

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, APRIL 8, 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/87471625546?pwd=vVebwSSklDag6qtzIPWA0wbVcUUMu3.1>

Meeting ID: 874 7162 5546

Passcode: 124569

**TO ATTEND VIA AUDIO ONLY:**

Dial: 1-346-248-7799

Meeting ID: 874 7162 5546

Passcode: 124569

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

1. **Approve minutes of March 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. **Discuss website hosting services, and authorize appropriate action;**
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) pay bills;
  - e) review draft budget for fiscal year ending May 31, 2026;
  - f) authorize other appropriate action;
5. **Audit and Reporting Matters:**
  - a) appoint Audit Committee;
  - b) confirm employment of auditor to conduct audit for fiscal year ending May 31, 2025;
  - c) authorize preparation of Annual Report in accordance with District's Continuing Disclosure of Information Agreement and as referenced by SEC Rule 15c2-12;
6. **Tax Assessor/Collector Report, including:**
  - a) review tax receipt and disbursement statements;
  - b) authorize other appropriate action;
7. **Engineering and Project Matters:**
  - a) receive general engineering report;
  - b) discuss traffic signal project at Dell Dale & Hidden Park [Harris County];
  - c) discuss pedestrian bridge work at Carpenters Bayou and area walking trails [Harris County];
  - d) review current CIP, and approve updates as determined necessary;
  - e) authorize appropriate action;
8. **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) adopt Order Evidencing Review of Identity Theft Prevention Program [GO 2025-\_\_\_];
  - d) authorize other appropriate action;

9. **Detention and drainage facilities report [Champions Hydro-Lawn]:**
  - a) receive general report;
  - b) review annual maintenance needs and budget projections;
  - c) authorize appropriate action;
10. **North Channel Water Authority Matters:**
  - a) receive report;
  - b) authorize appropriate action;
11. **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

March 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 11<sup>th</sup> day of March, 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 ("BLI"); Perry Miller of Champions Hydro-Lawn ("Champions"); Linda Castro of Off Cinco; 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 February 11, 2025, meeting. Upon motion by Director Fontenette, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the minutes as presented, and to authorize execution by the Secretary/Treasurer, and if necessary, to authorize the use of facsimile, electronic, or other appropriate signatures.

**RECEIVE COMMENTS OR QUESTIONS FROM THE PUBLIC**

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

**RECEIVE PROPOSAL FOR WEBSITE HOSTING SERVICES**

Ms. Castro presented a proposal outlining different website hosting options and pricing. She provided an overview of available services, including standard and custom options, monthly hosting and maintenance, and email and text alerts.

Director Bradley and President Grant queried on user-friendly online bill pay services and posting turnaround times. Ms. Castro reviewed bill payment options and discussed posting timeframes.

President Grant thanked Ms. Castro for her presentation and advised the Board 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.

### **AWBD Attendance Matters**

Mr. Hawthorne stated that there is no action required for AWBD attendance matters.

## **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 94.059% of the 2024 taxes have been collected.

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.

## **ENGINEERING REPORT**

The Board next reviewed the Engineering Report.

### **Review General Report**

Mr. Salinas first advised that water accountability for the month of February was approximately 103%. He noted that the annual percentage continues to recover.

### **Traffic signal project at Dell Dale and Hidden Park**

Mr. Salinas advised that the Harris County project remains in the design phase. He stated that the project was scheduled to start at the beginning of the year, so activity is likely to pick up once a contractor is selected.

### **Pedestrian bridge at Carpenter's Bayou**

Mr. Salinas advised that Harris County's construction work is moving forward as anticipated.

### **Beltway 8 improvements**

Mr. Salinas discussed the proposed TXDOT improvement project for Beltway 8, noting that underground utility exploration has been completed and that the design phase is next. He stated that the estimated construction start date is 2030, and 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.

President Grant queried on the status of GST 2. Mr. Salinas advised that GST 2 is in good condition, and that there should not be a need for replacement of the tank at this time.



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 it has been a relatively normal operating month with no major events of note.

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 this month. 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 the coming week. He also provided an update on another tree in poor condition advising that a replacement would cost approximately \$750.

#### **Receive proposal on Stormwater Quality Basket replacement**

Mr. Miller then reviewed a proposal for the replacement of six Stormwater Quality Baskets at a cost of \$11,231.25.

Upon motion by Director Fontenette, seconded by Director Johnstone, and after full discussion, the Board voted unanimously to approve the Detention and Drainage Facilities Report, including approval of the Stormwater Quality Basket replacement and Black Rock Water Plant tree replacement.

### **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 February 10, 2025. He also updated the Board on NCWA projects.

The Board took the NCWA report under advisement.

### **CONSIDER ADJOURNMENT**

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

(SEAL)

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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!

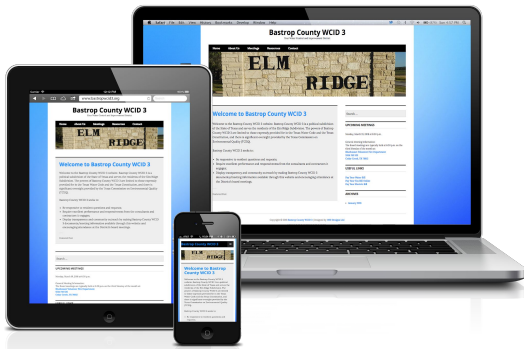
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## Standard Layout Example

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

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### Option 2: Unlimited Updates

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

\$175/mth  
flat rate

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### 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)
  - Pay per use email alerts
- Text Alerts (\$100 one-time setup)
  - Pay per use text alerts
- Email/Text Alerts (\$150 one-time setup)
  - Pay per use email and text alerts

\$60/mth + time to create/send

\$40/mth, \$0.05/text + time to  
create/send

\$90/mth, \$0.05/text + time to  
create/send

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### Upgrades & Add Ons

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

\$100/year

\$18/month/account

\$500/once

\$100/hour

\$25/month

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### Graphic Design / Copywriting Services

- Copywriting Services
- Graphic Design Services
  - Design Mockups (emails, newsletter ads, mailers, flyers)
  - Design, proofreading and revisions
  - Stock photography

\$100/hour

\$100/hour

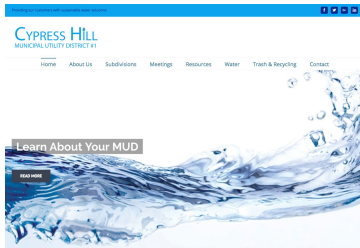
\$100/hour

\$20/photo

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## Client Portfolio

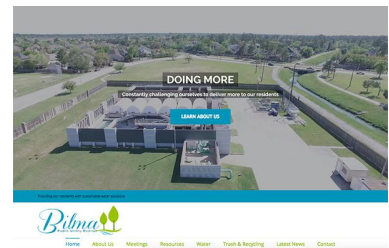
### CypressHillMUD1.com



### MUD364.com



### BilmaPUD.com



### FFFHouston.com



### FairfieldMUDs.org



### 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', with a long, sweeping horizontal stroke extending 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)

# Website Proposal

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



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

## Client Portfolio

### Municipal Utility Districts

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

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

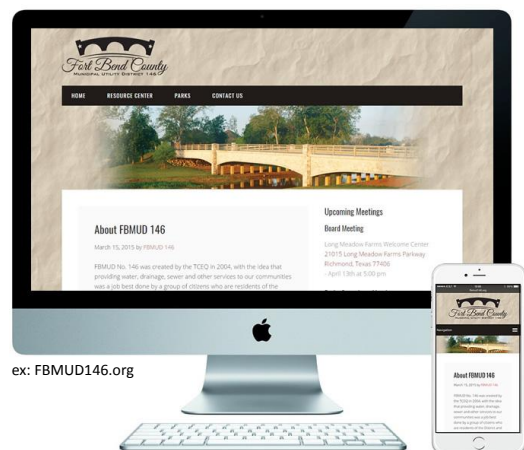
### Operators

- [H2OConsulting.net](http://H2OConsulting.net)
- [MDSWater.com](http://MDSWater.com)
- [MMIA.co](http://MMIA.co)
- [HaysWater.com](http://HaysWater.com)
- [WDMTexas.com](http://WDMTexas.com)

## Website Layout Options

### Fixed Layout Option

Layout as shown below; colors/images are customized



Base website setup and configuration	\$1,700
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Hosting configuration and website analytics	\$400
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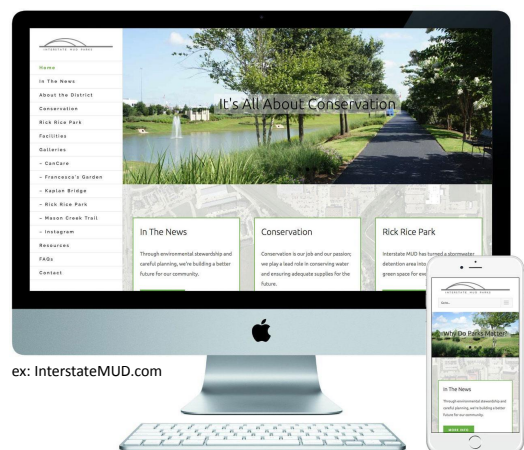
Nine page website, one hour per page	\$900
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Additional time or pages	\$100 per hour
--------------------------	----------------

<b>Website Total</b>	<b>\$3,000</b>
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### Custom Layout Option

Completely customized design based on board's input



Base website setup and configuration	\$2,900
--------------------------------------	---------

Hosting configuration and website analytics	\$400
---	-------

Nine page website, three hours per page	\$2,700
---	---------

Additional time or pages	\$100 per hour
--------------------------	----------------

<b>Website Total</b>	<b>\$6,000</b>
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## Monthly Hosting and Maintenance

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### 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

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## Email and Text Alerts

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### Email Alerts

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

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### 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

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## **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.

Shannon Waugh  
23501 Cinco Ranch Blvd.  
Katy, Texas 77494 H120-177  
(713) 560-0610  
[shannon@offcinc.com](mailto:shannon@offcinc.com)  
[offcinc.com](http://offcinc.com)

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 | April 8, 2025**

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



**WEBSITE**

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



**ADDRESS**

1281 Brittmoore Road  
Houston, Texas 77043



**CONTACT**

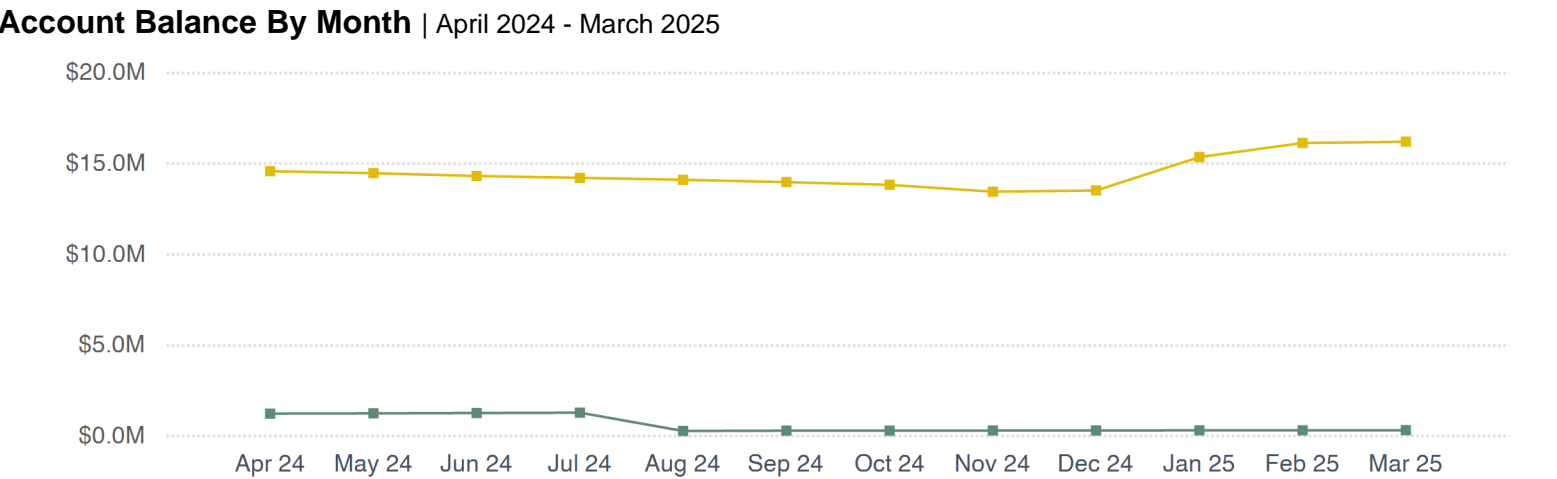
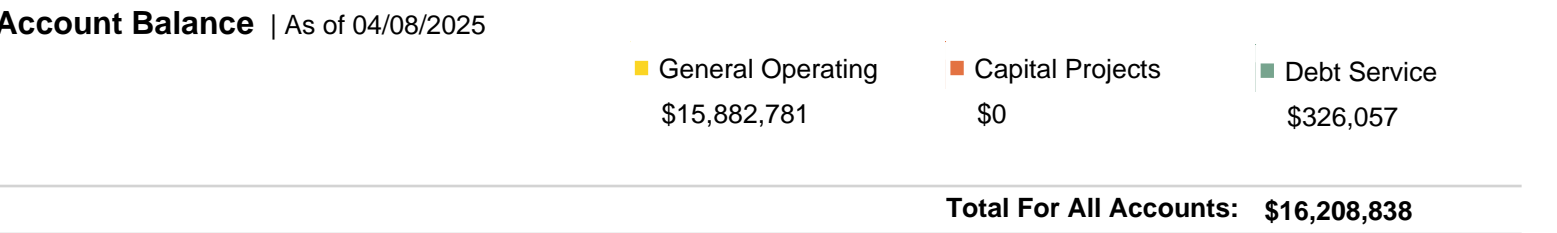
Phone: 713.623.4539  
Fax: 713.629.6859

