

NOTICE OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53
OF HARRIS COUNTY, TEXAS

TO: THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53 OF HARRIS COUNTY, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Harris County Municipal Utility District No. 53 will meet in regular session, open to the public, at **6:30 P.M. on TUESDAY, OCTOBER 8, 2024, at 367 QUEENSTOWN ROAD, HOUSTON, TEXAS**, outside the boundaries of the District. This meeting will also be conducted electronically*, as provided below. Electronic copies of the meeting materials are available at <https://mud53.com/about-the-district/documents/> at such time as the meeting occurs or by contacting Audrey Lyons at alyons@sklaw.us.

TO ATTEND VIA VIDEO:

Link: <https://us02web.zoom.us/j/87217474768?pwd=gqBgnabl2qgHUK0ghWJtaNnw73Cu6N.1>
Meeting ID: 872 1747 4768
Passcode: 182334

TO ATTEND VIA AUDIO ONLY:

Dial: 1-346-248-7799
Meeting ID: 872 1747 4768
Passcode: 182334

At the meeting the following items will be considered and acted on:

1. **Approve minutes of September 10, 2024, meeting;**
2. **Receive comments or questions from the public, including presentations concerning:**
 - a) customer invoices, claims, or requests;
 - b) facilities maintenance;
 - c) authorize appropriate action;
3. **Bookkeeping and Financial Matters:**
 - a) review account and fund activity statements;
 - b) review budget comparison;
 - c) review and approve Internal Management Report [investment transactions];
 - d) pay bills;
 - e) authorize other appropriate action;
4. **Tax Assessor/Collector Report, including:**
 - a) review tax receipt and disbursement statements;
 - b) authorize appropriate action;
5. **CONDUCT PUBLIC HEARING ON PROPOSED 2024 TAX RATE:**
 - a) adopt Order Levying Taxes for 2024 [GO 2024-__];
 - b) approve Amendment Number Fifty-One to the Information Form;
6. **Engineering and Project Matters:**
 - a) receive general engineering report;
 - b) update on Interlocal Agreement for facilities adjustments [Harris County – Dell Dale Street Sidewalk Improvements];
 - c) update on Tenderden Lift Station rehabilitation [CFG Industries, LLC];
 - d) update regarding Beltway 8 improvements [TXDOT];
 - e) review current CIP, and approve updates as determined necessary;
 - f) approve pay estimates, change orders, or time extensions;
 - g) authorize acceptance of improvements of facilities, approval of final estimates, or release of retainage;
 - h) authorize other appropriate action;
7. **Operations & Maintenance Matters:**
 - a) receive operations and maintenance report, including regional wastewater treatment plant report;
 - b) confirm rate increase for solid waste services billing [Sterling Green Community Improvement Association];
 - c) terminate utility service to customers with delinquent accounts;
 - d) authorize other appropriate action;
8. **Detention and drainage facilities report [Champions Hydro-Lawn]:**
 - a) receive general report;
 - b) authorize appropriate action;

9. **North Channel Water Authority Matters:**
 - a) receive report;
 - b) authorize appropriate action;
10. **Consider Adjournment.**

***The Board will conduct an in-person meeting at its physical meeting location with a quorum of the Board present; provided that some Board members may participate by videoconference as provided in Section 551.127, Government Code.**



SKLaw, Attorneys for the District

MINUTES OF MEETING
OF
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53
OF HARRIS COUNTY, TEXAS

September 10, 2024

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 53 (the "District") of Harris County, Texas, met in regular session, open to the public, on the 10th day of September, 2024, at a designated meeting place outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Judy Grant	President
Andre Bradley	Vice President
Drew Fontenette	Secretary/Treasurer
Kristine Johnstone	Assistant Vice President
Peter Mitchell	Assistant Secretary/Treasurer

and all of the said persons were present, thus constituting a quorum.

Also attending the meeting were Billy Allen and Pat Gray of Harris County Fresh Water Supply District No. 51 ("FWSD No. 51"); Jaime Salinas of Huitt-Zollars, Inc. ("H-Z"); Darrell Hawthorne of Municipal Accounts & Consulting, L.P. ("Municipal Accounts"); Brenda McLaughlin of Bob Leared Interests; Perry Miller of Champions Hydro-Lawn; Suzanne Villarreal of McCall Gibson Swedlund Barfoot, PLLC ("MGSB"); Amy Lewis of Rathmann and Associates ("Rathmann"); and P. John Kuhl, Jr., and Audrey Lyons of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SKLaw").

President Grant noted that a quorum was present and called the meeting to order.

APPROVE MINUTES

The Board first considered approving the minutes of the August 13, 2024, meeting. Upon motion by Director Fontenette, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the minutes as presented, and to authorize execution by the Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC

The next item on the agenda was to receive comments or questions from the public. There were no comments or questions from the public.

BOOKKEEPING REPORT

Review Account and Fund Activity Statements, Budget Comparison, and Investment Transactions

Mr. Hawthorne reviewed with the Board the Bookkeeping Report covering the month of August, and answered questions.

Upon motion by Director Fontenette, seconded by Director Bradley, and after review and full discussion of the bills and corresponding checks, the Board voted unanimously to approve the Bookkeeping Report, and to pay the bills as presented.

AUDIT AND REPORTING MATTERS

The Board then considered approving the audit of the District's financial statements for its fiscal year ended May 31, 2024. Ms. Villarreal submitted to and reviewed with the Board a draft of the audit and

answered questions. She commended the Board and consultants for the sound financial condition of the District.

Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the audit, subject to review by the Attorney, and to authorize filing of the audit upon completion with the TCEQ and in the offices of the District, as required by the Water Code.

Authorize Filing of Official Statement Supplement (Continuing Disclosure)

The next item on the agenda was to authorize filing of the Official Statement Supplement for the Series 2012 in compliance with Securities and Exchange Commission ("SEC") Rule 15c 2-12. Mr. Kuhl advised that the SEC Rule requires that the District update and disclose certain financial and tax data in connection with the District's outstanding debt. He advised that as the District's Series 2012 Bonds have just been paid off, and that SKLaw will determine the need for a filing. He requested that the Board authorize filing of such Report, if needed.

Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to authorize SKLaw to file the above-described Report if needed.

Adopt Order Evidencing Review of Investment Policy

The Board then considered adoption of an Order Evidencing Review of Investment Policy [GO 2024-5]. Mr. Kuhl noted that the District is required by the Public Funds Investment Act ("PFIA") to review said Policy annually. The Board discussed the current Investment Policy, noting no changes are proposed at this time. Upon motion by Director Mitchell, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to adopt the Order Evidencing Review of Investment Policy [GO 2024-5].

Adopt Order Adopting List of Qualified Brokers

The Board then considered adoption of a proposed Order Adopting List of Qualified Brokers [GO 2024-6]. Mr. Kuhl discussed with the Board the proposed Order, which lists all qualified brokers with which the District may engage in investment transactions and would allow the District to comply with Section 2256.025 of the Texas Government Code. Mr. Kuhl stated that Mr. Hawthorne, the District's Bookkeeper, has reviewed and concurred with such list.

Upon motion by Director Mitchell, seconded by Director Johnstone, and after full discussion, the Board voted four in favor, with Director Bradley registering an abstention, to adopt the Order Adopting List of Qualified Brokers [GO 2024-6].

TAX ASSESSOR/COLLECTOR REPORT

Review Tax Receipt and Disbursement Statements

The Board then received the Tax Assessor/Collector's Report. Ms. McLaughlin reviewed with the Board the tax report, advising that approximately 97.9% of the 2023 taxes have been collected.

Upon motion by Director Mitchell, seconded by Director Fontenette, and after full discussion, the Board voted unanimously to approve the Tax Assessor/Collector Report, and to pay the tax bills as presented.

Review tax rate study [Rathmann & Associates]

Ms. Lewis presented to the Board a tax rate study for 2024. She and Mr. Kuhl reviewed the truth-in-taxation requirements, noting the characterization of the District as a "developed district" and the attendant 3.5% cap on property tax increases. Ms. Lewis advised that as the District has discharged its remaining debt obligations, there will be no need for a Debt Service Fund levy. She then reviewed the District's other financial needs and recommended a maximum tax rate of \$0.24, consisting of \$0.00 for debt service, and \$0.24 for maintenance and operations.

Review possible tax rate and calculations, and authorize publication of Notice of Public Hearing on Tax Rate

The next item on the agenda was review of possible tax rates and related calculations, and authorization for the Tax Assessor/Collector to publish Notice of Public Hearing on Tax Rate. Upon motion by Director Johnstone, seconded by Director Fontenette, and after full discussion, the Board voted unanimously to authorize the Tax Assessor/Collector to publish Notice of Public Hearing on Tax Rate, scheduled for October 8th, 2024 at 6:30 p.m., and to publish a proposed total tax rate for 2024 of \$0.24 per \$100 of assessed valuation (consisting of \$0.00 per \$100 of assessed valuation for debt service, and \$0.24 per \$100 of assessed valuation for maintenance and operations), along with a tax rate and levy analysis as required by Chapter 49 of the Water Code.

ENGINEERING REPORT

The Board next reviewed the Engineering Report.

Review General Report

Mr. Salinas first advised that water accountability for the month of August was approximately 46%, putting the annual at 53%. He noted the lower accountability results from the temporary use of the water interconnect and that the percentage will improve.

Dell Dale Street sidewalk improvements

Mr. Salinas then provided an update on the Dell Dale sidewalk improvements underway by Harris County, noting that the work within the District is substantially complete. He advised that a balance-due invoice for any remaining facilities adjustments will be prepared once the project is finally inspected and fully complete.

Tenderden Lift Station Improvements

Mr. Salinas reviewed progress on the Tenderden Lift Station improvement project to date. He advised that the contractor is mobilizing and that the project will take approximately 3 weeks to complete once started.

TXDOT – Beltway 8

Mr. Salinas then discussed the TXDOT improvement plans for Beltway 8, noting that drawings for possibly impacted District facilities have now been provided to TXDOT. He advised that the project remains in the planning stages but apparently only main roadway lanes will be rehabilitated.

Suite Build-Out – Wallisville at Dell Dale

Mr. Salinas then discussed construction plans that H-Z has received for the project. He advised that H-Z has reviewed the plans and provided comments.

Water Conservation and Emergency Water Demand Management Plan

Mr. Salinas advised that the Plan was submitted to TCEQ and TWDB, and has been approved.

Lead Service Line Inventory (“LSLI”)

Mr. Salinas then discussed TCEQ reporting requirements for lead and the LSLI. He advised that the District has no lead lines and that he will provide the LSLI findings to TCEQ prior to the reporting deadline. The Board concurred to authorize H-Z to undertake the required filing.

Review CIP

Mr. Salinas then discussed with the Board the current CIP budget and the status and development of projects. He noted that no changes to the CIP are needed at this time, and that he continues to review possible updates.

Upon motion by Director Fontenette, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the Project & Engineering report.

OPERATIONS & MAINTENANCE REPORT

The Board next received the Operations Report. Mr. Gray reported on operations within the District, including repairs to District facilities during the preceding month and the continuing need for use of the water interconnect. He advised that otherwise, there was nothing out of the ordinary.

Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the Operations & Maintenance report.

Delinquent Utility Bills

Mr. Gray advised that customers appearing on the termination list were given proper notice and the opportunity to be heard in order to explain, contest, or correct the utility service bill and show reason why utility service should not be terminated for reason of nonpayment, all as required by the District's Rate Order. After discussion, Director Fontenette moved that since the customers were neither present at the meeting nor presented any written statement on the matter, that service be terminated, except customers denoted with an asterisk as those customers contacted the Operator to schedule payment. Director Bradley seconded the motion, which passed by unanimous vote.

RECEIVE DETENTION AND DRAINAGE FACILITIES REPORT

The next item on the agenda was to receive the detention and drainage facilities report [Champions Hydro-Lawn]. Mr. Miller advised that the next major event is the fall over-seed in October.

Mr. Miller also updated the Board on storm clean-up and mowing work at the ponds, water plants, and Wallisville.

Mr. Miller advised that a tree has fallen at Pond No. 1, and will be removed. He also advised that one of the Black Rock Water Plant trees has died, and that it will be replaced at no cost to the District.

Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the Detention and Drainage Facilities Report.

REPORT ON NORTH CHANNEL WATER AUTHORITY

The next item on the agenda was to receive a report on the NCWA. Mr. Salinas reviewed with the Board a memorandum summarizing the NCWA meeting of August 12, 2024. He also updated the Board on NCWA projects.

The Board took the NCWA report under advisement.

CONSIDER ADJOURNMENT

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

(SEAL)

Secretary/Treasurer, Board of Directors



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | October 8, 2024

Harris County Municipal Utility District No. 53



WEBSITE

www.municipalaccounts.com



ADDRESS

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Houston, Texas 77043



CONTACT

Phone: 713.623.4539
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Harris County Municipal Utility District No. 53

BOOKKEEPER'S REPORT | 10/08/2024



Spotlight On Your Average Homestead Value

A home is the biggest investment a person may make. Your residents chose this area for its location, its schools and its community. The average Homestead Value is based on the total Assessed Value of the homes that qualify for a Homestead Exemption in your District. That value is then divided by the number of Qualified Homesteads in your District. Showing Average Homestead Value over time shows the trend of Assessed Value in the District.

