

MINUTES OF THE MEETING OF BOARD OF DIRECTORS  
FEBRUARY 14, 2025

STATE OF TEXAS  
COUNTY OF HARRIS  
WESTON MUNICIPAL UTILITY DISTRICT

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The Board of Directors (the “*Board*”) of Weston Municipal Utility District (the “*District*”) convened in regular session, open to the public, on February 14, 2025 at 10:45 a.m. at Grotto Ristorante, 4715 Westheimer Road, Houston, Texas 77027. A roll call was taken of the persons present:

Timothy J. Connolly, President  
Bruce Anderson, Vice President  
*Vacancy*, Secretary  
Breah Campbell, Assistant Secretary  
Joe Rozelle, Director

All members of the Board were present, thus constituting a quorum. Also attending all or parts of the meeting were Ms. Dana Hollingsworth of Municipal District Services (“MDS”), operator for the District; Ms. Vicki Busboom of VLB Bookkeeping Services, bookkeeper for the District; Ms. Madeline James of Assessments of the Southwest (“ASW”), tax assessor and collector for the District; Ms. Kelly Wilkinson Ms. Hannah Wehlmann of IDS Engineering Group, Inc. (“IDS”), engineer for the District; Mr. Chip Patronella of Champions Hydro-Lawn; Mr. Dimitri Millas, Ms. Leslie Bacon, and Ms. Madeline Lopez of Norton Rose Fulbright US LLP (“NRF”), attorneys for the District; Ms. Anthea Moran of Masterson Advisors, LLC, financial advisor for the District.

The meeting was called to order and, in accordance with the notice posted pursuant to law, copies of the certificates of such posting are attached hereto as *Exhibit A*. The following business was transacted:

**Call to Order.** The President called the meeting to order. He stated that a physical meeting location has been made open to the public. The President then set out guidelines for the conduct of the meeting. He then proceeded with the meeting business.

1. **Public Comments.** There were no public comments.
2. **Approve minutes of the minutes of the regular meeting of January 10, 2025.** The Board considered the proposed minutes of the regular meeting of January 10, 2025, previously distributed to the Board. Upon motion by Director Anderson, seconded by Director Campbell, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the regular meeting of January 10, 2025, as presented.
3. **Discuss Security with Harris County Sheriff’s Office.** There was no report presented. Discussion ensued regarding Flock Safety cameras.
4. **Tax Assessor and Collector’s Report.** The President recognized Ms. James, who presented to and reviewed with the Board the Tax Assessor and Collector’s Report for January 2025, a copy of which is attached hereto as *Exhibit B*. Ms. James stated that the District collected 45.06% of its 2024 taxes as of January 31, 2025.

Ms. James reviewed the tax rate and value report. She presented two wire transfers and check nos. 2083 through 2086 to the Board for approval.

Upon motion by Director Rozelle, seconded by Director Anderson, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor and Collector's Report and authorize payment of check nos. 2083 through 2086 from the Tax Account to the persons, in the amounts, and for the purposes described in the Tax Assessor and Collector's Report.

**5. Bookkeeper's Report, including approval of Investment Report and payment of bills.** The President recognized Ms. Busboom, who presented to and reviewed with the Board the Bookkeeper's Report dated February 14, 2025, and the Investment Report as of December 31, 2024, copies of which are attached hereto as *Exhibit C*.

Ms. Busboom presented check nos. 13374 through 13413 from the General Operating Fund for the Board's approval.

Ms. Busboom reviewed the Investment Report for the month of December 2024.

Ms. Busboom reviewed the Profit & Loss Budget Performance for fiscal year ending September 30, 2025.

Upon motion by Director Anderson, seconded by Director Connolly, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Bookkeeper's Report, Investment Report, and authorize the payment of the checks identified therein.

**6. Approve Annual Continuing Disclosure Report.** Ms. Bacon presented to and reviewed with the Board the 2023 Annual Continuing Disclosure Report, a copy of which is attached hereto as *Exhibit D*. He reported that the continuing disclosure report and annual audit are filed electronically annually with the Municipal Securities Rulemaking Board. Upon motion by Director Campbell, seconded by Director Rozelle, after full discussion and the question being put to the Board, the Board voted unanimously to approve filing of the annual continuing disclosure report.

**7. Operations Report and authorize termination of service to delinquent accounts.** The President recognized Ms. Hollingsworth, who presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as *Exhibit E*.

Ms. Hollingsworth reported 66 accounts on the monthly delinquent list for termination. She also presented three uncollectible accounts totaling \$202.06 for write-off.

Ms. Hollingsworth reported that the annual fire hydrant flushing and inspection will occur next week, and she reviewed the notification sent in customer bills regarding the flushing.

Ms. Hollingsworth presented to and reviewed with the Board the NTS proposal to repair auger at the wastewater treatment plant, including replacing gearbox, 3 HP motor, radial seal, brushes, wear liner, and shaft repair, for a total of \$12,448.

Ms. Hollingsworth reported on the two wastewater treatment plant discharge permit violations for December 2024. She noted for the first violation, the flow meter was calibrated and found to register 11% to high, and the second violation was due to a bleach pump malfunction.

Ms. Hollingsworth reported on the repair and maintenance items for January 2025. Ms. Hollingsworth noted the total accountability of 90.5%.

Upon inquiry by Director Anderson, Ms. Hollingsworth discussed the District's accountability. She stated that MDS will monitor the accountability.

Upon motion by Director Campbell, seconded by Director Connolly, after full discussion and the question being put to the Board, the Board voted unanimously to approve: (1) the Operations Report and authorize termination of services to delinquent accounts; (2) three accounts totaling \$202.06 for write-off; and (3) approve the NTS proposal to repair auger at the wastewater treatment plant for a total of \$12,448.

**8. Maintenance Report on detention ponds.** The President recognized Mr. Patronella, who presented to and reviewed with the Board the District's detention and drainage report, a copy of which is attached hereto as *Exhibit F*. He reviewed the photos from the report and services completed.

Mr. Patronella presented to and reviewed with the Board the proposal for the removal and replacement of trees and shrubs at Mason Creek Pond for a total of \$17,827.08. Discussion ensued.

Upon motion by Director Anderson, seconded by Director Connolly, after full discussion and the question being put to the Board, the Board voted unanimously to approve the proposal for the removal and replacement of trees and shrubs at Mason Creek Pond for a total of \$17,827.08 and ratify approval of \$1,000 for repairs.

**9. Engineer's Report, including authorization of utility commitment letters, payment of pay estimates and approval of change orders, and such other related matters.** Ms. Wilkinson introduced Ms. Wehlmann with IDS who also works on the District's matters.

The President recognized Ms. Wilkinson, who presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as *Exhibit G*.

Ms. Wilkinson reported on Katy ISD's purchase of Mason Creek Office Center 2, and discussion ensued regarding adding new property to the agreement with the District. Ms. Wilkinson stated that she will let their engineering team know that the District is waiting on payment for past due invoices.

Ms. Wilkinson reported on the Easy Side Sanitary Sewer Cleaning and Televising Maintenance, stating that plans and contract documents have been finalized and IDS will be advertising for bids next week. She stated that bids will be presented at the next meeting.

Ms. Wilkinson reported on the West Water Plant No. 3 Rehabilitation and Chloramines Conversion at West Water Plant No. 3 and East Water Plant No. 2, stating that IDS held internal 90% design review meeting this week to review plans. She noted that IDS will need to coordinate a couple items with the operator and West Harris County Regional Water Authority before they are ready to submit to agencies for initial comments.

Ms. Wilkinson reported on West Harris County MUD 7 Interconnect, stating that IDS awaits for more information regarding excess capacity.

Ms. Wilkinson reported on the Castlewood Interconnect Meter and Valve Vault Replacement, stating that IDS was not able to obtain additional information regarding the cost of the interconnect meter and vault replacement. She recommended the Board request additional information through Castlewood MUD and their operator. She stated that she will coordinate with the bookkeeper to contact Castlewood MUD for more information.

Ms. Wilkinson reported on the CenterPoint Gas Main Relocation, stating that IDS notified CenterPoint that the District would like a representative present during construction of the gas-main relocation and the District would like to be compensated for the easement. She noted that also requested an easement or encroachment agreement for review.

Discussion ensued regarding Wan Bridge Townhomes.

**10. Discuss and consider Castlewood MUD's request for cost share of interconnect replacement, and First Addendum to Amended and Restated Emergency Water Supply Contract with Castlewood MUD, and take any necessary action.** The Board reviewed the First Addendum to Amended and Restated Emergency Water Supply Contract with Castlewood MUD, a copy of which is attached hereto as *Exhibit H*. Ms. Bacon reviewed the Maintenance, Repair or Replacement Costs of Interconnect Facilities provision. Discussion ensued.

Upon motion by Director Connolly, seconded by Director Rozelle, after full discussion and the question being put to the Board, the Board voted unanimously to approve the First Addendum to Amended and Restated Emergency Water Supply Contract with Castlewood MUD.

**11. Review and Approve Order Calling Bond Election.** Ms. Wilkinson reviewed and discussed the wastewater treatment plant third basin project and potentially stating on this in 2030, which would increase the total capital improvement projects to \$39,000,000.

Ms. Moran reviewed with the Board the bond election analysis and cash flow analysis. She noted that, if the wastewater treatment plant third basin project does begin in 2030, the proposed total bond issuance amount would be \$39,000,000.

Discussion ensued regarding increasing water and sewer rates. Ms. Wilkinson and Ms. Hollingsworth stated they would provide and review rate analyses next month.

Further discussion ensued regarding potential bond election.

Upon motion by Director Connolly, seconded by Director Anderson, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order Calling Bond Election, with the proposal bond issuance amount for \$39,000,000, to be held on May 3, 2025.

**12. Discuss and consider appointment and qualification of new director, and take any necessary action.** Discussion ensued regarding potential candidates for vacant seat on the Board. Ms. Bacon stated she would contact potential candidates to see if they are interested.

**13. Discuss District website and take any necessary action.** There was nothing to report at this time.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The foregoing minutes were passed and approved by the Board of Directors on March 14, 2025.

  
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President, Board of Directors

ATTEST:

  
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Assistant Secretary, Board of Directors



**WESTON MUNICIPAL UTILITY DISTRICT  
NOTICE**

In accordance with Chapter 551, Texas Government Code, and Section 49.063, Texas Water Code, both as amended, take notice that the Board of Directors of Weston Municipal Utility District will meet in regular session, open to the public, at Grotto Ristorante, 4715 Westheimer Rd, Houston, TX 77027 at 10:45 a.m. on Friday, February 14, 2025. Meeting documents will be made available at <https://www.westonmud.org/> prior to the meeting.

During such meeting, the Board will consider and act on the following matters:

1. Public Comments;
2. Approve minutes of the regular meeting of January 10, 2025;
3. Discuss Security with Harris County Sheriff's Office;
4. Tax Assessor and Collector's Report, including approval of payment of bills;
5. Bookkeeper's Report, including approval of Investment Report and payment of bills;
6. Approve Annual Continuing Disclosure Report;
7. Operator's Report and authorize termination of service to delinquent accounts;
8. Maintenance Report on detention ponds;
9. Engineer's Report, including authorization of utility commitment letters, payment of pay estimates and approval of change orders, and such other related matters;
10. Discuss and consider Castlewood MUD's request for cost share of interconnect replacement, and First Addendum to Amended and Restated Emergency Water Supply Contract with Castlewood MUD, and take any necessary action;
11. Review and Approve Order Calling Bond Election;
12. Discuss and consider appointment and qualification of new director, and take any necessary action;
13. Discuss District website and take any necessary action;

And such other matters as may properly come before it.



  
Norton Rose Fulbright US LLP  
Attorneys for District

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of the Texas Government Code and the Texas Open Meetings Act, including, but not limited to, Section 551.071 - for the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law.

DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS WESTON  
A V I S O

De acuerdo con el capítulo 551, del Código Gubernamental de Texas y la Sección 49.063, del Código de Agua de Texas, ambos según como han sido enmendados, se notifica que la Junta Directiva del Distrito Municipal de Servicios Públicos Weston se reunirá en una sesión regular, y que estará abierta al público, en 4715 Westheimer Road, Houston, Texas 77027, a las 10:45 a.m. el viernes 14 de febrero de 2025. En esta reunión la Junta Directiva considerará y actuará sobre los siguientes asuntos.

11. Revisar y Aprobar Orden de Convocatoria de Elección de Bonos;

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CÔNG TRÌNH TIỆN ÍCH CÔNG CÔNG CỦA QUẬN HARRIS KHU VỰC WESTON  
T H Ò N G B Á O B Ò S U N G

Phù hợp với chương 551, Bộ Luật của Chính Quyền Địa Phương và Mục 49.063, Bộ Luật Thủy Cục Texas, cả hai đã được sửa đổi, lưu ý rằng Hội Đồng Quản Trị của Công Trình Tiện Ích Công Công Của Quận Harris Khu Vực Weston sẽ gặp vào buổi họp thường xuyên, công khai, tại 4715 Westheimer Road, Houston, Quận Harris, Texas, vào lúc 10:45 sáng Thứ Sáu, ngày 14 tháng 2 năm 2025. Tại buổi họp này, Hội Đồng sẽ xem xét và tiến hành những công việc sau đây.

11. Xem xét và Phê duyệt Lệnh kêu gọi bầu cử trái phiếu;

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WESTON 市政公用事業區  
補充公告

請注意，依據 Texas 州政府法第 551 章（修訂版）及 Texas 州水務法第 49.063 節（修訂版）規定，WESTON 市政公用事業區董事會將於 2025 年 2 月 14 日的 10:45 a.m.，在辦公室地址：Grotto's Ristorante, 4715 Westheimer Road, Houston, Texas 77027，對外開放 董事會會議將審議以下事項。

11. 審查並批准召集債券選擇的命令；

CERTIFICATE OF POSTING NOTICE  
OF MEETING OF BOARD OF DIRECTORS

THE	STATE	OF	TEXAS	§
COUNTY		OF	HARRIS	§
WESTON MUNICIPAL UTILITY DISTRICT				§

I hereby certify that on February 11th, 2025, I posted the Notice of Meeting of the Board of Directors of Weston Municipal Utility District, a true copy of which is attached hereto, at the community center at 1700 West Fork, Katy, Texas, 77449, and at the District's West Water Plant, 1705 Primewest Parkway, Katy, Texas, 77449, places convenient to the public, within said political subdivision, as required by law.

EXECUTED this 11th day of February, 2025.

Michael Balmuto / 



CERTIFICATE OF POSTING NOTICE  
OF MEETING OF BOARD OF DIRECTORS

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

I hereby certify that at 5:00 P.M. on February 10th., 2025, I posted the Notice of the Board of Directors of Weston MUD (the "District"), a screenshot of which is attached hereto, on the District's web page, indicated in the screenshot.

EXECUTED this 10th day of February, 2025.

  
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Company: Infinity Services, LLC



# Weston MUD

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## Meeting Materials

- [Agenda- 2/14/2025](#) | Posted 2/10/2024 5:00 p.m.


**TAX ASSESSOR / COLLECTOR CASH RECEIPTS AND DISBURSEMENTS REPORT**

	Current Month (1/1/2025 - 1/31/2025)	Fiscal Year (10/1/2024 - 9/30/2025)	Tax Year (10/1/2024 - 9/30/2025)
<b>Beginning Balance :</b>	<b>402,161.58</b>	<b>35,869.11</b>	<b>35,869.11</b>
<b>Plus Collections :</b>			
Taxes Collected:			
Debt Service Taxes	658,960.62	941,730.98	941,730.98
Maintenance Taxes Due General Operating Fund	392,578.19	561,394.90	561,394.90
Road Debt Taxes	0.00	0.00	0.00
Penalties and Interest on Tax Accounts	115.29	3,386.99	3,386.99
Delinquent Attorney Fees and Court Costs	73.65	3,679.94	3,679.94
Overpayments	482.78	543.30	543.30
Current Year Value Reduction Refund	298.70	298.70	298.70
Prior Year Value Reduction Refund	0.00	1,568.71	1,568.71
Litigation Refund	0.00	15,862.14	15,862.14
Redeposit of Checks	0.00	0.00	0.00
Interest Earned	297.15	536.96	536.96
Certificate and Notice To Purchaser Income	0.00	0.00	0.00
Outstanding Payments	133,163.09	132,759.19	132,759.19
Deposit from Other District or Rebate from CAD	0.00	0.00	0.00
General Fund/Escrow/Other Sources	0.00	0.00	0.00
<b>Total Collections Received :</b>	<b>1,185,969.47</b>	<b>1,661,761.81</b>	<b>1,661,761.81</b>
<b>Less Disbursements :</b>			
Debt Service Transfers	190,000.00	240,000.00	240,000.00
Maintenance Transfers	129,784.53	168,481.28	168,481.28
Road Debt Transfers	0.00	0.00	0.00
Delinquent Tax Attorney Fees	518.38	4,722.31	4,722.31
Overpayments Refunded	24.95	-459.12	-459.12
Current Year Value Reductions Refunded	0.00	-57.72	-57.72
Prior Year Value Reductions Refunded	1,085.66	1,461.20	1,461.20
Litigated Value Reduction Refund	4,728.42	15,634.45	15,634.45
Returned Checks from Bank	-268.34	0.00	0.00
Certificate Reimbursement	0.00	0.00	0.00
Refund of Other District's Deposit	0.00	0.00	0.00
CAD Quarterly Payment	0.00	-2,655.00	-2,655.00
CAD Estimate or Certificate Fee	0.00	0.00	0.00
Late Rendition Penalty Reimbursement to CAD	0.00	0.00	0.00
Tax Assessor/Collector	3,954.30	7,908.60	7,908.60
Hourly Fees/Meeting Attendance/SPA Work	450.00	900.00	900.00
Bank Charges / Positive Pay	396.00	458.92	458.92
Transparency Compliance	900.00	1,800.00	1,800.00
Bond and Continuing Disclosure Work	1,500.00	1,500.00	1,500.00
Truth in Taxation Publication	0.00	847.90	847.90
Postage / Envelopes	0.00	2,030.95	2,030.95
Delivery Reimbursement	0.00	0.00	0.00
Insurance Bond Premiums	0.00	0.00	0.00
Escheated Funds Transferred to State	0.00	0.00	0.00
Statutory Interest	0.00	0.00	0.00
Professional Consultant / Other Fees	0.00	0.00	0.00
<b>Total Disbursements :</b>	<b>333,073.90</b>	<b>442,573.77</b>	<b>442,573.77</b>
<b>Ending Balance :</b>	<b>1,255,057.15</b>	<b>1,255,057.15</b>	<b>1,255,057.15</b>

See Attached List for Securities Pledged

Prepared by Assessments of the Southwest, Inc.