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## Spotlight On Funding Your Capital Improvements Plan (CIP)

What is it and why is it important? Your CIP is a tool for planning how your District will pay for maintenance, repairs, new construction and unexpected projects that come up over the next 5-20 year period. Will you issue Bonds? Do you have Operating reserves & surplus funds? Can you utilize your Maintenance & Operations tax and Water and Wastewater revenues? What action do you need to take now to be prepared 5 years down the line? Working with your Engineer to prepare this plan enables the District to determine its financial needs and plan accordingly.

Bonds Summary		Most Recent Audited Revenue Sources		General Operating Reserves
Water, Sewer, Drainage	Park, Roads, Other	Maximum Approved M&O Rate	\$0.25	Operating Fund Balance \$15,882,781
Total Authorized \$80.4M	Total Authorized N/A	Audited M&O Rate	\$0.25	
Total Issued \$60.2M	Total Issued N/A	Audited M&O Revenue	\$3.2M	Total Expenditures Excluding Capital Costs \$3,720,913
		Audited Retail Service Rate Per 10,000 gallons	\$25.88	
		Audited Water/Wastewater Revenue	\$1.7M	
\$Available to Issue \$20.2M	\$Available to Issue \$0.0K	Audited Sales Tax Revenue	\$609.5K	52.3 Months





# Monthly Financial Summary - General Operating Fund

Harris County MUD No. 53 - GOF



## Account Balance Summary

Balance as of 03/12/2025 \$15,769,815

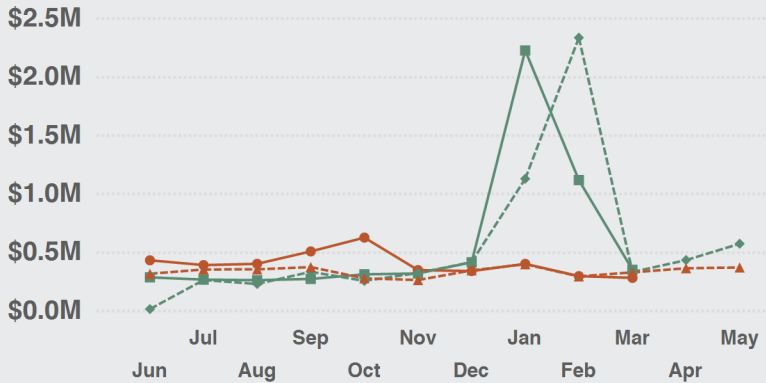
Receipts 891,622

Disbursements (778,655)

Balance as of 04/08/2025 \$15,882,781

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

Current Year Revenues
Prior Year Revenues
Current Year Expenditures
Prior Year Expenditures



## March 2025

### Revenues

Actual	Budget	Over/(Under)
\$352,828	\$326,864	\$25,964

### Expenditures

Actual	Budget	Over/(Under)
\$283,831	\$286,215	(\$2,383)

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

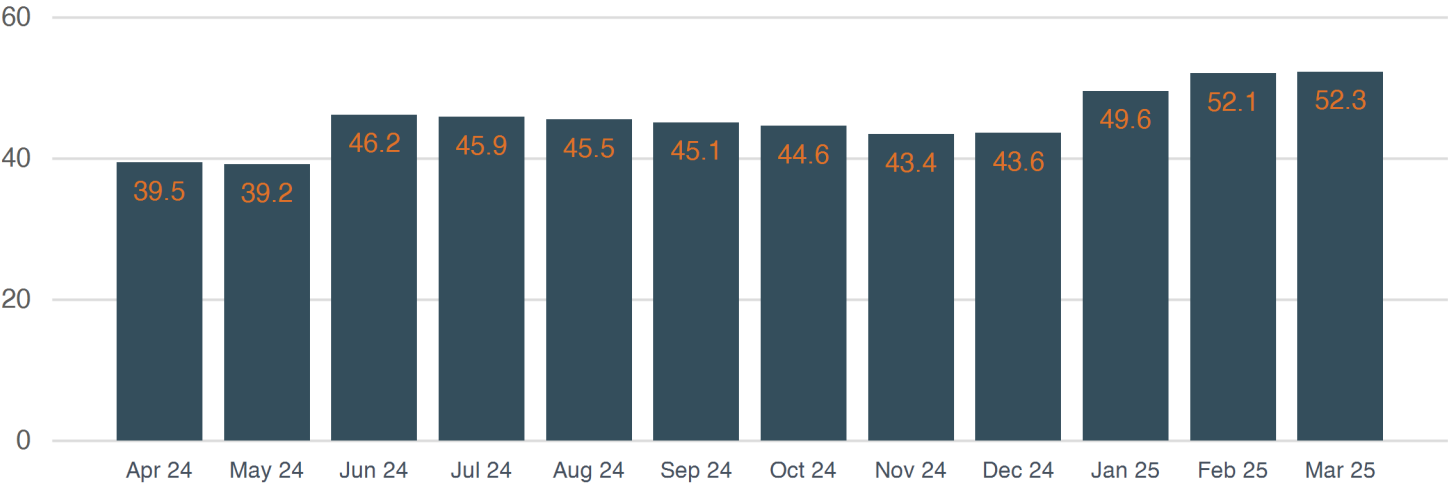
### Revenues

Actual	Budget	Over/(Under)
\$5,854,013	\$5,799,127	\$54,886

### Expenditures

Actual	Budget	Over/(Under)
\$4,051,603	\$3,540,098	\$511,506

## 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 03/12/2025				\$55,295.39
<b>Receipts</b>				
	Transfer from Operator Checking		234,314.43	
	Interest Earned on Checking		114.27	
	Transfer from Money Market		150,000.00	
<b>Total Receipts</b>				<b>\$384,428.70</b>
<b>Disbursements</b>				
24758	Centerpoint Energy.	Utility Expense	(220.45)	
24759	North Channel Water Authority	Purchase Water Service	(127,966.34)	
24760	Harris County FWSD 51-RWTP	Purchase Wastewater Service	(28,990.59)	
24765	Anna Demicco	Customer Refund	(25.60)	
24766	Anzette McSwain or Travis Stelly	Customer Refund	(130.57)	
24767	Arquemedes Chavez	Customer Refund	(96.71)	
24768	Audrey Walsh or Quentyne Norris	Customer Refund	(18.06)	
24769	Chelsea Valentine or Robert Lewis	Customer Refund	(69.30)	
24770	Clyde Franklin	Customer Refund	(265.40)	
24771	Efrain Gonzales	Customer Refund	(120.72)	
24772	Emma Avila or Gilberto Garza	Customer Refund	(74.58)	
24773	Jeremiah Adams	Customer Refund	(108.66)	
24774	Jose A or Leticia Gonzalez	Customer Refund	(91.48)	
24775	Jose Pina	Customer Refund	(85.04)	
24776	Laquita Dorsey	Customer Refund	(110.83)	
24777	Maria Chavez or Milton Sandoval	Customer Refund	(55.59)	
24778	Maria Italia Tafurth	Customer Refund	(83.78)	
24779	Maria or Javier Suarez	Customer Refund	(89.67)	
24780	Marina Lopez	Customer Refund	(117.32)	
24781	Mario Garza.	Customer Refund	(95.51)	
24782	Selena or Andres Alvares	Customer Refund	(93.02)	
24783	Sierra Vista Realty LLC	Customer Refund	(112.51)	
24784	Susana Cruz.	Customer Refund	(112.68)	
24785	Yoosef Fardooee	Customer Refund	(105.79)	
24786	Champions Hydro-Lawn, Inc.	Detention Pond Maintenance	(955.00)	
24787	Harris County FWSD 51	Maintenance & Operations	(105,406.34)	
24788	Huitt-Zollars, Inc.	Engineering Expense	(3,239.83)	
24789	Municipal Accounts & Consulting, LP.	Bookkeeping Expense	(6,780.41)	
24790	Sterling Green Comm. Improve Association	Garbage Expense	(39,752.59)	
24791	Sterling Green South	Garbage Expense	(37,892.63)	
24792	Sterling Green South Section 6	Garbage Expense	(2,368.85)	
24793	Reliant Energy Solutions	Utility Expense	(25,224.01)	
24794	Sanford Kuhl Hagan Kugle Parker Kahn LLP	Legal Expense	(9,383.61)	
24795	Centerpoint Energy.	Utility Expense	0.00	
24796	North Channel Water Authority	Purchase Water Service	0.00	

# Cash Flow Report - Checking Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
<b>Disbursements</b>				
24797	Harris County FWSD 51-RWTP	Purchase Wastewater Service	0.00	
24798	Acclaim Energy Ltd.	Base Service Fee - Streetlight	(500.00)	
ADP	Andre Bradley.	Fees of Office - 2/11, 2/22	(375.19)	
ADP	Drew Fontenette.	Fees of Office - 2/11, 2/20	(285.30)	
ADP	Judy Grant.	Fees of Office - 2/11, 2/21	(397.99)	
ADP	Kristine Johnstone.	Fees of Office - 2/11, 2/19	(390.89)	
ADP	Peter Mitchell.	Fees of Office - 2/11, 2/12	(342.50)	
ADP	HR&P	Payroll Taxes	(590.88)	
ADP	HR&P	Payroll Admin Expense	(150.00)	
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>(\$393,306.22)</b>	
<b>Balance as of 04/08/2025</b>				<b>\$46,417.87</b>

# Cash Flow Report - Operator Account

Harris County MUD No. 53 - GOF



Number	Name	Memo	Amount	Balance
Balance as of 03/12/2025				\$64,502.70
Receipts				
	Accounts Receivable		184,856.65	
	Accounts Receivable		48,386.46	
Total Receipts				\$233,243.11
Disbursements				
Bank Chrg	Central Bank	Bank Service Charge	(5.00)	
Ret Cks	Central Bank	T Tech Fees (2)	(240.00)	
Ret Cks	Central Bank	Customer Returned Checks (11)	(729.24)	
Ret Cks	Central Bank	Chargeback Items (1)	(50.00)	
Ret Cks	Central Bank	Chargeback Items Fee (1)	(10.00)	
Sweep	Harris County MUD No. 53	Transfer to GOF Checking	(234,314.43)	
Total Disbursements				(\$235,348.67)
Balance as of 04/08/2025				\$62,397.14