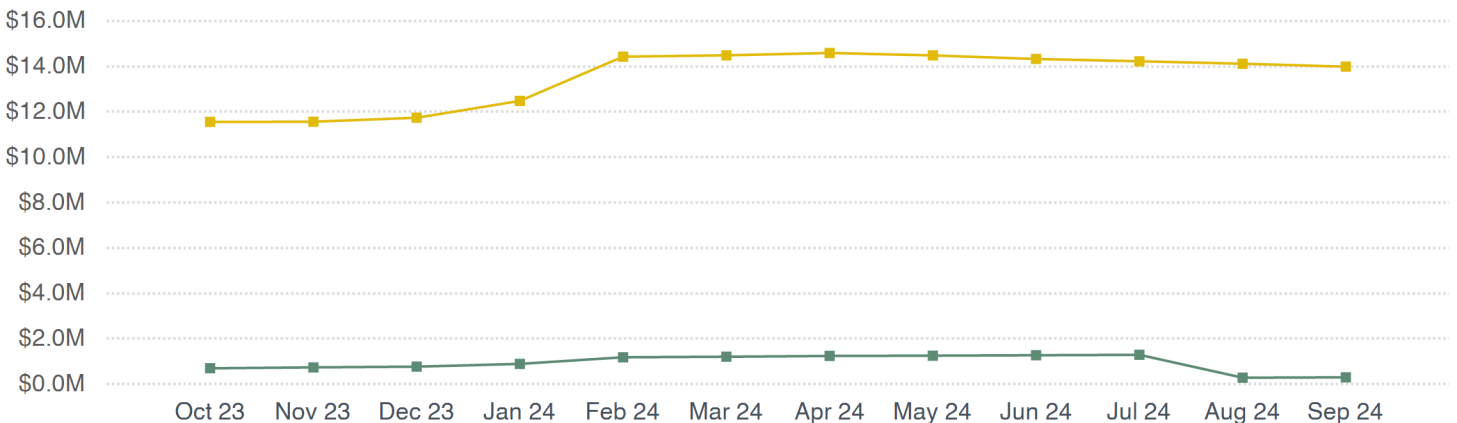
	Assessed Value of Qualified Homesteads	No. of Qualified Homesteads		Average Homestead Value
2018	\$506,828,941	3716	2018	\$136,390
2019	\$565,064,700	3830	2019	\$147,536
2020	\$604,233,311	3831	2020	\$157,722
2021	\$660,382,114	3804	2021	\$173,602
2022	\$730,183,239	3810	2022	\$191,649

Account Balance | As of 10/08/2024

■ General Operating	■ Debt Service
\$13,467,213	\$299,031

Total For All Accounts: \$13,766,243

Account Balance By Month | October 2023 - September 2024



Monthly Financial Summary - General Operating Fund

Harris County MUD No. 53 - GOF



Account Balance Summary

Balance as of 09/11/2024 **\$13,700,620**

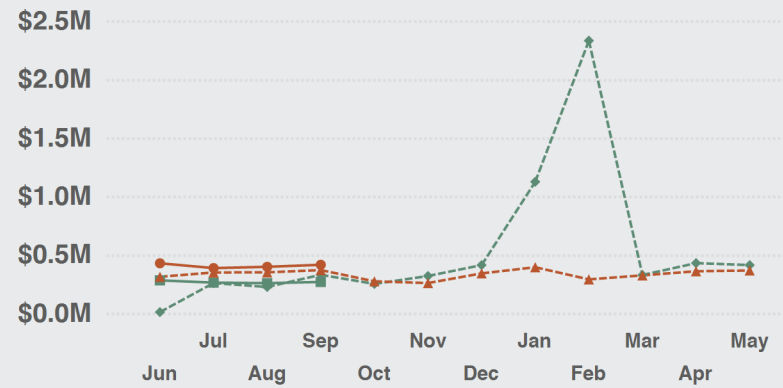
Receipts 864,458

Disbursements (1,097,865)

Balance as of 10/08/2024 **\$13,467,213**

Overall Revenues & Expenditures By Month (Year to Date)

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



September 2024

Revenues

Actual	Budget	Over/(Under)
\$275,020	\$307,434	(\$32,415)

Expenditures

Actual	Budget	Over/(Under)
\$421,883	\$448,465	(\$26,582)

June 2024 - September 2024 (Year to Date)

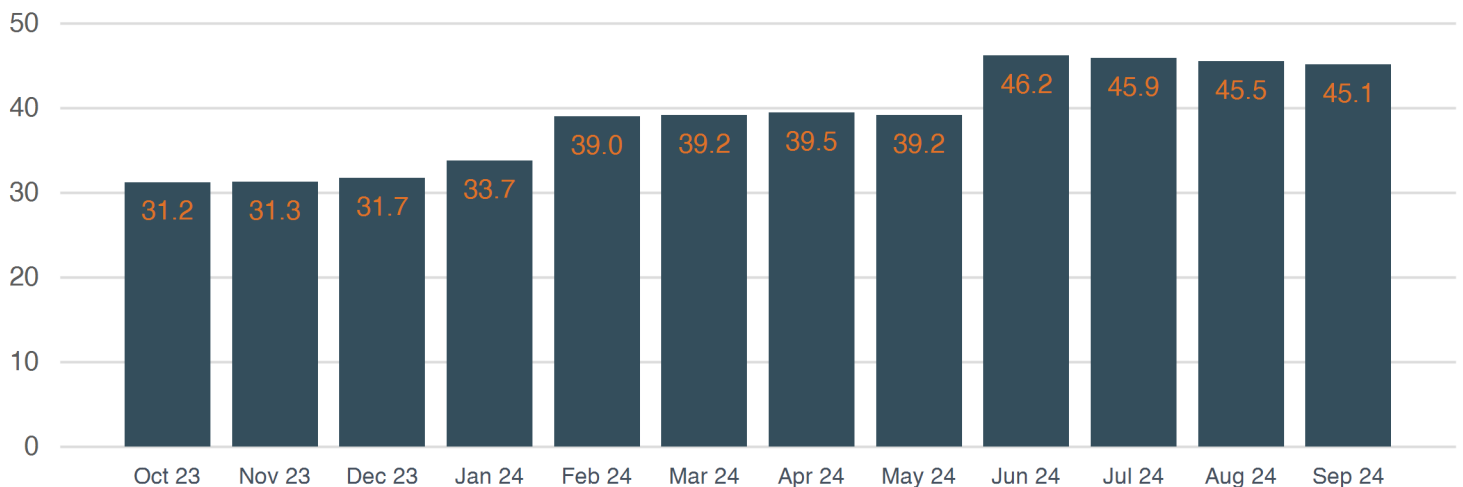
Revenues

Actual	Budget	Over/(Under)
\$1,097,115	\$1,301,205	(\$204,089)

Expenditures

Actual	Budget	Over/(Under)
\$1,654,516	\$1,588,045	\$66,471

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
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Balance as of 09/11/2024 **\$27,289.39**

Receipts

	HC FWSD #51 RWTP - Refund		8.91
	Transfer from Operator Checking		207,781.87
	Interest Earned on Checking		112.48
	Customer Refund - Gissell Alejandra Return		47.89
	Transfer from Money Market		300,000.00

Total Receipts **\$507,951.15**

Disbursements

24469	Harris County FWSD 51-RWTP	Purchase Wastewater Service	(55,839.57)
24521	Centerpoint Energy.	Utility Expense	(266.34)
24523	North Channel Water Authority	Purchase Water Service	(180,990.19)
24525	Adrian & Mirella Ortiz	Customer Refund	(116.07)
24526	Adrian Zambrano	Customer Refund	(60.95)
24527	Alicia Parker	Customer Refund	(18.12)
24528	Amanda Flores & Andy Garcia	Customer Refund	(56.55)
24529	Andrew McGlynn	Customer Refund	(99.05)
24530	Angela Daidone	Customer Refund	(20.73)
24531	Ashley Petry.	Customer Refund	(112.68)
24532	Austin Hooper	Customer Refund	(60.30)
24533	CHJH Investments LLC.	Customer Refund	(107.05)
24534	Chris Lopez	Customer Refund	(43.79)
24535	Cliff Ferguson	Customer Refund	(120.89)
24536	Cristina Espinoza & Edgar Arredondo	Customer Refund	(83.44)
24537	Danny Hilburn II	Customer Refund	(77.45)
24538	David Cruz Jr	Customer Refund	(42.70)
24539	Dayris Malpica	Customer Refund	(60.48)
24540	Felicia Szepesi.	Customer Refund	(86.66)
24541	Gustavo & Maria Hernandez	Customer Refund	(121.63)
24542	Ignacio Canales.	Customer Refund	(96.61)
24543	Jackson Lumizer & Shay Gafford	Customer Refund	(24.79)
24544	Jose & Blanca Ramos	Customer Refund	(86.55)
24545	Kaitlyn Cabrieles	Customer Refund	(82.61)
24546	Kelly Margo	Customer Refund	(61.46)
24547	Kurikesu & Jubi Mathew	Customer Refund	(116.07)
24548	Larry Robbins	Customer Refund	(54.05)
24549	Lisa Montemayor & Ana Suarez	Customer Refund	(79.34)
24550	Marshall Wallace	Customer Refund	(65.19)
24551	Patricia Chavez	Customer Refund	(115.09)
24552	Rebeca Milan & Alvaro Arellano	Customer Refund	(118.16)
24553	Rosalinda Avendano	Customer Refund	(65.58)
24554	Seyah Realty LLC	Customer Refund	(33.47)

Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
24555	Tiffany Williams & Elliot Mercedes	Customer Refund	(24.26)	
24556	Worvell Aldridge	Customer Refund	(84.27)	
24557	Champions Hydro-Lawn, Inc.	Detention Pond Maintenance	(7,721.20)	
24558	Harris County FWSD 51	Maintenance & Operations Expense	(110,467.66)	
24559	Huitt-Zollars, Inc.	Engineering Expense	(10,610.02)	
24560	McCall Gibson Swedlund Barfoot PLLC	Auditing Expense	(6,500.00)	
24561	Municipal Accounts & Consulting, LP.	Bookkeeping Expense	(5,517.03)	
24562	Reliant Energy Solutions	Utility Expense	(27,337.48)	
24563	Sterling Green Comm. Improve Association	Garbage Expense	(36,990.13)	
24564	Sterling Green South	Garbage Expense	(36,304.23)	
24565	Sterling Green South Section 6	Garbage Expense	(2,226.61)	
24566	AWBD	AWBD Fall Registration - Fontenette	(140.00)	
24567	Sanford Kuhl Hagan Kugle Parker Kahn LLP	Legal Expense	(8,221.47)	
24568	Centerpoint Energy.	Utility Expense	0.00	
24569	Harris County FWSD 51-RWTP	Purchase Wastewater Service	0.00	
24570	North Channel Water Authority	Purchase Water Service	0.00	
ADP	Andre Bradley.	Fees of Office - 8/13, 8/24	(345.25)	
ADP	Drew Fontenette.	Fees of Office - 8/13, 8/30, 9/5	(567.38)	
ADP	Judy Grant.	Fees of Office - 8/3, 8/13, 8/30	(613.42)	
ADP	Peter Mitchell.	Fees of Office - 8/13, 8/23	(417.09)	
ADP	ADP	Payroll Taxes	(505.13)	
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Bank Chrg	Central Bank	Bank Service Charge - Positive Pay	(25.00)	
Total Disbursements			(\$494,006.24)	
Balance as of 10/08/2024				\$41,234.30

Cash Flow Report - Operator Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 09/11/2024				\$39,195.14
Receipts				
	Accounts Receivable		170,179.00	
	Accounts Receivable		51,919.54	
Total Receipts				\$222,098.54
Disbursements				
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Ret Cks	Central Bank	T Tech Fees (2)	(280.00)	
Ret Cks	Central Bank	Customer Returned Checks (17)	(1,108.73)	
Ret Cks	Central Bank	Chargeback Items & Fees (2)	(183.29)	
Wire	Harris County MUD No. 53	Transfer to GOF Checking	(207,781.87)	
Total Disbursements				(\$209,358.89)
Balance as of 10/08/2024				\$51,934.79

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	September 2024			June 2024 - September 2024			Annual Budget	
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)		
Revenues								
Water Revenue								
14101	Water - Customer Service Fee	92,627	118,630	(26,003)	354,578	545,698	(191,120)	1,186,300
14102	TCEQ Assessment Fees - Water	362	400	(38)	1,399	1,600	(201)	4,800
14106	Meter Tampering Fees	150	108	42	300	433	(133)	1,300
14109	Service Fee	3,180	3,508	(328)	12,783	14,033	(1,250)	42,100
14110	No Bill Fee	8	8	0	42	33	9	100
Total Water Revenue		96,327	122,655	(26,328)	369,103	561,798	(192,695)	1,234,600
Wastewater Revenue								
14200	ROW Revenue	0	0	0	0	0	0	250,000
14201	Wastewater-Customer Service Fee	50,988	62,270	(11,282)	201,495	242,853	(41,358)	622,700
14202	TCEQ Assessment Fees-Wastewat	362	400	(38)	1,399	1,600	(201)	4,800
Total Wastewater Revenue		51,349	62,670	(11,321)	202,894	244,453	(41,559)	877,500
Property Tax Revenue								
14301	Maintenance Tax Collections	8,834	8,727	107	40,893	40,399	494	2,933,187
Total Property Tax Revenue		8,834	8,727	107	40,893	40,399	494	2,933,187
Sales Tax Revenue								
14401	Sales Tax Rebate - COH	52,530	48,070	4,460	213,022	193,305	19,717	571,200
Total Sales Tax Revenue		52,530	48,070	4,460	213,022	193,305	19,717	571,200
Tap Connection Revenue								
14502	Inspection Fees	0	63	(63)	0	250	(250)	750
Total Tap Connection Revenue		0	63	(63)	0	250	(250)	750
Administrative Revenue								
14702	Penalties & Interest	2,814	3,267	(453)	11,844	13,067	(1,223)	39,200
Total Administrative Revenue		2,814	3,267	(453)	11,844	13,067	(1,223)	39,200
Interest Revenue								
14801	Interest Earned on Checking	112	133	(21)	354	533	(180)	1,600
14802	Interest Earned on Temp. Invest	63,044	61,850	1,194	258,751	247,400	11,351	742,199
Total Interest Revenue		63,157	61,983	1,173	259,104	247,933	11,171	743,799
Other Revenue								
15801	Miscellaneous Income	9	0	9	255	0	255	3,000
Total Other Revenue		9	0	9	255	0	255	3,000
Total Revenues		275,020	307,434	(32,415)	1,097,115	1,301,205	(204,089)	6,403,236

