

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, MARCH 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.

TO ATTEND VIA VIDEO:

Link: <https://us02web.zoom.us/j/82952131202?pwd=iFF6SssjGrNxIL9jpOURiYNDWbUBkT.1>

Meeting ID: 829 5213 1202

Passcode: 050170

TO ATTEND VIA AUDIO ONLY:

Dial: 1-346-248-7799

Meeting ID: 829 5213 1202


Passcode: 050170

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

1. **Approve minutes of February 11, 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 [Off Cinco];**
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) authorize other appropriate action;
6. **Engineering and Project Matters:**
 - a) receive general engineering report;
 - b) update regarding Beltway 8 improvements [TXDOT];
 - c) discuss traffic signal project at Dell Dale & Hidden Park [Harris County];
 - d) discuss pedestrian bridge work at Carpenters Bayou and area walking trails [Harris County];
 - e) review current CIP, and approve updates as determined necessary;
 - f) approve pay estimates, change orders, or time extensions;
 - g) authorize acceptance of improvements of facilities, approval of final estimates, or release of retainage;
 - h) authorize other appropriate action;
7. **Operations & Maintenance Matters:**
 - a) receive operations and maintenance report, including regional wastewater treatment plant report;

- b) 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

February 11, 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 11th day of February, 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 Huit-Zollars, Inc. ("H-Z"); Darrell Hawthorne of Municipal Accounts & Consulting, L.P. ("Municipal Accounts"); Brenda McLaughlin of Bob Leared Interests ("BLI"); Perry Miller of Champions Hydro-Lawn ("Champions"); Susan Knapp of Infinity Services, LLC ("Infinity"); Jason Bailey of Perdue Brandon Fielder Collins & Mott ("Perdue"); 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 January 14, 2025, meeting. Upon motion by Director Fontenette, seconded by Director Bradley, 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.

RECEIVE PROPOSAL FOR WEBSITE HOSTING SERVICES

Ms. Knapp presented a proposal outlining different website hosting options and pricing. She provided an overview of available services, including standard and custom options, and discussed posting timeframes.

Director Bradley queried on data retention policies, hacking protocols, and online bill pay services. Ms. Knapp reviewed security measures in place, retention policies, and bill payment options. She advised that standard website launch timeframes range from 8-10 weeks.

The Board thanked Ms. Knapp for her presentation and stated they would take the proposal under advisement.

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

Director Bradley queried on any fraudulent attempts detected by Positive Pay on the District's accounts. Mr. Hawthorne confirmed that there have been no such attempts since the implementation of Positive Pay.

AWBD Attendance Matters

Mr. Hawthorne stated that he will provide a report on AWBD attendance and related expenses at the next regular meeting.

Authorize Payroll Administration Change [HR&P]

Mr. Kuhl expressed concerns with the indemnity provisions in the HR&P contract, but stated that he would defer to MAC. Mr. Hawthorne advised that HR&P will not alter the provisions which are same in all other MAC-related contracts. He explained that MAC's objective is to obtain uniformity across all its districts in providing this service.

Upon motion by Director Fontenette, seconded by Director Bradley, and after full discussion, the Board voted unanimously to approve the HR&P contract as presented, and to authorize execution by the President, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

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 91.64% of the 2024 taxes have been collected.

Director Bradley again queried on the impact of Positive Pay. Ms. McLaughlin stated that there have been no attempts on the District's accounts, but that with respect to all BLI district accounts, at least one effort has been stopped.

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

Receive report from Delinquent Tax Attorney

Mr. Bailey presented to the Board a detailed report on annual delinquent tax collection activities, including related bankruptcies, deferrals, and lawsuits.

The Board took the report under advisement.

ENGINEERING REPORT

The Board next reviewed the Engineering Report.

Review General Report

Mr. Salinas first advised that water accountability for the month of January was approximately 81%. He noted that the annual percentage continues to recover from the time on the interconnect.

Dell Dale Street sidewalk improvements

Mr. Salinas reported that the project is complete and that no further correspondence has been received from Harris County regarding possible outstanding payments.

Sonoma Ranch traffic signal

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

Wallisville Road pedestrian bridge

Mr. Salinas advised that Harris County's construction work is ongoing.

TXDOT – Beltway 8

Mr. Salinas discussed the proposed TXDOT improvement project for Beltway 8, noting 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 and that no significant updates or developments are anticipated in the near future.

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 stated that the freezing temperatures during the previous month had no significant impact on District facilities.

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

Delinquent Utility Bills

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

RECEIVE DETENTION AND DRAINAGE FACILITIES REPORT

The next item on the agenda was to receive the detention and drainage facilities report [Champions Hydro-Lawn]. Mr. Miller advised that the next major event is the spring over-seed in March. He confirmed that channels are in good condition and provided an update on mowing.

Mr. Miller noted that the replacement tree for the Black Rock Water Plant is scheduled to be planted in March. President Grant pointed out another tree in poor condition, and Mr. Miller confirmed that an inspection would be conducted.

The Board took the Detention and Drainage Facilities Report under advisement.

Receive proposal on Stormwater Quality Basket replacement

This item was deferred. Mr. Miller advised that he will provide a proposal at the next regular meeting.

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 January 13, 2025. He also updated the Board on NCWA projects.

The Board took the NCWA report under advisement.

RECEIVE PROPOSAL FOR WEBSITE HOSTING SERVICES - CONTINUED

Mr. Kuhl inquired about how the Board would like to proceed with the website proposal. Following discussion, the Board decided to obtain one or two additional proposals to ensure due diligence in evaluating service providers.

CONSIDER ADJOURNMENT

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

(SEAL)

Secretary/Treasurer, Board of Directors

Website Proposal

Harris County Municipal Utility District No. 53 | 2025-03-11



Shannon Waugh
Owner & Client Manager
shannon@offcinco.com
(713) 560-0610

Client Portfolio

Municipal Utility Districts

- HCMUD71.com (2009)
- CincoMUD8.com (2011)
- FBMUD129.com (2012)
- PecanGroveMUD.com (2012)
- ChimneyHillMUD.com (2015)
- FBMUD185.com (2015)
- HCID18.com (2016)
- MCUD4.com (2016)
- ParkwayUD.org (2016)
- HCMUD501.org (2016)
- HCMUD264.org (2016)
- FirstColonyLID.org (2017)
- BigOaksMUD.com (2016)
- ChambersCreekMUDs.org (2022)
- MCMUD162.org (2024)

- HCMUD165.com (2010)
- InterstateMUD.com (2013)
- FBMUD146.org (2015)
- OakmontPUD.org (2016)
- MCMUD113.com (2018)
- GreenwoodUD.com (2018)
- BCMUD29.com (2018)
- HCMUD130.org (2019)
- MUD365.com (2019)
- SiennaMUDS.org (2020)
- FortBendGreen.org (2021)
- NWMUD5.com (2021)
- CincoMUDs.org (2021)
- NWHCMUD24.com (2022)
- SMCMUD.com (2022)

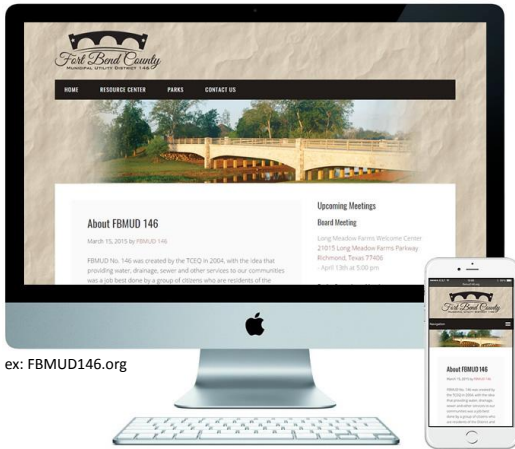
Operators

- H2OConsulting.net
- MDSWater.com
- MMIA.co
- HaysWater.com
- WDMTexas.com

Website Layout Options

Fixed Layout Option

Layout as shown below; colors/images are customized



ex: FBMUD146.org

Base website setup and configuration	\$1,700
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Hosting configuration and website analytics	\$400
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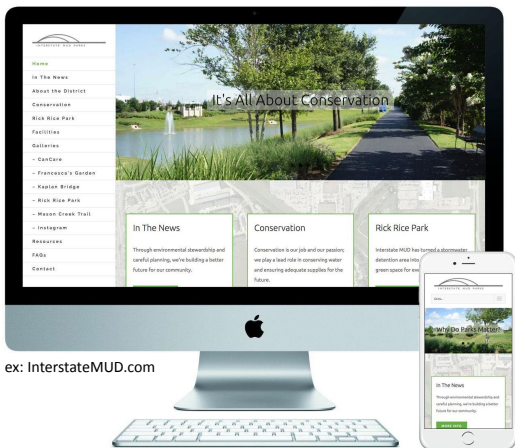
Nine page website, one hour per page	\$900
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Additional time or pages	\$100 per hour
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Website Total	\$3,000
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Custom Layout Option

