

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, FEBRUARY 11, 2025, 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](mailto:alyons@sklaw.us).

**TO ATTEND VIA VIDEO:**

Link: <https://us02web.zoom.us/j/87469317630?pwd=hzNmkk4ADTxWtYKngn7oToR4c8PECd.1>

Meeting ID: 874 6931 7630

Passcode: 680929

**TO ATTEND VIA AUDIO ONLY:**

Dial: 1-346-248-7799

Meeting ID: 874 6931 7630


Passcode: 680929

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

1. **Approve minutes of January 14, 2025, 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. **Receive proposal for website hosting services, and authorize appropriate action [Infinity Services, LLC];**
4. **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) authorize payroll administration change [HR&P];
  - e) AWBD attendance matters:
    - i. status of verified statements; and
    - ii. approve extraordinary expenses;
  - f) pay bills;
  - g) authorize other appropriate action;
5. **Tax Assessor/Collector Report, including:**
  - a) review tax receipt and disbursement statements;
  - b) receive Delinquent Tax Attorney report;
  - c) authorize other appropriate action;
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 regarding Beltway 8 improvements [TXDOT];
  - d) discuss traffic signal in Sonoma Ranch [Harris County];
  - e) discuss on pedestrian bridge at Carpenters Bayou [Harris County];
  - f) review current CIP, and approve updates as determined necessary;
  - g) approve pay estimates, change orders, or time extensions;
  - h) authorize acceptance of improvements of facilities, approval of final estimates, or release of retainage;
  - i) authorize other appropriate action;

7. **Operations & Maintenance Matters:**
  - a) receive operations and maintenance report, including regional wastewater treatment plant report;
  - b) terminate utility service to customers with delinquent accounts;
  - c) authorize other appropriate action;
8. **Detention and drainage facilities report [Champions Hydro-Lawn]:**
  - a) receive general report;
  - b) receive proposal on Stormwater Quality Basket replacement;
  - c) authorize appropriate action;
9. **North Channel Water Authority Matters:**
  - a) receive report;
  - b) authorize other 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

January 14, 2025

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 14<sup>th</sup> day of January, 2025, 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 ("BLICO"); Perry Miller of Champions Hydro-Lawn ("Champions"); 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 December 10, 2024, meeting. Upon motion by Director Fontenette, seconded by Director Mitchell, 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 December and answered questions. Upon motion by Director Fontenette seconded by Director Mitchell, and after full review and discussion of the bills and corresponding checks, the Board voted unanimously to approve the Bookkeeping Report.

**Authorize Payroll Administration Change [HR&P]**

Mr. Hawthorne presented a proposal for engagement of Human Resources & Payroll ("HR&P") as the District's payroll provider and reviewed a related Client Services Agreement between the District and HR&P. He noted a one-time processing fee of \$100, and an administration fee of \$60 per month.

Mr. Kuhl queried on the terms of the Agreement and suggested deferring the matter until next month. The Board concurred to defer engaging HR&P.

## **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 66.6% of the 2024 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.

### **Confirm Employment of Delinquent Tax Attorney**

The next item on the agenda was to confirm employment of the Delinquent Tax Attorney. Mr. Kuhl advised that the District has an existing contract with Perdue Brandon Fielder Collins & Mott, LLP ("Perdue Brandon") for collection of delinquent taxes. Upon motion by Director Bradley, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to re-confirm employment of Perdue Brandon to collect specified delinquent real property taxes and personal property taxes.

### **Adopt Order Providing for Additional Penalty for Tax Collection Costs**

The next item on the agenda was to consider adoption of a proposed Order Providing for Additional Penalty for Tax Collection Costs [GO 2025-1]. Mr. Kuhl reviewed with the Board the Order, which implements such penalties, including an additional penalty of 20% on real property taxes remaining delinquent on July 1, 2024, and personal property taxes remaining delinquent on April 1, 2025.

Upon motion by Director Bradley, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to adopt the Order Providing for Additional Penalty for Tax Collection Costs [GO 2025-1], and to authorize execution by the President and Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

### **Adopt Order Concerning Tax Collection Procedures**

The Board next considered adoption of a proposed Order Concerning Tax Collection Procedures [GO 2025-2]. Mr. Kuhl reviewed with the Board the Order, which rejects the tax collection procedures provided by the Property Tax Code permitting the split payment of taxes and a discount for early payment.

Upon motion by Director Bradley, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to adopt the Order Concerning Tax Collection Procedures [GO 2025-2], and to authorize execution by the President and Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

### **Adopt Order Concerning Exemptions from Taxation**

The Board next considered adoption of a proposed Order Concerning Exemptions from Taxation [GO 2025-3]. Mr. Kuhl advised that the Board has previously not granted a general residence homestead exemption, but has granted a \$10,000 homestead exemption for disabled persons or persons over sixty-five years of age.

Upon motion by Director Bradley, seconded by Director Mitchell, and after full discussion, the Board voted unanimously to adopt the Order Concerning Exemptions from Taxation [GO 2025-3], providing the following: 1) that no general residential homestead exemption be granted; 2) that a \$10,000 homestead exemption for disabled persons or persons over sixty-five years of age be granted; and 3) that qualified charitable organizations described in Section 11.184 of the Tax Code not be exempted, and to authorize execution by the President and Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

## **ENGINEERING REPORT**

The Board next reviewed the Engineering Report.

### **Review General Report**

Mr. Salinas first advised that water accountability for the month of December was approximately 91%. He noted that the annual percentage continues to recover and stated that Mr. Allen continues working on preparing a true-up regarding interconnect use.

### **Dell Dale Street sidewalk improvements**

Mr. Salinas then provided an update on the Dell Dale sidewalk improvements by Harris County, advising that the project is substantially complete. He stated that H-Z continues coordination with the County to close out the project.

### **Sonoma Ranch traffic signal**

Mr. Salinas advised that the project remains in the design phase.

### **Wallisville Road pedestrian bridge**

Mr. Salinas advised that Harris County construction continues on pedestrian bridge improvements across Carpenter's Bayou and walking trails along the bayou.

### **TXDOT – Beltway 8**

Mr. Salinas discussed the proposed TXDOT improvement project for Beltway 8. He noted that record drawings for the District's public utilities across Beltway 8 have been provided to TXDOT. He advised that construction progress is not expected for another year.

### **Review CIP**

Mr. Salinas then discussed with the Board the current CIP budget and the status and development of projects. He advised that an updated CIP, reflecting new projects, will be presented at a future meeting.

Upon motion by Director Fontenette, seconded by Director Bradley, 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. He advised that secondary valves have been installed at the southwest corner of Wallisville and Beltway 8.

Mr. Gray advised that preparations are underway for the upcoming weather event, which is expected to bring freezing temperatures. He identified potential power outages as the primary concern, but confirmed that all generators are fully operational. He further advised that all other necessary precautions are in place to minimize any impact on District facilities.

Upon motion by Director Fontenette, seconded by Director Johnstone, 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 Johnstone 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 reviewed a new report format that includes timestamps on photos. He advised that the next major event is the spring over-seed in March. He advised that the channels are in good condition, and provided an update on mowing.

Mr. Miller advised that he is still reviewing a budget for the replacement of the SWQ baskets, and will provide a proposal at a future meeting.

Mr. Miller then noted that the replacement tree for the Black Rock Water Plant has not yet arrived, and that he will follow up on delivery status.

President Grant queried on certain fencing that is damaged or collapsing. Mr. Miller advised that the fencing noted is not located on District property.

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 December 9, 2024. He reviewed Director reappointments, audit and reporting matters, and 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)

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Secretary/Treasurer, Board of Directors



## Website Proposal

Harris County Municipal Utility District No. 53  
By Susan Knapp Client Manager  
Infinity Services, LLC

### About Us

Infinity Services was founded with the goal of combining smart technology with great design. Before starting any website design project we will take the time to fully understand your business. Our website designers use the latest technology and create custom website designs that are fully tailored to your needs.



Through experience and customer feedback, we have developed a unique design style as well as a strong attention to detail, that will help create a successful website for your business.

#### Key Qualities

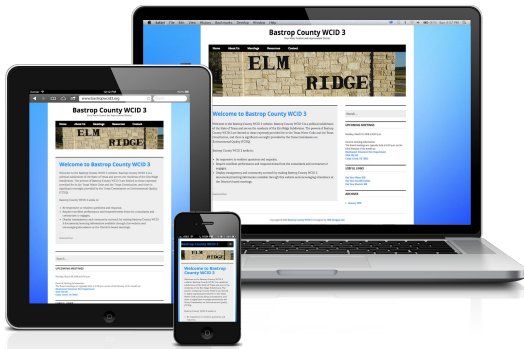
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ADA and Texas Legislature requirements knowledge  
Minor updates completed within 2 to 6 hours, 24 hours at most  
Available via email and phone for all of your urgent requests  
Exceptional customer service!

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Standard Layout Example  
www.BastropWCID3.org

Custom Layout Example  
www.CypressHillMUD1.com



Website Design Pricing

	One-Time Fee	Standard	Custom
<b>Concept Phase</b> - Website designed on industry leading content management platform - Layout will be presented with board's input on color/imagery		\$0	\$500
<b>Design Phase</b> - WordPress CMS installation and configuration - Visual Design and graphic placement		\$0	\$700
<b>Development Phase</b> - Content Integration - Website page build out (recommended pages) - Home Page (Welcome, Latest News), About (History, Location), Meetings (Board, Agenda, Minutes), Resources (Documents, Useful Links, Elections), Water, Trash, Contact		\$0	\$700
<b>Test/Deployment Phase</b> - Interface testing, with form and link testing - Google Analytics integration and monthly report configuration - Server and domain setup, and move site to live status		\$0	\$500
Site Design Total		\$0	\$2,400



## Monthly Hosting & Maintenance Options

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### Option 1: Pay Per Update

- Hosting with WordPress content management system maintenance
- One domain name included
- Site design or development upgrades billed at \$100/hr (billed by the minute)
- Monthly content updates billed at \$100/hr (billed by the minute)

\$75/mth  
+ updates

### Option 2: Unlimited Updates

- Includes everything in Option 1 plus
- Includes unlimited monthly content updates (documents, news, etc.)

\$175/mth  
flat rate

### Option 3: Unlimited Updates with Required Document Monitoring

- Includes everything in Option 2 plus
- Monitor website for required documents (agendas, minutes, notices, etc.)

\$275/mth  
flat rate

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## Additional Available Options

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### Alerts Notifications

- Email Alerts (\$100 one-time setup) \$60/mth + time to create/send
  - Pay per use email alerts
- Text Alerts (\$100 one-time setup) \$40/mth, \$0.05/text + time to create/send
  - Pay per use text alerts
- Email/Text Alerts (\$150 one-time setup) \$90/mth, \$0.05/text + time to create/send
  - Pay per use email and text alerts

### Upgrades & Add Ons

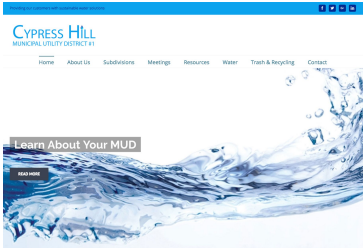
- SSL Certificate \$100/year
- Email account with unlimited storage \$18/month/account
- Logo design - approx. 50+ designs to choose from \$500/once
- Professional photography/videography services of District landmarks \$100/hour
- Online document storage (1 TB) (\$200 one-time setup), and management \$25/month

### Graphic Design / Copywriting Services

- Copywriting Services \$100/hour
  - Graphic Design Services
    - Design Mockups (emails, newsletter ads, mailers, flyers) \$100/hour
    - Design, proofreading and revisions \$100/hour
    - Stock photography \$20/photo
-

# Client Portfolio

## CypressHillMUD1.com



## FFFHouston.com



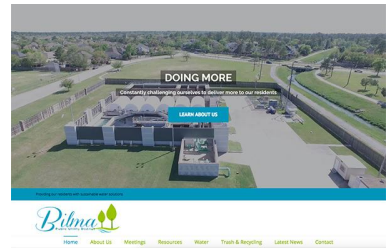
## MUD364.com



## FairfieldMUDs.org



## BilmaPUD.com



## MUD168.org



and many more...

## Next Steps

We appreciate the time that you've taken to review our proposal, and look forward to working with you in the future. If you should have any questions, please don't hesitate to contact me via the email or phone number listed below.

Sincerely,

Allen DeJonge  
Owner & Client Manager  
[allen.dejonge@infinityservicesllc.com](mailto:allen.dejonge@infinityservicesllc.com)  
(573) 268-9577





## Harris County Municipal Utility District No. 53

Prepared For:

Harris County MUD 53

Prepared By:

Susan Knapp  
Infinity Services, LLC  
23501 Cinco Ranch Blvd.  
Suite H120-330  
Katy, TX 77494  
Tel: 281-841-6411  
[susan.knapp@infinityservicesllc.com](mailto:susan.knapp@infinityservicesllc.com)

## **Service Agreement**

This service agreement (this “Agreement”) is entered into on February 11th, 2025 (the “Effective Date”) by and between **Harris County Municipal Utility District No. 53** (the “Owner” or “District”) and 1190 Designs, LLC dba Infinity Services, LLC (the “Contractor”).

## **Recitals**

WHEREAS, the Owner has determined it is in the Owner’s best interest to engage a professional service provider for the services described herein; and

WHEREAS, the Parties have read and understood the terms and provisions set forth in this Agreement and have been afforded a reasonable opportunity to review this Agreement with their respective legal counsel;

NOW, THEREFORE, in consideration of the premises, mutual promises, covenants, obligations and benefits herein contained, the Owner and Contractor agree as follows:

## **I. Services**

Section 1.0.1. Services. Contractor shall perform website design, development and maintenance (the “Services”) for the Owner from time to time as approved by the Board of Directors of the Owner (the “Board”), and Contractor shall be compensated for such services as approved by the Board. Contractor may not deviate from approved Services without prior consent. Approval of Services shall be evidenced by a written proposal, or service order, which shall include the service to be performed, the location and the fees. The current services, as approved by Owner, are attached as Exhibit A. Contractor shall be compensated for attending meetings and travel time at the request of the Board, its Directors or Consultants.

The Effective Date of this agreement begins on the date that the proposal is signed by both parties. During the term of this Agreement, Contractor or Owner may recommend certain additions or changes to the Services. In such case, the additions or changes shall be submitted to the Owner for approval in the form of a new proposal or service order.

Hosting fees will begin on the day that the website is made available in preview once initial development is complete (the “Preview Date”). Both parties will agree the website is complete and the website will be made available on the internet (the “Live Date”) and resolved to the primary domain name/URL. All fees described in the proposal or service order shall include charges for labor, materials, equipment and any other items required to perform the work in the Services.

## **II. Compensation**

Section 2.0.1. Payment for Services. Contractor shall submit a detailed monthly invoice indicating the Services performed for the prior month under the terms of this Agreement. Payment shall be made within forty-five (45) days of the invoice date. Interest shall not be paid on service invoices.

Contractor agrees that upon completion of the work called for hereunder, it will furnish the Owner with proof, that all labor, material and equipment for which Contractor has been paid, have been satisfied and paid, unless the Owner waives such proof.

### **III. Indemnity**

Section 3.0.1. Indemnity Terms. To the fullest extent permitted by law, the Contractor, for itself and its successors and assigns, agrees to defend, indemnify and hold harmless the District and its officers, directors, representatives, and agents from every loss, damage, injury, cost, expense, claim, judgment, or liability of every kind or character (including specifically attorneys' fees, court costs and other expenses incurred in enforcing this indemnity provision), whether in contract, tort, or otherwise, which arise directly or indirectly from the contractor's willful, intentional, reckless or negligent (whether active, passive, or gross) acts or omissions related to or arising from this agreement. This indemnity and hold harmless provision will apply whether such acts or omissions are conducted by the Contractor or any subcontractor or agent of the Contractor.

This indemnity agreement is intended to meet the Texas "express negligence rule" because Contractor agrees that it applies and is enforceable even as to losses, damages, injuries, expenses, claims, causes of action, judgments or liabilities jointly or concurrently caused by the negligence or other fault of the district. The term "fault" in the previous sentence includes the violation or breach by the district of any common law duty, any term of this contract, or any statute or regulation.

This indemnification obligation is in addition to all other legal, equitable, or indemnification remedies available to the District. This indemnification obligation survives the termination or expiration of this Agreement.

Contractor does hereby waive, release and forever relinquish and discharge the District from all of Contractor's causes of action arising from bodily injury or death or damage to any property arising out of the work, regardless of whether the injury or damage is caused in full or in part by the negligence or other fault of the District.