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	September 2024			June 2024 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16101 Billing Service Fees - Water	75	3,400	(3,325)	12,048	13,600	(1,552)	40,800
16102 Operations - Water	18,784	18,008	775	65,019	72,033	(7,014)	216,100
16103 Bulk Water Purchases	176,320	113,312	63,008	771,944	521,234	250,710	1,133,119
16105 Maintenance & Repairs - Water	42,869	26,308	16,561	95,495	105,233	(9,738)	315,700
16107 Chemicals - Water	2,543	908	1,635	5,611	3,633	1,978	10,900
16108 Laboratory Expense - Water	1,370	1,258	112	5,900	5,033	867	15,100
16109 Mowing - Water	1,102	1,102	0	4,406	4,406	0	13,218
16110 Utilities Expense - Water	64	5,542	(5,477)	18,638	22,167	(3,529)	66,500
16112 Service Account Collection	4,665	4,008	657	15,835	16,033	(198)	48,100
16114 Telephone Expense - Water	0	100	(100)	290	400	(110)	1,200
16116 Permit Expense - Water	0	1,275	(1,275)	0	5,100	(5,100)	15,300
16117 TCEQ Regulatory Fee - Water	0	0	0	0	0	0	2,700
16119 Sidewalk/Fire Hydrant Repair	5,152	5,508	(356)	6,198	22,033	(15,836)	66,100
16121 Meter Tampering Expense	150	108	42	300	433	(133)	1,300
Total Water Service	253,094	180,838	72,255	1,001,684	791,340	210,344	1,946,137
Wastewater Service							
16201 Billing Service Fees-Wastewater	75	3,400	(3,325)	12,048	13,600	(1,552)	40,800
16202 Operations - Wastewater	17,584	16,625	959	60,219	66,500	(6,281)	199,500
16204 Purchase Wastewater Service	0	55,125	(55,125)	149,764	220,500	(70,736)	661,500
16205 Maint & Repairs - Wastewater	0	2,950	(2,950)	2,431	11,800	(9,369)	35,400
16209 Mowing - Wastewater	638	638	0	2,550	2,550	0	7,650
16210 Utilities Expense - Wastewater	202	4,192	(3,990)	14,434	16,767	(2,333)	50,300
16214 Telephone Expense - Wastewater	0	217	(217)	626	867	(241)	2,600
16217 TCEQ Regulatory Exp-Wastewater	0	0	0	0	0	0	2,700
Total Wastewater Service	18,498	83,146	(64,648)	242,071	332,583	(90,512)	1,000,450
Garbage Service							
16301 Garbage Expense	0	75	(75)	704	300	404	900
Total Garbage Service	0	75	(75)	704	300	404	900
Storm Water Quality							
16401 SWQ Management	1,200	900	300	3,000	3,600	(600)	10,800
16402 Mowing - Detention Pond	510	539	(29)	1,275	2,155	(880)	6,465
16403 Detention Pond Maintenance	5,911	4,709	1,202	13,334	18,836	(5,502)	56,509
Total Storm Water Quality	7,621	6,148	1,473	17,609	24,591	(6,982)	73,774
Tap Connection							
16502 Inspection Expense	150	117	33	450	467	(17)	1,400
Total Tap Connection	150	117	33	450	467	(17)	1,400

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	September 2024			June 2024 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Parks & Recreation Service							
16604 Utilities - Streetlights	0	17,267	(17,267)	53,456	69,067	(15,611)	207,200
Total Parks & Recreation Service	0	17,267	(17,267)	53,456	69,067	(15,611)	207,200
Administrative Service							
16703 Legal Fees	8,070	8,333	(263)	34,580	33,333	1,247	100,000
16705 Auditing Fees	6,500	5,000	1,500	24,000	24,000	0	24,000
16706 Engineering Fees	0	12,500	(12,500)	21,200	50,000	(28,800)	150,000
16710 Website Hosting	0	0	0	0	0	0	550
16711 Sales Tax Audit	0	0	0	0	0	0	2,000
16712 Bookkeeping Fees	4,637	9,339	(4,702)	28,687	37,356	(8,669)	84,900
16713 Legal Notices & Other Publ.	12	11	1	47	44	3	132
16714 Office Expense / Admin	132	258	(126)	664	1,033	(369)	3,100
16715 Filing Fees	0	8	(8)	0	33	(33)	100
16716 Delivery Expense	341	142	199	1,020	567	454	1,700
16717 Postage	76	83	(7)	338	333	5	1,000
16718 Insurance & Surety Bond	0	0	0	0	0	0	49,700
16719 Registration and Dues	140	700	(560)	1,960	1,950	10	5,700
16721 Meeting Expense	350	275	75	1,106	1,100	6	3,300
16722 Bank Fees	35	56	(21)	515	223	292	670
16723 Travel Expense	69	1,200	(1,131)	1,043	4,800	(3,757)	14,400
16728 Record Storage Fees	199	175	24	781	700	81	2,100
16729 Credit Card Fees	280	250	30	1,320	1,000	320	3,000
16731 Arbitrage Calculations	0	0	0	0	0	0	4,100
16738 Utility Cost and Usage Report	0	0	0	250	0	250	0
16739 AWBD Expense	0	0	0	7,266	0	7,266	0
Total Administrative Service	20,843	38,331	(17,488)	124,777	156,473	(31,696)	450,452
Payroll Expense							
17101 Payroll Expenses	2,210	3,083	(873)	12,818	12,333	485	37,000
17102 Payroll Admin Fee	138	67	72	277	267	10	800
17103 Payroll Tax Expense	169	233	(64)	980	933	47	2,800
Total Payroll Expense	2,517	3,383	(866)	14,075	13,533	541	40,600
Total Expenditures	302,723	329,305	(26,582)	1,454,826	1,388,355	66,471	3,720,913
Total Revenues (Expenditures)	(27,703)	(21,870)	(5,833)	(357,711)	(87,150)	(270,561)	2,682,323

Other Expenditures

Capital Outlay

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	September 2024			June 2024 - September 2024			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Other Expenditures							
Capital Outlay							
17901 Capital Outlay	14,160	14,160	0	34,220	34,220	0	50,000
17904 Capital Outlay - CIP	105,000	105,000	0	165,470	165,470	0	746,000
Total Capital Outlay	119,160	119,160	0	199,690	199,690	0	796,000
Total Other Expenditures	119,160	119,160	0	199,690	199,690	0	796,000
Total Other Revenues (Expenditures)	(119,160)	(119,160)	0	(199,690)	(199,690)	0	(796,000)
Excess Revenues (Expenditures)	(146,863)	(141,030)	(5,833)	(557,401)	(286,840)	(270,561)	1,886,323

Balance Sheet as of 09/30/2024

Harris County MUD No. 53 - GOF



Assets

Bank

11101 Cash in Bank	\$176,923
11102 Operator	51,935
Total Bank	\$228,857

Investments

11201 Time Deposits	\$13,758,543
Total Investments	\$13,758,543

Receivables

11301 Accounts Receivable	\$201,782
11303 Maintenance Tax Receivable	191,653
11305 Accrued Interest	49,926
11306 Due from City of Houston	101,000
Total Receivables	\$544,361

Interfund Receivables

11403 Due From Tax Account	\$18,706
Total Interfund Receivables	\$18,706

Reserves

11601 NCWA Reserve	\$76,999
11602 Sewer Plant Reserve	42,808
Total Reserves	\$119,807

Total Assets

\$14,670,274

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$527,792
12104 Due to Sterling Green	46,249
12105 Due to Sterling Green South	48,639
12106 Due to Sterling Green S Sec 6	3,518
Total Accounts Payable	\$626,198

Other Current Liabilities

12202 Due to TCEQ	\$3,370
12204 Retainage Payable	10,500
12207 Due to Others	48
Total Other Current Liabilities	\$13,918

Deferrals

12502 Deferred Inflows	\$191,653
Total Deferrals	\$191,653

Balance Sheet as of 09/30/2024

Harris County MUD No. 53 - GOF



Liabilities & Equity

Liabilities	
Deposits	
12601 Customer Meter Deposits	\$739,249
12602 Deposits - Other	28,625
Total Deposits	\$767,874
Total Liabilities	\$1,599,642
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$13,628,034
Total Unassigned Fund Balance	\$13,628,034
Net Income	(\$557,401)
Total Equity	\$13,070,633
Total Liabilities & Equity	\$14,670,274

Investment Profile as of 10/08/2024

Harris County MUD No. 53

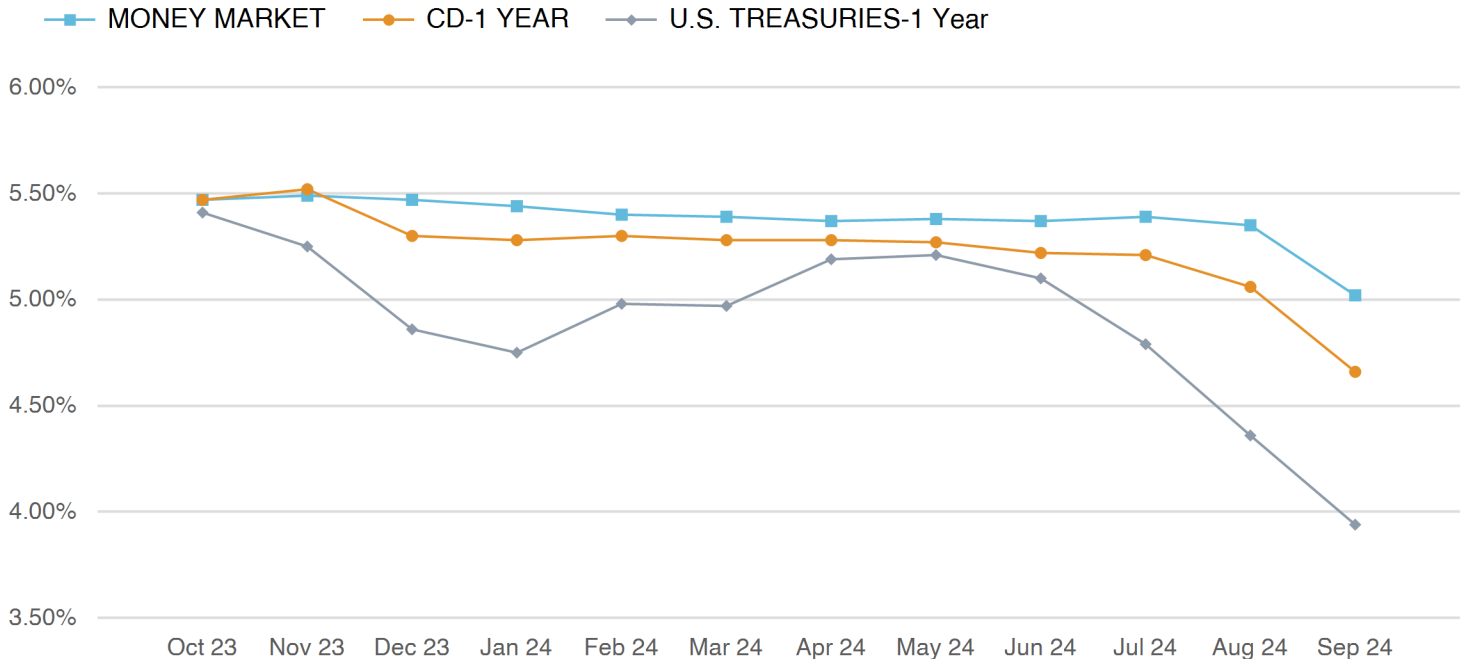


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$13,467,213	Funds Available to Invest N/A	Funds Available to Invest \$299,031	Funds Available to Invest N/A
Funds Invested \$13,374,043	Funds Invested N/A	Funds Invested \$299,031	Funds Invested N/A
Percent Invested 99%	Percent Invested N/A	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	5.02%	180 Days	4.67%	180 Days	4.40%
		270 Days	4.55%	270 Days	4.40%
		1 Yr	4.43%	1 Yr	3.97%
		13 Mo	2.62%	13 Mo	N/A
		18 Mo	3.52%	18 Mo	3.97%
		2 Yr	2.36%	2 Yr	3.61%

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

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



Account Balance as of 10/08/2024

Harris County MUD No. 53 - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
INDEPENDENT BANK (XXXX8583)	04/16/2024	10/13/2024	5.50%	235,000.00	
VERITEX COMMUNITY BANK (XXXX4427)	12/04/2023	10/29/2024	5.49%	235,000.00	
ORIGIN BANK (XXXX0099)	05/13/2024	11/13/2024	5.15%	235,000.00	
CADENCE BANK (XXXX2309)	06/19/2024	12/16/2024	5.25%	235,000.00	
AMERICAN BANK, N.A. (XXXX0585)	04/12/2024	03/08/2025	5.00%	235,000.00	
SUSSER BANK (XXXX6670)	05/15/2024	05/15/2025	5.18%	235,000.00	
PLAINS STATE BANK (XXXX5845)	06/14/2024	06/14/2025	5.00%	235,000.00	
THIRD COAST BANK, SSB (XXXX9797)	07/26/2024	07/26/2025	5.25%	235,000.00	
FRONTIER BANK (XXXX8951)	08/29/2024	08/29/2025	5.25%	235,000.00	
Money Market Funds					
TEXAS CLASS (XXXX0001)	03/21/2016		5.07%	11,259,043.41	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3991)			0.00%	41,234.30	Checking Account
CENTRAL BANK - CHECKING (XXXX4950)			0.00%	51,934.79	Operator
Totals for General Operating Fund				\$13,467,212.50	

