3934				6000001013934				Over 65	No
MARTINEZ SAUL				2002 SKYLINE WOOD MANOR 28X66				Veteran	No
1787 FORESTER DR				HUD# UL10531650				Installment Code	N
CINCINNATI, OH 45240-1033				SER# 9T530364PB					
				PINE TRACE MHC					
				20315 NORTHOAKS DR 330 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		183.89	0.00	0.00	12.87	196.76	16.55	200.44	20.23	204.12
2023	10/15/2023	2/1/2024	L	194.15	0.00	0.00	97.08	291.23	99.41	293.56	101.73	295.88
Lawsuit: 4/25/2023												
2022	10/17/2022	2/1/2023	L	164.75	0.00	0.00	106.10	270.85	108.07	272.82	110.05	274.80
Lawsuit: 4/25/2023												
2021	10/11/2021	2/1/2022	L	169.66	0.00	0.00	133.69	303.35	135.73	305.39	137.77	307.43
Lawsuit: 4/25/2023												
Totals				712.45	0.00	0.00	349.74	1,062.19	359.76	1,072.21	369.78	1,082.23

600-000-101-3942				6000001013942				Over 65	No
DAVIS BRITTANY				2000 TOWN & COUNTRY 32X48				Veteran	No
DAVIS GARY				TAN HUD# NTA1063638				Installment Code	N
1211 TRAVIS COURT PL # 384				SER# TXCTCGR012259A					
HOUSTON, TX 77073-3195				PINE TRACE MHC					
				1211 TRAVIS COURT PL 384 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2023	10/15/2023	2/1/2024	L	144.35	0.00	0.00	72.18	216.53	73.91	218.26	75.63	219.98
Lawsuit: 1/11/2024												
2022	10/17/2022	2/1/2023	L	126.82	0.00	0.00	81.67	208.49	83.19	210.01	84.72	211.54
Lawsuit: 1/11/2024												
Totals				271.17	0.00	0.00	153.85	425.02	157.10	428.27	160.35	431.52

600-000-101-3945				6000001013945				Over 65	No
PALACIOS MARTIN ESTRADA				2003 HBOS OAKWOOD 32X48				Veteran	No
GALVAN ALONDRA ARREDONDO				YEL HUD#NTA1135006				Installment Code	N
1207 TRAVIS COURT PL # 385				SER#HOTX11B01758A					
HOUSTON, TX 77073-3195				PINE TRACE MHC					
				1207 TRAVIS COURT PL 385 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		227.94	0.00	0.00	15.96	243.90	20.51	248.45	25.07	253.01

Account No/Name/Address				Cad No/Property Descr.								
600-000-101-3960				6000001013960				Over 65	No			
FLORES JOSE A AMEZQUITA				2001 HBOS OAKWOOD 28X48				Veteran	No			
20331 MCMEANS DR # 439				HUD# NTA1122242				Installment Code	N			
HOUSTON, TX 77073-6117				SER#HOTX08810876A								
				PINE TRACE MHC								
				20331 MCMEANS DR 439 ; 77073								
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due	
2024	10/17/2024	2/1/2025		180.52	0.00	0.00	12.64	193.16	16.25	196.77	200.38	
600-000-101-3963				6000001013963				Over 65	No			
BANEGAS BERTHA				2002 HBOS OAKWOOD 28X40				Veteran	No			
20327 MCMEANS DR # 440				HUD# NTA1224104				Installment Code	N			
HOUSTON, TX 77073-6117				SER# HOTX09912911A								
				PINE TRACE MHC								
				20327 MCMEANS DR 440 ; 77073								
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due	
2024	10/17/2024	2/1/2025		158.45	0.00	0.00	11.09	169.54	14.26	172.71	175.88	
600-000-101-3974				6000001013974				Over 65	No			
RAMIREZ NOE				2000 PATRIOT/CROWN COLONY 28X76				Veteran	No			
20327 CAROLINE WAY CT # 453				HUD# NTA1046329				Installment Code	N			
HOUSTON, TX 77073-6121				SER# 1PTX9392ATX								
				PINE TRACE MHC								
				20327 CAROLINE WAY CT 453 ; 77073 ; 77073								
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due	
2024	10/17/2024	2/1/2025		270.25	0.00	0.00	18.92	289.17	24.32	294.57	299.98	
600-000-101-3985				6000001013985				Over 65	No			
PAZ DARWYN ZUNICA				2002 FLTWD EAGLE 28X56				Veteran	No			
CRUZ ONEYDA MEDINA				HUD#RAD1336680				Installment Code	N			
927 CENTURY PLAZA DR #007				SER#TXFL186A03940EG11								
HOUSTON, TX 77073-6046				PINE TRACE MHC								
				927 CENTURY PLAZA DR 7 ; 77073								
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due	
2024	10/17/2024	2/1/2025		221.45	0.00	0.00	15.50	236.95	19.93	241.38	245.81	
600-000-101-4142				6000001014142				Over 65	No			
GARZA EUTIMIO				2003 CLAYTON TEXAN 16X76				Veteran	No			
20318 MCMEANS DR				CRM/WHT HUD#HWC0336354				Installment Code	N			
HOUSTON, TX 77073-6116				SER#CLW020008TX								
				PINE TRACE MHC								
				20318 MCMEANS DR 457 ; 77073								
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due	
2024	10/17/2024	2/1/2025		134.82	0.00	0.00	9.44	144.26	12.13	146.95	149.65	
2023	10/15/2023	2/1/2024	L	143.55	0.00	0.00	71.78	215.33	73.49	217.04	218.77	
Lawsuit: 11/1/2024												
Totals				278.37	0.00	0.00	81.22	359.59	85.62	363.99	90.05	368.42
600-000-101-4196				6000001014196				Over 65	No			
RIVERA-CARMONA DANIEL				2003 CMH SARATOGA 16X76				Veteran	No			
1319 PLAZA EAST BLVD				HUD# HWC0334016				Installment Code	N			
HOUSTON, TX 77073-6066				SER#CBH012717TX								
				PINE TRACE MHC								
				1319 N PLAZA EAST BLVD 180 ; 77073								
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due	
2024	10/17/2024	2/1/2025		134.22	0.00	0.00	9.40	143.62	12.08	146.30	148.98	
600-000-101-6266				6000001016266				Over 65	No			
MARTINEZ DE LA ROCHA JESUS ALEJANDRO				2004 CLAYTON HOMESTEAD 18X76				Veteran	No			
1206 TERRY COURT PLACE				UNK HUD#HWC0345261				Installment Code	N			
HOUSTON, TX 77073-3199				SER#CBH013827TX								
				PINE TRACE MHC								
				1206 TERRY COURT PL 394 ; 77073								
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025				
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due	
2024	10/17/2024	2/1/2025		158.08	0.00	0.00	11.07	169.15	14.23	172.31	175.47	

Account No/Name/Address				Cad No/Property Descr.									
600-000-101-7517 CERDA BRUNO 20206 PLAZA EAST BLVD # 709 HOUSTON, TX 77073-6053				6000001017517 2003 LAREDO 16X76 UNK HUD# HWC0339642 SER#CLW020432TX PINE TRACE MHC 20206 PLAZA EAST BLVD 709 ; 77073				Over 65 Veteran Installment Code	No No N				
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025	L	132.08	0.00	0.00	9.25	141.33	11.89	143.97	14.53	146.61	
2023	10/15/2023	2/1/2024		70.30	210.90	71.99	212.59	73.67	214.27				
Lawsuit: 11/1/2024													
Totals				272.68	0.00	0.00	79.55	352.23	83.88	356.56	88.20	360.88	
600-000-104-5883 VASQUEZ PRIMITVO 16336 LONE STAR RANCH DR CONROE, TX 77302-8305				6000001045883 Y WHITE HUD#HWC0348178 SER#CLW021376TX PINE TRACE MHC 915 CENTURY PLAZA DR ; 77073				Over 65 Veteran Installment Code	No No N				
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		104.46	0.00	0.00	7.31	111.77	9.40	113.86	11.49	115.95	
600-000-104-6074 DIAZ RACHEL 1326 RIDGE DR HOUSTON, TX 77073-6125				6000001046074 2003 FLTWD SANDPOINTE 28X76 HUD# PFS0798733 SER #TXFL384A20258SP12 PINE TRACE MHP 1326 RIDGE DR 472 ; 77073 ; 77073				Over 65 Veteran Installment Code	Yes No N				
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025	D	185.15	0.00	0.00	0.19	185.34	1.54	186.69	2.31	187.46	
Tax Deferred													
2023	10/15/2023	2/1/2024	D	166.36	0.00	0.00	9.01	175.37	9.70	176.06	10.40	176.76	
Tax Deferred													
2022	10/17/2022	2/1/2023	D	146.15	0.00	0.00	15.22	161.37	15.83	161.98	16.44	162.59	
Tax Deferred													
2021	10/11/2021	2/1/2022	D	288.51	0.00	0.00	44.48	332.99	45.68	334.19	46.88	335.39	
Tax Deferred													
2020	10/14/2020	2/2/2021	D	323.04	0.00	0.00	65.95	388.99	67.30	390.34	68.65	391.69	
Tax Deferred													
2019	10/18/2019	2/1/2020	D	353.41	0.00	0.00	89.83	443.24	91.30	444.71	92.77	446.18	
Tax Deferred													
Totals				1,462.62	0.00	0.00	224.68	1,687.30	231.35	1,693.97	237.45	1,700.07	
600-000-104-6254 CASTILLO JUAN EDUARDO 1103 GAYLYN CIR # 265 HOUSTON, TX 77073-5535				6000001046254 2002 FLTWD 16X76 BGE/HUNTER GRN HUD# PFS0758987 SER# TXFL212A40716AV12 PINE TRACE MHC 1103 GAYLYN CIR 265 ; 77073				Over 65 Veteran Installment Code	No No N				
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		125.55	0.00	0.00	8.79	134.34	11.30	136.85	13.81	139.36	
600-000-104-6261 DE LA CRUZ MARTIN G 1259 BLACKBERRY HOLLOW DR HOUSTON, TX 77073-5605				6000001046261 2003 FLTWD/DELEBRATION 28X48 BLU/BGE HUD# PFS0828822 SER# TXFL386A054425C11 PINE TRACE MHC 1203 TERRY COURT PL 412 ; 77073 ; 77073				Over 65 Veteran Installment Code	Yes No N				
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2023	8/21/2024	10/1/2024		67.34	0.00	70.91	0.10	0.35	0.10	0.35	0.11	0.36	
Payment Date		Payment Amt		Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund			
2/7/2024		61.29		0.00	60.24	0.00	1.05	0.00	0.00	0.00			
4/24/2024		60.24		60.24	0.00	0.00	0.00	0.00	0.00	0.00			
10/17/2024		-60.24		-60.24	0.00	0.00	0.00	0.00	0.00	0.00			
2/5/2025		9.62		0.00	6.85	0.00	1.17	1.60	0.00	0.00			
600-000-104-6414 CASTENDA ENRIQUE 20430 NORTHBRIAR DR HOUSTON, TX 77073-6079				6000001046414 2005 CLAYTON LAREDO 16X80 HUD #HWC0349861 SER #CLW021509TX PINE TRACE MHC 20430 NORTHBRIAR DR 515 ; 77073				Over 65 Veteran Installment Code	No No N				
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		159.45	0.00	0.00	11.16	170.61	14.35	173.80	17.54	176.99	

Account No/Name/Address			Cad No/Property Descr.									
600-000-104-6429			6000001046429		Over 65		No					
GUARDADO LUIS A			2002 OAKCREEK/1008 28X40		Veteran		No					
1202 WOODYARD DR # 492			HUD# NTA1224085		Installment Code		N					
HOUSTON, TX 77073-6112			SER# HOTX09912919A									
			PINE TRACE MHC									
			1202 WOODYARD DR 492 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		158.45	0.00	0.00	11.09	169.54	14.26	172.71	17.43	175.88
600-000-201-4666			6000002014666		Over 65		No					
SALDANA MARIA			2005 CLAYTON FREEDOM I 16X72		Veteran		No					
911 CENTURY PLAZA DR # 3			HUD# HWC0354117		Installment Code		N					
HOUSTON, TX 77073-6046			SERIAL# CLW022025TX									
			PINE TRACE MHP									
			911 CENTURY PLAZA DR 3 ; 77073 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		141.15	0.00	0.00	9.88	151.03	12.70	153.85	15.53	156.68
600-000-201-5294			6000002015294		Over 65		No					
CABRAL RODRIGO & MARTHA E			2005 CMH LAREDO 16X76		Veteran		No					
1222 N PLAZA EAST BLVD # 370			HUD#HWC0356373		Installment Code		N					
HOUSTON, TX 77073-6063			SER#CLW022326TX									
			PINE TRACE MHC									
			1222 N PLAZA EAST BLVD 370 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		117.12	0.00	0.00	8.20	125.32	10.54	127.66	12.88	130.00
600-000-201-5319			6000002015319		Over 65		No					
DIAZ FRANCISCO GARCIA			2000 AMERICAN HOMESTAR GALAXY 28X40		Veteran		No					
1306 N PLAZA EAST BLVD			HUD#PFS0672383		Installment Code		N					
HOUSTON, TX 77073-6065			SER#AH010111625A									
			PINE TRACE MHP									
			1306 N PLAZA EAST BLVD ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		141.29	0.00	0.00	9.89	151.18	12.72	154.01	15.54	156.83
600-000-201-6406			6000002016406		Over 65		No					
MORENO MANUEL			2005 CMH SARATOGA 16X76		Veteran		No					
VALDEZ MARIA C			WHITE HUD# HWC0355894		Installment Code		N					
1327 N PLAZA EAST BLVD			SERIAL# CBH014960TX									
HOUSTON, TX 77073-6066			PINE TRACE MH COMMUNITY									
			1327 N PLAZA EAST BLVD ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		149.12	0.00	0.00	10.44	159.56	13.42	162.54	16.40	165.52
600-000-201-6633			6000002016633		Over 65		No					
LANDIN MAGDALENA			2004 CMH SIERRA VISTA 16X76		Veteran		No					
1310 TERRY COURT PL			HUD#HWC0348181		Installment Code		N					
HOUSTON, TX 77073-3232			SER#CLW021379TX									
			PINE TRACE MHC									
			1310 TERRY COURT PL 400 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		140.60	0.00	0.00	9.84	150.44	12.65	153.25	15.47	156.07
600-000-301-0634			6000003010634		Over 65		No					
ALMARAZ HERMILIA			2005 CLAYTON FREEDOM III 32X68		Veteran		No					
20306 NORTHBRIAR DR TRLR 533			HUD#HWC0356036		Installment Code		N					
HOUSTON, TX 77073-6077			SERIAL#CSS006226TXA									
			PINE TRACE MH COMMUNITY									
			20306 NORTHBRIAR DR 533 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		350.58	0.00	0.00	24.54	375.12	31.55	382.13	38.56	389.14
600-000-301-1069			6000003011069		Over 65		No					
NAJERA RICARD LOPEZ			2007 CMH LAREDO 16X64		Veteran		No					
1406 CENTURY PLAZA DR #601			HUD#HWC0381067		Installment Code		N					
HOUSTON, TX 77073-6051			SER#CLW025557TX									
			PINE TRACE MHP									
			1406 CENTURY PLAZA DR 601 ; 77090									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		143.02	0.00	0.00	10.01	153.03	12.87	155.89	15.73	158.75

Account No/Name/Address				Cad No/Property Descr.									
600-000-301-1769				6000003011769				Over 65	No				
SOTO REYMUNDO				2008 CMH FACTORY SE 16X72				Veteran	No				
SOTO VERONIKA F				BEIGE HUD# HWC0390313				Installment Code	N				
5907 WALNUTGATE DR				SER# CLW027184TX									
SPRING, TX 77373-7290				PINE TRACE MHC									
				20506 NORTHBRIAR DR 512 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		4.53	0.00	0.00	0.08	4.61	0.41	4.94	0.50	5.03	
2023	10/15/2023	2/1/2024		2.05	0.00	0.00	1.02	3.07	1.05	3.10	1.07	3.12	
Totals				6.58	0.00	0.00	1.10	7.68	1.46	8.04	1.57	8.15	
600-000-301-1871				6000003011871				Over 65	No				
MENDEZ JUAN CONCHAS				2007 AMER HOMESTAR GALAXY 16X72				Veteran	No				
MENDEZ CHRISTIAN CONCHAS				TAN/TEAL HUD# NTA1422755				Installment Code	N				
20318 PLAZA EAST BLVD # 196				SER# OC010718392									
HOUSTON, TX 77073-6055				PINE TRACE MHC									
				20318 PLAZA EAST BLVD 196 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		107.18	0.00	0.00	7.50	114.68	9.65	116.83	11.79	118.97	
600-000-301-1978				6000003011978				Over 65	No				
PORTILLO CLEMENTE				2007 CMH 16 X 72				Veteran	No				
SANCHEZ VILMA M				HUD# HWC0387749				Installment Code	N				
20502 NORTHBRIAR DR # 513				SERIAL# CLW026763TX									
HOUSTON, TX 77073-6081				PINE TRACE MHC									
				20502 NORTHBRIAR DR 513 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		157.28	0.00	0.00	11.01	168.29	14.16	171.44	17.30	174.58	
600-000-301-1999				6000003011999				Over 65	No				
MUNOZ ANNA				2006 FLEETWD BEACON HILL 28 X 52				Veteran	No				
1323 TRAVIS COURT PL # 375				HUD# PFS0957604				Installment Code	N				
HOUSTON, TX 77073-3196				SERIAL# TXFL612A47787BH11									
				PINE TRACE MHC									
				1323 TRAVIS COURT PL 375 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		268.38	0.00	0.00	18.79	287.17	24.15	292.53	29.52	297.90	
600-000-301-2346				6000003012346				Over 65	No				
CABELLO EVARISTO				2008 AL/TEX SOUTHERN ENERGY 15X76				Veteran	No				
1307 TERRY COURT PL # 418				HUD# NTA1455545				Installment Code	N				
HOUSTON, TX 77073-3233				SERIAL# SSETX10995									
				PINE TRACE MHP									
				1307 TERRY COURT PL 418 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		167.39	0.00	0.00	11.72	179.11	15.07	182.46	18.41	185.80	
2023	10/15/2023	2/1/2024	L	175.57	0.00	0.00	87.78	263.35	89.89	265.46	91.99	267.56	
Lawsuit: 2/18/2022													
2022	10/17/2022	2/1/2023	L	155.97	0.00	0.00	100.45	256.42	102.32	258.29	104.19	260.16	
Lawsuit: 1/28/2022													
2021	10/11/2021	2/1/2022	L	160.63	0.00	0.00	126.58	287.21	128.51	289.14	130.43	291.06	
Lawsuit: 2/3/2022													
2020	10/14/2020	2/2/2021	L	179.25	0.00	0.00	167.06	346.31	169.22	348.47	171.37	350.62	
Lawsuit: 2/3/2022													
Totals				838.81	0.00	0.00	493.59	1,332.40	505.01	1,343.82	516.39	1,355.20	
600-000-301-2380				6000003012380				Over 65	No				
SERVIN-ALMANZA JUAN				2008 SOUTHERN ESTATES 15X78				Veteran	No				
SERVIN CAYETANO				HUD# NTA1462379				Installment Code	N				
20422 PLAZA EAST BLVD				SERIAL# SESAL4127									
HOUSTON, TX 77073-6057				PINE TRACE MHC									
				20422 PLAZA EAST BLVD 209 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		171.92	0.00	0.00	12.03	183.95	15.47	187.39	18.91	190.83	
600-000-301-2416				6000003012416				Over 65	No				
COLON NICHOLAS				2005 CMH CHEYENNE 16X76				Veteran	No				
COLON GABRIELA				HUD# HWC0358120				Installment Code	N				
20622 NORTHRIDGE PARK DR #136				SERIAL# CBH015182TX									
HOUSTON, TX 77073-6067				PINE TRACE MHC									
				20622 NORTHRIDGE PARK DR 136 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		152.26	0.00	0.00	10.66	162.92	13.70	165.96	16.75	169.01	