### **IV. General Conditions**

Section 4.0.1. Contractor Duties. Contractor covenants with the Owner to furnish its best skill and judgment in performing the Services for the Owner. Contractor agrees to furnish efficient business administration and superintendence and to use its best efforts to furnish at all times an adequate supply of workmen, materials and equipment and to perform the Services in the most expeditious and economical manner. Contractor agrees to exercise reasonable diligence in performing the Services, using the degree of care and skill that a prudent person in the same or similar profession would use. Contractor shall comply with all applicable laws in furnishing the services.

Section 4.0.2. Relationship of Owner and Contractor. The Contractor has been retained by the Owner for the sole purpose and to the extent set forth in this Agreement. It is understood and agreed that all work done by Contractor shall meet with the Owner approval, but that the detailed manner and method of performing the Services shall be under the control of Contractor. Contractor's relationship to the Owner during the term of this Agreement is that of an independent contractor. The relationship between the Owner and Contractor is not exclusive.

Section 4.0.3. Term and Termination. Either party may terminate this Agreement at any time, without cause, upon thirty (30) days written notice to the other party. Contractor shall not be entitled to any payment or further payment other than for work performed or material, equipment, or supplies furnished prior to such termination. The Owner does not waive any other remedy allowed under Texas law. If either party terminates this Agreement, the Owner will own the domain name and all content, however the website theme/template will remain the property of Contractor.

Section 4.0.4. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual consent of the Owner and Contractor.

Section 4.0.5. Agreement Subject to Applicable Law. This Agreement and the obligations of the parties hereunder are subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any other regulatory agency having jurisdiction.

Section 4.0.6. Assignment. This Agreement may not be assigned without the written consent of the Owner.

Section 4.0.7. Governing Law. This Agreement is governed in accordance with the laws of the State of Texas and shall be enforced in **Harris** County.

Section 4.0.8. Intended Beneficiaries. This Agreement is for the sole and exclusive benefit of the Owner and Contractor and will not be construed to confer any benefit upon any other party.

Section 4.0.9. Severability. The provisions of the Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance is ever held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances will not be affected hereby.

Section 4.0.10. List of Local Government Officers. In accordance with Section 176.0065, Texas Local Government Code, a list of local government offices of the District may be obtained by contacting the District's records administrator.

Section 4.0.11. Texas Government Code Verifications & Form 1295. Pursuant to Texas Government Code Chapter 2271, as amended, Contractor verifies that at the time of execution and delivery of this Agreement and for the term of this Agreement, neither the Contractor, its parent companies, nor its common-control affiliates currently boycott or will boycott Israel. The term "boycott Israel" as used in this paragraph has the meaning assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

Pursuant to Texas Government Code, Chapter 2252, as amended, Contractor represents and verifies that at the time of execution and delivery of this Agreement and for the term of this Agreement, neither the Contractor, its parent companies, nor its common-control affiliates (i) engage in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or 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 806.051, 807.051, or 2252.153 of the Texas Government Code.

Pursuant to Chapter 2274 of the Texas Government Code (as added by Senate Bill 19, 87<sup>th</sup> Texas Legislature, Regular Session, "SB 19"), Contractor certifies that it is not a Company that has a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and agrees it will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. The terms "discriminates against a firearm entity or firearm trade association" and "discriminate against a firearm entity or firearm trade association" have the meaning assigned to the term "discriminate against a firearm entity or firearm trade association" in Section 2274.001(3), Texas Government Code (as added by SB 19). For purposes of this paragraph, "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited partnership, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit, but does not mean a sole proprietorship.

Pursuant to Chapter 2276 of the Texas Government Code (as added by Senate Bill 13, 87<sup>th</sup> Texas Legislature, Regular Session and redesignated by House Bill 4595, 88<sup>th</sup> Texas Legislature, Regular Session), Contractor certifies that it is not a Company that boycotts energy companies and agrees it will not boycott energy companies during the term of this Agreement. The terms "boycotts energy companies" and "boycott energy companies" have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. For purposes of this paragraph, "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited partnership, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations, that exists to make a profit, but does not include a sole proprietorship.

Prior to the execution of this Agreement, if required by law, Contractor agrees to file with the District, pursuant to Texas Government Code Section 2252.908, a signed and completed Texas Ethics Commission ("TEC") Form 1295 and a certification of filing with the TEC.

Section 4.0.12. Records. Consultant agrees that all records of the District held by Consultant will be maintained according to the provisions of the Public Information Act, Ch. 552, Texas Government Code, and the Local Government Records Act, Ch. 201-205, Texas Local Government Code, each as amended.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, each of equal dignity.  
Agreed and accepted on the Effective Date.

**Harris County Municipal Utility District No. 53**

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

Title: \_\_\_\_\_

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

**1190 Designs, LLC dba Infinity Services, LLC**

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

Title: \_\_\_\_\_

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



## Exhibit A: Approved Services

### WEBSITE DESIGN (select one):

- Y / N | Standard Layout- \$0
- Y / N | Custom Layout- \$2,400

### MONTHLY HOSTING & MAINTENANCE (select one):

- Y / N | Option 1- \$75/month- Pay Per Update
- Y / N | Option 2- \$175/month- Unlimited Updates
- Y / N | Option 3- \$275/month- Unlimited Updates with Document Monitoring

### ALERTS / NOTIFICATIONS (available upon request)

- Y / N | Email Alerts- \$100 set-up
  - Pay Per Use- \$60/month + \$100/hr to create/send
- Y / N | Text Alerts- \$100 set-up
  - Pay Per Use- \$40/month, \$0.05/text + \$100/hr to create/send
- Y / N | Email and Text Alerts- \$150 set-up
  - Pay Per Use- \$90/month, \$0.05/text + \$100/hr to create/send
- Y / N | Postcard Mailers, 4x6" glossy:
  - \$1,000 for 1,000 residents
  - \$0.95 per resident over 1,000
- Y / N | Postcard Mailers, 5x7" glossy:
  - \$1,500 for 1,000 residents
  - \$1.00 per resident over 1,000

### UPGRADES & ADD-ONS (available upon request)

- Y / N | SSL Certificate- \$100/annually
- Y / N | Logo Design - approx. 50+ designs to choose from- \$500/once
- Y / N | Professional photography / videography of district landmarks- \$100/hour
- Y / N | G Suite Business email with unlimited storage- \$18/each/month  
# of Accounts: \_\_\_\_\_
- Y / N | GoDaddy email- \$8/each/month  
# of Accounts: \_\_\_\_\_
- Y / N | Online document storage (one-time setup of \$200)- \$25/month
- Y / N | Copywriting and Graphic Design services- \$100/hour

## Thank you for the Opportunity

We value this opportunity and look forward to getting to know you and your business. If you would like more information about the services proposed above, please contact me with any questions.

I look forward to hearing back from you.

Kind Regards,

A handwritten signature in black ink, appearing to read "Allen DeJonge". The signature is stylized and fluid, with a long, sweeping underline that extends to the right.

Allen DeJonge  
Owner  
[allen.dejonge@infinityservicesllc.com](mailto:allen.dejonge@infinityservicesllc.com)  
(573) 268-9577

[Infinity Services, LLC](http://www.infinityservicesllc.com)  
23501 Cinco Ranch Blvd.,  
Suite H120-330  
Katy, Texas 77494  
[www.infinityservicesllc.com](http://www.infinityservicesllc.com)



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

**Bookkeeper's Report | February 11, 2025**

# **Harris County Municipal Utility District No. 53**



**WEBSITE**

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



**ADDRESS**

1281 Brittmoore Road  
Houston, Texas 77043



**CONTACT**

Phone: 713.623.4539  
Fax: 713.629.6859

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# Harris County Municipal Utility District No. 53

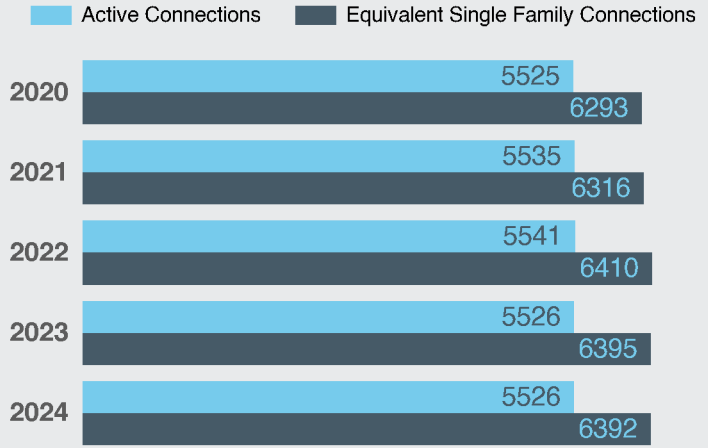
BOOKKEEPER'S REPORT | 02/11/2025



## Spotlight On Connection Counts In Your District

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

Meter Size	Active Connections	ESFC Factor	Active ESFC
< 3/4"	5,432	x1.0	5,432
1"	47	x2.5	118
1 1/2"	5	x5.0	25
2"	29	x8.0	232
3"	3	x15.0	45
4"	2	x25.0	50
6"	5	x50.0	250
8"	3	x80.0	240
10"	0	x115.0	0
<b>Total Water</b>	<b>5,526</b>		<b>6,392</b>

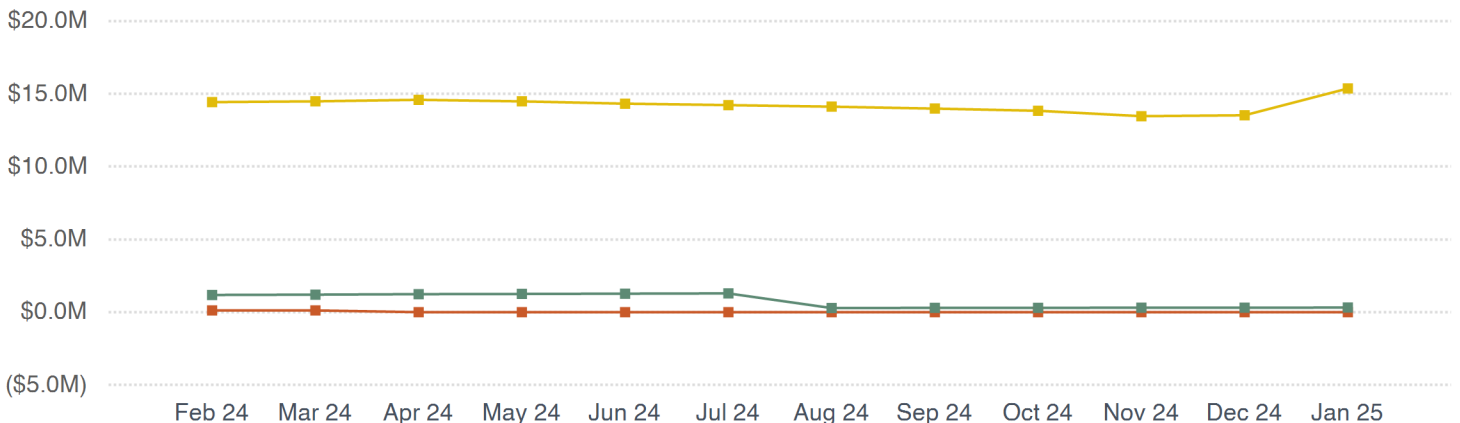


## Account Balance | As of 02/11/2025

■ General Operating	■ Capital Projects	■ Debt Service
\$15,011,377	\$0	\$316,650

**Total For All Accounts: \$15,328,027**

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



# Monthly Financial Summary - General Operating Fund

Harris County MUD No. 53 - GOF



## Account Balance Summary

Balance as of 01/15/2025 **\$15,033,468**

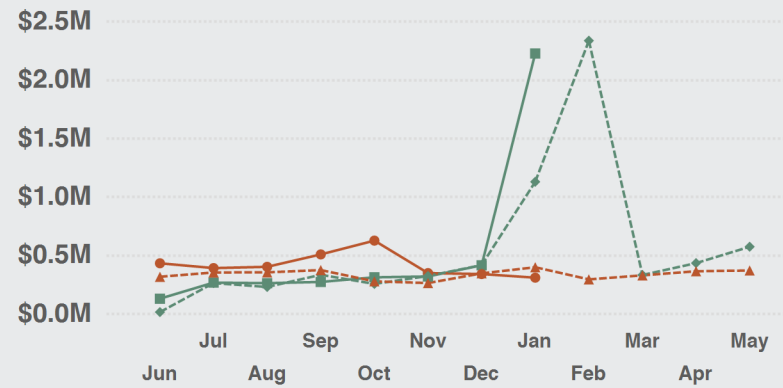
Receipts 762,925

Disbursements (785,015)

Balance as of 02/11/2025 **\$15,011,377**

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

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



## January 2025

### Revenues

Actual	Budget	Over/(Under)
\$2,229,708	\$1,051,885	\$1,177,822

### Expenditures

Actual	Budget	Over/(Under)
\$311,503	\$321,278	(\$9,775)

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

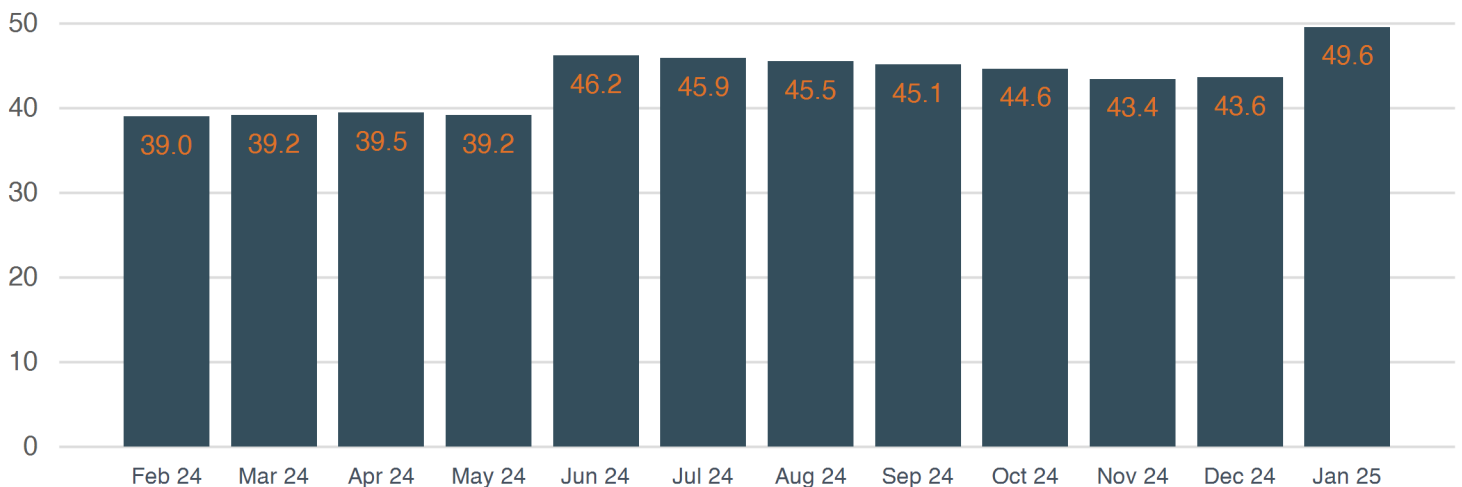
### Revenues

Actual	Budget	Over/(Under)
\$4,224,030	\$3,313,216	\$910,814

### Expenditures

Actual	Budget	Over/(Under)
\$3,376,090	\$2,987,080	\$389,009

## Operating Fund Reserve Coverage Ratio (In Months)



# Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 01/15/2025</b>				<b>\$26,839.57</b>
<b>Receipts</b>				
	Interest Earned on Checking		140.55	
	Transfer from Operator Checking		218,456.75	
	Transfer from Money Market		200,000.00	
<b>Total Receipts</b>				<b>\$418,597.30</b>
<b>Disbursements</b>				
24696	Centerpoint Energy.	Utility Expense	(290.96)	
24698	North Channel Water Authority	Purchase Water Service	(141,956.22)	
24701	Antonio Saldivar or Maria Elena Arredondo	Customer Refund	(53.80)	
24702	ARHC TCHOUTX01 LLC	Customer Refund	(477.99)	
24703	David Moreno	Customer Refund	(21.90)	
24704	Deana Nguyen	Customer Refund	(81.70)	
24705	Hernotti Foster	Customer Refund	(38.60)	
24706	Jana or David Stafford	Customer Refund	(50.52)	
24707	Janie or Nathan Schmidt	Customer Refund	(27.82)	
24708	Kaysangia Mullen	Customer Refund	(42.30)	
24709	Keith Nurnbreger	Customer Refund	(83.92)	
24710	Marion Garrett	Customer Refund	(110.58)	
24711	Mathew Zachariah.	Customer Refund	(142.59)	
24712	MYND Management Inc.	Customer Refund	(53.80)	
24713	Offerpad LLC	Customer Refund	(125.00)	
24714	Percy Vanwright	Customer Refund	(33.92)	
24715	Sidney Branch	Customer Refund	(41.16)	
24716	Virgilio Garza or Deyanira Lozano-Garza	Customer Refund	(111.60)	
24717	Champions Hydro-Lawn, Inc.	Detention Pond Maintenance	(3,429.35)	
24718	Harris County FWSD 51	Maintenance & Operations	(84,058.16)	
24719	Huitt-Zollars, Inc.	Engineering Expense	(3,791.71)	
24720	Municipal Accounts & Consulting, LP.	Bookkeeping Expense	(7,803.24)	
24721	Reliant Energy Solutions	Utility Expense	(24,330.19)	
24722	Sterling Green Comm. Improve Association	Garbage Expense	(38,600.82)	
24723	Sterling Green South	Garbage Expense	(36,857.81)	
24724	Sterling Green South Section 6	Garbage Expense	(2,548.79)	
24725	Sanford Kuhl Hagan Kugle Parker Kahn LLP	Legal Expense	(10,951.29)	
24726	Centerpoint Energy.	Utility Expense	0.00	
24727	North Channel Water Authority	Purchase Water Service	0.00	
24728	Harris County FWSD 51-RWTP	Purchase Wastewater Service	0.00	
ADP	Andre Bradley.	Fees of Office & AWBD Adv.	(1,776.07)	
ADP	Drew Fontenette.	Fees of Office & AWBD Adv.	(1,992.32)	
ADP	Judy Grant.	Fees of Office & AWBD Adv.	(1,828.76)	
ADP	Kristine Johnstone.	Fees of Office & AWBD Adv.	(631.50)	
ADP	Peter Mitchell.	Fees of Office & AWBD Adv.	(1,849.73)	

# Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
ADP	ADP	Payroll Taxes	(597.74)	
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Bank Chrg	Central Bank	Bank Service Charge - Positive Pay	(25.00)	
<b>Total Disbursements</b>				<b>(\$364,821.86)</b>
<b>Balance as of 02/11/2025</b>				<b>\$80,615.01</b>



# Cash Flow Report - Operator Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
<b>Balance as of 01/15/2025</b>				<b>\$33,514.90</b>
<b>Receipts</b>				
	Accounts Receivable		185,273.07	
	Accounts Receivable		469.39	
	Accounts Receivable		56,543.04	
<b>Total Receipts</b>				<b>\$242,285.50</b>
<b>Disbursements</b>				
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Ret Cks	Central Bank	Chargeback Items (3)	(102.29)	
Ret Cks	Central Bank	Chargeback Items Fee (3)	(30.00)	
Ret Cks	Central Bank	T Tech Fees (2)	(400.00)	
Ret Cks	Central Bank	Customer Returned Checks (21)	(1,199.25)	
Sweep	Harris County MUD No. 53	Transfer to GOF Checking	(218,456.75)	
<b>Total Disbursements</b>				<b>(\$220,193.29)</b>
<b>Balance as of 02/11/2025</b>				<b>\$55,607.11</b>

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	January 2025			June 2024 - January 2025			Annual Budget	
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)		
<b>Revenues</b>								
<b>Water Revenue</b>								
14101	Water - Customer Service Fee	84,936	59,315	25,621	661,475	830,410	(168,935)	1,186,300
14102	TCEQ Assessment Fees - Water	340	400	(60)	2,825	3,200	(375)	4,800
14106	Meter Tampering Fees	50	108	(58)	850	867	(17)	1,300
14109	Service Fee	3,570	3,508	62	26,400	28,067	(1,667)	42,100
14110	No Bill Fee	2	8	(6)	66	67	(1)	100
<b>Total Water Revenue</b>		<b>88,898</b>	<b>63,340</b>	<b>25,558</b>	<b>691,616</b>	<b>862,610</b>	<b>(170,994)</b>	<b>1,234,600</b>
<b>Wastewater Revenue</b>								
14200	ROW Revenue	250,000	250,000	0	250,000	250,000	0	250,000
14201	Wastewater-Customer Service Fee	50,333	43,589	6,744	364,590	435,890	(71,300)	622,700
14202	TCEQ Assessment Fees-Wastewat	340	400	(60)	2,825	3,200	(375)	4,800
<b>Total Wastewater Revenue</b>		<b>300,672</b>	<b>293,989</b>	<b>6,683</b>	<b>617,415</b>	<b>689,090</b>	<b>(71,675)</b>	<b>877,500</b>
<b>Property Tax Revenue</b>								
14301	Maintenance Tax Collections	1,734,256	583,126	1,151,130	2,021,860	855,836	1,166,024	2,933,187
<b>Total Property Tax Revenue</b>		<b>1,734,256</b>	<b>583,126</b>	<b>1,151,130</b>	<b>2,021,860</b>	<b>855,836</b>	<b>1,166,024</b>	<b>2,933,187</b>
<b>Sales Tax Revenue</b>								
14401	Sales Tax Rebate - COH	52,977	46,118	6,859	365,308	380,181	(14,873)	571,200
<b>Total Sales Tax Revenue</b>		<b>52,977</b>	<b>46,118</b>	<b>6,859</b>	<b>365,308</b>	<b>380,181</b>	<b>(14,873)</b>	<b>571,200</b>
<b>Tap Connection Revenue</b>								
14502	Inspection Fees	120	63	58	480	500	(20)	750
<b>Total Tap Connection Revenue</b>		<b>120</b>	<b>63</b>	<b>58</b>	<b>480</b>	<b>500</b>	<b>(20)</b>	<b>750</b>
<b>Administrative Revenue</b>								
14702	Penalties & Interest	3,579	3,267	313	23,795	26,133	(2,338)	39,200
<b>Total Administrative Revenue</b>		<b>3,579</b>	<b>3,267</b>	<b>313</b>	<b>23,795</b>	<b>26,133</b>	<b>(2,338)</b>	<b>39,200</b>
<b>Interest Revenue</b>								
14801	Interest Earned on Checking	141	133	7	893	1,067	(173)	1,600
14802	Interest Earned on Temp. Invest	49,065	61,850	(12,785)	476,117	494,799	(18,682)	742,199
<b>Total Interest Revenue</b>		<b>49,205</b>	<b>61,983</b>	<b>(12,778)</b>	<b>477,010</b>	<b>495,866</b>	<b>(18,856)</b>	<b>743,799</b>
<b>Other Revenue</b>								
15801	Miscellaneous Income	0	0	0	26,545	3,000	23,545	3,000
<b>Total Other Revenue</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>26,545</b>	<b>3,000</b>	<b>23,545</b>	<b>3,000</b>
<b>Total Revenues</b>		<b>2,229,708</b>	<b>1,051,885</b>	<b>1,177,822</b>	<b>4,224,030</b>	<b>3,313,216</b>	<b>910,814</b>	<b>6,403,236</b>

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	January 2025			June 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>							
<b>Water Service</b>							
16101 Billing Service Fees - Water	75	3,400	(3,325)	24,375	27,200	(2,825)	40,800
16102 Operations - Water	15,729	18,008	(2,280)	128,123	144,067	(15,944)	216,100
16103 Bulk Water Purchases	141,956	56,656	85,300	1,393,528	793,183	600,345	1,133,119
16105 Maintenance & Repairs - Water	23,567	26,308	(2,741)	195,605	210,467	(14,862)	315,700
16107 Chemicals - Water	1,298	908	390	9,909	7,267	2,642	10,900
16108 Laboratory Expense - Water	542	1,258	(716)	10,477	10,067	410	15,100
16109 Mowing - Water	1,102	1,102	0	9,276	8,812	464	13,218
16110 Utilities Expense - Water	67	5,542	(5,475)	38,691	44,333	(5,642)	66,500
16112 Service Account Collection	4,170	4,008	162	31,750	32,067	(317)	48,100
16114 Telephone Expense - Water	326	100	226	794	800	(6)	1,200
16116 Permit Expense - Water	0	1,275	(1,275)	14,582	10,200	4,382	15,300
16117 TCEQ Regulatory Fee - Water	2,398	2,700	(302)	2,398	2,700	(302)	2,700
16119 Sidewalk/Fire Hydrant Repair	4,033	5,508	(1,476)	13,032	44,067	(31,034)	66,100
16121 Meter Tampering Expense	50	108	(58)	850	867	(17)	1,300
<b>Total Water Service</b>	<b>195,312</b>	<b>126,882</b>	<b>68,430</b>	<b>1,873,391</b>	<b>1,336,095</b>	<b>537,296</b>	<b>1,946,137</b>
<b>Wastewater Service</b>							
16201 Billing Service Fees-Wastewater	75	3,400	(3,325)	24,375	27,200	(2,825)	40,800
16202 Operations - Wastewater	14,529	16,625	(2,096)	118,523	133,000	(14,477)	199,500
16204 Purchase Wastewater Service	0	55,125	(55,125)	319,993	441,000	(121,007)	661,500
16205 Maint & Repairs - Wastewater	16,185	2,950	13,235	46,080	23,600	22,480	35,400
16209 Mowing - Wastewater	638	638	0	5,100	5,100	0	7,650
16210 Utilities Expense - Wastewater	224	4,192	(3,967)	30,697	33,533	(2,836)	50,300
16214 Telephone Expense - Wastewater	415	217	199	1,219	1,733	(514)	2,600
16217 TCEQ Regulatory Exp-Wastewater	2,398	2,700	(302)	2,398	2,700	(302)	2,700
<b>Total Wastewater Service</b>	<b>34,464</b>	<b>85,846</b>	<b>(51,382)</b>	<b>548,385</b>	<b>667,867</b>	<b>(119,482)</b>	<b>1,000,450</b>
<b>Garbage Service</b>							
16301 Garbage Expense	0	75	(75)	1,056	600	456	900
<b>Total Garbage Service</b>	<b>0</b>	<b>75</b>	<b>(75)</b>	<b>1,056</b>	<b>600</b>	<b>456</b>	<b>900</b>
<b>Storm Water Quality</b>							
16401 SWQ Management	600	900	(300)	4,800	7,200	(2,400)	10,800
16402 Mowing - Detention Pond	510	539	(29)	2,295	4,310	(2,015)	6,465
16403 Detention Pond Maintenance	2,474	4,709	(2,235)	72,510	37,673	34,837	56,509
<b>Total Storm Water Quality</b>	<b>3,584</b>	<b>6,148</b>	<b>(2,563)</b>	<b>79,605</b>	<b>49,183</b>	<b>30,422</b>	<b>73,774</b>
<b>Tap Connection</b>							
16502 Inspection Expense	700	117	583	1,550	933	617	1,400
<b>Total Tap Connection</b>	<b>700</b>	<b>117</b>	<b>583</b>	<b>1,550</b>	<b>933</b>	<b>617</b>	<b>1,400</b>

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



		January 2025			June 2024 - January 2025			Annual Budget
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Expenditures</b>								
<b>Parks &amp; Recreation Service</b>								
16604	Utilities - Streetlights	0	17,267	(17,267)	122,536	138,133	(15,598)	207,200
<b>Total Parks &amp; Recreation Service</b>		0	17,267	(17,267)	122,536	138,133	(15,598)	207,200
<b>Administrative Service</b>								
16703	Legal Fees	10,824	8,333	2,490	74,889	66,667	8,222	100,000
16705	Auditing Fees	0	0	0	24,000	24,000	0	24,000
16706	Engineering Fees	0	12,500	(12,500)	54,899	100,000	(45,101)	150,000
16710	Website Hosting	0	550	(550)	0	550	(550)	550
16711	Sales Tax Audit	0	0	0	0	0	0	2,000
16712	Bookkeeping Fees	6,954	5,943	1,011	51,481	61,128	(9,647)	84,900
16713	Legal Notices & Other Publ.	10	11	(1)	79	88	(9)	132
16714	Office Expense / Admin	202	258	(56)	1,234	2,067	(833)	3,100
16715	Filing Fees	0	8	(8)	38	67	(29)	100
16716	Delivery Expense	186	142	44	1,967	1,133	833	1,700
16717	Postage	149	83	66	799	667	132	1,000
16718	Insurance & Surety Bond	54,831	49,700	5,131	54,831	49,700	5,131	49,700
16719	Registration and Dues	0	0	0	1,960	3,200	(1,240)	5,700
16721	Meeting Expense	473	275	198	2,671	2,200	471	3,300
16722	Bank Fees	35	56	(21)	735	447	288	670
16723	Travel Expense	238	1,200	(962)	1,645	9,600	(7,955)	14,400
16728	Record Storage Fees	216	175	41	1,595	1,400	195	2,100
16729	Credit Card Fees	400	250	150	2,540	2,000	540	3,000
16731	Arbitrage Calculations	0	2,075	(2,075)	2,025	4,100	(2,075)	4,100
16739	AWBD Expense	0	0	0	7,266	0	7,266	0
<b>Total Administrative Service</b>		74,518	81,560	(7,042)	284,654	329,013	(44,359)	450,452
<b>Payroll Expense</b>								
17101	Payroll Expenses	2,652	3,083	(431)	24,310	24,667	(357)	37,000
17102	Payroll Admin Fee	70	67	3	554	533	21	800
17103	Payroll Tax Expense	203	233	(30)	1,859	1,867	(7)	2,800
<b>Total Payroll Expense</b>		2,925	3,383	(459)	26,723	27,067	(343)	40,600
<b>Total Expenditures</b>		311,503	321,278	(9,775)	2,937,900	2,548,890	389,009	3,720,913
<b>Total Revenues (Expenditures)</b>		1,918,205	730,608	1,187,598	1,286,130	764,326	521,804	2,682,323
<b>Other Expenditures</b>								
<b>Capital Outlay</b>								
17901	Capital Outlay	0	0	0	34,220	34,220	0	50,000

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	January 2025			June 2024 - January 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
<b>Other Expenditures</b>							
<b>Capital Outlay</b>							
17904 Capital Outlay - CIP	0	0	0	403,970	403,970	0	746,000
17924 Regional WWTP - Generators	0	0	0	0	0	0	1,245,922
<b>Total Capital Outlay</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>438,190</b>	<b>438,190</b>	<b>0</b>	<b>2,041,922</b>
<b>Total Other Expenditures</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>438,190</b>	<b>438,190</b>	<b>0</b>	<b>2,041,922</b>
<b>Total Other Revenues (Expenditures)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(438,190)</b>	<b>(438,190)</b>	<b>0</b>	<b>(2,041,922)</b>
<b>Excess Revenues (Expenditures)</b>	<b>1,918,205</b>	<b>730,608</b>	<b>1,187,598</b>	<b>847,940</b>	<b>326,136</b>	<b>521,804</b>	<b>640,401</b>

# Balance Sheet as of 01/31/2025

Harris County MUD No. 53 - GOF



## Assets

### Bank

11101 Cash in Bank	\$236,731
11102 Operator	55,607
<b>Total Bank</b>	<b>\$292,338</b>

### Investments

11201 Time Deposits	\$15,075,155
<b>Total Investments</b>	<b>\$15,075,155</b>

### Receivables

11301 Accounts Receivable	\$192,481
11303 Maintenance Tax Receivable	191,653
11305 Accrued Interest	49,926
11306 Due from City of Houston	101,000
<b>Total Receivables</b>	<b>\$535,060</b>

### Interfund Receivables

11403 Due From Tax Account	\$18,706
<b>Total Interfund Receivables</b>	<b>\$18,706</b>

### Other Current Assets

11501 Due From Directors	\$5,600
<b>Total Other Current Assets</b>	<b>\$5,600</b>

### Reserves

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

## Total Assets

**\$16,046,665**

## Liabilities & Equity

### Liabilities

#### Accounts Payable

12101 Accounts Payable	\$354,619
12104 Due to Sterling Green	48,314
12105 Due to Sterling Green South	48,259
12106 Due to Sterling Green S Sec 6	3,382
<b>Total Accounts Payable</b>	<b>\$454,573</b>

#### Other Current Liabilities

12207 Due to Others	\$183
<b>Total Other Current Liabilities</b>	<b>\$183</b>

#### Deferrals

12502 Deferred Inflows	\$191,653
<b>Total Deferrals</b>	<b>\$191,653</b>

# Balance Sheet as of 01/31/2025

Harris County MUD No. 53 - GOF



## Liabilities & Equity

Liabilities	
Deposits	
12601 Customer Meter Deposits	\$738,874
12602 Deposits - Other	28,625
Total Deposits	<u>\$767,499</u>
<b>Total Liabilities</b>	<u><b>\$1,413,907</b></u>
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$13,784,818
Total Unassigned Fund Balance	<u>\$13,784,818</u>
Net Income	\$847,940
<b>Total Equity</b>	<u><b>\$14,632,758</b></u>
<b>Total Liabilities &amp; Equity</b>	<u><u><b>\$16,046,665</b></u></u>