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



			March 2025			June 2024 - March 2025			
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Revenues									
Water Revenue									
14101	Water - Customer Service Fee		80,786	83,041	(2,255)	887,550	972,766	(85,216)	1,186,300
14102	TCEQ Assessment Fees - Water		328	400	(72)	3,501	4,000	(499)	4,800
14106	Meter Tampering Fees		200	108	92	1,100	1,083	17	1,300
14109	Service Fee		3,870	3,508	362	33,630	35,083	(1,454)	42,100
14110	No Bill Fee		8	8	0	78	83	(5)	100
Total Water Revenue			85,192	87,066	(1,874)	925,859	1,013,016	(87,157)	1,234,600
Wastewater Revenue									
14200	ROW Revenue		0	0	0	250,000	250,000	0	250,000
14201	Wastewater-Customer Service Fee		50,230	43,589	6,641	504,927	523,068	(18,141)	622,700
14202	TCEQ Assessment Fees-Wastewat		328	400	(72)	3,501	4,000	(499)	4,800
Total Wastewater Revenue			50,558	43,989	6,569	758,427	777,068	(18,641)	877,500
Property Tax Revenue									
14301	Maintenance Tax Collections		88,175	74,414	13,761	2,981,735	2,868,145	113,590	2,933,187
Total Property Tax Revenue			88,175	74,414	13,761	2,981,735	2,868,145	113,590	2,933,187
Sales Tax Revenue									
14401	Sales Tax Rebate - COH		62,500	56,083	6,417	543,171	484,774	58,397	571,200
Total Sales Tax Revenue			62,500	56,083	6,417	543,171	484,774	58,397	571,200
Tap Connection Revenue									
14502	Inspection Fees		0	63	(63)	600	625	(25)	750
Total Tap Connection Revenue			0	63	(63)	600	625	(25)	750
Administrative Revenue									
14702	Penalties & Interest		2,939	3,267	(328)	29,837	32,667	(2,829)	39,200
Total Administrative Revenue			2,939	3,267	(328)	29,837	32,667	(2,829)	39,200
Interest Revenue									
14801	Interest Earned on Checking		114	133	(19)	1,079	1,333	(254)	1,600
14802	Interest Earned on Temp. Invest		63,351	61,850	1,501	586,758	618,499	(31,741)	742,199
Total Interest Revenue			63,465	61,983	1,482	587,838	619,833	(31,995)	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			352,828	326,864	25,964	5,854,013	5,799,127	54,886	6,403,236

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



			March 2025			June 2024 - March 2025			
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures									
Water Service									
16101	Billing Service Fees - Water	2,973	3,400	(427)	30,463	34,000	(3,537)	40,800	
16102	Operations - Water	17,808	18,008	(201)	161,933	180,083	(18,150)	216,100	
16103	Bulk Water Purchases	127,966	79,318	48,648	1,640,864	929,157	711,707	1,133,119	
16105	Maintenance & Repairs - Water	34,921	26,308	8,613	270,131	263,083	7,048	315,700	
16107	Chemicals - Water	110	908	(798)	10,313	9,083	1,230	10,900	
16108	Laboratory Expense - Water	1,171	1,258	(88)	11,977	12,583	(606)	15,100	
16109	Mowing - Water	1,102	1,102	0	11,479	11,015	464	13,218	
16110	Utilities Expense - Water	60	5,542	(5,482)	48,598	55,417	(6,819)	66,500	
16112	Service Account Collection	625	4,008	(3,383)	36,935	40,083	(3,148)	48,100	
16114	Telephone Expense - Water	89	100	(11)	883	1,000	(117)	1,200	
16116	Permit Expense - Water	0	1,275	(1,275)	14,582	12,750	1,832	15,300	
16117	TCEQ Regulatory Fee - Water	0	0	0	2,398	2,700	(302)	2,700	
16119	Sidewalk/Fire Hydrant Repair	20,598	5,508	15,089	33,630	55,083	(21,453)	66,100	
16121	Meter Tampering Expense	200	108	92	1,100	1,083	17	1,300	
Total Water Service		207,621	146,844	60,777	2,275,287	1,607,122	668,165	1,946,137	
Wastewater Service									
16201	Billing Service Fees-Wastewater	2,973	3,400	(427)	30,463	34,000	(3,537)	40,800	
16202	Operations - Wastewater	16,608	16,625	(17)	149,933	166,250	(16,317)	199,500	
16204	Purchase Wastewater Service	28,991	55,125	(26,134)	442,840	551,250	(108,410)	661,500	
16205	Maint & Repairs - Wastewater	3,662	2,950	712	57,262	29,500	27,762	35,400	
16209	Mowing - Wastewater	638	638	0	6,375	6,375	0	7,650	
16210	Utilities Expense - Wastewater	161	4,192	(4,031)	39,198	41,917	(2,719)	50,300	
16214	Telephone Expense - Wastewater	178	217	(39)	1,397	2,167	(769)	2,600	
16217	TCEQ Regulatory Exp-Wastewater	0	0	0	2,398	2,700	(302)	2,700	
Total Wastewater Service		53,210	83,146	(29,936)	729,866	834,158	(104,292)	1,000,450	
Garbage Service									
16301	Garbage Expense	458	75	383	1,514	750	764	900	
Total Garbage Service		458	75	383	1,514	750	764	900	
Storm Water Quality									
16401	SWQ Management	0	900	(900)	4,800	9,000	(4,200)	10,800	
16402	Mowing - Detention Pond	255	539	(284)	2,550	5,388	(2,838)	6,465	
16403	Detention Pond Maintenance	0	4,709	(4,709)	72,510	47,091	25,419	56,509	
Total Storm Water Quality		255	6,148	(5,893)	79,860	61,478	18,381	73,774	
Tap Connection									
16502	Inspection Expense	700	117	583	2,450	1,167	1,283	1,400	
Total Tap Connection		700	117	583	2,450	1,167	1,283	1,400	

# Actual vs. Budget Comparison

Harris County MUD No. 53 - GOF



			March 2025			June 2024 - March 2025			
			Actual	Budget	Over/ (Under)	Actual	Budget	Over/ (Under)	Annual Budget
Expenditures									
Parks & Recreation Service									
16604	Utilities - Streetlights		0	17,267	(17,267)	157,078	172,667	(15,588)	207,200
Total Parks & Recreation Service			0	17,267	(17,267)	157,078	172,667	(15,588)	207,200
Administrative Service									
16703	Legal Fees		9,213	8,333	879	93,404	83,333	10,070	100,000
16705	Auditing Fees		0	0	0	24,000	24,000	0	24,000
16706	Engineering Fees		0	12,500	(12,500)	62,244	125,000	(62,756)	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		5,590	5,943	(353)	61,742	73,014	(11,273)	84,900
16713	Legal Notices & Other Publ.		10	11	(1)	99	110	(11)	132
16714	Office Expense / Admin		574	258	316	2,018	2,583	(565)	3,100
16715	Filing Fees		0	8	(8)	38	83	(45)	100
16716	Delivery Expense		321	142	179	2,605	1,417	1,188	1,700
16717	Postage		44	83	(39)	906	833	73	1,000
16718	Insurance & Surety Bond		0	0	0	54,831	49,700	5,131	49,700
16719	Registration and Dues		2,325	0	2,325	4,285	4,450	(165)	5,700
16721	Meeting Expense		418	275	143	3,375	2,750	625	3,300
16722	Bank Fees		35	56	(21)	805	558	247	670
16723	Travel Expense		104	1,200	(1,096)	1,819	12,000	(10,181)	14,400
16728	Record Storage Fees		216	175	41	2,085	1,750	335	2,100
16729	Credit Card Fees		240	250	(10)	3,200	2,500	700	3,000
16731	Arbitrage Calculations		0	0	0	2,025	4,100	(2,075)	4,100
16739	AWBD Expense		0	0	0	12,066	0	12,066	0
Total Administrative Service			19,089	29,235	(10,146)	333,547	390,732	(57,186)	450,452
Payroll Expense									
17101	Payroll Expenses		2,117	3,083	(966)	30,626	30,833	(207)	37,000
17102	Payroll Admin Fee		220	67	153	843	667	177	800
17103	Payroll Tax Expense		162	233	(71)	2,343	2,333	9	2,800
Total Payroll Expense			2,499	3,383	(885)	33,812	33,833	(21)	40,600
Total Expenditures			283,831	286,215	(2,383)	3,613,413	3,101,908	511,506	3,720,913
Total Revenues (Expenditures)			68,997	40,650	28,347	2,240,600	2,697,219	(456,620)	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



	March 2025			June 2024 - March 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)	68,997	40,650	28,347	1,802,410	2,259,029	(456,620)	640,401



# Balance Sheet as of 03/31/2025

Harris County MUD No. 53 - GOF



## Assets

### Bank

11101 Cash in Bank	\$287,161
11102 Operator	62,397
<b>Total Bank</b>	<b>\$349,558</b>

### Investments

11201 Time Deposits	\$15,864,042
<b>Total Investments</b>	<b>\$15,864,042</b>

### Receivables

11301 Accounts Receivable	\$186,832
11303 Maintenance Tax Receivable	191,653
11305 Accrued Interest	49,926
11306 Due from City of Houston	160,492
<b>Total Receivables</b>	<b>\$588,903</b>

### Interfund Receivables

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

### Reserves

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

## Total Assets

**\$16,941,016**

## Liabilities & Equity

### Liabilities

#### Accounts Payable

12101 Accounts Payable	\$388,181
12104 Due to Sterling Green	2,131
12105 Due to Sterling Green South	(670)
12106 Due to Sterling Green S Sec 6	75
<b>Total Accounts Payable</b>	<b>\$389,717</b>

#### Other Current Liabilities

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

### Deferrals

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

# Balance Sheet as of 03/31/2025

Harris County MUD No. 53 - GOF



## Liabilities & Equity

Liabilities		
Deposits		
12601	Customer Meter Deposits	\$739,149
12602	Deposits - Other	28,625
Total Deposits		<hr/> \$767,774
Total Liabilities		<hr/> \$1,353,788
Equity		
Unassigned Fund Balance		
13101	Unassigned Fund Balance	\$13,784,818
Total Unassigned Fund Balance		<hr/> \$13,784,818
Net Income		\$1,802,410
Total Equity		<hr/> \$15,587,228
Total Liabilities & Equity		<hr/> <hr/> \$16,941,016

# District Debt Summary as of 04/08/2025

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 04/08/2025

Harris County MUD No. 53

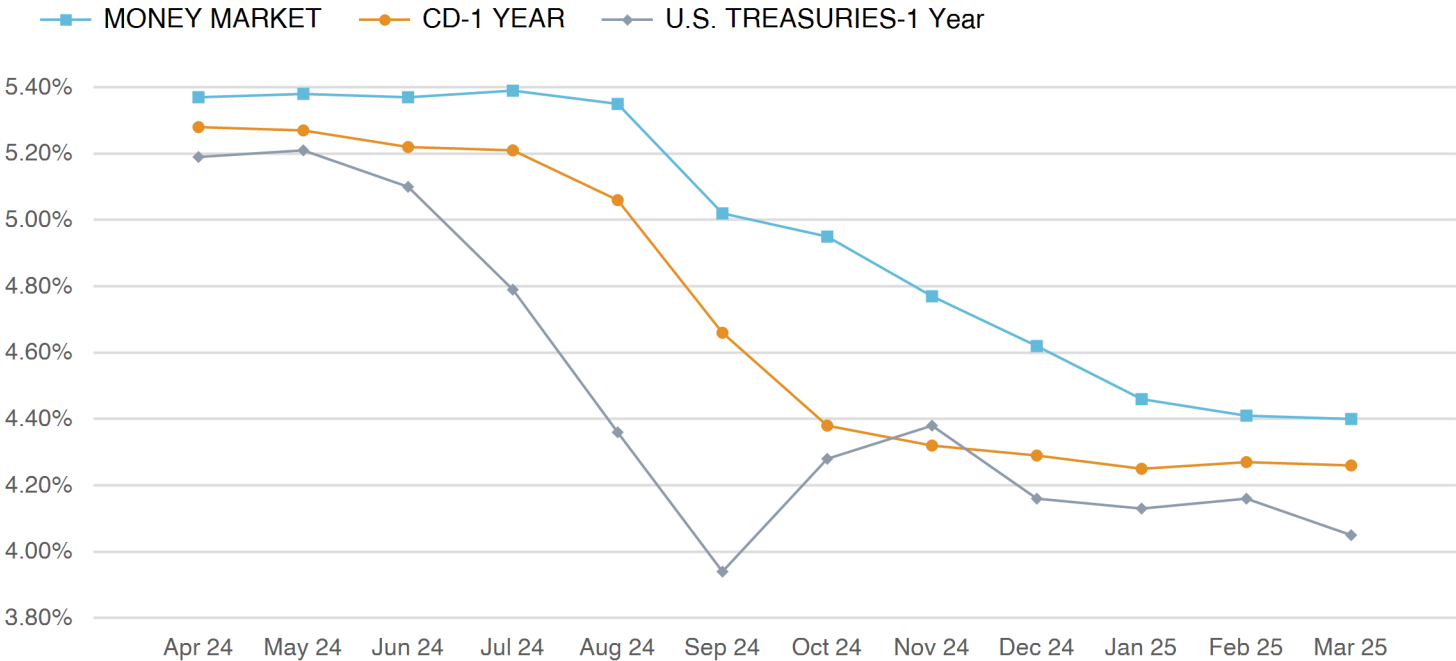


General Operating Fund	Capital Projects Fund	Debt Service Fund	Other Funds
<b>Funds Available to Invest</b> \$15,882,781	<b>Funds Available to Invest</b> \$0	<b>Funds Available to Invest</b> \$326,057	<b>Funds Available to Invest</b> N/A
<b>Funds Invested</b> \$15,773,966	<b>Funds Invested</b> \$0	<b>Funds Invested</b> \$326,057	<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	4.40%	180 Days	4.39%	180 Days	4.20%
		270 Days	4.29%	270 Days	4.20%
		1 Yr	4.26%	1 Yr	4.01%
		13 Mo	3.15%	13 Mo	N/A
		18 Mo	3.87%	18 Mo	4.01%
		2 Yr	2.96%	2 Yr	3.88%

