

WHEN EXPERIENCE, REPUTATION AND PERFORMANCE MATTER



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

COLLECTION REPORT TO BRAZORIA COUNTY

Submitted by: *Michael J. Darlow & Hayden P. Bartley*

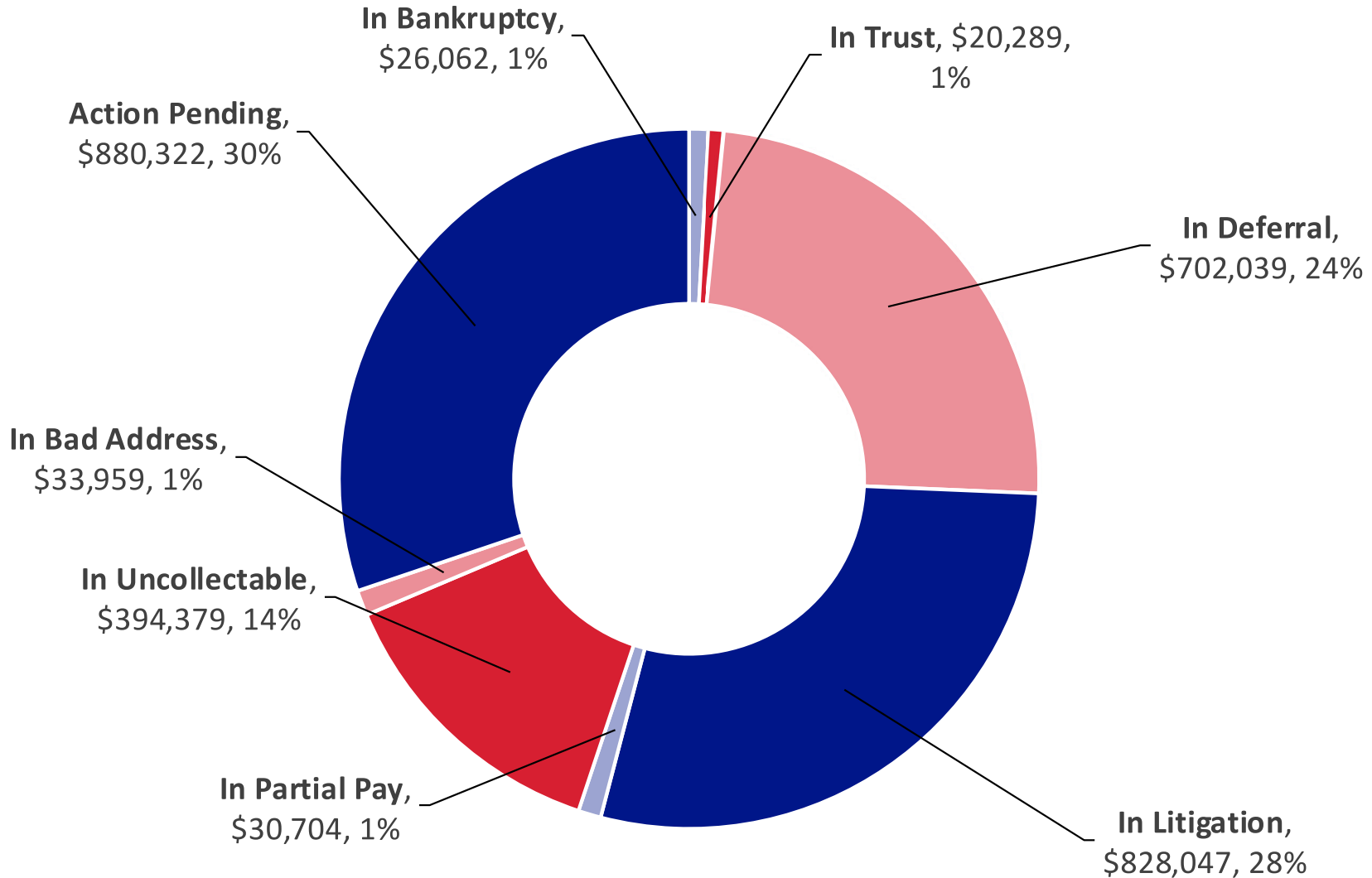
May 2026

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ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