Completely customized design based on board's input



ex: InterstateMUD.com

Base website setup and configuration	\$2,900
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Hosting configuration and website analytics	\$400
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Nine page website, three hours per page	\$2,700
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Additional time or pages	\$100 per hour
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Website Total	\$6,000
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Monthly Hosting and Maintenance

Pay Per Update Hosting and Maintenance

- Hosting with WordPress content management system maintenance	\$50/month
- Monthly content updates	\$100/hour
- Development (new pages, forms, etc.)	\$100/hour
- Design (Photoshop, video and photo editing)	\$100/hour
- House Bill 305 posting and monitoring	\$100/hour
- House Bill 1154 posting and monitoring	\$100/hour
- Senate Bill 2 posting and monitoring	\$100/hour
- Communications (phone calls/emails)	\$100/hour
- Meetings (in person/virtual)	\$100/hour
- Domain email account	\$25/month
- Domain name	\$20/year
- SSL certificate	\$200/year

Email and Text Alerts

Email Alerts

- Base monthly fee (includes 500 subscribers)	\$50/month
- Additional 500 subscribers	\$50/month
- Email alert management	\$100/hour

Text Alerts

- Base monthly fee (includes 500 subscribers)	\$50/month
- Additional 500 subscribers	\$50/month
- Text alert keyword	\$30/month
- Text alert credits	\$0.06/credit
- Text alert management	\$100/hour

Service Agreement

This service agreement (the “Agreement”) is entered into on [REDACTED], 2025 (the “Effective Date”) by and between **Harris County Municipal Utility District No. 53** (the “Owner”) and Off Cinco (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 services (the “Services”) for the Owner from time to time as approved by the Board of Directors of the Owner (the “Board”), and the 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. Contractor shall be compensated for attending meetings and travel time at the request of the Board, its directors or consultants.

Currently approved proposals and service orders are attached hereto as **Website Proposal**. 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. When a new Service or changes to Services are approved, another exhibit shall be added to this Agreement.

The exhibits added shall be sequenced in alphabetical order beginning with **Exhibit A** and shall be dated when approved. Hosting fees will begin on the day that the website is installed on the hosting server and development begins. 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. The Contractor shall submit a detailed monthly invoice indicating the Services performed for the prior month under the terms of this Agreement billed in quarter hours. Payment shall be made within forty-five (45) days of the invoice date. Delinquent bills will be assessed a \$25 charge if payment is not received within forty-six (46) days of the invoice date. If any amount remains delinquent for sixty (60) days after its invoice date, an additional five percent (5) penalty will be added for each month of delinquency.

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. General Conditions

Section 3.0.1. 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 3.0.2. Relationship of Owner and Contractor. 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 the 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 3.0.3. 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/design will remain the property of Off Cinco.

Section 3.0.4. Modifications. This Agreement shall be subject to amendment, change or modification only with the prior mutual consent of the Owner and Contractor, except to add any future exhibits pursuant to Section 1.0.1

Section 3.0.5. 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 3.0.6. Governing Law. This Agreement is governed in accordance with the laws of the State of Texas and shall be enforced in **Harris County**.

Section 3.0.7. 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 3.0.8. 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 3.0.9. Israel Verification. By signing and entering into this Contract, Contractor verifies, pursuant to Chapter 2271 of the Government Code, that it does not boycott Israel and will not boycott Israel during the term of the Contract.

Section 3.0.10. Terrorism Verification. As required by law, Off Cinco hereby represents and warrants that at the time of this Contract neither Off Cinco, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Off Cinco (i) engages 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 under Sections 806.051, 807.051 or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, each of equal dignity.

Agreed and accepted.

Harris County Municipal Utility District No. 53

By: _____

Title: _____

Date: _____

Off Cinco

By: _____

Title: _____

Date: _____

Website Proposal

The following services are available as requested by the district, at \$100/hour billed in quarter hours.

Website Design (select one)

- Fixed Layout: \$3,000/once
- Custom Layout: \$6,000/once

Pay Per Update Hosting and Maintenance

- Hosting with WordPress content management system maintenance: \$50/month
- Monthly content updates: \$100/hour
- Development (new pages, forms, etc.): \$100/hour
- Design (Photoshop, video and photo editing): \$100/hour
- House Bill 305 posting and monitoring: \$100/hour
- House Bill 1154 posting and monitoring: \$100/hour
- Senate Bill 2 posting and monitoring: \$100/hour
- Communications (phone calls/emails): \$100/hour
- Meetings (in person/virtual): \$100/hour
- Domain based email account (one required): \$25/month
 - Number of additional accounts requested: _____
 - Email setup and/or migration: \$100/hour
- Domain name: \$20/year
- SSL certificate: \$200/year
- Addition of documents older than one year: \$100/hour
- Domain/hosting transfers: \$100/hour
- Additional website pages: \$100/hour
- Hourly rate for any services requested by board: \$100/hour

Optional Items

- Video Conferencing Services and Management
 - Video conferencing account setup: \$200/once
 - Video conferencing account monthly fee: \$50/month
 - Meeting setup and administration: \$100/hour
- Email Alerts: \$50/month per 500 subscribers, \$100/hour to manage + \$25/month email account
- Text Alerts: \$50/month per 500 subscribers, \$30/month/keyword, \$0.06/alert, \$100/hour/manage + \$25/month email account
- Logo design: 10 designs to choose from: \$300/once
- Home page rotating image banner: \$200/once
- Online document storage: \$50/month
- Online document storage setup: \$100/hour
- Online document storage management: \$100/hour
- Google Translate: \$100/once



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

Bookkeeper's Report | March 11, 2025

Harris County Municipal Utility District No. 53



WEBSITE

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 | 03/11/2025



Spotlight On Wholesale Water Providers

In the State of Texas, Groundwater Reduction Plans, Conservation Districts and River & Water Authorities, have been created to assist in converting the area within their boundaries from using groundwater to predominantly surface water in order to combat subsidence and to protect aquifers and natural water resources. These providers acquire, develop and deliver a long-term supply of potable surface water to their users. Their primary assignment is to develop and implement a strategy that requires a reduction in groundwater usage & promotes conservation. In general, these providers are not taxing entities, as such, funding for the future water supply, and the infrastructure through which to deliver it, is being accomplished through the sale of revenue bonds, and paid for by revenues generated by groundwater pumpage fees and surface water sales. Over the last 10 years, these fees have become one of the largest expenses of Special Purpose Districts.

Provider water costs per 1,000 gallons

North Channel Water Authority	Central Harris County Regional Water Authority	City of Houston GRP- Average Rate	North Harris County Regional Water Authority
Pumped Water \$0.25	Pumped Water \$3.51	Pumped Water \$3.50	Pumped Water \$2.60
Surface Water \$3.92	Surface Water \$3.85	Surface Water \$4.40	Surface Water \$3.05

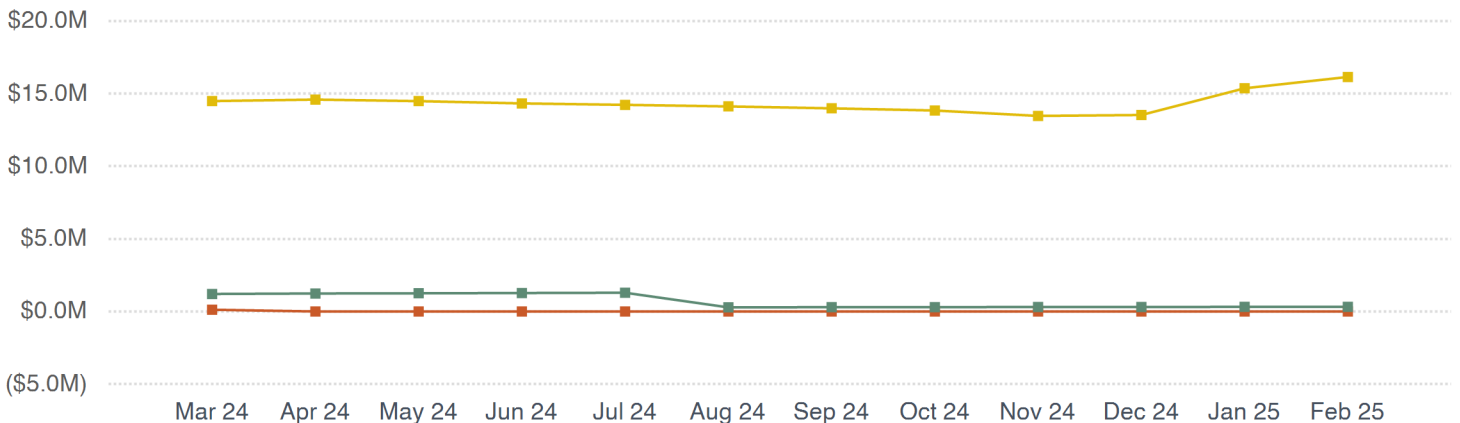
*Water costs are the latest available rates from the individual Providers.