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

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



# Account Balance as of 04/08/2025

## 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>					
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	
SOUTH STAR BANK (XXXX0548)	03/10/2025	03/10/2026	4.09%	235,000.00	
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0001)	03/21/2016		4.45%	13,893,966.26	
<b>Checking Account(s)</b>					
CENTRAL BANK - CHECKING (XXXX3991)			0.00%	46,417.87	Checking Account
CENTRAL BANK - CHECKING (XXXX4950)			0.00%	62,397.14	Operator
<b>Totals for General Operating Fund</b>				<b>\$15,882,781.27</b>	

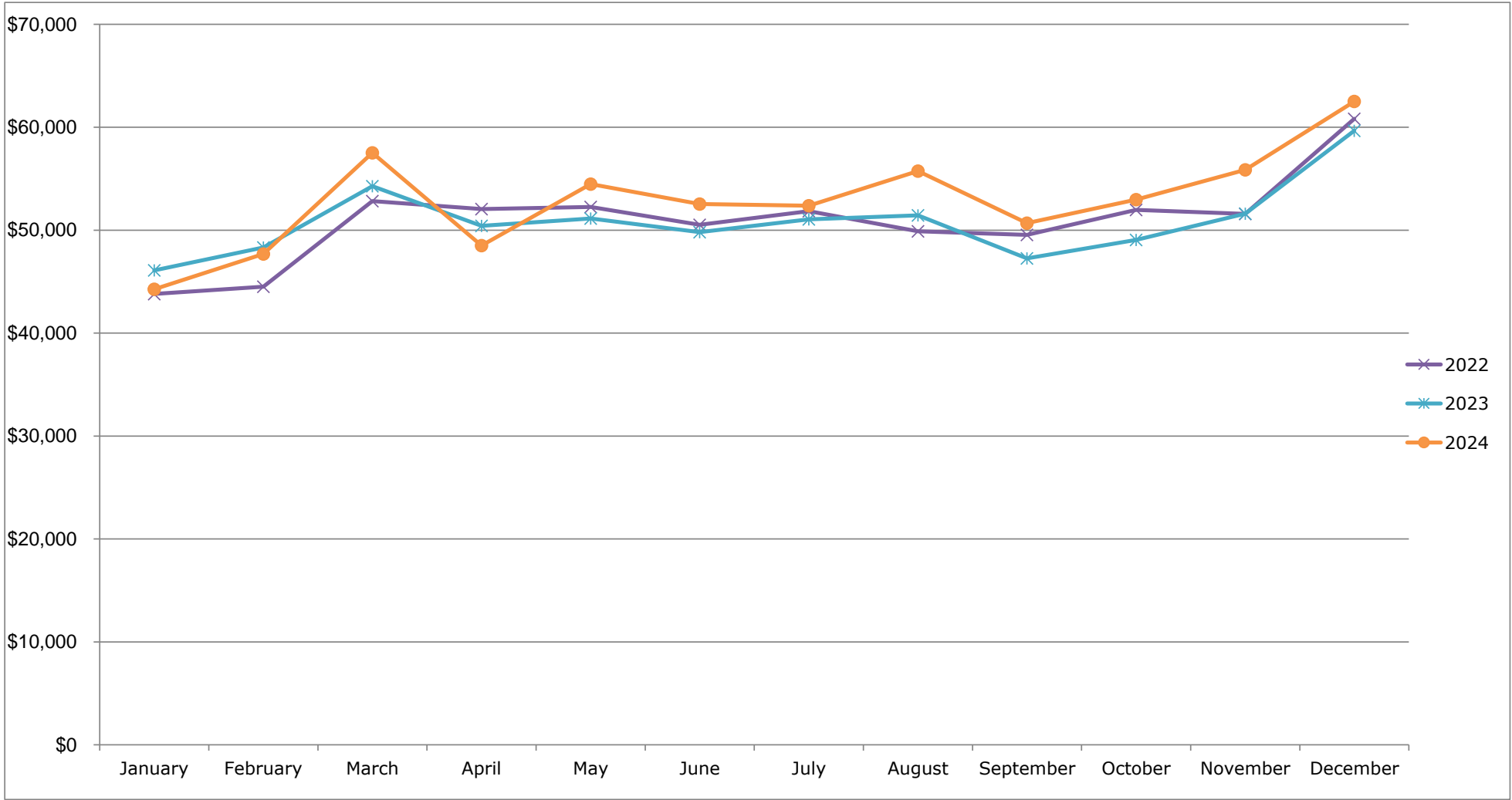
### FUND: Debt Service

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
<b>Money Market Funds</b>					
TEXAS CLASS (XXXX0002)	03/21/2016		4.45%	326,056.95	
<b>Totals for Debt Service Fund</b>				<b>\$326,056.95</b>	
<b>Grand Total for Harris County MUD No. 53 :</b>				<b>\$16,208,838.22</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	\$62,500	\$635,115
Total	\$134,153	\$140,507	\$164,626	\$150,975	\$157,864	\$152,865	\$155,266	\$157,080	\$147,481	\$154,016	\$159,058	\$182,982	\$1,856,872



# 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>\$15,128,287</b>	<b>\$16,907,940</b>	<b>\$17,676,566</b>	<b>\$18,801,029</b>

## 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
<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>

## 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
<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>

## 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)				
<b>Total Capital Outlay</b>	<b>\$2,037,194</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>\$15,128,287</b>	<b>\$16,907,940</b>	<b>\$17,676,566</b>	<b>\$18,801,029</b>	<b>\$19,916,660</b>
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## 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](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.





# Harris County Municipal Utility District No. 53 Quarterly Investment Inventory Report Period Ending February 28, 2025

BOARD OF DIRECTORS  
Harris County Municipal Utility  
District No. 53

Attached is the Quarterly Investment Inventory Report for the  
Period ending February 28, 2025.

This report and the District's investment portfolio are in compliance with the  
investment strategies expressed in the District's investment policy, and the  
Public Funds Investment Act.

I, hereby certify that, pursuant to Senate Bill 253 and in connection with the  
preparation of the investment report, I have reviewed the divestment lists  
prepared and maintained by the Texas Comptroller of Public Accounts, and the  
District does not own direct or indirect holdings in any companies identified on such lists.

Ghia Lewis  
(Investment Officer)

Mark M. Burton  
(Investment Officer)

## COMPLIANCE TRAINING

HB 675 states the Investment Officer must attend at least one training seminar for (6) six hours  
Within twelve months of taking office and requires at least (4) four hours training within each (2)  
two year period thereafter.

## INVESTMENT OFFICERS

Ghia Lewis

Mark M. Burton

## CURRENT TRAINING

November 5, 2015 (Texpool Academy 10 Hours)  
November 6, 2017 (Texpool Academy 10 Hours)  
November 5, 2019 (Texpool Academy 10 Hours)  
December 28, 2021 (Texpool Academy 10 Hours)  
December 26, 2023 (Texpool Academy 10 Hours)

November 27, 2015 (Texpool Academy 10 Hours)  
December 26, 2017 (Texpool Academy 10 Hours)  
January 9, 2020 (TexPool Academy 12 Hours)  
December 31, 2021 (Texpool Academy 10 Hours)  
December 16, 2023 (Texpool Academy 10 Hours)

Harris County Municipal Utility District No. 53

Summary of Money Market Funds

12/01/2024 - 02/28/2025

Fund: Operating						
Financial Institution: TEXAS CLASS						
Account Number: XXXX0001    Date Opened: 03/21/2016    Current Interest Rate: 4.41%						
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		11,101,829.03				
12/05/2024	TAX TRANSFER		170,326.57			
12/10/2024	To Checking			(200,000.00)		
12/10/2024	To Checking			(150,000.00)		
12/11/2024	COH SPA Revenue - Sep		50,686.43			
12/17/2024	CADENCE XXXX2309 INTEREST		6,084.25			
12/17/2024	WT FROM CADENCE XXXX2309		235,000.00			
12/31/2024					44,930.71	
01/07/2025	INEOS Annual ROW Fee		250,000.00			
01/09/2025	TAX TRANSFER		1,734,256.15			
01/14/2025	To Checking			(150,000.00)		
01/15/2025	COH SPA Revenue - Oct		52,977.25			
01/31/2025					49,064.83	
02/10/2025	TAX TRANSFER		871,700.11			
02/11/2025	To Checking			(200,000.00)		
02/13/2025			55,870.83			
02/28/2025					47,290.39	
Totals for Account XXXX0001:		\$11,101,829.03	\$3,426,901.59	(\$700,000.00)	\$141,285.93	\$13,970,016.55
Totals for Operating Fund:		\$11,101,829.03	\$3,426,901.59	(\$700,000.00)	\$141,285.93	\$13,970,016.55

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Summary of Money Market Funds

12/01/2024 - 02/28/2025

Fund: Debt Service						
Financial Institution: TEXAS CLASS						
Account Number: XXXX0002		Date Opened: 03/21/2016	Current Interest Rate: 4.41%			
Date	Description	Begin Balance	Cash Added	Cash Withdrawn	Int. Earned	End Balance
12/01/2024		306,055.89				
12/05/2024	TAX TRANSFER		2,508.32			
12/31/2024					1,241.52	
01/09/2025	TAX TRANSFER		5,630.27			
01/31/2025					1,213.89	
02/13/2025	TAX TRANSFER		3,703.26			
02/28/2025					1,102.10	
Totals for Account XXXX0002:		\$306,055.89	\$11,841.85		\$3,557.51	\$321,455.25
Totals for Debt Service Fund:		\$306,055.89	\$11,841.85		\$3,557.51	\$321,455.25