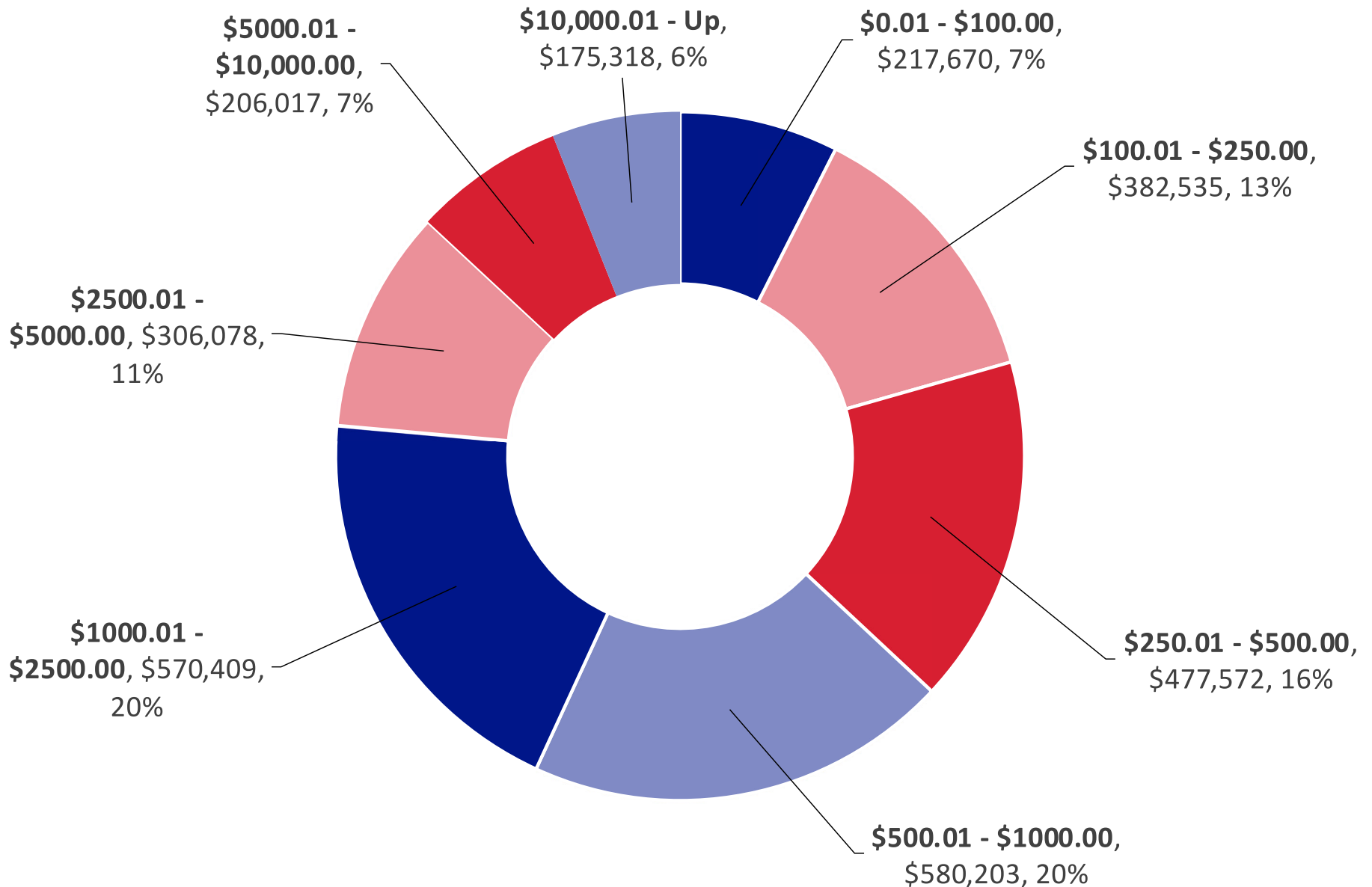
As of 04/13/2026 - Total Base Tax: \$2,915,801