Account Balance | As of 03/11/2025

■ General Operating	■ Capital Projects	■ Debt Service
\$15,769,815	\$0	\$321,455

Total For All Accounts: \$16,091,270

Account Balance By Month | March 2024 - February 2025



Monthly Financial Summary - General Operating Fund

Harris County MUD No. 53 - GOF



Account Balance Summary

Balance as of 02/12/2025 **\$15,011,377**

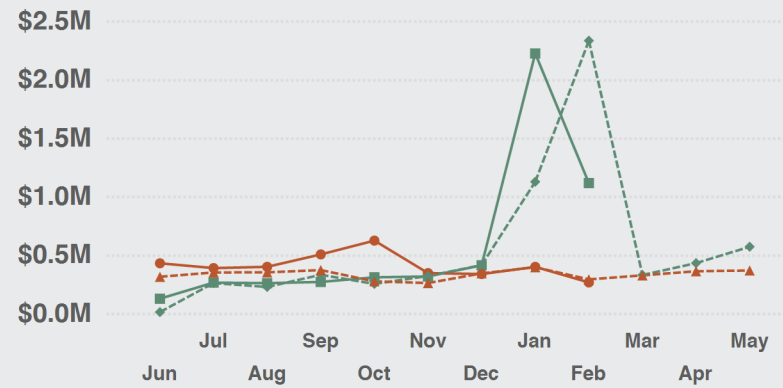
Receipts 1,611,639

Disbursements (853,201)

Balance as of 03/11/2025 **\$15,769,815**

Overall Revenues & Expenditures By Month (Year to Date)

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



February 2025

Revenues

Actual	Budget	Over/(Under)
\$1,120,370	\$2,159,046	(\$1,038,676)

Expenditures

Actual	Budget	Over/(Under)
\$270,694	\$264,803	\$5,891

June 2024 - February 2025 (Year to Date)

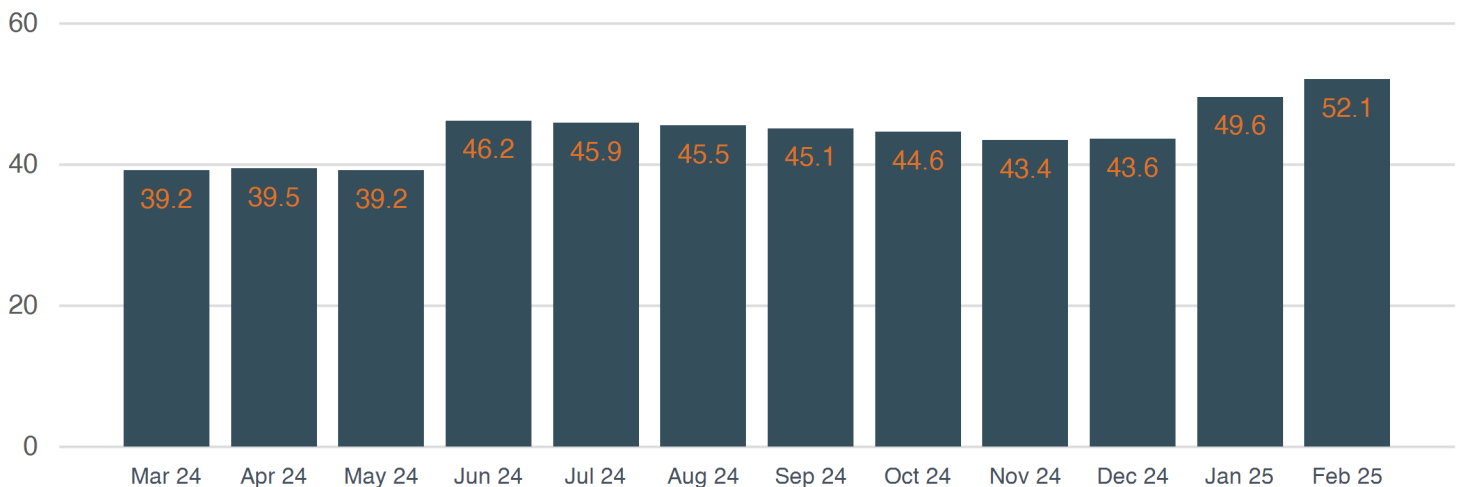
Revenues

Actual	Budget	Over/(Under)
\$5,344,400	\$5,472,263	(\$127,863)

Expenditures

Actual	Budget	Over/(Under)
\$3,739,308	\$3,253,883	\$485,425

Operating Fund Reserve Coverage Ratio (In Months)



Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/12/2025				\$80,615.01
Receipts				
	Transfer from Operator Checking		210,968.73	
	Interest Earned on Checking		71.93	
	Unclaimed Property		4,462.33	
	Transfer from Money Market		200,000.00	
Total Receipts				\$415,502.99
Disbursements				
24697	Harris County FWSD 51-RWTP	Purchase Wastewater Service	(59,181.68)	
24726	Centerpoint Energy.	Utility Expense	(268.29)	
24727	North Channel Water Authority	Purchase Water Service	(119,369.26)	
24728	Harris County FWSD 51-RWTP	Purchase Wastewater Service	(34,675.14)	
24729	Baltimore Perez	Customer Refund	(14.52)	
24730	Carolina Marin or Rodrigo Ortiz	Customer Refund	(56.54)	
24731	Dania Nunez Rivero	Customer Refund	(101.56)	
24732	Ellide Garcia	Customer Refund	(97.83)	
24733	Ernesto Carranza	Customer Refund	(109.46)	
24734	FKH SFR PROPCO D LP	Customer Refund	(97.63)	
24735	Hazel Ann Stewart	Customer Refund	(55.48)	
24736	James Cureton	Customer Refund	(57.04)	
24737	Janet Vittur	Customer Refund	(125.00)	
24738	Jerrilyn Cruz or Leonardo Velez	Customer Refund	(86.66)	
24739	Jose Cruz or Jose Cruz Jr.	Customer Refund	(58.44)	
24740	Kevin Veal	Customer Refund	(12.54)	
24741	Lauren Perez or Fernando Martinez	Customer Refund	(113.88)	
24742	Loannys Martinez	Customer Refund	(108.21)	
24743	Martina Dixon	Customer Refund	(71.17)	
24744	Myeisha Okane	Customer Refund	(125.00)	
24745	MYND Management Inc.	Customer Refund	(41.08)	
24746	Offerpad LLC	Customer Refund	(117.50)	
24747	Raj Patel	Customer Refund	(121.24)	
24748	Loman Rideaux	Customer Refund	(55.97)	
24749	Teresa Gonzalez or Omar Aviles	Customer Refund	(96.99)	
24750	Yesli Guevara.	Customer Refund	(59.05)	
24751	Bob Leared, Tax Assessor-Collector	Sales Tax Audit Expense	(2,000.20)	
24752	Champions Hydro-Lawn, Inc.	Detention Pond Maintenance	(100.00)	
24753	Huitt-Zollars, Inc.	Engineering Expense	(4,105.00)	
24754	Municipal Accounts & Consulting, LP.	Bookkeeping Expense	(5,629.70)	
24755	Sterling Green Comm. Improve Association	Garbage Expense	(39,384.23)	
24756	Sterling Green South	Garbage Expense	(36,770.37)	
24757	Sterling Green South Section 6	Garbage Expense	(2,379.40)	
24758	Centerpoint Energy.	Utility Expense	0.00	

Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Disbursements				
24759	North Channel Water Authority	Purchase Water Service	0.00	
24760	Harris County FWSD 51-RWTP	Purchase Wastewater Service	0.00	
24761	Harris County FWSD 51	Maintenance & Operations	(92,313.36)	
24762	Reliant Energy Solutions	Utility Expense	(27,237.59)	
24763	Sanford Kuhl Hagan Kugle Parker Kahn LLP	Legal Expense	(9,480.40)	
24764	AWBD	AWBD Registration Expense	(2,325.00)	
ADP	Andre Bradley.	AWBD Exp & Per Diems	(735.48)	
ADP	Drew Fontenette.	AWBD Exp & Per Diems	(732.88)	
ADP	Judy Grant.	AWBD Exp & Per Diems	(360.23)	
ADP	Kristine Johnstone.	Fees of Office - 1/5, 1/14	(390.19)	
ADP	Peter Mitchell.	AWBD Exp & Per Diems	(736.97)	
ADP	ADP	Payroll Taxes	(834.45)	
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Bank Chrg	Central Bank	Bank Service Charge - Positive Pay	(25.00)	
Total Disbursements			(\$440,822.61)	
Balance as of 03/11/2025				\$55,295.39