P.O. Box 1368

Friendswood TX 77549-1368

(281)-482-0216

Page 1 of 4

**EXHIBIT B**

**Weston Municipal Utility District TAX ASSESSOR / COLLECTOR**  
**TAX RATE AND VALUE REPORT AS OF January 31, 2025**

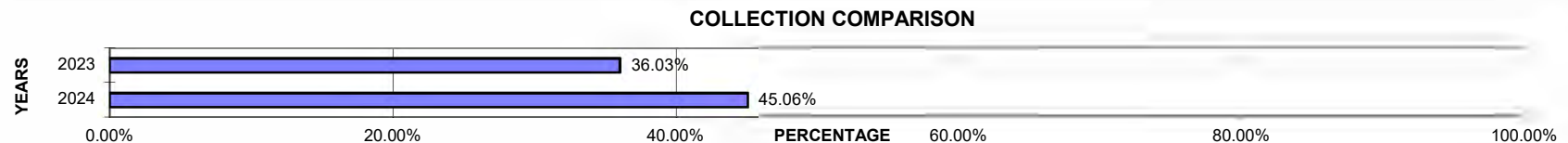
Cert Taxable Value	Supplemental Value	Net Taxable Value	Supplemental #	Total Tax Rate
<u>1,022,484,507</u>	<u>84,165,338</u>	<u>1,106,649,845</u>	<u>HCAD S-4</u>	<u>0.30000</u>

Year	Taxable Value	I & S Rate	I & S Levy	M & O Rate	M & O Levy	Road Rate	Road Levy	Total Tax Rate
2024	1,106,649,845	0.18800	2,080,501.71	0.11200	1,239,447.83	0.00000	0.00	0.30000
2023	1,053,049,690	0.18500	1,948,141.93	0.11500	1,211,007.14	0.00000	0.00	0.30000
2022	970,710,473	0.18000	1,747,278.85	0.12000	1,164,852.57	0.00000	0.00	0.30000
2021	860,299,717	0.20000	1,720,599.43	0.12000	1,032,359.66	0.00000	0.00	0.32000
2020	887,438,291	0.20000	1,774,876.58	0.14000	1,242,413.61	0.00000	0.00	0.34000
2019	852,554,000	0.21000	1,790,363.40	0.14000	1,193,575.60	0.00000	0.00	0.35000
2018	831,100,195	0.22000	1,828,420.43	0.15000	1,246,650.29	0.00000	0.00	0.37000
2017	770,347,063	0.25000	1,925,867.66	0.16000	1,232,555.30	0.00000	0.00	0.41000
2016	712,528,317	0.28000	1,995,079.29	0.18000	1,282,550.97	0.00000	0.00	0.46000
2015	605,292,844	0.30000	1,815,878.53	0.18000	1,089,527.12	0.00000	0.00	0.48000
2014	485,876,519	0.34000	1,651,980.16	0.21000	1,020,340.69	0.00000	0.00	0.55000
2013	374,094,255	0.43000	1,608,605.30	0.18000	673,369.66	0.00000	0.00	0.61000
2012	326,882,699	0.20000	653,765.40	0.41000	1,340,219.07	0.00000	0.00	0.61000
2011	321,334,192	0.41000	1,317,470.19	0.20000	642,668.38	0.00000	0.00	0.61000
2010	324,676,367	0.43000	1,396,108.38	0.19000	616,885.10	0.00000	0.00	0.62000
2009	312,764,134	0.43000	1,344,885.78	0.19000	594,251.85	0.00000	0.00	0.62000
2008	321,658,189	0.43000	1,383,130.21	0.19000	611,150.56	0.00000	0.00	0.62000
2007	325,176,812	0.43000	1,398,260.29	0.19000	617,835.94	0.00000	0.00	0.62000
2006	272,409,953	0.50000	1,362,049.77	0.12000	326,891.94	0.00000	0.00	0.62000
2005	243,898,681	0.54000	1,317,052.88	0.10000	243,898.68	0.00000	0.00	0.64000
2004	209,527,390	0.60000	1,257,164.34	0.10000	209,527.39	0.00000	0.00	0.70000
2003	191,499,432	0.60000	1,148,996.59	0.15000	287,249.15	0.00000	0.00	0.75000
2002	186,533,113	0.60000	1,119,198.68	0.20000	373,066.23	0.00000	0.00	0.80000
2001	164,693,680	0.60000	988,162.08	0.20000	329,387.36	0.00000	0.00	0.80000
Prior	130,895,396	0.78000	1,020,984.09	0.14600	191,107.28	0.00000	0.00	0.92600

**Weston Municipal Utility District TAX ASSESSOR / COLLECTOR**  
**RECEIVABLES REPORT AS OF January 31, 2025**

<b>Land Value</b>	<b>Improvement Value</b>	<b>Personal Property</b>	<b>Exemption Value</b>	<b>Total Value</b>
<b>214,052,678</b>	<b>734,980,651</b>	<b>260,184,346</b>	<b>102,567,830</b>	<b>1,106,649,845</b>

<u>Year</u>	<u>Value Levy</u>	<u>Rollback / Uncollectibles</u>	<u>Rendition Penalty/ Late Fees</u>	<u>Total Levy</u>	<u>Taxes Due 10/1</u>	<u>Adjustments</u>	<u>Collections</u>	<u>Balance</u>	<u>% Collected</u>
2024	3,319,949.54	0.00	0.00	3,319,949.54	3,067,453.52	252,496.01	1,495,844.04	1,824,105.49	45.06%
2023	3,159,149.07	0.00	0.00	3,159,149.07	32,729.19	-16,660.52	-1,916.98	17,985.65	99.43%
2022	2,912,131.42	0.00	0.00	2,912,131.42	13,795.23	-547.63	9,161.83	4,085.77	99.86%
2021	2,752,959.09	0.00	0.00	2,752,959.09	2,172.62	-115.19	-105.09	2,162.52	99.92%
2020	3,017,290.19	0.00	0.00	3,017,290.19	1,728.09	0.00	10.73	1,717.36	99.94%
2019	2,983,939.00	0.00	0.00	2,983,939.00	1,514.52	0.00	11.04	1,503.48	99.95%
2018	3,075,070.72	521.04	0.00	3,075,591.76	2,307.27	0.00	11.67	2,295.60	99.93%
2017	3,158,422.96	0.00	0.00	3,158,422.96	2,019.91	0.00	51.20	1,968.71	99.94%
2016	3,277,630.26	-1,560.46	0.00	3,276,069.80	2,004.99	0.00	57.44	1,947.55	99.94%
2015	2,905,405.65	-1,234.09	0.00	2,904,171.56	1,627.99	0.00	0.00	1,627.99	99.94%
2014	2,672,320.85	0.00	0.00	2,672,320.85	453.42	0.00	0.00	453.42	99.98%
2013	2,281,974.96	0.00	0.00	2,281,974.96	146.21	0.00	0.00	146.21	99.99%
2012	1,993,984.46	-17.22	0.00	1,993,967.24	146.67	0.00	0.00	146.67	99.99%
2011	1,960,138.57	-345.96	0.00	1,959,792.61	239.76	0.00	0.00	239.76	99.99%
2010	2,012,993.48	-426.10	0.00	2,012,567.38	390.99	0.00	0.00	390.99	99.98%
2009	1,939,137.63	-316.57	0.00	1,938,821.06	263.05	0.00	0.00	263.05	99.99%
2008	1,994,280.77	0.00	0.00	1,994,280.77	282.83	0.00	0.00	282.83	99.99%
2007	2,016,096.23	-716.10	0.00	2,015,380.13	0.00	0.00	0.00	0.00	100.00%
2006	1,688,941.71	-716.10	0.00	1,688,225.61	0.00	0.00	0.00	0.00	100.00%
2005	1,560,951.56	0.00	0.00	1,560,951.56	0.00	0.00	0.00	0.00	100.00%
2004	1,466,691.73	0.00	0.00	1,466,691.73	0.00	0.00	0.00	0.00	100.00%
2003	1,436,245.74	0.00	0.00	1,436,245.74	0.00	0.00	0.00	0.00	100.00%
2002	1,492,264.90	0.00	0.00	1,492,264.90	0.00	0.00	0.00	0.00	100.00%
2001	1,317,549.44	0.00	0.00	1,317,549.44	0.00	0.00	0.00	0.00	100.00%
Prior	1,212,091.37	0.00	0.00	1,212,091.37	0.00	0.00	0.00	0.00	100.00%
<b>TOTALS</b>					<b>3,129,276.26</b>	<b>235,172.67</b>	<b>1,503,125.88</b>	<b>1,861,323.05</b>	



Cash Balance : January 31, 2025

\$1,255,057.15

Collections Received to Date :

\$1,550,895.34

Check No.	Payee	Amount	Type of Disbursement
TO BE WIRED	Weston MUD - Debt Service Fund	610,000.00	Debt Service Transfers
TO BE WIRED	Weston MUD - Operating Fund	392,578.19	Maintenance Transfers
2083	Perdue Brandon	73.65	Delinquent Tax Attorney Fees
2084	Corelogic Centralized Refunds	40.97	Overpayments Refunded
2085	Medina Mayra Castillo Avalos Oswaldo	482.78	Overpayments Refunded
2086	ABA Therapy Realty Holdings LLC	257.73	Current Year Value Reductions Refunded

Total Disbursements :

\$1,003,433.32

Cash Balance: February 14, 2025

\$1,802,519.17

See Attached List for Securities Pledged



BNY MELLON

Broker/Dealer Services  
101 Barclay Street, 4th Floor East  
New York, NY 10286

Date: 12/31/24

000470 XBGSCD11  
ATTN: LORENA ARREOLA / INTERNAL SPECIALIST  
WESTON MUNICIPAL UTILITY DISTRICT  
5 OAKTREE STREET  
FRIENDSWOOD, TX 77546

Account Id: WU2006

Tax Id Number: 746248451

This advice is supplied as part of the Tri-Party Collateral agreement among the Customer, Wells Fargo Bank, N.A. and The Bank of New York Mellon. Any questions should be directed to Vinnette Frater, Senior Associate, BDS/Tri-Party Services, (973)569-2411.

As agent we confirm the following collateralized deposit information received from Wells Fargo Bank, N.A. as of close of business the last business day of the month.

Date: 12/31/24

The collateral segregated on your behalf on 12/31/24 is as follows:

CUSIP	DESCRIPTION	QUANTITY	MARKET VALUE
36179UGD8	GNMA G2SF 4.500% 11/20/48	374,896.00	29,675.24
940157UR9	WASHINGTON SUB 3.000% 06/01/32	3,580,000.00	3,394,770.80
TOTAL MKT VALUE			3,424,446.04

PRINT DATE 2/11/2025  
PAGE COUNT 1

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION	
ID:P000119508 GEO:582203855 ALT:2203855 MIN:896-2203855 XREF:2203855			ABLE TECHNOLOGIES INC 2923 REMMERT RD SEALY, TX 77474-7648		RADIO, CELLULAR, TV AND CABLECMPEQUIPMENT @ STRATLTSPHERE				L2	PERS MKT TOTAL MKT ASSESSED	19,500 19,500 19,500		
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2016	058 WESTON MUD		02/01/2017		19,500	0.4600000	89.70	0.00	89.70	97.77	37.49	0.00	224.96
2017	058 WESTON MUD		02/01/2018		19,500	0.4100000	79.95	0.00	79.95	77.55	31.50	0.00	189.00
=====													
							169.65	0.00	169.65	175.32	68.99	0.00	413.96
=====													
ID:P000050764 GEO:582049276 ALT:2049276 MIN:896-2049276 XREF:2049276			AFC/POPEYES SUPPORT CENTER C/O ATTN TAX DEPT 4555 ROSWELL RD ATLANTA, GA 30342-3101		STORED PRODUCTS (WHSE)INVINV AT POINTSMITH LP SITUS: 21202 PARK ROW DR				L2	PERS MKT TOTAL MKT ASSESSED	98,834 98,834 98,834		
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2018	058 WESTON MUD		02/01/2019		78,734	0.3700000	291.32	0.00	291.32	247.62	107.79	0.00	646.73
2019	058 WESTON MUD		02/01/2020		80,443	0.3500000	281.55	0.00	281.55	205.53	97.42	0.00	584.50
2020	058 WESTON MUD		02/02/2021		80,443	0.3400000	273.51	0.00	273.51	166.84	88.07	0.00	528.42
2021	058 WESTON MUD		02/01/2022		80,443	0.3200000	257.42	0.00	257.42	126.14	76.71	0.00	460.27
2022	058 WESTON MUD		02/01/2023		85,318	0.3000000	255.95	0.00	255.95	94.70	70.13	0.00	420.78
2023	058 WESTON MUD		02/01/2024		98,834	0.3000000	296.50	0.00	296.50	74.12	74.12	0.00	444.74
=====													
							1,656.25	0.00	1,656.25	914.95	514.24	0.00	3,085.44
=====													
ID:P000243541 GEO:582352227 ALT:2352227 MIN:P			ALL PACIFIC TRANSPORT LLC C/O ALIAN PEREZ MENDOZA 1606 WESTFORK DR KATY, TX 77449-3208		VEHICLES VHCLS SITUS: 1606 WESTFORK DR				L1	PERS MKT TOTAL MKT ASSESSED	39,510 39,510 39,510		
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		04/01/2024		39,510	0.3000000	118.53	0.00	118.53	27.26	29.16	0.00	174.95
=====													
							118.53	0.00	118.53	27.26	29.16	0.00	174.95
=====													
ID:P000224981 GEO:582281693 ALT:2281693 MIN:P			ALTERNATE REALITY ESCAPE ROOMS 21788 KATY FWY STE 300 KATY, TX 77449-7786		BUSINESS PERSONAL PROPERTY CMP F&F M&E SITUS: 21788 KATY FWY				L1	PERS MKT TOTAL MKT ASSESSED	4,590 4,590 4,590		
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD		02/01/2023		2,603	0.3000000	7.81	0.00	7.81	2.89	2.14	0.00	12.84
2023	058 WESTON MUD		02/01/2024		4,590	0.3000000	13.77	0.00	13.77	3.44	3.44	0.00	20.65
=====													
							21.58	0.00	21.58	6.33	5.58	0.00	33.49
=====													
ID:P000241493 GEO:582401022 ALT:2401022 MIN:896-2401022 XREF:2401022			ALTERNATE REALITY ESCAPE ROOMS LLC 21788 KATY FWY STE 300 KATY, TX 77449-7786		VEHICLESVHCLS SITUS: 21788 KATY FWY				L1	PERS MKT TOTAL MKT ASSESSED	52,716 52,716 52,716		
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024		52,716	0.3000000	158.15	0.00	158.15	39.54	39.54	0.00	237.23
=====													
							158.15	0.00	158.15	39.54	39.54	0.00	237.23



# TAXROLL WESTON MUD

PRINT DATE 2/11/2025  
PAGE COUNT 2

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION	
ID:P000243600 GEO:582410309 ALT:2410309 MIN:P			AVISON YOUNG (USA) INC 1000 MAIN ST STE 2400 HOUSTON, TX 77002-6359		RADIO, CELLULAR, TV AND CABLE CMP SITUS: 1510 PRIME WEST PKY					L2	PERS MKT TOTAL MKT ASSESSED	19,241 19,241 19,241	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		06/01/2024		19,241	0.3000000	57.72	0.00	57.72	12.12	13.97	0.00	83.81
							=====	=====	=====	=====	=====	=====	=====
							57.72	0.00	57.72	12.12	13.97	0.00	83.81
ID:R000128388 GEO:581146670030021 ALT:1146670030021 MIN:R			BALL PATRICIA S 29227 JACOBS RIVER DR KATY, TX 77494-6959		LT 21 BLK 3 WESTGREEN SEC 2 SITUS: 20231 BEECHVIEW LN ACRES: .145		HOMESTEAD / OVER 65			A1 A1	IMP HS LND HS TOTAL MKT CAP LOSS ASSESSED	160,895 46,620 207,515 47,747 159,768	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024	79,049	66,195	0.3000000	198.58	146.80	51.78	12.94	12.94	0.00	77.66
							=====	=====	=====	=====	=====	=====	=====
							198.58	146.80	51.78	12.94	12.94	0.00	77.66
ID:P000094075 GEO:582181469 XREF:582181469			BROADBAND VENTURES SIX LLC %PROPERTY TAX DEPARTMENT 290 KING OF PRUSSIA RD STE 108 RADNOR, PA 19087-5107		MAJOR CABLETV SYSTEMS CATV & SMATV EQUIPMENT MAJOR CABLETV SYSTEMS **SUIT FILED**					M1	PERS MKT TOTAL MKT ASSESSED	16,000 16,000 16,000	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2013	058 WESTON MUD		06/01/2014		6,400	0.6100000	39.04	0.00	39.04	55.05	18.82	0.00	112.91
2014	058 WESTON MUD		02/01/2015		6,400	0.5500000	35.20	0.00	35.20	46.82	16.40	0.00	98.42
2015	058 WESTON MUD		02/01/2016		16,000	0.4800000	76.80	0.00	76.80	92.93	33.95	0.00	203.68
							=====	=====	=====	=====	=====	=====	=====
							151.04	0.00	151.04	194.80	69.17	0.00	415.01
ID:P000243542 GEO:582394614 ALT:2394614 MIN:P			BT5 TECHNOLOGIES LLC 433 NORTH LOOP W HOUSTON, TX 77008-2029		BUSINESS PERSONAL PROPERTY CMP SITUS: 1773 WESTBOROUGH DR					L1	PERS MKT TOTAL MKT ASSESSED	25,000 25,000 25,000	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		04/01/2024		25,000	0.3000000	75.00	0.00	75.00	17.25	18.45	0.00	110.70
							=====	=====	=====	=====	=====	=====	=====
							75.00	0.00	75.00	17.25	18.45	0.00	110.70
ID:P000239241 GEO:582388265 ALT:2388265 MIN:P			CAMEJO YUNIOR MARTINEZ 1823 OAKWELL LN KATY, TX 77449-3232		VEHICLES VHCLS SITUS: 1823 OAKWELL LN					L1	PERS MKT TOTAL MKT ASSESSED	6,952 6,952 6,952	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024		7,187	0.3000000	21.56	0.00	21.56	5.39	5.39	0.00	32.34
							=====	=====	=====	=====	=====	=====	=====
							21.56	0.00	21.56	5.39	5.39	0.00	32.34

PRINT DATE 2/11/2025  
PAGE COUNT 3

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION			EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION
ID:R000094100 GEO:581143300050024 ALT:1143300050024 MIN:R			CARDILLO PATRICK P & ANITA 20255 TELEGRAPH SQUARE LN KATY, TX 77449-3241		LT 24 BLK 5 WESTGREEN SEC 1 SITUS: 20255 TELEGRAPH SQUARE LN ACRES: .145			HOMESTEAD			A1	IMP HS	199,920
											A1	LND HS	46,620
												TOTAL MKT	246,540
												CAP LOSS	11,675
												ASSESSED	234,865
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024	42,703	170,811	0.3000000	512.43	0.00	512.43	128.11	128.11	0.00	768.65
							=====	=====	=====	=====	=====	=====	=====
							512.43	0.00	512.43	128.11	128.11	0.00	768.65
-----													
ID:R000057768 GEO:581146670080011 ALT:1146670080011 MIN:R			CAREAGA JOSE L & ROSALINDA 20107 SEABLOSSOM LN KATY, TX 77449-3108		LT 11 BLK 8 WESTGREEN SEC 2 SITUS: 20107 SEABLOSSOM LN ACRES: .183 **SUIT FILED****DEFERRED PAYMENT** START: 6/30/2020			HOMESTEAD / OVER 65			A1	IMP HS	157,304
											A1	LND HS	47,946
												TOTAL MKT	205,250
												CAP LOSS	23,505
												ASSESSED	181,745
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2019	058 WESTON MUD		02/01/2020	72,570	40,281	0.3500000	140.98	0.00	140.98	51.81	23.90	0.00	216.69
2020	058 WESTON MUD		02/02/2021	74,827	49,309	0.3400000	167.65	0.00	167.65	34.23	0.00	0.00	201.88
2021	058 WESTON MUD		02/01/2022	77,310	59,239	0.3200000	189.56	0.00	189.56	29.22	0.00	0.00	218.78
2022	058 WESTON MUD		02/01/2023	80,041	70,162	0.3000000	210.49	0.00	210.49	21.93	0.00	0.00	232.42
2023	058 WESTON MUD		02/01/2024	83,045	82,178	0.3000000	246.53	0.00	246.53	13.35	0.00	0.00	259.88
							=====	=====	=====	=====	=====	=====	=====
							955.21	0.00	955.21	150.54	23.90	0.00	1,129.65
-----													
ID:P000219683 GEO:582127375 ALT:2127375 MIN:896-2127375 XREF:2127375			CERTIFIEDSAFETY SPECIALIST C/O ATTN: TAX DEPT 1177 BUTLER RD # F LEAGUE CITY, TX 77573-4871		RADIO, CELLULAR, TV AND CABLECMPAT CAP5 TECHNOLOGY SOLUTIONS LLCEQUIPMENT @ CAP 5 ( XO COMMUNICATIONS) SITUS: 1510 PRIME WEST PKY						L2	PERS MKT	4,436
												TOTAL MKT	4,436
												ASSESSED	4,436
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD		02/01/2023		4,436	0.3000000	13.31	0.00	13.31	4.92	3.65	0.00	21.88
							=====	=====	=====	=====	=====	=====	=====
							13.31	0.00	13.31	4.92	3.65	0.00	21.88
-----													
ID:P000231194 GEO:582338009 ALT:2338009 MIN:896-2338009 XREF:2338009			CNG 4 AMERICA TRUCKING LLC 1773 WESTBOROUGH DR STE 231 KATY, TX 77449-3295		VEHICLESVHCLS SITUS: 1773 WESTBOROUGH DR						L1	PERS MKT	39,975
												TOTAL MKT	39,975
												ASSESSED	39,975
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2020	058 WESTON MUD		02/02/2021		92,084	0.3400000	313.09	0.00	313.09	190.98	100.81	0.00	604.88
2021	058 WESTON MUD		02/01/2022		55,575	0.3200000	177.84	0.00	177.84	87.14	53.00	0.00	317.98
2022	058 WESTON MUD		02/01/2023		39,975	0.3000000	119.92	0.00	119.92	44.37	32.86	0.00	197.15
							=====	=====	=====	=====	=====	=====	=====
							610.85	0.00	610.85	322.49	186.67	0.00	1,120.01
-----													
ID:P000235685 GEO:582360660 ALT:2360660 MIN:896-2360660 XREF:2360660			DAVIEL CANGAS BARZAGA 21500 PARK ROW DR APT 2207 KATY, TX 77449-2436		VEHICLESVHCLS SITUS: 21500 PARK ROW DR						L1	PERS MKT	107,830
												TOTAL MKT	107,830
												ASSESSED	107,830
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD		02/01/2022		42,377	0.3200000	135.61	0.00	135.61	66.45	40.41	0.00	242.47
2022	058 WESTON MUD		02/01/2023		107,830	0.3000000	323.49	0.00	323.49	119.69	88.64	0.00	531.82
							=====	=====	=====	=====	=====	=====	=====
							459.10	0.00	459.10	186.14	129.05	0.00	774.29