DOLLAR RANGE CHART FOR BRAZORIA COUNTY

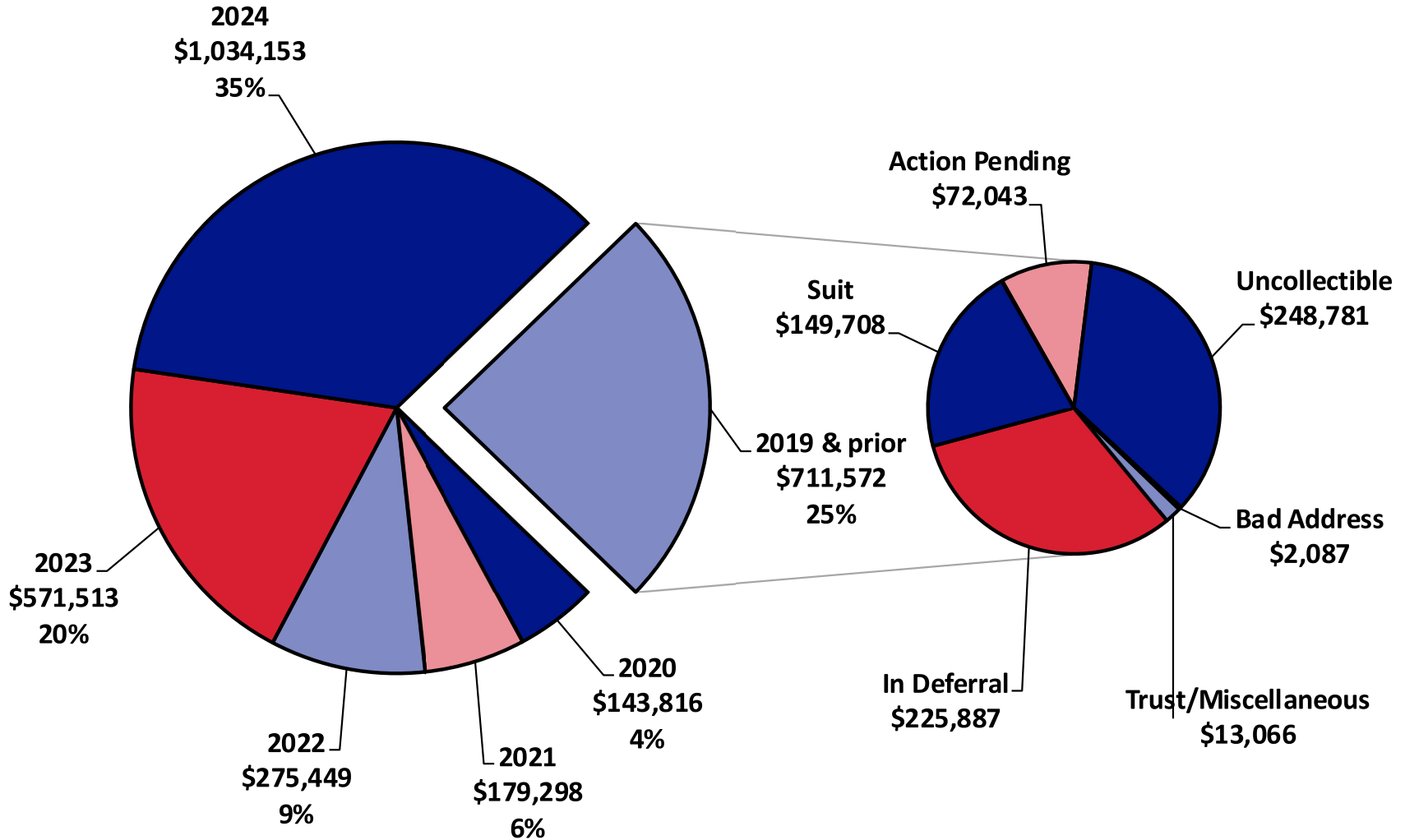
As of 04/13/2026 - Total Base Tax: \$2,915,801





OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

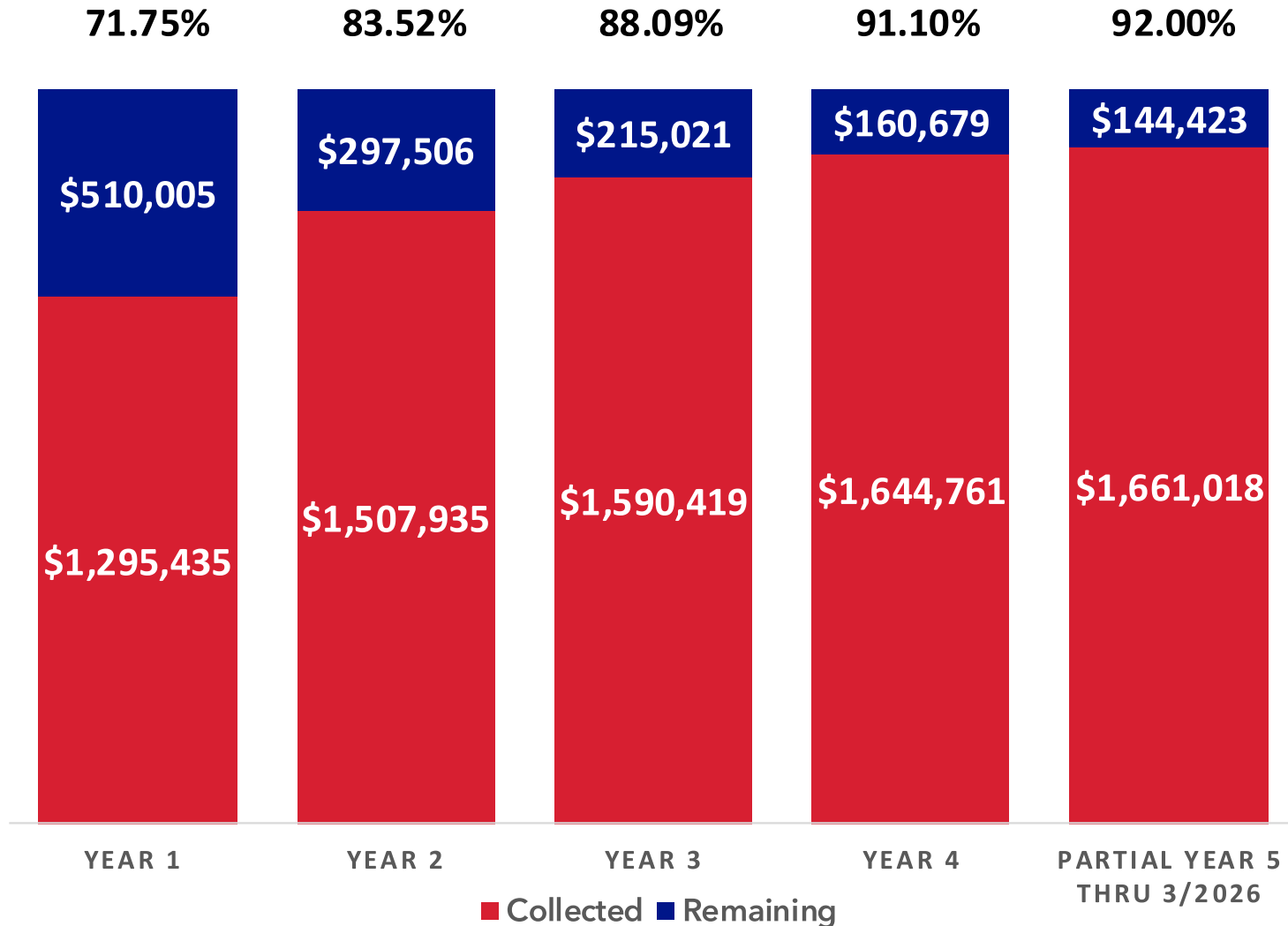
As of 04/13/2026 - Total Base Tax: \$2,915,801