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Harris County Municipal Utility District No. 53															
Summary of Certificates of Deposit with Money Market															
12/01/2024 - 02/28/2025															
Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Operating															
Certificates of Deposit															
AMERICAN BANK, N.A.	XXXX0585	04/12/24	03/09/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.00%	7,500.68	0.00	0.00	0.00	10,365.74
	WT FROM TXCLASS XXXX0001														
CADENCE BANK	XXXX2309	06/19/24	12/15/24	235,000.00	0.00	0.00	235,000.00	0.00	0.00	5.25%	5,577.22	6,084.25	0.00	6,084.25	0.00
	CLOSED TO TXCLASS XXXX0001														
FRONTIER BANK	XXXX8951	08/29/24	08/29/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.25%	3,177.33	0.00	0.00	0.00	6,185.64
INDEPENDENT BANK	XXXX4571	10/13/24	04/13/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	4.66%	1,470.13	0.00	0.00	0.00	4,140.38
PLAINS STATE BANK	XXXX5845	06/14/24	06/14/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.00%	5,472.60	0.00	0.00	0.00	8,337.67
	WT FROM TXCLASS XXXX0001														
SUSSER BANK	XXXX6670	05/15/24	05/15/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.18%	6,670.13	0.00	0.00	0.00	9,638.34
	Rolled over FROM CD XXXX0350														
THIRD COAST BANK, SSB	XXXX9797	07/26/24	07/26/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	5.25%	4,326.56	0.00	0.00	0.00	7,334.89
VERITEX COMMUNITY BANK	XXXX4427	10/29/24	10/29/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	4.55%	966.71	0.00	0.00	0.00	3,573.93
WALLIS BANK	XXXX6526	10/25/24	04/25/25	235,000.00	0.00	0.00	0.00	0.00	235,000.00	4.50%	1,071.98	0.00	0.00	0.00	3,650.54
	WT FROM TXCLASS XXXX0001														
	Totals for Operating Fund:			2,115,000.00	0.00	0.00	235,000.00	0.00	1,880,000.00	N/A	36,233.34	6,084.25	0.00	6,084.25	\$53,227.13
Beginning Balance:	\$2,115,000.00						Interest Earned:			\$6,084.25					
Plus Principal From Cash:	\$0.00						Less Beg Accrued Interest:			\$36,233.34					
Less Principal Withdrawn:	\$235,000.00						Plus End Accrued Interest:			\$53,227.13					
Plus Interest Reinvested:	\$0.00						Fixed Interest Earned:			\$23,078.04					
Fixed Balance:	\$1,880,000.00						MM Interest Earned:			\$141,285.93					
MM Balance:	\$13,970,016.55						Total Interest Earned:			\$164,363.97					
Total Balance:	\$15,850,016.55														

Methods Used For Reporting Market Values

Certificates of Deposits: Face Value Plus Accrued Interest

Securities/Direct Government Obligations: Market Value Quoted by the Seller of the Security and Confirmed in Writing

Public Fund Investment Pool/MM Accounts: Balance = Book Value = Current Market

Harris County Municipal Utility District No. 53

Summary of Certificates of Deposit with Money Market

12/01/2024 - 02/28/2025

Financial Institution	Investment Number	Issue Date	Maturity Date	Beginning Balance	Principal From Cash	Principal From Investment	Principal Withdrawn	Principal Reinvested	Ending Balance	Interest Rate	Beg. Acc. Interest	Interest Earned	Interest Reinvested	Interest Withdrawn	Accrued Interest
Fund: Debt Service															
Totals for Debt Service Fund:				0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00	0.00	0.00	0.00	\$0.00
Beginning Balance:	\$0.00								\$0.00						
Plus Principal From Cash:	\$0.00								\$0.00						
Less Principal Withdrawn:	\$0.00								\$0.00						
Plus Interest Reinvested:	\$0.00								\$0.00						
Fixed Balance:	\$0.00								\$0.00						
MM Balance:	\$321,455.25								\$3,557.51						
Total Balance:	\$321,455.25								\$3,557.51						
Totals for District:				2,115,000.00	0.00	0.00	235,000.00	0.00	1,880,000.00	N/A	36,233.34	6,084.25	0.00	6,084.25	\$53,227.13

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

Detail of Pledged Securities

12/01/2024 - 02/28/2025

Financial Institution: CENTRAL BANK - CHECKING

Security: FHLB CUSIP: 10624NED2	Par Value: 70,000.00	Maturity Date: 02/15/2030	Pledged: 11/25/2024	Released: 02/20/2025	Amount Released: 70,000.00
	DateValue				
	12/31/202468,829.74				
	01/31/202567,163.50				
Security: FHLB CUSIP: 249002HU3	Par Value: 98,000.00	Maturity Date: 08/15/2032	Pledged: 11/18/2024	Released:	Amount Released:
	DateValue				
	12/31/202479,630.39				
	01/31/202579,056.42				
	02/28/202578,973.83				
Security: FHLB CUSIP: 3137HC7E6	Par Value: 111,000.00	Maturity Date: 10/25/2046	Pledged: 12/10/2024	Released: 01/06/2025	Amount Released: 111,000.00
	DateValue				
	12/31/202489,894.95				
Security: FHLB CUSIP: 91282CDQ1	Par Value: 135,000.00	Maturity Date: 12/31/2026	Pledged: 02/11/2025	Released:	Amount Released:
	DateValue				
	02/28/2025127,813.10				

Methods Used For Reporting Market Values

Certificates of Deposits:	Face Value Plus Accrued Interest
Securities/Direct Government Obligations:	Market Value Quoted by the Seller of the Security and Confirmed in Writing
Public Fund Investment Pool/MM Accounts:	Balance = Book Value = Current Market

# Proposed Budget

Harris County Municipal Utility District No. 53 - Fiscal Year Ending 05/2026

	10 Month Actuals	Twelve Months Annualized	Approved Amended	Proposed
	06/24 - 03/25	FYE 05/25	2025 Budget	2026 Budget
<b>Revenues</b>				
14101 · Water - Customer Service Fee	\$887,550	\$1,127,550	\$1,186,300	\$1,240,300
14102 · TCEQ Assessment Fees - Water	3,501	4,201	4,800	4,600
14106 · Meter Tampering Fees	1,100	1,320	1,300	1,400
14109 · Service Fee	33,630	40,356	42,100	41,600
14110 · No Bill Fee	78	94	100	100
14200 · ROW Revenue	250,000	250,000	250,000	250,000
14201 · Wastewater-Customer Service Fee	504,927	605,912	622,700	666,500
14202 · TCEQ Assessment Fees-Wastewater	3,501	4,201	4,800	4,600
14301 · Maintenance Tax Collections	2,981,735	2,981,735	2,933,187	3,038,562
14401 · Sales Tax Rebate - COH	543,171	651,806	571,200	671,400
14502 · Inspection Fees	600	750	750	800
14702 · Penalties & Interest	29,837	35,805	39,200	46,500
14801 · Interest Earned on Checking	1,079	1,295	1,600	1,300
14802 · Interest Earned on Temp. Invest	586,758	704,110	742,199	555,241
15801 · Miscellaneous Income	26,545	26,545	3,000	500
<b>Total Revenues</b>	<b>\$5,854,013</b>	<b>\$6,435,679</b>	<b>\$6,403,236</b>	<b>\$6,523,403</b>
<b>Expenditures</b>				
16101 · Billing Service Fees - Water	\$30,463	\$36,555	\$40,800	\$38,400
16102 · Operations - Water	161,933	194,319	216,100	204,000
16103 · Bulk Water Purchases	1,640,864	2,000,864	1,133,119	2,301,000
16105 · Maintenance & Repairs - Water	270,131	324,157	315,700	340,400
16107 · Chemicals - Water	10,313	12,376	10,900	13,000
16108 · Laboratory Expense - Water	11,977	14,373	15,100	15,100
16109 · Mowing - Water	11,479	13,775	13,218	13,218
16110 · Utilities Expense - Water	48,598	58,318	66,500	61,200
16112 · Service Account Collection	36,935	44,322	48,100	46,500
16114 · Telephone Expense - Water	883	1,060	1,200	1,100
16116 · Permit Expense - Water	14,582	14,582	15,300	15,300
16117 · TCEQ Regulatory Fee - Water	2,398	3,597	2,700	3,800
16119 · Sidewalk/Fire Hydrant Repair	33,630	40,356	66,100	42,400

# Proposed Budget

Harris County Municipal Utility District No. 53 - Fiscal Year Ending 05/2026

	10 Month Actuals	Twelve Months Annualized	Approved Amended	Proposed
	06/24 - 03/25	FYE 05/25	2025 Budget	2026 Budget
16121 · Meter Tampering Expense	1,100	1,320	1,300	1,400
16201 · Billing Service Fees-Wastewater	30,463	36,555	40,800	38,400
16202 · Operations - Wastewater	149,933	179,919	199,500	188,900
16204 · Purchase Wastewater Service	442,840	590,453	661,500	574,097
16205 · Maint & Repairs - Wastewater	57,262	68,715	35,400	72,200
16209 · Mowing - Wastewater	6,375	7,650	7,650	7,650
16210 · Utilities Expense - Wastewater	39,198	47,038	50,300	49,400
16214 · Telephone Expense - Wastewater	1,397	2,600	2,600	2,700
16217 · TCEQ Regulatory Exp-Wastewater	2,398	3,597	2,700	3,800
16301 · Garbage Expense	1,514	1,514	900	1,600
16401 · SWQ Management	4,800	10,800	10,800	10,800
16402 · Mowing - Detention Pond	2,550	6,465	6,465	6,465
16403 · Detention Pond Maintenance	72,510	77,968	56,509	55,309
16502 · Inspection Expense	2,450	2,940	1,400	3,100
16604 · Utilities - Streetlights	157,078	209,438	207,200	219,900
16703 · Legal Fees	93,404	124,538	100,000	100,000
16705 · Auditing Fees	24,000	24,000	24,000	25,200
16706 · Engineering Fees	62,244	82,992	150,000	150,000
16709 · Election Expense	0	0	0	5,000
16710 · Website Hosting	0	0	550	550
16711 · Sales Tax Audit	2,000	2,000	2,000	2,000
16712 · Bookkeeping Fees	61,742	81,499	84,900	88,000
16713 · Legal Notices & Other Publ.	99	132	132	100
16714 · Office Expense / Admin	2,018	2,422	3,100	2,500
16715 · Filing Fees	38	38	100	100
16716 · Delivery Expense	2,605	3,126	1,700	3,400
16717 · Postage	906	1,088	1,000	1,100
16718 · Insurance & Surety Bond	54,831	54,831	49,700	57,600
16719 · Registration and Dues	4,285	4,285	5,700	4,500
16721 · Meeting Expense	3,375	4,050	3,300	4,300



# Proposed Budget

Harris County Municipal Utility District No. 53 - Fiscal Year Ending 05/2026

	10 Month Actuals	Twelve Months Annualized	Approved Amended	Proposed
	06/24 - 03/25	FYE 05/25	2025 Budget	2026 Budget
16722 · Bank Fees	805	966	670	1,000
16723 · Travel Expense	1,819	2,183	14,400	2,300
16728 · Record Storage Fees	2,085	2,502	2,100	2,600
16729 · Credit Card Fees	3,200	3,840	3,000	4,000
16731 · Arbitrage Calculations	2,025	2,025	4,100	2,100
16739 · AWBD Expense	12,066	12,066	0	12,700
17101 · Payroll Expenses	30,626	36,751	37,000	38,600
17102 · Payroll Admin Fee	843	1,012	800	600
17103 · Payroll Tax Expense	2,343	2,811	2,800	3,000
<b>Total Expenditures</b>	<b>\$3,613,414</b>	<b>\$4,454,784</b>	<b>\$3,720,913</b>	<b>\$4,842,389</b>
<b>Other Revenues</b>				
17901 · Transfer from Reserves	\$0	\$0	\$0	\$695,356
<b>Total Other Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$695,356</b>
<b>Capital Outlay</b>				
17901 · Capital Outlay	\$34,220	\$34,220	\$50,000	\$50,000
17904 · Capital Outlay - CIP	403,970	403,970	746,000	1,080,448
17925 · Regional WWTP - Generators	0	0	1,245,922	1,245,922
<b>Total Capital Outlay</b>	<b>\$438,190</b>	<b>\$438,190</b>	<b>\$2,041,922</b>	<b>\$2,376,370</b>
<b>Net Excess Revenues &lt;Expenditures&gt;</b>	<b>\$1,802,409</b>	<b>\$1,542,705</b>	<b>\$640,401</b>	<b>\$0</b>



MUNICIPAL ACCOUNTS  
& CONSULTING, L.P.

02/28/2025

John Kuhl  
Sanford Kuhl Hagan Kugle Parker Kahn LLP  
1330 Post Oak Boulevard  
Suite 2650  
Houston, TX 77056

Re: Harris County MUD No. 53  
Unclaimed Property for the Reporting Period March 1, 2023 – February 28, 2024

Dear Mr. Kuhl:

For the reporting period referenced above, please be advised that Harris County MUD No. 53 has:

- ( ) No unclaimed property to report
- (X) Unclaimed property to report (see attached)

Should you have any questions regarding the above, please do not hesitate to call me.