Account No/Name/Address			Cad No/Property Descr.									
600-000-301-2484			6000003012484		Over 65		No					
MARTINEZ CALDERON OSCAR			2001 SKYLINE WOOD MANOR 28X48		Veteran		No					
AQUIRRE MARTHA CRUZ			HUD# UL10527378		Installment Code		N					
20326 CAREY PL # 299			SERIAL# 9T530239PB									
HOUSTON, TX 77073-6085			PINE TRACE MHC									
			20326 CAREY PL 299 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		180.95	0.00	0.00	12.67	193.62	16.29	197.24	19.90	200.85
600-000-301-2486			6000003012486		Over 65		No					
FRANCISCO JOSE			2008 CLAYTON 26X56		Veteran		No					
PACHECO JICELA			GRAY HUD#HWC0390912		Installment Code		N					
20418 NORTHOAKS DR # 347			SERIAL# CW2011845TXA									
HOUSTON, TX 77073-6073			PINE TRACE MHC									
			20418 NORTHOAKS DR 347 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		218.65	0.00	0.00	15.31	233.96	19.68	238.33	24.05	242.70
600-000-301-2991			6000003012991		Over 65		Yes					
GONZALEZ OMAR R			2009 CMH 30X48		Veteran		No					
GARCIA CLAUDIA V RODRIGUEZ			HUD# HWC0406284		Installment Code		N					
20407 CAROLINE WAY CT NO 498			SERIAL# CW2013075TXA									
HOUSTON, TX 77073-6123			PINE TRACE MHC									
			20407 CAROLINE WAY CT 498 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		147.85	0.00	0.00	2.59	150.44	13.31	161.16	16.26	164.11
600-000-301-2992			6000003012992		Over 65		No					
HERNANDEZ OSVALDO MENDOZA			2009 CMH 28X52		Veteran		No					
1310 RIDGE DR #476			HUD# HWC0400132		Installment Code		N					
HOUSTON, TX 77073-6125			SERIAL# CSS010113TXA									
			PINE TRACE MHC									
			1310 RIDGE DR 476 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		278.70	0.00	0.00	19.51	298.21	25.08	303.78	30.66	309.36
600-000-301-2995			6000003012995		Over 65		No					
MORENO DIANA			2009 FLEETWOOD EAGLE 27X76		Veteran		No					
29980 FM 2978 RD APT 1706			HUD# PFS1057268/69		Installment Code		N					
MAGNOLIA, TX 77354-3813			SERIAL# TXFL912A/B01773EG11									
			PINE TRACE MHC									
			1203 WOODYARD DR 430 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		392.56	0.00	0.00	27.48	420.04	35.33	427.89	43.18	435.74
600-000-301-2996			6000003012996		Over 65		No					
LIPPE JENNIFER LEE			2008 CMH 16X72		Veteran		No					
19238 POPLAR TRAILS LN			HUD# HWC0398382		Installment Code		N					
TOMBALL, TX 77375-1768			SERIAL# CLW028387TX									
			PINE TRACE MHC									
			1322 TRAVIS PL 403 ; 77073 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		168.91	0.00	0.00	11.82	180.73	15.20	184.11	18.58	187.49
600-000-301-2998			6000003012998		Over 65		No					
LUNA MARIA			2009 CMH 16X76		Veteran		No					
20434 NORTHOAKS DR # 351			HUD# HWC0406394		Installment Code		N					
HOUSTON, TX 77073-6073			SERIAL# CLW029928TX									
			PINE TRACE MHC									
			20434 NORTHOAKS DR 351 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		187.13	0.00	0.00	13.10	200.23	16.84	203.97	20.58	207.71
600-000-301-3003			6000003013003		Over 65		No					
HERNANDEZ ARMANDO			2008 FLEETWD/LAKE SPRINGS 28X52		Veteran		No					
3102 COTTONSHIRE DR			GREEN HUD# PFS1033907/08		Installment Code		N					
SPRING, TX 77373-6657			SERIAL# TXFL884A/B23505LS11									
			PINE TRACE MHC									
			20319 FENTON PL 308 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		268.33	0.00	0.00	18.78	287.11	24.15	292.48	29.52	297.85



Account No/Name/Address			Cad No/Property Descr.									
600-000-301-3004			6000003013004		Over 65		No					
MORALES GUILLERMO A			2008 FLEETWOOD 16X76		Veteran		No					
20327 FENTON PL # 306			BEIGE HUD# PFS1050099		Installment Code		N					
HOUSTON, TX 77073-6097			SERIAL# TXFL884A23932DA11									
			PINE TRACE MHC									
			20327 FENTON PL 306 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025	L	178.41	0.00	0.00	41.13	219.54	45.23	223.64	49.34	227.75
			Lawsuit: 10/30/2024									
2023	10/15/2023	2/1/2024	L	187.13	0.00	0.00	93.56	280.69	95.81	282.94	98.06	285.19
			Lawsuit: 10/29/2024									
			Totals		365.54	0.00	0.00	134.69	500.23	141.04	506.58	512.94
600-000-301-3007			6000003013007		Over 65		No					
JIMENEZ GEORGINA			2009 FLEETWOOD 16X76		Veteran		No					
LOPEZ JOSE			HUD# PFS1058539		Installment Code		N					
1119 GAYLYN CIR # 269			SERIAL# TXFL912A01899EG11									
HOUSTON, TX 77073-5535			PINE TRACE MHC									
			1119 GAYLYN CIR 269 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		187.13	0.00	0.00	13.10	200.23	16.84	203.97	20.58	207.71
600-000-301-3018			6000003013018		Over 65		No					
GROGAN CHERIE			2009 FLEETWOOD/EAGLE 16X76		Veteran		No					
1315 N PLAZA EAST BLVD # 179			WHITE HUD# PFS1059750		Installment Code		N					
HOUSTON, TX 77073-6066			SERIAL# TXFL912A01919EG11									
			PINE TRACE MHC									
			1315 N PLAZA EAST BLVD 179 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		187.13	0.00	0.00	13.10	200.23	16.84	203.97	20.58	207.71
600-000-301-3020			6000003013020		Over 65		No					
WALKER MICHAEL DEE			2009 FLEETWOOD 14X52		Veteran		No					
20606 NORTHRIDGE PARK DRIVE # 140			HUD# PFS1063412		Installment Code		N					
HOUSTON, TX 77073-6067			SERIAL# TXFL912A02152WN11									
			PINE TRACE MHC									
			20606 NORTHRIDGE PARK DR 140 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		112.54	0.00	0.00	7.88	120.42	10.13	122.67	12.38	124.92
600-000-301-4095			6000003014095		Over 65		No					
MARTINEZ RAMIREZ MARIA ELENA			2009 CLAYTON 28X40		Veteran		No					
20414 NORTHBRIAR DR TRLR 519			CLAY HUD# HWC0407007		Installment Code		N					
HOUSTON, TX 77073-6079			SERIAL# CSS010915TXA									
			PINE TRACE MHC									
			20414 NORTHBRIAR DR 519 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		214.82	0.00	0.00	15.04	229.86	19.33	234.15	23.63	238.45
600-000-301-4260			6000003014260		Over 65		No					
DE LA CRUZ MARTIN			2010 CLAYTON 16X80		Veteran		No					
1259 BLACK BERRY HOLLOW DRIVE			HUD# HWC0411978		Installment Code		N					
HOUSTON, TX 77073-5605			SERIAL# CLW031005TX									
			PINE TRACE MHC									
			1214 WOODYARD DR 489 ; 77073 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		223.96	0.00	0.00	15.68	239.64	20.16	244.12	24.64	248.60
600-000-301-4351			6000003014351		Over 65		No					
VELAZQUEZ OSCAR P			2010 FLEETWD DAKOKA ULTRA 16X76		Veteran		No					
1215 TERRY COURT PL TRLR 415			TAN/BLK HUD# PFS1068757		Installment Code		N					
HOUSTON, TX 77073-3231			SERIAL# TXFLA12A02415DA12									
			PINE TRACE MHP									
			1215 TERRY COURT PL 415 ; 77073									
					Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		200.11	0.00	0.00	14.01	214.12	18.01	218.12	22.01	222.12

Account No/Name/Address				Cad No/Property Descr.									
600-000-301-4355				6000003014355				Over 65	No				
RIVAS ROMO GABRIEL DAVID				2010 FLEETWD DAKOTA 16X56				Veteran	No				
1311 TERRY COURT PL TRLR 419				TAN/BLK HUD# PFS1074270				Installment Code	N				
HOUSTON, TX 77073-3233				SERIAL# TXFLA12A02800DB12									
				PINE TRACE MHP									
				1311 TERRY COURT PL 419 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025	L	147.60	0.00	0.00		34.02	181.62	37.41	185.01	40.82	188.42
Lawsuit: 10/30/2024													
2023	10/15/2023	2/1/2024	L	157.16	0.00	0.00		78.58	235.74	80.46	237.62	82.35	239.51
Lawsuit: 10/29/2024													
Totals				304.76	0.00	0.00		112.60	417.36	117.87	422.63	123.17	427.93
600-000-301-4359				6000003014359				Over 65	No				
SANCHEZ FRANCISCO				2010 CLAYTON 16X76				Veteran	No				
20434 NORTHBRIAR DR TRLR 514				COLOR CREAM HUD# HWC0412128				Installment Code	N				
HOUSTON, TX 77073-6079				SERIAL# CBH021743TX									
				PINE TRACE MHC									
				20434 NORTHBRIAR DR 514 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		200.11	0.00	0.00		14.01	214.12	18.01	218.12	22.01	222.12
600-000-301-4377				6000003014377				Over 65	No				
SALAZAR DIONICIO				2010 CLAYTON 16X72				Veteran	No				
1302 WOODYARD DR TRLR 487				BGE/BLK HUD# HWC0410457				Installment Code	N				
HOUSTON, TX 77073-6114				SERIAL# CBH021462TX									
				PINE TRACE MHC									
				1302 WOODYARD DR 487 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		148.64	0.00	0.00		10.40	159.04	13.38	162.02	16.35	164.99
600-000-301-4381				6000003014381				Over 65	No				
CARDOZA JOSE				2010 FLEETWD EAGLE 17X76				Veteran	No				
1314 RIDGE DR TRLR 475				TAN/BRN HUD# PFS1068766				Installment Code	N				
HOUSTON, TX 77073-6125				SERIAL# TXFLA12A02421EG11									
				PINE TRACE MHC									
				1314 RIDGE DR 475 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		212.47	0.00	0.00		14.87	227.34	19.12	231.59	23.37	235.84
600-000-301-4384				6000003014384				Over 65	No				
REYES TOMAS REYES				2009 FLEETWOOD DAKOTA ULTRA 16X76				Veteran	No				
1207 TERRY COURT PL TRLR 413				TAN/BLK HUD# PFS1061675				Installment Code	N				
HOUSTON, TX 77073-3231				SERIAL# TXFL912A02092DA11									
				PINE TRACE MHC									
				1207 TERRY COURT PL 413 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		187.13	0.00	152.49		2.42	37.06	3.12	37.76	3.81	38.45
Payment Date		Payment Amt		Escrow	Taxes	Penalties		Del. P&I	Atty Fees	Other Fees	Refund		
10/17/2024		152.49		0.00	152.49	0.00		0.00	0.00	0.00	0.00		
600-000-301-4385				6000003014385				Over 65	No				
FLORES TRINIDAD				2010 CLAYTON 16X72				Veteran	No				
1303 TERRY COURT PL TRLR 417				COLOR TAN/BLK HUD# HWC0408436				Installment Code	N				
HOUSTON, TX 77073-3233				SERIAL# CLW030358TX									
				PINE TRACE MHC									
				1303 TERRY COURT PL 417 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		148.64	0.00	0.00		10.40	159.04	13.38	162.02	16.35	164.99
600-000-301-4455				6000003014455				Over 65	No				
BILLIE DUNCAN				2010 CMH 16X76				Veteran	No				
1302 TERRY CT PL #398				BEIGE/BLK HUD# HWC0409343				Installment Code	N				
HOUSTON, TX 77073-3232				SERIAL# CLW030463TX									
				PINE TRACE MHC									
				1302 TERRY COURT PL 398 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		195.99	0.00	0.00		13.72	209.71	17.64	213.63	21.56	217.55
2023	10/15/2023	2/1/2024		208.77	0.00	0.00		104.38	313.15	106.89	315.66	109.40	318.17
2022	10/17/2022	2/1/2023	L	182.76	0.00	0.00		117.70	300.46	119.89	302.65	122.09	304.85
Lawsuit: 4/25/2023													
2021	10/11/2021	2/1/2022	L	188.22	0.00	0.00		148.32	336.54	150.58	338.80	152.83	341.05

Account No/Name/Address				Cad No/Property Descr.									
Lawsuit: 4/25/2023													
2020	10/14/2020	2/2/2021	L	199.15	0.00	0.00	185.61	384.76	187.99	387.14	190.38	389.53	
Lawsuit: 4/25/2023													
Totals				974.89	0.00	0.00	569.73	1,544.62	582.99	1,557.88	596.26	1,571.15	
600-000-301-4458				6000003014458				Over 65		No			
RIGGINS TRACEY ANN				2010 CMH 26X52				Veteran		No			
20314 CAROLINE WAY XT # 463				HUD# HWC0413669				Installment Code		N			
HOUSTON, TX 77073-				SERIAL# CSS011664TXA									
				PINE TRACE MHC									
				20314 CAROLINE WAY CT 463 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		206.75	0.00	0.00	14.47	221.22	18.61	225.36	22.74	229.49	
600-000-301-4460				6000003014460				Over 65		No			
PRINCE M SANTANA				2010 CMH 28X52				Veteran		No			
WHITE MALCOLM				HUD# HWC0409646				Installment Code		N			
20411 MCMEANS DR #436				SERIAL# CSS011216TXA									
HOUSTON, TX 77073-6119				PINE TRACE MHC									
				20411 MCMEANS DR 436 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		198.82	0.00	0.00	13.92	212.74	17.89	216.71	21.87	220.69	
600-000-301-4466				6000003014466				Over 65		No			
REYES EBENEZER L				2009 CMH 16X76				Veteran		No			
20315 CAROLINE WAY CT TRLR 450				BEIGE/BLK HUD# HWC0402671				Installment Code		N			
HOUSTON, TX 77073-6121				SERIAL# CLW029279TX									
				PINE TRACE MHC									
				20315 CAROLINE WAY CT 450 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		187.13	0.00	0.00	13.10	200.23	16.84	203.97	20.58	207.71	
600-000-301-4586				6000003014586				Over 65		No			
CASTRO DARWIN G				2010 CLAYTON 16X76				Veteran		No			
TORRES MAYRA				CRM/BLK HUD# HWC0408454				Installment Code		N			
20406 CAROLINE WAY CT # 502				SERIAL# CLW030376TX									
HOUSTON, TX 77073-6122				PINE TRACE MHC									
				20406 CAROLINE WAY CT 502 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		200.11	0.00	0.00	14.01	214.12	18.01	218.12	22.01	222.12	
600-000-301-4592				6000003014592				Over 65		No			
SUN HOMES PINES TRACE MHP				2010 CMH 28X52				Veteran		No			
920 CENTURY PLAZA DR				TAN/BLK HUD# HWC0409075				Installment Code		N			
HOUSTON, TX 77073-6045				SERIAL# CSS011211TXA									
				PINE TRACE MHC									
				1318 RIDGE DR 474 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		289.07	0.00	0.00	20.23	309.30	26.02	315.09	31.80	320.87	
600-000-301-5055				6000003015055				Over 65		No			
GATICA ADELAIDO AGUILAR				2010 CLAYTON 16X76				Veteran		No			
MERINO ALBINO M				HUD# HWC0413869				Installment Code		N			
1102 TERRY COURT PL TRLR 387				SERIAL# CBH022161TX									
HOUSTON, TX 77073-3193				PINE TRACE MH COMM									
				1102 TERRY COURT PL 387 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		200.11	0.00	0.00	14.01	214.12	18.01	218.12	22.01	222.12	
600-000-301-5057				6000003015057				Over 65		No			
PIZANA HUMBERTO				2011 CLAYTON 16X76				Veteran		No			
20322 NORTHOAKS DR TRLR 339				HUD# HWC0415765				Installment Code		N			
HOUSTON, TX 77073-6071				SERIAL# CBH022429TX									
				PINE TRACE MHC									
				20322 NORTHOAKS DR 339 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Del. P&I	Due	
2024	10/17/2024	2/1/2025		213.08	0.00	0.00	14.92	228.00	19.18	232.26	23.44	236.52	

Account No/Name/Address				Cad No/Property Descr.									
600-000-301-6046				6000003016046				Over 65	No				
VALDES-VERDUZCO LUIS A				2010 CMH 26X56				Veteran	No				
DE LEON MARLA VERDIN				CRM/BLK HUD# HWC0414294				Installment Code	N				
20322 MCMEANS DR LOT 456				SERIAL# CSS011709TXA									
HOUSTON, TX 77073-6116				PINE TRACE MHC									
				20322 MCMEANS DR 456 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		210.35	0.00	0.00		14.72	225.07	18.93	229.28	23.14	233.49
600-000-301-7091				6000003017091				Over 65	No				
MARTINEZ THELMA				2011 CLAYTON-BONHAM 16X72				Veteran	No				
20315 MCMEANS DR				HUD# HWC0416615				Installment Code	N				
HOUSTON, TX 77073-6117				SERIAL# CBH022507TX									
				PINE TRACE MHC									
				20315 MCMEANS DR ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		201.73	0.00	0.00		14.12	215.85	18.16	219.89	22.19	223.92
600-000-301-7155				6000003017155				Over 65	No				
PEDRAZA MARIA				2009 CAVCO 16X76				Veteran	No				
20326 NORTHOAKS DR # 340				HUD# NTA1490251				Installment Code	N				
HOUSTON, TX 77073-6071				SERIAL# CAVTX15091478									
				PINE TRACE MHC									
				20326 NORTHOAKS DR 340 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		187.13	0.00	0.00		13.10	200.23	16.84	203.97	20.58	207.71
600-000-301-7157				6000003017157				Over 65	No				
DE PAZ EVA RODRIGUEZ				2012 CMH 16X76				Veteran	No				
20331 NORTHBRIAR DR #478				HUD# NTA1581097				Installment Code	N				
HOUSTON, TX 77073-6078				SERIAL# CLW034473TX									
				PINE TRAE MHC									
				20331 NORTHBRIAR DR 478 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		345.93	0.00	0.00		24.22	370.15	31.13	377.06	38.05	383.98
600-000-301-7158				6000003017158				Over 65	No				
ORTEGA NELSON				2012 CMH 16X76				Veteran	No				
20319 MCMEANS DR #442				HUD# NTA1581096				Installment Code	N				
HOUSTON, TX 77073-6117				SERIAL# CLW034472TX									
				PINE TRACE MHC									
				20319 MCMEANS DR 442 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		226.06	0.00	0.00		15.82	241.88	20.35	246.41	24.87	250.93
600-000-301-7906				6000003017906				Over 65	No				
CLAYTON LEE TOMMY				2013 CLAYTON 26X52				Veteran	No				
20219 FENTON PL 697				TAN HUD# HWC0429582				Installment Code	N				
HOUSTON, TX 77073-6373				SERIAL# CSS013977TXA									
				PINE TRACE MHP									
				20219 FENTON PL 697 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		297.47	0.00	0.00		20.82	318.29	26.77	324.24	32.72	330.19
600-000-301-7964				6000003017964				Over 65	No				
WASHINGTON CYNTHIA Y				2013 CLAYTON SUN 16X76				Veteran	No				
20211 MCMEANS DR #648				GREEN HUD# NTA1595739				Installment Code	N				
HOUSTON, TX 77073-6371				SERIAL# CLW035408TX									
				LEASE LAND									
				20211 MCMEANS DR 648 ; 77073 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		251.58	0.00	0.00		17.61	269.19	22.64	274.22	27.67	279.25
600-000-301-7966				6000003017966				Over 65	No				
JOHNSON BULLY				2013 CLAYTON SUN 28X52				Veteran	No				
JOHNSON D TONIA				WHITE HUD# HWC0429596				Installment Code	N				
20203 POCO CT				SERIAL# CSS013984TXA									
HOUSTON, TX 77073-2318				PINE TRACE MHP									
				20203 POCO CT 707 ; 77073									
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		320.17	0.00	0.00		22.41	342.58	28.82	348.99	35.22	355.39

Account No/Name/Address				Cad No/Property Descr.					
600-000-301-8518				6000003018518				Over 65	No
LOPEZ QUICHE E ERICK				1995 OAK CREEK 18X76				Veteran	No
20342 FENTON PLACE #322				HUD# PFS0363036				Installment Code	N
HOUSTON, TX 77073				SER# OC05968479					
				PINE TRACE MHC					
				20342 FENTON PLACE #322 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		58.05	0.00	0.00	4.06	62.11	5.22	63.27	6.39	64.44

600-000-301-8743				6000003018743				Over 65	No
LOPEZ BRICELDA				2014 LEGACY CLASSIC 16X80				Veteran	No
1214 TERRY CT				HUD# NTA1617629				Installment Code	N
HOUSTON, TX 77073				SER# LH214TX4532					
				PINE TRACE MHP					
				1214 TERRY CT ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		265.12	0.00	0.00	18.56	283.68	23.86	288.98	29.16	294.28

600-000-301-8956				6000003018956				Over 65	Yes
ROBINSON EFFIE JENE				2014 WAVERLEE 16X76				Veteran	No
1419 SUGARBUN WAY #607				HUD# PFS1128926				Installment Code	N
HOUSTON, TX 77073				SER# FLE240TX1433904A					
				PINE TRACE MHP					
				1419 SUGARBUN WAY 607 ; 77073 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025	D	124.02	0.00	0.00	0.13	124.15	1.03	125.05	1.55	125.57
2023	10/15/2023	2/1/2024	D	118.96	0.00	0.00	6.44	125.40	6.94	125.90	7.44	126.40
2022	10/17/2022	2/1/2023	D	101.04	0.00	0.00	10.53	111.57	10.95	111.99	11.37	112.41
2021	10/11/2021	2/1/2022	D	242.05	0.00	0.00	37.32	279.37	38.32	280.37	39.33	281.38
2020	10/14/2020	2/2/2021	D	270.72	0.00	0.00	55.27	325.99	56.40	327.12	57.53	328.25
2019	10/18/2019	2/1/2020	D	303.78	0.00	0.00	77.21	380.99	78.48	382.26	79.74	383.52
2018	10/24/2018	2/1/2019	D	297.81	0.00	0.00	90.58	388.39	91.82	389.63	93.07	390.88
2017	5/24/2018	2/1/2018	D	358.48	0.00	0.00	150.56	509.04	152.06	510.54	153.55	512.03
2016	11/15/2016	2/1/2017		385.75	0.00	49.87	506.51	842.39	510.54	846.42	514.57	850.45
Payment Date				Payment Amt		Escrow	Taxes	Penalties	Del. P&I	Atty Fees	Other Fees	Refund
8/16/2017				49.87		0.00	49.87	0.00	0.00	0.00	0.00	0.00
Totals				2,202.61	0.00	0.00	934.55	3,087.29	946.54	3,099.28	958.15	3,110.89

600-000-301-9701				6000003019701				Over 65	No
SUN PINE TRACE LTD PARTNERSHIP				2014 CMH 16X76				Veteran	No
% SUN COMM OPERATION LP				GREEN HUD# NTA1653426				Installment Code	N
27777 FRANKLIN RD STE 200				SER# CLW038152TX					
SOUTHFIELD, MI 48034				OWN LAND					
				819 ROBIN NEST WAY 14 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		264.24	0.00	0.00	18.50	282.74	23.78	288.02	29.07	293.31

600-000-301-9988				6000003019988				Over 65	No
ACOSTA ERICKA ELIZABETH				2015 CMH 16X72				Veteran	No
970 MATTHEW WAY				TAN/BLACK HUD# NTA1669681				Installment Code	N
HOUSTON, TX 77073				SER# CLW038941TX					
				LEASE LAND					
				970 MATTHEW WAY ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		250.87	0.00	0.00	17.56	268.43	22.58	273.45	27.60	278.47