2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

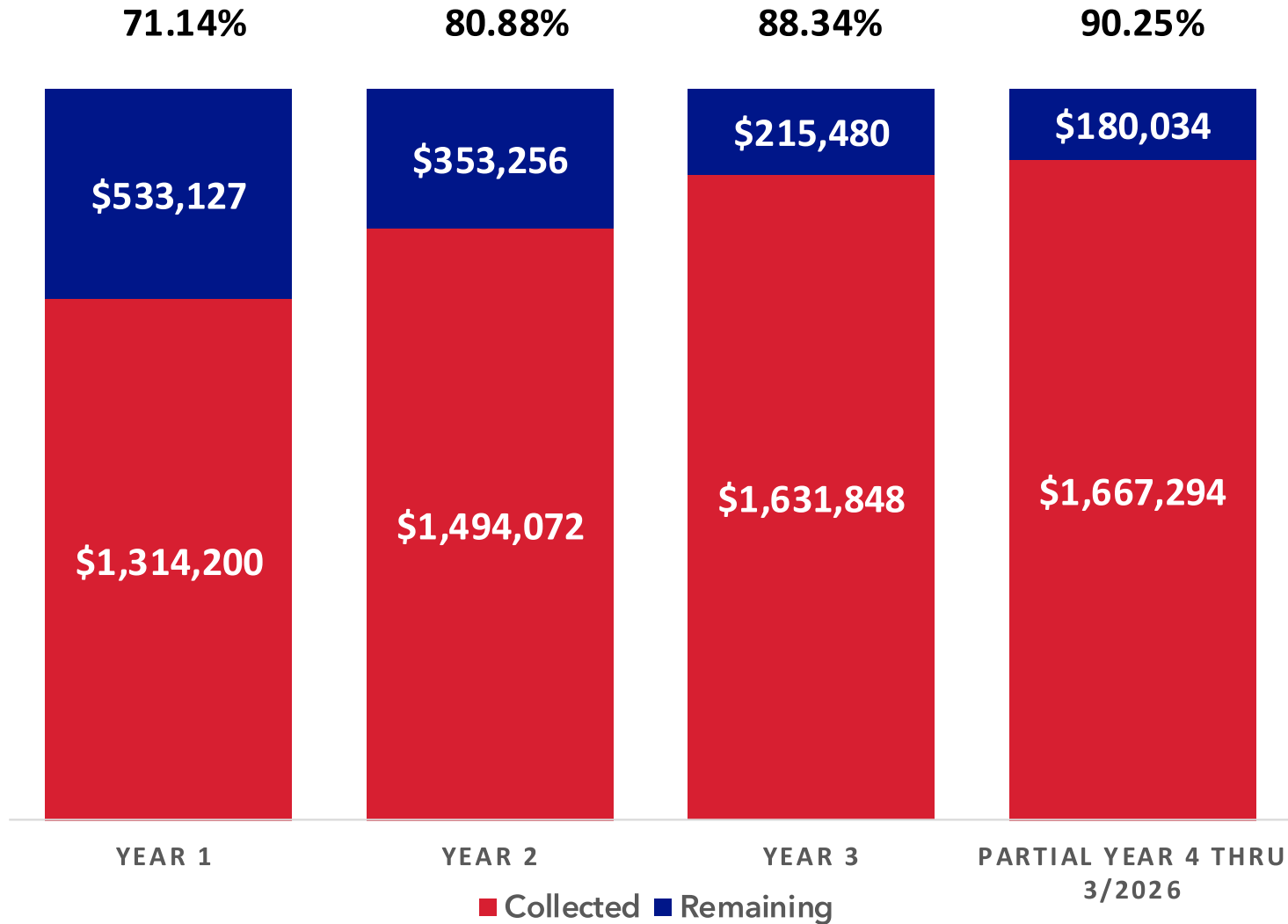
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,805,441