Sincerely,

*Rahi Patel*

Rahi Patel  
Harris County MUD No. 53

**Harris County MUD No. 53**  
**Unclaimed Property**  
**EIN: 74-6250104**

	Name	Name Street1	Name Street2	Name City	Name State	Name Zip	Memo	Amount
12201 - Unclaimed Property								
	Chelsey Cobb	1200 Ginger St		Santa Fe	TX	77517	03/14/2023: 23632	118.27
	Estela Soto	3120 Cactus Grove Ln		Pearland	TX	77584	03/14/2023: 23634	97.66
	Felipe Perrier	1506 Wrotham		Channelview	TX	77530	03/14/2023: 23635	101.94
	Michael Gomez	910 Calm Creek		Channelview	TX	77530	03/14/2023: 23642	47.08
	Shavondra Barnes/Francis Harold	14323 Falling Tree		Houston	TX	77015	03/14/2023: 23648	109.45
	Victoria Villanueva	1530 Chertsey Cir		Channelview	TX	77530	03/14/2023: 23652	16.75
	Ezekiel Wendel	8035 Spring Blue Bonnet Dr		Sugarland	TX	77479	04/11/2023: 23677	8.35
	Sara Gonzalez	16819 Ave. A		Channelview	TX	77530	04/11/2023: 23691	62.02
	Tiesha Smith	14831 Waterside		Houston	TX	77015	04/11/2023: 23693	70.04
	Yoshiana Lavergne	1418 Great Dover		Channelview	TX	77530	04/11/2023: 23695	10.23
	Reina Reyes & Nelsin Morales	15326 Harvest Fall Ln		Channelview	TX	77530-3878	04/11/2023: 23696	83.78
	American Home Buyers	2223 Mangum Rd	Suite 100	Houston	TX	77095	05/09/2023: 23714	101.72
	Barbara Norris	10610 Sheffield		Houston	TX	77044	05/09/2023: 23715	93.04
	Jaslynne Burrell / Judy Jones	1423 Stevenage		Channelview	TX	77530	05/09/2023: 23720	65.18
	Bernaдино Balderas	1515 Ambrosden Ln		Channelview	TX	77530-2138	06/13/2023: 23758	66.29
	Brenda & Jose Montiel	3101 Spencer HWY Apt #106		Pasadena	TX	77504	06/13/2023: 23760	102.79
	Danny Vu	13911 Cloudcap Ct		Houston	TX	77044	06/13/2023: 23762	119.23
	Josinho Dias	975 Sheldon Road		Channelview	TX	77530	06/13/2023: 23771	75.04
	Melissa Gloria	15026 Easingwold Dr		Houston	TX	77015	06/13/2023: 23775	97.82
	MNA Properties LLC	5628 Ave M 1/2		Santa Fe	TX	77510	06/13/2023: 23776	52.16
	Romuald Lebaillif & Jessica Johnson.	14820 Welbeck		Channelview	TX	77530	06/13/2023: 23784	22.98
	Yuri & Jose Trevino	1906 Rock Ridge Dr		Houston	TX	77049-1467	06/13/2023: 23791	96.41
	Bernabe Guadalupe & Andres G Pereznegron	15339 Battersea Gardens Dr		Channelview	TX	77530-2108	07/11/2023: 23811	43.53
	Enrique Lopez	4901 Quail Hollow Dr		Baytown	TX	77521	07/11/2023: 23820	76.45
	Estefany Perez	1215 Fairlane Square		Channelview	TX	77530	07/11/2023: 23822	23.44
	Hector Saldana	8822 Clearborn Ln		Houston	TX	77075	07/11/2023: 23824	20.38
	Keenon Morton & Katrina Johnson	1146 Pennygent		Channelview	TX	77530	07/11/2023: 23831	12.52
	Natasha Green	15227 Dunstable		Channelview	TX	77530	07/11/2023: 23836	49.29
	Whitney Lewis Management LLC	3255 Las Palmas St Unit 253		Houston	TX	77027	07/11/2023: 23843	106.77
	Charles Snowden	1451 Littleport Ln		Channelview	TX	77530	08/08/2023: 23862	69.22
	Crystal Dixon / Ronald Barnett	13731 Oleoke Ln		Houston	TX	77015	08/08/2023: 23864	29.73
	Jbreanna Foster	16114 Hidden Crest		Houston	TX	77049	08/08/2023: 23869	11.50
	Jonathan Torres	17310 Cathedral Pines Dr		Humble	TX	77346	08/08/2023: 23870	122.85
	Latoya Bell	23216 Rivercane Shadow Trail		Spring	TX	77373	08/08/2023: 23874	51.66
	Matthew Lauher	1407 Crawley Ct		Channelview	TX	77530	08/08/2023: 23877	78.50
	Saira Iracheta / Enrique Rico	906 Earlsferry		Channelview	TX	77530	08/08/2023: 23883	72.43
	Evonne Lawson	1918 Fallow Ln		Houston	TX	77049-1491	09/12/2023: 23918	64.98
	Ivany Leyva/Yasmani Prevals	1051 Littleport		Channelview	TX	77530	09/12/2023: 23920	55.13
	Rebecca Hill	12318 Oak Leaf Bend		Houston	TX	77346	09/12/2023: 23933	94.48
	Rhanya Reddock	14802 Welbeck		Channelview	TX	77530	09/12/2023: 23934	72.26
	Shovia Jenkins	14822 Sheffield Ter		Channelview	TX	77530	09/12/2023: 23939	23.99
	Yordalis Pena Hernandez	943 Sterling Green S		Channelview	TX	77530	09/12/2023: 23944	19.53
	Evelyn Vasquez	5812 Brady St		Houston	TX	77011	09/12/2023: 23945	34.98
	Raul Zamarripa	5812 Freddie St		Houston	TX	77011	09/12/2023: 23946	85.79
	Candida Montenegro / Rachel Del Carmen	13155 Woodforest Blvd	Apt #907	Houston	TX	77015	10/10/2023: 23962	129.04
	Clarissa Padua.	14619 Shadewood Ct.		Houston	TX	77015	10/10/2023: 23964	7.10
	Deborah Armstrong	14803 Scotter Dr		Houston	TX	77015-1926	10/10/2023: 23969	72.05

Name	Name Street1	Name Street2	Name City	Name State	Name Zip	Memo	Amount
Edith Carrier.	1403 Wrotham		Channelview	TX	77530	10/10/2023: 23971	103.85
Jorge & Maria Villanueva	2212 Dell Dale St	Apt #3306	Houston	TX	77049-2031	10/10/2023: 23978	55.79
Jose Reinaldo Llin	15346 Peachmeadow		Channelview	TX	77530	10/10/2023: 23979	84.90
Juan Zarate	6806 Summer Bridge Ln		Spring	TX	77379-4820	10/10/2023: 23980	102.79
Lynette Flores	15318 Peachmeadow		Channelview	TX	77530	10/10/2023: 23981	72.81
Walter & Victoria Calicut	138 E Forest Ln		Houston	TX	77015	10/10/2023: 23988	47.51
Doorvest Holdings 1 LLC	1535 Carbonear Dr		Channelview	TX	77530	11/14/2023: 24010	122.12
Juan Felipe Aguire	1139 Holbech		Channelview	TX	77530	11/14/2023: 24019	33.02
Marcus Brodie/ Sequoia Hines	1391 Tenderden		Channelview	TX	77530	11/14/2023: 24022	112.71
Roberto Rodriguez.	1938 Rock Ridge		Houston	TX	77049	11/14/2023: 24028	114.29
Veronica Sanchez	1803 Stieler Houston, TX 77049		Houston	TX	77049	11/14/2023: 24030	16.46
Edwin Geelen	1122 Heathfield		Channelview	TX	77530	12/12/2023: 24056	38.50
Gellvin Ramirez	22530 Cormorant Ct		Splendora	TX	77372	12/12/2023: 24059	87.92
Michell Torres	14915 Welbeck Dr		Channelview	TX	77530-2022	12/12/2023: 24070	55.00
Nika Moore	28702 Raestone St		Spring	TX	77386	01/09/2024: 24115	52.43
Pedro Aparico/Jacqueline & Naomi P Fuente	479 Private Rd 589052		Dayton	TX	77535	01/09/2024: 24116	40.91
RS Houston Owner 2 LP	15262 Mincing Ln		Channelview	TX	77530	01/09/2024: 24118	42.43
Vladimar Rodriguez	1803 Hidden Terrace		Houston	TX	77049	01/09/2024: 24128	12.27
Jesus Guzman	15314 Plantation Glen Pass		Houston	TX	77049	02/13/2024: 24157	109.24
Nuemi Salazar	14906 Silver Green Dr S		Channelview	TX	77530-2008	02/13/2024: 24161	111.55
Total 12201 - Unclaimed Property							4,462.33
<b>TOTAL</b>							<b><u>4,462.33</u></b>

# ***McCall Gibson Swedlund Barfoot Ellis PLLC***

*Certified Public Accountants*

*Chris Swedlund  
Noel W. Barfoot  
Joseph Ellis  
Ashlee Martin*

*Mike M. McCall  
(retired)  
Debbie Gibson  
(retired)*

April 8, 2025

Board of Directors  
Harris County Municipal Utility District No. 53  
Harris County, Texas

We previously provided you with an evergreen audit engagement letter dated April 11, 2017. This letter serves as a reminder of the terms of the evergreen audit engagement letter including audit scope and objectives, an overview of the audit procedures to be performed, management's responsibilities, auditor's responsibilities and any other services we may perform as part of the annual audit or developer reimbursement engagements.

## **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, each major fund, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended May 31, 2025. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited: Management's Discussion and Analysis, and Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund.

We have also been engaged to report on supplementary information other than RSI that accompanies the District's financial statements. The document we submit to you will include various supplementary schedules as required by the Texas Commission on Environmental Quality (the "Commission") as published in the *Water District Financial Management Guide*. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

### **Audit Scope and Objectives (Continued)**

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles (GAAP); and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards (GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

### **Auditor's Responsibilities for the Audit of the Financial Statements (Continued)**

As part of our audit planning, we have identified capital assets, long-term debt, management override of controls, and improper revenue recognition as audit areas with significant risks of material misstatement. We will design and perform audit procedures whose nature, timing and extent are responsive to the assessed risks of material misstatement. Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures – Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

#### **Audit Procedures – Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

#### **Other Services**

We will also prepare the financial statements and the appropriate capital asset schedules including calculation of depreciation on the capital assets in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

#### **Responsibilities of Management for the Financial Statements**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers).

### **Responsibilities of Management for the Financial Statements (Continued)**

You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon OR make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for our preparation of the financial statements and our preparation of the capital asset schedule, including calculation of depreciation on the capital assets; oversee the services by designating the bookkeeper, who has the suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

### **Engagement Administration, Fees and Other**

We are aware of the State statute requiring the audit to be completed within 120 days and filed with the Texas Commission on Environmental Quality within 135 days from the closing date of the audit and barring any unforeseen circumstances every effort will be made to comply with this rule. We will also comply with the Rules of Professional Conduct of the Texas State Board of Public Accountancy and retain our records for five years.



### **Engagement Administration, Fees and Other (Continued)**

We expect to present a draft of the audit report within 45 days of the availability of the District's accounting records. Noel Barfoot is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The fees for the audit of the District's financial statements and for the other services to be provided for the year ended May 31, 2025, will not exceed \$25,000.

The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement. The District will be obligated to compensate us for our time expended through the date of withdrawal or termination.