600-000-302-0028				6000003020028				Over 65	No
SCHWARZ WALTER				2014 CMH 26X52				Veteran	No
923 ROBIN NEST WAY #26				BROWN HUD# NTA1655890				Installment Code	N
HOUSTON, TX 77073				SER# CW2016680TXA					
				LEASE LAND					
				923 ROBIN NEST WAY 26 ; 77073 ; 77073					

Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments	Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
							Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		311.13	0.00	0.00	21.78	332.91	28.00	339.13	34.22	345.35

Account No/Name/Address				Cad No/Property Descr.							
600-000-302-0062				6000003020062				Over 65	No		
GTSC WAREHOUSE LLC ISAOA / ATIMA				2015 CMH 16X76				Veteran	No		
13901 SUTTON PARK DRIVE SOUTH SUITE 300				TAN/BROWN HUD# NTA1676055				Installment Code	N		
JACKSONVILLE, FL 32224				SER# CLW039302TX							
				OWN LAND							
				1027 MATTHEW WAY 77 ; 77073 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		252.49	0.00	0.00	17.67	270.16	22.72	275.21	280.26
600-000-302-0064				6000003020064				Over 65	No		
GRANADOS SANTOS D				2014 LEGACY 16X76				Veteran	No		
VELASQUEZ DANIS O				TAN/GREEN HUD# NTA1644335				Installment Code	N		
947 MATTHEW WAY				SER# L25420							
HOUSTON, TX 77073				LEASE LAND							
				947 MATTHEW WAY ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		252.02	0.00	0.00	17.64	269.66	22.68	274.70	279.74
600-000-302-0084				6000003020084				Over 65	No		
GONZALEZ MONTES BALTAZAR				2015 CMH 26X52				Veteran	No		
1015 MATHEW WAY #74				TAN/BROWN HUD# NTA1677953				Installment Code	N		
HOUSTON, TX 77073				SER# CW2017173TXA							
				OWN LAND							
				1015 MATTHEW WAY 74 ; 77073 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		325.47	0.00	0.00	22.78	348.25	29.29	354.76	361.27
600-000-302-0141				6000003020141				Over 65	No		
MARTINEZ YUSMARI				2014 FLEETWOOD 16X72				Veteran	No		
20327 NORTHOAKS DR				HUD# PFS1141846				Installment Code	N		
HOUSTON, TX 77073				SER# FLE240TX1435302A							
				PINE TRACE MHP							
				20327 NORTHOAKS DR ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		238.59	0.00	0.00	16.70	255.29	21.47	260.06	264.83
600-000-302-0774				6000003020774				Over 65	No		
VARGAS LUZ E &				2014 LEGACY CLASSIC 16X76				Veteran	No		
CAMPOS GENARO VARGAS				HUD# NTA1653724				Installment Code	N		
19903 BLACK PEARL CT				SERIAL# L110354							
HOUSTON, TX 77073				LEASE LAND							
				1022 MATTHEW WAY 91 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		252.02	0.00	0.00	17.64	269.66	22.68	274.70	279.74
600-000-302-0955				6000003020955				Over 65	No		
HERNANDEZ MARIA &				2016 CMH 26X56				Veteran	No		
HERNANDEZ LESLYE				HUD# NTA1697454				Installment Code	N		
20435 FERNBUSH DR #554				SERIAL# BEL004516TXA							
HOUSTON, TX 77073				LEASE LAND							
				20435 FERNBUSH DR 554 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		366.68	0.00	0.00	25.67	392.35	33.00	399.68	407.01
600-000-302-1312				6000003021312				Over 65	No		
JAIMES M MARIA				2016 CMH 16X76				Veteran	No		
JAIMES ADALEE				HUD# NTA1696684				Installment Code	N		
20502 FERNBUSH DR # 574				SERIAL# CLW040281TX							
HOUSTON, TX 77073				OWN LAND							
				20502 FERNBUSH DR 574 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		282.24	0.00	0.00	19.76	302.00	25.40	307.64	313.29
600-000-302-1328				6000003021328				Over 65	No		
JENKINS PEGGY D				2016 CMH 16 X 76				Veteran	No		
20434 FERNBUSH DR				HUD# NTA1696682				Installment Code	N		
HOUSTON, TX 77073				SER# CLW040279TX							
				OWN LAND							
				20434 FERNBUSH DR 577 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		154.24	0.00	0.00	2.70	156.94	13.88	168.12	171.21

Account No/Name/Address								Cad No/Property Descr.					
600-000-302-1664 GONZALES GLADYS T MARTINEZ ROBERT 1323 RIDGE DRIVE #720 HOUSTON, TX 77073								6000003021664 2016 LEGACY 16X68 HUD# NTA1716914 SERIAL# L27470 PINE TRACE MHP 1323 RIDGE DR 720 ; 77073					
								Over 65		No			
								Veteran		No			
								Installment Code		N			
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025	L	252.53	0.00	0.00		58.21	310.74	64.02	316.55	69.83	322.36
Lawsuit: 12/6/2023													
2023	10/15/2023	2/1/2024	L	267.95	0.00	0.00		133.98	401.93	137.19	405.14	140.41	408.36
Lawsuit: 12/6/2023													
2022	10/17/2022	2/1/2023	L	239.44	0.00	0.00		154.20	393.64	157.08	396.52	159.94	399.38
Lawsuit: 12/6/2023													
Totals				759.92	0.00	0.00		346.39	1,106.31	358.29	1,118.21	370.18	1,130.10
600-000-302-1949 SILVA-ALMARAZ TERESA DE JESUS HERNANDEZ JESUS A 1307 N PLAZA EAST BLVD # 177 HOUSTON, TX 77073								6000003021949 2017 CMH 16X76 HUD# NTA1748768 SERIAL# CLW042579TX PINE TRACE MHP 1307 PLAZA EAST BLVD 177 ; 77073					
								Over 65		No			
								Veteran		No			
								Installment Code		N			
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		299.48	0.00	0.00		20.96	320.44	26.95	326.43	32.94	332.42
600-000-302-1955 M H SPECIALTY SERVICES LLC 4704 HARLAN ST DENVER, CO 80212								6000003021955 2016 CMH 28X76 HUD# HWC0447253 SERIAL# CSS017861TXA PINE TRACE MHP 1011 ASHLEY GLEN CIR 235 ; 77073					
								Over 65		No			
								Veteran		No			
								Installment Code		N			
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		535.37	0.00	0.00		37.48	572.85	48.18	583.55	58.89	594.26
600-000-302-3220 J SANCHEZ INVESTMENTS LLC 22105 CARISBROOK LN HUMBLE, TX 77338								6000003023220 2016 CMH 14 X 66 HUD# NTA1722875 SERIAL# BEL005610TX LEASE LAND 20310 NORTHBRIAR DR ; 77073					
								Over 65		No			
								Veteran		No			
								Installment Code		N			
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		214.91	0.00	0.00		15.04	229.95	19.34	234.25	23.64	238.55
2023	10/15/2023	2/1/2024		228.01	0.00	0.00		114.00	342.01	116.74	344.75	119.47	347.48
Totals				442.92	0.00	0.00		129.04	571.96	136.08	579.00	143.11	586.03
600-000-302-3231 RAMOSSABAS ERNESTO CANTOR CANTOR LIDIA MARIANA 20307 MCMEANS DR HOUSTON, TX 77073								6000003023231 2018 FLEETWOOD 16 X 76 HUD# PFS1200588 SERIAL# FLE240TX1740803A PINE TRACE MHP 2030 MCMEANS DRIVE ; 77073 ; 77073					
								Over 65		Yes			
								Veteran		No			
								Installment Code		N			
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		192.99	0.00	0.00		3.38	196.37	17.37	210.36	21.23	214.22
600-000-302-3233 GALLO BENITO 920 CENTURY PLAZA DR # 494 HOUSTON, TX 77073								6000003023233 2017 CMH 16 X 76 HUD# NTA1768959 SERIAL# CLW043547TX PINE TRACE MHP 920 CENTURY PLAZA DR 494 ; 77073					
								Over 65		No			
								Veteran		No			
								Installment Code		N			
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		299.48	0.00	0.00		20.96	320.44	26.95	326.43	32.94	332.42
600-000-302-3398 SUN HOME SERVICES INC 27777 FRANKLIN RD STE 200 SOUTHFIELD, MI 48034								6000003023398 2018 CMH 16X76 HUD# NTA1852051 SER# CLW046665TX SUN PINE TRACE #7298 1042 MATTHEW WAY 086 ; 77073 ; 77073					
								Over 65		No			
								Veteran		No			
								Installment Code		N			
								Due Feb, 2025		Due Mar, 2025		Due Apr, 2025	
Year	Stmnt Date	Delq Date	Code	Taxes	Penalties	Payments		Del. P&I	Due	Del. P&I	Due	Del. P&I	Due
2024	10/17/2024	2/1/2025		315.28	0.00	0.00		22.07	337.35	28.38	343.66	34.68	349.96

Account No/Name/Address				Cad No/Property Descr.							
600-000-302-3580				6000003023580				Over 65	No		
BENITEZ ANA GADALPE MERINO				2000 (EST) KAUFMAN/CELTIC 28X67				Veteran	No		
20422 NORTHOAKS DR #348				HUD# TEX0224998				Installment Code	N		
HOUSTON, TX 77073				SER# KBTXSNB344239							
				PINE TRACE MHC #7298							
				20422 NORTHOAKS DR 348 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		236.63	0.00	0.00	16.56	253.19	21.30	257.93	262.66
600-000-302-4191				6000003024191				Over 65	No		
HERNANDEZ MANUEL E CASTELLON				2019 FLEETWOOD 16X72				Veteran	No		
20334 CAREY PL				HUD# PFS124067				Installment Code	N		
HOUSTON, TX 77073				SER# FLE240TX1943885A							
				PINE TRACE MHC #7298							
				20334 CAREY PL ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		324.22	0.00	0.00	22.70	346.92	29.18	353.40	359.88
600-000-302-4596				6000003024596				Over 65	No		
TREJO LUIS E				2019 LEGACY 18 X 76				Veteran	No		
ARIAS J CONRADA				HUD# NTA1913732				Installment Code	N		
20323 CAREY PLACE				SERIAL# L210989							
HOUSTON, TX 77073				PINE TRACE MHP							
				20323 CAREY PLACE ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		384.45	0.00	0.00	26.91	411.36	34.60	419.05	426.74
600-000-302-4741				6000003024741				Over 65	No		
TABADERO PADILLA MYKO IVAN				2020 CMH 16 X 76				Veteran	No		
YEAGER DESTINY DANIELLE				HUD# NTA1954827				Installment Code	N		
4043 ROLLING TERRACE DR				SERIAL# CLW049258TX							
TOMBALL, TX 77388				CYPRESS MEADOWS MHC							
				20410 TRLGE RD 64 ; 77377 ; 77377							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		342.96	0.00	0.00	24.01	366.97	30.87	373.83	380.69
600-000-302-4956				6000003024956				Over 65	No		
VILLALPANDO DAVID & VILLALPANDO MANUEL				2021 CMH 16 X 68				Veteran	No		
1106 TERRY COURT PL #388				HUD# NTA2030471				Installment Code	N		
HOUSTON, TX 77073				SER# CBH035217TX							
				PINE TRACE MHP							
				1106 TERRY COURT PL 388 ; 77073 ; 77073							
				Due Feb, 2025		Due Mar, 2025		Due Apr, 2025			
Year	Stmt Date	Delq Date	Code	Taxes	Penalties	Payments	Del. P&I	Due	Del. P&I	Due	Due
2024	10/17/2024	2/1/2025		348.86	0.00	0.00	24.42	373.28	31.40	380.26	387.23



Account No/Name/Address

Cad No/Property Descr.

Jurisdiction Totals

Year	Tax Lev	Base Taxes Due	Penalties Due	Del. P&I Due	Atty Fee Due	Escrow Amt	Total Due	Count	% Collected
2005	893.90	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2006	881,525.70	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2007	1,312,865.17	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2008	1,354,413.58	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2009	1,366,160.65	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2010	1,478,922.25	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2011	1,486,215.61	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2012	1,431,153.41	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2013	1,568,865.55	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2014	1,653,685.21	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2015	1,938,127.34	0.00	0.00	0.00	0.00	0.00	0.00	0	100.00%
2016	2,278,221.54	681.81	0.00	743.17	285.00	0.00	1,709.98	2	99.97%
2017	2,359,586.55	825.64	0.00	602.25	183.77	0.00	1,611.66	3	99.97%
2018	2,259,560.62	7,808.17	7.57	6,480.83	2,781.64	0.00	17,078.21	6	99.65%
2019	2,445,987.76	1,203.32	9.26	571.47	191.97	0.00	1,976.02	8	99.95%
2020	2,626,355.28	2,701.35	152.86	1,498.41	726.73	0.00	5,079.35	14	99.90%
2021	2,600,666.87	3,081.65	200.68	1,362.18	806.44	0.00	5,450.95	22	99.88%
2022	2,764,027.33	6,290.33	331.30	2,162.00	1,550.17	0.00	10,333.80	27	99.77%
2023	2,977,594.05	6,275.08	196.07	1,236.65	1,104.20	0.00	8,812.00	32	99.79%
2024	3,048,113.16	117,969.50	314.66	7,079.95	412.26	0.00	125,776.37	215	96.13%
		146,836.85	1,212.40	21,736.91	8,042.18	0.00	177,828.34	329	

**HARRIS COUNTY UTILITY DISTRICT NO. 16  
DELINQUENT TAX REPORT  
March 7, 2025**

**REAL PROPERTY ACCOUNTS**

<b><u>PROPERTY OWNER</u></b>	<b><u>ACCOUNT NO.</u></b>	<b><u>BASE AMOUNT DUE</u></b>	<b><u>STATUS</u></b>
Hernandez (Sch Oak Dr.)	150-022-002-0014	2023 - \$1,730.27	ACCOUNT PAID.
Development	140-061-001-0007 140-061-003-0016	2022 - \$1.12 2023 - \$1.07 2022 - \$8.25 2023 - \$7.88	No response to demand letters. Will continue collection efforts and postpone filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
Green H/O Assoc	125-318-007-0073	2023 - \$0.64	Demand letter sent.

**MOBILE HOME DELINQUENT ACCOUNTS**

<b><u>PROPERTY OWNER</u></b>	<b><u>ACCOUNT NO.</u></b>	<b><u>BASE AMOUNT DUE</u></b>	<b><u>STATUS</u></b>
Garza (McMeans Dr., #457)	6000001014142	2023 - \$143.55	Lawsuit filed.
Merda (Llaza East Blvd., #709)	6000001017517	2023 - \$140.60	Lawsuit filed.
o Morales (enton Pl., #306)	6000003013004	2023 - \$187.13	Lawsuit filed.
Rivas Romo (urry Court Pl., #419)	6000003014355	2023 - \$157.16	Lawsuit filed.
z Investments LLC (Northbriar Dr.)	6000003023220	2023 - \$228.01	Lawsuit filed.
Davis (avis Ct., #384)	6000001013942	2022 - \$126.82 2023 - \$144.35	Lawsuit filed.
Gonzales (dge Dr., #720)	6000003021664	2022 - \$280.23 2023 - \$267.95	Lawsuit filed.

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
alacios Wyn Cir, #252)	6000001013903	2022 - \$137.59 2023 - \$162.75	Lawsuit filed.

**DEFERRAL ACCOUNTS (ELDERLY OR DISABLED PERSONS)**

3.06 of the Texas Property Tax Code states an individual is entitled to defer collection of a tax, abate a suit to collect a delinquent tax, or to foreclose a tax lien if the individual is 65 years of age or older or is disabled. Once a deferral is granted, a taxing unit may not collect delinquent taxes on the property and the property may not be sold at a sale to foreclose the tax lien until the 181<sup>st</sup> day after the tax lien is no longer owns and occupies the property as a residence homestead.

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
entes ch View Trl)	130-652-001-0003	2022-2023 - \$2,452.66	Tax deferral.
az ge Dr.)	6000001046074	2019-2023 - \$1,277.47	Tax deferral.
nson arburn Way)	6000003018956	2015-2023 - \$2,111.93	Tax deferral.

**PERSONAL PROPERTY ACCOUNTS**

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
dez Trucking LLC	2290635	2023 - \$834.22	ACCOUNT PAID.
tics LLC	2358580	2020 - \$69.42 2021 - \$45.52	ACCOUNT PAID.
rtinez	2338070	2023 - \$324.77	Lawsuit filed.
osta	2292126	2020 - \$66.27 2021 - \$59.38 2022 - \$632.21	Lawsuit filed.

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
oleman	2317348	2021 - \$108.90 2022 - \$877.20	Lawsuit filed.
dez Trucking	2392410	2021 - \$391.66 2022 - \$446.62	Property owner filed for bankruptcy. A Proof of Claim 1 filed.

**PERSONAL PROPERTY ACCOUNTS UNDER \$250.00 (TOTAL)**

<u>PROPERTY OWNER</u>	<u>ACCOUNT NO.</u>	<u>BASE AMOUNT DUE</u>	<u>STATUS</u>
Apply LLC	2074494	2022 - \$20.13	No response to demand letters. This account not billed after 2022. Will collection efforts, but will postpone filing a lawsuit at this time unless instructed (amounts due under \$250.00).
Electric	2157637	2018 - \$26.17 2019 - \$18.23 2020 - \$20.16 2022 - \$17.54	No response to demand letters. HCAD has removed the vehicle(s) from account and has deleted the account for 2023 and subsequent tax years. continue collection efforts, but will postpone filing a lawsuit at this time otherwise instructed (amounts due under \$250.00).
LLC	2315418	2021 - \$32.64 2022 - \$22.80	No response to demand letters. The 2023 tax year has been zeroed out. continue collection efforts, but will postpone filing a lawsuit at this time otherwise instructed (amounts due under \$250.00).
Arms LLC	2366926	2021 - \$32.12 2022 - \$28.07	No response to demand letters. HCAD has removed the vehicle(s) from account and has deleted the account for 2023 and subsequent tax years. continue collection efforts, but will postpone filing a lawsuit at this time otherwise instructed (amounts due under \$250.00).
House LLC	2391003	2021 - \$8.94	No response to demand letters. The 2022 tax year has been zeroed out. continue collection efforts, but will postpone filing a lawsuit at this time otherwise instructed (amounts due under \$250.00).
Automated C	2000673	2023 - \$29.98	No response to demand letters. Will continue collection efforts, but will filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).
tors	2295398	2021 - \$30.82 2022 - \$17.95 2023 - \$18.45	No response to demand letters. Will continue collection efforts, but will filing a lawsuit at this time unless otherwise instructed (amounts due under \$250.00).

<b><u>PROPERTY OWNER</u></b>	<b><u>ACCOUNT NO.</u></b>	<b><u>BASE AMOUNT DUE</u></b>	<b><u>STATUS</u></b>
	2295399	2021 - \$7.75 2022 - \$7.52 2023 - \$7.19	
Trucking	2181893	2023 - \$19.67	No response to demand letters. Will continue collection efforts, but will filing a lawsuit at this time unless otherwise instructed (amounts due un \$250.00).
Marine	2390700	2021 - \$35.82 2022 - \$45.59 2023 - \$47.97	No response to demand letters. Will continue collection efforts, but will filing a lawsuit at this time unless otherwise instructed (amounts due un \$250.00).
Academy Early	2297651	2023 - \$123.47	No response to demand letters. Will continue collection efforts, but will filing a lawsuit at this time unless otherwise instructed (amounts due un \$250.00).
man M.D.	2311794	2023 - \$16.64	No response to demand letters. Will continue collection efforts, but will filing a lawsuit at this time unless otherwise instructed (amounts due un \$250.00).
Jaime	2389309	2021 - \$57.30	No response to demand letters. Will continue collection efforts, but will filing a lawsuit at this time unless otherwise instructed (amounts due un \$250.00).

### **JUDGMENTS**

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

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

<b>PROPERTY OWNER</b>	<b>ACCOUNT NO.</b>	<b>BASE AMOUNT DUE</b>	<b>STATUS</b>
g	2221931	2017-2022 - \$706.50	Judgment entered. A Writ was issued and a constable made demand payment to the taxpayer. No payment was made. There was no n property that could be seized by the Constable so the Writ was returned to court. Abstract of Judgment filed with the County Clerk's office.
Solutions	2159759 2197386	2018-2022 - \$131.66 2018-2023 - \$11,621.42	Judgment entered. A Writ was issued and a constable went to the address at 929 Airtex. Constable advised that this company is no business at this location. Abstract of Judgment filed with the County Clerk's office.
alker	6000000927460	2018-2023 - \$1,629.51	Judgment entered. Abstract of Judgment filed with the County Clerk's office.
ell	6000000890945	2016-2017 - \$667.40	Judgment entered. Abstract of Judgment filed with the County Clerk's office.
Hernandez	6000000890985	2019 - \$311.07	Judgment entered. Property owner is no longer in the District and whereabouts of the mobile home are unknown. Abstract of Judgment filed with the County Clerk's office.
Garcia	2069743	2018 - \$49.53 2019 - \$43.64 2020 - \$37.34 2021 - \$30.11 2022 - \$28.80	Judgment entered. This is a vehicle business personal property according to the DMV records, the vehicle is no longer owned by taxpayer. HCAD has deleted the account for 2023. Abstract of Judgment filed with the County Clerk's office.
Swonke	6000000921531	2022 - \$137.01 2023 - \$158.45	Judgment entered. Property owner is no longer in the District and whereabouts of the mobile home are unknown. Abstract of Judgment filed with the County Clerk's office.
can (County Court)	6000003014455	2020 - \$199.15 2021 - \$188.22 2022 - \$182.76 2023 - \$208.77	Judgment entered. The whereabouts of the mobile home are unknown. Abstract of Judgment filed with the County Clerk's office.
obs (Plaza East)	6000000927455	2020 - \$197.02 2021 - \$174.85 2022 - \$169.78 2023 - \$195.32	Judgment entered. The whereabouts of the mobile home are unknown. Abstract of Judgment filed with the County Clerk's office.
Abello (County Court,	6000003012346	2020 - \$179.25 2021 - \$160.63	Judgment entered. The whereabouts of the mobile home are unknown. Abstract of Judgment filed with the County Clerk's office.