2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

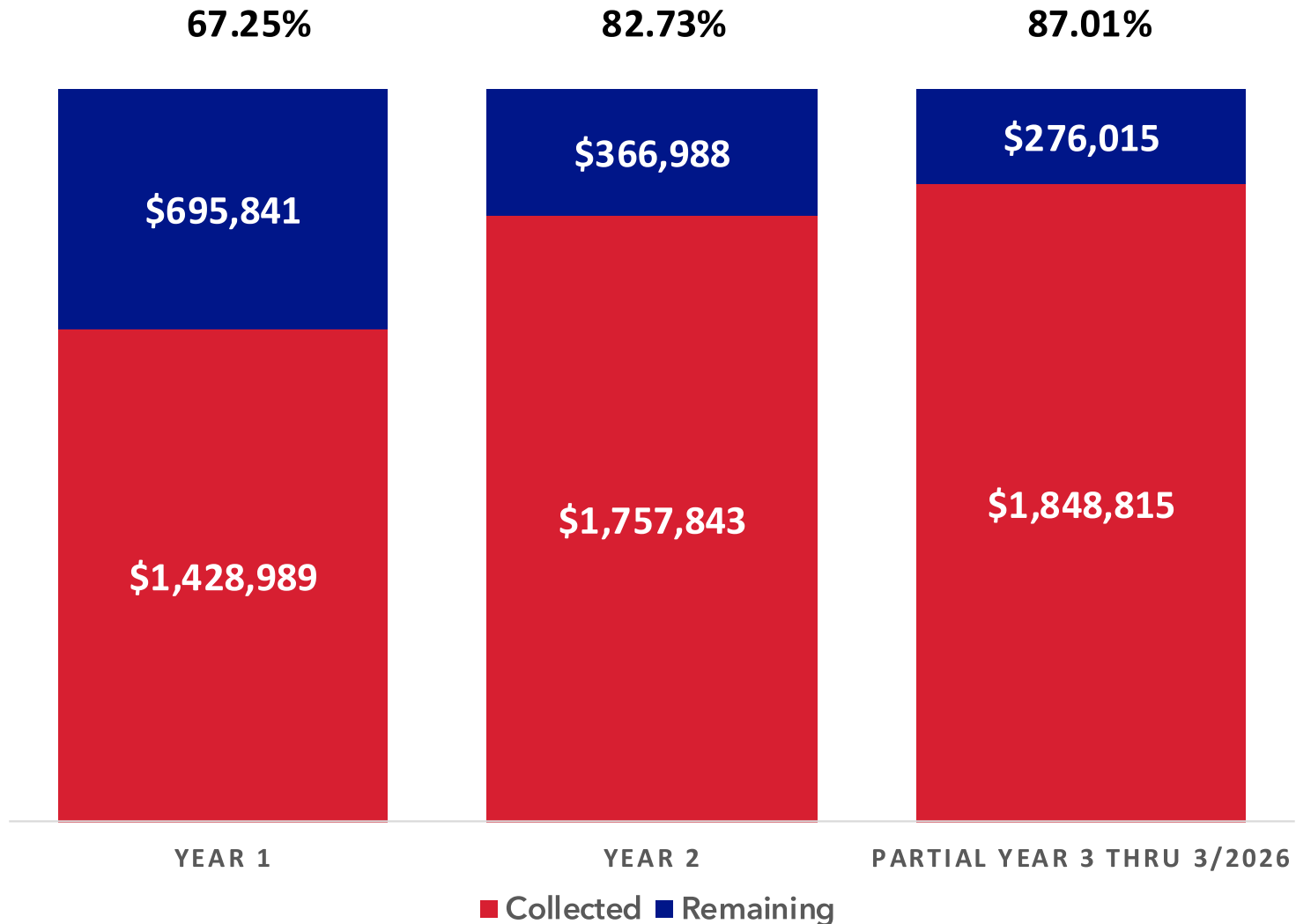
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,847,328