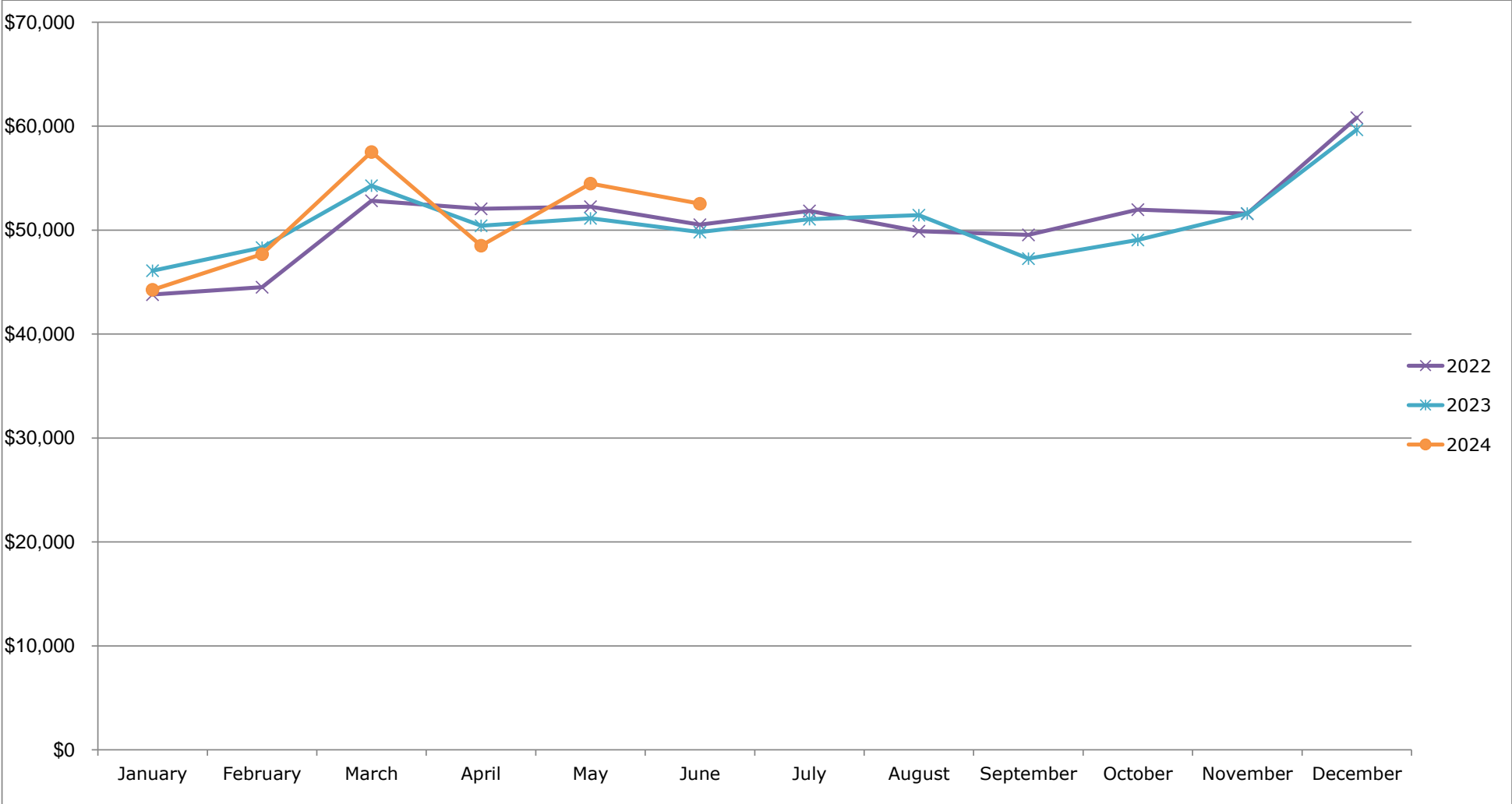
FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0002)	03/21/2016		5.07%	299,030.72	
Totals for Debt Service Fund				\$299,030.72	
Grand Total for Harris County MUD No. 53 :				\$13,766,243.22	

Sales Tax Revenue History

HC MUD No. 53

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2022	\$43,804	\$44,506	\$52,832	\$52,053	\$52,254	\$50,525	\$51,846	\$49,894	\$49,542	\$51,977	\$51,580	\$60,819	\$611,632
2023	\$46,090	\$48,316	\$54,274	\$50,421	\$51,139	\$49,810	\$51,047	\$51,444	\$47,252	\$49,062	\$51,607	\$59,663	\$610,126
2024	\$44,259	\$47,684	\$57,520	\$48,501	\$54,472	\$52,530							\$304,966
Total	\$134,153	\$140,507	\$164,626	\$150,975	\$157,864	\$152,865	\$102,893	\$101,339	\$96,794	\$101,039	\$103,187	\$120,482	\$1,526,723



Cash Flow Forecast

Harris County MUD No. 53

	5/25	5/26	5/27	5/28	5/29
Assessed Value	\$1,197,219,378	\$1,197,219,378	\$1,197,219,378	\$1,197,219,378	\$1,197,219,378
Maintenance Tax Rate	\$0.250	\$0.250	\$0.250	\$0.250	\$0.250
Maintenance Tax	\$2,933,187	\$2,933,187	\$2,933,187	\$2,933,187	\$2,933,187
% Change in Water Rate		3.00%	3.00%	3.00%	3.00%
% Change in Wastewater Rate		3.00%	3.00%	3.00%	3.00%
% Change in Expenses		5.00%	5.00%	5.00%	5.00%
Beginning Cash Balance 05/31/2024	\$14,483,158	\$16,458,601	\$18,047,646	\$18,625,665	\$19,559,519
Revenues					
Maintenance Tax	\$2,933,187	\$2,933,187	\$2,933,187	\$2,933,187	\$2,933,187
Water Revenue	1,186,300	1,221,889	1,258,546	1,296,302	1,335,191
Wastewater Revenue	622,700	641,381	660,622	680,441	700,854
COH Sales Tax Rebate	571,200	599,760	629,748	661,235	694,297
Other	1,089,849	1,144,341	1,201,559	1,261,636	1,324,718
Total Revenues	\$6,403,236	\$6,540,559	\$6,683,662	\$6,832,802	\$6,988,248
Expenses					
Purchase Water	\$1,133,119	\$1,167,113	\$1,202,126	\$1,238,190	\$1,275,335
Purchase Wastewater	661,500	681,345	701,785	722,839	744,524
Operations	415,600	436,380	458,199	481,109	505,164
Other Expenses	1,510,694	1,586,229	1,665,540	1,748,817	1,836,258
Total Expenses	\$3,720,913	\$3,871,066	\$4,027,650	\$4,190,955	\$4,361,282
Net Surplus	\$2,682,323	\$2,669,493	\$2,656,012	\$2,641,848	\$2,626,966
Capital Outlay					
Black Rock Water Plant	\$310,000	\$30,000	\$3,000	\$240,000	\$858,000
Padstow Water Plant	0	0	332,000	0	0
Wallisville Road Water Plant	0	200,000	1,100,000	1,100,000	0
Replace Asbestos Water Lines w/ PVC	300,000	300,000	300,000	300,000	300,000
Replace Dry-Pit Pumps w/ Submersible	0	200,000	0	0	0
Smoke Test SS Line & Manhole	55,880	77,448	82,993	67,993	543,943
Detention Pond	16,000	23,000	10,000	0	0
Water Well Rehab	25,000	250,000	250,000	0	0
Sanitary Sewer/Waterline/Sidewalk	0	0	0	0	0
Total Capital Outlay	\$706,880	\$1,080,448	\$2,077,993	\$1,707,993	\$1,701,943
Ending Cash Balance	\$16,458,601	\$18,047,646	\$18,625,665	\$19,559,519	\$20,484,543
Operating Reserve % of Exp					
Percentage	442%	466%	462%	467%	470%
Number of Months	53	56	55	56	56
Bond Authority					
Remaining Bonding Capacity - \$20,200,000					
Maintenance Tax Rate Cap - \$0.25					

2025 AWBD Midwinter Conference

Harris County MUD No. 53

Friday, January 24 - Saturday, January 25, 2025

JW Marriott, Austin, TX

Director	Registration			Prior Conference Expenses
Name	Attending	Online	Paid	Paid
Andre Bradley	Yes	Yes	Yes	Yes
Drew Fontenette	Yes	Yes	Yes	Yes
Judy Grant	Yes	Yes	Yes	Yes
Kristine Johnstone				Yes
Peter Mitchell	Yes	Yes	Yes	Yes

Note

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

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

All hotel reservations are the sole responsibility of each attendee.

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

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

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

Registration Dates

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

Cancellation Policy

All cancellations must be made in writing.

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

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

Housing Information

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

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

HARRIS COUNTY M.U.D. #53
TAX ASSESSOR/COLLECTOR'S REPORT

9/30/2024

Taxes Receivable: 8/31/2024	\$	318,821.43	
Reserve for Uncollectables	(61,846.16)	
Adjustments		<u>2,043.53</u>	\$ <u>259,018.80</u>
Original 2024 Tax Levy	\$.00	
Adjustments		<u>.00</u>	<u>.00</u>
Total Taxes Receivable			\$ 259,018.80
Prior Years Taxes Collected	\$	11,031.19	
2024 Taxes Collected (.0%)		<u>.00</u>	<u>11,031.19</u>
Taxes Receivable at: 9/30/2024			\$ <u><u>247,987.61</u></u>

2024 Receivables:
 Debt Service
 Maintenance

bob leared interests

11111 Katy Freeway, Suite 725
Houston, Texas 77079-2197

Phone: (713) 932-9011
Fax: (713) 932-1150

HARRIS COUNTY M.U.D. #53

Month of
9/2024

Fiscal to Date
6/01/2024 - 9/30/2024

Beginning Cash Balance	\$ 88,864.08	148,879.06
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Receipts:

Current & Prior Years Taxes	10,454.12	32,071.91
Penalty & Interest	1,748.96	9,515.90
Additional Collection Penalty	1,772.60	6,449.24
Stale Dated Checks		3,421.06
Tax Certificates		30.00
Overpayments		493.79-
Credit Card Pymt Reversed		529.46
Return Check Charge		30.00
Funds Pending Certification		43.66
Refund - due to adjustments	577.07	26,186.99
Rendition Penalty	11.42	131.14

TOTAL RECEIPTS	\$ 14,564.17	77,915.57
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Disbursements:

Atty's Fees, Delq. collection		1,042.68
CAD Quarterly Assessment	8,524.00	16,836.00
Credit Card Pymt Reversed		529.46
Refund - due to adjustments	2,935.03	27,226.33
Refund - due to overpayments		35.66
Transfer to Debt Service Fund	15,000.00	55,000.00
Transfer to General Fund	8,834.26	40,893.17
Tax Assessor/Collector Fee	5,187.65	20,750.60
Rendition Penalty CAD Portion		39.64
Postage/Deliveries	104.44	746.73
Tax Certificates	30.00	30.00
Return Check Processing Fee		30.00
Records Maintenance		30.00
Copies		424.01
Mileage Expense	35.50	106.58
Envelopes - May Del Stmt		101.40
Tax Lien Transfers		120.00
Check Cost	180.60	180.60
Positive Pay	25.00	100.00

TOTAL DISBURSEMENTS	(\$ 40,856.48)	(164,222.86)
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CASH BALANCE AT: 9/30/2024	\$ 62,571.77	62,571.77
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HARRIS COUNTY M.U.D. #53

Disbursements for month of October, 2024

Check #	Payee	Description	Amount
	W/T to General Fund 10/03/24	Transfer to General Fund	\$ 10,000.00
1468	PBFCM	Atty's Fees, Delq. collection	4,676.64
1469	Houston Chronicle	Publications, Legal Notice	854.90
1470	Petromax Brazos LLC	Refund - due to adjustments	316.78
1471	Maupin Michael D	Refund - due to adjustments	63.00
1472	Hale Jeffrey L & Carol	Refund - due to adjustments	30.00
1473	YL Group LLC	Refund - due to adjustments	40.09
1474	Hernandez Sergio Lopez	Refund - due to adjustments	35.56
1475	Perez Rosalba	Refund - due to adjustments	84.35
1476	CSC Serviceworks Inc	Refund - due to adjustments	5.06
1477	Appliance Warehouse of America	Refund - due to adjustments	2.23
1478	CubeSmart LP	Reissue Stale Dated Check	3,119.60
1479	Bob Leared	Tax Assessor/Collector Fee	5,833.69
TOTAL DISBURSEMENTS			\$ 25,061.90
Remaining Cash Balance			\$ <u>37,509.87</u>
Stellar Bank			