<u>PROPERTY OWNER</u>	ACCOUNT NO.	BASE AMOUNT DUE	STATUS
		2022 - \$155.97 2023 - \$175.57	
...tion	2395945	2023 - \$4,267.64	Judgment entered. This company is no longer in business. The account is active after 2023. In further research of this account, it appears the property is not within the jurisdiction of HC UD #16. HCAD has notified and they are researching.
...nez ...rthoaks,	60000001013934	2021 - \$169.66 2022 - \$164.75 2023 - \$194.15	Judgment entered. This mobile home is no longer in the District of ... whereabouts are unknown. Abstract of Judgment filed with the County Clerk's office.
...urlz Hair	2297646	2019 - \$30.76 2020 - \$29.24 2021 - \$26.20 2022 - \$25.44 2023 - \$24.30	Judgment entered. Per HCAD, this business is no longer located at the property address. HCAD has deleted the account for 2024. Abstract of Judgment filed with the County Clerk's office.



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

**Bookkeeper's Report | March 14, 2025**

## **Harris County Utility District No. 16**



**WEBSITE**

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



**ADDRESS**

1281 Brittmoore Road  
Houston, Texas 77043



**CONTACT**

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Fax: 713.629.6859







### Spotlight On Wholesale Water Providers

In the State of Texas, Groundwater Reduction Plans, Conservation Districts and River & Water Authorities, have been created to assist in converting the area within their boundaries from using groundwater to predominantly surface water in order to combat subsidence and to protect aquifers and natural water resources. These providers acquire, develop and deliver a long-term supply of potable surface water to their users. Their primary assignment is to develop and implement a strategy that requires a reduction in groundwater usage & promotes conservation. In general, these providers are not taxing entities, as such, funding for the future water supply, and the infrastructure through which to deliver it, is being accomplished through the sale of revenue bonds, and paid for by revenues generated by groundwater pumpage fees and surface water sales. Over the last 10 years, these fees have become one of the largest expenses of Special Purpose Districts.

#### Provider water costs per 1,000 gallons

Central Harris County Regional Water Authority	North Fort Bend Water Authority	North Harris County Regional Water Authority	West Harris County Regional Water Authority
Pumped Water \$3.51	Pumped Water \$4.55	Pumped Water \$2.60	Pumped Water \$3.95
Surface Water \$3.85	Surface Water \$4.90	Surface Water \$3.05	Surface Water \$4.35

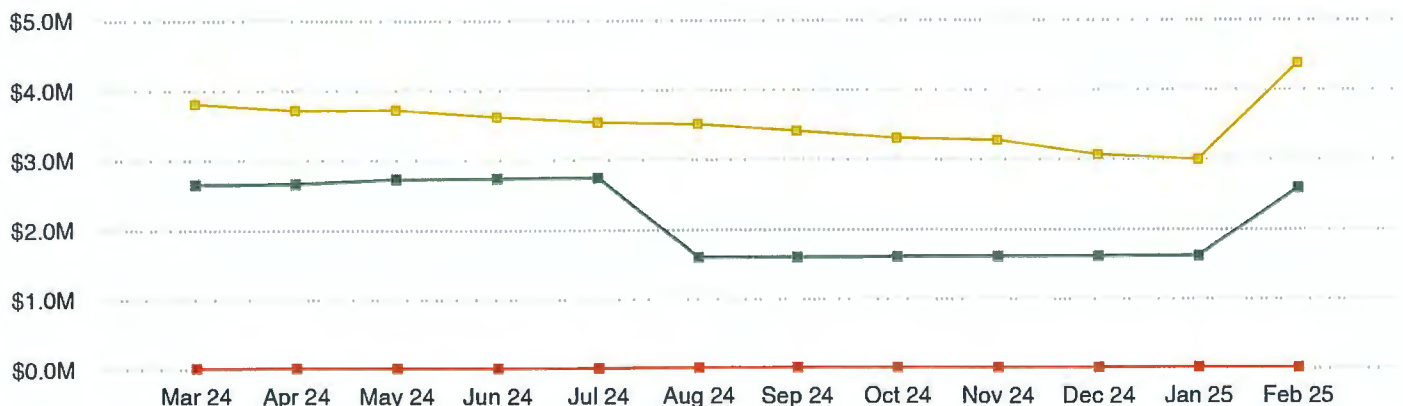
\*Water costs are the latest available rates from the individual Providers.

#### Account Balance | As of 03/14/2025

General Operating	Capital Projects	Debt Service
\$4,200,650	\$24,484	\$2,595,064

**Total For All Accounts: \$6,820,198**

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



# Monthly Financial Summary - General Operating Fund

Harris County UD No. 16 - GOF



## Account Balance Summary

Balance as of 02/15/2025 **\$2,784,284**

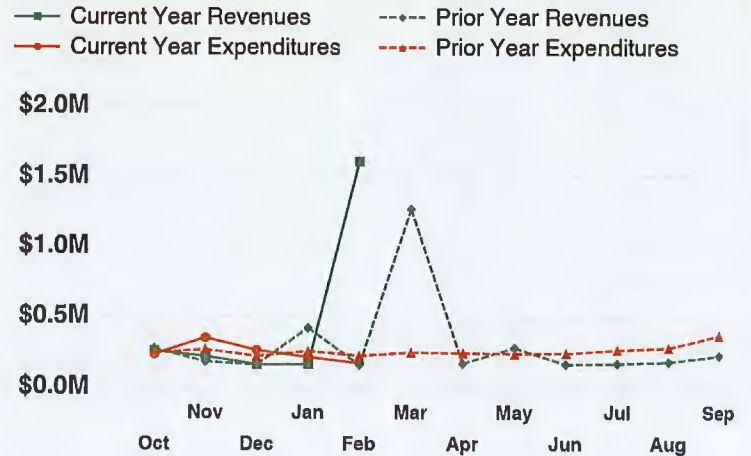
Receipts 1,804,696

Disbursements (388,329)

Balance as of 03/14/2025 **\$4,200,650**

## Overall Revenues & Expenditures

By Month (Year to Date)



## February 2025

### Revenues

Actual	Budget	Over/(Under)
\$1,604,819	\$1,530,557	\$74,262

### Expenditures

Actual	Budget	Over/(Under)
\$168,071	\$239,941	(\$71,870)

## October 2024 - February 2025 (Year to Date)

### Revenues

Actual	Budget	Over/(Under)
\$2,395,744	\$2,080,961	\$314,783

### Expenditures

Actual	Budget	Over/(Under)
\$1,221,019	\$1,204,142	\$16,877

## Operating Fund Reserve Coverage Ratio (In Months)





# Cash Flow Report - Checking Account

Harris County UD No. 16 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/15/2025				\$4,624.57
<b>Receipts</b>				
	Transfer from Lockbox Account		139,923.86	
	Unclaimed Property		904.37	
	Interest Earned on Checking		4.05	
	Transfer from Money Market		55,000.00	
<b>Total Receipts</b>				<b>\$195,832.28</b>
<b>Disbursements</b>				
11275	AT&T	Telephone Expense	(283.44)	
11306	CenterPoint Energy	Utility Expense	(30.00)	
11307	CHCRWA	Pumpage Fees	(42,595.10)	
11308	Aron Garcia	Customer Refund	(61.48)	
11309	Clarissa Medina	Customer Refund	(44.33)	
11310	Cody Wolf	Customer Refund	(69.60)	
11311	Gabrielle Williams	Customer Refund	(70.40)	
11312	Marcus Park	Customer Refund	(66.35)	
11313	Sun Homes	Customer Refund	(92.18)	
11314	Victoria Morales	Customer Refund	(78.10)	
11315	Association of Water Board Directors	Conference Registration	(600.00)	
11316	B&A Municipal Tax Service	SB 2 & HB 1154 Compliance	(375.00)	
11317	Best Trash LLC	Garbage Expense	(36,502.68)	
11318	Burke Engineering, LLC	Engineering Fees	(6,733.04)	
11319	Harris County Treasurer	Security Expense	(7,239.00)	
11320	Inframark LLC	Maintenance & Operations	(52,178.62)	
11321	Marks Richardson PC	Legal Fees	(5,578.04)	
11322	Municipal Accounts & Consulting, L.P.	Bookkeeping Fees	(4,738.13)	
11323	Preventive Services, L.P.	Maintenance and Storm Water Quality	(17,592.10)	
11324	Reliant Energy Retail Services, LLC	Utilities Expense	(7,816.06)	
11325	Seaback Maintenance Inc.	Mowing Expense	(504.00)	
11326	Touchstone District Services, LLC	District Alert System	(669.15)	
11327	CenterPoint Energy	Utility Expense	0.00	
11328	CHCRWA	Pumpage Fees	0.00	
Payroll	Marilyn Daniel.	Fees of Office 02/14, 01/24-01/26, 01/31,	(2,317.52)	
Payroll	Patricia A. Tope.	Fees of Office 02/14, 01/24-01/26, 01/31,	(2,789.45)	
Payroll	Susan Wescott.	Fees of Office 01/24-01/25, 01/31,	(1,492.03)	
Payroll	Manny Mones.	Fees of Office 02/14, 01/31, 02/07/2025	(638.18)	
Payroll	Michele Z. Womack.	Fees of Office 02/14, 01/31, 02/07/2025	(624.18)	
Payroll	United States Treasury	Payroll Tax	(776.50)	
Payroll	HR&P, Inc.	Payroll Administration Fee	(50.00)	

# Cash Flow Report - Checking Account

Harris County UD No. 16 - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
Svc Chg	Central Bank	Service Charge	(5.00)	
<b>Total Disbursements</b>				<b>(\$192,609.66)</b>
<b>Balance as of 03/14/2025</b>				<b>\$7,847.19</b>

# Cash Flow Report - Operator Account

Harris County UD No. 16 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/15/2025				\$36,306.83
<b>Receipts</b>				
	Accounts Receivable		112,575.70	
	Accounts Receivable		38,297.87	
<b>Total Receipts</b>				<b>\$150,873.57</b>
<b>Disbursements</b>				
Svc Chg	Central Bank	Service Charge	(5.00)	
Svc Chg	Central Bank	T-Tech Bill	(40.00)	
Svc Chg	Central Bank	T-Tech Return	(750.97)	
Sweep	Central Bank	Transfer to Checking Account	(139,923.86)	
<b>Total Disbursements</b>				<b>(\$140,719.83)</b>
Balance as of 03/14/2025				\$46,460.57

# Actual vs. Budget Comparison

Harris County UD No. 16 - GOF



			February 2025			October 2024 - February 2025			
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues									
Water Revenue									
14101	Water- Customer Service Revenue		46,747	29,995	16,752	250,218	173,971	76,247	599,900
14102	Water Authority Revenue		47,308	29,950	17,358	263,780	173,710	90,070	599,000
14105	Connection Fees		427	658	(231)	2,830	3,292	(462)	7,900
Total Water Revenue			94,482	60,603	33,879	516,828	350,973	165,855	1,206,800
Wastewater Revenue									
14201	Wastewater-Customer Service Rev		42,653	36,596	6,057	219,174	198,664	20,510	522,800
Total Wastewater Revenue			42,653	36,596	6,057	219,174	198,664	20,510	522,800
Property Tax Revenue									
14301	Maintenance Tax Collections		1,450,831	1,408,866	41,965	1,481,577	1,408,866	72,711	1,507,652
Total Property Tax Revenue			1,450,831	1,408,866	41,965	1,481,577	1,408,866	72,711	1,507,652
Tap Connection Revenue									
14501	Tap Connections		0	0	0	74,000	0	74,000	0
14502	Inspection Fees		25	17	8	975	83	892	200
Total Tap Connection Revenue			25	17	8	74,975	83	74,892	200
Administrative Revenue									
14702	Penalties & Interest		9,666	10,342	(676)	48,955	51,708	(2,753)	124,100
14703	Plan Review Fees		0	0	0	250	0	250	0
Total Administrative Revenue			9,666	10,342	(676)	49,205	51,708	(2,503)	124,100
Interest Revenue									
14801	Interest Earned on Checking		4	8	(4)	85	42	44	100
14802	Interest Earned on Temp. Invest		7,159	14,108	(6,949)	53,900	70,542	(16,642)	169,300
Total Interest Revenue			7,163	14,117	(6,954)	53,985	70,583	(16,598)	169,400
Other Revenue									
15801	Miscellaneous Income		0	17	(17)	0	83	(83)	200
Total Other Revenue			0	17	(17)	0	83	(83)	200
Total Revenues			1,604,819	1,530,557	74,262	2,395,744	2,080,961	314,783	3,531,152

## Expenditures

### Water Service

16101 Billing Service Fees - Water	0	7,792	(7,792)	30,484	38,958	(8,474)	93,500
16105 Maintenance & Repairs - Water	20,617	29,692	(9,075)	115,908	148,458	(32,551)	356,300
16107 Chemicals - Water	0	4,675	(4,675)	21,743	23,375	(1,632)	56,100
16108 Laboratory Expense - Water	0	1,217	(1,217)	7,734	6,083	1,651	14,600
16109 Mowing - Water	0	342	(342)	1,110	1,708	(598)	4,100



# Actual vs. Budget Comparison

Harris County UD No. 16 - GOF



February 2025			October 2024 - February 2025			
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
3,585	3,983	(398)	19,640	19,917	(277)	47,800
0	425	(425)	1,333	2,125	(792)	5,100
61	58	3	306	292	14	700
0	0	0	4,951	5,100	(149)	5,100
0	0	0	718	0	718	2,807
42,595	49,917	(7,322)	236,791	249,583	(12,793)	599,000
0	5,367	(5,367)	17,323	26,833	(9,511)	64,400
66,858	103,467	(36,609)	458,040	522,433	(64,393)	1,249,507
0	8,008	(8,008)	31,251	40,042	(8,791)	96,100
3,132	14,883	(11,751)	93,923	74,417	19,506	178,600
633	5,283	(4,650)	51,998	26,417	25,582	63,400
4,160	4,975	(816)	22,684	24,875	(2,191)	59,700
0	1,242	(1,242)	13,496	6,208	7,287	14,900
0	550	(550)	1,770	2,750	(980)	6,600
3,743	3,767	(24)	18,634	18,833	(200)	45,200
487	500	(13)	2,286	2,500	(214)	6,000
0	6,500	(6,500)	19,908	32,500	(12,592)	78,000
222	242	(20)	1,108	1,208	(101)	2,900
0	0	0	2,919	0	2,919	3,000
0	0	0	718	0	718	2,807
12,377	45,950	(33,573)	260,694	229,750	30,944	557,207
36,503	37,200	(697)	182,366	186,000	(3,634)	446,400
36,503	37,200	(697)	182,366	186,000	(3,634)	446,400
0	8,535	(8,535)	30,512	42,676	(12,164)	102,423
0	8,535	(8,535)	30,512	42,676	(12,164)	102,423
0	67	(67)	1,009	333	675	800
0	67	(67)	1,009	333	675	800
17,592	8,875	8,717	65,851	44,375	21,476	106,500
31	42	(10)	164	208	(44)	500
17,623	8,917	8,707	66,015	44,583	21,432	107,000



# Actual vs. Budget Comparison

Harris County UD No. 16 - GOF



February 2025			October 2024 - February 2025			Annual Budget
Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
0	117	(117)	1,111	583	528	1,400
5,094	5,000	94	20,038	25,000	(4,962)	60,000
0	0	0	13,950	14,700	(750)	14,700
4,731	5,117	(385)	20,110	25,583	(5,473)	61,400
0	0	0	40	40	0	35,000
1,044	1,067	(23)	6,528	5,333	1,194	12,800
4,400	4,550	(150)	29,813	33,150	(3,337)	65,000
214	633	(420)	2,602	3,167	(565)	7,600
37	33	4	245	167	78	400
32	33	(1)	163	167	(4)	400
0	0	0	0	0	0	50,000
289	317	(28)	1,477	1,583	(106)	3,800
10	25	(15)	70	125	(55)	300
88	292	(204)	478	1,458	(981)	3,500
0	83	(83)	0	417	(417)	1,000
229	250	(21)	1,000	1,250	(250)	3,000
0	0	0	0	0	0	6,000
5,887	7,258	(1,371)	7,784	10,488	(2,704)	24,100
22,056	24,775	(2,719)	105,408	123,211	(17,803)	350,400
7,239	7,239	0	36,195	36,196	(1)	86,870
7,239	7,239	0	36,195	36,196	(1)	86,870
4,862	3,000	1,862	13,481	15,000	(1,519)	36,000
50	50	0	250	250	0	600
372	250	122	1,031	1,250	(219)	3,000
5,284	3,300	1,984	14,762	16,500	(1,738)	39,600
131	492	(360)	3,700	2,458	1,242	5,900
0	0	0	61,244	0	61,244	0
131	492	(360)	64,944	2,458	62,486	5,900
168,071	239,941	(71,870)	1,219,946	1,204,142	15,804	2,946,106
1,436,749	1,290,616	146,132	1,175,798	876,819	298,979	585,046

# Actual vs. Budget Comparison

Harris County UD No. 16 - GOF



	February 2025			October 2024 - February 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Other Revenues</b>							
<b>Extra Ordinary Revenue</b>							
15902 Transfer From Capital Projects	0	0	0	0	0	0	93,960
<b>Total Extra Ordinary Revenue</b>	0	0	0	0	0	0	93,960
<b>Total Other Revenues</b>	0	0	0	0	0	0	93,960
<b>Other Expenditures</b>							
<b>Capital Outlay</b>							
17901 Capital Outlay	0	0	0	0	0	0	100,000
<b>Total Capital Outlay</b>	0	0	0	0	0	0	100,000
<b>Extra Ordinary Expense</b>							
18101 Transfer To Capital Projects	0	0	0	1,073	0	1,073	0
<b>Total Extra Ordinary Expense</b>	0	0	0	1,073	0	1,073	0
<b>Total Other Expenditures</b>	0	0	0	1,073	0	1,073	100,000
<b>Total Other Revenues (Expenditures)</b>	0	0	0	(1,073)	0	(1,073)	(6,040)
<b>Excess Revenues (Expenditures)</b>	1,436,749	1,290,616	146,132	1,174,725	876,819	297,906	579,006

# Balance Sheet as of 02/28/2025

Harris County UD No. 16 - GOF



## Assets

Bank	
11101 Cash in Bank	\$136,764
11102 Operator	46,461
Total Bank	<u>\$183,225</u>
Investments	
11201 Time Deposits	\$4,201,342
Total Investments	<u>\$4,201,342</u>
Receivables	
11301 Accounts Receivable	\$160,275
11303 Maintenance Tax Receivable	27,265
11305 Accrued Interest	38,449
Total Receivables	<u>\$225,989</u>
Interfund Receivables	
11401 Due From Capital Projects	\$48,863
11403 Due From Tax Account	3,990
Total Interfund Receivables	<u>\$52,853</u>

## Total Assets

\$4,663,409

## Liabilities & Equity

### Liabilities

Accounts Payable	
12101 Accounts Payable	\$167,981
Total Accounts Payable	<u>\$167,981</u>
Other Current Liabilities	
12201 Unclaimed Property	\$904
Total Other Current Liabilities	<u>\$904</u>
Deferrals	
12502 Deferred Inflows Property Taxes	\$27,265
Total Deferrals	<u>\$27,265</u>
Deposits	
12601 Customer Meter Deposits	\$213,085
Total Deposits	<u>\$213,085</u>
Total Liabilities	<u>\$409,236</u>

### Equity

Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$3,079,448
Total Unassigned Fund Balance	<u>\$3,079,448</u>
Net Income	\$1,174,725
Total Equity	<u>\$4,254,173</u>

# Balance Sheet as of 02/28/2025

Harris County UD No. 16 - GOF



Total Liabilities & Equity

\$4,663,409



# Monthly Financial Summary - Capital Projects Fund

Harris County UD No. 16 - CPF



## Account Balance Summary

Balance as of 02/15/2025 **\$24,400**

Receipts 84

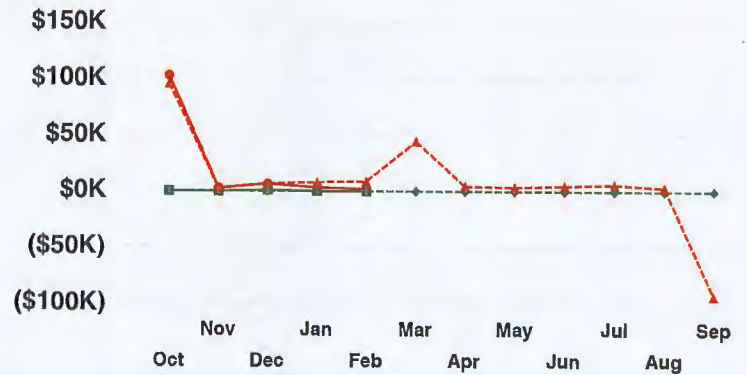
Disbursements 0

Balance as of 03/14/2025 **\$24,484**

## Overall Revenues & Expenditures

By Month (Year to Date)

—●— Current Year Revenues      - - - - Prior Year Revenues  
—●— Current Year Expenditures      - - - - Prior Year Expenditures



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

—●— CAPITAL PROJECTS FUND



# District Debt Summary as of 03/14/2025

Harris County UD No. 16 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
<b>Total \$ Authorized</b>		<b>Authorized</b>	<b>Authorized</b>	<b>Authorized</b>
\$37.00M		\$37.00M	N/A	\$33.50M
<b>Total \$ Issued</b>		<b>Issued</b>	<b>Issued</b>	<b>Issued</b>
\$33.05M		\$33.05M	N/A	\$1.11M
<b>Yrs to Mat</b>	<b>Rating</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>
23	AA	\$3.96M	N/A	\$32.39M