# Monthly Financial Summary - Capital Projects Fund

Harris County MUD No. 53 - CPF



## Account Balance Summary

Balance as of 01/15/2025 \$0

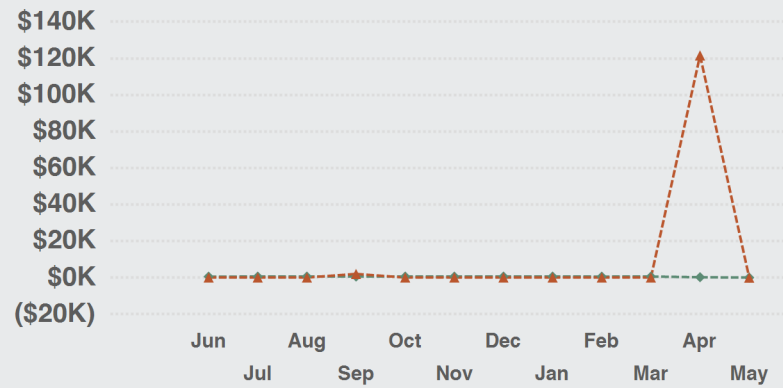
Receipts

Disbursements

Balance as of 02/11/2025 \$0

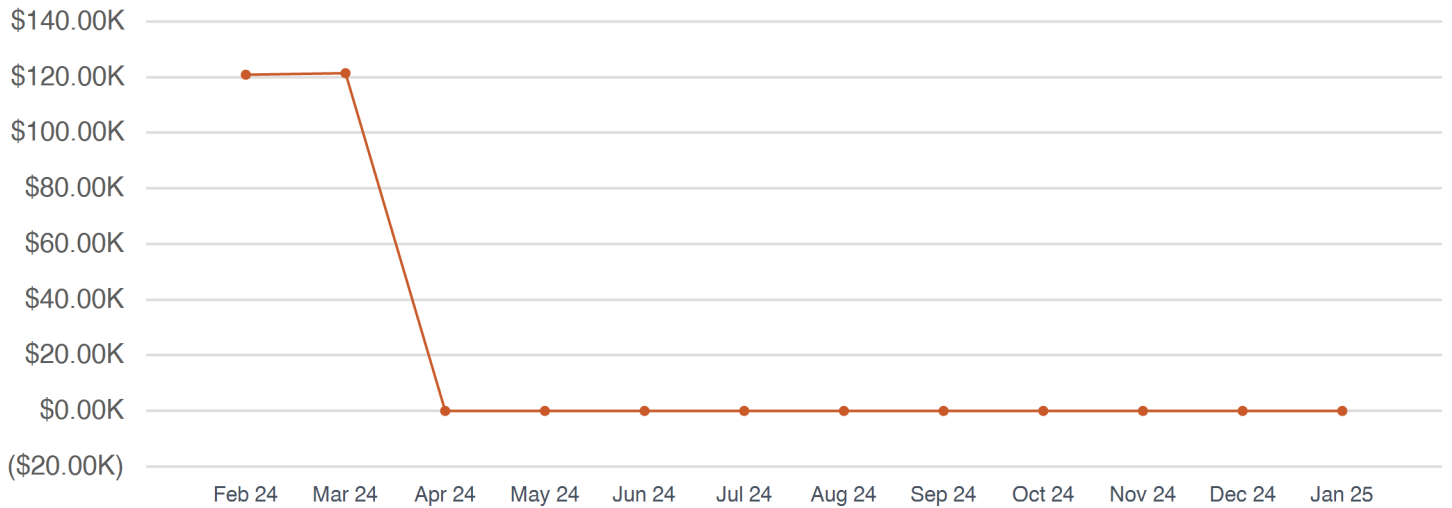
## Overall Revenues & Expenditures By Month (Year to Date)

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



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

— CAPITAL PROJECTS FUND





# District Debt Summary as of 02/11/2025

Harris County MUD No. 53 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
<b>Total \$ Authorized</b>		<b>Authorized</b>	<b>Authorized</b>	<b>Authorized</b>
\$80.40M		\$80.40M	N/A	\$35.25M
<b>Total \$ Issued</b>		<b>Issued</b>	<b>Issued</b>	<b>Issued</b>
\$60.20M		\$60.20M	N/A	\$18.40M
<b>Yrs to Mat</b>	<b>Rating</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>	<b>\$ Available To Issue</b>
0	AA-	\$20.20M	N/A	\$16.85M

\*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
<b>Total</b>			

# District Debt Schedule

Harris County MUD No. 53 - DSF



Paying Agent	Series	Principal	Interest	Total
N/A	N/A	\$0.00	\$0.00	\$0.00
<b>Total Due</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

# Investment Profile as of 02/11/2025

Harris County MUD No. 53

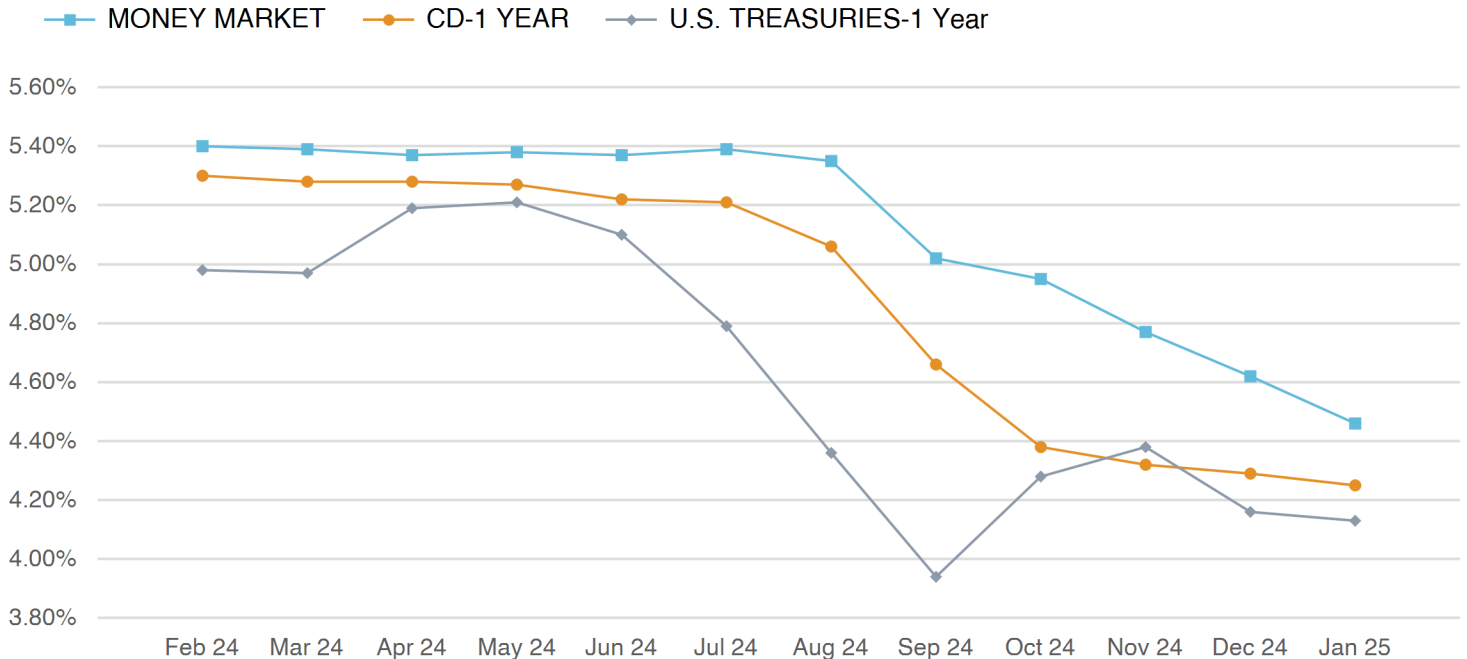


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$15,011,377	<b>Funds Available to Invest</b> \$0	<b>Funds Available to Invest</b> \$316,650	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$14,875,155	<b>Funds Invested</b> \$0	<b>Funds Invested</b> \$316,650	<b>Funds Invested</b> N/A
<b>Percent Invested</b> 99%	<b>Percent Invested</b> 0%	<b>Percent Invested</b> 100%	<b>Percent Invested</b> N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.45%	180 Days	4.39%	180 Days	4.29%
		270 Days	4.29%	270 Days	4.29%
		1 Yr	4.25%	1 Yr	4.18%
		13 Mo	3.79%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.18%
		2 Yr	2.96%	2 Yr	4.26%

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

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



# Account Balance as of 02/11/2025

## Harris County MUD No. 53 - Investment Detail



### FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Certificates of Deposit</b>					
AMERICAN BANK, N.A. (XXXX0585)	04/12/2024	03/08/2025	5.00%	235,000.00	
INDEPENDENT BANK (XXXX4571)	10/13/2024	04/13/2025	4.66%	235,000.00	
WALLIS BANK (XXXX6526)	10/25/2024	04/25/2025	4.50%	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	
VERITEX COMMUNITY BANK (XXXX4427)	10/29/2024	10/29/2025	4.55%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0001)	03/21/2016		4.50%	12,995,155.22	
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX3991)			0.00%	80,615.01	Checking Account
CENTRAL BANK - CHECKING (XXXX4950)			0.00%	55,607.11	Operator
<b>Totals for General Operating Fund</b>				<b>\$15,011,377.34</b>	

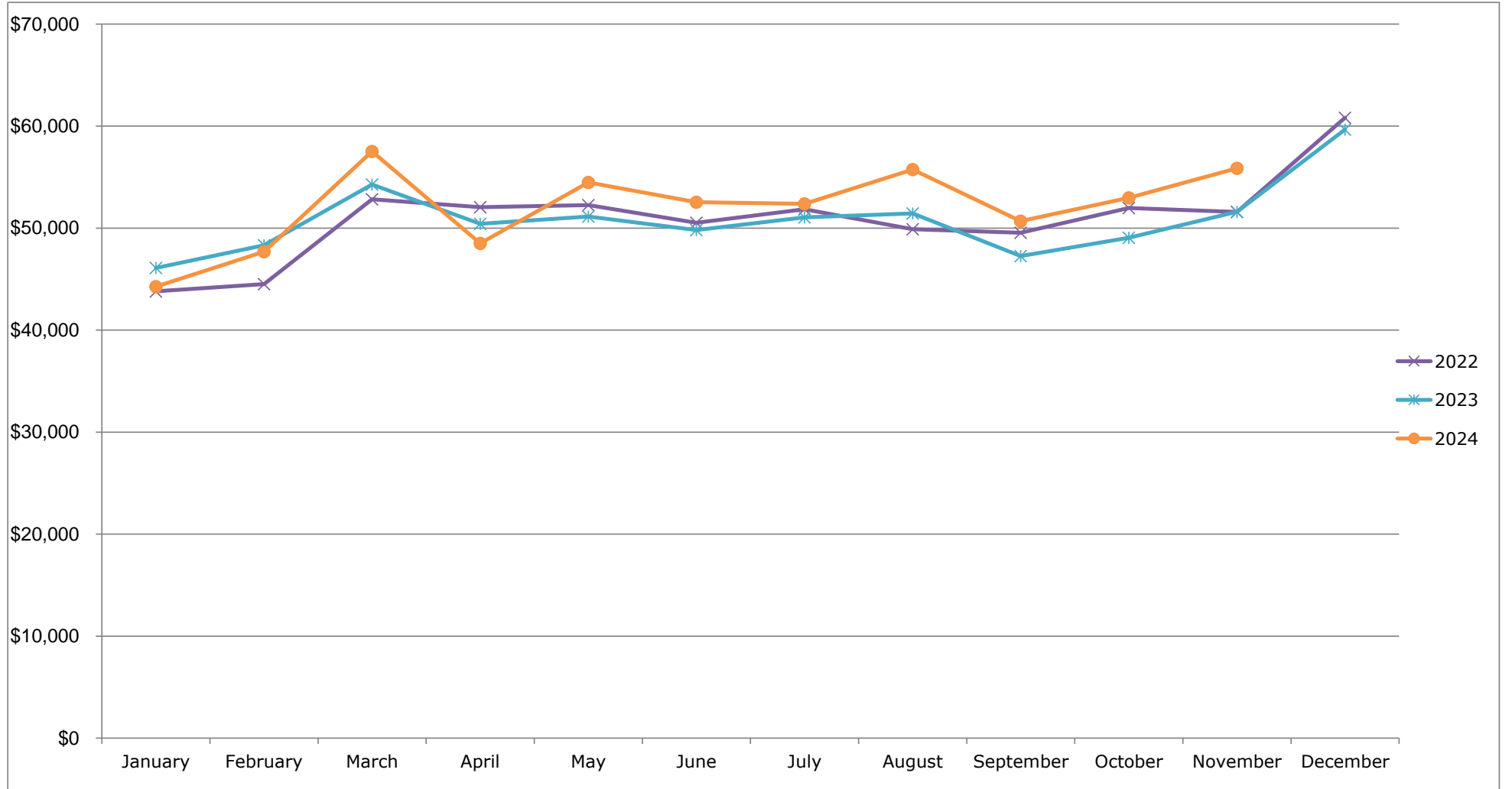
### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0002)	03/21/2016		4.50%	316,649.89	
<b>Totals for Debt Service Fund</b>				<b>\$316,649.89</b>	
<b>Grand Total for Harris County MUD No. 53 :</b>				<b>\$15,328,027.23</b>	

# 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	\$52,373	\$55,741	\$50,686	\$52,977	\$55,871		\$572,615
<b>Total</b>	<b>\$134,153</b>	<b>\$140,507</b>	<b>\$164,626</b>	<b>\$150,975</b>	<b>\$157,864</b>	<b>\$152,865</b>	<b>\$155,266</b>	<b>\$157,080</b>	<b>\$147,481</b>	<b>\$154,016</b>	<b>\$159,058</b>	<b>\$120,482</b>	<b>\$1,794,373</b>



# Cash Flow Forecast

Harris County MUD No. 53

	5/25	5/26	5/27	5/28	5/29
Assessed Value	\$1,328,144,260	\$1,328,144,260	\$1,328,144,260	\$1,328,144,260	\$1,328,144,260
Maintenance Tax Rate	\$0.240	\$0.240	\$0.240	\$0.240	\$0.240
Maintenance Tax	\$3,123,795	\$3,123,795	\$3,123,795	\$3,123,795	\$3,123,795
% 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%
<b>Beginning Cash Balance 05/31/2024</b>	<b>\$14,483,158</b>	<b>\$15,212,679</b>	<b>\$16,992,332</b>	<b>\$17,760,958</b>	<b>\$18,885,421</b>
<b>Revenues</b>					
Maintenance Tax	\$2,933,187	\$3,123,795	\$3,123,795	\$3,123,795	\$3,123,795
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
<b>Total Revenues</b>	<b>\$6,403,236</b>	<b>\$6,731,167</b>	<b>\$6,874,270</b>	<b>\$7,023,410</b>	<b>\$7,178,856</b>
<b>Expenses</b>					
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
<b>Total Expenses</b>	<b>\$3,720,913</b>	<b>\$3,871,066</b>	<b>\$4,027,650</b>	<b>\$4,190,955</b>	<b>\$4,361,282</b>
<b>Net Surplus</b>	<b>\$2,682,323</b>	<b>\$2,860,100</b>	<b>\$2,846,619</b>	<b>\$2,832,456</b>	<b>\$2,817,574</b>
<b>Capital Outlay</b>					
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
Regional WWTP - Generators	1,245,922	0	0	0	0
<b>Total Capital Outlay</b>	<b>\$1,952,802</b>	<b>\$1,080,448</b>	<b>\$2,077,993</b>	<b>\$1,707,993</b>	<b>\$1,701,943</b>
<b>Ending Cash Balance</b>	<b>\$15,212,679</b>	<b>\$16,992,332</b>	<b>\$17,760,958</b>	<b>\$18,885,421</b>	<b>\$20,001,052</b>
<b>Operating Reserve % of Exp</b>					
Percentage	409%	439%	441%	451%	459%
Number of Months	49	53	53	54	55
<b>Bond Authority</b>					
Remaining Bonding Capacity - \$20,200,000					
Maintenance Tax Rate Cap - \$0.25					

# 2025 AWBD Summer Conference

Harris County MUD No. 53

**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
Andre Bradley				No
Drew Fontenette				No
Judy Grant				No
Peter Mitchell				No
Kristine Johnstone				N/A

## 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

Early Registration:	Begins	2/5/2025	\$465
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.