### **Reporting**

We will issue a written report upon completion of our audit of the District's financial statements, which will also address other information required by the Commission in accordance with *AU-C 725, Supplementary Information in Relation to the Financial Statements as a Whole*. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

### **AGREED-UPON PROCEDURES REIMBURSEMENT REPORT**

When requested, we will perform the procedures enumerated below, which are agreed to by the Board of Directors, on any invoices and schedules submitted by the Developer(s) for payment from District bond proceeds, bond anticipation note proceeds or any other source. These procedures will be performed solely to assist you in evaluating the reasonableness of those costs as required by the Texas Commission on Environmental Quality (the "Commission") and the report is not to be used for any other purpose. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgement that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. The agreement and acknowledgment are contained with this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

The procedures we will perform are summarized below:

- A. We will inspect all correspondence from the Commission relative to any reimbursement request. Our inspection will be for the purpose of identifying those items authorized for District participation and those items the District is specifically prohibited from purchasing.
- B. We will inspect for completeness certain Developer schedules, supporting invoices and contract estimates in substantiation of the costs to be reimbursed. Our inspection will include all documentation supporting items, amounts, and proof of payment for which reimbursement is requested.
- C. We will read the development and financing agreements for particular items that might affect the reimbursement. The agreements inspected will be referenced in our report.
- D. We will foot the extensions of any engineering invoices pertaining to the reimbursement on a test basis and compare the contract amounts used in determining the fee for the design and construction phase portions of the invoice to the related construction contracts and to the engineering contract, when appropriate.
- E. For construction pay estimates, we will foot and test extensions of any individual items on a test basis on payments made on behalf of the District.
- F. For all payments, we will compare the payment dates to copies of cancelled checks. If cancelled checks are not available, alternate procedures will be designed to support dates and amounts of payments.
- G. We will inspect the formulas for computation of developer interest to be reimbursed to the Developer(s) and limit interest, if appropriate, in accordance with the orders and rules of the Commission.
- H. We will inquire of District Management regarding any current period General Fund expenditures for costs to be reimbursed to the General Fund from the Capital Projects Fund in accordance with the approval of the Commission. If necessary, we will inspect prior year audit work papers for items paid in the past, which can now be reimbursed.
- I. If possible, we will obtain verbal confirmation from construction contractors concerning whether or not the contract estimates to date have been paid in full and whether or not the contractor has any claims to be made against either the District or Developer on the project.
- J. A draft of our report will be provided to the District's Attorney, Engineer, Financial Advisor, Bookkeeper, and Developer(s) prior to reimbursing the Developer(s).
- K. We will prepare for submittal to the Commission our report detailing the costs payable to the Developer(s) and a schedule reflecting the results of the payment and future costs to complete as compared with the amount approved by the Commission.

The objective of this agreed-upon procedures engagement will be to assist you in evaluating the reasonableness of the aforementioned costs. Because the above agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the aforementioned reimbursable costs. In addition, we have no obligation to perform any procedures beyond those listed above.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the Board of Directors of the District. If, for any reason, we are unable to complete any of the procedures, we will describe in our report any restrictions on the performance any restrictions on the performance of the procedures, or not issue a report and withdraw from this engagement. You understand that the report is intended for the information and use of the Board of Directors of the District in compliance with certain rules of the Commission and should not be used by anyone other than these specified parties. We are aware that the report is subject to distribution under provisions of the Texas Open Records Act. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, we will communicate to you any known and suspected fraud and noncompliance with laws or regulations affecting the aforementioned reimbursable costs that come to our attention. In addition, if, in connection with this engagement, matters come to our attention that contradict the aforementioned reimbursable costs, we will disclose those matters in our report.

As the engaging party, the Board of Directors agrees to the procedures performed and acknowledges that they are appropriate to meet the intended purposes of this engagement.

The Board of Directors will engage an engineer, the responsible party, to prepare and submit any bond application or surplus funds application to the Commission. The engineer is responsible for the aforementioned reimbursable costs and that they are in accordance with certain rules of the Commission; and for selecting the criteria and procedures and determining that such criteria and procedures are appropriate for your purposes. Together with the engineer, you are responsible for providing us with or causing to be provided (1) access to all information of which you are aware that is relevant to the performance of the agreed-upon procedures on the reimbursable costs, (2) additional information that we may request for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons and District consultants from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from you. We will also request written representations from the engineer as the responsible party who prepared and submitted the bond or surplus funds application.

Noel Barfoot is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

A portion of the cost of these procedures will be determined by the condition of the records submitted by the Developer(s) to be reimbursed.

## **GENERAL TERMS AND CONDITIONS**

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter. The agreement may be terminated by either party, with or without cause, upon 30 days written notice.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

### **Fossil Fuels Boycott Verification**

As required by 2276.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, 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.

### **Firearms Discrimination Verification**

As required by Section 2274.002, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, 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.

### **Israel Boycott Verification**

As required by Chapter 2271, Texas Government Code, as amended, McCall Gibson Swedlund Barfoot PLLC hereby verifies that McCall Gibson Swedlund Barfoot PLLC, 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.

### **Anti-Terrorism Representation**

Pursuant to Chapter 2252, Texas Government Code, McCall Gibson Swedlund Barfoot PLLC represents and certifies that, at the time of execution of this letter neither McCall Gibson Swedlund Barfoot PLLC, nor any wholly-owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term "foreign terrorist organization" has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

Board of Directors  
Harris County Municipal Utility  
District No. 53

April 8, 2025  
Page 9

We appreciate the opportunity to serve as the District's auditor again this coming year.

Sincerely,

*McCall Gibson Swedlund Barfoot Ellis PLLC*

McCall Gibson Swedlund Barfoot Ellis PLLC  
Certified Public Accountants  
Houston, Texas

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

3/31/2025

Taxes Receivable: 8/31/2024	\$	318,821.43	
Reserve for Uncollectables	(	61,846.16)	
Adjustments		<u>5,070.19</u>	\$ <u>262,045.46</u>
Original 2024 Tax Levy	\$	2,976,550.19	
Adjustments		<u>209,652.86</u>	<u>3,186,203.05</u>
<b>Total Taxes Receivable</b>			<b>\$ 3,448,248.51</b>
Prior Years Taxes Collected	\$	74,312.15	
2024 Taxes Collected ( 95.5%)		<u>3,045,278.85</u>	<u>3,119,591.00</u>
<b>Taxes Receivable at: 3/31/2025</b>			<b>\$ <u>328,657.51</u></b>

2024 Receivables:	
Debt Service	
Maintenance	140,924.20

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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 3/2025	Fiscal to Date 6/01/2024 - 3/31/2025
<b>Beginning Cash Balance</b>	\$ 218,406.43	148,879.06
<b>Receipts:</b>		
Current & Prior Years Taxes	54,527.01	3,129,664.05
Penalty & Interest	6,886.72	40,949.31
Additional Collection Penalty	2,240.79	20,509.31
Stale Dated Checks		4,447.07
Tax Certificates		30.00
Overpayments	576.22	7,936.88
NSF Fee Collected	60.00	60.00
Credit Card Pymt Reversed		993.15
Return Check Charge		30.00
Funds Pending Certification		81.99-
Refund - due to adjustments	1,788.42	40,297.24
Unpaid Account		2,216.00
Rendition Penalty	181.27	871.49
<b>TOTAL RECEIPTS</b>	\$ 66,260.43	3,247,922.51
<b>Disbursements:</b>		
Atty's Fees, Delq. collection		16,286.84
CAD Quarterly Assessment	5,517.00	28,023.00
Publications, Legal Notice		854.90
Credit Card Pymt Reversed		993.15
Refund - due to adjustments	1,604.67	40,125.23
Refund - due to overpayments	59.84	5,641.82
Tax A/C Bond Premium		656.00
Transfer to Debt Service Fund	1,377.08	72,745.79
Transfer to General Fund	88,175.09	2,981,735.49
Tax Assessor/Collector Fee	5,581.82	53,448.08
Reissue Stale Dated Check		3,136.10
Unpaid Account		2,216.00
Rendition Penalty CAD Portion		39.64
Postage/Deliveries	684.28	4,849.86
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		1,217.53
Envelopes - Original Stmts	1,027.50	1,027.50
Duplicate Statements	10.75	10.75
Mileage Expense	37.17	287.51
Envelopes - Feb Delinq Stmts	178.50	178.50
Envelopes - May Del Stmts		101.40
Tax Lien Transfers	40.00	160.00
Check Cost		180.60
Tax Rate Calculation		375.00
Positive Pay	25.00	250.00
Tax Code 26.16 & 26.17		330.00
<b>TOTAL DISBURSEMENTS</b>	(\$ 104,318.70)	( 3,216,453.41)
<b>CASH BALANCE AT: 3/31/2025</b>	\$ 180,348.16	180,348.16

HARRIS COUNTY M.U.D. #53

Disbursements for month of April, 2025

Check #	Payee	Description	Amount
	W/T to Debt Service 04/07/25	Transfer to Debt Service Fund	\$ 2,007.16
	W/T to General Fund 04/07/25	Transfer to General Fund	59,924.22
1557	PBFCM	Atty's Fees, Delq. collection	3,065.14
1558	Petromax Brazos LLC	Refund - due to adjustments	42.77
1559	222 Starr Associates LLC	Refund - due to adjustments	77.21
1560	Preston Shellia	Refund - due to adjustments	87.00
1561	Allstate BK Real Estate	Refund - due to adjustments	49.20
1562	Guzman Sergio Axavier & Arely	Refund - due to adjustments	589.02
1563	Stafford David B & Jana	Refund - due to adjustments	144.11
1564	Shoulders Tommie C	Refund - due to adjustments	54.00
1565	Anderson Alexis	Refund - due to adjustments	54.00
1566	Virani Mansoor M	Refund - due to adjustments	173.80
1567	Rivera Kevin & Geraldina	Refund - due to adjustments	31.94
1568	Valero Humberto & Flor A	Refund - due to adjustments	24.00
1569	Cline James A	Refund - due to adjustments	24.00
1570	Arzipe Juan A & Yolanda	Refund - due to adjustments	24.00
1571	Franco John P Sr	Refund - due to adjustments	85.77
1572	Ayala Ana	Refund - due to adjustments	43.50
1573	Cole AA Houston TX LLC	Refund - due to adjustments	284.10
1574	Rollins John B & Charlotte	Refund - due to overpayments	20.00
1575	Bob Leared	Tax Assessor/Collector Fee	6,740.57
TOTAL DISBURSEMENTS			\$ 73,545.51
Remaining Cash Balance			\$ <u>106,802.65</u>

Stellar Bank



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

## HISTORICAL COLLECTIONS DATA

Year	Collections Month Of 3/2025	Adjustments To Collections 3/2025	Total Tax Collections at 3/31/2025	Total Taxes Receivable at 3/31/2025	Collection Percentage
2024	48,967.73	1,372.10-	3,045,278.85	140,924.20	95.577
2023	2,640.69	366.82-	3,792,982.32	49,888.81	98.702
2022	2,279.66	49.50-	3,767,360.67	33,569.43	99.117
2021	1,461.53		4,126,589.44	21,518.28	99.481
2020	614.94		4,981,146.05	17,820.32	99.644
2019	350.88		4,885,166.26	12,601.37	99.743
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			4,889,788.71	6,009.39	99.877
2014			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 95.609 )

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

## HISTORICAL TAX DATA

Year	Taxable Value	SR/CR	Tax Rate	Adjustments	Reserve for Uncollectibles	Adjusted Levy
2024	1,327,584,624	07/07	.240000	209,652.86		3,186,203.05
2023	1,280,956,067	19/19	.300000	251,210.34		3,842,871.13
2022	1,151,796,917	31/31	.330000	311,033.76		3,800,930.10
2021	1,037,026,968	43/43	.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	3,186,203.05
2023	.050000	640,478.65	.250000	3,202,392.48
2022	.080000	921,437.44	.250000	2,879,492.66
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:

\$1,788.42 - REPORTED AS TAXES COLLECTED ON PRIOR REPORTS. TRANSFERRED TO  
REFUND ADJUSTMENT 03/25 DUE TO CAD C/R #07, #19 AND #31.

2024 TAXES - \$1372.10 VARIOUS ACCOUNTS

2023 TAXES - \$ 366.82 VARIOUS ACCOUNTS

2022 TAXES - \$ 33.00 #0863-003-0400

\$ 16.50 #0903-001-0210

\$ 556.22 - ONLINE OVERPAYMENT NOT BEING ISSUED. REVERSAL TO BE REQUESTED  
BY TAXPAYER.