\*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
2021 - Refunding	\$4,145,000	2034	\$3,010,000
2020 - WS&D	\$3,750,000	2048	\$3,750,000
2018 - Refunding	\$2,920,000	2037	\$2,700,000
2017 - WS&D	\$6,100,000	2046	\$5,950,000
2015 - WS&D	\$4,575,000	2043	\$4,375,000
2015 - Refunding	\$5,150,000	2034	\$4,680,000
<b>Total</b>	<b>\$26,640,000</b>		<b>\$24,465,000</b>

# District Debt Schedule

Harris County UD No. 16 - DSF



Paying Agent	Series	Principal	Interest	Total
Bank of New York	2021 - Refunding	\$565,000.00	\$36,575.00	\$601,575.00
Bank of New York	2020 - WS&D	\$0.00	\$44,878.13	\$44,878.13
Bank of New York	2018 - Refunding	\$55,000.00	\$52,900.00	\$107,900.00
Bank of New York	2017 - WS&D	\$25,000.00	\$107,781.25	\$132,781.25
Bank of New York	2015 - WS&D	\$25,000.00	\$86,828.13	\$111,828.13
Bank of New York	2015 - Refunding	\$55,000.00	\$99,450.00	\$154,450.00
<b>Total Due 09/01/2025</b>		<b>\$725,000.00</b>	<b>\$428,412.51</b>	<b>\$1,153,412.51</b>

Paying Agent	Series	Principal	Interest	Total
Bank of New York	2021 - Refunding	\$0.00	\$28,100.00	\$28,100.00
Bank of New York	2020 - WS&D	\$0.00	\$44,878.13	\$44,878.13
Bank of New York	2018 - Refunding	\$0.00	\$52,075.00	\$52,075.00
Bank of New York	2017 - WS&D	\$0.00	\$107,062.50	\$107,062.50
Bank of New York	2015 - WS&D	\$0.00	\$86,203.13	\$86,203.13
Bank of New York	2015 - Refunding	\$0.00	\$98,281.25	\$98,281.25
<b>Total Due 03/01/2026</b>		<b>\$0.00</b>	<b>\$416,600.01</b>	<b>\$416,600.01</b>



# Investment Profile as of 03/14/2025

Harris County UD No. 16

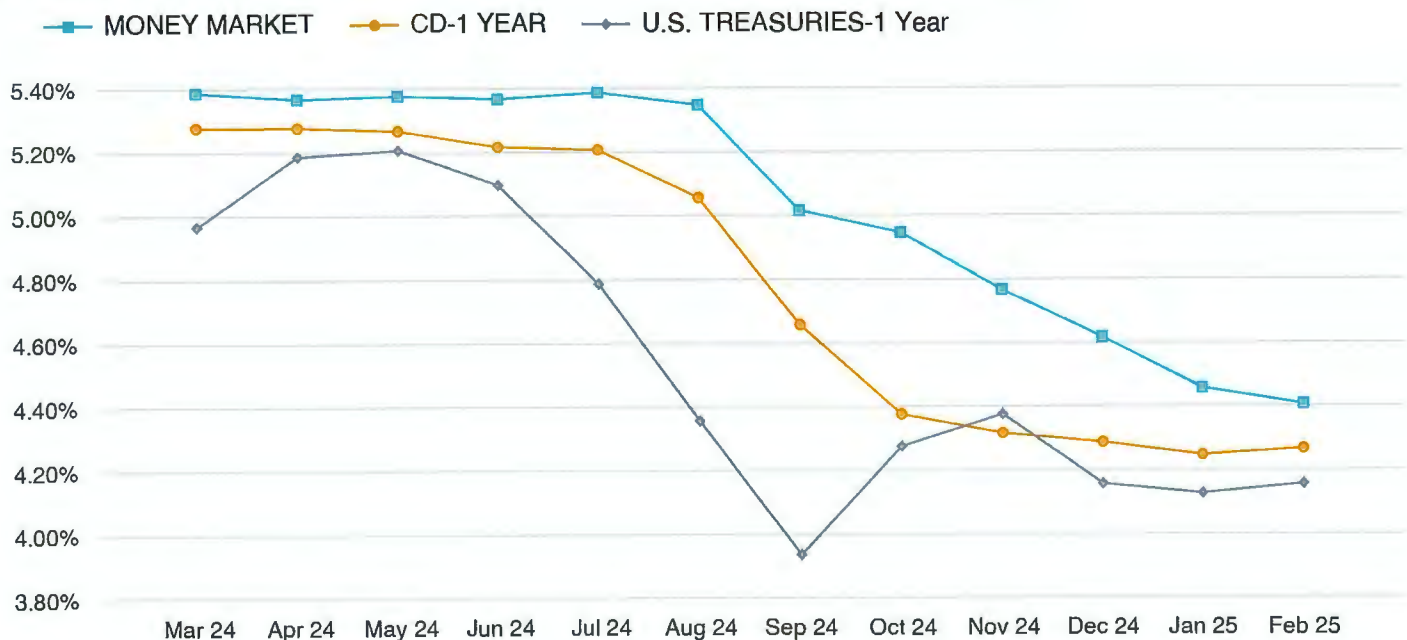


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$4,200,650	<b>Funds Available to Invest</b> \$24,484	<b>Funds Available to Invest</b> \$2,595,064	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$4,146,342	<b>Funds Invested</b> \$24,484	<b>Funds Invested</b> \$2,595,064	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 99%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.40%	180 Days	4.39%	180 Days	4.22%
		270 Days	4.29%	270 Days	4.22%
		1 Yr	4.26%	1 Yr	4.00%
		13 Mo	3.15%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.00%
		2 Yr	2.96%	2 Yr	3.93%

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

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





# Account Balance as of 03/14/2025

## Harris County UD No. 16 - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
THIRD COAST BANK, SSB (XXXX1771)	03/14/2024	03/14/2025	5.50%	235,000.00	
VERITEX COMMUNITY BANK (XXXX0523)	04/12/2024	04/12/2025	5.15%	235,000.00	
INDEPENDENT BANK (XXXX4877)	11/03/2024	05/03/2025	4.66%	235,000.00	
WALLIS BANK (XXXX3491)	11/15/2024	05/15/2025	4.50%	235,000.00	
SUSSER BANK (XXXX6586)	05/03/2024	06/03/2025	5.18%	235,000.00	
AMERICAN BANK, N.A. (XXXX0965)	06/07/2024	06/07/2025	5.00%	235,000.00	
SOUTH STAR BANK (XXXX0531)	02/10/2025	08/09/2025	4.10%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0001)	09/30/2008		4.45%	2,501,341.94	
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX4262)			0.00%	7,847.19	Checking Account
CENTRAL BANK - CHECKING (XXXX4152)			0.00%	46,460.57	Operator
<b>Totals for General Operating Fund</b>				<b>\$4,200,649.70</b>	

### FUND: Capital Projects

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0009)	11/24/2020		4.45%	24,484.47	Series 2020
<b>Totals for Capital Projects Fund</b>				<b>\$24,484.47</b>	

### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
SOUTH STAR BANK-DEBT (XXXX0532)	02/10/2025	08/09/2025	4.18%	235,000.00	
SUSSER-DEBT (XXXX8611)	02/10/2025	08/09/2025	4.10%	235,000.00	
AMERICAN BANK, NA - DEBT (XXXX1062)	02/18/2025	08/17/2025	4.00%	235,000.00	
WALLIS BANK-DEBT (XXXX8280)	02/18/2025	08/18/2025	4.32%	235,000.00	
PLAINS STATE BANK - DEBT (XXXX7700)	03/10/2025	10/10/2025	4.15%	235,000.00	
VERITEX COMM. BANK - DEBT (XXXX6164)	03/10/2025	02/03/2026	4.25%	235,000.00	
CADENCE BANK - DEBT (XXXX8448)	02/11/2025	02/11/2026	4.50%	235,000.00	
THIRD COAST BANK-DEBT (XXXX7287)	02/13/2025	02/13/2026	4.15%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0002)	09/30/2008		4.45%	715,063.55	
<b>Totals for Debt Service Fund</b>				<b>\$2,595,063.55</b>	

**Grand Total for Harris County UD No. 16 :** **\$6,820,197.72**

# Capital Projects Fund Breakdown

HARRIS COUNTY UD NO. 16

As of Date 03/14/2025

## Net Proceeds for All Bond Issues

### Receipts

Bond Proceeds - Series 2020	\$3,750,000.00
Interest Earnings - Series 2020	8,773.96

### Disbursements

Disbursements - Series 2020	(3,734,289.49)
-----------------------------	----------------

<b>Total Cash Balance</b>	<b>\$24,484.47</b>
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## Balances by Account

Texas Class - Series 2020	24,484.47
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<b>Total Cash Balance</b>	<b>\$24,484.47</b>
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## Balances by Bond Series

Bond Proceeds - Series 2020	\$24,484.47
-----------------------------	-------------

<b>Total Cash Balance</b>	<b>\$24,484.47</b>
---------------------------	--------------------

## Remaining Costs/Surplus By Bond Series

Surplus Funds to be used for Series 2025	\$23,670.00
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<b>Total Amount in Remaining Costs</b>	<b>\$23,670.00</b>
--	--------------------

Surplus & Interest - Series 2020	\$814.47
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<b>Total Surplus &amp; Interest Balance</b>	<b>\$814.47</b>
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<b>Total Remaining Costs/Surplus</b>	<b>\$24,484.47</b>
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# Cash Flow Forecast

Harris County UD No. 16

	9/25	9/26	9/27	9/28	9/29
Assessed Value	\$468,817,134	\$468,817,134	\$468,817,134	\$468,817,134	\$468,817,134
Maintenance Tax Rate	\$0.320	\$0.320	\$0.320	\$0.320	\$0.320
Maintenance Tax	\$1,470,200	\$1,485,200	\$1,485,200	\$1,485,200	\$1,485,200
% Change in Water Rate		0.00%	0.00%	0.00%	0.00%
% Change in Wastewater Rate		0.00%	0.00%	0.00%	0.00%
% Change in RWA		10.00%	10.00%	10.00%	10.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
<b>Beginning Cash Balance 09/30/2024</b>	<b>\$3,419,083</b>	<b>\$3,871,291</b>	<b>\$4,235,610</b>	<b>\$4,492,750</b>	<b>\$4,637,351</b>
<b>Revenues</b>					
Maintenance Tax	\$1,470,200	\$1,485,200	\$1,485,200	\$1,485,200	\$1,485,200
Water Revenue	599,900	599,900	599,900	599,900	599,900
Wastewater Revenue	522,800	522,800	522,800	522,800	522,800
RWA Revenue	599,000	658,900	724,790	797,269	876,996
Tap & Inspection Revenue	0	0	0	0	0
Other	301,800	316,890	332,735	349,371	366,840
<b>Total Revenues</b>	<b>\$3,493,700</b>	<b>\$3,583,690</b>	<b>\$3,665,425</b>	<b>\$3,754,540</b>	<b>\$3,851,736</b>
<b>Expenses</b>					
RWA	599,000	658,900	724,790	797,269	876,996
Other Expenses	2,343,306	2,460,471	2,583,495	2,712,670	2,848,303
<b>Total Expenses</b>	<b>\$2,942,306</b>	<b>\$3,119,371</b>	<b>\$3,308,285</b>	<b>\$3,509,939</b>	<b>\$3,725,299</b>
<b>Net Surplus</b>	<b>\$551,394</b>	<b>\$464,319</b>	<b>\$357,140</b>	<b>\$244,602</b>	<b>\$126,437</b>
<b>Capital Outlay</b>					
Capital Outlay	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Total Capital Outlay</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$100,000</b>
<b>Construction Surplus</b>	<b>\$814</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Cash Balance</b>	<b>\$3,871,291</b>	<b>\$4,235,610</b>	<b>\$4,492,750</b>	<b>\$4,637,351</b>	<b>\$4,663,788</b>
<b>Operating Reserve % of Exp</b>					
Percentage	132%	136%	136%	132%	125%
Number of Months	16	16	16	16	15
<b>Bond Authority</b>					

Remaining Bonding Capacity - \$3,995,000.00

Maintenance Tax Rate Cap - \$0.50

# 2025 AWBD Summer Conference

Harris County UD 16

Thursday, June 12 - Saturday, June 14, 2025

Henry B. Gonzalez Convention Center, San Antonio, TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Manny Mones	Yes	Yes	Yes	N/A
Marilyn T. Daniel	Yes	Yes	Yes	Yes
Michele Z. Womack	Yes	Yes	Yes	N/A
Patricia A. Tope	Yes	Yes	Yes	Yes
Susan Wescott	Yes	Yes	Yes	Yes

## Note

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

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

All hotel reservations are the sole responsibility of each attendee.

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

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

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

## Registration Dates

Regular Registration:	Begins	2/27/2025	\$515
Late Registration	Begins	5/1/2025	\$615

## Cancellation Policy

All cancellations must be made in writing.

A \$50.00 administrative fee is assessed for each conference registration cancelled on or before 04/30/25.

There will be no refunds after 04/30/25.

## Housing Information

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

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





**Harris County U.D. #16**  
*Managers Report for the Month of*  
January 2025  
**Board Meeting 3/14/2025**

*Submitted by:*

A handwritten signature in black ink, which appears to read "Tina Felkai". The signature is fluid and cursive, with the first and last names being clearly legible.

**Tina Felkai**  
*Account Manager*



# H.C.U.D. #16 EXECUTIVE SUMMARY

January 2025

## Previous Meeting Action Item Status

Item	Location	Description	Status
Repair Lift Pump 3	WWTP	Repair/Replace LP3 at WWTP	Complete
Relocate Panel at On Site Lift Station	WWTP LS	Relocate mount and panel to side of LS	In Progress (Scheduled)
Install Automated Pump Controller	WWTP LS	Install automated pump controller (pump daddy) at LS	In Progress (Scheduled)
Repair/Replace Lift Pump	WWTP LS	Repair/replace LP1 at WWTP	Complete
Primary Chemical Vendor	District Facilities	Change primary chemical vendor. Vendor will provide	Complete

## Current Items Requiring Board Approval

Item	Location	Description	Status/Est. Cost
Payment/Adjustment plan requests	District Area		Discuss/Approve
Identity Theft Letters	HCUD 16	Identity Theft Prevention and Protection	For Approval

## Compliance Summary:

- Water Distribution-Monthly Bacteriological Samples were taken throughout the district: *6 samples collected all negative.*
- Current Annual Avg. CL<sub>2</sub> Res : 1.86 mg/l
- Wastewater Collection – All Compliant
- Water Production – All Compliant
- Wastewater Treatment – All Compliant

## Operations Summary:

### Potable Water Production

- Total water Billed for the month : 11,907,000 gallons
- Total water Pumped for the month: 11,779,000 gallons
- Purchased from MUD 221: 0 Gallons
- Accountability : 102.05%

### Potable Water Distribution

### Sanitary Sewer Collection

### Customer Care

- Delinquent letters mailed 216 (12-31-24)
- Delinquent tags hung 98 (1-14-25)
- Disconnects for Non-Payment 23 (1-27-25)
- Consideration to Write Offs \$0.00
- Consideration to Collections \$4,899.56 (1-28-25)

February 17, 2025

Board of Directors  
Harris County UD 16

### **Annual Administrator's Report on Identity Theft Prevention and Protection**

In compliance with the District's Red Flag rules and the Federal Trade Commission, Inframark, the Program Administrator, is submitting this annual Red Flag Rules report.

- **2024 Incidents:** From January 2024 to January 2025, there was no activity indicative of identity theft through questionable documentation, phone conversations, payment activity, account activity, or employee activity.
- **Compliance:** Inframark has maintained all customer information in compliance set forth through the District's program.
- **Training:** Procedures followed by Customer Service Representatives regarding proper handling and verification of customer information are in accordance with the District's policy. New hires are trained on the program requirements.
- **Red Flag Incidents:** There were no red flag incidents detected or to be reported.
- **Suggested Changes:** There are no program request changes.

# HARRIS COUNTY U.D. #16

## Operations & Maintenance for the month of January 2025

OPERATIONS EXPENSES		January 2025
BASIC OPERATIONS		\$23,545.77
WATER TAPS NO.	o RESIDENTIAL / o COMMERCIAL	\$0.00
SEWER TAPS NO.	o RESIDENTIAL / o COMMERCIAL	\$0.00
BUILDER LOT INSPECTIONS		\$0.00
FINAL BUILDER LOT INSPECTIONS		\$0.00
WATER PLANT MAINTENANCE		\$10,591.84
WATER LINE MAINTENANCE		\$10,024.82
SEWER PLANT MAINTENANCE		\$6,955.70
SEWER LINE MAINTENANCE		\$336.10
LIFT STATION MAINTENANCE		\$633.05
STORM SEWER MAINTENANCE		\$0.00
TEMPORARY METER MAINTENANCE		\$0.00
ADMINISTRATIVE		\$91.33
CREDIT		\$0.00
<b>TOTAL AMOUNT INVOICED</b>		<b>\$52,178.61</b>

FINANCIAL RECAP REPORT	
LAST MONTH RECEIVABLES	\$204,867.63
ADJUSTMENTS	\$2,903.73
PAYMENTS	(\$154,721.87)
CURRENT BILLING	\$140,873.44
<b>TOTAL</b>	<b>\$198,572.47</b>

ARREARS BREAKDOWN	
CURRENT	\$140,873.44
1-30 DAYS	\$40,810.45
31-60 DAYS	\$12,210.20
61-90 DAYS	\$5,199.69
120 DAYS	\$7,548.01

BUILDER DAMAGE RECEIVABLES	CURRENT	30-60 DAYS	60-90 DAYS	OVER 90	TOTAL
LONGLAKE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
VERONICA RUIZ	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

TAP ACTIVITIES		
WATER TAP FEES	o RESIDENTIAL / o COMM	\$0.00
SEWER TAP FEES	o RESIDENTIAL / o COMM	\$0.00
SEWER INSPECTIONS	o RESIDENTIAL / o COMM	\$0.00
PRESITE/FAC/CSI	o PRESITE / o FAC / o CSI	\$0.00
ADDITIONAL TAP FEE	o RESIDENTIAL / o COMM	\$0.00
2" X LONG TAP AND METER	o RESIDENTIAL / o COMM	\$0.00
1" LONG IRRIGATION TAP & METER	o RESIDENTIAL / o COMM	\$0.00
1" SHORT IRRIGATION TAP & METER	o RESIDENTIAL / o COMM	\$0.00
SANITARY SEWER INSPECTION	o RESIDENTIAL / o COMM	\$0.00
STORM SEWER INSPECTION	o RESIDENTIAL / o COMM	\$0.00
CUSTOMER SERVICE INSPECTION	o RESIDENTIAL / o COMM	\$0.00
SITE SURVEYS	o RESIDENTIAL / o COMM	\$0.00
ST PLAN REVIEW FEE	o RESIDENTIAL / o COMM	\$0.00
ENGINEER REVIEW FEE	o RESIDENTIAL / o COMM	\$0.00
BLD DEPOSIT	o RESIDENTIAL / o COMM	\$0.00
DISTRICT TAP FEES	o RESIDENTIAL / o COMM	\$0.00
GREASE TRAP INSPECTIONS	o RESIDENTIAL / o COMM	\$0.00
NUMBER OF WATER CONNECTIONS BILLED		2034
NUMBER OF SEWER CONNECTIONS		2015

HARRIS-GALVESTON COASTAL SUBSIDENCE DISTRICT				
H.G.C.S.D. PERMIT PERIOD	June 1, 2024	THROUGH	May 31, 2025	
GALLONS PUMPED FOR THE MONTH OF	January 2025		12,620,000	GALLONS
PERMITTED WITHDRAWAL			160,000,000	GALLONS
YEAR TO DATE WITHDRAWAL			113,456,000	GALLONS
AMOUNT REMAINING ON PERMIT			46,544,000	GALLONS
MONTHS REMAINING ON H.G.C.S.D. PERMIT			4	MONTH



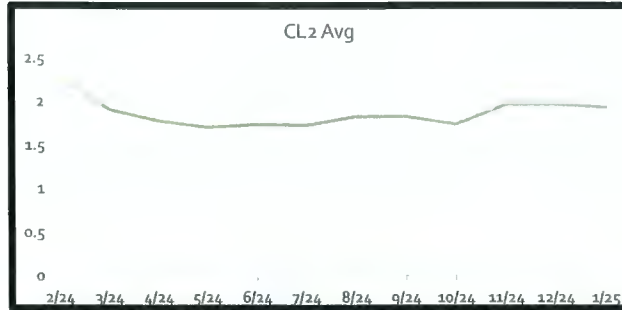
## WATER PRODUCTION AND QUALITY

### Water Quality Report - Disinfection Monitoring

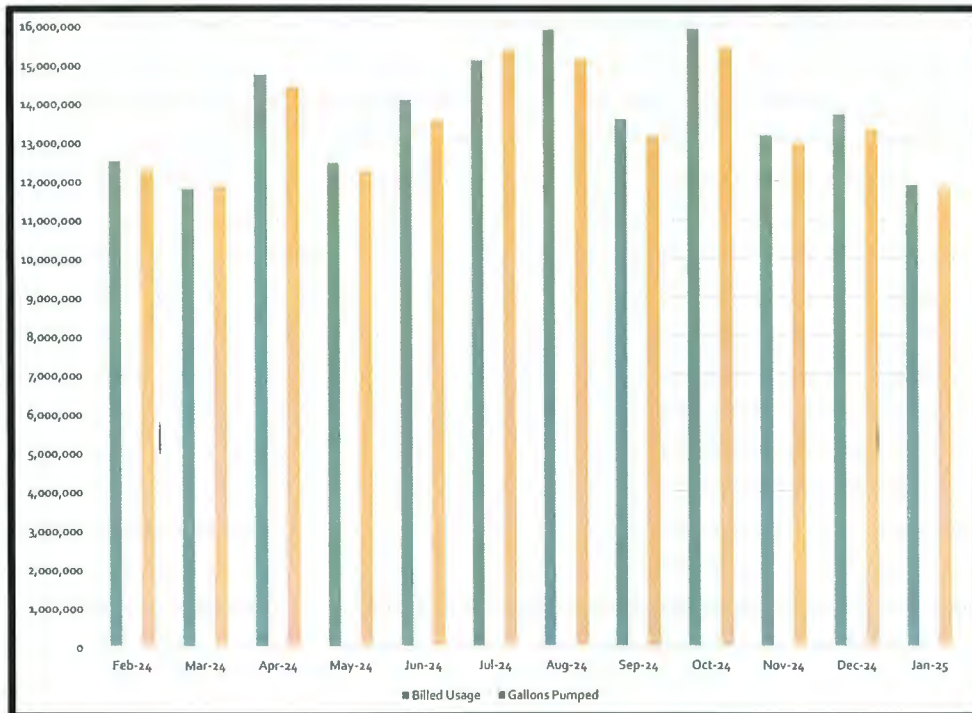
Annual Average **1.86**

Monthly Average

Date	CL2 Avg
2/24	2.27
3/24	1.9
4/24	1.77
5/24	1.7
6/24	1.73
7/24	1.72
8/24	1.82
9/24	1.82
10/24	1.73
11/24	1.96
12/24	1.96
1/25	1.93