HARRIS COUNTY M.U.D. #53

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 9/2024	Adjustments To Collections 9/2024	Total Tax Collections at 9/30/2024	Total Taxes Receivable at 9/30/2024	Collection Percentage
2024					
2023	6,110.04	544.07-	3,776,557.90	74,035.90	98.077
2022	939.82	33.00-	3,757,368.43	43,737.81	98.849
2021	1,107.48		4,118,574.87	29,489.74	99.289
2020	1,413.66		4,974,311.09	24,700.42	99.506
2019	1,460.19		4,881,782.96	16,024.84	99.673
2018			4,940,791.46	16,250.86	99.672
2017			4,681,958.50	13,010.15	99.723
2016			4,747,684.74	10,692.54	99.775
2015			4,888,916.59	6,881.51	99.859
2014			4,883,672.51	4,840.67	99.901
2013			4,802,431.51	2,819.34	99.941
2012			4,747,255.29	1,284.77	99.973
2011			4,821,454.55	758.83	99.984
2010			4,691,082.25	1,884.61	99.960
2009			4,635,923.37	70.39	99.998
2008			5,023,486.95	70.39	99.999
2007			4,923,622.73	740.88	99.985
2006			4,488,951.26	75.74	99.998
2005			4,123,631.63	65.20	99.998
2004			3,723,473.76	65.20	99.998
2003			3,438,244.67	63.57	99.998
2002			2,913,577.07	39.12	99.999
2001			2,602,109.42	39.36	99.998
2000			2,450,563.77	42.24	99.998
1999			2,431,509.68	46.37	99.998
1998			2,373,425.35	49.68	99.998
1997			2,343,070.49	51.84	99.998
1996			2,253,193.74	53.76	99.998
1995			2,237,919.56	56.16	99.997
1994			2,248,324.95	22.50	99.999
1993			1,899,520.72	23.22	99.999
1992			1,974,804.11		100.000
1991			2,052,375.63		100.000
1990			1,863,500.34		100.000
1989			1,818,451.07		100.000
1988			1,810,348.84		100.000
1987			1,827,881.77		100.000
1986			1,646,652.23		100.000
1985			1,545,183.29		100.000
1984			1,427,175.63		100.000
1983			1,113,061.05		100.000
1982			945,758.70		100.000
1981			818,952.30		100.000
1980			660,027.60		100.000
1979			497,794.10		100.000
1978			238,051.15		100.000
1977			80,974.00		100.000

(Percentage of collections same period last year)

HARRIS COUNTY M.U.D. #53

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	1,240,229,274	00 / 00				
2023	1,283,530,273	13 / 13	.300000	258,933.01		3,850,593.80
2022	1,151,850,291	25 / 25	.330000	311,209.90		3,801,106.24
2021	1,037,016,190	37 / 37	.400000	479,290.38		4,148,064.61
2020	943,209,639	49 / 49	.530000	449,755.28		4,999,011.51
2019	890,587,353	61 / 61	.550000	479,170.50	424.06	4,897,807.80
2018	826,287,723	68 / 68	.600000	339,296.02	684.07	4,957,042.32
2017	783,039,391	79 / 79	.600000	331,836.92	3,267.57	4,694,968.65
2016	721,384,212	85 / 85	.660000	442,691.03	2,759.08	4,758,377.28
2015	662,095,989	85 / 85	.740000	515,179.75	3,713.09	4,895,798.10
2014	604,147,570	96 / 96	.810000	438,454.27	5,082.70	4,888,513.18
2013	546,627,182	07 / 07	.880000	321,679.73	5,068.56	4,805,250.85
2012	522,141,625	90 / 90	.910000	258,589.96	2,948.48	4,748,540.06
2011	551,494,350	01 / 01	.875000	232,882.97	3,366.55	4,822,213.38
2010	569,169,574	01 / 12	.825000	316,033.25	2,683.65	4,692,966.86
2009	583,416,464	01 / 89	.795000	500,377.66	2,167.99	4,635,993.76
2008	632,034,645	02 / 70	.795000	612,642.40	1,118.68	5,023,557.34
2007	603,474,331	01 / 57	.815000	657,829.06	1,000.25	4,924,363.61
2006	550,949,389	01 / 63	.815000	593,043.17	1,213.25	4,489,027.00
2005	506,380,390	01 / 65	.815000	396,540.71	3,313.10	4,123,696.83
2004	457,210,130	01 / 45	.815000	244,025.49	2,736.05	3,723,538.96
2003	422,155,910	04 / 37	.815000	320,337.06	2,273.36	3,438,308.24
2002	357,610,560	06 / 37	.815000	117,768.60	920.72	2,913,616.19
2001	317,436,300	05 / 34	.820000	142,160.36	828.86	2,602,148.78
2000	278,470,780	12 / 35	.880000	11,960.46-	542.69	2,450,606.01
1999	251,818,570	12 / 28	.966000	120,423.15	1,011.51	2,431,556.05
1998	229,472,400	12 / 00	1.035000	138,596.41	1,541.02	2,373,475.03
1997	217,025,120	09 / 00	1.080000	87,926.57	748.87	2,343,122.33
1996	201,286,640	00 / 00	1.120000	40,699.16	1,163.24	2,253,247.50
1995	191,376,930	00 / 00	1.170000	80,129.22	1,134.91	2,237,975.72
1994	180,051,440	00 / 00	1.250000	20,837.93	2,296.75	2,248,347.45
1993	147,344,820	00 / 00	1.290000	85,738.72	1,205.46	1,899,543.94
1992	159,402,130	00 / 00	1.240000	95,304.63	1,782.00	1,974,804.11
1991	159,360,310	00 / 00	1.290000	186,554.18	3,372.59	2,052,375.63
1990	144,475,640	00 / 00	1.290000	58,453.03	236.07	1,863,500.34
1989	141,037,290	00 / 00	1.290000	35,953.26	99.33	1,818,451.07
1988	149,705,680	00 / 00	1.210000	65,381.49	131.89	1,810,348.84
1987	151,119,840	00 / 00	1.210000	83,076.31	131.89	1,827,881.77
1986	175,186,570	00 / 00	.940000	56,078.01	101.52	1,646,652.23
1985	181,859,910	00 / 00	.850000	19,579.67	91.80	1,545,183.29
1984	168,031,200	00 / 00	.850000	150,248.51	342.55	1,427,175.63
1983	123,711,450	00 / 00	.900000	555.30	342.00	1,113,061.05
1982	105,084,300	00 / 00	.900000	22.50-		945,758.70
1981	90,994,700	00 / 00	.900000			818,952.30
1980	73,336,400	00 / 00	.900000			660,027.60
1979	45,254,009	00 / 00	1.100000			497,794.10
1978	20,700,100	00 / 00	1.150000			238,051.15
1977	8,097,400	00 / 00	1.000000			80,974.00

HARRIS COUNTY M.U.D. #53

TAX RATE COMPONENTS

Year	Debt Service Rate	Debt Service Levy	Maintenance Rate	Maintenance Levy
2024				
2023	.050000	641,765.76	.250000	3,208,828.04
2022	.080000	921,480.14	.250000	2,879,626.10
2021	.150000	1,555,524.23	.250000	2,592,540.38
2020	.300000	2,829,628.98	.230000	2,169,382.53
2019	.300000	2,671,531.30	.250000	2,226,276.50
2018	.400000	3,304,695.05	.200000	1,652,347.27
2017	.400000	3,129,979.26	.200000	1,564,989.39
2016	.460000	3,316,444.79	.200000	1,441,932.49
2015	.540000	3,572,609.28	.200000	1,323,188.82
2014	.610000	3,681,472.79	.200000	1,207,040.39
2013	.640000	3,494,727.76	.240000	1,310,523.09
2012	.670000	3,496,177.67	.240000	1,252,362.39
2011	.640000	3,527,104.78	.235000	1,295,108.60
2010	.590000	3,356,182.29	.235000	1,336,784.57
2009	.560000	3,265,605.59	.235000	1,370,388.17
2008	.560000	3,538,606.35	.235000	1,484,950.99
2007	.580000	3,504,454.88	.235000	1,419,908.73
2006	.580000	3,194,644.79	.235000	1,294,382.21
2005	.580000	2,934,655.24	.235000	1,189,041.59
2004	.580000	2,649,880.33	.235000	1,073,658.63
2003	.590000	2,489,082.11	.225000	949,226.13
2002	.590000	2,109,243.68	.225000	804,372.51
2001	.595000	1,888,144.66	.225000	714,004.12
2000	.675000	1,879,726.31	.205000	570,879.70
1999	.763000	1,920,576.95	.203000	510,979.10
1998	.841000	1,928,591.82	.194000	444,883.21
1997	.900000	1,952,601.86	.180000	390,520.47
1996	.950000	1,911,236.75	.170000	342,010.75
1995	1.000000	1,912,799.86	.170000	325,175.86
1994	1.080000	1,942,572.20	.170000	305,775.25
1993	1.290000	1,899,543.94		
1992	1.240000	1,974,804.11		
1991	1.290000	2,052,375.63		
1990	1.290000	1,863,500.34		
1989	1.290000	1,818,451.07		
1988	1.210000	1,810,348.84		
1987	1.210000	1,827,881.77		
1986	.940000	1,646,652.23		
1985	.850000	1,545,183.29		
1984	.850000	1,427,175.63		
1983	.900000	1,113,061.05		
1982	.900000	945,758.70		
1981	.900000	818,952.30		
1980	.900000	660,027.60		
1979	1.100000	497,794.10		
1978	1.150000	238,051.15		
1977	1.000000	80,974.00		

HARRIS COUNTY M.U.D. #53

Notes:

\$ 577.07 - REPORTED AS TAXES COLLECTED ON PRIOR REPORTS. TRANSFERRED TO
REFUND ADJUSTMENTS 09/24 DUE TO CAD C/R #13 AND #25.
2023 TAXES - \$544.07 VARIOUS ACCOUNTS
2022 TAXES - \$ 33.00 #0868-003-0430

HARRIS COUNTY M.U.D. #53

Tax Exemptions:	2024	2023	2022
Homestead	.00000	.00000	.00000
Over 65	0	10,000	10,000
Disabled	0	10,000	10,000

Last Bond Premium Paid:

Payee	Date of Check	Amount
HARCO Insurance Services 01/15/2022 - 01/15/2025	11/02/2021	656.00

Adjustment Summary: 2024

TOTAL

HARRIS COUNTY M.U.D. #53
 Homestead Payment Plans

<u>Account no.</u>	<u>Tax Year</u>	<u>Last Payment Amount</u>	<u>Last Payment Date</u>	<u>Balance Due</u>
(I) 0871-008-0050	2023	178.00	09/12/24	407.13
(I) 0879-002-0130	2023	150.00	09/30/24	48.56

*Total Count 2

(I) - BLI Contract (A) - Delinquent Attorney Contract

Standard Payment Plans

<u>Account no.</u>	<u>Tax Year</u>	<u>Last Payment Amount</u>	<u>Last Payment Date</u>	<u>Balance Due</u>
*Total	Count	0		

RATHMANN & ASSOCIATES, L.P.

**8584 Katy Freeway, Suite 250
Houston, Texas 77024
(713) 252-0327**

R. Craig Rathmann
Managing Partner
craig@rathmannassociates.com

September 10, 2024

Board of Directors
Harris County Municipal Utility
District No. 53
c/o Mr. John Kuhl
Sanford Kuhl Hagan Kugle Parker Kahn LLP
1980 Post Oak Boulevard, Suite 1380
Houston, Texas 77056

Re: 2024 Tax Recommendation

Directors:

Since the District has discharged its remaining outstanding debt obligation on September 1, 2024, our responsibility with respect to the 2024 Tax Rate is to report the following information to the Board of Directors on its Maintenance Tax.

For an analysis that assumes a maintenance tax of \$0.24 per \$100 of Assessed Valuation for 2024, see “Operating Fund Maintenance Tax Rate Analysis” attached hereto.

The following calculations address the District’s total 2023 tax levy and the recommended 2024 tax levy

	<u>2023</u>	<u>2024</u>
Debt Service	\$0.05	\$0.00
Maintenance	<u>0.25</u>	<u>0.24</u>
Total	\$0.30	\$0.24

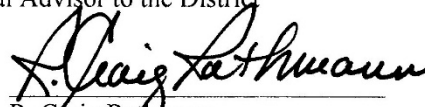
Kindly contact the undersigned should you have any questions regarding this matter, or if I may be of any further service. Thank you for the opportunity to provide our services to the District since May 13, 2003, including the issuance of the outstanding bonds that have been previously issued by the District.

Sincerely,

RATHMANN & ASSOCIATES, L.P.