## CLIENT SERVICES AGREEMENT

HR&P, Inc., an HR&P Company (herein after referred to as "HR&P") has four primary service areas: (1) Payroll Administration; (2) Benefits Administration, (3) ACA Administration and (4) Human Resources Management. Subject to the terms of this Client Services Agreement ("Agreement"), **Harris County Municipal Utility District No. 53** ("Client") engages HR&P to provide (1) Payroll Administration as described in this Agreement. The service areas (2) Benefits Administration, (3) ACA Administration and (4) Human Resources Management are **excluded** from this Agreement. HR&P and Client are collectively referred to as the "Parties" and individually referred to as a "Party".

### EFFECTIVE DATE AND TERM

This Agreement shall commence on the first day of the initial pay period of Client's first payroll with HR&P ("Effective Date") and shall remain in force and effect through December 31<sup>st</sup>. ("Initial Term"). Following the Initial Term, this Agreement shall automatically renew for additional one (1) year periods unless Client provides a sixty (60) day written notice of termination prior to the end of the Term.

During the first sixty (60) days following the first payroll check date, Client may terminate services for any reason. If Client terminates during the first 60 days, Client shall pay for all services provided by HR&P.

Either Client or HR&P may terminate services under this Agreement at any time by giving sixty (60) days prior written notice to the other Party to this Agreement. On Client termination of this Agreement for any reason other than a material breach by HR&P, Client shall pay an early termination fee of \$50.00 per month, for the remaining contract Term, to be paid in full on the final payroll invoice prior to the date of termination. In the event that services under this Agreement are terminated by either party for any reason prior to the end of a calendar quarter or year end, Client shall be solely responsible for paying and filing any and all local, state or federal payroll related tax and unemployment payments and forms.

### CLIENT'S BUSINESS OPERATIONS

Client shall be solely responsible for managing its own business. HR&P shall have no duty or right to direct, control, supervise or manage Client's business operations. Client is solely responsible for the quality, adequacy, safety and security of its business operations and locations, and the goods or services provided by Client. Client shall have the sole right to direct and control the work of Client's employees. Client shall be solely responsible to take such steps determined by Client to be adequate or desirable to screen or evaluate its employees, and to safeguard all Client assets, intellectual property or other valuable property or information to which the employees may have access.

Client is solely responsible for maintaining adequate insurance coverage for its business operations, including commercial general liability and statutory workers' compensation. On request of HR&P, Client shall provide HR&P with certificates of insurance evidencing general liability, or other applicable insurance coverage of a type typically carried by Municipal Utility Districts in Texas.

### EMPLOYEE RELATIONS

Client shall be the sole employer of its employees. HR&P shall not have any of the rights or obligations of an employer, and shall have no right to direct or control the work of Client's employees. Client remains solely responsible for all decisions and actions taken with respect to the employees. HR&P is not a co-employer or joint employer of the employees.

Client shall provide its employees a workplace free of unlawful discrimination, harassment, retaliation and workplace violence. Client shall be solely responsible for all acts, comments and directives committed, stated or issued by its employees.

Client warrants that all reports or information furnished to HR&P concerning the hours worked or compensation owed to each employee shall be complete, accurate and truthful. Client shall be solely responsible for all costs and liabilities incurred as a result of any unreported or uncompensated hours of Client's employees.

### HR&P RESPONSIBILITIES

HR&P shall provide the following services to the Client and its employees:

- 1) Calculate and prepare payroll, relying on periodic information provided by Client.
- 2) Calculate, withhold and deposit payroll taxes
- 3) Prepare and file appropriate payroll tax reports
- 4) Calculate, withhold and deposit tax withholding
- 5) Prepare and submit new hire reports
- 6) Provide direct deposits for employees
- 7) Provide Client with periodic payroll related reports
- 8) All other services which have been agreed to by HR&P in writing

HR&P may offer additional services at an extra cost such as background checks, driver's license reports, or drug testing. Such services will be performed only if specifically agreed by Client and HR&P and if Client pays the agreed fees.

HR&P will rely solely on the information provided by Client and shall not be required to investigate or verify Client's information.

### CLIENT RESPONSIBILITIES

Client warrants that all information supplied to HR&P concerning each employee is, and shall remain accurate.

Client is solely responsible for providing its employees a workplace free of recognized hazards and for complying with any applicable OSHA regulations and other safety laws. Client is solely responsible for the safe storage, handling, use and disposal of hazardous chemicals, products or substances. Client is solely responsible for compliance with all federal, state and local governmental and regulatory agencies including but not limited to, Equal Employment Opportunity Commission, Department of Labor, Texas Workforce Commission, etc.

Notwithstanding any other provision of this Agreement, Client is solely responsible for:

1. the direction and control of its employees to conduct Client's business operations, discharge required fiduciary duties, and comply with any licensure, regulatory, or statutory requirement;
2. any goods and services produced by Client and any damages or claim as a result of such goods and services; and
3. the acts, errors, and omissions of its employees.

Initials: \_\_\_\_\_ Initials: \_\_\_\_\_



Client is solely responsible for providing all necessary tools, uniforms, equipment, training and personal protective equipment for its employees. Client shall provide all necessary supervision to its employees.

Client is solely responsible for providing and maintaining a workplace free from any types of illegal drugs, alcohol and weapons. Client shall determine the compensation amounts and types for all employees and determine FLSA employee classification or exemption. Client shall determine which employees shall be paid on a salary or hourly basis, whether or not to pay overtime pay to any employees.

Client is solely responsible for maintaining general liability and other appropriate insurance. HR&P does not provide insurance coverage to its clients.

Client is solely responsible for selecting, evaluating, maintaining and paying for all applicable Workers' Compensation, general liability or other insurance. In the event the Client elects not to maintain workers' compensation insurance, Client shall be solely responsible for all costs associated with any workplace injury or illness. HR&P shall have no liability regarding workplace injuries or illnesses.

If Client intends to assign any of its employees to work in a new state, Client shall notify HR&P in writing as soon as possible. Client is responsible for any tax and licensing registrations for additional states.

#### **SERVICE FEE**

In exchange for the services provided by HR&P under the terms of this Agreement, Client shall pay to HR&P the fees set forth in Schedule "A" (Client Service Fees) attached hereto. The parties acknowledge that these fees are determined using the data submitted by Client. If the information provided by Client is determined by HR&P to be inaccurate, Client shall immediately provide HR&P with updated information and shall immediately pay or reimburse HR&P for any costs or fees related to such corrected or updated information.

Client billing shall be composed of:

- 1) The Client's total gross payroll processed by HR&P for each pay period;
- 2) All additional benefits, taxes, insurances and other related payroll costs;
- 3) The service fee(s) specified in Schedule "A"; and,
- 4) Any additional requested services including, but not limited to, background checks, drug screens, online training, time & attendance, annual online benefits enrollment setup, complex custom reporting, etc.

During the Initial Term, HR&P will not increase its Administration Fee except based on increases in taxes, insurance or benefit plan costs. Following the Initial Term, HR&P may increase its service fee by giving ninety (90) days advance notice to Client before the end of the Term. Client's submission of payroll following notice of the increased Service Fee percentage shall constitute acceptance of the increased rate.

Client is responsible for all wages, compensation, taxes, benefits related to Client's employees. HR&P shall only be obligated to prepare and deliver payroll checks, deposit payroll taxes and pay all benefits invoices, including but not limited to, health, dental, vision, retirement, life and supplemental, to the extent that Client has paid, with verified funds, all applicable outstanding HR&P invoices. HR&P shall have no obligation to extend any credit to Client or to fund any payroll or other expenses for Client.

#### **PAYROLL & TAX ADMINISTRATION**

Client authorizes HR&P to: (a) calculate and prepare payroll checks and direct deposit payments to Client's employees, in reliance on the information provided by Client, Client's representatives or Client's employees; (b) prepare and file on Client's behalf state and federal payroll tax reports and returns; and (c) calculate and deposit payroll tax deposits and related payments on a timely basis. Funding of payroll, taxes and benefit costs is contingent on Client furnishing HR&P with adequate funds in advance of the agreed pay dates.

Client is responsible for submitting accurate and complete information concerning payroll by the agreed payroll cutoff deadline and for delivering payment in full to HR&P in advance of the agreed pay date. Client understands and agrees that failure to submit all payroll information on time will result in a delay in the processing of Client's payroll. HR&P shall have no duty or obligation to advance funds to Client or to pay the employees or related taxes with HR&P funds.

Client is solely responsible to register their business and setup tax accounts with all relevant taxing agencies and to provide all requested Tax Filing Information to HR&P. "Tax Filing Information" is defined as all tax filing information that is requested by HR&P and is necessary to make payroll tax deposits and file payroll tax returns in accordance with the requirements of a taxing jurisdiction. This information includes, but is not limited to, tax identification numbers, powers of attorney and third-party administration access rights that may be required by a taxing jurisdiction to make payroll tax deposits and file payroll tax returns. HR&P will commence filing payroll tax returns and remitting payroll tax deposits once the requested Tax Filing Information has been provided. If HR&P processes payroll for Client in a taxing jurisdiction for which it has not received the requested Tax Filing Information, HR&P will hold the taxes on Client's behalf and will deposit the funds and file the tax returns when the required information has been received. HR&P is not responsible for any tax penalties or interest assessed due to Client's failure to register their business, obtain tax accounts or provide Tax Filing Information to HR&P.

In the event Client terminates services with HR&P for any reason prior to the end of a calendar quarter, Client acknowledges and agrees to prepare and file all outstanding state and federal payroll tax reports and returns, and calculate and deposit any payroll taxes and related payments at the required dates.

#### **REFUND POLICY**

HR&P, upon Client's written request within thirty (30) days of termination of this Agreement, shall refund any Client funds in the possession of HR&P less any amounts due to HR&P, including but not limited to termination fees, unpaid invoice balances, benefit costs, agency or benefit chargebacks. Client is solely responsible for any tax deposits, penalties, interest, or any other tax, payroll, benefit or other costs which are due after or which accrue after the date of termination of services with HR&P.

Initials: \_\_\_\_\_ Initials: \_\_\_\_\_

**TAX PENALTIES**

If HR&P fails to or inaccurately calculates and deposits payroll taxes based on correct information provided by Client, HR&P will reimburse Client or taxing authority, as applicable, for any penalties or interest assessed by the appropriate taxing authority. Client remains solely responsible for payment of the correct tax amounts. HR&P has no obligation to reimburse Client for any penalties or interest if Client or Client's employees furnished incorrect information to HR&P. Client shall pay any tax penalties or interest related to or arising out of: (a) inaccurate or incomplete information provided to HR&P, whether such information was provided by Client, Client's representatives or Client's employees; (b) Client's failure for any reason to make sufficient funds available to cover all paychecks and payroll tax deposits or the failure of Client's bank to honor any check, draft, wire transfer or ACH transaction for any reason; or (c) Client's failure to provide timely information to HR&P. Client and HR&P shall reasonably cooperate in the resolution of any claims, audits, disputes or inquiries by a taxing authority.

**OTHER TAXES**

Client is solely responsible for calculating, reporting, depositing and paying all non-payroll taxes of any kind, including but not limited to, ad valorem taxes, franchise taxes, sales and use taxes and income taxes, applicable to Client's business.

Client shall pay, or reimburse HR&P, for any sales or use taxes applicable to HR&P's services under this Agreement.

**PAYMENT**

Invoices are due and payable upon receipt and are generally issued from one to three days prior to Client payroll date. Client shall pay each invoice by ACH (*bank draft initiated three days before pay date*), wire transfer or reverse wire transfer. Client shall sign any authorization documents required by Client's or HR&P's bank.

All invoices not paid by Client by the invoice date are past due and constitute a default under this Agreement. Past due amounts shall be assessed a late fee of \$150.00 and bear interest at the rate of eighteen percent (18%) per annum until paid. Client shall reimburse HR&P for all bank service charges and administrative fees incurred by HR&P related to dishonored payment due to the fault of Client. In the event that an approved payment offered by Client is dishonored for any reason, HR&P may reinitiate the reverse wire for the dishonored amount of the Client-approved payroll, upon written notification to Client. Late fees, interest charges, and reimbursement of bank service charges and administrative fees shall be invoiced separately to the Client. HR&P shall have the unconditional right to immediately suspend or terminate any and all services until full payment is received from Client. In the event of any payment default by Client, HR&P may terminate this Agreement as noted under the Default section of this Agreement.

**INSURANCE & RETIREMENT PLANS**

Any employee benefit plans, including but not limited to health insurance, retirement, bonus, profit sharing or deferred compensation, offered by Client to its employees, are solely the responsibility of Client. HR&P will not serve or act as plan sponsor, plan administrator or other fiduciary.

**DEFAULT**

Acts of defaults by Client shall include, but are not limited to:

- 1) Failure of Client to timely pay any invoice, fee or charge in full when due; or
- 2) Failure of direct payment of taxable wages by Client to HR&P for services contemplated by this Agreement; or
- 3) Breach of any provision of this Agreement by Client.

HR&P may terminate this Agreement immediately on giving written notice to Client of Default and providing Client three (3) business days to cure such Default. If Client fails to cure such Default, HR&P shall have the right to immediately terminate this Agreement and any and all outstanding obligations of Client shall become immediately due and payable. On termination of this Agreement all obligations of Client shall remain effective until such time as such obligations have been satisfied by Client.

Acts of defaults by HR&P shall include, but are not limited to:

- 1) Failure of HR&P to provide any service required herein;
- 2) Failure of HR&P to comply with regulations of a federal, state, or local governmental body, department, or agency

Client may terminate this Agreement immediately on giving written notice to HR&P of Default and providing HR&P three (3) business days to cure such Default. If HR&P fails to cure such Default, Client shall have the right to immediately terminate this Agreement and any and all outstanding obligations of HR&P shall survive the termination of this Agreement until such time as any obligations cease to exist.

**PROFESSIONAL ADVICE**

HR&P is engaged in providing human resources consulting services. Client understands and agrees that any advice offered by HR&P is not a replacement for legal, tax or accounting advice. Client agrees that it will obtain appropriate professional advice concerning all legal, accounting, tax, insurance and benefits matters. HR&P will not pay for or provide legal representation to Client under any circumstance.

**INDEMNITY**

To the extent allowed by law, Client hereby agrees to indemnify, defend and hold HR&P harmless, from and against, any and all liability, expense (including court costs and attorneys' fees) and claims for damage of any nature whatsoever, whether known or unknown and whether direct or indirect, as though expressly set forth and described herein, which HR&P may incur, suffer, become liable for or which may be asserted or claimed against HR&P arising out of, based on or related to, but not limited to Client's business, operations, products, goods, services, premises, workplace safety and security, employment and management practices, vehicles, machinery or equipment, or the acts, errors or omissions of the Client, Client's representatives and the Client's employees.

To the extent allowed by law, Client hereby agrees to indemnify, defend and hold HR&P harmless, from and against, any and all liability, for any violation of any local, state and/or federal law, regulation, ordinance, directive or rule whatsoever, and all employment-related matters which shall include but not be limited to all matters arising under local, state and/or federal right-to-know laws, environmental laws, all laws within the jurisdiction of the NLRB, OSHA, and EEOC, including Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act (including without limitation those aspects relating to employment, public access and public accommodation), the WARN Act, ERISA, Patient Protection and Affordable Care Act, the Fair Labor Standards Act, all state or federal laws governing wages and hours (including without limitation: prevailing wage rate; exempt and non-exempt status; child labor; and minimum wage and overtime matters), all laws concerning discrimination on the basis of race, sex, sexual harassment, retaliation, religion, national origin, color, age, veteran status, disability, and marital status, all laws governing disclosed and undisclosed benefit plans, and all

Initials: \_\_\_\_\_ Initials: \_\_\_\_\_

other labor or employment related laws. Client shall indemnify, defend and hold HR&P harmless against any claims or demands brought by Client's employees against HR&P, except to the extent caused by HR&P, its employees, agents or representatives.

HR&P hereby agrees to indemnify, defend and hold Client harmless from and against any and all liability, expense (including court costs and attorneys' fees) and claims for damage of any nature whatsoever, whether known or unknown and whether direct or indirect, as though expressly set forth and described herein, which Client may incur, suffer, become liable for or which may be asserted or claimed against Client as a result of HR&P's failure to: properly calculate, prepare, deposit or pay payroll, payroll taxes, withholding, or benefits to the Client's employees; properly apply funds actually received from Client in accordance with Client's instructions. HR&P shall have no obligation to indemnify or defend Client as to claims arising out of the acts, errors or omissions of the Client's employees. This indemnity is expressly conditioned on Client having timely provided HR&P with complete and accurate information, paid all HR&P invoices in full when due.