Cash Flow Report - Operator Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 02/12/2025				\$55,607.11
Receipts				
	Accounts Receivable		172,119.45	
	Accounts Receivable		49,155.02	
Total Receipts				\$221,274.47
Disbursements				
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Ret Cks	Central Bank	Chargeback Items (4)	(80.45)	
Ret Cks	Central Bank	Chargeback Items Fee (4)	(40.00)	
Ret Cks	Central Bank	T Tech Fees (2)	(420.00)	
Ret Cks	Central Bank	Customer Returned Checks (11)	(864.70)	
Sweep	Harris County MUD No. 53	Transfer to GOF Checking	(210,968.73)	
Total Disbursements				(\$212,378.88)
Balance as of 03/11/2025				\$64,502.70

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	February 2025			June 2024 - February 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Revenues							
Water Revenue							
14101 Water - Customer Service Fee	87,755	59,315	28,440	749,231	889,725	(140,494)	1,186,300
14102 TCEQ Assessment Fees - Water	348	400	(52)	3,173	3,600	(427)	4,800
14106 Meter Tampering Fees	50	108	(58)	900	975	(75)	1,300
14109 Service Fee	3,360	3,508	(148)	29,760	31,575	(1,815)	42,100
14110 No Bill Fee	4	8	(4)	70	75	(5)	100
Total Water Revenue	91,517	63,340	28,177	783,133	925,950	(142,817)	1,234,600
Wastewater Revenue							
14200 ROW Revenue	0	0	0	250,000	250,000	0	250,000
14201 Wastewater-Customer Service Fee	50,349	43,589	6,760	414,938	479,479	(64,541)	622,700
14202 TCEQ Assessment Fees-Wastewat	348	400	(52)	3,173	3,600	(427)	4,800
Total Wastewater Revenue	50,696	43,989	6,707	668,111	733,079	(64,968)	877,500
Property Tax Revenue							
14301 Maintenance Tax Collections	871,700	1,937,895	(1,066,195)	2,893,560	2,793,731	99,829	2,933,187
Total Property Tax Revenue	871,700	1,937,895	(1,066,195)	2,893,560	2,793,731	99,829	2,933,187
Sales Tax Revenue							
14401 Sales Tax Rebate - COH	55,871	48,510	7,361	421,179	428,691	(7,512)	571,200
Total Sales Tax Revenue	55,871	48,510	7,361	421,179	428,691	(7,512)	571,200
Tap Connection Revenue							
14502 Inspection Fees	120	63	58	600	563	38	750
Total Tap Connection Revenue	120	63	58	600	563	38	750
Administrative Revenue							
14702 Penalties & Interest	3,103	3,267	(163)	26,899	29,400	(2,501)	39,200
Total Administrative Revenue	3,103	3,267	(163)	26,899	29,400	(2,501)	39,200
Interest Revenue							
14801 Interest Earned on Checking	72	133	(61)	965	1,200	(235)	1,600
14802 Interest Earned on Temp. Invest	47,290	61,850	(14,560)	523,407	556,649	(33,242)	742,199
Total Interest Revenue	47,362	61,983	(14,621)	524,373	557,849	(33,477)	743,799
Other Revenue							
15801 Miscellaneous Income	0	0	0	26,545	3,000	23,545	3,000
Total Other Revenue	0	0	0	26,545	3,000	23,545	3,000
Total Revenues	1,120,370	2,159,046	(1,038,676)	5,344,400	5,472,263	(127,863)	6,403,236

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	February 2025			June 2024 - February 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures							
Water Service							
16101 Billing Service Fees - Water	3,115	3,400	(285)	27,490	30,600	(3,110)	40,800
16102 Operations - Water	16,002	18,008	(2,006)	144,125	162,075	(17,950)	216,100
16103 Bulk Water Purchases	119,369	56,656	62,713	1,512,898	849,839	663,059	1,133,119
16105 Maintenance & Repairs - Water	39,605	26,308	13,297	235,210	236,775	(1,565)	315,700
16107 Chemicals - Water	294	908	(614)	10,203	8,175	2,028	10,900
16108 Laboratory Expense - Water	330	1,258	(928)	10,807	11,325	(519)	15,100
16109 Mowing - Water	1,102	1,102	0	10,378	9,914	464	13,218
16110 Utilities Expense - Water	67	5,542	(5,475)	43,737	49,875	(6,138)	66,500
16112 Service Account Collection	4,560	4,008	552	36,310	36,075	235	48,100
16114 Telephone Expense - Water	0	100	(100)	794	900	(106)	1,200
16116 Permit Expense - Water	0	1,275	(1,275)	14,582	11,475	3,107	15,300
16117 TCEQ Regulatory Fee - Water	0	0	0	2,398	2,700	(302)	2,700
16119 Sidewalk/Fire Hydrant Repair	0	5,508	(5,508)	13,032	49,575	(36,543)	66,100
16121 Meter Tampering Expense	50	108	(58)	900	975	(75)	1,300
Total Water Service	184,494	124,182	60,311	2,062,864	1,460,278	602,587	1,946,137
Wastewater Service							
16201 Billing Service Fees-Wastewater	3,115	3,400	(285)	27,490	30,600	(3,110)	40,800
16202 Operations - Wastewater	14,802	16,625	(1,823)	133,325	149,625	(16,300)	199,500
16204 Purchase Wastewater Service	34,675	55,125	(20,450)	413,850	496,125	(82,275)	661,500
16205 Maint & Repairs - Wastewater	7,520	2,950	4,570	53,600	26,550	27,050	35,400
16209 Mowing - Wastewater	638	638	0	5,738	5,738	0	7,650
16210 Utilities Expense - Wastewater	202	4,192	(3,990)	35,929	37,725	(1,796)	50,300
16214 Telephone Expense - Wastewater	0	217	(217)	1,219	1,950	(731)	2,600
16217 TCEQ Regulatory Exp-Wastewater	0	0	0	2,398	2,700	(302)	2,700
Total Wastewater Service	60,951	83,146	(22,195)	673,548	751,012	(77,464)	1,000,450
Garbage Service							
16301 Garbage Expense	0	75	(75)	1,056	675	381	900
Total Garbage Service	0	75	(75)	1,056	675	381	900
Storm Water Quality							
16401 SWQ Management	0	900	(900)	4,800	8,100	(3,300)	10,800
16402 Mowing - Detention Pond	0	539	(539)	2,295	4,849	(2,554)	6,465
16403 Detention Pond Maintenance	0	4,709	(4,709)	72,510	42,382	30,128	56,509
Total Storm Water Quality	0	6,148	(6,148)	79,605	55,331	24,274	73,774
Tap Connection							
16502 Inspection Expense	200	117	83	1,750	1,050	700	1,400
Total Tap Connection	200	117	83	1,750	1,050	700	1,400

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



		February 2025			June 2024 - February 2025			Annual Budget
		Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Expenditures								
Parks & Recreation Service								
16604	Utilities - Streetlights	0	17,267	(17,267)	139,764	155,400	(15,636)	207,200
Total Parks & Recreation Service		0	17,267	(17,267)	139,764	155,400	(15,636)	207,200
Administrative Service								
16703	Legal Fees	9,303	8,333	969	84,191	75,000	9,191	100,000
16705	Auditing Fees	0	0	0	24,000	24,000	0	24,000
16706	Engineering Fees	0	12,500	(12,500)	59,004	112,500	(53,496)	150,000
16710	Website Hosting	0	0	0	0	550	(550)	550
16711	Sales Tax Audit	0	0	0	2,000	2,000	0	2,000
16712	Bookkeeping Fees	4,671	5,943	(1,272)	56,152	67,071	(10,919)	84,900
16713	Legal Notices & Other Publ.	10	11	(1)	89	99	(10)	132
16714	Office Expense / Admin	211	258	(48)	1,444	2,325	(881)	3,100
16715	Filing Fees	0	8	(8)	38	75	(37)	100
16716	Delivery Expense	318	142	176	2,284	1,275	1,009	1,700
16717	Postage	63	83	(20)	862	750	112	1,000
16718	Insurance & Surety Bond	0	0	0	54,831	49,700	5,131	49,700
16719	Registration and Dues	0	1,250	(1,250)	1,960	4,450	(2,490)	5,700
16721	Meeting Expense	286	275	11	2,957	2,475	482	3,300
16722	Bank Fees	35	56	(21)	770	503	267	670
16723	Travel Expense	70	1,200	(1,130)	1,715	10,800	(9,085)	14,400
16728	Record Storage Fees	273	175	98	1,868	1,575	293	2,100
16729	Credit Card Fees	420	250	170	2,960	2,250	710	3,000
16731	Arbitrage Calculations	0	0	0	2,025	4,100	(2,075)	4,100
16739	AWBD Expense	4,800	0	4,800	12,066	0	12,066	0
Total Administrative Service		20,459	30,485	(10,026)	311,218	361,498	(50,280)	450,452
Payroll Expense								
17101	Payroll Expenses	4,199	3,083	1,116	28,509	27,750	759	37,000
17102	Payroll Admin Fee	70	67	3	624	600	24	800
17103	Payroll Tax Expense	321	233	88	2,181	2,100	81	2,800
Total Payroll Expense		4,590	3,383	1,207	31,313	30,450	863	40,600
Total Expenditures		270,694	264,803	5,891	3,301,118	2,815,693	485,425	3,720,913
Total Revenues (Expenditures)		849,676	1,894,244	(1,044,568)	2,043,282	2,656,570	(613,288)	2,682,323
Other Expenditures								
Capital Outlay								
17901	Capital Outlay	0	0	0	34,220	34,220	0	50,000

Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



	February 2025			June 2024 - February 2025			Annual Budget
	Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	
Other Expenditures							
Capital Outlay							
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
Total Capital Outlay	0	0	0	438,190	438,190	0	2,041,922
Total Other Expenditures	0	0	0	438,190	438,190	0	2,041,922
Total Other Revenues (Expenditures)	0	0	0	(438,190)	(438,190)	0	(2,041,922)
Excess Revenues (Expenditures)	849,676	1,894,244	(1,044,568)	1,605,092	2,218,380	(613,288)	640,401

Balance Sheet as of 02/28/2025

Harris County MUD No. 53 - GOF



Assets

Bank

11101 Cash in Bank	\$233,116
11102 Operator	64,503
Total Bank	\$297,619

Investments

11201 Time Deposits	\$15,850,017
Total Investments	\$15,850,017

Receivables

11301 Accounts Receivable	\$199,180
11303 Maintenance Tax Receivable	191,653
11305 Accrued Interest	49,926
11306 Due from City of Houston	101,000
Total Receivables	\$541,759

Interfund Receivables

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

Reserves

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

Total Assets

\$16,827,907

Liabilities & Equity

Liabilities

Accounts Payable

12101 Accounts Payable	\$373,713
12104 Due to Sterling Green	48,206
12105 Due to Sterling Green South	48,592
12106 Due to Sterling Green S Sec 6	3,440
Total Accounts Payable	\$473,951

Other Current Liabilities

12201 Unclaimed Property	\$4,462
12207 Due to Others	183
Total Other Current Liabilities	\$4,645

Deferrals

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

Balance Sheet as of 02/28/2025

Harris County MUD No. 53 - GOF



Liabilities & Equity

Liabilities	
Deposits	
12601 Customer Meter Deposits	\$739,124
12602 Deposits - Other	28,625
Total Deposits	\$767,749
Total Liabilities	\$1,437,997
Equity	
Unassigned Fund Balance	
13101 Unassigned Fund Balance	\$13,784,818
Total Unassigned Fund Balance	\$13,784,818
Net Income	\$1,605,092
Total Equity	\$15,389,910
Total Liabilities & Equity	\$16,827,907

District Debt Summary as of 03/11/2025

Harris County MUD No. 53 - DSF



		WATER, SEWER, DRAINAGE	PARK/ROAD/OTHER	REFUNDING
Total \$ Authorized		Authorized	Authorized	Authorized
\$80.40M		\$80.40M	N/A	\$35.25M
Total \$ Issued		Issued	Issued	Issued
\$60.20M		\$60.20M	N/A	\$18.40M
Yrs to Mat	Rating	\$ Available To Issue	\$ Available To Issue	\$ Available To Issue
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
Total			

Investment Profile as of 03/11/2025

Harris County MUD No. 53

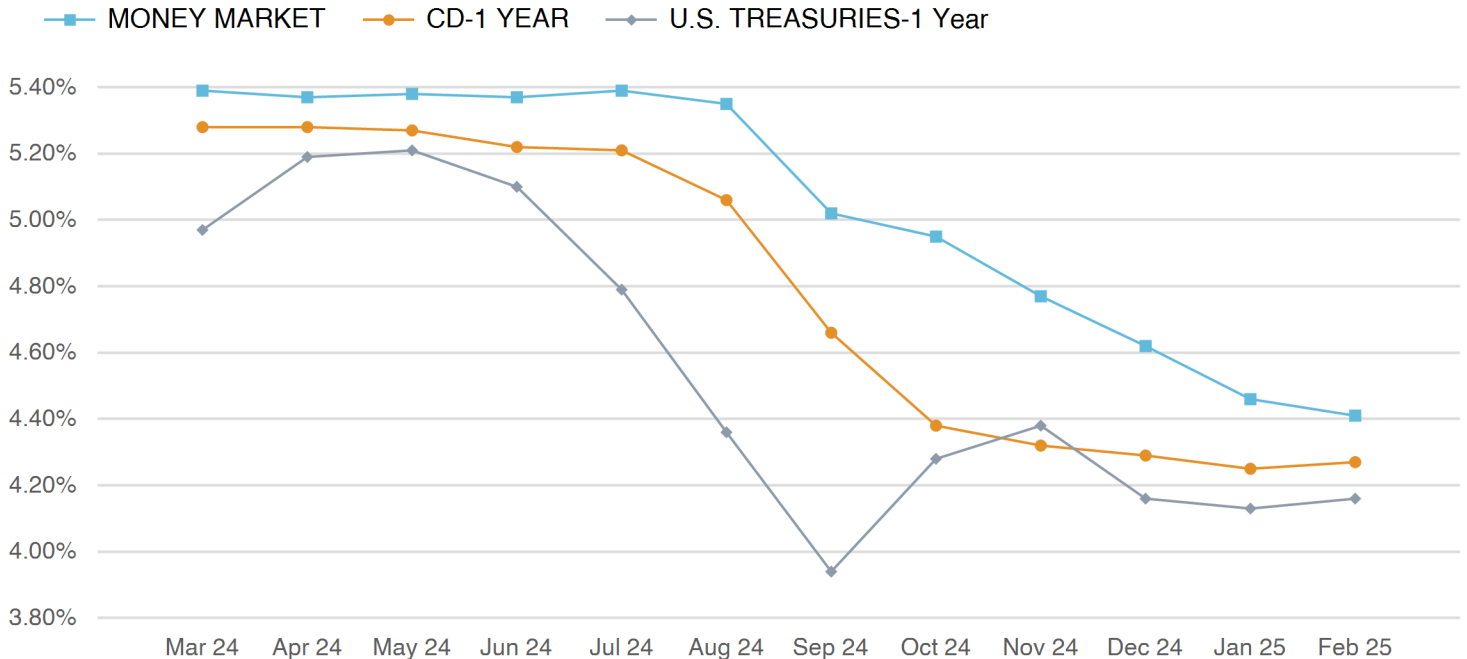


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
Funds Available to Invest \$15,769,815	Funds Available to Invest \$0	Funds Available to Invest \$321,455	Funds Available to Invest N/A
Funds Invested \$15,650,017	Funds Invested \$0	Funds Invested \$321,455	Funds Invested N/A
Percent Invested 99%	Percent Invested 0%	Percent Invested 100%	Percent Invested N/A

Term	Money Market	Term	Certificate of Deposit	Term	U.S. Treasuries
On Demand	4.40%	180 Days	4.39%	180 Days	4.29%
		270 Days	4.29%	270 Days	4.29%
		1 Yr	4.27%	1 Yr	4.09%
		13 Mo	3.15%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.09%
		2 Yr	2.96%	2 Yr	4.02%

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

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



Account Balance as of 03/11/2025

Harris County MUD No. 53 - Investment Detail



FUND: General Operating

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Certificates of Deposit					
AMERICAN BANK, N.A. (XXXX0585)	04/12/2024	03/09/2025	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	
Money Market Funds					
TEXAS CLASS (XXXX0001)	03/21/2016		4.45%	13,770,016.55	
Checking Account(s)					
CENTRAL BANK - CHECKING (XXXX3991)			0.00%	55,295.39	Checking Account
CENTRAL BANK - CHECKING (XXXX4950)			0.00%	64,502.70	Operator
Totals for General Operating Fund				\$15,769,814.64	