### JANUARY 2025



### Water Accountability Report Historical

Report Date	Billing Dates	# of Connections	Billed Usage	Sold	Flushed/ Loss	Purchased IC	Gallons Pumped	Accountability %
Feb-24	2-6-24 / 3-8-24	2044	12,530,000	0	228,000	0	12,278,000	103.91%
Mar-24	3-9-24 / 4-5-24	2054	11,793,000	0	192,000	0	11,846,000	101.17%
Apr-24	4-6-24 / 5-8-24	2054	14,744,000	0	0	0	14,420,000	102.25%
May-24	5-9-24 / 6-5-24	2047	12,482,000	0	163,500	0	12,244,000	103.28%
Jun-24	6-6-24 / 7-5-24	2051	14,104,000	0	138,000	0	13,588,000	104.81%
Jul-24	7-6-24 / 8-6-24	2052	15,123,000	0	193,500	0	15,375,000	99.62%
Aug-24	8-7-24 / 9-6-24	2046	15,911,000	0	96,000	0	15,156,000	105.61%
Sep-24	9-7-24 / 10-4-24	2047	13,600,000	0	183,000	410,000	13,168,000	101.51%
Oct-24	10-5-24 / 11-5-24	2050	15,933,000	0	140,000	0	15,435,000	104.13%
Nov-24	11-6-24 / 12-6-24	2047	13,183,000	0	107,000	0	12,950,000	102.63%
Dec-24	12-7-24 / 1-9-25	2043	13,715,000	0	138,750	0	13,328,000	103.94%
Jan-25	1-10-25 / 2-8-25	2034	11,907,000	0	114,000	0	11,779,000	102.05%

# Harris County U.D. #16

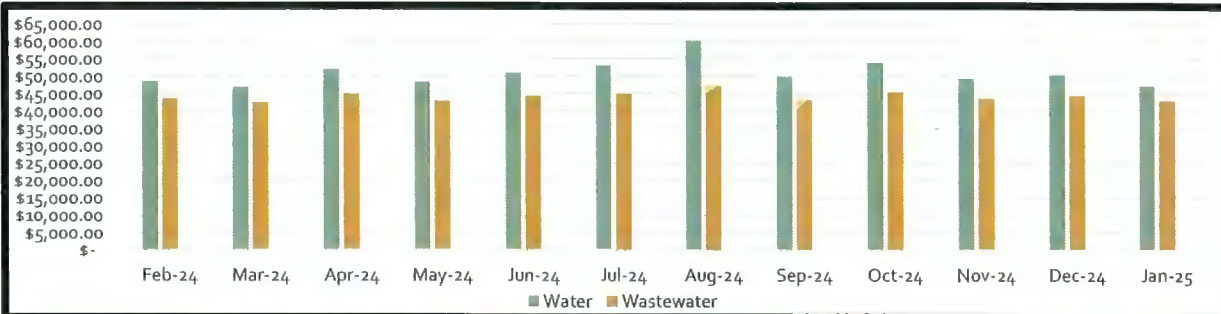
*January 2025*

## Bacteriological Data

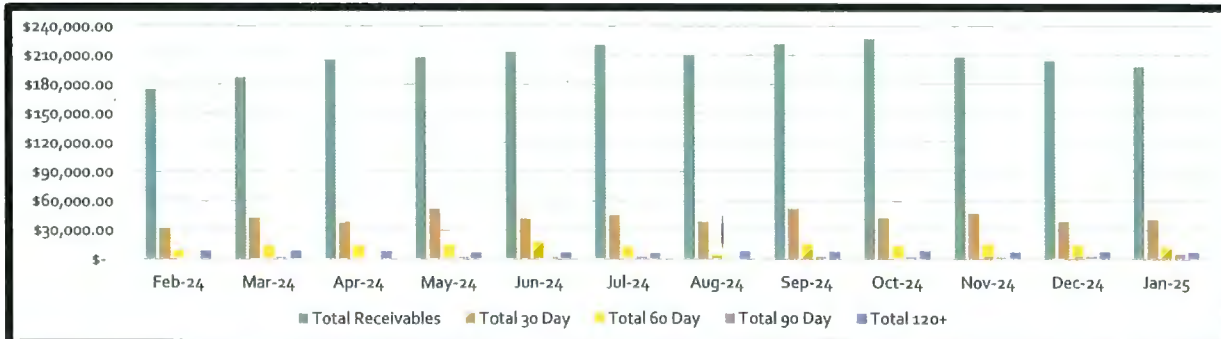
Sample ID	PWSID	PWS Name	Sample Site	County	Collection Date	Collection Time	Collector	Analysis Time	System Type	Sample Type	Source	Chlorine mg/L	Total Coliform	E. coli
1251243	1013156	HC UD 16	20627 Fernbush	Harris	1/9/2025	8:46	GL	1/9/2025	16:40	Distribution	Well	1.72	not found	not found
1251244	1013156	HC UD 16	1315 N Plaza East	Harris	1/9/2025	8:52	GL	1/9/2025	16:40	Distribution	Well	1.89	not found	not found
1251245	1013156	HC UD 16	20514 Northbriar	Harris	1/9/2025	8:57	GL	1/9/2025	16:40	Distribution	Well	2.1	not found	not found
1251246	1013156	HC UD 16	1319 Century Plaza	Harris	1/9/2025	9:01	GL	1/9/2025	16:40	Distribution	Well	2.01	not found	not found
1251247	1013156	HC UD 16	20120 Plaza East -GST	Harris	1/9/2025	9:15	GL	1/9/2025	16:40	Distribution	Well	1.93	not found	not found
1252204	1013156	HC UD 16	959 Matthew Way	Harris	1/15/2025	14:29	GL	1/15/2025	15:40	Distribution	Well	2.26	not found	not found
1252205	1013156	HC UD 16	18910 West Hard St	Harris	1/15/2025	14:52	GL	1/15/2025	15:40	Distribution	Well	2.02	not found	not found

Description	Jan-24	Jan-25
Number of Water Accounts Billed	2040	2034
Number of Sewer Accounts Billed	2026	2015
Avg. Water Use for Accounts Billed in gallons	\$ 6,309	\$ 6,020
Total Billed	\$ 142,021	\$ 140,873
Total Aged Receivables	\$ 57,183	\$ 57,699
Total Receivables	\$ 199,204	\$ 198,572

## 12 Billing Month History by Category



## 12 Month Accounts Receivable and Collections Report



Date	Total Receivables	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
Feb-24	\$ 175,325.01	\$ 32,497.97	\$ 8,488.50	\$ 1,955.05	\$ 9,062.49
Mar-24	\$ 187,619.02	\$ 43,158.48	\$ 13,371.52	\$ 2,364.68	\$ 9,070.56
Apr-24	\$ 206,204.01	\$ 38,988.50	\$ 13,752.16	\$ 1,937.85	\$ 8,522.33
May-24	\$ 208,323.92	\$ 52,457.86	\$ 15,048.72	\$ 2,621.63	\$ 7,254.25
Jun-24	\$ 213,799.23	\$ 41,693.63	\$ 17,431.12	\$ 2,459.06	\$ 7,188.06
Jul-24	\$ 221,046.63	\$ 45,515.34	\$ 12,001.32	\$ 3,263.76	\$ 6,403.72
Aug-24	\$ 209,697.79	\$ 38,877.29	\$ 4,254.09	\$ 1,454.56	\$ 8,388.96
Sep-24	\$ 221,707.78	\$ 52,274.37	\$ 15,685.92	\$ 2,686.10	\$ 8,067.51
Oct-24	\$ 227,191.27	\$ 43,148.98	\$ 13,497.66	\$ 2,802.86	\$ 9,140.84
Nov-24	\$ 208,418.30	\$ 47,456.92	\$ 15,358.12	\$ 2,560.51	\$ 7,771.66
Dec-24	\$ 204,867.63	\$ 39,274.39	\$ 14,179.37	\$ 3,102.55	\$ 7,995.94
Jan-25	\$ 198,572.47	\$ 40,810.45	\$ 12,210.20	\$ 5,199.69	\$ 7,548.01

Board Consideration to Write Off	\$0.00	
Board Consideration Collections	\$4,899.56	1/28/2025
Delinquent Letters Mailed	216	12/31/2024
Delinquent Tags Hung	98	1/14/2025
Disconnects for Non Payment	23	1/27/2025

# HARRIS COUNTY U.D. #16

## MAJOR MAINTENANCE SUMMARY

*January 2025*

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### LIFT STATION

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### SEWER MAINTENANCE

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### SEWER PLANT MAINTENANCE

1. Purchase Chemicals for Sewer Treatment Plant; Simply Aquatics deliver chemicals for January.

Cost: \$ 4,159.50

# HARRIS COUNTY U.D. #16

## MAJOR MAINTENANCE SUMMARY

*January 2025*

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### SEWER PLANT MAINTENANCE CONT'D.

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#### WATER MAINTENANCE

1. Replace Water Meter (damaged, stuck, broken dial, lid,etc.); Replace stuck meter

Cost: \$ 1,000.64

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#### WATER PLANT MAINTENANCE

1. General Repair of a Water Plant Asset; HPT receptacles loss of power/repair

Cost: \$ 2,196.52

2. Purchase Subcontracted Services for Water Plant; Allied Utility replace damaged site glass in HPT cabinet.

Cost: \$ 1,170.00

3. Purchase Subcontracted Services for Water Plant; Allied Utility install new 12" valve.

Cost: \$ 5,973.60



PERMITEE NAME/ADDRESS (Include Fac Name / Location if Different)

NAME HARRIS COUNTY UD #16

ADDRESS

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

DISCHARGE MONITORING REPORT

MINOR

TX0091481

001 B

PERMIT NO.

DISCHARGE NO.

F - FINAL

DOMESTIC FACILITY-001

EFFLUENT

\*\*\* NO DISCHARGE [ ] \*\*\*

FACILITY HARRIS COUNTY UD #16 WWTF

LOCATION HOUSTON TX 77056

MONITORING PERIOD

MO DAY YR MO DAY YR  
FROM 01 01 25 TO 01 31 25

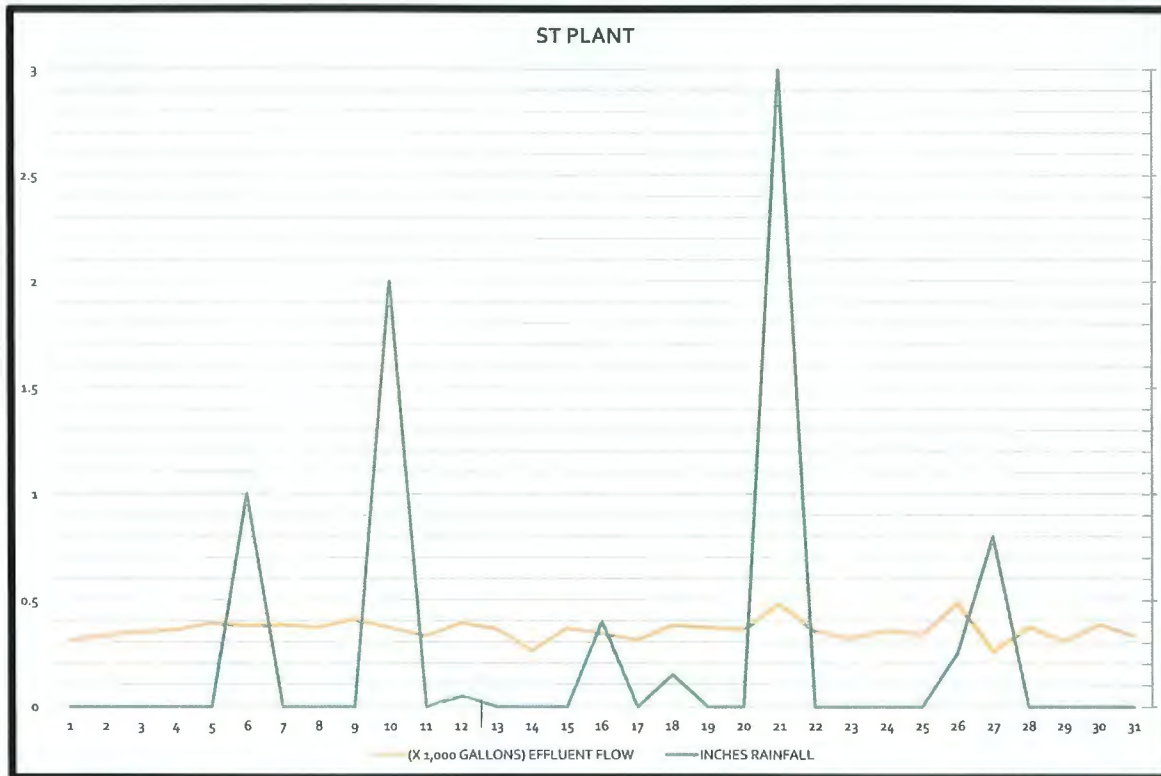
NOTE: Read Instructions before completing this form.

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION			NO EX	Frequency of Analysis	Sample Type
		AVG	MAX	UNITS	MIN	AVG	MAX			
OXYGEN, DISSOLVED (DO)	SAMP MEAS	*****	*****		7.80	*****	*****	0	Weekly	GRAB
										( 19)
00300 1 0 0	PERM REQ	*****	*****	*****	4	*****	*****		WEEKLY	GRAB
EFFLUENT GROSS VALUE					MO MIN					MG/L
PH	SAMP MEAS	*****	*****		7.10	*****	7.50	0	Weekly	GRAB
										( 12)
00400 1 0 0	PERM REQ	*****	*****	*****	6.0	*****	9.0		2/MON	GRAB
EFFLUENT GROSS VALUE					MINIMUM		MAXIMUM			SU
SOLIDS, TOTAL SUSPENDED	SAMP MEAS	22.7	*****		*****	8.18	13.0	0	Weekly	COMP
				( 26)						( 19)
00530 1 0 0	PERM REQ	63	*****		*****	15	40		WEEKLY	COMP
EFFLUENT GROSS VALUE		DA AVG		LBS/DY		DA AVG	DA MAX			MG/L
NITROGEN, AMMONIA TOTAL (AS N)	SAMP MEAS	<0.269	*****		*****	<0.100	<0.100	0	Weekly	COMP
				( 26)						( 19)
00610 1 0 0	PERM REQ	13	*****		*****	3	10		WEEKLY	COMP
EFFLUENT GROSS VALUE		DA AVG		LBS/DY		DA AVG	DA MAX			MG/L
FLOW, IN CONDUIT OR THRU TREATMENT PLANT	SAMP MEAS	0.358	0.483		*****	*****	*****	0	99/99	TM
				( 03)						
50050 1 0 0	PERM REQ	0.50	REPORT		*****	*****	*****		CONT	TOTALZ
EFFLUENT GROSS VALUE		DAILY AV	DAILY MX	MGD						*****
CHLORINE, TOTAL RESIDUAL	SAMP MEAS	*****	*****		1.83	*****	3.93	0	01/01	GRAB
										( 19)
50060 1 0 0	PERM REQ	*****	*****	*****	1.0	*****	4.0		DAILY	GRAB
EFFLUENT GROSS VALUE				*****	MO MIN		MO MAX			MG/L
E. COLI GENERAL	SAMP MEAS	*****	*****		*****	<1.00	<1.00	0	1/Month	GRAB
				( 13)						( 3Z)
51040 1 0 0	PERM REQ	*****	*****		*****	63	200		1/MO.	GRAB
EFFLUENT GROSS VALUE				100ML		DA GEOAV	DA MAX			CFU/ 100ML
BOD, CARBONACEOUS 05 DAY, 20C	SAMP MEAS	<5.78	*****		*****	<2.12	2.50	0	Weekly	COMP
				( 26)						( 19)
80082 1 0 0	PERM REQ	42	*****		*****	10	25		WEEKLY	COMP
EFFLUENT GROSS VALUE		DA AVG		LBS/DY		DA AVG	DA MAX			MG/L

# WASTEWATER PRODUCTION AND QUALITY

## Wastewater Flows

JANUARY 2025



## Sewer Treatment Plant Summary

Permit Information	Permit Number	Expiration Date
T.C.E.Q. PERMIT	WQ0012614-001	02/01/23
N.P.D.E.S.	TX0091481	

Permit	Permit Parameter	Measured Value	Excursion
MINIMUM DISSOLVED OXYGEN (D.O.)	4.000 MG/L	7.800 MG/L	NO
MINIMUM P.H.	6.0 SU	7.1 SU	NO
MAXIMUM P.H.	9.0 SU	7.5 SU	NO
AVERAGE PERMITTED FLOW	0.500 M.G.D.	0.358 M.G.D.	NO
AVERAGE PERMITTED B.O.D.	10.0 MG/L	2.1 MG/L	NO
AVERAGE PERMITTED T.S.S.	15.0 MG/L	8.2 MG/L	NO
AVERAGE PERMITTED AMONIA NH <sub>3</sub>	3.00 MG/L	0.10 MG/L	NO
MINIMUM CL <sub>2</sub> RESIDUAL	1.00 MG/L	1.8 MG/L	NO
MAXIMUM FINAL CL <sub>2</sub> RESIDUAL	4.00 MG/L	3.93 MG/L	NO
AVERAGE PERMITTED ECOLI	63.00 MG/L	1.0 MG/L	NO
AVERAGE PERMITTED DAILY MAX ECOLI	200.00 MG/L	1.0 MG/L	NO



# Harris County U.D. #16

## District Call Report

1/1/2025 - 1/31/2025

DISPOSITION	NUMBER OF CALLS	PERCENTAGE
Account Updates	35	20.96%
Adjustment request	0	0.00%
Billing Inquiries/Disputes	54	32.34%
Board Related Questions	0	0.00%
Call Back no Answer	0	0.00%
Cancel Service	5	2.99%
Delinquency	28	16.77%
HOA/HOA Inquiry	0	0.00%
Other Dept	3	1.80%
Payment	24	14.37%
Payment Plan	1	0.60%
Portal Assistance	3	1.80%
Service Problem	0	0.00%
Smart Meter Inquiries	0	0.00%
Starnik District	0	0.00%
Start Service	8	4.79%
Supervisor Escalation	0	0.00%
Taxes/Tax Inquiry	0	0.00%
Trash Inquiry	1	0.60%
Water Quality Concern	0	0.00%
Work Order	5	2.99%
<b>TOTAL</b>	<b>167</b>	<b>100.00%</b>



# Harris County U.D. #16

## JANUARY 2025

### InfraSMART (Scheduled Maintenance Asset Reliability Tracker)

Sched #	District	Asset ID	Asset Description	Asset Address	Activity Code	Activity Description	Interval	Last Created	Last Comp	Next Sched
<a href="#">1408</a>	HC16	HC16-LS1	Harris County UD # 16 - Lift Station # 1	20031 1/2 W Hardy Rd	PM3MADLR	Three Month Communication & Alarm System PM (Electrical)	3-M	1/30/2025	2/28/2025	5/1/2025
<a href="#">1410</a>	HC16	HC16-LS3	Harris County UD # 16 - Lift Station # 3	19022 1/2 W Hardy Rd	PM3MADLR	Three Month Communication & Alarm System PM (Electrical)	3-M	1/30/2025	2/10/2025	5/1/2025
<a href="#">1411</a>	HC16	HC16-SP1	Harris County UD # 16 - Sewer Treatment Plant # 1	20631 1/2 Fernbush Dr	PM3MADLR	Three Month Communication & Alarm System PM (Electrical)	3-M	1/30/2025	2/7/2025	5/1/2025
<a href="#">5530</a>	HC16	HC16-SP1	Harris County UD # 16 - Sewer Treatment Plant # 1	20631 1/2 Fernbush Dr	PM6MBLESYS	Six Month Bleach System PM (Chlorination) must verify work type	12-M	1/30/2025	3/3/2025	2/1/2026
<a href="#">5702</a>	HC16	HC16-SP1	Harris County UD # 16 - Sewer Treatment Plant # 1	20631 1/2 Fernbush Dr	PM3MAIREXC	Three Month Air Exchange PM (Chlorination) must verify work type	3-M	1/30/2025	2/5/2025	5/1/2025
<a href="#">1412</a>	HC16	HC16-WP1	Harris County UD # 16 - Water Plant # 1	21020 Plaza E Blvd	PM3MADLR	Three Month Communication & Alarm System PM (Electrical)	3-M	1/30/2025	2/7/2025	5/1/2025
<a href="#">5531</a>	HC16	HC16-WP1	Harris County UD # 16 - Water Plant # 1	21020 Plaza E Blvd	PM3MPO4SYS	Three Month PO4 System PM (Chlorination) must verify work type	6-M	1/30/2025	2/21/2025	8/1/2025
<a href="#">5703</a>	HC16	HC16-WP1	Harris County UD # 16 - Water Plant # 1	21020 Plaza E Blvd	PM3MAIREXC	Three Month Air Exchange PM (Chlorination) must verify work type	3-M	1/30/2025	2/5/2025	5/1/2025
<a href="#">7322</a>	HC16	HC16-WP1	Harris County UD # 16 - Water Plant # 1	21020 Plaza E Blvd	PM1MGENDL	One Month Generator Load Test PM (Mechanical) must verify work type	1-M	2/26/2025	2/13/2025	4/1/2025

<b>INTERCONNECT USAGE HARRIS COUNTY UD 16</b>			
<b>MONTH &amp; YEAR</b> <b>JANUARY 2025</b> <b>2016-2024</b>	<b>WATER</b> <b>RECEIVED FROM</b> <b>221</b>	<b>WATER</b> <b>SUPPLIED TO</b> <b>221</b>	<b>BALANCE</b>
<b>TOTALS</b>	97,354,000	98,978,000	1,624,000
Jan-16 (1-9-16/1-12-16)		1,218,000	1,218,000
Nov-16 (11-30-16/12-7-16)	2,842,000		(2,842,000)
Aug-17 (8-9-17/8-19-17)	440,000		(440,000)
Sept-19 (9-19-19/9-30-19)		6,174,000	6,174,000
Oct-19 (10-1-19/10-10-19)	4,448,000		(4,448,000)
Oct-19 (10-22-19/10-24-19)	600,000	1,712,000	1,112,000
Sep-24 (9-7-24 / 10-4-24)	410,000		(410,000)
			0
			0
			0
			0
			0
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			0
			0
			0
			0
<b>TOTALS</b>	106,094,000	108,082,000	1,988,000

# Burke Engineering, LLC

*Civil Consulting & Design*

TBPE Firm No. F- 17279

10590 Westoffice Drive, Suite 125

Houston, Texas 77042

713-828-5553

[cburke@burke-eng.com](mailto:cburke@burke-eng.com)

## ENGINEERING REPORT HARRIS COUNTY UTILITY DISTRICT No. 16 March 2025

23-001  
3/14/2025

1. 70 Acre Development
  - A. Industrial Development
    - 1) Finalized utility commitment letter.
2. Water System
  - A. Interconnect with North Green MUD
    - 1) Submitting for agency review.
    - 2) Still waiting for CPE surveying to complete location of gas line.
3. Water Plant
  - A. Hydro Tank No. 1 Replacement
    - 1) WW Payton - \$150,000
    - 2) NTP issued 11/19/2024. 240-day contract time.
    - 3) Tank delivery is anticipated later this spring.
4. Utility Requests
  - A. None
5. Bond Issue No. 9
  - A. Bond Application Report
    - 1) Waiting for TCEQ approval.
    - 2) Preliminary Official Statement
6. Other Items
  - A. NHCRWA Surface Water Lines
    - 1) In design by NHCRWA consultants.
  - B. Park Facilities
    - 1) Preventive Services
      - a) Trash removed from ponds.
      - b) Power washed playground equipment and ant bait placed.
  - C. Detention Pond SWQ Permits
    - 1) Will be submitting renewals for Pine Trace and Meadowview Farms 2, 3 & 4.
  - D. Imperial Green Detention Pond Repairs
    - 1) Monitoring vegetation.