Financial Advisor to the District

By:



R. Craig Rathmann
Managing Partner

cc: Brenda McLaughlin, Bob Leared Interests
Rahi Patel, Municipal Accounts & Consulting, L.P.
Audrey Lyons, Sanford Kuhl Hagan Kugle Parker Kahn LLP

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO .53

Tax Year 2024

Certified	\$1,240,229,274
Uncertified	<u>\$90,217,829</u>
	\$1,330,447,103

HISTORICAL ASSESSED VALUATIONS AND TAX RATES

<u>Year</u>	<u>Assessed Valuation</u>	<u>Difference</u>	<u>Growth</u>	<u>D/S</u>	<u>M&O</u>	<u>Total</u>
2023	\$1,283,853,681	\$131,767,192	11.44%	\$0.05	\$0.25	\$0.30
2022	\$1,152,086,489	\$115,318,084	11.12%	\$0.08	\$0.25	\$0.33
2021	\$1,036,768,405	\$93,821,166	9.95%	\$0.15	\$0.25	\$0.40

BOB LEARED INTERESTS - 2024 HCAD CERTIFIED VALUES

2024 Harris County													
Valuation Spreadsheet													
District													
HARRIS COUNTY M.U.D. #53													
	2023	2024	Owners	2024	Add'l Pending Value (PTS/Other)	2024	With Owners Uncert	2024	Certified with All Uncertified	Difference	%		
	Certified	Certified	Uncertified	With Owners Uncert	(PTS/Other)	With Owners Uncert	With Owners Uncert	With Owners Uncert	All Uncertified	2023/2024	Inc/Dec		
	1,283,533,247	1,240,229,274	38,866,894	1,279,096,168	51,350,935	1,279,096,168	1,279,096,168	1,330,447,103	46,913,856	3.66%			

BLI TAX RATE SPREADSHEET 8/29/24 15:17:56

SHADED DEVELOPED DISTRICTS HAVE UNUSED INCREMENT RATE ADDED TO THE MAX 2024 3.5% TOTAL RATE COLUMN

Dst	District Name	2023		2023 Avg		2024 Avg		Developing/STU		2023 Avg		2024 Avg		2023 Avg		2024 Max		
		Debt Rate	M/O Rate	Contract Rate	Total Rate	Homestead Value	Homestead Levy	2023 Avg Levy	Plus 3.5%	2023 Avg Levy	Plus 8%	2023 Avg Levy	Plus 3.5%	2023 Avg Levy	Plus 8%	2023 Avg Levy	Plus 3.5%	2024 Max M/O Rate
269	HARRIS COUNTY M.U.D. #53	0.05000	0.25000	0.00000	0.30000	211,931	226,174	635.79	658.04	686.65	0.29094	0.30359	0.28110	529.82	548.36	572.20	0.24245	0.25299

Harris County Municipal Utility District No. 53

Operating Fund Maintenance Tax Rate Analysis

General Fund Balance as of 8/13/24	\$13,804,369
Annual Expenses from Budget (FYE 5/31/25)	\$3,720,913
Operating Fund Coverage	371%
Budgeted Surplus / (Deficit) (includes \$796,000 in capital expenses)	\$1,886,323
Budgeted Maintenance Tax Revenue	\$2,933,187

2024 Projected Maintenance Tax Revenue (@99% collections)

<u>2024 Certified Value</u>		<u>Maintenance Tax Rate</u>	<u>Tax Revenue*</u>	<u>Surplus/Deficit Revenue</u>
\$1,330,447,103	X	\$0.24	\$3,161,142	\$2,114,278
\$1,330,447,103	X	\$0.22	\$2,897,714	\$1,850,850

* 1¢ = \$131,714 in tax revenue

Effect of Total Tax Rate

<u>2023 AVG Home Value</u>	<u>2023 AVG Bill @ \$0.30</u>	<u>Difference</u>	<u>% of Change</u>
\$211,931	\$635.79		
<u>2024 AVG Home Value</u>	<u>2024 AVG Bill @* \$0.24</u>		
\$226,174	\$542.82	(\$92.98)	-14.62%
<u>2024 AVG Home Value</u>	<u>2024 AVG Bill @* \$0.22</u>		
\$226,174	\$497.58	(\$45.23)	-8.33%

* 1¢ = \$22.62 in average bill



CERTIFICATE FOR ORDER

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned officer of the Board of Directors of Harris County Municipal Utility District No. 53 of Harris County, Texas, do hereby certify as follows:

1. The Board of Directors of Harris County Municipal Utility District No. 53 convened in Regular Session on the 8th day of October 2024, at the regular meeting place outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Judy Grant	President
Andre Bradley	Vice President
Drew Fontenette	Secretary/Treasurer
Kristine Johnstone	Asst. Vice President
Peter Mitchell	Asst. Secretary/Treasurer

and all of said persons were present except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting: a written

**GO 2024-7
ORDER LEVYING TAXES FOR 2024**

was introduced for the consideration of the Board. It was then duly moved and seconded that the Order be adopted; and, after due discussion, the motion, carrying with it the adoption of the Order, prevailed and carried unanimously.

2. That a true, full and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Order has been duly recorded in the Board's minutes of the meeting; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; that each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; that the meeting was open to the public as required by law; and that public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, and Subchapter C, Chapter 49, Texas Water Code.

SIGNED AND SEALED the 8th day of October, 2024.

Secretary/Treasurer

(SEAL)

GO 2024-7
ORDER LEVYING TAXES FOR 2024

WHEREAS, Harris County Municipal Utility District No. 53 of Harris County, Texas (the "District"), on this date has no bonds outstanding payable from ad valorem taxes; and

WHEREAS, the voters of the District have authorized the levy of a tax to pay for maintenance and operations expenses at an election held for such purpose; and

WHEREAS, it is necessary for the Board of Directors to fix a specific rate of tax to be levied for the tax year 2024 based on the District's tax rolls for 2024, which have been prepared by the Harris County Appraisal District; Now, Therefore,

BE IT ORDERED BY THE BOARD OF DIRECTORS OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53 OF HARRIS COUNTY, TEXAS, THAT:

Section 1: There is hereby levied an ad valorem tax of \$0.24 on each \$100 of taxable property within the District for the tax year of 2024.

Section 2: All taxes collected pursuant to this Order, after paying reasonable costs of levying, assessing, and collecting same, shall be deposited into the District's Operating Fund and shall be used for the purposes for which such tax was authorized.

Section 3: The taxes levied hereby shall be delinquent if not paid by January 31, 2025.

Section 4: This order shall be effective from and after its adoption.

PASSED AND APPROVED the 8th day of October, 2024.

President, Board of Directors

ATTEST:

Secretary/Treasurer, Board of Directors

(SEAL)

**AMENDMENT NUMBER FIFTY-ONE
TO INFORMATION FORM
OF
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 53
OF HARRIS COUNTY, TEXAS**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

We, the undersigned, constituting a majority of the members of the Board of Directors of Harris County Municipal Utility District No. 53 of Harris County, Texas, (the "District"), do hereby make, execute and affirm this amended Information Form in compliance with Section 49.455 of the Texas Water Code and Title 31, Section 293.92, of the Texas Administrative Code. We do hereby certify as follows:

The most recent rate of taxes levied by the District on property within the District is \$0.24 per \$100 of assessed valuation for maintenance and operations purposes, based on 100% of market value.

The form of Notice to Purchasers required by Section 49.452 of the Texas Water Code to be furnished by a Seller to a Purchaser of real property in the District is attached hereto as Exhibit "A".

WITNESS OUR HANDS this 8th day of October, 2024

Judy Grant, President

Andre Bradley, Vice President

Drew Fontenette, Secretary/Treasurer

Kristine Johnstone,
Assistant Vice President

Peter Mitchell,
Assistant Secretary/Treasurer

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 8th day of October, 2024, by _____, _____, _____, _____ and _____, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged to me that said instrument is current and accurate to the best of their knowledge and belief, and that they executed the same for the purpose and in the capacity therein stated.

Notary Public, State of Texas

Printed Name of Notary Public

My Commission Expires: _____

(NOTARY SEAL)

After Recording, return to:
P. John Kuhl, Jr.
Sanford Kuhl Hagan Kugle Parker Kahn LLP
1330 Post Oak Blvd., Suite 2650
Houston, Texas 77056

EXHIBIT "A"

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, that you are about to purchase is located in Harris County Municipal Utility District No. 53 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds.

The current rate of the District property tax is \$0.24 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters and excluding any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters is:

- \$80,400,000 for water, sewer and drainage purposes.

The aggregate initial principal amounts of all such bonds issued is:

- \$60,200,000 for water, sewer and drainage purposes.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Houston. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The District has entered into a strategic partnership agreement with the City of Houston. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

The purpose of the District is to provide water, sewer, and drainage facilities and services. The cost of District facilities is not included in the purchase price of your property.

Date

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Date

Signature of Purchaser

DRAFT

**Harris County MUD No. 53
Engineer's Report
October 8, 2024**

Jaime Salinas, P.E.
jsalinas@huitt-zollars.com
832-350-2323 cell

1. Usage Report:

September 2024 – 63.0 million gallons for the month pumped; total taps – 5,580
September 2023 – 49.7 million gallons for the month pumped; total taps – 5,580
Accountability for the month = 62%
Accountability for Fiscal Year to Date = 56%

2. Harris County – Dell Dale Street Sidewalk Improvements

- Proposed sidewalks will be located along the east side of Dell Dale Street from Woodforest Boulevard to Wallisville Road.
- There are approx. 21 san. sewer manholes that are located within the right-of-way. The manholes will need to be adjusted to match the proposed elevations of the new sidewalk.
- Cost to adjust manholes: \$23,908.50
- We have contacted Harris County regarding final inspection and final cost for the project.

3. Tenderden Lift Station Improvements

- CFG Industries LLC, \$341,000.00 with 180 calendar days to complete the project.
- Contractor has been issued a Notice to Proceed.
- Project is substantially complete. Contractor is cleaning site.

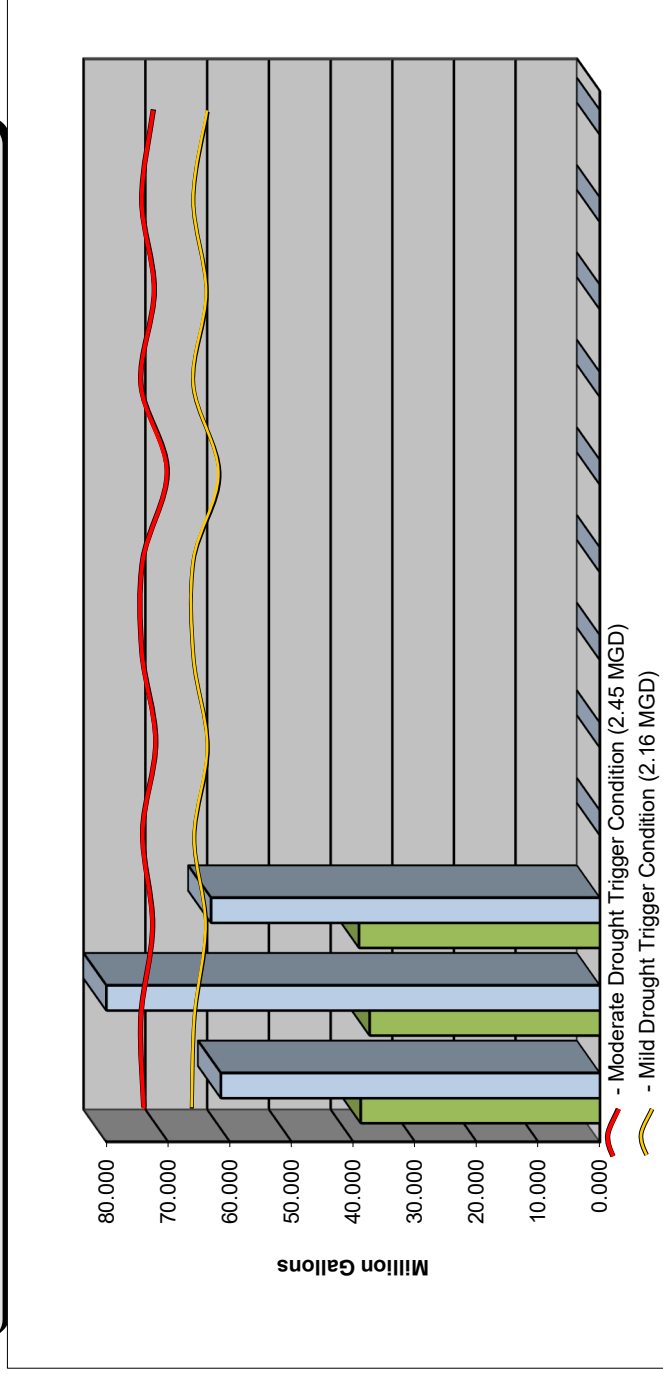
- Pay Estimate No. 1 \$94,500.00 Submitted for approval / payment.

4. Water Conservation and Emergency Water Demand Management Plan

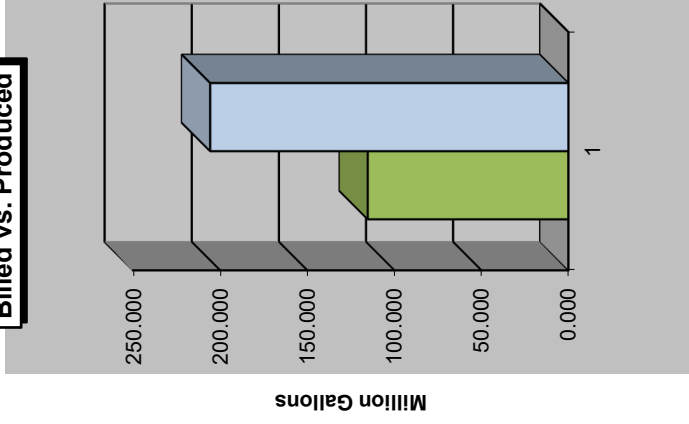
- The plan has been revised to include current historical water use, current service connections, current population, current operating costs.
- The District needs to continue with replacement of water meters once they reach one million gallons, continue to provide educational material to residents regarding water conservation, continue to repair damaged waterlines.
- The reports have been submitted to TCEQ and TWDB.
- TCEQ has approved the Water Demand Management Plan (Drought Contingency Plan). Submit updated plan by May 1, 2029.
- TWDB has up-loaded the Water Conservation Plan to their on-line web portal.