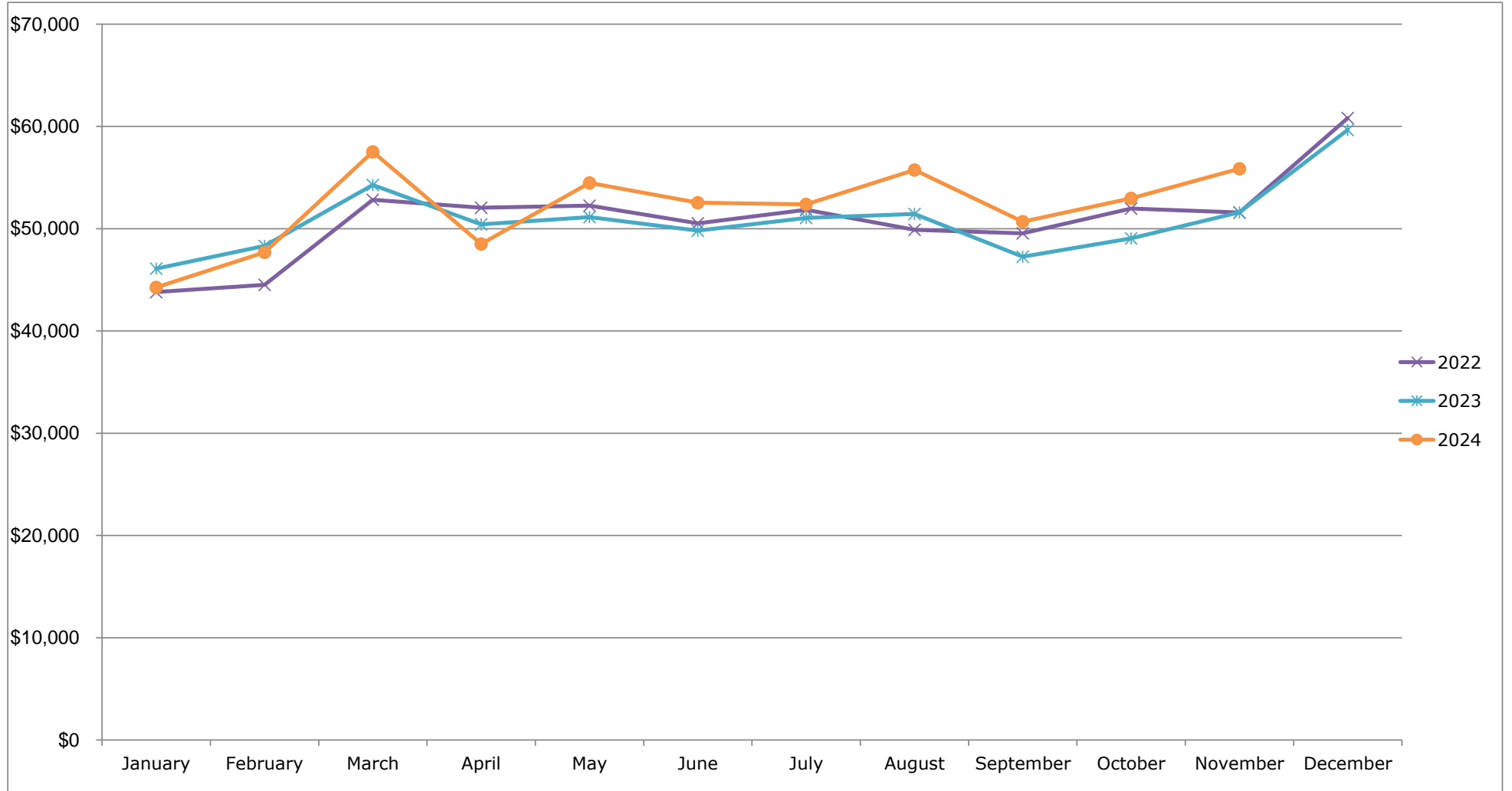
FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Money Market Funds					
TEXAS CLASS (XXXX0002)	03/21/2016		4.45%	321,455.25	
Totals for Debt Service Fund				\$321,455.25	
Grand Total for Harris County MUD No. 53 :				\$16,091,269.89	

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
Total	\$134,153	\$140,507	\$164,626	\$150,975	\$157,864	\$152,865	\$155,266	\$157,080	\$147,481	\$154,016	\$159,058	\$120,482	\$1,794,373



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%
Beginning Cash Balance 05/31/2024	\$14,483,158	\$15,128,287	\$16,907,940	\$17,676,566	\$18,801,029
Revenues					
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
Total Revenues	\$6,403,236	\$6,731,167	\$6,874,270	\$7,023,410	\$7,178,856
Expenses					
Purchase Water	\$1,133,119	\$1,167,113	\$1,202,126	\$1,238,190	\$1,275,335
Purchase Wastewater	661,500	681,345	701,785	722,839	744,524
Operations	415,600	436,380	458,199	481,109	505,164
Other Expenses	1,510,694	1,586,229	1,665,540	1,748,817	1,836,258
Total Expenses	\$3,720,913	\$3,871,066	\$4,027,650	\$4,190,955	\$4,361,282
Net Surplus	\$2,682,323	\$2,860,100	\$2,846,619	\$2,832,456	\$2,817,574
Capital Outlay					
Capital Outlay	\$50,000	\$0	\$0	\$0	\$0
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	250,000	250,000	250,000	0	0
Regional WWTP - Generators	1,245,922	0	0	0	0
Incremental M&O	(190,608)				
Total Capital Outlay	\$2,037,194	\$1,080,448	\$2,077,993	\$1,707,993	\$1,701,943
Ending Cash Balance	\$15,128,287	\$16,907,940	\$17,676,566	\$18,801,029	\$19,916,660
Operating Reserve % of Exp					
Percentage	407%	437%	439%	449%	457%
Number of Months	49	52	53	54	55
Bond Authority					
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	Yes	Yes	Yes	Yes
Drew Fontenette	Yes	Yes	Yes	Yes
Judy Grant	Yes	Yes	Yes	Yes
Peter Mitchell	Yes	Yes	Yes	Yes
Kristine Johnstone	Yes	Yes	Yes	N/A

Note

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

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

All hotel reservations are the sole responsibility of each attendee.

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

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

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

Registration Dates

Early Registration:	Begins	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.

**Harris County MUD No. 53
2025 AWBD Mid Winter Conference
Actual Budget - Per Director**

<u>Date</u>	<u>Travel</u> ¹	<u>Meals</u> ²	<u>Hotels</u> ³	<u>Parking</u>	<u>Misc.</u>	<u>Estimate</u>	<u>Andre</u>	<u>Drew</u>	<u>Judy</u>	<u>Pete</u>
Friday, January 24, 2025	217.00	75.00	250.00	50.00	50.00	642.00				
Saturday, January 25, 2025	14.00	75.00	250.00	50.00	50.00	439.00				
Sunday, January 26, 2025	217.00	75.00			50.00	342.00				
Total Budget Costs	<u>\$448.00</u>	<u>\$225.00</u>	<u>\$500.00</u>	<u>\$100.00</u>	<u>\$150.00</u>	<u>\$1,423.00</u>	<u>\$1,145.21</u>	<u>\$1,164.82</u>	<u>\$1,171.45</u>	<u>\$1,318.29</u>

1 - Travel Based on 310 miles to and from Austin with an additional 20 miles of miscellaneous travel per day at \$0.70 per mile.

2 - Meals based on \$75.00 per meal.

3 - Hotel based on \$250.00 per night plus tax.

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

2/28/2025

Taxes Receivable: 8/31/2024	\$	318,821.43	
Reserve for Uncollectables	(61,846.16)	
Adjustments		<u>5,086.44</u>	\$ <u>262,061.71</u>
Original 2024 Tax Levy	\$	2,976,550.19	
Adjustments		<u>210,460.42</u>	<u>3,187,010.61</u>
Total Taxes Receivable			\$ <u>3,449,072.32</u>
Prior Years Taxes Collected	\$	66,964.45	
2024 Taxes Collected (94.0%)		<u>2,997,683.22</u>	<u>3,064,647.67</u>
Taxes Receivable at: 2/28/2025			\$ <u><u>384,424.65</u></u>

2024 Receivables:
Debt Service
Maintenance 189,327.39

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
2/2025

Fiscal to Date
6/01/2024 - 2/28/2025

Beginning Cash Balance \$ 1,020,098.08 148,879.06

Receipts:

Current & Prior Years Taxes	80,622.88	3,075,137.04
Penalty & Interest	7,038.05	34,062.59
Additional Collection Penalty	1,351.40	18,268.52
Stale Dated Checks	144.68	4,447.07
Tax Certificates		30.00
Overpayments	403.85-	7,360.66
Credit Card Pymt Reversed	463.69	993.15
Return Check Charge		30.00
Funds Pending Certification		81.99-
Refund - due to adjustments	1,604.67	38,508.82
Unpaid Account	1,963.29	2,216.00
Rendition Penalty	148.94	690.22

TOTAL RECEIPTS \$ 92,933.75 3,181,662.08

Disbursements:

Atty's Fees, Delq. collection	5,842.48	16,286.84
CAD Quarterly Assessment		22,506.00
Publications, Legal Notice		854.90
Credit Card Pymt Reversed	463.69	993.15
Refund - due to adjustments	1,095.84	38,520.56
Refund - due to overpayments	3,602.12	5,581.98
Tax A/C Bond Premium		656.00
Transfer to Debt Service Fund	3,703.26	71,368.71
Transfer to General Fund	871,700.11	2,893,560.40
Tax Assessor/Collector Fee	5,581.82	47,866.26
Reissue Stale Dated Check	16.50	3,136.10
Unpaid Account	1,963.29	2,216.00
Rendition Penalty CAD Portion		39.64
Postage/Deliveries	163.98	4,165.58
Supplies		732.72
Tax Certificates		30.00
Audit Preparation		100.00
Additional Services - BLI		100.00
Return Check Processing Fee		30.00
Records Maintenance		90.00
Continuing Disclosure Info		500.00
Copies	430.14	1,217.53
Mileage Expense	37.17	250.34
Envelopes - May Del Stmt		101.40
Tax Lien Transfers		120.00
Check Cost		180.60
Tax Rate Calculation		375.00
Positive Pay	25.00	225.00
Tax Code 26.16 & 26.17		330.00

TOTAL DISBURSEMENTS (\$ 894,625.40) (3,112,134.71)

CASH BALANCE AT: 2/28/2025 \$ 218,406.43 218,406.43

HARRIS COUNTY M.U.D. #53

Additional disbursements for the month February, 2025

Check@	Payee	Description	Amount
	Taxpayer	Credit Card Pymt Reversed	463.69
	Taxpayer	Unpaid Account	564.50
	Taxpayer	Unpaid Account	541.98
	Taxpayer	Unpaid Account	457.96
	Taxpayer	Unpaid Account	398.85
TOTAL DISBURSEMENTS			\$ 2,426.98

Cash Balance at 2/28/2025 \$ 218,406.43

Disbursements for month of March, 2025

Check@	Payee	Description	Amount
	W/T to Debt Service 03/10/25	Transfer to Debt Service Fund	\$ 1,377.08
	W/T to General Fund 03/10/25	Transfer to General Fund	88,175.09
1547	HCAD	CAD Quarterly Assessment	5,517.00
1548	East Belt Medical Development	Refund - due to adjustments	272.38
1549	McGee Andrew & Michelle Y	Refund - due to adjustments	87.00
1550	Collins Robert Herman	Refund - due to adjustments	196.86
1551	Connor Alice P	Refund - due to adjustments	846.00
1552	Sam Donald R	Refund - due to adjustments	87.00
1553	Ramirez Carlos A Jr & Maria G	Refund - due to adjustments	28.43
1554	Clark Harry H & Annette	Refund - due to adjustments	87.00
1555	Texas Tradition Title	Refund - due to overpayments	59.84
1556	Bob Leared	Tax Assessor/Collector Fee	7,585.02
TOTAL DISBURSEMENTS			\$ 104,318.70
Remaining Cash Balance			\$ 114,087.73

Stellar Bank

HARRIS COUNTY M.U.D. #53

HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 2/2025	Adjustments To Collections 2/2025	Total Tax Collections at 2/28/2025	Total Taxes Receivable at 2/28/2025	Collection Percentage
2024	79,060.06	2,989.35-	2,997,683.22	189,327.39	94.059
2023	2,669.78	479.61-	3,790,708.45	52,529.50	98.633
2022	840.53	99.00-	3,765,130.51	35,865.34	99.056
2021	575.15		4,125,127.91	22,979.81	99.446
2020	837.27		4,980,531.11	18,435.26	99.631
2019	55.00		4,884,815.38	12,952.25	99.736
2018			4,943,139.46	13,902.86	99.720
2017			4,683,851.15	11,117.50	99.763
2016			4,748,707.61	9,669.67	99.797
2015	109.88		4,889,788.71	6,009.39	99.877
2014	43.17		4,884,466.81	4,046.37	99.917
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 94.385)

HARRIS COUNTY M.U.D. #53

HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	1,327,921,111	06 / 06	.240000	210,460.42		3,187,010.61
2023	1,281,078,341	18 / 18	.300000	251,577.16		3,843,237.95
2022	1,151,816,841	30 / 30	.330000	311,099.51		3,800,995.85
2021	1,037,026,968	42 / 42	.400000	479,333.49		4,148,107.72
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	3,187,010.61
2023	.050000	640,539.79	.250000	3,202,698.16
2022	.080000	921,453.38	.250000	2,879,542.47
2021	.150000	1,555,540.40	.250000	2,592,567.32
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:

- \$1,604.67 - REPORTED AS TAXES COLLECTED ON PRIOR REPORTS. TRANSFERRED TO REFUND ADJUSTMENT 02/25 DUE TO CAD C/R #06, #18 AND #30.
2024 TAXES - \$1026.06 VARIOUS ACCOUNTS
2023 TAXES - \$ 479.61 VARIOUS ACCOUNTS
2022 TAXES - \$ 99.00 VARIOUS ACCOUNTS

- \$ 463.69 - ONLINE OVERPAYMENT NOT ISSUED ON 01/25 REPORT WAS REVERSED BY TAXPAYER.
2024 TAXES - \$463.69 #0871-003-0420

- \$1,963.29 - REPORTED AS TAXES COLLECTED ON 01/25 REPORT UNPAID ON 02/25 DUE TO RETURN CHECKS. UNPAID AS FOLLOWS:
2024 TAXES - \$564.50 BASE #0867-001-0190
 \$541.98 BASE #0875-009-0330
 \$457.96 BASE #0867-005-0030
 \$398.85 BASE #0874-001-0610

- \$ 144.68 - CHECKS #1446, #1449 AND #1450 ISSUED ON 06/24 REPORT ARE BEING STALE DATED. TO BE REISSUED UPON TAXPAYER REQUEST.

HARRIS COUNTY M.U.D. #53

Tax Exemptions:	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		

Adjustment Summary:	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
2/2025	/ ROLL 006	980.36-
TOTAL		210,460.42

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	

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		

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

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

1. Usage Report:

February 2025 – 36.5 million gallons for the month pumped; total taps – 5,580

February 2024 – 35.7 million gallons for the month pumped; total taps – 5,580

Accountability for the month = 103%

Accountability for Fiscal Year to Date = 70%

2. Harris County – Projects within HCMUD 53

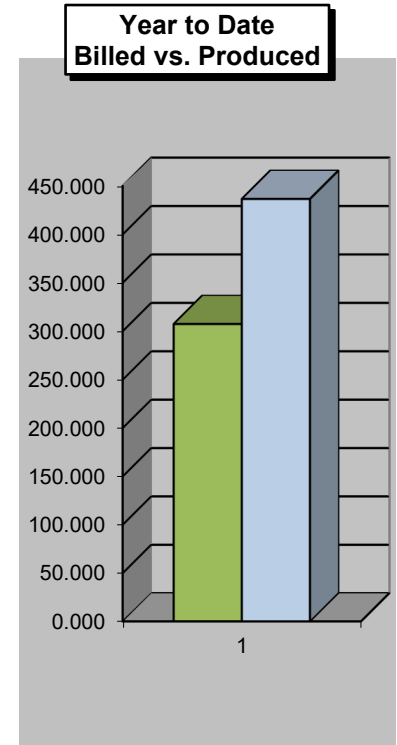
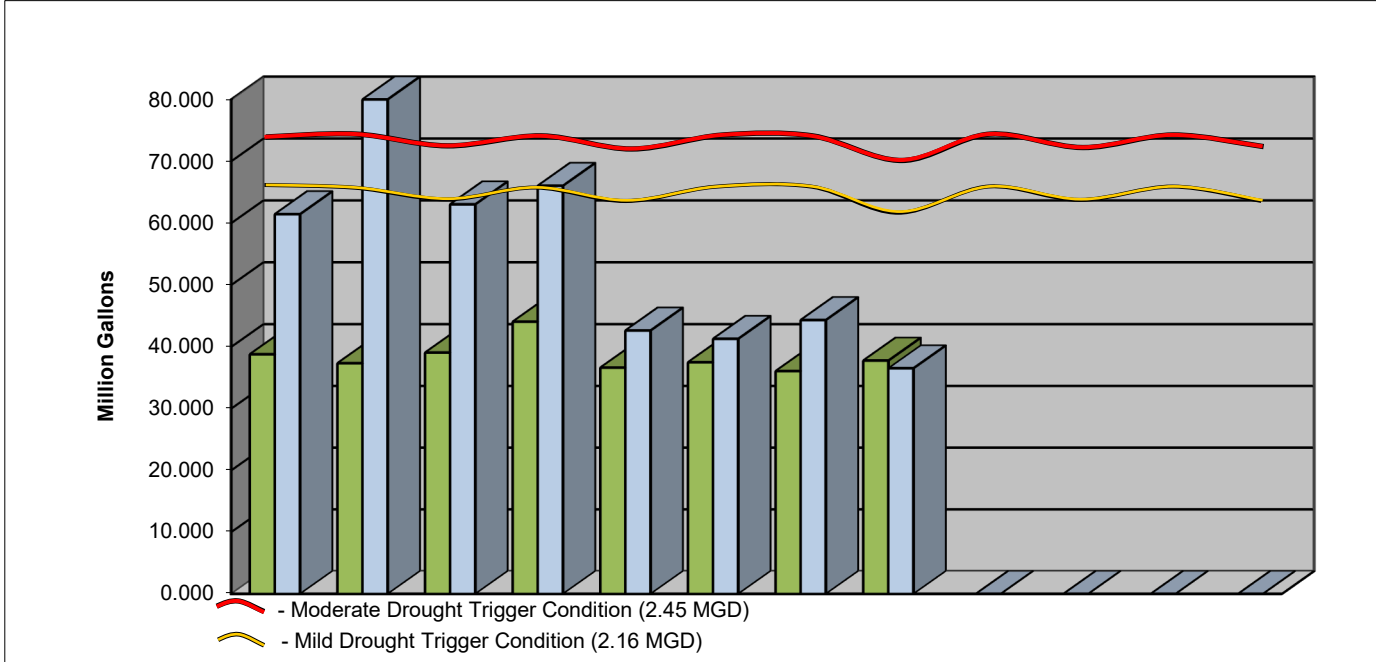
- Sonoma Ranch: Traffic signal at Dell Dale and Hidden Park, project is in design phase
- Wallisville Road: Pedestrian bridge across Carpenter's Bayou and walking trails along bayou are under construction