PRINT DATE 2/11/2025  
PAGE COUNT 4

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION	
ID:P000230716			ECO-STIM ENERGY SOLUTIONS		BUSINESS PERSONAL PROPERTYCMP F&F M&E SUP					L1	PERS MKT	36,771	
GEO:582214111			C/O ATTN: VINCE JOHNSON								TOTAL MKT	36,771	
ALT:2214111			1773 WESTBOROUGH DR STE 110		**BANKRUPT FILED**						ASSESSED	36,771	
MIN:896-2214111			KATY, TX 77449-3295		START: 11/12/2021 NUM: 20-32167								
XREF:2214111													
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2020	058 WESTON MUD		02/02/2021		36,771	0.3400000	125.02	80.80	44.22	26.97	14.24	0.00	85.43
2021	058 WESTON MUD		02/01/2022		36,771	0.3200000	117.67	0.00	117.67	57.66	35.07	0.00	210.40
							=====						=====
							242.69	80.80	161.89	84.63	49.31	0.00	295.83
-----													
ID:P000239242			EDGIO INC		RADIO, CELLULAR, TV AND CABLE CMP EQUIPMENT @					L2	PERS MKT	235,800	
GEO:582401135			PMB 1191		STRATISPHERE						TOTAL MKT	235,800	
ALT:2401135			PHOENIX, AZ 85028-1621		SITUS: 1510 PRIME WEST PKY						ASSESSED	235,800	
MIN:P													
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024		235,800	0.3000000	707.40	0.00	707.40	176.85	176.85	0.00	1,061.10
							=====						=====
							707.40	0.00	707.40	176.85	176.85	0.00	1,061.10
-----													
ID:R000042922			ELLIS CORA		LT 7 BLK 13 WESTGREEN SEC 2		HOMESTEAD / OVER 55			A1	IMP HS	160,278	
GEO:581146670130007			20122 APACHE GARDENS LN		SITUS: 20122 APACHE GARDENS LN					A1	LND HS	46,992	
ALT:1146670130007			KATY, TX 77449-3254		ACRES: .155						TOTAL MKT	207,270	
MIN:R					**DEFERRED PAYMENT**						CAP LOSS	23,493	
					START: 2/3/2014						ASSESSED	183,777	
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD		02/01/2022	77,615	60,460	0.3200000	193.47	0.00	193.47	29.83	0.00	0.00	223.30
2022	058 WESTON MUD		02/01/2023	80,376	71,506	0.3000000	214.52	0.00	214.52	22.35	0.00	0.00	236.87
2023	058 WESTON MUD		02/01/2024	83,414	83,656	0.3000000	250.97	0.00	250.97	13.59	0.00	0.00	264.56
							=====						=====
							658.96	0.00	658.96	65.77	0.00	0.00	724.73
-----													
ID:P000238798			ELOY RAFAEL URUENA		VEHICLES VHCLS					L1	PERS MKT	14,318	
GEO:582384945			20223 BEECHVIEW LN		SITUS: 20223 BEECHVIEW LN						TOTAL MKT	14,318	
ALT:2384945			KATY, TX 77449-3126								ASSESSED	14,318	
MIN:P													
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD		07/01/2023		5,828	0.3200000	18.65	0.00	18.65	5.97	4.92	0.00	29.54
2022	058 WESTON MUD		07/01/2023		5,666	0.3000000	17.00	0.00	17.00	5.44	4.49	0.00	26.93
2023	058 WESTON MUD		02/01/2024		19,998	0.3000000	59.99	0.00	59.99	15.00	15.00	0.00	89.99
							=====						=====
							95.64	0.00	95.64	26.41	24.41	0.00	146.46
-----													
ID:P000238799			EMILIO A ROMERO BONILLA		VEHICLES VHCLS					L1	PERS MKT	19,627	
GEO:582385030			2031 WESTBOROUGH DR APT 913		SITUS: 2031 WESTBOROUGH DR						TOTAL MKT	19,627	
ALT:2385030			KATY, TX 77449-3262								ASSESSED	19,627	
MIN:P													
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD		07/01/2023		4,812	0.3200000	15.40	0.00	15.40	4.93	4.07	0.00	24.40
2022	058 WESTON MUD		07/01/2023		102,348	0.3000000	307.04	0.00	307.04	98.25	81.06	0.00	486.35
2023	058 WESTON MUD		02/01/2024		21,382	0.3000000	64.15	0.00	64.15	16.04	16.04	0.00	96.23
							=====						=====
							386.59	0.00	386.59	119.22	101.17	0.00	606.98

PRINT DATE 2/11/2025  
PAGE COUNT 5

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING					PTD	TYPE	VALUATION
ID:R000206939		SUN YAOPENG	LTS 34 & 35 BLK 2 WESTGREEN SEC 3 R/P							A1	IMP HS	245,638
GEO:581153040020034		ZHOU SHIYING	SITUS: 20046 TELEGRAPH SQUARE LN							A1	LND HS	49,140
ALT:1153040020034		2910 AUTUMNBROOK LN	ACRES: .217								TOTAL MKT	294,778
MIN:R		PEARLAND, TX 77584-7700									ASSESSED	294,778
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		298,444	0.3000000	895.33	599.14	296.19	74.05	74.05	0.00	444.29
						=====	=====	=====	=====	=====	=====	=====
						895.33	599.14	296.19	74.05	74.05	0.00	444.29
-----												
ID:P000224975		FARIS RESTAURANT & HOOKAH	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E							L1	PERS MKT	34,011
GEO:582281521		20240 PARK ROW DR STE G	SITUS: 20240 PARK ROW DR								TOTAL MKT	34,011
ALT:2281521		KATY, TX 77449-5096									ASSESSED	34,011
MIN:P												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		33,977	0.3000000	101.93	0.00	101.93	25.48	25.48	0.00	152.89
						=====	=====	=====	=====	=====	=====	=====
						101.93	0.00	101.93	25.48	25.48	0.00	152.89
-----												
ID:P000237764		GLEZ AND GLEZ TRUCKS LLC	VEHICLES VHCLS							L1	PERS MKT	21,320
GEO:582374995		2000 WESTBOROUGH DR APT	SITUS: 2000 WESTBOROUGH DR								TOTAL MKT	21,320
ALT:2374995		#821									ASSESSED	21,320
MIN:P		KATY, TX 77449-3282										
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	02/01/2023		37,960	0.3000000	113.88	0.00	113.88	42.14	31.20	0.00	187.22
2023	058 WESTON MUD	04/01/2024		29,640	0.3000000	88.92	0.00	88.92	20.45	21.87	0.00	131.24
						=====	=====	=====	=====	=====	=====	=====
						202.80	0.00	202.80	62.59	53.07	0.00	318.46
-----												
ID:P000238797		GLORIA B JORDI ARTEAGA	VEHICLES VHCLS							L1	PERS MKT	24,390
GEO:582384654		1722 OAKWELL LN	SITUS: 1722 OAKWELL LN								TOTAL MKT	24,390
ALT:2384654		KATY, TX 77449-3229									ASSESSED	24,390
MIN:P												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	07/01/2023		12,072	0.3200000	38.63	0.00	38.63	12.36	10.20	0.00	61.19
2022	058 WESTON MUD	07/01/2023		113,727	0.3000000	341.18	0.00	341.18	109.18	90.07	0.00	540.43
2023	058 WESTON MUD	02/01/2024		26,730	0.3000000	80.19	0.00	80.19	20.05	20.05	0.00	120.29
						=====	=====	=====	=====	=====	=====	=====
						460.00	0.00	460.00	141.59	120.32	0.00	721.91
-----												
ID:R000059102		GONZALEZ GUILLERMO	LT 60 BLK 6 WESTGREEN SEC 1		HOMESTEAD					A1	IMP HS	223,661
GEO:581143300060060		215 SHEKEL LN	SITUS: 2035 CROSSCOACH LN							A1	LND HS	47,040
ALT:1143300060060		HOUSTON, TX 77015-2336	ACRES: .157								TOTAL MKT	270,701
MIN:R											ASSESSED	270,701
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		275,160	0.3000000	825.48	0.00	825.48	206.37	206.37	0.00	1,238.22
						=====	=====	=====	=====	=====	=====	=====
						825.48	0.00	825.48	206.37	206.37	0.00	1,238.22
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# TAXROLL WESTON MUD

PRINT DATE 2/11/2025  
PAGE COUNT 6

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION			EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION
ID:R000047898		PENA HERNANDEZ LILIANA E	LT 23 BLK 8 WESTGREEN SEC 1							A1	IMP HS	155,945
GEO:581143300080023		PENA HERNANDEZ CHRISTINA M	SITUS: 2014 POWDER MIST LN							A1	LND HS	45,773
ALT:1143300080023		VILLALOBOS MARC A	ACRES: .130								TOTAL MKT	201,718
MIN:R		4515 MARLBOROUGH DR	**SUIT FILED**								ASSESSED	201,718
		HOUSTON, TX 77092-7530	FILE DT: 4/18/2024 NUM: 240278									
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	02/01/2023	30,741	122,965	0.3000000	368.90	0.00	368.90	136.49	101.08	0.00	606.47
2023	058 WESTON MUD	02/01/2024		195,044	0.3000000	585.13	0.00	585.13	146.28	146.28	0.00	877.69
						=====	=====	=====	=====	=====	=====	=====
						954.03	0.00	954.03	282.77	247.36	0.00	1,484.16
ID:P000235344		HIGH VIBES	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E							L1	PERS MKT	24,624
GEO:582350741		3118 QUARRY PLACE LN	SITUS: 20240 PARK ROW DR								TOTAL MKT	24,624
ALT:2350741		KATY, TX 77493-1796									ASSESSED	24,624
MIN:P												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		21,633	0.3200000	69.23	0.00	69.23	33.92	20.63	0.00	123.78
2022	058 WESTON MUD	02/01/2023		22,663	0.3000000	67.99	0.00	67.99	25.16	18.63	0.00	111.78
2023	058 WESTON MUD	02/01/2024		24,039	0.3000000	72.12	0.00	72.12	18.03	18.03	0.00	108.18
						=====	=====	=====	=====	=====	=====	=====
						209.34	0.00	209.34	77.11	57.29	0.00	343.74
ID:P000236491		HOWDY HOMEMADE ICEC CREAM	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP							L1	PERS MKT	50,155
GEO:582365425		20920 KATY FWY S	SITUS: 20920 KATY FWY								TOTAL MKT	50,155
ALT:2365425		KATY, TX 77449-6372									ASSESSED	50,155
MIN:P												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	02/01/2023		49,405	0.3000000	148.22	0.00	148.22	54.84	40.61	0.00	243.67
2023	058 WESTON MUD	02/01/2024		49,931	0.3000000	149.79	0.00	149.79	37.45	37.45	0.00	224.69
						=====	=====	=====	=====	=====	=====	=====
						298.01	0.00	298.01	92.29	78.06	0.00	468.36
ID:P000225761		HYMR GROUP	BUSINESS PERSONAL PROPERTY CMP SUP							L1	PERS MKT	1,418
GEO:582304170		1773 WESTBOROUGH DR STE 225	SITUS: 1773 WESTBOROUGH DR								TOTAL MKT	1,418
ALT:2304170		KATY, TX 77449-3295									ASSESSED	1,418
MIN:P												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2019	058 WESTON MUD	02/01/2020		1,418	0.3500000	4.96	0.00	4.96	3.62	1.72	0.00	10.30
2020	058 WESTON MUD	02/02/2021		1,418	0.3400000	4.82	0.00	4.82	2.94	1.55	0.00	9.31
2021	058 WESTON MUD	02/01/2022		1,418	0.3200000	4.54	0.00	4.54	2.22	1.35	0.00	8.11
						=====	=====	=====	=====	=====	=====	=====
						14.32	0.00	14.32	8.78	4.62	0.00	27.72
ID:P000235343		INSPIRE OIL AND GAS	BUSINESS PERSONAL PROPERTY CMP F&F M&E SUP							L1	PERS MKT	1,023
GEO:582281772		C/O BO RITZ, P.E.	SITUS: 1773 WESTBOROUGH DR								TOTAL MKT	1,023
ALT:2281772		1773 WESTBOROUGH DR 230									ASSESSED	1,023
MIN:P		KATY, TX 77449-3295										
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		7,350	0.3200000	23.52	0.00	23.52	11.52	7.01	0.00	42.05
2022	058 WESTON MUD	03/01/2023		7,350	0.3000000	22.05	0.00	22.05	7.94	6.00	0.00	35.99
						=====	=====	=====	=====	=====	=====	=====
						45.57	0.00	45.57	19.46	13.01	0.00	78.04

PRINT DATE 2/11/2025  
PAGE COUNT 7

ACCOUNT IDENTIFICATION			OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION
ID:P000238379 GEO:582373758 ALT:2373758 MIN:P			ISRAEL PEREZ CARRIL 910 GOLDEN WEST DR KATY, TX 77450-3803	VEHICLES VHCLS SITUS: 21500 PARK ROW DR						L1	PERS MKT TOTAL MKT ASSESSED	4,100 4,100 4,100
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		5,700	0.3000000	17.10	0.00	17.10	4.28	4.28	0.00	25.66
						=====						
						17.10	0.00	17.10	4.28	4.28	0.00	25.66
-----												
ID:P000186653 GEO:582018267 ALT:2018267 MIN:896-2018267 XREF:2018267			JEAN C RENNELIQUE 1793 FRY RD # 303 KATY, TX 77449-3347	VEHICLESVHCLS SITUS: 1811 STRONGS CT						L1	PERS MKT TOTAL MKT ASSESSED	5,216 5,216 5,216
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2019	058 WESTON MUD	02/01/2020		5,796	0.3500000	20.29	0.00	20.29	14.81	7.02	0.00	42.12
2020	058 WESTON MUD	02/02/2021		5,216	0.3400000	17.73	0.00	17.73	10.82	5.71	0.00	34.26
2021	058 WESTON MUD	04/01/2022		5,216	0.3200000	16.69	0.00	16.69	7.84	4.91	0.00	29.44
2022	058 WESTON MUD	02/01/2023		5,216	0.3000000	15.65	0.00	15.65	5.79	4.29	0.00	25.73
						=====						
						70.36	0.00	70.36	39.26	21.93	0.00	131.55
-----												
ID:P000238800 GEO:582386778 ALT:2386778 MIN:P			JOLUF CHARLY VIERA HIDALGO 2031 WESTBOROUGH DR APT 1002 KATY, TX 77449-3262	VEHICLES VHCLS SITUS: 2031 WESTBOROUGH DR						L1	PERS MKT TOTAL MKT ASSESSED	18,741 18,741 18,741
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	07/01/2023		98,254	0.3000000	294.76	0.00	294.76	94.32	77.82	0.00	466.90
2023	058 WESTON MUD	02/01/2024		20,097	0.3000000	60.29	0.00	60.29	15.07	15.07	0.00	90.43
						=====						
						355.05	0.00	355.05	109.39	92.89	0.00	557.33
-----												
ID:P000219688 GEO:582245618 ALT:2245618 MIN:896-2245618 XREF:2245618			JORGE LUIS TEJEDA BLANCO 20066 MOONFLOWER LN KATY, TX 77449-3252	VEHICLESVHCLS						L1	PERS MKT TOTAL MKT ASSESSED	4,474 4,474 4,474
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2016	058 WESTON MUD	02/01/2017		5,960	0.4600000	27.42	0.00	27.42	29.89	11.46	0.00	68.77
2017	058 WESTON MUD	02/01/2018		4,474	0.4100000	18.34	0.00	18.34	17.79	7.23	0.00	43.36
						=====						
						45.76	0.00	45.76	47.68	18.69	0.00	112.13
-----												
ID:P000160525 GEO:582154640 ALT:2154640 MIN:896-2154640 XREF:2154640			JOSE A GONZALEZ 20102 BEECHVIEW LN KATY, TX 77449-3123	VEHICLESVHCLS SITUS: 20102 BEECHVIEW LN						L1	PERS MKT TOTAL MKT ASSESSED	7,574 7,574 7,574
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	02/01/2023		7,574	0.3000000	22.72	0.00	22.72	8.41	6.23	0.00	37.36
						=====						
						22.72	0.00	22.72	8.41	6.23	0.00	37.36
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# TAXROLL WESTON MUD

PRINT DATE 2/11/2025  
PAGE COUNT 8

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION			EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION
ID:P000238870 GEO:582389594 ALT:2389594 MIN:P		KAREN J ALBERTO K & E CONSTRUCTION 14106 MANNIX RD HEMPSTEAD, TX 77445-7087	VEHICLES VHCLS SITUS: 20139 BEECHVIEW LN							L1	PERS MKT TOTAL MKT ASSESSED	13,124 13,124 13,124
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	07/01/2023		8,015	0.3200000	25.65	0.00	25.65	8.21	6.77	0.00	40.63
2022	058 WESTON MUD	07/01/2023		11,628	0.3000000	34.88	0.00	34.88	11.16	9.21	0.00	55.25
2023	058 WESTON MUD	06/01/2024		11,500	0.3000000	34.50	0.00	34.50	7.24	8.35	0.00	50.09
						=====	=====	=====	=====	=====	=====	=====
						95.03	0.00	95.03	26.61	24.33	0.00	145.97
ID:R000155286 GEO:581357660010001 ALT:1357660010001 MIN:R		KATY ISD PO BOX 159 KATY, TX 77492-0159	RES A BLK 1 MASON CREEK CORPORATE SEC 6 SITUS: 21700 MERCHANTS WAY ACRES: 9.313			CONST EXEMPT				XV XV	IMP HS LND HS TOTAL MKT ASSESSED	12,871,541 2,434,044 15,305,585 15,305,585
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024	1,816,438	3,283,562	0.3000000	9,850.69	0.00	9,850.69	2,462.67	2,462.67	0.00	14,776.03
						=====	=====	=====	=====	=====	=====	=====
						9,850.69	0.00	9,850.69	2,462.67	2,462.67	0.00	14,776.03
ID:P000224977 GEO:582281579 ALT:2281579 MIN:P		KATY THAI MASSAGE 1230 N MASON RD STE 900 KATY, TX 77449-3056	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SITUS: 1230 N MASON RD							L1	PERS MKT TOTAL MKT ASSESSED	4,444 4,444 4,444
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		4,427	0.3200000	14.17	3.48	10.69	5.24	3.19	0.00	19.12
2022	058 WESTON MUD	02/01/2023		4,433	0.3000000	13.30	0.00	13.30	4.92	3.64	0.00	21.86
2023	058 WESTON MUD	02/01/2024		4,441	0.3000000	13.32	0.00	13.32	3.33	3.33	0.00	19.98
						=====	=====	=====	=====	=====	=====	=====
						40.79	3.48	37.31	13.49	10.16	0.00	60.96
ID:P000236490 GEO:582365411 ALT:2365411 MIN:P		KINGS LOUNGE 20920 KATY FWY STE R KATY, TX 77449-6372	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP SITUS: 20920 KATY FWY							L1	PERS MKT TOTAL MKT ASSESSED	92,508 92,508 92,508
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	02/01/2023		91,458	0.3000000	274.37	0.00	274.37	101.52	75.18	0.00	451.07
2023	058 WESTON MUD	02/01/2024		92,195	0.3000000	276.58	0.00	276.58	69.14	69.14	0.00	414.86
						=====	=====	=====	=====	=====	=====	=====
						550.95	0.00	550.95	170.66	144.32	0.00	865.93
ID:P000224531 GEO:582281694 ALT:2281694 MIN:P		KRAVIN DESSERTS & TAPIOCA 18227 MUSCATELLI DR RICHMOND, TX 77407-1884	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP SITUS: 21788 KATY FWY							L1	PERS MKT TOTAL MKT ASSESSED	7,841 7,841 7,841
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		7,831	0.3000000	23.49	0.00	23.49	5.87	5.87	0.00	35.23
						=====	=====	=====	=====	=====	=====	=====
						23.49	0.00	23.49	5.87	5.87	0.00	35.23