# **March 2025 Detention Pond Walk Through**

**District:**  
Harris County Utility District No. 16

**District Engineer:**  
Burke Engineering, LLC  
10590 Westoffice Drive, Suite 125  
Houston, TX 77042

**Date:**  
Tuesday, March 11, 2025



**Remington Creek Ranch**



**Remington Creek Ranch**





**Meadow View Farms Sections 5-10**



**Meadow View Farms Sections 5-10**



**Meadow View Farms Sections 5-10**



**Meadow View Farms Sections 5-10**





**Drainage pipe doesn't extend to the toe of the pond, East side of pond**



**Washed out area near the Northeast corner of the pond**





**Four-wheeler access point on the Northeast corner of the pond**



**Drain line with erosion**





**Remington Creek Ranch Playground**



**Remington Creek Ranch Exercise Park**



**Broken tree at the Exercise Park**



**Meadow View Farms Sections 2-3**





**Meadow View Farms Sections 2-3**



**Meadow View Farms Sections 2-3**



Imperial Green



Imperial Green





**Imperial Green**



**Pine Trace**



Pine Trace



Pine Trace





Pine Trace



Pine Trace





**Broken Tree Removed  
from Exercise Park**



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

March 5, 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.

Our broader coverages, higher limits and lower deductibles benefits 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.

### HARRIS COUNTY UD 16 PROVEN CLAIM PAYMENT RECORD

DATE	CLAIM NO.	LOSS	AMOUNT PAID	STATUS
06/08/2010	TXPF210110487	Transfer Switch	\$10,843.19	Closed
01/17/2012	20121546	Blower at Sewer Plant	\$9,480.00	Closed
07/12/2012	2172-003225-BM-01	Lift Pump #1	\$2,501.26	Closed
08/16/2012	2172-003226-BM-01	Lift Pump #2	\$3,086.00	Closed
06/13/2014	2172-004086-RB-01	Well Motor & Breaker- Lightning	\$37,896.56	Closed
Total			\$63,807.01	

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
Flood Zone Low/Moderate X/C/X500/B	2%	\$25,000
Flood Zone High AE	5%	5% or \$25,000 minimum

Package and B&M increase due to values increasing from \$11,700,000 to \$13,170,000 or 12.6%. With record number and cost of thunderstorms impacting Texas we are particularly pleased to confirm that the wind deductible remains at 10k no matter how many locations/structures/values are involved.

***"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 appreciate your business and look forward to you continuing to choose to WIN with Gallagher.

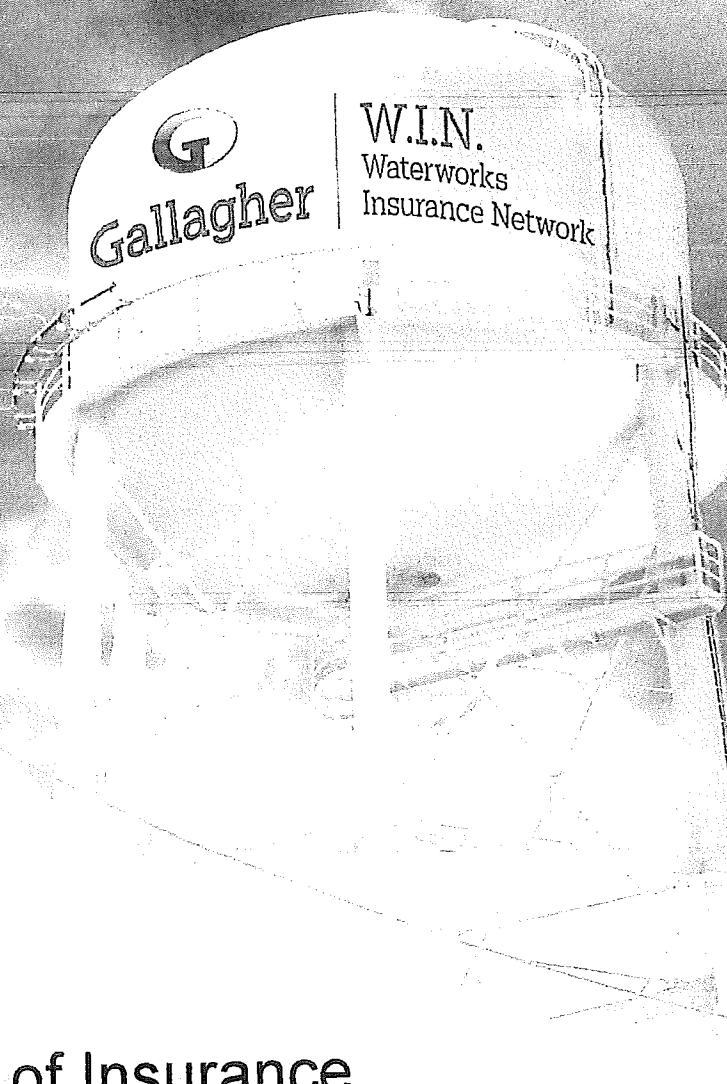
Sincerely,

A handwritten signature in black ink, appearing to read "Kim Courte". The signature is fluid and cursive, with the first name "Kim" being more prominent than the last name "Courte".

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



# Proposal of Insurance

## HARRIS COUNTY UD 16

C/O MARKS RICHARDSON PC

3700 BUFFALO SPEEDWAY, SUITE 830  
HOUSTON, TX 77098

**PRESENTED: MARCH 14, 2025**

**EFFECTIVE: MARCH 31, 2025**

THE FOLLOWING PROPOSAL IS PRESENTED BY:

Kim Courte, 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\_courte@ajg.com

713.935.8805 | Cell: 281.772.1611

Toll Free: 800.222.9044

Fax: 713.358.5795

ajg.com



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# HARRIS COUNTY UD 16

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, Law Enforcement Liability and Hired Non-Owned Auto)	\$ 27,180	\$ 22,021
Policy Fee	\$ 250	\$ 250
Excess Liability	\$ 750	\$ 735
Equipment Breakdown (B&M)	\$ 4,897	\$ 4,224
Directors & Officers Liability	\$ 2,000	\$ 2,000
Crime Employee and Consultant	\$ 176	\$ 176
Directors Position Bond	\$ 150	\$ 150
Business Travel Accident	\$ 300	\$ 300
Agent Fee	\$ 2,190	\$ 2,190
<b>Sub- Total</b>	<b>\$ 37,893</b>	<b>\$ 32,046</b>
Workers' Compensation (To be Paid Directly to Texas Mutual by District Bookkeeper)	\$ 400	\$ 400
<b>Total</b>	<b>\$ 38,293</b>	<b>\$ 32,446</b>

Package and B&M increase due to values increasing from \$11,700,000 to \$13,170,000 or 12.6%. With record number and cost of thunderstorms impacting Texas we are particularly pleased to confirm that the wind deductible remains at 10k no matter how many locations/structures/values are involved.

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

DOE	Claim No.	Loss	Amount Paid	Status
06/08/2010	TXPF210110487	Transfer Switch	\$10,843.19	Closed
01/17/2012	20121546	Blower at Sewer Plant	\$9,480.00	Closed
07/12/2012	2172-003225-BM-01	Lift Pump #1	\$2,501.26	Closed
08/16/2012	2172-003226-BM-01	Lift Pump #2	\$3,086.00	Closed
06/13/2014	2172-004086-RB-01	Well Motor & Breaker- Lightning	\$37,896.56	Closed
<b>Total</b>			<b>\$63,807.01</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**

HARRIS COUNTY UD 16  
Effective: 03/31/2025 - 03/31/2026

No.	Property Description for Facilities AND Detention Ponds Address with City, Zip Code & County	Replacement Cost Value Building & Contents Detention Ponds list insurable values such as grates, pumps fence	Year Built
1-1	WP – 21020 Plaza East Houston, TX 77064	3,920,000	1984
1-2	WP Well 21020 Plaza East Houston, TX 77064	2,300,000	1984
1-3	Fence at WP & Well – 21020 Plaza East Houston, TX 77064	75,000	1984
2-1	LS #1 – 20034 ½ W. Hardy Houston, TX 77073	525,000	2005
2-2	Fence at LS #1 – 20034 ½ W. Hardy Houston, TX 77073	30,000	2005
3-1	LS #2 – 20120 ½ Plaza East Blvd. Houston, TX 77073	420,000	2006
3-2	Fence at LS #2 – 20120 ½ Plaza East Blvd. Houston, TX 77073	20,000	2006
4-1	LS #3 – 19022 ½ W. Hardy Houston, TX 77073	420,000	2008
4-2	Fence at LS #3 – 19022 ½ W. Hardy Houston, TX 77073	20,000	2008
5-1	Interim WWTP & LS #4 - 20631 Fern Bush Houston, TX 77065	5,375,000	2011
5-2	Fence at Interim WWTP & LS #4 20631 Fern Bush Houston, TX 77065	65,000	2011
	<b>TOTAL VALUE</b>	<b>13,170,000</b>	

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

# HARRIS COUNTY UD 16

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

Equipment Breakdown	
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> <li>• Blanket Basis Coverage</li> <li>• Coinsurance Waived</li> </ul>
Subject to policy terms, conditions, limitations and exclusions.	
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	\$ 7,500
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	

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



# Fire & Burglary - Property

HARRIS COUNTY UD 16

Effective: 03/31/2020 - 03/31/2020

Coverage Details	
Real & Business Personal Property	<ul style="list-style-type: none"> <li>• Special Form</li> <li>• Terrorism Risk Insurance Act</li> <li>• Replacement Cost Valuation</li> <li>• Repair or Replace Whichever is Less</li> <li>• Blanket Basis Coverage</li> <li>• Coinsurance Waived</li> </ul>
Subject to policy terms, conditions, limitations and exclusions.	
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
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
Flood Zone Shaded X/C/X500/B	2% per occurrence/each affected item
Flood Zone AE	5% per occurrence/each affected item
Extra Expense	No Separate Deductible
Earthquake	\$25,000

Additional Information	
Included Premium Summary	

American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted	
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HARRIS COUNTY UD 16  
Effective: 03/31/2025 - 03/31/2026

General Liability Hired and Non-Owned Auto Liability	<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>
Subject to policy terms, conditions, limitations and exclusions.	
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	

\$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

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

Included Premium Summary
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American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted
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# Package Pollution Liability Insurance

HARRIS COUNTY UD 16

Effective: 02/31/2025 - 03/31/2026

<p>Package Pollution Liability Accidental and Unintended Pollution Incident (Gradual and Sudden)</p> <p>Subject to policy terms, conditions, limitations and exclusions.</p>	<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>
<p>Exclusions included but not limited to:</p>	<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>

<p>Per Occurrence</p>	<p>None</p>
-----------------------	-------------

<p>Included Premium Summary</p>
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<p>American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted</p>
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HARRIS COUNTY UD 16  
Effective: 03/31/2025 - 03/31/2026

Excess Limits Over Underlying Policies	\$1,000,000 Per Occurrence \$1,000,000 Aggregate
Excess Coverage	<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>
Subject to policy terms, conditions, limitations and exclusions.	
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>

\$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

Per Occurrence	None
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Included Premium Summary
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American Alternative Insurance Corporation A.M. Best Rating: A+ XV Admitted
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# HARRIS COUNTY DIRECTORS & OFFICERS

## HARRIS COUNTY UD 16

Effective: 03/31/2015 - 03/31/2016

<b>Directors &amp; Officers Liability</b>	
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:	03/31/2008 Directors & Officers

<b>\$2,000,000</b> <b>In Excess of the Above Limits</b> <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>	<b>Per Claim and Aggregate Enhancement(s)</b>
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<b>Insuring Agreement A Retention \$0</b> <b>Insuring Agreement B &amp; C Retention \$1,000</b>
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**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.

#### 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**.

Included Premium Summary

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

# HARRIS COUNTY UD 16

Effective: 03/15/2025 - 03/15/2028

Crime	<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>
Subject to policy terms, conditions, limitations and exclusions.	
Exclusions included by not limited to:	<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>
Loss Caused by	<ul style="list-style-type: none"> <li>Direct Employees</li> </ul>
Loss Caused by Consultants for Insured	<ul style="list-style-type: none"> <li>Attorney</li> <li>Operator</li> <li>Bookkeeper</li> <li>Engineer</li> <li>Delinquent Tax Attorney</li> </ul>

\$25,000
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Per Occurrence	None
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Included Premium Summary
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The Ohio Casualty Insurance Company, a Liberty Mutual Company A.M. Best Rating: A XV Admitted
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# HARRIS COUNTY UD 16

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

<b>Directors Position Bond</b>	
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>

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

Per Occurrence	None
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Included Premium Summary
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The Ohio Casualty Insurance Company, a Liberty Mutual Company A.M. Best Rating: A XV Admitted
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HARRIS COUNTY UD 16

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

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	• Annual
Minimum Premium	• \$250

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

Employee Designation	Code	Rate	Rate
Clerical/Directors	8810	\$36,099	0.090
Water	7520	\$ If Any	3.510

Per Occurrence	None
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Included Premium Summary
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Texas Mutual Insurance Company: A.M. Best Rating: A XV Admitted
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HARRIS COUNTY UD 16  
Effective: 03/31/2025 - 03/31/2026

<b>DESCRIPTION</b>	
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>

<b>COVERAGE</b>	
\$250,000	Director(s)
\$ 25,000	Spouse
\$ 10,000	Children

<b>FINANCIAL FACTS</b>	
Included Premium Summary	

<b>GENERAL</b>	
Federal Insurance Company, A.M. Best Rating: A++XV Admitted	

HARRIS COUNTY UD 16

**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.

HARRIS COUNTY UD 16

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

After careful consideration of Gallagher's Proposal dated 03/14/2025, you accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Property, Flood, General Liability, Law Enforcement Liability, Pollution Liability & Hired and Non-Owned Auto.
	American Alternative Insurance Corporation
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	TRIA Included in Above Program
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Excess Liability
	American Alternative Insurance Corporation
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	TRIA Included in Above Program
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	B&M
	Liberty Mutual Fire Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	TRIA Included in Above Program
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Directors & Officers Liability
	Great American Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Crime/Consultants Bond
	The Ohio Casualty Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Directors Bond
	The Ohio Casualty Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Workers' Compensation
	Texas Mutual Insurance Company
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Business Travel Accident
	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    ☐ Law Enforcement Liability    ☐ Mobile Equipment Scheduled/Leased/Rented  
☐ Tax Collector Bond    ☐ 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 \$2,190 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:

\_\_\_\_\_

HARRIS COUNTY UD 16  
Effective: 03/31/2025 - 03/31/2026

Documents to be Submitted to the County	
•	Signed Proposal Acceptance and Client Authorization to Bind (Page 16-17)
•	TRIA Acceptance Form (Attached)
•	Payment of the Waterworks Insurance Fee by 03/31/2025

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	\$27,180 \$ 250 Fee	10%	N/A
Commercial Excess Liability	American Alternative Insurance Corporation	Allied Public Risk, LLC	\$750	10%	N/A
Directors & Officers	Great American Insurance Company	N/A	\$2,000	20%	N/A
Crime	The Ohio Casualty Insurance Company	N/A	\$176	20%	N/A
Directors Position Bond	The Ohio Casualty Insurance Company	N/A	\$150	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	\$4,897	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.

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

Carrier Name	Best's Credit Rating	Admitted Status
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 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.

### **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.aig.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

**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]

Cyber liability/breach response claims	<b>Notice of Claim</b> <a href="mailto:joan.dambrosio@clydeco.us">joan.dambrosio@clydeco.us</a> Clyde & Co. US LLP 101 Second Street, 24th Floor San Francisco CA 94105 <b>24 Hour Security Breach Hotline</b> 866.288.1705 Baker & Hostetler LLP 45 Rockefeller Plaza New York, NY 10111-0100		
All claims may be reported via email to any of the following:	<table border="0"> <tr> <td data-bbox="792 720 1071 934"> 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 </td><td data-bbox="1071 720 1421 934"> 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 </td></tr> </table>	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	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
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	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		

### Reporting to Gallagher or Assistance in Reporting

Gallagher Claim Center	Phone: 855-497-0578 Fax: 225-663-3224 Email: <a href="mailto:gob.nrcclaimscenter@ajg.com">gob.nrcclaimscenter@ajg.com</a>
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Page 26 of 26

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.

Founded in

Insurance in California  
Gallagher  
Travelers  
Commercial Lines in Canada  
Life Insurance  
Pension Trusts

Disasters  
Covering 100+ risks  
Employee  
Employee  
Employee  
Employee

Property and Casualty  
Automotive  
Travelers  
Travelers  
Travelers  
Travelers

## 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.

GLOBAL REACH. LOCAL PRESENCE.

\$5B

Total Adjuster Brokerage & Risk Management Revenue (2018)

30,000+

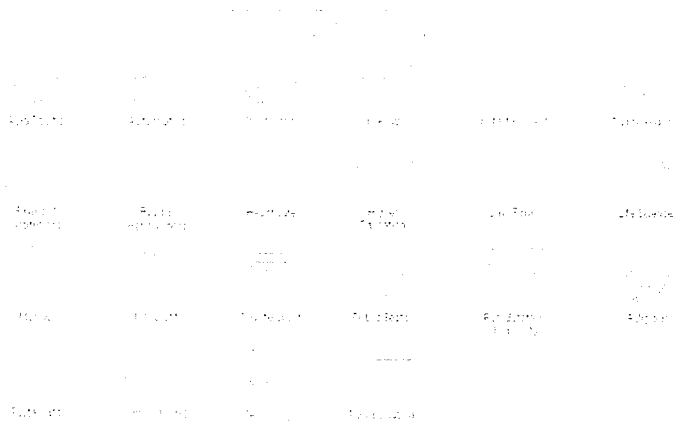
Employees worldwide

850+

Offices in 35 countries

150+

Countries served



### LEADERS WHERE IT COUNTS

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

Being a leader in ethics is not just a goal—it's a commitment. Gallagher is proud to be named one of the World's Most Ethical Companies® for 2019. This recognition is a testament to the company's commitment to ethical conduct and its dedication to being a responsible corporate citizen.

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

For the 10th year, Gallagher has been named one of the "World's Best Employers" by Forbes Magazine. This recognition is a testament to the company's commitment to its employees and its dedication to being a responsible corporate citizen. Gallagher is proud to be a leader in the industry and to be recognized for its commitment to its employees and the community.

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

#### The Gallagher Way

25 tenets that have guided a team-oriented culture for 100+ years

#### Social Responsibility

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



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.

# 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.

## Cyber Liability



**Named Insured: Harris County UD 16**

**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 \$ 576.

\_\_\_\_\_

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.

# 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

Certificate Number:  
2025-1259009

Date Filed:  
01/20/2025

Date Acknowledged:

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

Arthur J Gallagher Risk Management Services, Inc. on behalf of itself and carriers listed  
Houston, TX United States

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

Harris County Utility District No. 16

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.

016-88

Insurance & Bonds

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Liberty Mutual Holding Co. Inc. (The Ohio Casualty Ins. Co.)	Boston, MA United States	X	

5 Check only if there is NO Interested Party. ☐

### 6 UNSWORN DECLARATION

My name is Kim Courte, and my date of birth is 11/30/1963.