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 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	5,525				
Inactive Taps	59	49	55	53	53	56	56	55				
Total Taps	5,580	5,580	5,580	5,580	5,580	5,580	5,580	5,580				
Flushing/Water Loss	0	0	0	0	0	0	0	0				
Padstow WP	6.459	9.449	12.862	3.527	2.659	0.000	1.994	1.842				
Willersley WP	0.128	1.703	0.516	0.193	0.074	0.101	0.019	0.113				
Black Rock WP	5.497	7.982	9.376	3.626	2.469	0.716	1.309	1.322				
Surface Water	49.371	62.030	40.290	58.702	37.458	40.494	41.027	33.268				
Billed, Total	38.805	37.362	39.083	44.082	36.648	37.516	36.087	37.793				
Pumped, Total	61.455	81.164	63.044	66.048	42.660	41.311	44.349	36.545				
% Accountable	63%	46%	62%	67%	86%	91%	81%	103%				
GPD/Conn	359	473	380	385	257	241	259	236				

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

YTD Billed	307.376
YTD Produced	436.576
YTD %	70.4%

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

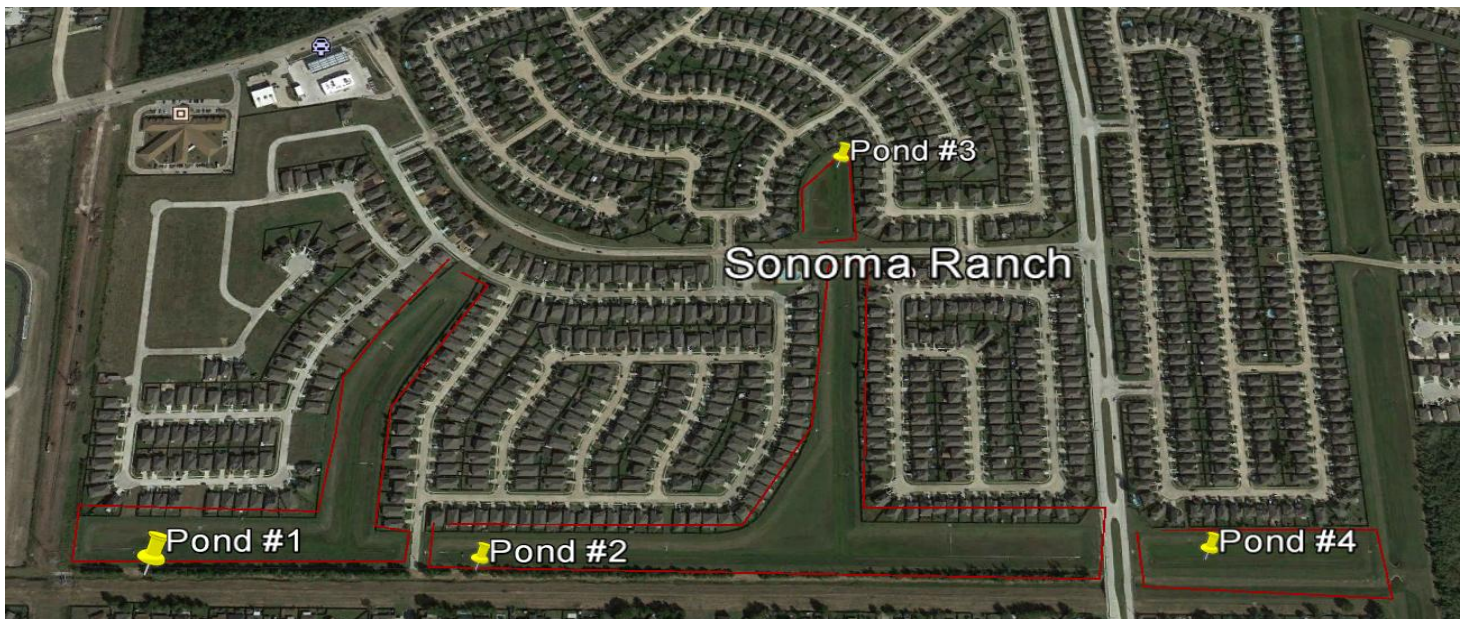
			June 2021	June 2022	June 2023	June 2024	June 2025	June 2026	June 2027	June 2028	FINAL / ESTIMATED	
		Status	- May 2022	- May 2023	- May 2024	- May 2025	- May 2026	- May 2027	- May 2028	- May 2029	Completion Year	Costs
9	Smoke Test / Televis - Clean / Manhole Inspection - Sanitary Sewer System							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

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

These pictures were taken on March 5th 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 next week.
- I will have the proposal to replace the SWQ baskets tonight.

Pond #1





DIRECTION
Unavailable

29.80902°N
095.14974°W

ACCURACY 3 m
DATUM WGS84



DIRECTION
Unavailable

29.80590°N
095.14984°W

ACCURACY 6 m
DATUM WGS84



DIRECTION
Unavailable

29.80590°N
095.14984°W

ACCURACY 6 m
DATUM WGS84



2025-03-05
11:10:30-06:00

DIRECTION
Unavailable

29.80590°N
095.14984°W

ACCURACY 6 m
DATUM WGS84



2025-03-05
11:10:30-06:00

DIRECTION
Unavailable

29.80599°N
095.14984°W

ACCURACY 5 m
DATUM WGS84



2025-03-05
11:10:41-06:00

DIRECTION
Unavailable

29.80893°N
095.14960°W

ACCURACY 3 m
DATUM WGS84



2025-03-05
11:08:25-06:00

DIRECTION
Unavailable

29.80599°N
095.14984°W

ACCURACY 5 m
DATUM WGS84



Pond #2

DIRECTION
Unavailable

29.80606°N
095.14982°W

ACCURACY 10 m
DATUM WGS84







DIRECTION
Unavailable

29.80946°N
095.14539°W

ACCURACY 14 m
DATUM WGS84



2025-03-05
11:16:31-06:00

DIRECTION
Unavailable

29.80630°N
095.14238°W

ACCURACY 11 m
DATUM WGS84



2025-03-05
11:20:54-06:00

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

29.80624°N
095.14203°W

ACCURACY 5 m
DATUM WGS84



DIRECTION
Unavailable

29.80624°N
095.14203°W

ACCURACY 5 m
DATUM WGS84



DIRECTION
Unavailable

29.80624°N
095.14203°W

ACCURACY 5 m
DATUM WGS84



DIRECTION
Unavailable

29.80616°N
095.14203°W

ACCURACY 3 m
DATUM WGS84



DIRECTION
Unavailable

29.80609°N
095.14204°W

ACCURACY 3 m
DATUM WGS84



DIRECTION
Unavailable

29.80596°N
095.14204°W

ACCURACY 3 m
DATUM WGS84









New Water Plant Site





The mowing on Wallisville



Memorandum

DATE: March 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 February 10, 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 **January 2025** was presented:

NCWA Surface Water Used	220.287 MG
NCWA Ground Water Used	105.983 MG
HCMUD 53 Surface Water Used	41.027 MG
HCMUD 53 Ground Water Used	3.322 MG
HCMUD 53 Cost for Surface Water Used	\$141,956.22
% accountability YTD	100.93 %
% surface water used YTD	67.52 %
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 approval.
5. There being no other matters to consider, the meeting was adjourned.

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