PRINT DATE 2/11/2025  
PAGE COUNT 9

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING					PTD	TYPE	VALUATION
ID:P000224973 GEO:582281513 ALT:2281513 MIN:896-2281513 XREF:2281513		LA POIRE 20240 PARK ROW DR STE G KATY, TX 77449-5096	BUSINESS PERSONAL PROPERTYCMP F&F INV M&E SITUS: 20240 PARK ROW DR							L1	PERS MKT TOTAL MKT ASSESSED	15,577 15,577 15,577
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2019	058 WESTON MUD	02/01/2020		15,577	0.3500000	54.52	0.00	54.52	39.80	18.86	0.00	113.18
2020	058 WESTON MUD	02/02/2021		15,577	0.3400000	52.96	0.00	52.96	32.31	17.05	0.00	102.32
2021	058 WESTON MUD	02/01/2022		15,577	0.3200000	49.85	0.00	49.85	24.43	14.86	0.00	89.14
						=====	=====	=====	=====	=====	=====	=====
						157.33	0.00	157.33	96.54	50.77	0.00	304.64
=====												
ID:R000050043 GEO:581143300020006 ALT:1143300020006 MIN:R		LAFENICE FORTIORI Z LLC 133 N FRIENDSWOOD DR STE 251 FRIENDSWOOD, TX 77546-3746	LT 6 BLK 2 WESTGREEN SEC 1 SITUS: 20223 REGENTS CORNER DR ACRES: .145							A1 A1	IMP HS LND HS TOTAL MKT ASSESSED	172,950 46,620 219,570 219,570
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		232,700	0.3000000	698.10	0.00	698.10	174.52	174.52	0.00	1,047.14
						=====	=====	=====	=====	=====	=====	=====
						698.10	0.00	698.10	174.52	174.52	0.00	1,047.14
=====												
ID:P000188859 GEO:582085236 ALT:2085236 MIN:896-2085236 XREF:2085236		MARIO A AGUIRRE 1907 OAKWELL LN KATY, TX 77449-3214	VEHICLESVHCLS SITUS: 1907 OAKWELL LN							L1	PERS MKT TOTAL MKT ASSESSED	2,524 2,524 2,524
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		3,115	0.3200000	9.97	0.00	9.97	4.89	2.97	0.00	17.83
2022	058 WESTON MUD	02/01/2023		2,804	0.3000000	8.41	0.00	8.41	3.11	2.30	0.00	13.82
2023	058 WESTON MUD	02/01/2024		2,524	0.3000000	7.57	0.00	7.57	1.89	1.89	0.00	11.35
						=====	=====	=====	=====	=====	=====	=====
						25.95	0.00	25.95	9.89	7.16	0.00	43.00
=====												
ID:R000028418 GEO:581143300060035 ALT:1143300060035 MIN:R		MARTINEZ SAN JUANA G 20211 APACHE GARDENS LN KATY, TX 77449-3215	LT 35 BLK 6 WESTGREEN SEC 1 SITUS: 20211 APACHE GARDENS LN ACRES: .145 **DEFERRED PAYMENT** START: 7/7/2003		HOMESTEAD / DISABLED					A1 A1	IMP HS LND HS TOTAL MKT CAP LOSS ASSESSED	171,984 46,620 218,604 31,598 187,006
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2018	058 WESTON MUD	02/01/2019	71,112	34,450	0.3700000	127.46	89.85	37.61	11.44	0.00	0.00	49.05
2019	058 WESTON MUD	02/01/2020	73,224	42,894	0.3500000	150.13	0.00	150.13	38.16	0.00	0.00	188.29
2020	058 WESTON MUD	02/02/2021	75,546	52,183	0.3400000	177.42	0.00	177.42	36.22	0.00	0.00	213.64
2021	058 WESTON MUD	02/01/2022	78,100	62,401	0.3200000	199.68	0.00	199.68	30.78	0.00	0.00	230.46
2022	058 WESTON MUD	02/01/2023	80,910	73,641	0.3000000	220.92	0.00	220.92	23.01	0.00	0.00	243.93
2023	058 WESTON MUD	02/01/2024	84,001	86,005	0.3000000	258.02	0.00	258.02	13.98	0.00	0.00	272.00
						=====	=====	=====	=====	=====	=====	=====
						1,133.63	89.85	1,043.78	153.59	0.00	0.00	1,197.37



# TAXROLL WESTON MUD

PRINT DATE 2/11/2025  
PAGE COUNT 10

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING					PTD	TYPE	VALUATION
ID:P000220563 GEO:582228909 ALT:2228909 MIN:896-2228909 XREF:2228909		MATTRESS 1 ONE 2507 INVESTORS ROW STE 100 ORLANDO, FL 32837-8384	BUSINESS PERSONAL PROPERTYCMP F&F INV M&E							L1	PERS MKT TOTAL MKT ASSESSED	32,848 32,848 32,848
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2016	058 WESTON MUD	05/01/2017		32,280	0.4600000	148.49	146.08	2.41	2.55	0.99	0.00	5.95
2017	058 WESTON MUD	02/01/2018		32,519	0.4100000	133.33	0.00	133.33	129.33	52.53	0.00	315.19
2018	058 WESTON MUD	04/01/2019		32,848	0.3700000	121.54	0.00	121.54	100.88	44.48	0.00	266.90
						=====	=====	=====	=====	=====	=====	=====
						403.36	146.08	257.28	232.76	98.00	0.00	588.04
ID:P000211649 GEO:582000151 ALT:2000151 MIN:P		MCLIFF PARTNERS LTD C/O ATTN TAX DEPT 204 W POWELL LN BLDG 4 AUSTIN, TX 78753-5938	MULTI-LOCATIONS M&E CARLA SITUS: IN HARRIS COUNTY							L1	PERS MKT TOTAL MKT ASSESSED	20,961 20,961 20,961
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		23,417	0.3000000	70.25	42.26	27.99	7.00	7.00	0.00	41.99
						=====	=====	=====	=====	=====	=====	=====
						70.25	42.26	27.99	7.00	7.00	0.00	41.99
ID:P000219686 GEO:582228928 ALT:2228928 MIN:896-2228928 XREF:2228928		MIDPOINT BAR & EATERY 20614 FAWN BROOK CT KATY, TX 77450-8545	BUSINESS PERSONAL PROPERTYCMP F&F INV M&E							L1	PERS MKT TOTAL MKT ASSESSED	20,330 20,330 20,330
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2020	058 WESTON MUD	02/02/2021		20,330	0.3400000	69.12	0.00	69.12	42.16	22.26	0.00	133.54
2021	058 WESTON MUD	02/01/2022		20,330	0.3200000	65.06	0.00	65.06	31.88	19.39	0.00	116.33
						=====	=====	=====	=====	=====	=====	=====
						134.18	0.00	134.18	74.04	41.65	0.00	249.87
ID:P000227024 GEO:582303281 ALT:2303281 MIN:P		NAILS UNLIMITED 21780 KATY FWY STE 650 KATY, TX 77449	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP SITUS: 21780 KATY FWY							L1	PERS MKT TOTAL MKT ASSESSED	23,651 23,651 23,651
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2020	058 WESTON MUD	02/02/2021		23,510	0.3400000	79.93	0.00	79.93	48.76	25.74	0.00	154.43
2021	058 WESTON MUD	02/01/2022		23,510	0.3200000	75.23	0.00	75.23	36.86	22.42	0.00	134.51
2022	058 WESTON MUD	02/01/2023		23,558	0.3000000	70.67	0.00	70.67	26.15	19.36	0.00	116.18
2023	058 WESTON MUD	02/01/2024		23,623	0.3000000	70.87	0.00	70.87	17.72	17.72	0.00	106.31
						=====	=====	=====	=====	=====	=====	=====
						296.70	0.00	296.70	129.49	85.24	0.00	511.43
ID:P000222606 GEO:582281581 ALT:2281581 MIN:P		OMG BURGER 1230 N MASON RD STE 800 KATY, TX 77449-3031	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SITUS: 1230 N MASON RD							L1	PERS MKT TOTAL MKT ASSESSED	18,374 18,374 18,374
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	02/01/2023		18,284	0.3000000	54.85	0.00	54.85	20.29	15.03	0.00	90.17
2023	058 WESTON MUD	02/01/2024		18,347	0.3000000	55.04	0.00	55.04	13.76	13.76	0.00	82.56
						=====	=====	=====	=====	=====	=====	=====
						109.89	0.00	109.89	34.05	28.79	0.00	172.73

# TAXROLL WESTON MUD

PRINT DATE 2/11/2025  
PAGE COUNT 11

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING					PTD	TYPE	VALUATION
ID:P000230721 GEO:582331894 ALT:2331894 MIN:P		ORLANDO F GARCIA 20142 BEECHVIEW LN KATY, TX 77449-3123	VEHICLES VHCLS SITUS: 20142 BEECHVIEW LN							L1	PERS MKT TOTAL MKT ASSESSED	43,880 43,880 43,880
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	02/01/2023		96,654	0.3000000	289.96	93.89	196.07	72.55	53.72	0.00	322.34
2023	058 WESTON MUD	02/01/2024		43,880	0.3000000	131.64	0.00	131.64	32.91	32.91	0.00	197.46
						=====	=====	=====	=====	=====	=====	=====
						421.60	93.89	327.71	105.46	86.63	0.00	519.80
ID:R000129209 GEO:581146670080008 ALT:1146670080008 MIN:R		ORTIZ REMBERTO JR 20110 SEABLOSSOM LN KATY, TX 77449-3107	LT 8 BLK 8 WESTGREEN SEC 2 SITUS: 20110 SEABLOSSOM LN ACRES: .123 **SUIT FILED** FILE DT: 6/25/2024 NUM: 202439357							A1 A1	IMP HS LND HS TOTAL MKT ASSESSED	150,478 45,470 195,948 195,948
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		201,588	0.3000000	604.76	547.39	57.37	14.34	14.34	0.00	86.05
						=====	=====	=====	=====	=====	=====	=====
						604.76	547.39	57.37	14.34	14.34	0.00	86.05
ID:P000227026 GEO:582312177 ALT:2312177 MIN:896-2312177 XREF:2312177		OSMAR SILEGA MONTERO 2031 WESTBOROUGH DR STE 907 KATY, TX 77449-3262	VEHICLESVHCLS							L1	PERS MKT TOTAL MKT ASSESSED	9,725 9,725 9,725
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		9,725	0.3200000	31.12	0.00	31.12	15.25	9.27	0.00	55.64
						=====	=====	=====	=====	=====	=====	=====
						31.12	0.00	31.12	15.25	9.27	0.00	55.64
ID:P000224976 GEO:582281575 ALT:2281575 MIN:896-2281575 XREF:2281575		PIANO STUDIO BY KAO 1807 N MASON RD KATY, TX 77449-2844	BUSINESS PERSONAL PROPERTYCMP F&F M&E							L1	PERS MKT TOTAL MKT ASSESSED	9,600 9,600 9,600
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		9,600	0.3200000	30.72	0.00	30.72	15.05	9.15	0.00	54.92
						=====	=====	=====	=====	=====	=====	=====
						30.72	0.00	30.72	15.05	9.15	0.00	54.92
ID:P000235133 GEO:582339643 ALT:2339643 MIN:P		PINCHY'S TEX MEX 1230 N MASON RD STE 100 KATY, TX 77449-3003	BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SITUS: 1230 N MASON RD							L1	PERS MKT TOTAL MKT ASSESSED	57,525 57,525 57,525
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		57,275	0.3000000	171.82	0.00	171.82	42.96	42.96	0.00	257.74
						=====	=====	=====	=====	=====	=====	=====
						171.82	0.00	171.82	42.96	42.96	0.00	257.74

PRINT DATE 2/11/2025  
PAGE COUNT 12

ACCOUNT IDENTIFICATION			OWNERSHIP	LEGAL DESCRIPTION			EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION	
ID:P000236480 GEO:582356890 ALT:2356890 MIN:P			PLOY THAI CUISINE 20900 KATY FWY STE Q KATY, TX 77449-6372		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP SITUS: 20900 KATY FWY						L1	PERS MKT TOTAL MKT ASSESSED	103,497 103,497 103,497
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024		103,184	0.3000000	309.55	0.00	309.55	77.39	77.39	0.00	464.33
							=====	=====	=====	=====	=====	=====	=====
							309.55	0.00	309.55	77.39	77.39	0.00	464.33
-----													
ID:P000228231 GEO:582303278 ALT:2303278 MIN:P			POKEWORKS KATY 21788 KATY FWY STE 700 KATY, TX 77449-7787		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E MISC ASSETS SITUS: 21788 KATY FWY						L1	PERS MKT TOTAL MKT ASSESSED	22,120 22,120 22,120
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024		24,424	0.3000000	73.27	0.00	73.27	18.32	18.32	0.00	109.91
							=====	=====	=====	=====	=====	=====	=====
							73.27	0.00	73.27	18.32	18.32	0.00	109.91
-----													
ID:P000129010 GEO:582000673 ALT:2000673 MIN:P			REDBOX AUTOMATED RETAIL LLC 15500 SE 30TH PL STE 105 BELLEVUE, WA 98007-6347		LEASED EQUIPMENT INV M&E SITUS: IN HARRIS COUNTY						L1	PERS MKT TOTAL MKT ASSESSED	3,135 3,135 3,135
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD		02/01/2024		3,065	0.3000000	9.20	0.00	9.20	2.30	2.30	0.00	13.80
							=====	=====	=====	=====	=====	=====	=====
							9.20	0.00	9.20	2.30	2.30	0.00	13.80
-----													
ID:R000053076 GEO:581153040030005 ALT:1153040030005 MIN:R			RICHARDS RAYMOND J 20131 RAINGATE LN KATY, TX 77449-3132		LT 5 BLK 3 WESTGREEN SEC 3 R/P SITUS: 20131 RAINGATE LN ACRES: .109 **DEFERRED PAYMENT** START: 4/9/2009			HOMESTEAD / OVER 65			A1 A1	IMP HS LND HS TOTAL MKT CAP LOSS ASSESSED	177,599 44,604 222,203 57,232 164,971
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2008	058 WESTON MUD		02/01/2009		45,618	0.6200000	282.83	0.00	282.83	250.53	0.00	0.00	533.36
2009	058 WESTON MUD		02/01/2010		42,427	0.6200000	263.05	0.00	263.05	198.38	0.00	0.00	461.43
2010	058 WESTON MUD		02/01/2011		40,602	0.6200000	251.73	0.00	251.73	177.26	0.00	0.00	428.99
2011	058 WESTON MUD		02/01/2012		32,975	0.6100000	201.15	0.00	201.15	131.58	0.00	0.00	332.73
2012	058 WESTON MUD		02/01/2013		16,261	0.6100000	99.19	0.00	99.19	59.93	0.00	0.00	159.12
2013	058 WESTON MUD		02/01/2014		16,261	0.6100000	99.19	0.00	99.19	54.97	0.00	0.00	154.16
2014	058 WESTON MUD		02/01/2015	42,721	20,886	0.5500000	114.87	0.00	114.87	57.91	0.00	0.00	172.78
2015	058 WESTON MUD		02/01/2016	63,993	5,974	0.4800000	28.68	0.00	28.68	13.03	0.00	0.00	41.71
2016	058 WESTON MUD		02/01/2017	65,393	11,570	0.4600000	53.22	0.00	53.22	21.51	0.00	0.00	74.73
2017	058 WESTON MUD		02/01/2018	66,932	17,727	0.4100000	72.68	0.00	72.68	25.74	0.00	0.00	98.42
2018	058 WESTON MUD		02/01/2019	68,625	24,499	0.3700000	90.65	0.00	90.65	27.57	0.00	0.00	118.22
2019	058 WESTON MUD		02/01/2020	70,487	31,949	0.3500000	111.82	0.00	111.82	28.42	0.00	0.00	140.24
2020	058 WESTON MUD		02/02/2021	72,536	40,143	0.3400000	136.49	0.00	136.49	27.87	0.00	0.00	164.36
2021	058 WESTON MUD		02/01/2022	74,789	49,157	0.3200000	157.30	0.00	157.30	24.25	0.00	0.00	181.55
2022	058 WESTON MUD		02/01/2023	77,268	59,072	0.3000000	177.22	0.00	177.22	18.46	0.00	0.00	195.68
2023	058 WESTON MUD		02/01/2024	79,995	69,979	0.3000000	209.94	0.00	209.94	11.37	0.00	0.00	221.31
							=====	=====	=====	=====	=====	=====	=====
							2,350.01	0.00	2,350.01	1,128.78	0.00	0.00	3,478.79

# TAXROLL WESTON MUD

PRINT DATE 2/11/2025  
PAGE COUNT 13

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION			EXEMPTIONS / ADDN CODING				PTD	TYPE	VALUATION
ID:P000140497 GEO:582210085 ALT:2210085 MIN:P		S & N TRANSPORT LLC 1903 OAKWELL LN KATY, TX 77449-3214	VEHICLES VHCLS SITUS: 1903 OAKWELL LN							L1	PERS MKT TOTAL MKT ASSESSED	149,763 149,763 149,763
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2023	058 WESTON MUD	02/01/2024		46,606	0.3000000	139.82	0.00	139.82	34.96	34.96	0.00	209.74
						=====	=====	=====	=====	=====	=====	=====
						139.82	0.00	139.82	34.96	34.96	0.00	209.74
ID:P000238801 GEO:582387123 ALT:2387123 MIN:P		SAN LUIS TOURS 20107 SEABLOSSOM LANE KATY, TX 77449-3108	VEHICLES VHCLS SITUS: 20107 SEABLOSSOM LN							L1	PERS MKT TOTAL MKT ASSESSED	8,170 8,170 8,170
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	07/01/2023		18,335	0.3200000	58.67	0.00	58.67	18.77	15.49	0.00	92.93
2022	058 WESTON MUD	07/01/2023		22,723	0.3000000	68.17	0.00	68.17	21.81	18.00	0.00	107.98
2023	058 WESTON MUD	02/01/2024		9,890	0.3000000	29.67	0.00	29.67	7.42	7.42	0.00	44.51
						=====	=====	=====	=====	=====	=====	=====
						156.51	0.00	156.51	48.00	40.91	0.00	245.42
ID:P000220344 GEO:582247192 ALT:2247192 MIN:896-2247192 XREF:2247192		ST LUKES EPISCOPAL DATA CENTER SERVICES C/O ATTN: TAX DEPT MC2-172 PO BOX 20269 HOUSTON, TX 77225-0269	RADIO, CELLULAR, TV AND CABLECMPAT ALPHEUS DATA SERVICES SITUS: 1510 PRIME WEST PKY							L2	PERS MKT TOTAL MKT ASSESSED	50,000 50,000 50,000
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		6,750	0.3200000	21.60	0.00	21.60	10.58	6.44	0.00	38.62
2022	058 WESTON MUD	02/01/2023		6,750	0.3000000	20.25	0.00	20.25	7.49	5.55	0.00	33.29
2023	058 WESTON MUD	02/01/2024		50,000	0.3000000	150.00	0.00	150.00	37.50	37.50	0.00	225.00
						=====	=====	=====	=====	=====	=====	=====
						191.85	0.00	191.85	55.57	49.49	0.00	296.91
ID:P000229887 GEO:582315561 ALT:2315561 MIN:896-2315561 XREF:2315561		STEAK N SHAKE-WESTGREEN 17171 PARK ROW STE 295 HOUSTON, TX 77084-5640	BUSINESS PERSONAL PROPERTYF&F INV M&E							L1	PERS MKT TOTAL MKT ASSESSED	15,104 15,104 15,104
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2019	058 WESTON MUD	06/01/2020		15,104	0.3500000	52.86	0.00	52.86	36.47	17.87	0.00	107.20
2020	058 WESTON MUD	02/02/2021		15,104	0.3400000	51.35	0.00	51.35	31.32	16.53	0.00	99.20
						=====	=====	=====	=====	=====	=====	=====
						104.21	0.00	104.21	67.79	34.40	0.00	206.40
ID:P000222607 GEO:582281592 ALT:2281592 MIN:896-2281592 XREF:2281592		SWEET CAROLINA VAPORS 1230 N MASON RD STE 550 KATY, TX 77449-3055	BUSINESS PERSONAL PROPERTYCMP F&F INV SITUS: 1230 N MASON RD							L1	PERS MKT TOTAL MKT ASSESSED	8,283 8,283 8,283
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2020	058 WESTON MUD	02/02/2021		8,283	0.3400000	28.16	0.00	28.16	17.18	9.07	0.00	54.41
2021	058 WESTON MUD	02/01/2022		8,283	0.3200000	26.51	0.00	26.51	12.99	7.90	0.00	47.40
						=====	=====	=====	=====	=====	=====	=====
						54.67	0.00	54.67	30.17	16.97	0.00	101.81