My address is 1900 West Loop South, Suite 1600, Houston, TX, 77027, 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 20th day of January, 20 25.  
(month) (year)



Signature of authorized agent of contracting business entity  
(Declarant)

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 2

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

Certificate Number:  
2025-1257468

Date Filed:  
01/15/2025

Date Acknowledged:

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

Texas Mutual Insurance Company  
AUSTIN, TX United States

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

HARRIS COUNTY U D 16 Account

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.

016-88  
Workers' Compensation Insurance

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	ARTHUR J GALLAGHER RISK MANAGEMENT SERVICES LLC	HOUSTON, TX United States		X
	Simmons, Ron	AUSTIN, TX United States	X	
	Gibson, Gary	AUSTIN, TX United States	X	
	Quinn, Bill	AUSTIN, TX United States	X	
	Phillips, Danny	AUSTIN, TX United States	X	
	Robnett, Kevin	AUSTIN, TX United States	X	
	Elliott, Lexi	AUSTIN, TX United States	X	
	Flagg, Brett	AUSTIN, TX United States	X	
	Oldham, Steve	AUSTIN, TX United States	X	
	Koncaba, Kristi	AUSTIN, TX United States	X	

# CERTIFICATE OF INTERESTED PARTIES

FORM 1295

2 of 2

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.

Texas Mutual Insurance Company  
AUSTIN, TX United States

Certificate Number:  
2025-1257468

Date Filed:  
01/15/2025

Date Acknowledged:

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

HARRIS COUNTY U D 16 Account

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.

016-88  
Workers' Compensation Insurance

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

☐

### 6 UNSWORN DECLARATION

My name is Ashley Jaimes, and my date of birth is 02/20/1984.

My address is 2200 Aldrich Street, Austin, TX, 78723, USA.  
(street) (city) (state) (zip code) (country)

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

Executed in Travis County, State of Texas, on the 16 day of Jan, 2025.  
(month) (year)

*Ashley Jaimes*

Signature of authorized agent of contracting business entity  
(Declarant)

RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE  
FOR CONSTRUCTION PROJECTS

WHEREAS, Harris County Utility District No. 16 (the "District") has been heretofore duly created and organized; and

WHEREAS, Chapter 2258, Texas Government Code ("Chapter 2258"), requires the District to determine the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work; and

WHEREAS, Chapter 2258 provides that a worker employed on a construction project by or on behalf of the District shall be paid not less than said general prevailing rates, as applicable; and

WHEREAS, Chapter 2258 provides that a contractor which is awarded a construction contract for the District, or a subcontractor of the contractor, shall pay not less than the rates determined as set forth above to a worker employed in the execution of such contract for a construction project; and

WHEREAS, Chapter 2258 applies to construction projects paid for in whole or in part from funds of the District, regardless of whether the work is done under the District's supervision or direction; and

WHEREAS, the Board of Directors of the District (the "Board") has conducted a survey of wages received by classes of workers employed on projects similar to the construction projects of the District to determine the general prevailing rate of per diem wages in the District and has determined to adopt a Prevailing Wage Rate Scale for Construction Projects for the District; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY UTILITY DISTRICT NO. 16 THAT:

Section 1: The Board has determined the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work by using the prevailing wage rate as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a *et seq.*), as amended, and further, the Board has determined that the wage rates in the Prevailing Wage Rate Scale for Construction Projects (comprised of one or more United States Department of Labor wage determination scales for each project type) attached hereto as Exhibit "A" are the general prevailing wage rates for construction projects by or on behalf of the District.


Section 3: A contractor or subcontractor on a construction project by or on behalf of the District shall maintain records as required by Chapter 2258 and shall be subject to the penalties, forfeitures, and withholding of money for failure to comply with this Resolution and/or pending a final determination of an alleged violation, as provided in Chapter 2258.

Section 4: The District engineer is hereby directed and authorized to specify the wage rates adopted hereunder in all specifications for bids and contracts for construction projects by or on behalf of the District.

PASSED and APPROVED this 14<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Directors

(SEAL)

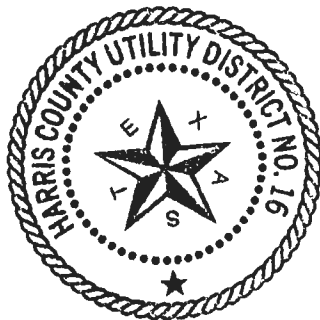




EXHIBIT A

PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

# EXHIBIT "A"

"General Decision Number: TX20250253 03/07/2025

Superseded General Decision Number: TX20240253

State: Texas

Construction Type: Building

County: Harris County in Texas.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</li></ul>

The applicable Executive Order minimum wage rate will be

adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	03/07/2025

ASBE0022-009 07/03/2023

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (Duct, Pipe and Mechanical System Insulation)....	\$ 28.35	16.02

BOIL0074-003 07/01/2023

	Rates	Fringes
BOILERMAKER.....	\$ 37.00	24.64

CARP0551-008 04/01/2021

	Rates	Fringes
CARPENTER (Excludes Acoustical Ceiling Installation,Drywall Hanging, Form Work and Metal Stud Installation).....	\$ 25.86	9.08

ELEC0716-005 08/29/2023

	Rates	Fringes
ELECTRICIAN (Excludes Low Voltage Wiring and Installation of Alarms).....	\$ 34.50	10.41

ELEV0031-003 01/01/2024

	Rates	Fringes
--	-------	---------

ELEVATOR MECHANIC.....\$ 51.32            37.885+a+b

FOOTNOTES:

A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. Holidays: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; Friday after Thanksgiving Day; Christmas Day; and Veterans Day.

-----  
ENGI0450-002 04/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
Cranes.....	\$ 39.47	10.39

-----  
IRON0084-001 06/01/2024

	Rates	Fringes
IRONWORKER, STRUCTURAL.....	\$ 28.26	8.13

-----  
IRON0084-012 06/01/2024

	Rates	Fringes
GLAZIER.....	\$ 23.27	7.12
IRONWORKER, ORNAMENTAL.....	\$ 28.26	8.13

-----  
PLAS0783-001 04/01/2023

	Rates	Fringes
PLASTERER.....	\$ 31.34	10.30

-----  
\* PLUM0068-002 10/01/2024

	Rates	Fringes
PLUMBER.....	\$ 39.98	11.61

-----  
PLUM0211-010 10/01/2024

	Rates	Fringes
PIPEFITTER (Including HVAC		

Pipe Installation).....\$ 41.14	11.86
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\* SFTX0669-002 01/01/2025

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....\$ 36.15		24.47

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SHEE0054-006 04/01/2020

	Rates	Fringes
SHEET METAL WORKER Excludes HVAC Unit Installation.....\$ 29.70		13.85
HVAC Duct Installation Only.\$ 29.70		13.85

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\* SUTX2014-029 07/21/2014

	Rates	Fringes
ACOUSTICAL CEILING MECHANIC.....\$ 17.27 **		3.98
BRICKLAYER.....\$ 18.87		0.00
CAULKER.....\$ 15.36 **		0.00
CEMENT MASON/CONCRETE FINISHER...\$ 13.93 **		0.00
DRYWALL FINISHER/TAPER.....\$ 16.27 **		3.66
DRYWALL HANGER AND METAL STUD INSTALLER.....\$ 17.44 **		3.93
ELECTRICIAN (Alarm Installation Only).....\$ 17.97		3.37
ELECTRICIAN (Low Voltage Wiring Only).....\$ 18.00		1.68
FLOOR LAYER: Carpet.....\$ 20.00		0.00
FORM WORKER.....\$ 12.77 **		0.00
INSULATOR - BATT.....\$ 14.87 **		0.73
IRONWORKER, REINFORCING.....\$ 12.14 **		0.00
LABORER: Common or General.....\$ 11.76 **		0.00

LABORER: Mason Tender - Brick...	\$ 13.47 **	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 10.48 **	0.00
LABORER: Pipelayer.....	\$ 12.94 **	0.00
LABORER: Roof Tearoff.....	\$ 11.28 **	0.00
LABORER: Landscape and Irrigation.....	\$ 9.52 **	0.00
LATHER.....	\$ 19.73	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 13.94 **	0.00
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 13.93 **	0.00
OPERATOR: Bulldozer.....	\$ 22.75	0.00
OPERATOR: Drill.....	\$ 16.22 **	0.34
OPERATOR: Forklift.....	\$ 16.00 **	0.00
OPERATOR: Grader/Blade.....	\$ 13.37 **	0.00
OPERATOR: Loader.....	\$ 13.55 **	0.94
OPERATOR: Mechanic.....	\$ 17.52 **	3.33
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 16.03 **	0.00
OPERATOR: Roller.....	\$ 16.00 **	0.00
PAINTER (Brush, Roller and Spray), Excludes Drywall Finishing/Taping.....	\$ 17.24 **	4.41
ROOFER.....	\$ 15.40 **	0.00
SHEET METAL WORKER (HVAC Unit Installation Only).....	\$ 20.05	2.24
TILE FINISHER.....	\$ 12.00 **	0.00
TILE SETTER.....	\$ 16.17 **	0.00

TRUCK DRIVER: 1/Single Axle Truck.....	\$ 14.18 **	0.00
TRUCK DRIVER: Dump Truck.....	\$ 12.39 **	1.18
TRUCK DRIVER: Flatbed Truck.....	\$ 19.65	8.57
TRUCK DRIVER: Semi-Trailer Truck.....	\$ 12.50 **	0.00
TRUCK DRIVER: Water Truck.....	\$ 12.00 **	4.11
WATERPROOFER.....	\$ 14.39 **	0.00

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within

the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

#### Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

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A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the



collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

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#### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
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- c) an initial WHD letter setting forth a position on a wage determination matter

d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

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Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
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2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to [dba.reconsideration@dol.gov](mailto:dba.reconsideration@dol.gov) or by mail to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
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The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.

Washington, DC 20210.

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END OF GENERAL DECISION"

"General Decision Number: TX20250031 01/03/2025

Superseded General Decision Number: TX20240031

State: Texas

Construction Type: Heavy

County: Harris County in Texas.

HEAVY CONSTRUCTION PROJECTS Including Water and Sewer Lines  
(Does Not Include Flood Control).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</li></ul>

The applicable Executive Order minimum wage rate will be

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

SFTX0669-001 04/01/2024

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 36.15	23.88

SUTX2005-019 08/16/2005

	Rates	Fringes
CARPENTER.....	\$ 14.04 **	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 12.50 **	1.17
ELECTRICIAN.....	\$ 17.00 **	0.04
Formbuilder/Formsetter.....	\$ 13.84 **	1.17
IRONWORKER, REINFORCING.....	\$ 11.28 **	0.00
Laborers:		
Common.....	\$ 8.94 **	0.00
Landscape.....	\$ 7.35 **	0.00
Mason Tender Cement.....	\$ 9.94 **	0.00
Pipelayer.....	\$ 10.14 **	0.00
PIPEFITTER.....	\$ 17.00 **	0.04
POWER EQUIPMENT OPERATOR:		
Backhoe.....	\$ 13.47 **	0.00
Bulldozer.....	\$ 12.58 **	0.00
Crane.....	\$ 15.33 **	0.57
Excavator.....	\$ 16.37 **	0.00
Front End Loader.....	\$ 12.16 **	0.00
Grader.....	\$ 12.20 **	1.48

Tractor.....	\$ 15.00 **	0.00
TRUCK DRIVER.....	\$ 12.02 **	1.02

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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#### Survey Rate Identifiers

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6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

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#### WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

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Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor



200 Constitution Avenue, N.W.  
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U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"

"General Decision Number: TX20250038 01/03/2025

Superseded General Decision Number: TX20240038

State: Texas

Construction Type: Highway

Counties: Austin, Brazoria, Chambers, Fort Bend, Galveston, Hardin, Harris, Jefferson, Liberty, Montgomery, Orange, San Jacinto and Waller Counties in Texas.

HIGHWAY CONSTRUCTION PROJECTS (excluding tunnels, building structures in rest area projects & railroad construction; bascule, suspension & spandrel arch bridges designed for commercial navigation, bridges involving marine construction; and other major bridges).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination,</li></ul>

if it is higher) for all hours spent performing on that contract in 2025.
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The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025

SUTX2011-013 08/10/2011

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER (Paving and Structures).....	\$ 12.98	**
ELECTRICIAN.....	\$ 27.11	
FORM BUILDER/FORM SETTER		
Paving & Curb.....	\$ 12.34	**
Structures.....	\$ 12.23	**
LABORER		
Asphalt Raker.....	\$ 12.36	**
Flagger.....	\$ 10.33	**
Laborer, Common.....	\$ 11.02	**
Laborer, Utility.....	\$ 11.73	**
Pipelayer.....	\$ 12.12	**
Work Zone Barricade Servicer.....	\$ 11.67	**
PAINTER (Structures).....	\$ 18.62	
POWER EQUIPMENT OPERATOR:		
Asphalt Distributor.....	\$ 14.06	**
Asphalt Paving Machine.....	\$ 14.32	**
Broom or Sweeper.....	\$ 12.68	**
Concrete Pavement		

Finishing Machine.....	\$ 13.07	**
Concrete Paving, Curing, Float, Texturing Machine....	\$ 11.71	**
Concrete Saw.....	\$ 13.99	**
Crane, Hydraulic 80 Tons or less.....	\$ 13.86	**
Crane, Lattice boom 80 tons or less.....	\$ 14.97	**
Crane, Lattice boom over 80 Tons.....	\$ 15.80	**
Crawler Tractor.....	\$ 13.68	**
Excavator, 50,000 pounds or less.....	\$ 12.71	**
Excavator, Over 50,000 pounds.....	\$ 14.53	**
Foundation Drill, Crawler Mounted.....	\$ 17.43	**
Foundation Drill, Truck Mounted.....	\$ 15.89	**
Front End Loader 3 CY or Less.....	\$ 13.32	**
Front End Loader, Over 3 CY.	\$ 13.17	**
Loader/Backhoe.....	\$ 14.29	**
Mechanic.....	\$ 16.96	**
Milling Machine.....	\$ 13.53	**
Motor Grader, Fine Grade....	\$ 15.69	**
Motor Grader, Rough.....	\$ 14.23	**
Off Road Hauler.....	\$ 14.60	**
Pavement Marking Machine....	\$ 11.18	**
Piledriver.....	\$ 14.95	**
Roller, Asphalt.....	\$ 11.95	**
Roller, Other.....	\$ 11.57	**
Scraper.....	\$ 13.47	**
Spreader Box.....	\$ 13.58	**

Servicer.....\$ 13.97 \*\*

#### Steel Worker

Reinforcing Steel.....	\$ 15.15	**
Structural Steel Welder.....	\$ 12.85	**
Structural Steel.....	\$ 14.39	**

#### TRUCK DRIVER

Low Boy Float.....	\$ 16.03	**
Single Axle.....	\$ 11.46	**
Single or Tandem Axle Dump..	\$ 11.48	**
Tandem Axle Tractor w/Semi Trailer.....	\$ 12.27	**

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

## Union Average Rate Identifiers

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A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

## Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal

number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

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Branch of Wage Surveys  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be

directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

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U.S. Department of Labor  
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Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

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U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210.

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END OF GENERAL DECISION"



"General Decision Number: TX20250067 03/07/2025

Superseded General Decision Number: TX20240067

State: Texas

Construction Type: Residential

County: Harris County in Texas.

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 14026 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.</li></ul>
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"><li>. Executive Order 13658 generally applies to the contract.</li><li>. The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2025.</li></ul>

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this

wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	03/07/2025

ELEV0031-002 01/01/2024

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 51.32	37.885+a+b

Footnotes:

A. 6% under 5 years based on regular hourly rate for all hours worked. 8% over 5 years based on regular hourly rate for all hours worked.

B. Holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, the Friday after Thanksgiving Day, and Christmas Day.

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\* SFTX0669-001 01/01/2025

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 36.15	24.47

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SHEE0054-008 04/01/2020

	Rates	Fringes
Sheetmetal Worker (Excluding HVAC Work).....	\$ 29.70	13.85

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\* SUTX2005-030 12/15/2005

	Rates	Fringes
Bricklayer.....	\$ 15.00 **	
Plasterer.....	\$ 16.60 **	

Tile setter.....	\$ 14.08 **	
Acoustical Ceiling Installer.....	\$ 12.50 **	
Carpenter (Includes Batt/Blown Insulation, Formwork & Overhead Door Installation.....	\$ 12.06 **	1.41
Carport Structural Supports Installer.....	\$ 11.46 **	2.61
Cement Manson/Concrete Finisher.....	\$ 13.68 **	.75
Drywall Finishers.....	\$ 12.00 **	
Drywall Hanger.....	\$ 12.71 **	
Electrician(Incl. Low Voltage Wiring and Installation of Alarms).....	\$ 17.05 **	6.32
Gutter and Siding Installer.....	\$ 18.59	1.41
HVAC MECHANIC (Pipe & System Installation Only).....	\$ 12.82 **	
Ironworker		
Ornamental.....	\$ 16.29 **	
Reinforcing.....	\$ 11.25 **	2.35
Structural.....	\$ 17.21 **	
Laborers:		
Common.....	\$ 8.88 **	1.10
Landscape and Irrigation....	\$ 9.02 **	
Mason Tender Brick.....	\$ 9.97 **	.68
Mason Tender Cement.....	\$ 9.46 **	.68
Pipelayer.....	\$ 10.06 **	
Plaster Tender.....	\$ 11.10 **	
Painter:		
Brush, Roller, and Spray....	\$ 11.41 **	
Parking Lot Striping.....	\$ 14.21 **	
Plumbers (Excluding HVAC Pipe)...	\$ 17.96	1.15
Power Equipment Operator		
Backhoe.....	\$ 13.55 **	.69
Bulldozer.....	\$ 12.67 **	.69

Forklift.....	\$ 12.54 **	
Front End Loader.....	\$ 12.00 **	.69
Grader.....	\$ 13.67 **	

Roofers.....\$ 10.00 \*\*

Sheet Metal Worker (HVAC Duct Only).....	\$ 12.76 **	1.95
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Soft Floor Layers, Carpet and Vinyl.....\$ 14.50 \*\*

Truck drivers.....\$ 13.43 \*\*

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.75) or 13658 (\$13.30). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after

award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

#### Union Rate Identifiers

A four-letter identifier beginning with characters other than "SU", "UAVG", "SA", or "SC" denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

## Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

## State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

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## WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification

and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

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END OF GENERAL DECISION"



## HCUD 16

# Monthly Communications Report

March 14, 2025

The following report details updates for any communication projects and tasks for HCUD 16 that have occurred since the last board meeting.

### WEBSITE UPDATES

The following updates were made since the last meeting:

- No updates were made to the website this cycle.

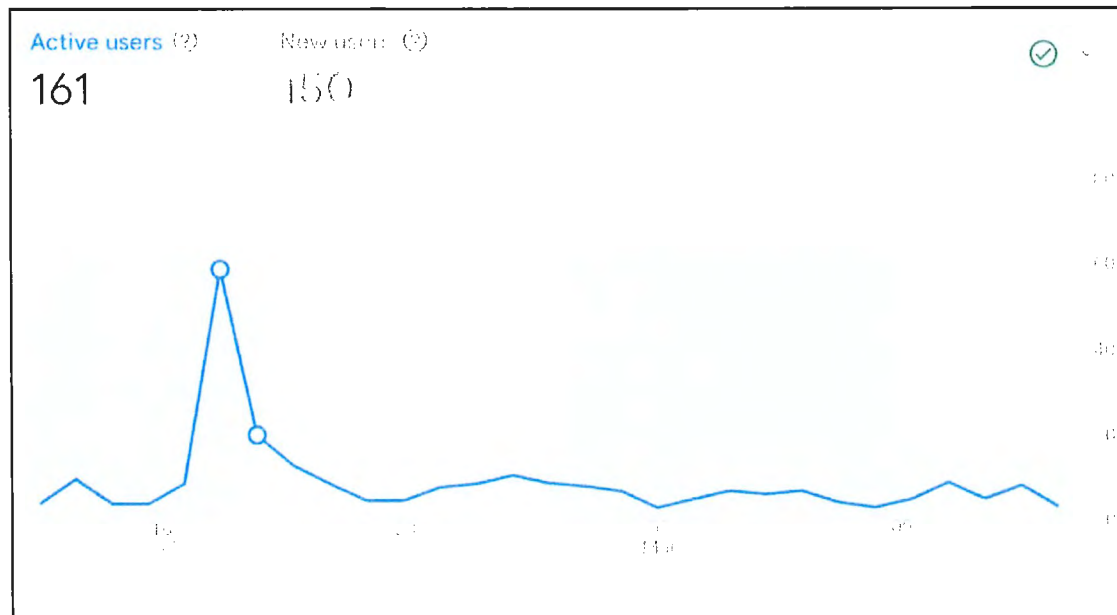
### NEWS POSTS

The following news posts have been posted since the last meeting:

- **March 14, 2025, Public Meeting Notice**

### WEBSITE STATISTICS

Analytics Period: January 11 – February 11



- 150 new and unique visitors to the website, 161 total users.
- 82 Users found the site organically while 116 were directly linked to the website.
- 842 navigational events accounting for 135 engaged sessions (Events being things such as page scrolls, clicks, downloads, etc.)

## TOP 10 VIEWED PAGES

	Total	92	161
		Top 10 Pages	Most Viewed
1	Bill Payment Information / Harris County UD 16	21	28
	Welcome to Harris County Utility		
2	District No. 16 / Harris County UD 16	15	50
3	Board Meetings / Harris County UD 16	14	12
4	Contact Us / Harris County UD 16	10	10
5	Tax Information / Harris County UD 16	7	37
6	Documents / Harris County UD 16	6	6
7	No Wipes in the Pipes / Harris County UD 16	6	66
8	Board of Directors / Harris County UD 16	3	5
9	District Alert System / Harris County UD 16	2	2
10	Map of the District / Harris County UD 16	2	4

## 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.

- There were no resident inquiries this cycle.

## OPEN ITEMS

- No open items at this time.

## ACTION ITEMS

- No action items at this time.