Report Date: 10/3/2024

Harris County Municipal Utility District No. 53 Water Billed vs. Water Produced



Year to Date Billed vs. Produced



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Active Taps	5,521	5,531	5,525									
Inactive Taps	59	49	55									
Total Taps	5,580	5,580	5,580									
Flushing/Water Loss	0	0	0									
Padstow WP	6,459	9,449	12,862									
Willersley WP	0.128	1,703	0.516									
Black Rock WP	5,497	7,982	9,376									
Surface Water	49,371	62,030	40,290									
Billed, Total	38,805	37,362	39,083									
Pumped, Total	61,455	81,164	63,044									
% Accountable	63%	46%	62%									
GPD/Conn	359	473	380									

Notes: 1. Fiscal Year is June 1 to May 31

2. Pumpage Figures are in million gallons (MG)

YTD Billed	115,250
YTD Produced	205,663
YTD %	56.0%



September 25, 2024

Mr. Darrell Hawthorne
Harris County MUD No. 53
c/o Municipal Accounts & Consulting, L.P.
1281 Brittmoore Road
Houston, Texas 77043

**Ref: Harris County MUD No. 53
Tenderden Lift Station Improvements
HZI JO# R310610.17**

Mr. Hawthorne:

Enclosed is your copy of Pay Estimate No. 1 from CFG Industries LLC for the referenced project in Harris County MUD No. 53. The pay estimate is dated September 25, 2024. The amount of the pay estimate is \$94,500.00. The pay estimate is correct and approved for payment. Also attached is the Affidavit of Bills Paid and Partial Release of Liens.

Make payment to:
CFG Industries LLC
36195 Mildred Lane
Pinehurst, Texas 77362
Office: 281-259-7244

If you have any questions, please feel free to call me.

Sincerely,

Huitt-Zollars, Inc.

A handwritten signature in blue ink, appearing to read 'J. Salinas', written over a blue ink scribble.

Jaime Salinas, P.E.
Project Manager

Enclosures

cc: HZI Job File

Project:	Tenderden Lift Station Improvements									
Owner:	HCMUD 53									
Developer:	N/A									
Contractor:	CFG Industries LLC (36195 Mildred Lane, Pinehurst, Texas 77362)									
HZI Job No.:	R310610.17									
Pay Application (This Application):						No. 1	09/25/24			\$94,500.00
Previous Application:										
Previous Application:										
Previous Application:										
Previous Application:										
Previous Application:										
Total of Previous Applications:										\$0.00
Original Contract Price:										\$341,000.00
Net Changes by Change Orders or Quantity Adjustments:										\$0.00
Current Contract Price:										\$341,000.00
Total Completed and Stored to Date:										\$105,000.00
Retainage:										10% \$10,500.00
Total Completed and Stored to Date less Retainage:										\$94,500.00
Less Previous Application for Payment:										\$0.00
Due This Application:										\$94,500.00
Item	Description	Qty	Unit	Previous Period	This Period	Total to Date	Bid Price	This Period Cost	Total Cost to Date	
1	Site preparation shall be considered incidental to the various items and no separate payment will be made for site preparation.	1	JOB	0.0	1.0	1.0	\$0.00	\$0.00	\$0.00	
2	Mobilization, insurance, performance & maintenance bond and payment bond	1	JOB	0.0	1.0	1.0	\$45,000.00	\$45,000.00	\$45,000.00	
3	Sewer Pump Nos. 1 and 2: Remove and replace existing Piping, Tees, Bends, Reducers, Valves, Connection to Existing Walls and Pipes, Pump Base, Pipe Supports, Hangers, Coating of All Exposed Metal Installed per Specification, Removal and Re-Setting of Existing Sewer Pump Nos. 1 and 2, Complete and Ready for Use, Includes off-site disposal of all items removed, Includes temporary by-pass pumping as required to complete the project									
	a. By-pass pumping	1	LS	0.0	0.5	0.5	\$55,000.00	\$27,500.00	\$27,500.00	
	b. Remove existing piping, fittings and valves	1	LS	0.0	1.0	1.0	\$30,000.00	\$30,000.00	\$30,000.00	
	c. Install new piping, fittings and valves	1	LS	0.0	0.0	0.0	\$135,000.00	\$0.00	\$0.00	
	d. Coating of all exposed metal	1	LS	0.0	0.0	0.0	\$76,000.00	\$0.00	\$0.00	
								\$102,500.00	\$102,500.00	
Change Order No. 01										
4	Drain existing force main	1	LS	0.0	1.0	1.0	\$2,500.00	\$2,500.00	\$2,500.00	
5	None	1	EA	0.0	0.0	0.0	\$0.00	\$0.00	\$0.00	
								\$2,500.00	\$2,500.00	
GRAND TOTAL								\$105,000.00	\$105,000.00	
Total Work to Date										\$105,000.00
Less Retainage										\$10,500.00
Less Previous Application for Payment										\$0.00
Total Amount Due This Period (Amount to be Paid)										\$94,500.00

APPLICATION FOR PAYMENT NO. 1

To: Harris County MUD 53 _____ (OWNER)

From: CFG Industries LLC _____ (CONTRACTOR)

Contract: _____

Project: Terdenden Lift Station Improvements _____

OWNER's Contract No. _____ ENGINEER's Project No. R310610.17 _____

For Work accomplished through the date of: 9/22/24

1.	Original Contract Price:	\$ <u>341,000</u>
2.	Net change by Change Orders and Written Amendments (+ or -):	\$ <u>2,500</u>
3.	Current Contract Price (1 plus 2):	\$ <u>343,500</u>
4.	Total completed and stored to date:	\$ <u>105,000</u>
5.	Retainage (per Agreement):	
	<u>10</u> % of completed Work: \$ <u>10,500</u>	
	<u>10</u> % of stored material: \$ _____	
	Total Retainage:	\$ <u>10,500</u>
6.	Total completed and stored to date less retainage (4 minus 5):	\$ <u>94,500</u>
7.	Less previous Application for Payments:	\$ _____
8.	DUE THIS APPLICATION (6 MINUS 7):	\$ <u>94,500</u>

Accompanying Documentation:


CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through 1 inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Dated 9/23/24 _____ CFG Industries LLC _____ CONTRACTOR

By: David Cadriel 

State of Texas
County of Montgomery
Subscribed and sworn to before me this 23rd
day of September, 2024




Notary Public
My Commission expires: 12/23/27



Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 09/25/2024 _____ Huitt-Zollers, Inc. _____ ENGINEER

By: Jaime Salinas, P.E. 

Application No. _____ Date: _____

ITEM	UNIT PRICE	ESTIMATE D QUANTITY	SCHEDULE OF VALUES AMOUNT	QUANTITY COMPLETED	AMOUNT	%	MATERIAL STORED	AMOUNT COMPLETED AND STORED
1. Mobilization, insurance, and bonds	\$45,000	1	\$45,000	1	\$45,000	100%	\$	\$45,000
2. Bypass system	\$55,000	1	\$55,000	0.5	\$27,500	50%		\$27,500
3. Remove existing piping, tees, bends, reducers, valves, connection to existing walls and pipes, pump base, pipe support and hangers	\$30,000	1	\$30,000	1	\$30,000	100%		\$30,000
4. Install new piping, tees, bends, reducers, valves, connection to existing walls and pipes, pump base, pipe support and hangers	\$135,000	1	\$135,000					
5. Coating of all exposed metal installed	\$76,000	1	\$76,000					
6. CO No. 1 – Drain force main	\$2,500	1	\$2,500	1	\$2,500	100%		\$2,500
TOTAL			\$343,500		\$105,000		\$	\$105,000

Note: Total Schedule of Values Amount should equal the current Contract Price.

CFG INDUSTRIES, LLC
8118 FRY ROAD, SUITE 403
CYPRESS, TX 77433

WAIVER AND RELEASE ON PAYMENT

PHONE: 281-259-7244
FAX: 281-259-8503



Project: Tenderden Lift Station
Improvements
Job Number: 24-017-0514
Owner: HC MUD 53
Payment Application #: 1


Total Contract: \$ 343,500.00
Payment Amount: \$ 94,500.00
Application From: _____
Application To: 9/22/2024

On receipt by the Contractor of this document of a check from the Project Owner (maker of check) in the sum of the amount payable to Contractor (payee or payees of check) and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of the Project Owner located at the address identified above for the project listed above.

This release covers a progress payment to the signer for all labor, services, equipment, or materials furnished to the property or to the Contractor (person with whom signer contracted) as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, deductions, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

Contractor: _____
Signature: 
Date: 9/23/2024
Printed Name: David Cadriel
Title: President

Notary: _____
Signature: 
Date: 9/23/2024
Stamp: 

CFG INDUSTRIES, LLC
8118 FRY ROAD, SUITE 403
CYPRESS, TX 77433

AFFIDAVIT OF BILLS PAID

PHONE: 281-259-7244
FAX: 281-259-8503




Project: Tenderden Lift Station
Improvements
Job Number: 24-017-0514
Owner: HC MUD 53
Payment Application #: 1
Progress or Final: Progress



Total Contract: \$ 343,500.00
Payment Amount: \$ 94,500.00
Application From: _____
Application To: 9/22/2024

Improvements have been constructed and completed in full compliance with the above referenced contract and the agreed plans and specifications by the Contractor.

All bills have been paid or will be paid from contract funds by the contractor and there are no outstanding claims for labor or materials furnished upon said job.

This affidavit is being made by the contractor realizing that it is in reliance upon the truthfulness of the statements contained herein that a request for full settlement of the balance due on said Contract is being made. The contractor releases all liens, claims, and rights to assert a lien on said premises and agrees to indemnify and hold the Project Owner safe and harmless from and against all losses, damages, costs, and expenses of any character whatsoever, specifically including court costs, bonding fees, and attorney fees arising out of or in any relation to claims for unpaid labor or materials used in associated with the constructions improvements on the above-described project.

Contractor: _____
Signature: 
Date: 9/23/2024
Printed Name: David Cadriel
Title: President

Notary: _____
Signature: 
Date: 9/23/2024
Stamp: 

**Harris County MUD No. 53
Capital Improvements Plan
General Fund Projects
January 9, 2023**

		Estimated Total Cost by Fiscal Year	\$ 109,194	\$ 536,940	\$ 747,628	\$ 931,880	\$ 1,080,448	\$ 2,077,993	\$ 1,707,993	\$ 1,701,943	FINAL / ESTIMATED	
			June 2021	June 2022	June 2023	June 2024	June 2025	June 2026	June 2027	June 2028	Completion Year	Costs
		Status	- May 2022	- May 2023	- May 2024	- May 2025	- May 2026	- May 2027	- May 2028	- May 2029		
Water Production and Distribution Facilities												
1	Replace Water Lines across Drainage Channels											
	a. South Ditch											
	8" Welded Steel at Littleport Lane (built in 1979)	Future										
	12" Welded Steel at Sterling Green South Blvd (built in 1979)	Future										
	b. Carpenter's Bayou											
	6" Welded Steel at Elstree Drive (built in 1979)	Future										
	12" Welded Steel (Above Ground) at S. Silver Green Drive (built in 1976) Scope: Replace 12" WL, Re-coat two additional above ground waterlines and two above ground force mains. (Contractor: Blastco)	Completed									2021	\$ 276,163
	8" Welded Steel (Above Ground) at Woodforest Blvd (built in 1980)	Future										
2	Black Rock Water Plant											
	a. GST 1: Inspect Interior / Exterior (Interior / Exterior inspected in 2022)	Authorized	\$ 1,000					\$ 1,000			2026	\$ 1,000
	b. GST 1: Re-coat Interior (Interior coated in 2009)	Future							\$ 120,000		2027	\$ 120,000
	c. GST 1: Re-Coat Exterior (Exterior Coated in 2020)	Completed							\$ 120,000		2027	\$ 120,000
	d. GST 1: Remove and replace GST (Built in 1983, 39 yrs. old)	Future								\$ 858,000	2028	\$ 858,000
	e. GST 2: Inspect Interior / Exterior (Interior / Exterior inspected in 2022, built in 2013)	Authorized	\$ 1,000					\$ 1,000			2026	\$ 1,000
	f. GST 2: Re-coat Interior / Exterior (Interior / Exterior coated in 2013)	Future				\$ 240,000					2025	\$ 240,000
	g. HPT: Inspect Interior / Exterior (Interior / Exterior coated in 2022)	Authorized	\$ 1,000					\$ 1,000			2026	\$ 1,000
	h. HPT: Re-coat Interior / Exterior (Coated 2018)	Future					\$ 30,000				2025	\$ 30,000
	i. Booster Pump: Add BP 4; need based on EST 2 and future Sonoma Ranch Sec. 4	Future				\$ 70,000					2024	\$ 70,000
3	Padstow Water Plant											
	a. GST 2: Inspect Interior / Exterior (Inspected in 2022)	Authorized	\$ 1,000					\$ 1,000			2026	\$ 1,000
	b. GST 2: Coat Interior / Exterior (Coated in 2011, GST built in 2011)				\$ 240,000						2023	\$ 240,000
	c. GST 3: Inspect Interior / Exterior (Inspected in 2017)	Authorized	\$ 1,000					\$ 1,000			2026	\$ 1,000
	d. GST 3: Coat Interior / Exterior (Coated in 2011, GST built in 2011)				\$ 240,000						2023	\$ 240,000
	e. EST 1: Inspect Interior / Exterior (Inspected in 2014, built in 1979, 39 yrs. old) (750K Gal)	Authorized		\$ 2,000							2022	\$ 2,000
	f. EST 1: Re-coat Interior / Exterior (Coated in 2009)							\$ 330,000			2026	\$ 330,000
4	Wallisville Road Water Plant											
	a. EST 2: Site preparation - Clearing and Grubbing	Completed									2018	\$ 19,630
	b. EST 2: Perimeter Fence and Gates	Completed									2019	\$ 60,413
	c. EST 2: Concrete Demolition and Site Drainage	Completed									2019	\$ 56,525
	d. EST 2: Design and construction of EST (controls, generator, EST, site lighting) (750K Gal) (does not include GSTs or Water Well)	Future					\$ 200,000	\$ 1,100,000	\$ 1,100,000		2025-2027	\$ 2,400,000
	e. Land Acquisition	Completed									2018	
5	Replace Existing Water Lines with PVC											
	a. Replace water lines in phases (\$100/LF); Replace waterlines in Sterling Green Sec. 2, 3, 8 & 9	Future				\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	2024-2029	\$ 1,500,000
Sanitary Sewer System and Lift Stations												
6	Sanitary Sewer Line and Manhole Repairs											
	a. Repair sanitary sewer siphon at Carpenter's Bayou (point repair and manhole rehab)	Future		\$ 100,000							2022	\$ 100,000
7	Replace Dry-Pit Pumps with Submersible Pumps when Exist. Pump Fails											
	a. Install submersible pumps (Sterling Green S. LS and Tenderden LS)	Future					\$ 200,000				2025	\$ 200,000
8	Tenderden Lift Station (Replace Valves, Fittings and Piping)											
	a. Tenderden Lift Station Improvements	Future		\$ 250,000							2022	\$ 250,000