PRINT DATE 2/11/2025  
PAGE COUNT 14

ACCOUNT IDENTIFICATION			OWNERSHIP		LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING			PTD	TYPE	VALUATION			
ID:P000114640 GEO:580777805 ALT:0777805 MIN:P			TEXAS BORDERS BAR & GRILL 20940 KATY FWY STE H KATY, TX 77449-6370		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SITUS: 20940 KATY FWY					L1	PERS MKT TOTAL MKT ASSESSED	24,026 24,026 24,026			
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2023	058 WESTON MUD		02/01/2024		23,770	0.3000000	71.31	0.00	71.31	17.83	17.83	0.00	106.97		
							71.31	0.00	71.31	17.83	17.83	0.00	106.97		
ID:P000222395 GEO:582275558 ALT:2275558 MIN:896-2275558 XREF:2275558			TEXAS INFOTECH INC 10161 HARWIN DR STE 105 HOUSTON, TX 77036-1621		RADIO, CELLULAR, TV AND CABLECMPAT ALPHEUS COMMUNICATIONS					L2	PERS MKT TOTAL MKT ASSESSED	7,500 7,500 7,500			
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2020	058 WESTON MUD		02/02/2021		7,500	0.3400000	25.50	0.00	25.50	15.56	8.21	0.00	49.27		
							25.50	0.00	25.50	15.56	8.21	0.00	49.27		
ID:R000037893 GEO:581146670030017 ALT:1146670030017 MIN:R			TINAJERO REYNALDO R TINAJERO JUAN A 20247 BEECHVIEW LN KATY, TX 77449-3126		LT 17 BLK 3 WESTGREEN SEC 2 SITUS: 20247 BEECHVIEW LN ACRES: .145					HOMESTEAD / OVER 65			A1 A1	IMP HS LND HS TOTAL MKT CAP LOSS ASSESSED	157,434 46,620 204,054 45,711 158,343
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2023	058 WESTON MUD		02/01/2024	53,790	90,159	0.3000000	270.48	92.21	178.27	44.57	44.57	0.00	267.41		
							270.48	92.21	178.27	44.57	44.57	0.00	267.41		
ID:P000222611 GEO:582281691 ALT:2281691 MIN:896-2281691 XREF:2281691			TOM & CHEE 3312 ORCHARD BRIDGE LN ROSENBERG, TX 77471-1750		BUSINESS PERSONAL PROPERTYCMP F&F INV M&E					L1	PERS MKT TOTAL MKT ASSESSED	37,876 37,876 37,876			
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2019	058 WESTON MUD		02/01/2020		37,876	0.3500000	132.57	0.00	132.57	96.78	45.87	0.00	275.22		
2020	058 WESTON MUD		02/02/2021		37,876	0.3400000	128.78	0.00	128.78	78.56	41.47	0.00	248.81		
							261.35	0.00	261.35	175.34	87.34	0.00	524.03		
ID:P000236486 GEO:582362673 ALT:2362673 MIN:P			VELLISIMA SALON CAPILLAR RESTORATION LLC 20940 KATY FWY STE E KATY, TX 77449-6370		BUSINESS PERSONAL PROPERTY CMP F&F INV M&E SUP SITUS: 20940 KATY FWY					L1	PERS MKT TOTAL MKT ASSESSED	9,863 9,863 9,863			
YEAR	TAXING ENTITIES		DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE		
2023	058 WESTON MUD		02/01/2024		9,722	0.3000000	29.17	0.00	29.17	7.29	7.29	0.00	43.75		
							29.17	0.00	29.17	7.29	7.29	0.00	43.75		

PRINT DATE 2/11/2025  
PAGE COUNT 15

ACCOUNT IDENTIFICATION		OWNERSHIP	LEGAL DESCRIPTION		EXEMPTIONS / ADDN CODING					PTD	TYPE	VALUATION
ID:P000233969		VICENTE FERNANDEZ FIGUEREDO	VEHICLESVHCLS							L1	PERS MKT	5,920
GEO:582347332		10500 S INTERSTATE 35 APT	SITUS: 21500 PARK ROW								TOTAL MKT	5,920
ALT:2347332		11103									ASSESSED	5,920
MIN:896-2347332		AUSTIN, TX 78748-0045										
XREF:2347332												
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2021	058 WESTON MUD	02/01/2022		5,920	0.3200000	18.94	0.00	18.94	9.28	5.64	0.00	33.86
2022	058 WESTON MUD	02/01/2023		5,920	0.3000000	17.76	0.00	17.76	6.57	4.87	0.00	29.20
						=====	=====	=====	=====	=====	=====	=====
						36.70	0.00	36.70	15.85	10.51	0.00	63.06
-----												
ID:P000238796		YUSLEIDY GARCIA RODRIGUEZ	VEHICLESVHCLS							L1	PERS MKT	4,259
GEO:582373214		JOSE DANIEL ME	SITUS: 1550 WESTBOROUGH DR								TOTAL MKT	4,259
ALT:2373214		1550 WESTBOROUGH DR APT									ASSESSED	4,259
MIN:896-2373214		9206										
XREF:2373214		KATY, TX 77449-2299										
YEAR	TAXING ENTITIES	DLQ DATE	EXEMPTIONS	TAXABLE	RATE PER \$100	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2022	058 WESTON MUD	07/01/2023		4,259	0.3000000	12.78	0.00	12.78	4.09	3.37	0.00	20.24
						=====	=====	=====	=====	=====	=====	=====
						12.78	0.00	12.78	4.09	3.37	0.00	20.24
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# TAXROLL SUMMARY

## WESTON MUD

PRINT DATE 2/11/2025  
PAGE COUNT 1

YEAR	TAXING ENTITY	#PROPS	TAXABLE	TAX	PAID	BALANCE	P & I	ATTY FEE	OTHER FEES	TOTAL DUE
2008	058 WESTON MUD	1	45,618	282.83	0.00	282.83	250.53	0.00	0.00	533.36
2009	058 WESTON MUD	1	42,427	263.05	0.00	263.05	198.38	0.00	0.00	461.43
2010	058 WESTON MUD	1	40,602	251.73	0.00	251.73	177.26	0.00	0.00	428.99
2011	058 WESTON MUD	1	32,975	201.15	0.00	201.15	131.58	0.00	0.00	332.73
2012	058 WESTON MUD	1	16,261	99.19	0.00	99.19	59.93	0.00	0.00	159.12
2013	058 WESTON MUD	2	22,661	138.23	0.00	138.23	110.02	18.82	0.00	267.07
2014	058 WESTON MUD	2	27,286	150.07	0.00	150.07	104.73	16.40	0.00	271.20
2015	058 WESTON MUD	2	21,974	105.48	0.00	105.48	105.96	33.95	0.00	245.39
2016	058 WESTON MUD	4	69,310	318.83	146.08	172.75	151.72	49.94	0.00	374.41
2017	058 WESTON MUD	4	74,220	304.30	0.00	304.30	250.41	91.26	0.00	645.97
2018	058 WESTON MUD	4	170,531	630.97	89.85	541.12	387.51	152.27	0.00	1,080.90
2019	058 WESTON MUD	9	271,338	949.68	0.00	949.68	515.40	212.66	0.00	1,677.74
2020	058 WESTON MUD	15	485,747	1,651.53	80.80	1,570.73	762.72	350.71	0.00	2,684.16
2021	058 WESTON MUD	27	638,339	2,042.70	3.48	2,039.22	723.66	381.77	0.00	3,144.65
2022	058 WESTON MUD	31	1,376,142	4,128.42	93.89	4,034.53	1,219.94	869.13	0.00	6,123.60
2023	058 WESTON MUD	48	6,405,547	19,216.62	1,427.80	17,788.82	4,248.79	4,203.98	0.00	26,241.59
		=====	=====	=====	=====	=====	=====	=====	=====	=====
		153	9,740,978	30,734.78	1,841.90	28,892.88	9,398.54	6,380.89	0.00	44,672.31

**Weston MUD**  
**Cash Analysis**  
**February 14, 2025**

GENERAL OPERATING LOCKBOX ACCT - Central Bank

Ending Balance from last meeting	\$	86,837.03
Void Check #13353, dated 1/10/25 - Lake Management Services, LP	+	1,042.16
<u>Receipts</u>		
January Accounts Receivable Collections - Actual	+	211,853.90
Inspection fee	+	675.00
City of Houston SPA revenue for 10/24	+	69,786.17
Transfer fr Sweep Account (1/25) - Reverse	+	(140,000.00)
Transfer fr Sweep Account (cover checks)	+	140,000.00
Transfer fr Sweep Account	+	296,535.62
<u>Withdrawals</u>		
Bank Charge/Heartland returns	-	124.20
TCEQ - regulatory assessment fee for year ending 12/31/24	-	6,082.86
Intuit check charge	-	508.70
Transfer to Sweep Account	-	198,728.52
Checks approved at previous meeting		
13129 - Blank check (holding for election official - one remaining)	-	
13326 - Engie Resources, 22000 Franz Rd - streetlights for 11/7-12/10/24	-	887.77
13363 - ATT, 281-492-0778, service dates 1/7-2/6/25	-	231.59
13364 - Engie Resources, 20126 Wheat Snow - \$101.16, 19903 Master Manors - \$4,655.48, 21011 Campanille - \$235.28, 21025 Park Row - \$4,328.54, 20335 1/2 Park Row - \$520.25, 1705 Prime West Pkwy - \$5,699.12, 25615 FM1093 - \$197.38, 22000 Franz Rd - \$1,107.02	-	16,844.23
13365 - Engie Resources - 22000 Franz Rd - streetlights for 12/17 - 1/21/25	-	895.44
13366 - GFL Environmental - garbage collection for the month of December 2024	-	16,600.32
13367 - Verizon Wireless - service dates 12/9-1/8/25	-	53.02
13368 - West Harris Cty Regional Water Authority - pumpage fee due for December 2024	-	88,279.53
Checks presented for signatures February 14, 2025		
13374 - Breah Campbell, dir fee for 1/10, 24, 25, plus (1) - \$884.00, less taxes - (\$67.63), plus mileage - \$264.60, expense reimb - \$498.74	-	1,579.71
13375 - Bruce Anderson, dir fee for 1/10, 24, 25, 26 - \$884.00, less taxes - (\$67.63), plus mileage - \$346.50, expense reimb - \$941.65	-	2,104.52
13376 - Damon Williams, dir fee for 1/10 - \$221.00, less taxes - (\$16.90), plus mileage - \$14.00	-	218.09
13377 - Joe Rozelle - dir fee for 1/10 - \$221.00, less taxes - (\$16.90), plus mileage - \$28.00	-	232.10
13378 - Tim Connolly - dir fee for 1/10 - \$221.00, less taxes - (\$16.91), plus mileage - \$7.00	-	211.09
13379 - ATT, 281-646-7986, service dates 1/1/25 - 1/22/25	-	123.87
13380 - ATT, 281-829-9309, service dates 1/1/25 - 1/22/25	-	211.39
13381 - ATT, 281-578-2069, service dates 1/1/25 - 1/22/25	-	135.59
13382 - Badger Meter - services for January 2025	-	878.43
13383 - BMI-Biosolids Management - sludge hauling for 12/26/24	-	16,190.13
13384 - Champions Hydro Lawn Inc. - mason creek detention - \$2,517.50, emergency outfall washout repair - \$16,800.75, mason creek - \$1,300.00, ponds - \$1,143.00, mason swale - \$1,200.00	-	22,961.25
13385 - Harris County Treasurer - security services due for March 2025	-	14,478.00
13386 - IDS Engineering Group - general engineering - \$8,828.62, cleaning and televising east side - \$12,777.52, lift station 1 and generator installation - \$7,272.03	-	28,878.17
13387 - Infinity Services - website monthly maintenance	-	262.34
13388 - Lake Management Services, LP - monthly maintenance	-	325.00



GENERAL OPERATING LOCKBOX ACCT - Central Bank (Cont'd)

13389 - Municipal District Services - basic service - \$12,009.58, water plant - \$3,276.68, wastewater treatment plant - \$21,872.91, lift station - \$2,911.13, water distribution - \$16,881.88, water quality - \$451.00, reg services - \$205.00, storm sewer collection - \$96.00, cmml insp - \$100.00, grease trap - \$2,655.00, insp - \$41.00, pre-facility insp - \$400.00, backflow insp - \$258.00	-	61,158.18
13390 - Nexus Disposal - garbage collection for February 2025	-	95.00
13391 - Purify - chemicals for WWTP for December 2024 and January 2025	-	4,847.58
13392 - PVS DX, Inc. - demurrage fee for December 2024 and chemicals thru January 2025	-	1,058.11
13393 - Ready Maintenance - mowing for the month of December 2024	-	625.00
13394 - VLB Bookkeeping Services - Vicki Busboom, bookkeeping expense for January 2024	-	2,798.41
13395 - Water Utility Services - lab fees for Dec. 2024 (GST) and chemicals for Dec. 2024 and Jan. 2025	-	4,906.25
13396 - West Harris County Regional Water Authority - pumpage fees for January 2025	-	72,805.42
13397 - ATT, 281-492-0778, service dates	-	
13398 - Engie Resources - blank check to hold for future use	-	
13399 - Engie Resources - blank check to hold for future use	-	
13400 - GFL Environmental - monthly garbage collection for	-	
13401 - Verizon Wireless - blank check to hold for future use	-	
13402 - Void during meeting preparation	-	
13403 - Guru Builders, LLC - Fire hydrant rental meter - replaces check # 12847 dated 12/8/2023	-	889.00
13404 - Azeez Abolarin, refund	-	80.00
13405 - Mengjie Yao, refund	-	80.00
13406 - Frank Lopez, refund	-	112.83
13407 - Jeliyeo Carrejo, refund	-	67.69
13408 - John Daryl Mahlow, refund	-	120.73
13409 - AH4R, refund	-	71.48
13410 - Sylvia Rodriguez, refund	-	47.15
13411 - Norton Rose Fulbright US LLP - general legal thru 1/31/25	-	8,505.31
13412 - Westgreen CIA, monthly payment for street light contribution	-	500.00
13413 - Tim Connolly, reimbursement for meal expense on 1/10/25	-	784.38
Total Disbursements		<u>577,578.38</u>

Ending Balance at February 14, 2025	\$	89,151.50
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Investments

ICS Sweep Account	\$	3,316.93
Texpool 77619 1010500002		<u>10,317,255.08</u>

Total Operating Funds	\$	<u><u>10,409,723.51</u></u>
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Deposits for Plan Review Fees

Katy I-10 Hotel (Days Inn) - \$3,991.25 - 5/20/19  
WanBridge Townhomes - \$5,000.00 3/22  
Sunbelt Commercial - 21021 Campanille - \$4,256.27 3/23  
Green Willow Real Estate - 1531 Westborough - \$4,785.02 2/23  
Nexcore - Mason Creek MOB - \$3,641.60 10/23  
Mondy Global, Inc - 1566 Primewest Project - \$ 3,315.85 11/23

Due from Capital Projects Fund for GST recoating	\$	163,169.60
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CAPITAL PROJECTS FUND - Central Bank

Receipts

Transfer - Open New Account	+	10,000.00
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Withdrawals

Bank charge - positive pay	-	25.00
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Checks presented for signatures February 14, 2025

11000 - Forvis Mazars - review of preliminary statement/audit opinion	-	2,500.00
11001 - Vicki Busboom/VLB Bookkeeping Services - review of official statement/financials for POS	-	2,250.00
Total Disbursements		<u>4,750.00</u>

Ending Balance at February 14, 2025	\$	5,225.00
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Investments

Texpool 77619 1010500004	\$	3,363,152.62
Texpool 77619 1010500005		<u>3,219.70</u>

Total Capital Projects Fund	\$	<u>3,371,597.32</u>
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DEBT SERVICE FUND

Investments

Texpool 77619 1010500001	\$	1,546,063.88
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Total Debt Service Funds	\$	<u>1,546,063.88</u>
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**Bond Payments - Interest Only - Payments made 1/30/25**

Series 2014 - \$128,015.64  
Series 2015 - \$5,025.00  
Series 2015A - \$29,437.50  
Series 2019 - \$115,950.00  
Series 2024 - \$31,752.48

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# WESTON MUD

Investment Report - Page 1  
12/1/24 to 12/31/24

GENERAL FUND BANK	INVESTMENT NUMBER	TYPE*	RATE	PURCHASE	MATURE	AMOUNT	INVESTMENT MARKET VALUE
TexPool	77619/1010500002	C	4.5610%	12/31/24	N/A	10,238,489.89	10,238,489.89
Beginning Balance	\$ 10,104,399.06						
Interest	101,787.20						
Additions	32,303.63	tax trf 12/27/24					
Withdrawals	0.00						
<b>TOTAL G. O. F.</b>	<b>\$ 10,238,489.89</b>					<b>\$ 10,238,489.89</b>	<b>\$ 10,238,489.89</b>

CAPITAL PROJECTS FUND BANK	INVESTMENT NUMBER	TYPE*	RATE	PURCHASE	MATURE	AMOUNT	INVESTMENT MARKET VALUE
Texpool (Series 2007)	77619/1010500004	C	4.5610%	12/31/24	N/A	3,360,617.27	3,360,617.27
Texpool (Series 2010)	77619/1010500005	C	4.5610%	12/31/24	N/A	3,207.74	3,207.74
Beginning Balance	\$ 3,350,844.78						
Interest	12,980.23						
Additions	0.00						
Withdrawals	0.00						
<b>TOTAL C. P. F.</b>	<b>\$ 3,363,825.01</b>					<b>\$ 3,363,825.01</b>	<b>\$ 3,363,825.01</b>

DEBT SERVICE FUND BANK	INVESTMENT NUMBER	TYPE*	RATE	PURCHASE	MATURE	AMOUNT	INVESTMENT MARKET VALUE
TexPool	77619/1010500001	C	4.5610%	12/31/24	N/A	1,561,132.41	1,561,132.41
Beginning Balance	\$ 1,505,270.46						
Interest	5,861.95						
Additions	50,000.00	tax trf 12/27/24					
Withdrawals	0.00						
<b>TOTAL D. S. F.</b>	<b>\$ 1,561,132.41</b>					<b>\$ 1,561,132.41</b>	<b>\$ 1,561,132.41</b>

THE DISTRICT'S INVESTMENTS ARE IN COMPLIANCE WITH THE INVESTMENT STRATEGY AS EXPRESSED IN THE INVESTMENT POLICY AND WITH THE RELEVANT PROVISIONS OF CHAPTER 2256 OF THE TEXAS GOVERNMENT CODE AND IN COMPLIANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES

\*TYPE A = Certificate of Deposit

\*TYPE B = Direct Government Obligation

\*TYPE C = Public Fund Investment Pool

\*TYPE D = Other (Money Market Accounts)

Vicki Busboom - Investment Officer

**Weston MUD General Fund**  
**Profit & Loss Budget Performance**  
December 2024

	Dec 24	Oct - Dec 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Water Revenue</b>					
4100 · Customer Service Fees - Water	52,516.54	165,535.08	171,900.00	(6,364.92)	648,542.00
4110 · Water Tap Connection Fees	0.00	135,975.00	0.00	135,975.00	0.00
4150 · WHCRWA Collections	89,684.69	300,498.74	314,348.00	(13,849.26)	1,145,200.00
4170 · Backflow Inspections	(45.58)	24,674.42	21,000.00	3,674.42	21,000.00
<b>Total Water Revenue</b>	<b>142,155.65</b>	<b>626,683.24</b>	<b>507,248.00</b>	<b>119,435.24</b>	<b>1,814,742.00</b>
<b>Sewer Revenue</b>					
4200 · Customer Service Fees - Sewer	48,194.33	142,163.09	147,690.00	(5,526.91)	588,000.00
4202 · Sewer Inspection Fees	0.00	500.00	200.00	300.00	200.00
4210 · Grease Trap Inspections	5,220.00	15,471.49	16,050.00	(578.51)	64,200.00
<b>Total Sewer Revenue</b>	<b>53,414.33</b>	<b>158,134.58</b>	<b>163,940.00</b>	<b>(5,805.42)</b>	<b>652,400.00</b>
<b>Other Revenues</b>					
4310 · Sales Tax Revenue	65,929.54	212,877.63	215,878.00	(3,000.37)	923,500.00
4320 · Maintenance Taxes	32,303.63	38,696.75	22,500.00	16,196.75	1,215,000.00
4330 · Penalties and Interest	2,212.54	5,212.85	5,503.00	(290.15)	22,000.00
4380 · Termination/Reconnection/NSF Fe	1,468.00	4,571.66	4,500.00	71.66	18,000.00
4400 · Transfer/Connection Fees	304.00	1,026.00	750.00	276.00	3,000.00
4700 · Builder Inspection Fees	0.00	140.00	0.00	140.00	500.00
4800 · Customer Service Inspections	0.00	465.00	410.00	55.00	1,000.00
4900 · Service Orders	0.00	0.00	300.00	(300.00)	600.00
5380 · Miscellaneous Income	46,807.84	47,907.84	1,085.00	46,822.84	45,000.00
5391 · Interest Income	102,079.39	162,656.81	155,750.00	6,906.81	375,000.00
<b>Total Other Revenues</b>	<b>251,104.94</b>	<b>473,554.54</b>	<b>406,676.00</b>	<b>66,878.54</b>	<b>2,603,600.00</b>
<b>Total Income</b>	<b>446,674.92</b>	<b>1,258,372.36</b>	<b>1,077,864.00</b>	<b>180,508.36</b>	<b>5,070,742.00</b>
<b>Expense</b>					
<b>Water Expenses</b>					
6124 · Laboratory Expense	520.00	1,560.00	2,385.00	(825.00)	9,549.00
6126 · Permit Fees	0.00	5,470.85	6,000.00	(529.15)	6,000.00
6127 · WHCRWA Fees	88,279.53	295,606.35	269,594.00	26,012.35	1,083,095.00
6132 · Operator Fees	11,958.70	36,982.81	38,100.00	(1,117.19)	152,400.00
6135 · Repairs & Maintenance	33,879.11	155,982.27	132,500.00	23,482.27	450,000.00
6142 · Chemicals	3,320.00	13,412.60	10,494.00	2,918.60	41,976.00
6151 · Telephone	372.74	1,083.57	1,242.00	(158.43)	4,941.00
6152 · Utilities	11,424.32	35,281.81	51,253.00	(15,971.19)	205,000.00
6173 · Detention Pond Rehab	0.00	0.00	0.00	0.00	25,000.00
6175 · Backflow Inspections	0.00	24,910.00	29,780.00	(4,870.00)	35,000.00
<b>Total Water Expenses</b>	<b>149,754.40</b>	<b>570,290.26</b>	<b>541,348.00</b>	<b>28,942.26</b>	<b>2,012,961.00</b>