Client and HR&P expressly agree that the indemnification provisions of this Agreement shall not be limited to claims, expenses or liabilities for which one Party is solely liable, but shall also apply to claims, expenses and liabilities for which Client and HR&P are jointly and concurrently liable. These indemnity obligations apply without regard to the fault or negligence of any party or parties. In such event, if either Party advances funds in connection with a claim, expense or liability, which is subject to this section in excess of its pro rata share, said Party, shall be indemnified by the other Party hereto for such excess amounts.

The indemnities provided herein shall be deemed to be contractual in nature and shall survive the expiration, breach or termination of this agreement.

**AMENDMENTS**

This Agreement and its Schedules may be amended from time to time as agreed by the parties in writing; such amendments shall become effective on the date and time so designated when signed by both HR&P and Client.

**MEDIATION**

Client and HR&P hereby agree to submit any dispute that arises from this contract to mediation. Mediation will take place before an agreed upon mediator within sixty (60) days of receipt of a written complaint by either party. The mediator's fee shall be borne equally by the parties. Either party may seek legal redress to enforce this provision and is entitled to all legal fees incurred in enforcing this provision. Mediation will occur in Harris County, Texas and is confidential and non-binding.

**ARBITRATION**

If mediation is unsuccessful, either party may request binding arbitration pursuant to Chapter 171. General Arbitration, Civil Practice and Remedies Code, commonly referred to as the Texas Arbitration Act. If mediation is unsuccessful, either party may, by written request, invoke binding arbitration. Within sixty (60) days of written request, the parties shall agree upon one arbitrator and each party shall bear the arbitrator's cost equally. If the parties are unable to agree on an arbitrator, either party may seek court intervention for such appointment. The parties may, by written agreement, agree upon more than one arbitrator. Binding arbitration shall occur in Harris County on a schedule established by the agreed upon or court appointed arbitrator. The arbitrator shall/may award arbitration fees and attorneys' fees to the successful party.

**ATTORNEYS' FEES; LIMITED RELIEF**

In the event of any legal dispute, the prevailing party in any enforcement action arising in respect to this Agreement shall be entitled to recover from the other party all costs of such enforcement action including, without limitation, reasonable attorneys' fees, court costs, arbitrator fees, arbitration filing fees, fees and expenses to enforce the award of the arbitrator and related expenses.

The parties waive all rights to recover lost profits, consequential damages, exemplary damages, multiple damages or punitive damages.

**ASSIGNMENT**

Without the prior written consent of HR&P, Client shall not assign this Agreement or its rights and duties hereunder or any interest herein. HR&P may unconditionally assign this Agreement to a third party with a prior 30 day written notice to Client.

**GOVERNING LAW**

Except for Arbitration section of this agreement, which shall be governed by the Federal Arbitration Act this agreement shall be governed by the laws of the United States and of the State of Texas, without the application of choice of law rules which shall not apply.

**GENERAL**

This Agreement, together with the attached Schedules, constitutes the entire agreement between Client and HR&P. This Agreement supersedes all prior, contemporary or subsequent negotiations, representations, promises or agreements between the parties. Any amendment to this Agreement shall be effective only if set forth on HR&P letterhead, signed by the president of HR&P and signed by an authorized representative of Client.

Nothing contained in this Agreement creates any partnership or joint venture. Neither party shall be the agent for the other party. There are no intended third party beneficiaries of this Agreement. This Agreement may only be enforced by the parties to this Agreement.

As required by 2276.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, HR&P hereby verifies that HR&P, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

As required by Section 2274.002, Texas Government Code, as amended, HR&P hereby verifies that HR&P, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code, as amended.

As required by Chapter 2271, Texas Government Code, as amended, HR&P hereby verifies that HR&P, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

Pursuant to Chapter 2252, Texas Government Code, HR&P represents and certifies that, at the time of execution of this Agreement neither the HR&P, 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.

If any provision of this Agreement or any amendment thereof, should be invalid, the remaining provision shall remain in effect and be so construed as to effectuate the intent and purposes of this Agreement and any amendments thereto.

All notices, requests and communications provided hereunder shall be in writing and hand delivered or mailed by United States registered, certified, or express mail, return receipt requested, and addressed to the party's principal place of business as set forth in this Agreement adjacent the signature of each party (or to such other address provided in writing by such party).

The waiver by either party hereto of a breach of any term or provision of this Agreement shall not operate or be construed as a waiver of a subsequent breach of the same provision by any party or of a breach of any other term or provision of this Agreement.

**SCHEDULES**

The following Schedules are inclusive to this Agreement and incorporated herein by reference for all purposes:

- 1. Schedule A ("Client Service Fees")

THIS AGREEMENT is duly executed on \_\_\_\_\_.

CLIENT: **Harris County Municipal Utility District No. 53**

HR&P, Inc.

BY: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS:  
1281 Brittmooore Rd  
Houston, TX 77043  
PHONE:

ADDRESS:  
9621 W. Sam Houston Parkway N., Ste 100  
Houston, Texas 77064  
PHONE: 281-880-6525

**TEXAS ETHICS COMMISSION FORM 1295 COMPLIANCE**

UNDER SECTION 2252.908, TEXAS GOVERNMENT CODE, AS AMENDED, A GOVERNMENTAL ENTITY MAY NOT ENTER INTO CERTAIN CONTRACTS WITH A BUSINESS ENTITY UNLESS THE BUSINESS ENTITY SUBMITS A DISCLOSURE OF INTERESTED PARTIES FORM (A "FORM 1295") TO THE GOVERNMENTAL ENTITY AT THE TIME THE BUSINESS ENTITY SUBMITS THE SIGNED CONTRACT TO THE GOVERNMENTAL ENTITY. BY EXECUTION OF THIS AGREEMENT ABOVE AND BELOW, THE BUSINESS ENTITY REPRESENTS AND WARRANTS TO THE DISTRICT THAT IT (**CHECK THE APPROPRIATE BOX**):

- IS A PUBLICLY TRADED BUSINESS ENTITY, OR A WHOLLY OWNED SUBSIDIARY OF A PUBLICLY TRADED BUSINESS ENTITY, AND A FORM 1295 IS NOT REQUIRED TO BE SUBMITTED TO THE DISTRICT PURSUANT TO SECTION 2252.908(C)(4), TEXAS GOVERNMENT CODE, AS AMENDED; OR
- SUBMITTED THE **ATTACHED** AND FOLLOWING FORM 1295 TO THE DISTRICT ON \_\_\_\_\_, 20\_\_\_\_, WHICH IS THE TIME BUSINESS ENTITY SUBMITTED THE SIGNED AGREEMENT TO THE DISTRICT.

\_\_\_\_\_  
REPRESENTATIVE OF BUSINESS ENTITY

**SCHEDULE A**  
**CLIENT SERVICE FEES**

**Client Name:** Harris County Municipal Utility District No. 53

**Fee Schedule:**

- **Administration Fee\***

\$5.00 per check

\*Minimum Administration Fee of \$50.00 per payroll or month, whichever is higher. If the total per check fee on a single payroll exceeds the Minimum Administration Fee, only the per check fee will apply. If payroll is not processed at least monthly, a minimum \$50.00 charge will be billed to the Client.

- **Client Set-up Fee:**

A Client Set-up Fee will be due at signing of the Client Service Agreement. This Fee is outlined below and varies depending on which calendar quarter the Agreement begins. If this Agreement is terminated, for any reason, Client shall have no right to any refund of the Client Set-up Fee.

Quarter 1 (January 1 to March 31): \$100.00

Quarter 2 (April 1 to June 30): \$200.00

Quarter 3 (July 1 to September 30): \$300.00

Quarter 4 (October 1 to December 31): \$400.00

- **New Hire Enrollment Fee**

Waived

*Client will be responsible to pay a nominal fee for payroll delivery. Additional fees may be incurred for interim payroll runs outside normal pay periods. Additional fees may apply for filing tax returns with zero dollar amounts. Additional set-up fees may apply if the initial set-up was based on inaccurate or incomplete Client data.*

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

1/31/2025

Taxes Receivable: 8/31/2024	\$	318,821.43	
Reserve for Uncollectables	(	61,846.16)	
Adjustments		<u>4,851.51</u>	\$ <u>261,826.78</u>
Original 2024 Tax Levy	\$	2,976,550.19	
Adjustments		<u>211,440.78</u>	<u>3,187,990.97</u>
<b>Total Taxes Receivable</b>			<b>\$ <u>3,449,817.75</u></b>
Prior Years Taxes Collected	\$	61,833.67	
2024 Taxes Collected ( 91.6%)		<u>2,921,612.51</u>	<u>2,983,446.18</u>
<b>Taxes Receivable at: 1/31/2025</b>			<b>\$ <u><u>466,371.57</u></u></b>

2024 Receivables:  
Debt Service  
Maintenance 266,378.46

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*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 1/2025	Fiscal to Date 6/01/2024 - 1/31/2025
<b>Beginning Cash Balance</b>	\$ 1,777,916.50	<u>148,879.06</u>
<b>Receipts:</b>		
Current & Prior Years Taxes	979,033.70	2,994,514.16
Penalty & Interest	4,641.97	27,024.54
Additional Collection Penalty	3,065.14	16,917.12
Stale Dated Checks	394.63	4,302.39
Tax Certificates		30.00
Overpayments	5,862.85	7,764.51
Credit Card Pymt Reversed		529.46
Return Check Charge		30.00
Funds Pending Certification	.01	81.99-
Refund - due to adjustments	1,095.84	36,904.15
Unpaid Account		252.71
Rendition Penalty	83.33	<u>541.28</u>
<b>TOTAL RECEIPTS</b>	<b>\$ 994,177.47</b>	<b>3,088,728.33</b>
<b>Disbursements:</b>		
Atty's Fees, Delq. collection	1,560.26	10,444.36
CAD Quarterly Assessment		22,506.00
Publications, Legal Notice		854.90
Credit Card Pymt Reversed		529.46
Refund - due to adjustments	1,694.58	37,424.72
Refund - due to overpayments	1,841.67	1,979.86
Tax A/C Bond Premium		656.00
Transfer to Debt Service Fund	5,630.27	67,665.45
Transfer to General Fund	1,734,256.15	2,021,860.29
Tax Assessor/Collector Fee	5,581.82	42,284.44
Reissue Stale Dated Check		3,119.60
Unpaid Account		252.71
Rendition Penalty CAD Portion		39.64
Postage/Deliveries	313.42	4,001.60
Supplies	732.72	732.72
Tax Certificates		30.00
Audit Preparation		100.00
Additional Services - BLI		100.00
Return Check Processing Fee		30.00
Records Maintenance	30.00	90.00
Continuing Disclosure Info		500.00
Copies		787.39
Mileage Expense		213.17
Envelopes - May Del Stmts		101.40
Tax Lien Transfers		120.00
Check Cost		180.60
Tax Rate Calculation		375.00
Positive Pay	25.00	200.00
Tax Code 26.16 & 26.17	330.00	<u>330.00</u>
<b>TOTAL DISBURSEMENTS</b>	<b>(\$ 1,751,995.89)</b>	<b>( 2,217,509.31)</b>
<b>CASH BALANCE AT: 1/31/2025</b>	<b>\$ <u>1,020,098.08</u></b>	<b><u>1,020,098.08</u></b>

HARRIS COUNTY M.U.D. #53

Disbursements for month of February, 2025

Check@	Payee	Description	Amount
	W/T to Debt Service 02/10/25	Transfer to Debt Service Fund	\$ 3,703.26
	W/T to General Fund 02/10/25	Transfer to General Fund	871,700.11
1522	PBFCM	Atty's Fees, Delq. collection	5,842.48
1523	Hampton Ronald	Refund - due to adjustments	289.45
1524	Sfallin Series LLC	Refund - due to adjustments	276.42
1525	Captain Gail R	Refund - due to adjustments	63.00
1526	Sanchez Abraham Perez	Refund - due to adjustments	22.89
1527	Canales Jose C & Maria E	Refund - due to adjustments	24.00
1528	Sahara Group LP	Refund - due to adjustments	88.08
1529	Salas Fernando R & Mary	Refund - due to adjustments	24.00
1530	Garcia Rebecca	Refund - due to adjustments	32.03
1531	Upperland LLC	Refund - due to adjustments	77.97
1532	Sims Downen McDaniel	Refund - due to adjustments	52.20
1533	Sotelo Abiu	Refund - due to adjustments	67.80
1534	Gray Cecil E & Jeanette D	Refund - due to adjustments	54.00
1535	Stewart Tyrone	Refund - due to adjustments	24.00
1536	American Finance & Investment	Refund - due to overpayments	856.36
1537	Vera Michael K	Refund - due to overpayments	151.30
1538	Thomas George	Refund - due to overpayments	578.70
1539	Triple B C and V LLC	Refund - due to overpayments	760.64
1540	Ryan LLC	Refund - due to overpayments	462.01
1541	Aguirre Irma & Sonia	Refund - due to overpayments	73.89
1542	Lereta LLC DBA Accumatch	Refund - due to overpayments	689.36
1543	Advance Auto Parts	Refund - due to overpayments	24.86
1544	Wright Deiedre A	Refund - due to overpayments	5.00
1545	Fontenette Drew A & Lonnette	Reissue Stale Dated Check	16.50
1546	Bob Leared	Tax Assessor/Collector Fee	6,238.11
TOTAL DISBURSEMENTS			\$ 892,198.42
Remaining Cash Balance			\$ <u>127,899.66</u>

Stellar Bank



HARRIS COUNTY M.U.D. #53

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 1/2025	Adjustments To Collections 1/2025	Total Tax Collections at 1/31/2025	Total Taxes Receivable at 1/31/2025	Collection Percentage
2024	969,007.77	188.72-	2,921,612.51	266,378.46	91.644
2023	4,715.02	874.12-	3,788,518.28	55,119.44	98.566
2022	2,198.00	33.00-	3,764,388.98	36,632.68	99.036
2021	806.79		4,124,552.76	23,473.06	99.434
2020	1,219.84		4,979,693.84	19,272.53	99.614
2019	810.45		4,884,760.38	13,007.25	99.734
2018	831.49		4,943,139.46	13,902.86	99.720
2017	540.18		4,683,851.15	11,117.50	99.763
2016			4,748,707.61	9,669.67	99.797
2015			4,889,678.83	6,119.27	99.875
2014			4,884,423.64	4,089.54	99.916
2013			4,803,165.37	2,085.48	99.957
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 91.989 )

HARRIS COUNTY M.U.D. #53

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	1,328,329,594	05 / 05	.240000	211,440.78		3,187,990.97
2023	1,281,211,599	17 / 17	.300000	251,976.93		3,843,637.72
2022	1,151,824,662	29 / 29	.330000	311,125.32		3,801,021.66
2021	1,037,006,493	40 / 40	.400000	479,251.59		4,148,025.82
2020	943,201,123	52 / 52	.530000	449,710.14		4,998,966.37
2019	890,580,051	64 / 64	.550000	479,130.33	424.06	4,897,767.63
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			.240000	3,187,990.97
2023	.050000	640,606.41	.250000	3,203,031.31
2022	.080000	921,459.64	.250000	2,879,562.02
2021	.150000	1,555,509.68	.250000	2,592,516.14
2020	.300000	2,829,603.43	.230000	2,169,362.94
2019	.300000	2,671,509.39	.250000	2,226,258.24
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:

- \$1,095.84 - REPORTED AS TAXES COLLECTED ON PRIOR REPORTS. TRANSFERRED TO REFUND ADJUSTMENT 01/25 DUE TO CAD C/R #05, #17 AND #29.
  - 2024 TAXES - \$188.72 VARIOUS ACCOUNTS
  - 2023 TAXES - \$874.12 VARIOUS ACCOUNTS
  - 2022 TAXES - \$ 33.00 #0862-003-0140
  
- \$2,256.28 - ONLINE OVERPAYMENTS NOT BEING ISSUED. REVERSAL TO BE REQUESTED BY TAXPAYER.
  - 2024 TAXES - \$111.66 #9900-234-3895
  - \$463.69 #0871-003-0420
  - \$587.54 #0872-006-0030
  - \$658.99 #0903-006-0250
  - \$434.40 #0862-006-0220
  
- \$ 4.45 - OVERPAYMENTS NOT BEING ISSUED DUE TO AMOUNTS.
  - 2024 TAXES - \$4.45 VARIOUS ACCOUNTS
  
- \$ 394.63 - CHECKS #1426 AND #1432 ISSUED ON 05/24 REPORT ARE BEING STALE DATED. TO BE REISSUED UPON TAXPAYER REQUEST.