2024 TAXES - \$556.22 #0871-009-0250

# 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	/ CORR 002	180,311.30
11/2024	/ CORR 003	30,713.12
12/2024	/ CORR 004	28.45-
1/2025	/ CORR 005	444.81
2/2025	/ CORR 006	980.36-
3/2025	/ CORR 007	807.56-
<b>TOTAL</b>		209,652.86

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			

**Harris County MUD No. 53  
Engineer's Report  
April 8, 2025**

Jaime Salinas, P.E.  
[jsalinas@huitt-zollars.com](mailto:jsalinas@huitt-zollars.com)  
832-350-2323 cell

**1. Usage Report:**

March 2025 – 38.1 million gallons for the month pumped; total taps – 5,580

March 2024 – 40.0 million gallons for the month pumped; total taps – 5,580

Accountability for the month = 88%

Accountability for Fiscal Year to Date = 72%

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

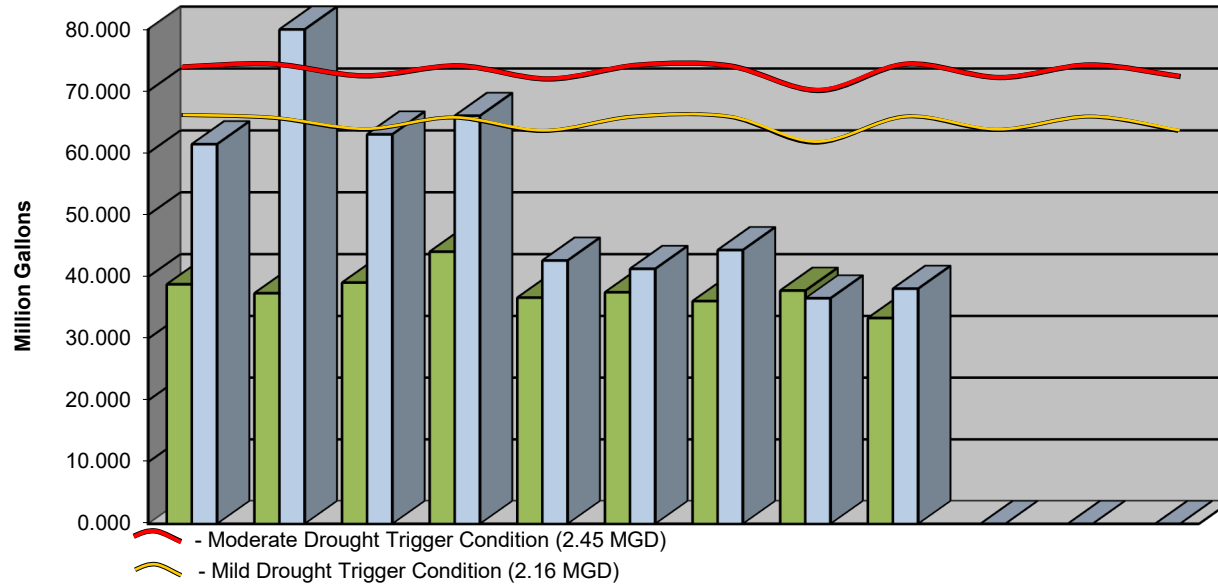
- Sonoma Ranch: Traffic signal at Dell Dale and Hidden Park, project is in design phase
- Wallisville Road: Pedestrian bridge across Carpenter's Bayou and walking trails along bayou are under construction

**3. Record Drawing Request**

- Dalton Oaks at Beltway 8 (near the Walmart)  
Proposed telecommunications lines.

## Harris County Municipal Utility District No. 53

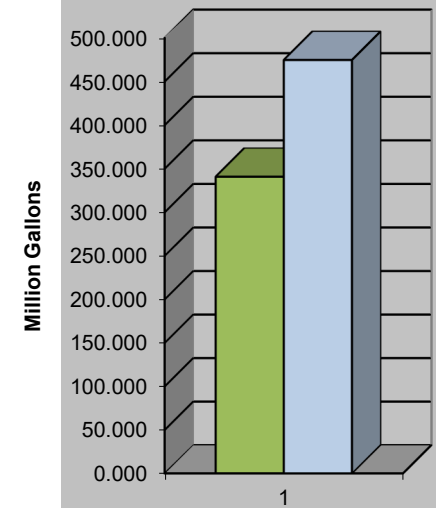
### Water Billed vs. Water Produced



	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	5,525			
Inactive Taps	59	49	55	53	53	56	56	55	55			
Total Taps	5,580	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	0			
Padstow WP	6.459	9.449	12.862	3.527	2.659	0.000	1.994	1.842	0.683			
Willersley WP	0.128	1.703	0.516	0.193	0.074	0.101	0.019	0.113	0.100			
Black Rock WP	5.497	7.982	9.376	3.626	2.469	0.716	1.309	1.322	0.271			
Surface Water	49.371	62.030	40.290	58.702	37.458	40.494	41.027	33.268	37.043			
Billed, Total	38.805	37.362	39.083	44.082	36.648	37.516	36.087	37.793	33.338			
Pumped, Total	61.455	81.164	63.044	66.048	42.660	41.311	44.349	36.545	38.097			
% Accountable	63%	46%	62%	67%	86%	91%	81%	103%	88%			
GPD/Conn	359	473	380	385	257	241	259	236	222			

Report Date: 4/3/2025

#### Year to Date Billed vs. Produced



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

YTD Billed	340.714
YTD Produced	474.673
YTD %	71.8%



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

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

				June 2021	June 2022	June 2023	June 2024	June 2025	June 2026	June 2027	June 2028	FINAL / ESTIMATED		
				Status	- May 2022	- May 2023	- May 2024	- May 2025	- May 2026	- May 2027	- May 2028	- May 2029	Completion Year	Costs
9	Smoke Test / Televisive - 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	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	\$ -

## 53 Arrears

[illegible]

CERTIFICATE FOR ORDER

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

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

1. The Board of Directors of Harris County Municipal Utility District No. 53 convened in Regular Session on the 8<sup>th</sup> day of April, 2025, at a meeting place outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

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

**GO 2025-4**  
**ORDER EVIDENCING REVIEW OF IDENTITY THEFT**  
**PREVENTION PROGRAM**

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

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

SIGNED AND SEALED the 8<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
Secretary/Treasurer

(SEAL)

**GO 2025-4**  
**ORDER EVIDENCING REVIEW OF IDENTITY THEFT**  
**PREVENTION PROGRAM**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

WHEREAS, the Board of Directors of Harris County Municipal Utility District No. 53 of Harris County, Texas (the "District") has heretofore established an Identity Theft Prevention Program (the "ITP Program");

WHEREAS, Section 8 of the ITP Program provides for the ITP Program to be reviewed and updated annually; and

WHEREAS, the Board of Directors of the District has conducted its annual review of its ITP Program, and desires (1) to evidence its review of the ITP Program, and (2) to specify any changes authorized thereto; NOW, THEREFORE,

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

Section 1: The Board of Directors of the District has received from the Operator of the District the Annual ITP Program Report (the "Annual Report"), attached hereto as Exhibit "A". In connection with the Annual Report, the Board of Directors of the District conducted a review of the District's ITP Program, and hereby finds that no changes are necessary at this time to the ITP Program.

Section 2: The appropriate officers of the Board of Directors are hereby authorized to execute and attest this Order, and the District's operator, Harris County Fresh Water Supply District No. 51, and the District's attorney, Sanford Kuhl Hagan Kugle Parker Kahn LLP, are authorized and directed to do any and all things necessary and proper to carry out the intent hereof.

PASSED AND APPROVED this 8<sup>th</sup> day of April, 2025.

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

ATTEST:

\_\_\_\_\_  
Secretary/Treasurer, Board of Directors

(SEAL)

EXHIBIT "A"

DRAFT



HARRIS COUNTY  
MUNICIPAL UTILITY DISTRICT  
NO. 53  
SONOMA RANCH

Detention and Drainage Repairs Report



April 8, 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 April 2nd 2025**



## SONOMA RANCH

- The next major event is the fall over-seed in October.
- 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 this week.

### Pond #1











DIRECTION  
Unavailable

29.80899°N  
095.14966°W

ACCURACY 4 m  
DATUM WGS84



2025-04-02  
13:41:03-05:00



## Pond #2

















## Pond #3

















## Pond #4









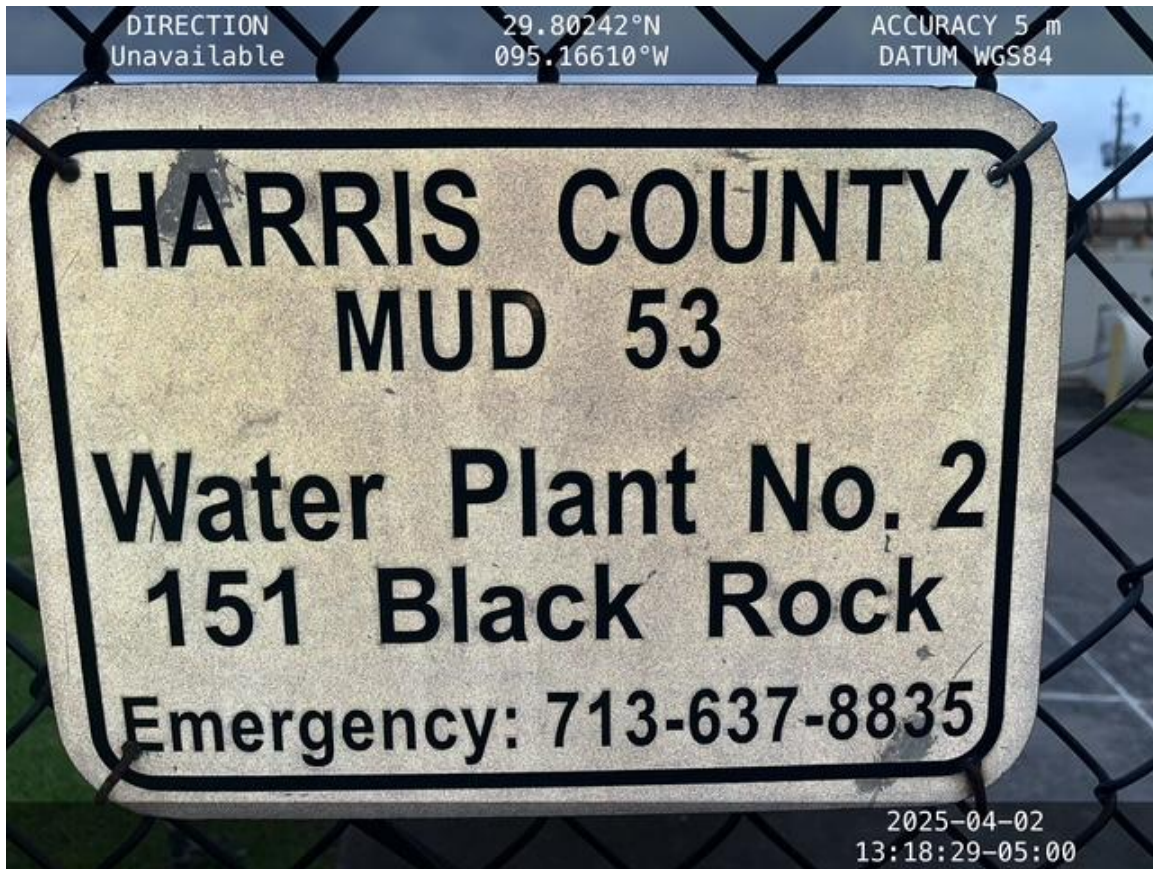






















**New Water Plant Site**













## The mowing on Wallisville



## Memorandum

**DATE:** April 7, 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 March 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. Forvis presented the draft audit for the FYE December 31, 2024. The audit was approved subject to final review by the attorney.
3. The NCWA Operations Report for the month ending **February 2025** was presented:

NCWA Surface Water Used	220.287 MG
NCWA Ground Water Used	96.751 MG
HCMUD 53 Surface Water Used	32.268 MG
HCMUD 53 Ground Water Used	3.277 MG
HCMUD 53 Cost for Surface Water Used	\$119,369.26
% accountability YTD	102.05 %
% surface water used YTD	66.91 %
4. Annual review of the Drought Contingency Plan and Water Conservation Plan was completed.
5. The financial and bookkeeping report was reviewed, the report was approved, and all bills were paid.
6. The engineer provided an update on several projects:
  - 2239 Hayden Road service connection: NCWA engineer has reported that plans have been approved by all agencies and requested authorization to advertise for bids.
7. There being no other matters to consider, the meeting was adjourned.

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