**Weston MUD General Fund**  
**Profit & Loss Budget Performance**  
December 2024

	Dec 24	Oct - Dec 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Sewer Expenses</b>					
6224 · Laboratory Expense	0.00	4,162.00	3,500.00	662.00	17,000.00
6226 · Permit Fees	0.00	6,611.03	7,000.00	(388.97)	7,000.00
6235 · Repair and Maintenance	29,870.80	126,217.01	122,500.00	3,717.01	450,000.00
6242 · Chemicals	5,383.38	13,211.70	11,693.00	1,518.70	46,775.00
6251 · Telephone	383.68	1,165.38	1,378.00	(212.62)	5,500.00
6252 · Utilities	5,843.05	15,924.10	4,500.00	11,424.10	18,000.00
6270 · Grease Trap Inspections	2,610.00	5,355.00	9,122.00	(3,767.00)	36,500.00
6273 · Sludge haul	16,190.13	27,053.45	16,900.00	10,153.45	70,000.00
6275 · Sewer Inspection Expense	0.00	300.00	0.00	300.00	500.00
<b>Total Sewer Expenses</b>	<b>60,281.04</b>	<b>199,999.67</b>	<b>176,593.00</b>	<b>23,406.67</b>	<b>651,275.00</b>
<b>Other Expenses</b>					
6310 · Director Fees	1,105.00	4,199.00	5,304.00	(1,105.00)	24,752.00
6314 · Payroll Taxes	84.54	321.23	405.00	(83.77)	1,894.00
6320 · Legal Fees	6,463.75	20,310.00	30,335.00	(10,025.00)	121,370.00
6321 · Auditing Fees	22,900.00	22,900.00	22,000.00	900.00	25,000.00
6322 · Engineering Fees	3,523.26	9,066.65	18,750.00	(9,683.35)	75,000.00
6325 · Election Expense	0.00	0.00	0.00	0.00	10,000.00
6326 · TCEQ Assessment Fees	0.00	0.00	0.00	0.00	6,183.00
6333 · Bookkeeping Fees	2,339.50	7,343.50	6,100.00	1,243.50	27,600.00
6335 · M&R - Other Facilities	5,835.50	55,790.80	46,256.00	9,534.80	185,000.00
6352 · Utilities	1,995.55	6,183.92	7,308.00	(1,124.08)	29,250.00
6353 · Insurance	0.00	0.00	0.00	0.00	61,500.00
6354 · Travel Expense	308.20	1,140.55	1,000.00	140.55	12,500.00
6356 · Registration/Membership Fees	0.00	0.00	860.00	(860.00)	4,500.00
6359 · Other Expenses	1,781.35	4,775.52	7,500.00	(2,724.48)	30,000.00
6370 · Builder Inspections	2,167.00	2,967.00	628.00	2,339.00	2,500.00
6375 · CSI Inspections	0.00	400.00	1,800.00	(1,400.00)	7,200.00
6395 · Security Service	14,478.00	57,912.00	51,375.00	6,537.00	205,500.00
6399 · Garbage Expense	33,200.64	49,800.96	51,000.00	(1,199.04)	204,000.00
<b>Total Other Expenses</b>	<b>96,182.29</b>	<b>243,111.13</b>	<b>250,621.00</b>	<b>(7,509.87)</b>	<b>1,033,749.00</b>
<b>Total Expense</b>	<b>306,217.73</b>	<b>1,013,401.06</b>	<b>968,562.00</b>	<b>44,839.06</b>	<b>3,697,985.00</b>
<b>Net Ordinary Income</b>	<b>140,457.19</b>	<b>244,971.30</b>	<b>109,302.00</b>	<b>135,669.30</b>	<b>1,372,757.00</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>Capital Outlay</b>					
7300 · Capital Outlay - Facilities	0.00	0.00	0.00	0.00	1,320,000.00
7301 · Capital Outlay - Engineering	4,077.52	19,800.88	0.00	19,800.88	0.00
<b>Total Capital Outlay</b>	<b>4,077.52</b>	<b>19,800.88</b>	<b>0.00</b>	<b>19,800.88</b>	<b>1,320,000.00</b>
<b>Total Other Expense</b>	<b>4,077.52</b>	<b>19,800.88</b>	<b>0.00</b>	<b>19,800.88</b>	<b>1,320,000.00</b>
<b>Net Other Income</b>	<b>(4,077.52)</b>	<b>(19,800.88)</b>	<b>0.00</b>	<b>(19,800.88)</b>	<b>(1,320,000.00)</b>
<b>Net Income</b>	<b>136,379.67</b>	<b>225,170.42</b>	<b>109,302.00</b>	<b>115,868.42</b>	<b>52,757.00</b>

**WESTON MUNICIPAL UTILITY DISTRICT  
ANNUAL REPORT OF FINANCIAL INFORMATION  
AND OPERATING DATA  
(Pursuant to S.E.C. Rule 15c2-12)**

**Relating to:**

**Unlimited Tax Refunding Bonds, Series 2010  
Unlimited Tax Refunding Bonds, Series 2012  
Unlimited Tax Bonds, Series 2014  
Unlimited Tax Refunding Bonds, Series 2015  
Unlimited Tax Bonds, Series 2015A  
Unlimited Tax Refunding Bonds, Series 2019  
Unlimited Tax Bonds, Series 2024**

**Base CUSIP No. 961190**

This Annual Report of Financial Information and Operating Data (“Annual Report”) is filed by Weston Municipal Utility District (the “District”), pursuant to the terms of an Order dated August 13, 2010 (the “2010 Order”), under which the District’s Series 2010 Bonds (the “2010 Bonds”) were issued, an Order dated May 4, 2012 (the “2012 Order”), under which the District’s Series 2012 Bonds (the “2012 Bonds”) were issued, an Order dated August 4, 2014 (the “2014 Order”) under which the District’s Series 2014 Bonds (the “2014 Bonds”) were issued, an Order dated March 13, 2015 (the “2015 Order”) under which the District’s Series 2015 Bonds (the “2015 Bonds”) were issued, an order dated June 2, 2015 (the “2015A Order” and collectively with the 2010 Order, the 2010A Order, the 2012 Order, the 2014 Order, and the 2015 Order, the “Orders”) under which the District’s Series 2015A Bonds (the “2015A Bonds” and collectively with the 2010 Bonds, the 2010A Bonds, the 2012 Bonds, the 2014 Bonds, and the 2015 Bonds, the “Bonds”) were issued, and an Order dated March 29, 2019 (the “2019 Order”), under which the District’s Series 2019 Bonds (the “2019 Bonds”) were issued, and an Order dated October 9, 2024 (the “2024 Order”), under which the District’s Series 2024 Bonds (the “2024 Bonds”) were issued. This Annual Report relates to the Bonds. The Series 2010 Bonds are described in the District’s Official Statement dated August 13, 2010, the Series 2012 Bonds are described in the District’s Official Statement dated May 17, 2012, the Series 2014 Bonds are described in the District’s Official Statement dated August 4, 2014, the Series 2015 Bonds are described in the District’s Official Statement dated March 26, 2015, the Series 2015A Bonds are described in the District’s Official Statement dated June 2, 2015, the Series 2019 Bonds are described in the District’s Official Statement dated April 15, 2019, and the Series 2024 Bonds are described in the District’s Official Statement dated October 9, 2024 (such Official Statements collectively referred to herein as the “Official Statements”).

Terms used herein that are not defined herein shall have the meanings ascribed to such terms in the District’s Official Statements, which are on file with the Municipal Securities Rulemaking Board.

The information in this Annual Report is provided solely to comply with the District’s contractual commitment established by the Order to provide the information specified therein. This Annual Report is not made by the District in connection with a purchase or sale of Bonds and accordingly is not intended to contain all information material to a decision to purchase or sell Bonds.

Weston Municipal Utility District  
c/o Norton Rose Fulbright US LLP  
1550 Lamar, Suite 2000  
Houston, Texas 77010-4106  
713/651-5151  
Contact Person: Dimitri Millas

## **WESTON MUNICIPAL UTILITY DISTRICT**

### **THE SYSTEM**

The District's water supply is provided by two (2) water supply plants located within the District's boundaries. The Prime West Water Plant consists of a 1,500 gallon per minute ("gpm") water well with auxiliary power that is capable of serving 2,500 equivalent single-family connections; 1,000,000 gallons of ground storage capacity which is capable of serving 5,000 equivalent single-family connections; a 15,000 gallon hydro-pneumatic tank which can serve 750 equivalent single-family connections; and a firm booster pump capacity of 5,250 gpm (7,500 gpm total). A 750,000 gallon elevated storage tank that is capable of serving 7,500 equivalent single-family connections was put into service in February 2016.

The Masters Manor Lane Water Plant, consists of a 1,500 gpm water well which will adequately serve 2,500 equivalent single-family connections; a 1,000,000 gallon ground storage tank which will adequately serve 5,000 equivalent single-family connections; two 20,000 gallon hydro-pneumatic tanks which together will adequately serve 2,000 equivalent single-family connections; and firm booster pump capacity of 3,000 gpm (5,500 gpm total).

Wastewater treatment for the District is currently provided by a 700,000 gpd wastewater treatment plant (the "Weston Plant") that is solely owned by the District. The Weston Plant has the capacity to serve 3,500 equivalent single-family connections within the District, based upon 200 gpd/ESFC. Historical water usage data, flow volumes at the Weston Plant and influent biochemical oxygen demand ("BOD") were analyzed when determining the 200 gpd/ESFC criteria.

The District is currently providing water and wastewater service to approximately 2,945 equivalent single family connections, based upon water usage data collected from 2024.

### **WATER AND SEWER OPERATIONS**

The District's waterworks and sewer system operating statement is included in the District's audited financial statements attached hereto.

### **FINANCIAL STATEMENT**

The Assessed Valuation and principal amount of the Outstanding Bonds are included in the District's audited financial statements included with this report.

#### **Cash and Investment Balances**

The cash and investment balances for the Capital Projects Fund, the Debt Service Fund, and the General Fund are included in the District's audited financial statements included with this report.

## **TAX DATA**

### **Tax Collections**

A statement of tax collections is included in the District's audited financial statements included with this report.

### **Tax Rate Distribution**

The tax rate distribution is included in the District's audited financial statements included with this report.

### **Tax Exemptions**

The District does not exempt any percentage of the market value of any residential homesteads from taxation, except \$55,000 of the appraised value of the resident homesteads of persons who are disabled or 65 years of age or older and 20% of the appraised value of residence homesteads within the District.

### **Principal Taxpayers**

The following list of principal taxpayers was provided by the District's tax assessor/collector based upon the 2024 Certified Taxable Appraised Valuation which reflects ownership at January 31, 2024.

<b><u>Taxpayer</u></b>	<b><u>Type of Property</u></b>	<b><u>2024 Tax Value</u></b>
ACADEMY SPORTS & OUTDOORS	Personal	\$136,975,082
COLE AS KATY TX LP	Commercial	\$85,563,734
WB MASON CREEK LLC	Multi-Family	\$49,235,424
HELCO DISTRICT LLC	Multi-Family	\$42,799,636
BRE KENWOOD MF PROPERTY OWNER LP	Multi-Family	\$42,109,664
MOODY NATIONAL ACADEMY DST	Commercial	\$41,696,739
WESTMOUNT AT MASON CREEK LP	Multi-Family	\$41,280,000
COLEMAN LOGISTICS ASSETS LLC	Commercial	\$35,458,839
MAPS 1800 NORTH MASON RD TX LP	Commercial	\$32,140,641
SRE TEXAS 12 LLC	Commercial	\$29,788,072

### **Summary of Assessed Valuation**

A summary of the Assessed Valuation is included in the District's audited financial statements included with this report.

## **DEBT SERVICE REQUIREMENTS**

The District's debt service requirements schedule is included in the District's audited financial statements attached hereto.



## **MISCELLANEOUS**

The information set forth herein has been obtained from the District's records and other sources which are considered reliable. Any statement in this Annual Report which includes a matter of opinion, whether or not expressly so stated, is intended as such, and not as a representation of fact. The information contained in this Annual Report is provided as of the respective dates specified herein and is subject to change without notice, and the filing of this Annual Report shall not, under any circumstances, create any implication that there was no change in the affairs of the District or in the other matters described herein since the date as of which such information is provided.

This historical information is set forth in this Annual Report is not necessarily indicative of future results or performance due to various factors, including, among others, those discussed in the District's Official Statements pertaining to the Bonds. Such Official Statements are on file with the Municipal Securities Rulemaking Board.

In the Undertakings, the District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders of Bonds may seek a writ of mandamus to compel the District to comply with its agreement. See "Continuing Disclosure of Information" in the Official Statements.

# Weston Municipal Utility District

## Action Items and Special Reports

February 14, 2025

### Action Items and Special Reports

- Review Confidential Report and authorize service termination for 66 accounts, pursuant to the Rules and Regulations of the District's Rate Order.
- Review Confidential Report of uncollectible accounts and authorize write-off of three accounts \$202.06.
- Annual fire hydrant flushing and inspection will occur the week of February 17th. Attached is the notification that was included in the February customer bills alerting them of this flushing.
- Consider repair to Auger (fine screen at WWTP): Replace gearbox, 3 HP motor, radial seal, brushes, wear liner and shaft repair at WWTP. \$ 12,448.00
- Self-Reported two WWTP Discharge Permit Violations for December 2024:
  - 1) Average Daily Flow. Permit Amount 0.700 MGD. Result was 0.785 MGD. Flow meter calibrated and found to register 11% too high.
  - 2) Chlorine Maximum. Permit is 4.00 mg/l. Result on 12/19 was 4.08 mg/l. Determined cause to be a bleach pump malfunction. Performed reset. Subsequent results were below 4.00 mg/l.
- Our January invoice of \$61,158.18 includes the following repairs:

Performed semi-annual preventative maintenance on lift pumps at the on-site lift station.	\$1,287.00
Investigate and pulled bower #1 for repairs at WWTP.	\$1,645.00
Repositioned lift pump #3 at the on-site lift station due to being off center.	\$1,041.50
Performed cleaning of the aeration basin.	\$13,462.22
Provided rental lift pump at Lift Station #3. Permanent pump installed at end of January	\$1,955.13
Located, excavated and performed repairs to isolation valves in the District.	\$10,619.24



**I. Connections January 3, 2025**

Residential:	794
Builder:	0
Commercial:	79
Multi-Family	8
Sprinkler:	64
Miscellaneous:	0
Vacant Resid:	8

**Total Connections: 953**

**II. Billing**

**CURRENT BILLING:**

Period Ending:	January 3, 2025
Penalty:	\$2,322.31
Water:	\$50,666.00
Sewer:	\$47,653.60
WHCRWA:	\$80,688.15
EMS FEE:	\$0.00
Deposit:	\$0.00
Grease Trap Insp:	\$5,220.00
Back Charge:	\$0.00
Rental Meter Fee:	\$150.00
Inspection:	\$0.00
Returned Payment Fee:	\$0.00
Transfer Fee:	\$0.00
Arrears:	\$43,916.28
Credits:	(\$5,323.91)
<b>Net Receivable:</b>	<b>\$226,042.43</b>

**CUSTOMER AGED RECEIVABLES:**

30 Day:	\$22,164.49
60 Day:	\$4,895.26
90 Day:	\$22,903.33
<b>Overpayments:</b>	<b>(\$3,724.49)</b>
<b>Total Receivables:</b>	<b>\$46,238.59</b>

**COLLECTIONS:**

Period Ending:	January 9, 2025
Penalty:	\$2,168.35
Water:	\$53,794.92
Sewer:	\$48,481.11
WHCRWA:	\$90,770.98
EMS FEE:	\$0.00
Deposit:	\$1,075.00
Grease Trap Insp:	\$4,368.27
Pull/Lock Meter:	\$0.00
Back Charge:	\$0.00
Rental Meter Fee:	\$150.00
Inspection:	\$0.00
Returned Payment Fee:	\$60.00
Reconnect Fee:	\$171.79
Delinquent Letter:	\$835.10
Transfer Fee:	\$316.05
Katy ISD exc capacity:	\$0.00
Deposits Applied:	\$730.00
<b>Total Collections:</b>	<b>\$203,081.57</b>

**III. Water Plant**

During the period of 12/3/24 - 01/3/25

• Well Production	21.075 MG
• <b>TOTAL Water Produced and Received</b>	<b>21.075 MG</b>
• Maintenance: Flushing, leaks, main breaks, extra water quality flushing	0.038 MG
• Sold - Castlewood MUD, Fry Road MUD, WHC MUD 7	0.000 MG
• <b>TOTAL Billed</b>	<b>19.043 MG</b>
• <b>TOTAL Accountability</b>	<b>90.5 %</b>
• <b>Four Month Average</b>	<b>91.9 %</b>

**III. Water Plant Continued**

*Repairs & Maintenance during the month included:*

- No significant items to report.

#### IV. Wastewater Treatment Plant

*Repairs & Maintenance during the month included:*

- Performed semi-annual preventative maintenance on lift pumps at the on-site lift station.
- Investigate and pulled blower #1 for repairs.
- Repositioned lift pumps at the on-site lift station due to being off centered following floor cleaning.
- Performed cleaning of the aeration basin.
- Provided rental lift pump at Lift Station #3.

#### WASTEWATER TREATMENT PLANT OPERATIONS:

12/1/24 - 12/31/24

TPDES Permit No. 14956-001

Expiration Date - 06/14/2028

Percent of Design Capacity:

112.1%

#### Permit Excursions:

Two

DO Minimum:	6.0	6.4	Milligrams / Liter
pH Minimum:	6.0	6.9	Standard Units
pH Maximum:	9.0	7.5	Standard Units
TSS Daily Average:	88	51.65	Pounds / Day
TSS Daily Average:	15	7.18	Milligrams / Liter
TSS Daily Maximum:	40	12.50	Milligrams / Liter
NH3 Daily Average:	12	1.81	Pounds / Day
NH3 Daily Average:	2	0.26	Milligrams / Liter
NH3 Daily Maximum:	10	0.50	Milligrams / Liter
Flow Daily Average:	0.700	0.785	Million Gal. / Day
Flow Daily Maximum:	Report	1.003	Million Gal. / Day
Chlorine Minimum :	1.00	1.37	Milligrams / Liter
Chlorine Maximum:	4.00	4.08	Milligrams / Liter
CBOD Daily Average:	58	51.27	Pounds / Day
CBOD Daily Average:	10	7.12	Milligrams / Liter
CBOD Daily Maximum:	25	12.80	Milligrams / Liter
E. Coli Daily Average:	63	5	CFU/100 ML
E. Coli Daily Maximum:	200	28	CFU/100 ML

#### V. Water Distribution, Sanitary and Storm Sewer Collection Systems, and Lift Stations

*Repairs & Maintenance during the month included:*

- Located and excavated secondary isolation valve at the south side of Merchants way east of Mason Rd.
- Replaced valve stack and installed a new A box at Franz rd east of Mason Rd.
- Reset A-Box to grade and replaced valve stack at Primewest Pkwy south of Franz.
- Located and isolation vlaves and exposed valve stack at Mason Creek Ap.
- Isolation valve located and exposed 12" water line at Lift Station #2.

#### VII. Commercial Tap Connection Fee Letters

- No significant items to report.