**HARRIS COUNTY M.U.D. #53**

<b>Tax Exemptions:</b>	2024	2023	2022
Homestead	.00000	.00000	.00000
Over 65	10,000	10,000	10,000
Disabled	10,000	10,000	10,000

**Last Bond Premium Paid:**

Payee	Date of Check	Amount
Brown & Brown	11/05/2024	656.00
01/15/2025 - 01/15/2028		

<b>Adjustment Summary:</b>	2024	
10/2024	/ ROLL 002	180,311.30
11/2024	/ ROLL 003	30,713.12
12/2024	/ ROLL 004	28.45-
1/2025	/ ROLL 005	444.81
<b>TOTAL</b>		<b>211,440.78</b>

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

<u>Account no.</u>	<u>Tax</u> <u>Year</u>	<u>Last</u> <u>Payment</u> <u>Amount</u>	<u>Last</u> <u>Payment</u> <u>Date</u>	<u>Balance</u> <u>Due</u>
*Total	Count	0		
(I) - BLI Contract			(A) - Delinquent Attorney Contract	

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Standard Payment Plans

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

**PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.**  
**DELINQUENT TAX REPORT**  
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT # 53**  
**February 11, 2025**

**Bankruptcy:**

Account #		Property Owner and Property Address	Tax Year	Base Tax
1.	1150950040028	ARCHEVALD MARIA - 977 LEADENHALL CIR	2020	\$448.37
2.	2047106	TEXAS PORTRAITS LP - Personal Property at 5655 E SAM HOUSTON PKY N	2013-2014	\$117.50

**Suit Filed; where appropriate, delinquent 2024 taxes are included in the suits.**

Account #		Property Owner and Property Address	Tax Year	Base Tax
1.	1095140000032 1095140000031	DAVIS CLANCE R & GAZETTE D - 1346 & 1350 WILLERSLEY LN Suit filed; the taxes have been <b>paid in full</b> .	2016-2023	\$5,390.85
2.	1078100000015	FONTENETTE KRISTY A - 14806 BEACONSFIELD DR Suit filed; the taxes have been <b>paid in full</b> .	2017-2023	\$4,993.44
3.	1302890010023	SANCHEZ FREDY W - 15742 COMINSKY DR Suit filed; the taxes have been <b>paid in full</b> .	2020 - 2023	\$4,055.59
4.	1147980040005	ESTATE OF BURNS LINDA S - 14919 PEACHMEADOW LN We intervened in a suit filed by Harris County; the taxes have been <b>paid in full</b> .	2017-2023	\$3,890.70
5.	1145580030023	RODRIGUEZ JUAN - 15259 PEACHMEADOW LN Suit filed; judgment was signed on 12/6/24 and the judgment is final. The taxpayer committed to pay in 12 installments; the first payment is due 2/28/25.	2017-2023	\$3,857.42
6.	1227210030033	LINTAG BENJAMIN - 15427 BUCKEYE BROOK WAY Suit filed. Judgment signed 4/23/19; the judgment is final. The 15427 Buckeye Brook Way property is their homestead; they have an over-65 exemption but not a deferral. The 2019-2020 & 2022-2023 tax years (base tax of \$3,267.91) are due but were not included in the suit because they were not delinquent at the time of judgment.	2016-2018	\$2,442.11
7.	1138350000010	NEAL DEXIXIE LEE - 1602 EVESHAM DR Suit filed; judgment was signed on 11/11/2024 and the judgment is final. We will request an order of sale.	2020-2023	\$2,429.28
8.	1113520000006	VILLAGOMEZ SILVIA - 1343 DELL DALE ST Suit filed. A trial date is set for 4/16/2025.	2019-2023	\$2,402.83
9.	1147980030036	CHARLES DEBRA - 14887 PEACHMEADOW LN We intervened in a suit filed by Harris County; we will monitor the case. The taxpayer committed to pay in 3 installments; the first payment was due 1/30/2 but as of 2/5/25 we have not received payment.	2021-2023	\$2,023.62
10.	1148100010014	GARCIA NORMA - 913 HOLBECH LN Suit filed; the lienholder has been served. A hearing date will be set when the owner has been served.	2020-2023	\$1,870.65
11.	1145330020020	VILLANUEVA PEDRO - 1035 HOLBECH LN Suit filed; a default judgment will be submitted on 5/7/2025.	2020-2023	\$1,801.86
12.	1145580050013	MAOUTASSEUM ALABASSI - 15227 BEDFORD GLEN DR Suit filed; judgment was submitted on 1/16/2025 but there has been no ruling.	2021-2023	\$1,603.43
13.	1113460000009	HOLMES DARRELL RAY - 1355 LEADENHALL CIR Suit filed; an order of status conference is set for 2/10/2025.	2022-2023	\$1,351.85

14.	1246200080022	VILLANUEVA MARK & GLORIA - 2027 ROCK RIDGE DR Suit filed; service is completed. A hearing date will be set.	2022-2023	\$1,339.84
15.	0450080000060	K J CHILDCARE DEVELOPMENT HOLDINGS LLC - 5150 E SAM HOUSTON PKY N Suit filed; a trial is set for 2/21/2025.	2023	\$1,323.69
16.	1147980020050	RAMKISSOON RENNIE - 1439 SEAFIELD DR Suit filed; the taxes have been <b>paid in full</b> .	2022-2023	\$1,226.44
17.	1145580040010	APOLINAR HERRERA - 15202 BEDFORD GLEN DR Suit filed; judgment was signed on 6/5/2024 and the judgment is final. We will request an order of sale.	2022-2023	\$1,051.24
18.	2291245	LET INBEV CARRIERS INC. - vehicle account at 16114 S DE ZAVALLA RD Suit filed; service is completed. A hearing date will be set.	2021	\$904.12
19.	2154421	VICTOR FABIAN ANDRADE - vehicle account at 1606 KAMALA DR Suit filed; judgment was signed on 11/19/2024 and the judgment is final. An abstract of judgment has been filed, a judgment letter was sent to the owner and a writ of execution will be requested.	2022-2023	\$885.89
20.	1148100010011	GUTIERREZ CARLOS - 919 HOLBECH LN Suit filed; a default judgment will be submitted on 3/5/2025.	2022-2023	\$880.58
21.	1135700000015	DANIEL-REED KAREN Y - 926 HEATHFIELD DR Suit filed; service is completed. The taxpayer committed to pay in 12 installment; she is paying as agreed. The 2022 & 2023 taxes are paid.	2020-2021	\$790.72
22.	2196862	WHITE JOMAR - vehicle account at 1315 WROTHAM LN Suit filed. A judgment was signed on 11/18/24 and the judgment is final. An abstract of judgment has been filed, a judgment letter was sent to the owner and a writ of execution will be requested.	2018-2022	\$688.51
23.	2367073	LEONEL GARCIA GUILLEN - vehicle account at 1423 CHERTSEY CIR Suit filed; a default judgment will be submitted on 2/17/2025.	2021-2023	\$638.93
24.	2157726	HERNANDEZ MANUEL D - vehicle account at 1059 PENNYGENT LN Suit filed; a hearing date will be set when the defendant has been served.	2017-2023	\$625.73
25.	2336798	MAKANDAL LLC - Personal Property at 19002 CADDY CIR Suit filed; judgment was signed on 12/12/23 and the judgment is final. An abstract of judgment has been filed and a judgment letter has been sent to the owner but there has been no response.	2020-2022	\$598.35
26.	1266270030007	HERNANDEZ OTILIA & CORREA JOSE - 1734 ADRIANA LN We intervened in a suit filed by Johnson & Starr, as agent and attorney for Tax Lien Loan SPV, LLV. We will monitor the case.	2023	\$592.37
27.	1145570010036	RANDOLPH DELOIS A - 15014 PEACHMEADOW LN Suit filed; one of the owners has been served. A hearing date will be set when the remaining owner has been served.	2023	\$539.97
28.	1159370070053	MULLINS KENNETH W - 14334 DOUBLE PINE DR We intervened in a suit filed by Harris County; we will monitor the case.	2023	\$538.86
29.	1148100010027	LYON DONALD ESTATE OF - 916 HOLBECH LN Suit filed. The constable has been unable to serve the owner so we requested permission from the Court to serve them by alternate means (such as serving anyone over the age of 16 or by posting the citation on their door). A hearing on this motion is to be held on 2/18/2025.	2023	\$477.79
30.	2392481 2389027	RAMON HERNANDEZ - vehicle accounts at 1810 ADELLA DR Suit filed; a hearing date will be set when the defendant has been served.	2022-2023	\$463.69
31.	2390510	VLADIMIR CUELLAR FLORES KATIA E PEREZ LO - vehicle account at 935 LEADENHALL CIR Suit filed; service is completed. A hearing date will be set.	2021-2023	\$452.09
32.	2337531	ROBERTO ALEX PEREZNEGRON - vehicle account at 15339 BATTERSEA GARDENS DR Suit filed; a default judgment will be submitted 2/7/2025.	2022	\$429.58



33.	1145330030103	NAVA-SUAREZ FABIAN ENRIQUE - 1167 HOLBECH LN Suti filed; judgment was signed on 12/16/2024 and the judgment is final. On 2/4, they requested a payoff statement to be emailed which we sent.	2023	\$418.40
34.	2384839	ERIC DEWAYNE BROWN DBA BACKSTREET TRANSP - vehicle account at 15710 BANNOWSKY LN Suit filed; a hearing date will be set when the defendant has been served.	2021-2022	\$412.90
35.	2153174	JUAN ELADIO ESPINOZA SANCHEZ - vehicle account at 1719 MERTON DR Suit filed; judgment was signed on 2/7/23 and the judgment is final. An abstract of judgment has been filed and a judgment letter has been sent to the owner.	2017-2021	\$389.57
36.	2141885	ENCARNACION ALVAREZ - vehicle account at 1351 WROTHAM LN Suit filed; judgment was signed on 4/4/23 and the judgment is final. An abstract of judgment has been filed.	2016-2022	\$305.46
37.	2384544	DAROSERI AUTO SALES - vehicle account at 1530 WROTHAM LN Suit filed; service is completed. A hearing date will be set.	2022-2023	\$295.28
38.	2315125 2315127	GREAT LOGISTICS LLC - vehicle account at 14927 GRASSINGTON DR Suit filed; a hearing date will be set when the defendant has been served.	2020-2023	\$231.96

**Deferrals:**

Account #	Property Owner and Property Address	Tax Year	Base Tax
1.	1159370040019 HARSHMAN ZONA C - 14322 TWISTED TRUNK CT <b>Paid in full.</b>	2013-2023	\$8,461.49
2.	1179680010003 BESSARD VERA E - 106 BLACK WALNUT DR	2015-2023	\$7,890.93
3.	1135740000003 BROWN BETTYE - 15011 CHIPPERFIELD DR	2013- 2018&2020- 2023	\$7,764.44
4.	1140250010068 WHITE MARGIE - 14922 ELSTREE DR	2014-2023	\$7,576.95
5.	1135720000028 GALVAN WILLIAM L - 1006 HEATHFIELD DR	2010- 2019&2023	\$6,843.68
6.	1147980050005 ARSCOTT JACQUELYN J - 1519 CARBONEAR DR	2015-2023	\$6,668.34
7.	1276880020018 CRAVEN ERNEST J - 1827 MACCLESBY LN	2017-2023	\$5,619.97
8.	1135700000011 LOPEZ MARGARITA - 939 MOORSIDE LN	2014-2015 & 2018-2019 & 2021-2023	\$5,081.93
9.	1159370020003 REED WANDA - 14330 OWENDALE DR	2013-2017 & 2020 & 2022- 2023	\$5,041.56
10.	1135690000056 INGRAM MICKEY - 939 HEATHFIELD DR	2015-2023	\$4,816.18
11.	1145580060018 EDWARDS DIANNE L - 1414 WROTHAM LN	2014-2023	\$4,449.24
12.	1078090000011 MORRIS VERNON LEE & MARY V - 14823 SCOTTER DR	2017-2023	\$4,002.03
13.	1095160000025 PERKINS CASSANDRA - 1322 LITTLEPORT LN	2016-2019 & 2021 & 2023	\$3,882.10
14.	1135690000026 SMITH ROGER ALAN - 902 EARLSFERRY DR	2018-2023	\$3,410.94
15.	1125100000011 DEROUESSELLE ROBERT & GLORIA - 1311 CASTLE GLEN DR	2018-2023	\$3,346.31
16.	1179680030010 MORENO EPIFANIO & ELIZABETH A - 158 BLACK WALNUT DR	2017 & 2021- 2023	\$3,322.58
17.	1145580070067 BLAND TAMARA WYNETTE - 15310 BEDFORD GLEN DR	2018-2022	\$2,818.52
18.	1145570050066 MANSUR SUZANNE - 1454 MACCLESBY LN	2016-2019 &	\$2,799.58

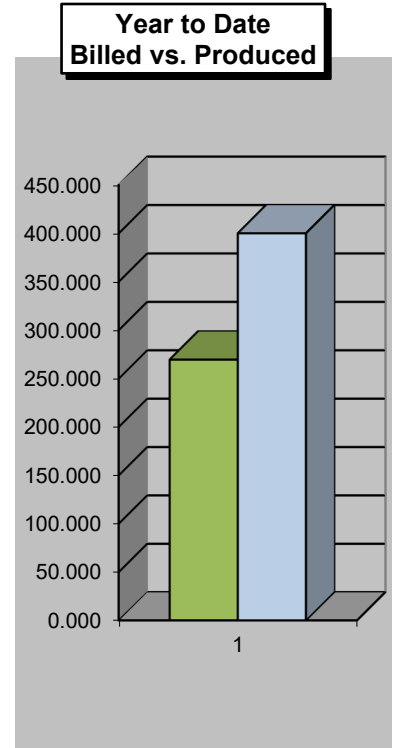
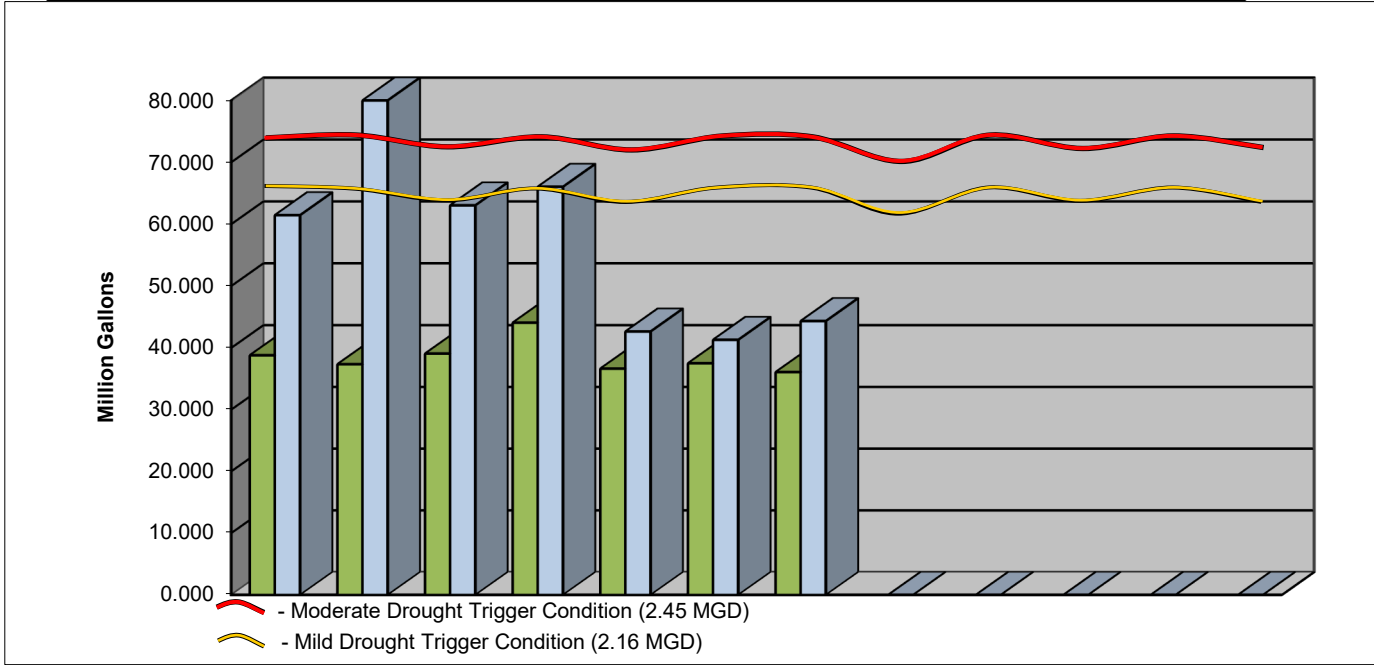
			2022-2023	
19.	1135750000001	RISEN LAWRENCE A & SYLVIA - 15003 TAYPORT LN	2014 & 2021-2023	\$2,246.31
20.	1276880020001	SALAZAR JORGE N - 1615 MACCLESBY LN	2021-2023	\$2,137.03
21.	1138350000033	WILLIAMS KATHERINE C - 14838 SHOTTERY DR	2007 & 2010 & 2013 & 2021	\$1,837.45
22.	1145570050032	DRYSDALE ALTON S & BERNADETTE J - 1446 WILLERSLEY LN	2022-2023	\$1,349.40
23.	1159370030012	ARCENEUX A FAYE - 14311 LONG SHADOW DR	2016	\$882.18
24.	1135670000024	HAMMOND SANDRA A - 955 STERLING GREEN DR S	2023	\$528.74
25.	1159370040021	WRIGHT DEIRDRE A - 14326 TWISTED TRUNK CT <b>Paid in full.</b>	2023	\$518.84
26.	1145570080002	RHODES CLIFTON & SHARON - 1506 LEADENHALL CIR	2023	\$509.06

**2023 taxes:**

The 2023 taxes were turned over to our firm for collection in July. Multiple demand letters have been sent, we are making phone calls and we are contacting mortgage companies, where appropriate.