			June 2021	June 2022	June 2023	June 2024	June 2025	June 2026	June 2027	June 2028	FINAL / ESTIMATED	
		Status	- May 2022	- May 2023	- May 2024	- May 2025	- May 2026	- May 2027	- May 2028	- May 2029	Completion Year	Costs
9	Smoke Test / Televis - Clean / Manhole Inspection - Sanitary Sewer System											
	a. Smoke Testing and MH Inspection - Ph 2 (Sonoma Ranch Sec 1-2) (15,680 LF)	Completed									2018	\$ 18,215
	b. Sonoma Ranch Sec 3 (8,000 LF @ \$2/LF)	Future			\$ 16,000						2023	\$ 16,000
	c. Sonoma Ranch Sec 5 (3,200 LF @ \$2/LF)	Future				\$ 6,400					2024	\$ 6,400
	d. Sonoma Ranch Sec 6 (6,200 LF @ \$2/LF)	Future					\$ 12,400				2025	\$ 12,400
	e. Sonoma Ranch Sec 7 (7,500 LF @ \$2/LF)	Future						\$ 15,000			2026	\$ 15,000
	f. TV / Clean San. Swr. Line - Phase 1 (Sterling Green South) (16,574 LF)	Completed									2018	\$ 32,264
	g. TV / Clean San. Swr. Line - Phase 2 (Sterling Green South) (21,292 LF)	Authorized		\$ 69,000							2022	\$ 69,000
	h. TV / Clean San. Swr. Line - Phase 3 (Sterling Green South) (16,218 LF @ \$3.80/LF)	Future			\$ 61,628						2023	\$ 61,628
	i. TV / Clean San. Swr. Line - Phase 4 (Sterling Green South) (13,021 LF @ \$3.80/LF)	Future				\$ 49,480					2024	\$ 49,480
	j. TV / Clean San. Swr. Line - Phase 5 (Sterling Green) (17,118 LF @ \$3.80/LF)	Future					\$ 65,048				2025	\$ 65,048
	k. TV / Clean San. Swr. Line - Phase 6 (17,893 LF @ \$3.80/LF)	Future						\$ 67,993			2026	\$ 67,993
	l. TV / Clean San. Swr. Line - Phase 7 (17,893 LF @ \$3.80/LF)	Future							\$ 67,993		2027	\$ 67,993
	m. TV / Clean San. Swr. Line - Phase 7 - 15 (143,143 LF @ \$3.80/LF)	Future								\$ 543,943	2028-2036	\$ 543,943
10	HCFWSD 51 - Regional WWTP											
	a. PER by HCFWSD 51 (Electrical Upgrades / Replacements) (HCMUD 53 share is 35.71%, total cost is \$29,648)	Completed									2015	\$ 10,587
	b. Design of Electrical upgrades (MCC, Generator, Control Bldg.) (\$228,400 * 35.71%)	Authorized									2016-2021	\$ 81,562
	c. Construction of Elec. upgrades (MCC, Generator, Control Bldg.) (Est: \$2,302,160 * 35.71%)	Authorized									2021-2023	\$ 631,520
Detention Facilities												
11	Detention Ponds											
	a. Replace Damaged Fence with Pipe Fence and Gate on Dell Dale	Completed									2018-2019	\$ 27,619
	b. Additional - Replace Damaged Fence (980 LF @ \$51/LF Plus 10%)	Future			\$ 55,000						2023	\$ 55,000
	c. Detention Pond 1 (West of Macclesby) - Clean Concrete Pilot Channel; last cleaned in 2019	Completed				\$ 16,000					2024	\$ 16,000
	d. Detention Pond 2 (West of Dell Dale) - Clean Conc Pilot Channel; last cleaned in 2020	Completed					\$ 23,000				2025	\$ 23,000
	e. Detention Pond 3 (North of Rec. Center) - Clean Concrete Pilot Channel; last cleaned in 2021	Completed						\$ 5,000			2026	\$ 5,000
	f. Detention Pond 4 (East of Dell Dale) - Clean Concrete Pilot Channel; last cleaned in 2021	Completed						\$ 5,000			2026	\$ 5,000
District Facilities												
12	Water Well Rehabilitation (Three Wells)											
	a. Willersley Water Well (1979 - Drilled, 2002 - Rehab)	Authorized				\$ 250,000					2023	\$ 250,000
	b. Black Rock Water Well (1984 - Drilled, 2002 - Rehab)	Future					\$ 250,000				2024	\$ 250,000
	c. Padstow Water Well (1973 - Drilled, 2002 - Rehab)	Future						\$ 250,000			2025	\$ 250,000
13	Lift Stations											
	a. SCADA system for operation of lift stations	Future									2019-2020	
Sanitary Sewer / Waterline / Sidewalk Repairs												
14	Sidewalk Replacement / San Swr MH Repair - Phase II											
	a. Sidewalk Replacement / San Swr MH Repair - Phase II	Completed									2020	\$ 129,567
	b. Sidewalk Replacement / San Swr MH Repair - Phase III	Authorized			\$ 135,000						2023	\$ 135,000
Sonoma Ranch Sec. 4 - Commercial Tract												
	a. Sanitary Sewer Line Extension - Pari Investments (Reimbursement)	Completed	\$ 104,194								2022	\$ 104,194
	b. Water Line Extension - Phase II Development	Future		\$ 115,940							2024	\$ -
Estimated Total Cost by Fiscal Year			\$ 109,194	\$ 536,940	\$ 747,628	\$ 931,880	\$ 1,080,448	\$ 2,077,993	\$ 1,707,993	\$ 1,701,943	\$ 6,746,296	



September 24, 2024

c/o Sterling Green C.I.A.
14807 S. Sterling Green Dr.
Houston, TX 77015

RE: 2025 Automatic Adjustment Letter for Sterling Green C.I.A.

Best Trash is pleased to be Sterling Green's solid waste collection contractor. We are committed to providing you with the most professional and reliable services available.

A component of the Contract is for an automatic yearly price adjustment based on the most recently published CPI-U for Garbage and Trash series ID CUSR0000SEHG02. The CPI-U data for November indicates an increase of 3.1%. The current rate of \$17.12 for curbside service will change to \$18.03 per month per connection. The new rates will take effect the billing cycle of January 2025 and continue through December 2025.

Best Trash's goal is to be able to continue to provide you with high quality, trash-hauling services at a competitive rate. We sincerely appreciate the opportunity to service your solid waste collection needs.

Sincerely,

Christie Leighton

**Consumer Price Index for All Urban Consumers (CPI-U)
12-Month Percent Change**

Series Id: CUSR0000SEHG02
Seasonally Adjusted
Series Title: Garbage and trash collection in U.S. city average, all
Area: U.S. city average
Item: Garbage and trash collection
Base Period: DECEMBER 1983=100
Years: 2023 to 2024

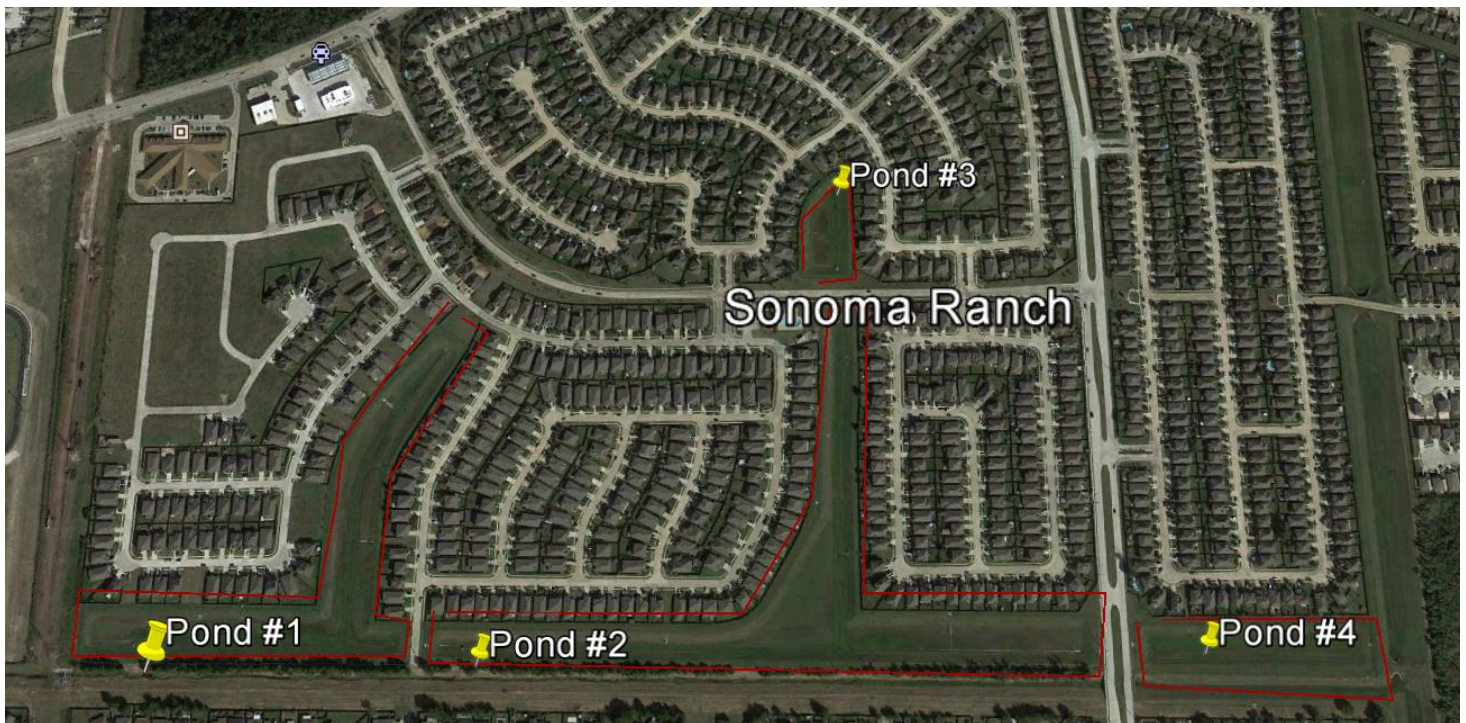
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	7.0	6.9	6.7	6.9	7.9	7.7	8.8	8.9	6.9	6.5	6.7	6.5
2024	6.4	6.1	5.8	5.3	3.8	3.8	3.0	3.1				

Champions

HYDRO - LAWN
Erosion Control Specialist since 1976

HARRIS COUNTY
MUNICIPAL UTILITY DISTRICT
NO. 53
SONOMA RANCH

Detention and Drainage Repairs Report



October 8, 2024

13226 Kaltenbrun ~ Houston, Texas 77086 ~ Phone: 281-445-2614 ~ Fax: 281-445-2349 ~ Mobile: 281-924-0662
Account Representative: Perry Miller ~ Email: pmiller@champhydro.com

SONOMA RANCH

- The next major event is the fall over-seed this month.
- The channels are in good condition.
- The new plant site will be mowed soon.
- The mowing was completed on the area on Wallisville.
- The ponds were mowed, and I took these pictures on 10-2-2024.























New Water Plant Site





The replacement tree has been ordered



The mowing on Wallisville



Memorandum

DATE: October 3, 2024
TO: Board of Directors of Harris County MUD No. 53
FROM: Jaime Salinas, P.E.
SUBJECT: North Channel Water Authority (NCWA) Board Meeting of September 9, 2024

1. Rita Rodriguez, President, opened the meeting and asked for changes or approval of the last Board meeting minutes. There being no changes, the minutes were approved.
2. The NCWA Operations Report for the month ending **August 2024** was presented:

NCWA Surface Water Used	255.926 MG
NCWA Ground Water Used	159.738 MG
HCMUD 53 Surface Water Used	62.030 MG
HCMUD 53 Ground Water Used	19.134 MG
HCMUD 53 Cost for Surface Water Used	\$217,144.98
% accountability YTD	105.54 %
% surface water used YTD	67.70 %
3. The financial and bookkeeping report was reviewed, the report was approved, and all bills were paid.
4. The engineer provided an update on several projects:
 - HCWCID 84 Water Plant 2 surface water line extension: draft route study is complete, report submitted to HCWCID 84 and comments provided. Project is on-hold.
 - 2239 Hayden Road service connection: comments provided to engineer for the water storage tank, NCWA engineer will prepare plans for the service connection.
5. There being no other matters to consider, the meeting was adjourned.

Cc: John Kuhl, Jr.
Billy C. Allen, Jr.