VIII. Katy ISD Usage Tracking

Meter Read Date	Domestic	Irrigation	Total	Daily Average	Over Capacity (77,500 GPD)
<b>FISCAL YEAR TOTAL</b>			<b>23,839,000</b>		
10/3/2021	1,902,000	1,115,000	3,017,000	100,567	23,067
11/3/2021	1,931,000	740,000	2,671,000	89,033	11,533
12/3/2021	1,055,000	720,000	1,775,000	59,167	-
1/3/2022	884,000	610,000	1,494,000	49,800	-
2/3/2022	1,078,000	410,000	1,488,000	49,600	-
3/3/2022	1,320,000	240,000	1,560,000	52,000	-
4/3/2022	1,056,000	560,000	1,616,000	53,867	-
5/3/2022	1,396,000	700,000	2,096,000	69,867	-
6/3/2022	2,105,000	1,560,000	3,665,000	122,167	44,667
7/3/2022	1,566,000	1,765,000	3,331,000	111,033	33,533
8/3/2022	1,566,000	3,239,000	4,805,000	160,167	82,667
9/3/2022	2,390,000	1,477,000	3,867,000	128,900	51,400
<b>FISCAL YEAR TOTAL</b>			<b>31,385,000</b>		
10/3/2022	1,617,000	1,429,000	3,046,000	101,533	24,033
11/3/2022	1,586,000	2,120,000	3,706,000	123,533	46,033
12/3/2022	1,331,000	338,000	1,669,000	55,633	-
1/3/2023	973,000	62,000	1,035,000	34,500	-
2/3/2023	1,258,000	10,000	1,268,000	42,267	-
3/3/2023	1,396,000	225,000	1,621,000	54,033	-
4/3/2023	1,259,000	1,310,000	2,569,000	85,633	8,133
5/3/2023	1,382,000	890,000	2,272,000	75,733	-
6/3/2023	1,506,000	1,005,000	2,511,000	83,700	6,200
7/3/2023	1,117,000	1,855,000	2,972,000	99,067	21,567
8/3/2023	1,361,000	2,365,000	3,726,000	124,200	46,700
9/3/2023	2,315,000	3,040,000	5,355,000	178,500	101,000
<b>FISCAL YEAR TOTAL</b>			<b>31,750,000</b>		
10/3/2023	2,360,000	2,580,000	4,940,000	164,667	87,167
11/3/2023	2,620,000	785,000	3,405,000	113,500	36,000
12/3/2023	1,129,000	320,000	1,449,000	48,300	-
1/3/2024	885,000	65,000	950,000	31,667	-
2/3/2024	2,191,000	105,000	2,296,000	76,533	-
3/3/2024	1,207,000	490,000	1,697,000	56,567	-
4/3/2024	1,222,000	655,000	1,877,000	62,567	-
5/3/2024	1,659,000	1,225,000	2,884,000	96,133	18,633
6/3/2024	1,615,000	565,000	2,180,000	72,667	-
7/3/2024	1,097,000	840,000	1,937,000	64,567	-
8/3/2024	1,116,000	695,000	1,811,000	60,367	-
9/3/2024	2,975,000	2,085,000	5,060,000	168,667	91,167
<b>FISCAL YEAR TOTAL</b>			<b>30,486,000</b>		
10/3/2024	2,033,000	1,545,000	3,578,000	119,267	41,767
11/3/2024	1,605,000	1,915,000	3,520,000	117,333	39,833
12/3/2024	1,525,000	590,000	2,115,000	70,500	-
1/3/2025	868,000	135,000	1,003,000	33,433	-

If water usage on the property exceeds 77,500 gallons per day average daily flow for any twelve consecutive months, the District will charge KISD, and KISD will pay within 60 days of billing by the District, an additional capital fee per gallon of usage which is equal to the same per gallon charge as the initial capital fee \$10.29 per gallon, plus the cost of any specific capital improvements the District must make to supply the additional capacity required to serve the then current usage of KISD.

# WATERLINE FLUSHING NOTICE

**FLUSHING OF THE DISTRICT'S WATER LINES WILL BE PERFORMED DURING THE FOLLOWING 5 DAYS:**

**Monday, February 17, 2025 through Friday, February 21, 2025**

WESTON MUNICIPAL UTILITY DISTRICT's water and wastewater operating company, Municipal District Services (MDS), is conducting a comprehensive water line flushing program throughout the neighborhood. MDS will begin at 8:00 A.M. on February 17<sup>th</sup> and continue throughout the day until 4 P.M. on each of the 5 above dates. The flushing will continue until all water lines have been flushed.

Municipal District Services, LLC



24-Hour Service (report repairs and emergencies)  
Customer Care & Billing

281-290-6500  
281-290-6500

## What is flushing?

Flushing is a process that rapidly removes water from the District's water piping system, similar to the process of flushing a car's radiator. Flushing uses water force to scour out materials that accumulate in the District's pipes. Water pipes are usually flushed by opening fire hydrants, where the discharged water flows off the streets the same as rainwater.

## Why are we flushing?

Imagine driving down the road at less than 1-1/2 miles per hour. That's about the rate that water moves through underground pipes. This slow movement causes sediment like rust and mineral particles to build up over time and accumulate along the pipe's bottom. A build up of bacteria known as "biofilm" can also coat the pipe's inner surface. This combination of sediment and bacteria can restrict water flow in the pipes and contribute to the pipe corroding. Rapid water pressure changes, such as water main breaks and the use of fire hydrants, can stir up the sediment and dislodge deposits lining the pipe, resulting in "discolored water" appearance. Periodically flushing water pipes removes the sediment and biofilm buildup, maintains our District's infrastructure and assures consistent good quality water.

## Isn't flushing a waste of water?

No. Any overall increase in the amount of water used in flushing is a small price to pay in maintaining water quality and the integrity of the piping system.

## How will this affect you?

Usually, you will not be aware that flushing is even taking place in your neighborhood. Flushing is generally conducted between 8 a.m. and 4 p.m. Monday through Friday. Approximately half of the District's fire hydrants will be opened to flush the water pipes. It takes about 30 minutes to flush each hydrant. While the hydrant is being flushed, the homes on that block may experience discolored water or a drop in water pressure. Your water service should not be interrupted. If you have no water pressure, please notify MDS at 281-290-6500. The only sign that a crew has been in your neighborhood may be standing water in the roadway.

## What should you do if you turned on a faucet and the water coming out is discolored?

Should a reddish, yellow, or brown tint to the water appear, do not be alarmed. It is recommended you do not use the water or do laundry for about two hours; this will give the sediment time to settle. After you have waited for this time period, run your faucets for about five minutes to make sure the water is clear. If the water does not clear within a couple of hours, notify MDS at 281-290-6500 24-hours per day.

**The District will not be responsible for damages to clothing, etc.**



***Pumps, Motors, and Controls***

**281-477-7867**

12/11/24

Roy D.

MDS

RE: Weston WWTP

WO# 130128-2

Screw Press, 3HP, 460V, 1705rpm.

Model- Lackeby Screw press SSP-220

Mfg. date: 2012

Serial#105-S5-120605

The screw itself is in good condition but gears in the gearbox were stripped. The radial seal was worn beyond repair also causing damage to the drive shaft.

Cost to repair existing lift pump:

Replace gearbox, 3 HP motor, radial seal, brushes, wear liner and shaft repair.

Assemble, test, paint and install.

Labor and material: \$12,448.00

One year warranty on repair.

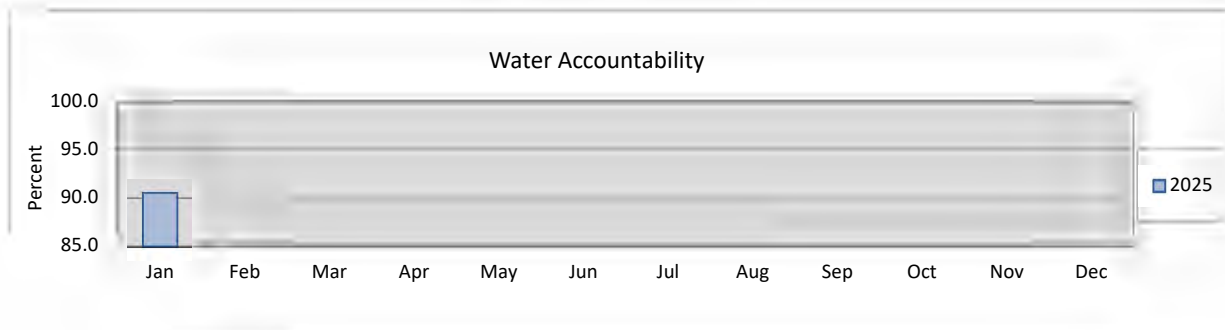
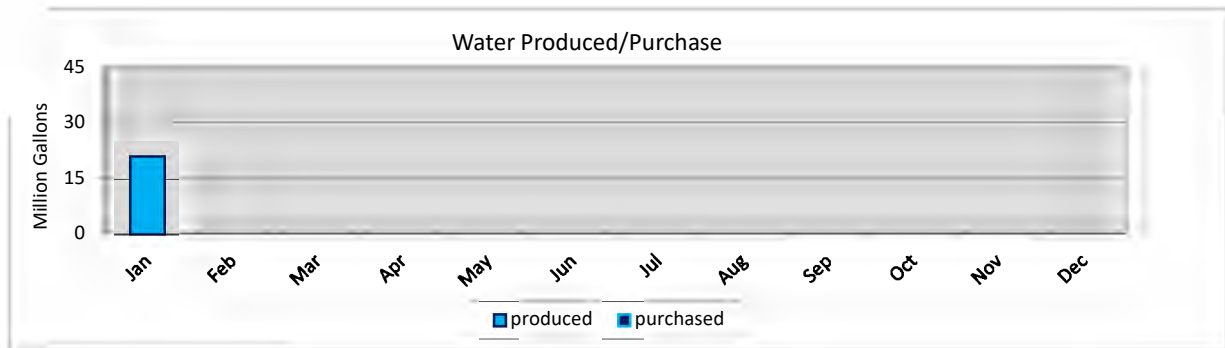
Greg Holt

Neil Technical Services

Operations Manager

TECL #17123

Period Ending	Produced (MG)	Purchased (MG)	Billed (MG)	Sold (MG)	Accounted for (MG)	Accountability (%)	Four Month Average
Jan-24	19.131	0.000	17.68	0.000	0.566	95.4	94.4
Feb-24	21.928	0.000	19.023	0.000	2.164	96.6	94.7
Mar-24	18.609	0.000	16.485	0.365	0.713	94.4	95.5
Apr-24	22.340	0.000	20.431	0.000	0.344	93.0	94.8
May-24	22.256	0.000	20.857	0.000	0.048	93.9	94.5
Jun-24	22.646	0.000	20.633	0.000	0.714	94.3	93.9
Jul-24	23.436	0.000	20.828	0.000	0.881	92.6	93.5
Aug-24	25.243	0.000	23.183	0.000	0.074	92.1	93.2
Sep-24	29.244	0.000	27.006	0.000	0.197	93.0	93.0
Oct-24	25.788	0.000	23.498	0.000	0.082	91.4	92.3
Nov-24	27.781	0.000	25.371	0.000	0.467	93.0	92.4
Dec-24	22.863	0.000	21.165	0.000	0.038	92.7	92.6
Jan-25	21.075	0.000	19.043	0.000	0.038	90.5	91.9
Feb-25							
Mar-25							
Apr-25							
May-25							
Jun-25							
Jul-25							
Aug-25							
Sep-25							
Oct-25							
Nov-25							
Dec-25							





# PREVENTIVE MAINTENANCE SCHEDULE

District Name: WESTON MUD

Asset Name	Task Name	Frequencies	Last Service	Status of Last Service	Next Service
<b>WESTON LS 1: 20126 WHEAT SNOW LANE, KATY, TX 77450</b>					
Generator	2 Hour Load Bank Test Portable	Annually	Jan 2025	Not Started	Jan 2026
Generator	4 Hour Load Run Test Portable	Annually	Apr 2024	Complete	Apr 2025
Generator	Inspect and Service Portable	Semi-Annually	Nov 2024	In Progress	May 2025
Generator Diesel Fuel Cleaning	Clean and Service	Annually	May 2024	Complete	May 2025
Lift Pump PM	Inspect and Service	Semi-Annually	Dec 2024	Not Started	Jun 2025
Lift Station #1	Clean and Service Bottom Clean	Quarterly	Nov 2024	Complete	Feb 2025
<b>WESTON LS 2: 21011 CAMPANILLE DRIVE, KATY, TX 77449</b>					
Lift Pump PM	Inspect and Service	Semi-Annually	Dec 2024	Not Started	Jun 2025
Lift Station #2	Clean and Service Bottom Clean	Quarterly	Nov 2024	Complete	Feb 2025
<b>WESTON WP 2 EAST PLANT: 19903 MASTERS MANOR LANE, KATY, TX 77449</b>					
Chemical Feed Equipment	Inspect and Service	Quarterly	Nov 2024	Complete	Feb 2025
Crane Inspection	Inspect	Annually	Sep 2024	Complete	Sep 2025
Facility PM	Service	Semi-Annually	Sep 2024	Complete	Mar 2025
Generator	2 Hour Load Bank Test	Annually	Jan 2025	Not Started	Jan 2026
Generator	4 Hour Load Run Test	Annually	Apr 2024	Complete	Apr 2025
Generator	Inspect and Service	Semi-Annually	Nov 2024	In Progress	May 2025
Generator Diesel Fuel Cleaning	Clean and Service	Annually	May 2024	Complete	May 2025
GST #1	Inspect Exterior With Interior Inspection from Hatch	Annually	Aug 2024	In Progress	Aug 2025
HPT #1	Inspect Exterior	Annually	Aug 2024	In Progress	Aug 2025
HPT #1	Inspect Interior	5 Years	Aug 2021	Complete	Aug 2026
Water Well #4	Well Production/Vibration Test	Semi-Annually	Aug 2024	Complete	Feb 2025
<b>WESTON WP 3 WEST PLANT: 1705 PRIMEWEST PARKWAY, KATY, TX 77449</b>					
Chemical Feed Equipment	Inspect and Service	Quarterly	Nov 2024	Complete	Feb 2025
Crane Inspection	Inspect	Annually	Sep 2024	Complete	Sep 2025
Elevated Storage Tank	Inspect Exterior	Annually	Aug 2024	In Progress	Aug 2025
Elevated Storage Tank	Inspect Interior	5 Years	Aug 2022	Complete	Aug 2027
Facility PM	Service SynGear 7150	Semi-Annually	Sep 2024	Complete	Mar 2025
Generator	2 Hour Load Bank Test	Annually	Jan 2025	Not Started	Jan 2026
Generator	4 Hour Load Run Test	Annually	Apr 2024	Complete	Apr 2025
Generator	Inspect and Service	Semi-Annually	Nov 2024	In Progress	May 2025
Generator Diesel Fuel Cleaning	Clean and Service	Annually	May 2024	Complete	May 2025
GST #1	Inspect Exterior With Interior Inspection from Hatch	Annually	Apr 2024	Complete	Apr 2025

**District Name: WESTON MUD**

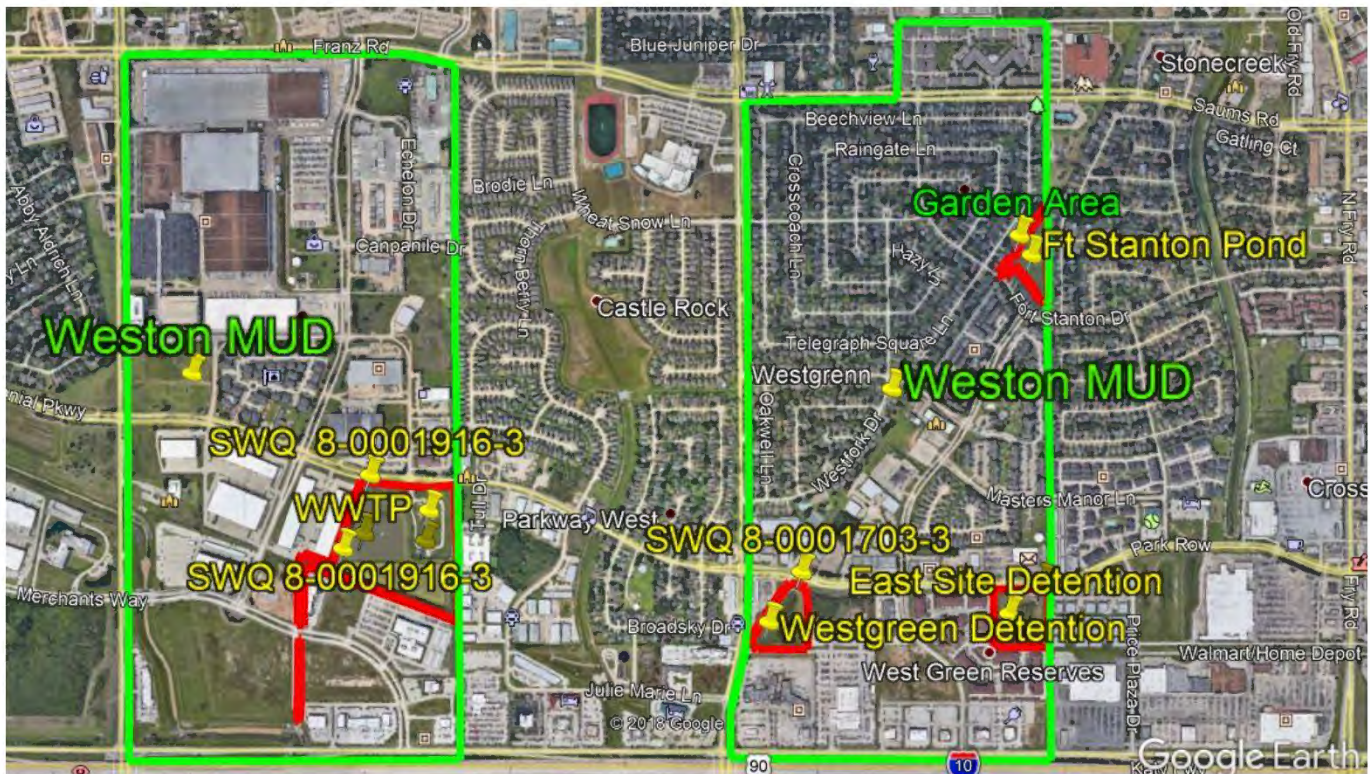
Asset Name	Task Name	Frequencies	Last Service	Status of Last Service	Next Service
<b>WESTON WP 3 WEST PLANT: 1705 PRIMEWEST PARKWAY, KATY, TX 77449</b>					
HPT #1	Inspect Exterior	Annually	Apr 2024	Complete	Apr 2025
HPT #1	Inspect Interior	5 Years	Apr 2022	Complete	Apr 2027
Water Well #3	Well Production/Vibration Test	Semi-Annually	Aug 2024	Complete	Feb 2025
<b>WESTON WWTP: 21025 PARK ROW, KATY, TX 77449</b>					
Blowers and Motors	Service	Quarterly	Nov 2024	Complete	Feb 2025
Chemical Feed Equipment	Inspect and Service Bleach	Quarterly	Nov 2024	Complete	Feb 2025
Crane Inspection	Inspect	Annually	Sep 2024	Complete	Sep 2025
Decanter Actuators	Inspect and Service Lubricate Decanter Arm	Monthly	Jan 2025	Not Started	Feb 2025
DO Sensors	Inspect and Service	Monthly	Jan 2025	Not Started	Feb 2025
DO Sensors	Inspect and Service Calibration	Monthly	Jan 2025	Not Started	Feb 2025
Effluent Sampler	Inspect and Service	Quarterly	Dec 2024	Not Started	Mar 2025
Facility PM	Service	Semi-Annually	Sep 2024	Complete	Mar 2025
Flow Recording Equipment	Service and Calibrate	Semi-Annually	Dec 2024	Not Started	Jun 2025
Generator	2 Hour Load Bank Test	Annually	Jan 2025	Not Started	Jan 2026
Generator	4 Hour Load Run Test	Annually	Apr 2024	Complete	Apr 2025
Generator	Inspect and Service	Semi-Annually	Nov 2024	In Progress	May 2025
Generator Diesel Fuel Cleaning	Clean and Service	Annually	May 2024	Complete	May 2025
Influent Sampler	Inspect and Service	Quarterly	Dec 2024	Not Started	Mar 2025
<b>WESTON LS 3: 20335 1/2 PARK ROW DRIVE, KATY, TX 77449</b>					
Lift Pump PM	Inspect and Service	Semi-Annually	Dec 2024	Not Started	Jun 2025
Lift Station #3	Clean and Service Bottom Clean	Quarterly	Nov 2024	Complete	Feb 2025
<b>WESTON OSLs: 21025 PARK ROW, KATY, TX 77449</b>					
Lift Pump PM OSLs	Inspect and Service	Semi-Annually	Dec 2024	Not Started	Jun 2025
On Site Lift Station	Clean and Service Bottom Clean	Quarterly	Nov 2024	Complete	Feb 2025
<b>WESTON MUD OTHER ROUTINE MAINTENANCE</b>					
Commercial Meters	Test	Annually	May 2024	Complete	May 2025
Fire Hydrants	Inspect	Annually	Feb 2024	Complete	Feb 2025

# Champions

## HYDRO - LAWN

Erosion Control Specialist since 1976

### WESTON MUNICIPAL UTILITY DISTRICT



Detention and Drainage Facilities / “Fish + Farm” Report

February 14, 2025

13226 Kaltenbrun ~ Houston, Texas 77086 ~ Account Manager: Chip Patronella  
Email: cpatronella@champhydro.com ~ Cell: 832-993-2615



**Maintenance:**

- **Mason Creek maintenance – 1/24**
- **Westgreen, Ft. Stanton, East site pond – 1/18**
- **WWTP maintenance – 1/24**































2025-02-07 10:55:26-06:00  
Mmbb y no



2025-02-07 10:55:37-06:00  
Mmbb y no



































## West Green Detention Pond





## Fort Stanton Pond



2025-02-07 11:49:46-06:00  
Mmb y no



2025-02-07 11:49:56-06:00  
Mmb y no



### East Pond – Wash Out @ Emergency outfall



















**Mason Creek Pond- Remove & replace trees / shrubs**

**Date** 2/13/2025

**Client**

WESTON MUD  
C/O VLB BOOKKEEPING SERVICES  
ATTN: VICKI BUSBOOM  
PO BOX 867  
GROESBECK, TX 76642

**Property**

WESTON MUD

- Replace 7 - 30 gallon Wax Myrtle trees - remove 13
- Replace 1 - 30 gallon Crape Myrtle tree - remove 4
- Replace 2 - 45 gallon Live Oak trees
- Replace 4 - unknown with 4 - 30 gal. Yaupon Holly
- Replace 3 - 5 gallon Japanese Plum trees
- Replace 1 - 30 gallon Loblolly Pine tree
- 5 yards hardwood mulch - 4 yards mixed soil/compost
- 4 yards humus compost & 2 bags micro life fertilizer
- Haul off all dead trees & stumps
- 4 man crew - 2 working days

**General Rehab**

**Sales Tax:** \$0.00

**General Rehab:** \$17,827.08

**Project Summary**

Description	Price	Sales Tax	Total
General Rehab	\$17,827.08	\$0.00	\$17,827.08
<b>Project Total</b>	<b>\$17,827.08</b>	<b>\$0.00</b>	<b>\$17,827.08</b>

## Terms & Conditions

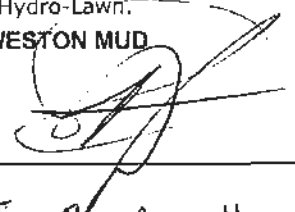
WE PROPOSE TO HEREBY FURNISH MATERIAL & LABOR, COMPLETE IN ACCORDANCE W/ ABOVE SPECIFICATIONS. Any material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, flood and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance. By signing this proposal/contract, we, the undersigned, agree to accept the insurance coverage provided by Champions Hydro-Lawn, Inc. as stated on the attached certificate.