# Harris County Municipal Utility District No. 53

## Water Billed vs. Water 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	5,527	5,527	5,524	5,524					
Inactive Taps	59	49	55	53	53	56	56					
Total Taps	5,580	5,580	5,580	5,580	5,580	5,580	5,580					
Flushing/Water Loss	0	0	0	0	0	0	0					
Padstow WP	6.459	9.449	12.862	3.527	2.659	0.000	1.994					
Willersley WP	0.128	1.703	0.516	0.193	0.074	0.101	0.019					
Black Rock WP	5.497	7.982	9.376	3.626	2.469	0.716	1.309					
Surface Water	49.371	62.030	40.290	58.702	37.458	40.494	41.027					
Billed, Total	38.805	37.362	39.083	44.082	36.648	37.516	36.087					
Pumped, Total	61.455	81.164	63.044	66.048	42.660	41.311	44.349					
% Accountable	63%	46%	62%	67%	86%	91%	81%					
GPD/Conn	359	473	380	385	257	241	259					

Notes: 1. Fiscal Year is June 1 to May 31  
 2. Pumpage Figures are in million gallons (MG)

YTD Billed	<b>269.583</b>
YTD Produced	<b>400.031</b>
YTD %	<b>67.4%</b>

**Harris County MUD No. 53  
Engineer's Report  
February 11, 2025**

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

**1. Usage Report:**

January 2025 – 44.3 million gallons for the month pumped; total taps – 5,580

January 2024 – 41.3 million gallons for the month pumped; total taps – 5,580

Accountability for the month = 81%

Accountability for Fiscal Year to Date = 67%

**2. Harris County – Projects within HCMUD 53**

- Sonoma Ranch: Traffic signal at Dell Dale and Hidden Park, project is in design phase
- Wallisville Road: Pedestrian bridge across Carpenter's Bayou and walking trails along bayou are under construction

**3. TxDOT – Beltway 8**

- Proposed improvements to main lanes. Four lanes each direction. There are no proposed improvements to the feeder lanes currently.
- Project will begin at Woodforest Boulevard and continue north, the project will end south of Highway 90 – Crosby Freeway.
- Record drawings for HCMUD 53 public utilities that cross Beltway 8 have been provided to the TxDOT engineer.

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

		Estimated Total Cost by Fiscal Year								FINAL / ESTIMATED			
		\$ 109,194	\$ 536,940	\$ 747,628	\$ 931,880	\$ 1,080,448	\$ 2,077,993	\$ 1,707,993	\$ 1,701,943				
		June 2021	June 2022	June 2023	June 2024	June 2025	June 2026	June 2027	June 2028				
		- May 2022	- May 2023	- May 2024	- May 2025	- May 2026	- May 2027	- May 2028	- May 2029	Completion Year	Costs		
<b>Water Production and Distribution Facilities</b>													
<b>1</b>	<b>Replace Water Lines across Drainage Channels</b>												
	a. South Ditch												
	8" Welded Steel at Littleport Lane (built in 1979)												
	12" Welded Steel at Sterling Green South Blvd (built in 1979)												
	b. Carpenter's Bayou												
	6" Welded Steel at Elstree Drive (built in 1979)												
	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)									2021	\$ 276,163		
	8" Welded Steel (Above Ground) at Woodforest Blvd (built in 1980)												
<b>2</b>	<b>Black Rock Water Plant</b>												
	a. GST 1: Inspect Interior / Exterior (Interior / Exterior inspected in 2022)		\$ 1,000					\$ 1,000		2026	\$ 1,000		
	b. GST 1: Re-coat Interior (Interior coated in 2009)								\$ 120,000	2027	\$ 120,000		
	c. GST 1: Re-Coat Exterior (Exterior Coated in 2020)								\$ 120,000	2027	\$ 120,000		
	d. GST 1: Remove and replace GST (Built in 1983, 39 yrs. old)									2028	\$ 858,000		
	e. GST 2: Inspect Interior / Exterior (Interior / Exterior inspected in 2022, built in 2013)		\$ 1,000					\$ 1,000		2026	\$ 1,000		
	f. GST 2: Re-coat Interior / Exterior (Interior / Exterior coated in 2013)					\$ 240,000				2025	\$ 240,000		
	g. HPT: Inspect Interior / Exterior (Interior / Exterior coated in 2022)		\$ 1,000					\$ 1,000		2026	\$ 1,000		
	h. HPT: Re-coat Interior / Exterior (Coated 2018)								\$ 30,000	2025	\$ 30,000		
	i. Booster Pump: Add BP 4; need based on EST 2 and future Sonoma Ranch Sec. 4					\$ 70,000				2024	\$ 70,000		
<b>3</b>	<b>Padstow Water Plant</b>												
	a. GST 2: Inspect Interior / Exterior (Inspected in 2022)		\$ 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)		\$ 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)			\$ 2,000						2022	\$ 2,000		
	f. EST 1: Re-coat Interior / Exterior (Coated in 2009)							\$ 330,000		2026	\$ 330,000		
<b>4</b>	<b>Wallisville Road Water Plant</b>												
	a. EST 2: Site preparation - Clearing and Grubbing									2018	\$ 19,630		
	b. EST 2: Perimeter Fence and Gates									2019	\$ 60,413		
	c. EST 2: Concrete Demolition and Site Drainage									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)						\$ 200,000	\$ 1,100,000	\$ 1,100,000	2025-2027	\$ 2,400,000		
	e. Land Acquisition									2018			
<b>5</b>	<b>Replace Existing Water Lines with PVC</b>												
	a. Replace water lines in phases (\$100/LF); Replace waterlines in Sterling Green Sec. 2, 3, 8 & 9						\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	2024-2029	\$ 1,500,000
<b>Sanitary Sewer System and Lift Stations</b>													
<b>6</b>	<b>Sanitary Sewer Line and Manhole Repairs</b>												
	a. Repair sanitary sewer siphon at Carpenter's Bayou (point repair and manhole rehab)									2022	\$ 100,000		
<b>7</b>	<b>Replace Dry-Pit Pumps with Submersible Pumps when Exist. Pump Fails</b>												
	a. Install submersible pumps (Sterling Green S. LS and Tenderden LS)							\$ 200,000		2025	\$ 200,000		
<b>8</b>	<b>Tenderden Lift Station (Replace Valves, Fittings and Piping)</b>												
	a. Tenderden Lift Station Improvements									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
<b>9</b>	<b>Smoke Test / Televis - Clean / Manhole Inspection - Sanitary Sewer System</b>											
	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
<b>10</b>	<b>HCFWSD 51 - Regional WWTP</b>											
	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
<b>Detention Facilities</b>												
<b>11</b>	<b>Detention Ponds</b>											
	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
<b>District Facilities</b>												
<b>12</b>	<b>Water Well Rehabilitation (Three Wells)</b>											
	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
<b>13</b>	<b>Lift Stations</b>											
	a. SCADA system for operation of lift stations	Future									2019-2020	
<b>Sanitary Sewer / Waterline / Sidewalk Repairs</b>												
<b>14</b>	<b>Sidewalk Replacement / San Swr MH Repair - Phase II</b>											
	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
<b>Sonoma Ranch Sec. 4 - Commercial Tract</b>												
	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	\$ -
<b>Estimated Total Cost by Fiscal Year</b>			<b>\$ 109,194</b>	<b>\$ 536,940</b>	<b>\$ 747,628</b>	<b>\$ 931,880</b>	<b>\$ 1,080,448</b>	<b>\$ 2,077,993</b>	<b>\$ 1,707,993</b>	<b>\$ 1,701,943</b>	<b>\$ 6,746,296</b>	

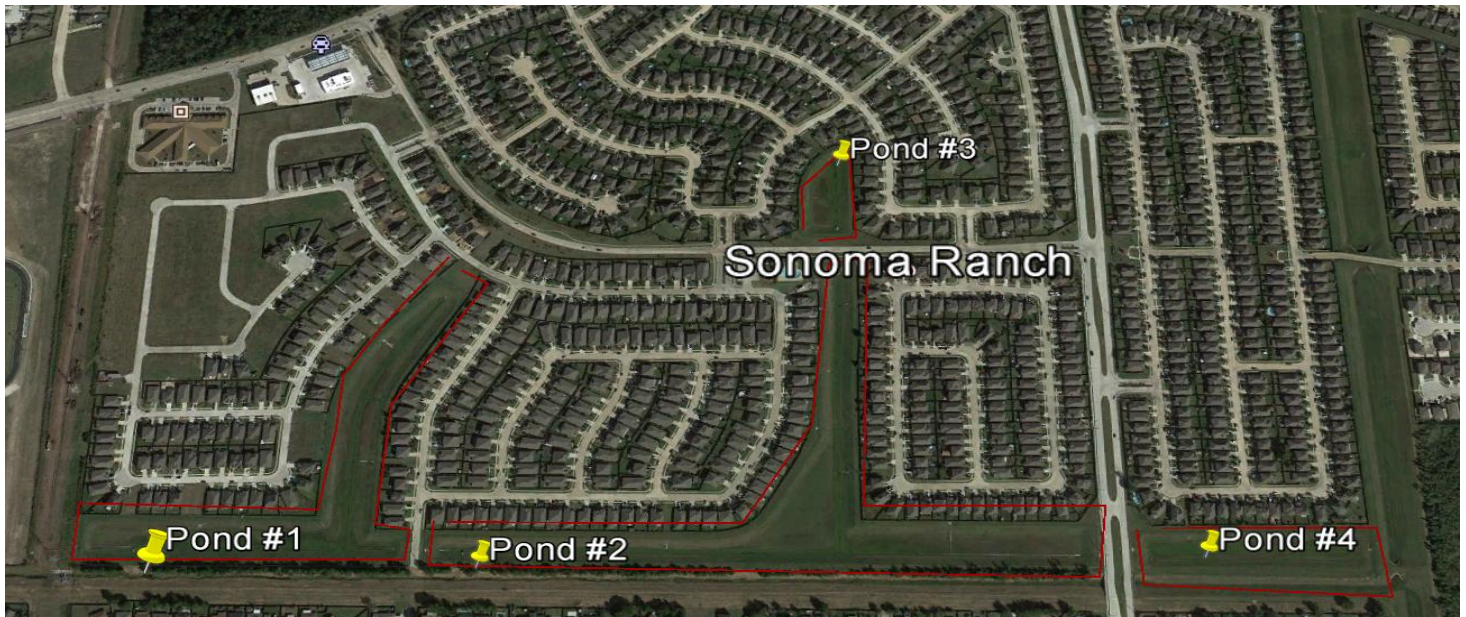


# Champions

HYDRO - LAWN  
Erosion Control Specialist since 1976

HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT  
NO. 53  
SONOMA RANCH

Detention and Drainage Repairs Report



February 11, 2025

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](mailto:pmiller@champhydro.com)

**These pictures were taken on February 6<sup>th</sup> 2025**



## SONOMA RANCH

- The next major event is the spring over-seed in March.
- The channels are in good condition.
- The new plant site will be mowed soon.
- The mowing was completed on the area on Wallisville.
- We will plant the new tree in March.
- I will have the proposal to replace the SWQ baskets next month.

### Pond #1



DIRECTION  
Unavailable

29.80838°N  
095.15048°W

ACCURACY 2 m  
DATUM WGS84



2025-02-06  
13:32:08-06:00

DIRECTION  
Unavailable

29.80838°N  
095.15048°W

ACCURACY 2 m  
DATUM WGS84



2025-02-06  
13:32:09-06:00

DIRECTION  
Unavailable

29.80838°N  
095.15048°W

ACCURACY 2 m  
DATUM WGS84



2025-02-06  
13:32:10-06:00

DIRECTION  
Unavailable

29.80838°N  
095.15048°W

ACCURACY 2 m  
DATUM WGS84



2025-02-06  
13:32:13-06:00

DIRECTION  
Unavailable

29.80629°N  
095.15222°W

ACCURACY 2 m  
DATUM WGS84



2025-02-06  
13:35:11-06:00

DIRECTION  
Unavailable

29.80629°N  
095.15222°W

ACCURACY 2 m  
DATUM WGS84



2025-02-06  
13:35:17-06:00

## Pond #2



DIRECTION  
Unavailable

29.80583°N  
095.14982°W

ACCURACY 11 m  
DATUM WGS84



2025-02-06  
13:40:23-06:00

DIRECTION  
Unavailable

29.80592°N  
095.14984°W

ACCURACY 3 m  
DATUM WGS84



2025-02-06  
13:40:49-06:00

DIRECTION  
Unavailable

29.80594°N  
095.14984°W

ACCURACY 8 m  
DATUM WGS84



DIRECTION  
Unavailable

29.80931°N  
095.14516°W

ACCURACY 4 m  
DATUM WGS84



DIRECTION  
Unavailable

29.80631°N  
095.14238°W

ACCURACY 7 m  
DATUM WGS84



2025-02-06  
13:20:40-06:00

DIRECTION  
Unavailable

29.80630°N  
095.14238°W

ACCURACY 11 m  
DATUM WGS84



2025-02-06  
13:20:43-06:00



DIRECTION  
Unavailable

29.80629°N  
095.14239°W

ACCURACY 11 m  
DATUM WGS84



2025-02-06  
13:20:44-06:00

DIRECTION  
Unavailable

29.80623°N  
095.14238°W

ACCURACY 12 m  
DATUM WGS84



2025-02-06  
13:20:55-06:00

# Pond #3



DIRECTION  
Unavailable

29.80959°N  
095.14562°W

ACCURACY 2 m  
DATUM WGS84



DIRECTION  
Unavailable

29.80943°N  
095.14547°W

ACCURACY 19 m  
DATUM WGS84



DIRECTION  
Unavailable

29.80943°N  
095.14532°W

ACCURACY 18 m  
DATUM WGS84



2025-02-06  
13:29:48-06:00

DIRECTION  
Unavailable

29.80943°N  
095.14527°W

ACCURACY 18 m  
DATUM WGS84



2025-02-06  
13:29:50-06:00

DIRECTION  
Unavailable

29.80943°N  
095.14526°W

ACCURACY 18 m  
DATUM WGS84



2025-02-06  
13:29:51-06:00

DIRECTION  
Unavailable

29.80943°N  
095.14521°W

ACCURACY 18 m  
DATUM WGS84



2025-02-06  
13:29:54-06:00

# Pond #4



DIRECTION  
Unavailable

29.80601°N  
095.14204°W

ACCURACY 4 m  
DATUM WGS84



2025-02-06  
13:18:25-06:00

DIRECTION  
Unavailable

29.80601°N  
095.14204°W

ACCURACY 4 m  
DATUM WGS84



2025-02-06  
13:18:27-06:00

DIRECTION  
Unavailable

29.80601°N  
095.14204°W

ACCURACY 4 m  
DATUM WGS84



2025-02-06  
13:18:27-06:00









**New Water Plant Site**





# The mowing on Wallisville



**Memorandum**

**DATE:** February 5, 2025  
**TO:** Board of Directors of Harris County MUD No. 53  
**FROM:** Jaime Salinas, P.E.  
**SUBJECT:** North Channel Water Authority (NCWA) Board Meeting of January 13, 2025

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 **December 2024** was presented:

NCWA Surface Water Used	208.409 MG
NCWA Ground Water Used	91.999 MG
HCMUD 53 Surface Water Used	40.494 MG
HCMUD 53 Ground Water Used	0.817 MG
HCMUD 53 Cost for Surface Water Used	\$140,940.76
% accountability YTD	104.52 %
% surface water used YTD	66.71 %
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:
  - 2239 Hayden Road service connection: NCWA engineer has submitted plans to Harris County and City of Houston for review and is addressing the comments received.
5. There being no other matters to consider, the meeting was adjourned.

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