Due to the recent volatility in the commodity markets this quotation is valid for twenty (20) calendar days. Please acknowledge acceptance by signing and returning a copy to Champions Hydro-Lawn.

**Champions Hydro Lawn, INC**

**WESTON MUD**

By Chip Patronella 2/13/2025  
Chip Patronella Date  
cpatronella@champhydro.com

By  2/14/2025  
Timothy Connolly Date  
Printed Name

February 14, 2025

Board of Directors  
Weston Municipal Utility District  
c/o Norton Rose Fulbright US LLP  
1301 McKinney Street, Suite 5100  
Houston, Texas 77010

Reference: District Engineer's Status Report  
IDS Project No. 2037-001-00

Members of the Board:

The status of projects in the District is as follows:

#### **ACTION ITEMS**

- Plan review of new In-District KISD property.

#### **DISCUSSION POINTS**

- We are awaiting Metes and Bounds for the encroachment within the Tract 34 development.
- We are working with MDS regarding the status of several older site development projects, so that we may remove them from our report if completed.
- Bond Election and bonding capacity discussion.
- Update on the Water Plant No. 3 Improvements and Chloramines Conversion project at both water plants.
- Castlewood MUD Interconnect repair updates provided by the Contractor.
- Awaiting a response from CenterPoint regarding gas main relocation stipulations discussed at the January Board meeting.

#### **DEVELOPER PROJECTS**

##### Tract 62 – Shops at Mason Creek New Tenant Pizza Shop

*We reviewed the plumbing plans alongside your Operator and they will be issuing a Tap Fee Letter for the new grease trap and tenant inspections.*

##### Tract 54U – Medical Office Space

*We received a capacity request for the development of a Medical Office Building, adjacent to the existing Medical Space on Merchants Way. We issued a capacity letter for 5.92 ESFCs on 11/14/23. We've issued plan review letters on 12/4/24 and 5/23/24 and a Letter of No Objection on 10/17/24. The waterline encroachment agreement was executed at the December Board meeting and has been recorded. This Development will be working with MDS to obtain necessary taps and inspections.*



Tract 54E – KISD’s Purchase of Mason Creek Office Center 2

*In May the Board approved KISD’s capacity request for 30.242 ESFCs, subject to the execution of a supplemental agreement with KISD similar to the other Agreements with the District. Once the new Agreement has been approved, we will issue the utility commitment letter.*

The Engineer is requesting our review of their plans, after payment of the required plan review deposit, while the Agreement is being updated to include the new In-District property.

Tract 39 – 20,000 square Feet Warehouse and Storage Space, 1566 Primewest Parkway

*We issued a capacity letter for 2.42 ESFCs on November 17, 2023 and issued a Plan Review Letter on December 14, 2023. We await revised plans for review.*

Tract 54Q – Wan Bridge Townhomes 192 units, 1,500-1,800 sf

- *No objection letter has been issued. We await the completion of this development.*

Tract 54K – Kendall Homes Office Complex

- *Awaiting water meter easement metes and bounds for easement agreement.*

Tract 34 - 21021 Campanile Drive 30,000 sf light industrial, 5,000 sf office space

- *After the July meeting we issued a revised utility commitment for 8 ESFCs. We received revised Civil and Detention Plans which have addressed all of our comments. A Letter of No Objection for the Detention Plans was issued on September 20<sup>th</sup> and one for the Civil Plans on October 9<sup>th</sup>. We still need to review the internal plumbing plans prior to connection to the District’s facilities, and the developer is aware of this requirement.*

Tract 21M - 1.6 Acres on 1531 Westborough Drive – 16,000 sf of Commercial Retail Space

- *Capacity commitment for 4.5 ESFCs on January 26, 2023.*
- *Letter of No Objection issued on June 7, 2023.*
- *Additional No Objection issued on January 11, 2024 for the revised utility plan with two meters.*

**DISTRICT PROJECTS**

Bond Election - 12-Year Capital Improvements Plan and Bond Capacity Projection

Attached are two CIP scenarios which project District projects over the next 12 years. The only difference in the two scenarios is the timing of the construction of a third SBR basin at WWTP, all other project timelines remain the same for projection purposes. The consequence of delaying the WWTP project by five years is that the 4% annual inflation drives the projected construction costs higher and therefore increases the bond election size from \$36.25M to \$39M.

We are happy to answer any questions the Board may have, and will issue a finalized Bond Election Report once the final amount is decided upon.

Bond Issue No. 12 – Remaining \$3,555,000 Authorized WS&D Bonds

We will continue to work with your Bookkeeper to ensure proper allocation of bond proceeds.

WWTP Discharge Permit Renewal – Expires December 22, 2028

*TPDES Permit expires on December 22, 2028.*

East Side Sanitary Sewer Cleaning and Televising Maintenance

Plans and contract documents have been finalized, and we will be advertising for bids starting next week. We will have bids for Board consideration at the March meeting.

West Water Plant No. 3 Rehab & – GST Recoating, HPT Replacement, MCC Replacement  
Chloramines Conversion at West Water Plant No. 3 and East Water Plant No. 2

This week we had our internal 90% design review meeting to review the plans for both the East and West Water Plants. We have a couple of items to coordinate with your Operator and WHCRWA before we are ready to submit to Agencies for initial comments. We will keep the Board informed of our progress.

West Harris County Regional Water Authority (“WHCRWA”) – Surface Water to Weston MUD 2026

*Recent conversations with the Engineer for WHCRWA indicate that the design of the surface water transmission line to both of the District’s water plants should begin late summer of 2024.*

We have requested an update from WHCRWA so that we may coordinate with their transmission line design consultant.

Lift Station No. 1 - Wheat Snow Lane (Constructed in 1980) Inspected on December 5, 2022

We have begun preliminary design and will keep the Board informed of our progress.

Lift Station No. 2 - Campanile Drive (Constructed in 1999) Inspected on December 5, 2022

*We have added this to the District’s CIP to be rehabilitated in 2026.*

Waterline Pigging – Southwestern Quadrant of the District (Wright Solutions)

This project is on hold, and we are prepared to proceed or remove this project as Directed.

Mason Creek Pond 4 Outfall Maintenance

*We are still assessing the outfall structure and determining if the increased flow at the WWTP since Lift Station No. 3 came online could be the cause of the increased water surface elevation.*

Power Monitoring at Water Plant No. 2 & No. 3 (Not to Exceed \$10,000 – Advanced Electrical Solutions)

*Most of the recommendations in AES’s report are being incorporated into the Water Plant No. 3 Improvements and Chloramines Conversion project. There are several items that our Electrical Engineer recommends and can take care of now, and they are preparing a proposal for review by the Board.*

West Harris County MUD 7 Interconnect

*We have discussed the interconnect with WHCMUD 7’s Engineer and have requested capacity information. It does not sound like WHCMUD 7 has sufficient capacity to serve Weston MUD entirely, but we are awaiting more information regarding their excess capacity. We expressed that the MUD agrees that keeping the interconnect would be advantageous, but we would like more information regarding the effort it will take to get it approved and formalized with TCEQ.*

Castlewood Interconnect Meter and Valve Vault Replacement

We were not able to obtain any additional information regarding the cost of the interconnect meter and vault replacement. We recommend that the Board requests additional information through Castlewood MUD and their Operator.

CenterPoint Gas Main Relocation – Adjacent to Wan Bridge Townhome Development

We notified CenterPoint that the District would like a representative present during construction of the gas-main relocation and that the District would like compensation for the easement. We also requested an easement or encroachment agreement for review by the Board. We will keep the Board informed of any response or additional information that we receive.

We are happy to answer any questions that the Board may have.

Sincerely,



Vernon H. Webb, II P.E.  
Senior Project Manager



Kelly Wilkinson, P.E.  
Senior Project Manager

\\idseg.com\FS\Projects\2000\203700100 Weston MUD GC\Monthly Reports\2025\ENG RPT 2025-02-14.docx



Weston MUD  
12-Year CIP Bonding Capacity Projection

	CIP Projects	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
	East Side Sanitary Sewer CCTV	\$ 200,000													
	East Side Sanitary Sewer Rehabilitation	\$ 300,000	\$ 150,000												
	Disinfection Conversion at Water Plants	\$ 300,000	\$ 550,000												
	LS#1 (Fort Stanton) Rehab			\$ 500,000											
	LS#1 (Fort Stanton) Natural Gas Generator			\$ 250,000											
	LS#2 (Campanile Dr) Rehab		\$ 500,000												
	LS#2 (Campanile Dr) Natural Gas Generator				\$ 250,000										
	LS#3 (East Side) Natural Gas Generator				\$ 250,000										
	West Side Sanitary Sewer CCTV			\$ 250,000											
	West Side Sanitary Sewer Rehabilitation				\$ 500,000										
	WWTP Rehab - Diffuser Piping Replacement & Basin Rehab		\$ 1,500,000											\$ 1,700,000	
	WWTP Expansion - 3rd SBR Basin, Headworks Expansion & Fine Screen Replacement		\$ 6,000,000	\$ 1,500,000											
	West WP No. 3 1M Gallon GST Replacement											\$ 2,500,000			
	Fine Screen Replacement														
	HPT Recoatings at Both Water Plants													\$ 325,000	
	Rehab Well No. 3 at WP No. 3										\$ 500,000				
	Rehab Well No. 4 at WP No. 2							\$ 500,000							
	Elevated Tank Rehab					\$ 750,000									
	WWTP MCC Replacement														
	Subtotal	\$ 800,000	\$ 8,700,000	\$ 2,500,000	\$ 1,000,000	\$ 750,000	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 2,500,000	\$ -	\$ 2,025,000	
	Inflation Rate (4% Annually)	0%	4%	8%	12%	17%	22%	27%	32%	37%	42%	48%	54%	60%	
	Total with Inflation	\$ 800,000	\$ 9,048,000	\$ 2,704,000	\$ 1,124,864	\$ 877,394	\$ -	\$ 632,660	\$ -	\$ -	\$ 711,656	\$ 3,700,611	\$ -	\$ 3,242,090	
	20% Contingency	\$ 160,000	\$ 1,809,600	\$ 540,800	\$ 224,973	\$ 175,479	\$ -	\$ 126,532	\$ -	\$ -	\$ 142,331	\$ 740,122	\$ -	\$ 648,418	
	15% Engineering	\$ 144,000	\$ 1,628,640	\$ 486,720	\$ 202,476	\$ 157,931	\$ -	\$ 113,879	\$ -	\$ -	\$ 128,098	\$ 666,110	\$ -	\$ 583,576	
	15% Bond Issuance Costs	\$ 165,600	\$ 1,872,936	\$ 559,728	\$ 232,847	\$ 181,621	\$ -	\$ 130,961	\$ -	\$ -	\$ 147,313	\$ 766,026	\$ -	\$ 671,113	
	Total	\$ 1,269,600	\$ 14,359,176	\$ 4,291,248	\$ 1,785,159	\$ 1,392,424	\$ -	\$ 1,004,031	\$ -	\$ -	\$ 1,129,398	\$ 5,872,869	\$ -	\$ 5,145,197	\$ 36,249,102

1) Assuming that starting in 2025 the District will be setting aside \$650,000 from annual revenues for a waterline replacement program. Waterline replacement is not included in this CIP.  
2) Assuming that starting in 2028 the District will set aside \$100,000 from annual revenues for sanitary sewer cleaning, televising and repairs. No sanitary sewer capital projects are included in this CIP past 2027.

Weston MUD  
12-Year CIP Bonding Capacity Projection

CIP Projects	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
East Side Sanitary Sewer CCTV	\$ 200,000													
East Side Sanitary Sewer Rehabilitation	\$ 300,000	\$ 150,000												
Disinfection Conversion at Water Plants	\$ 300,000	\$ 550,000												
LS#1 (Fort Stanton) Rehab			\$ 500,000											
LS#1 (Fort Stanton) Natural Gas Generator			\$ 250,000											
LS#2 (Campanile Dr) Rehab		\$ 500,000												
LS#2 (Campanile Dr) Natural Gas Generator				\$ 250,000										
LS#3 (East Side) Natural Gas Generator				\$ 250,000										
West Side Sanitary Sewer CCTV			\$ 250,000											
West Side Sanitary Sewer Rehabilitation				\$ 500,000										
WWTP Rehab - Diffuser Piping Replacement & Basin Rehab		\$ 1,500,000											\$ 1,700,000	
WWTP Expansion - 3rd SBR Basin, Headworks Expansion & Fine Screen Replacement							\$ 6,000,000	\$ 1,500,000						
West WP No. 3 1M Gallon GST Replacement											\$ 2,500,000			
HPT Recoatings at Both Water Plants													\$ 325,000	
Rehab Well No. 3 at WP No. 3										\$ 500,000				
Rehab Well No. 4 at WP No. 2							\$ 500,000							
Elevated Tank Rehab					\$ 750,000									
Subtotal	\$ 800,000	\$ 2,700,000	\$ 1,000,000	\$ 1,000,000	\$ 750,000	\$ -	\$ 6,500,000	\$ 1,500,000	\$ -	\$ 500,000	\$ 2,500,000	\$ -	\$ 2,025,000	
Inflation Rate (4% Annually)	0%	4%	8%	12%	17%	22%	27%	32%	37%	42%	48%	54%	60%	
Total with Inflation	\$ 800,000	\$ 2,808,000	\$ 1,081,600	\$ 1,124,864	\$ 877,394	\$ -	\$ 8,224,574	\$ 1,973,898	\$ -	\$ 711,656	\$ 3,700,611	\$ -	\$ 3,242,090	
20% Contingency	\$ 160,000	\$ 561,600	\$ 216,320	\$ 224,973	\$ 175,479	\$ -	\$ 1,644,915	\$ 394,780	\$ -	\$ 142,331	\$ 740,122	\$ -	\$ 648,418	
15% Engineering	\$ 144,000	\$ 505,440	\$ 194,688	\$ 202,476	\$ 157,931	\$ -	\$ 1,480,423	\$ 355,302	\$ -	\$ 128,098	\$ 666,110	\$ -	\$ 583,576	
15% Bond Issuance Costs	\$ 165,600	\$ 581,256	\$ 223,891	\$ 232,847	\$ 181,621	\$ -	\$ 1,702,487	\$ 408,597	\$ -	\$ 147,313	\$ 766,026	\$ -	\$ 671,113	
Total	\$ 1,269,600	\$ 4,456,296	\$ 1,716,499	\$ 1,785,159	\$ 1,392,424	\$ -	\$ 13,052,398	\$ 3,132,576	\$ -	\$ 1,129,398	\$ 5,872,869	\$ -	\$ 5,145,197	\$ 38,952,417

1) Assuming that starting in 2025 the District will be setting aside \$650,000 from annual revenues for a waterline replacement program. Waterline replacement is not included in this CIP.  
2) Assuming that starting in 2028 the District will set aside \$100,000 from annual revenues for sanitary sewer cleaning, televising and repairs. No sanitary sewer capital projects are included in this CIP past 2027.

**FIRST ADDENDUM TO AMENDED AND RESTATED  
EMERGENCY WATER SUPPLY CONTRACT  
BETWEEN  
CASTLEWOOD MUNICIPAL UTILITY DISTRICT  
AND  
WESTON MUNICIPAL UTILITY DISTRICT**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS                 §

This First Addendum to the Amended and Restated Contract (herein the “First Addendum”), entered into as of the \_\_\_\_ day of December, 2024, by and between CASTLEWOOD MUNICIPAL UTILITY DISTRICT (“Castlewood”), a body politic and corporate and governmental agency of the State of Texas, and WESTON MUNICIPAL UTILITY DISTRICT (“Weston”) a body politic and corporate and governmental agency of the State of Texas.

**W I T N E S S E T H:**

**RECITALS**

Both Castlewood and Weston own and operate waterworks systems supplying potable water to residential and commercial units within their respective boundaries and both have previously entered into an Amended and Restated Emergency Water Supply Agreement dated March 12, 2004 (the “Agreement”). The Agreement provides for the cost of supplying water during emergency situations but does not address the repair or replacement costs of any interconnect facilities serving both districts. Both parties to the Agreement now desire to provide provisions for funding the cost of maintaining, repairing or replacing the interconnect facilities located on the East side of Castlewood at Park Row and Westgreen Boulevard (“Interconnect Facilities”) in the form of this First Addendum. The Interconnect Facilities have been determined to mutually benefit both parties equally under emergency conditions. Under the terms and conditions hereinafter specified, each party has determined that any maintenance, repairs or replacement costs of the Interconnect Facilities shall be split equally by both Castlewood and Weston.

The parties to this First Addendum have determined that they are authorized to enter into this agreement by the Constitution and laws of the State of Texas.

**AGREEMENT**

For and in consideration of the premises and the mutual obligations, covenants, and benefits hereinafter set forth, Castlewood and Weston contract and agree that Section 2.3 shall be added to the end of Article 2 of the Agreement as follows:

*“Section 2.3 Maintenance, Repair or Replacement Costs of the Interconnect Facilities.*

After Castlewood and Weston have mutually determined that a need exists for the maintenance, repair or replacement of the Interconnect Facilities on the East side of Castlewood located at Park Row and Westgreen Boulevard, the cost of such maintenance, repairs or replacement shall be determined and agreed to by both parties. All such costs shall then be split equally by Castlewood and Weston.”

All terms of the Agreement not specifically amended by this First Addendum shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Addendum in multiple copies, each of which shall be deemed an original, effective as of the date and year first above written in this Contract.

CASTLEWOOD MUNICIPAL UTILITY  
DISTRICT

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President, Board of Directors

ATTEST:

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Secretary, Board of Directors

(SEAL)

WESTON MUNICIPAL UTILITY  
DISTRICT

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President, Board of Directors

ATTEST:

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Secretary, Board of Directors

(SEAL)