2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

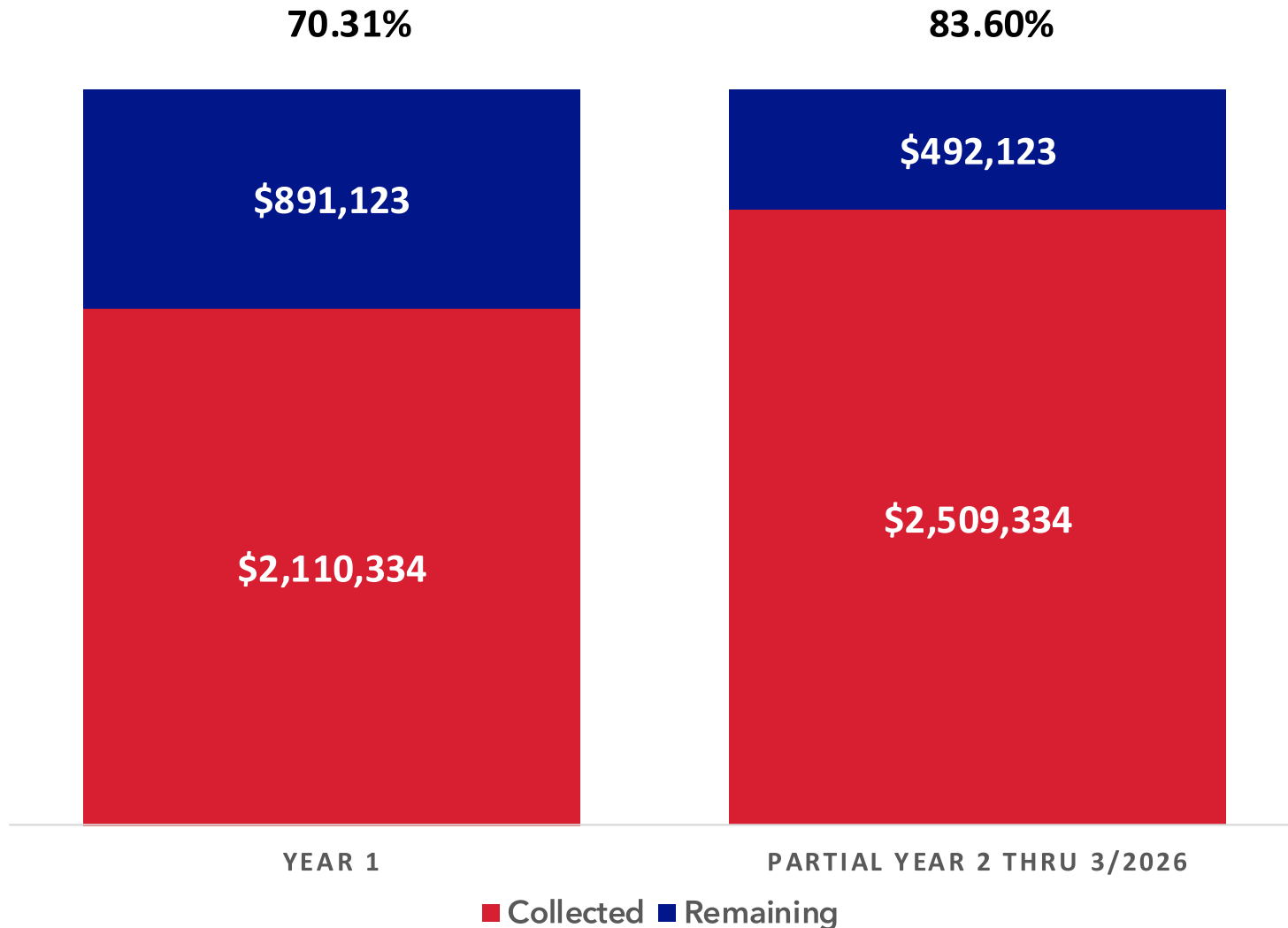
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$2,124,831





2023 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$3,001,457

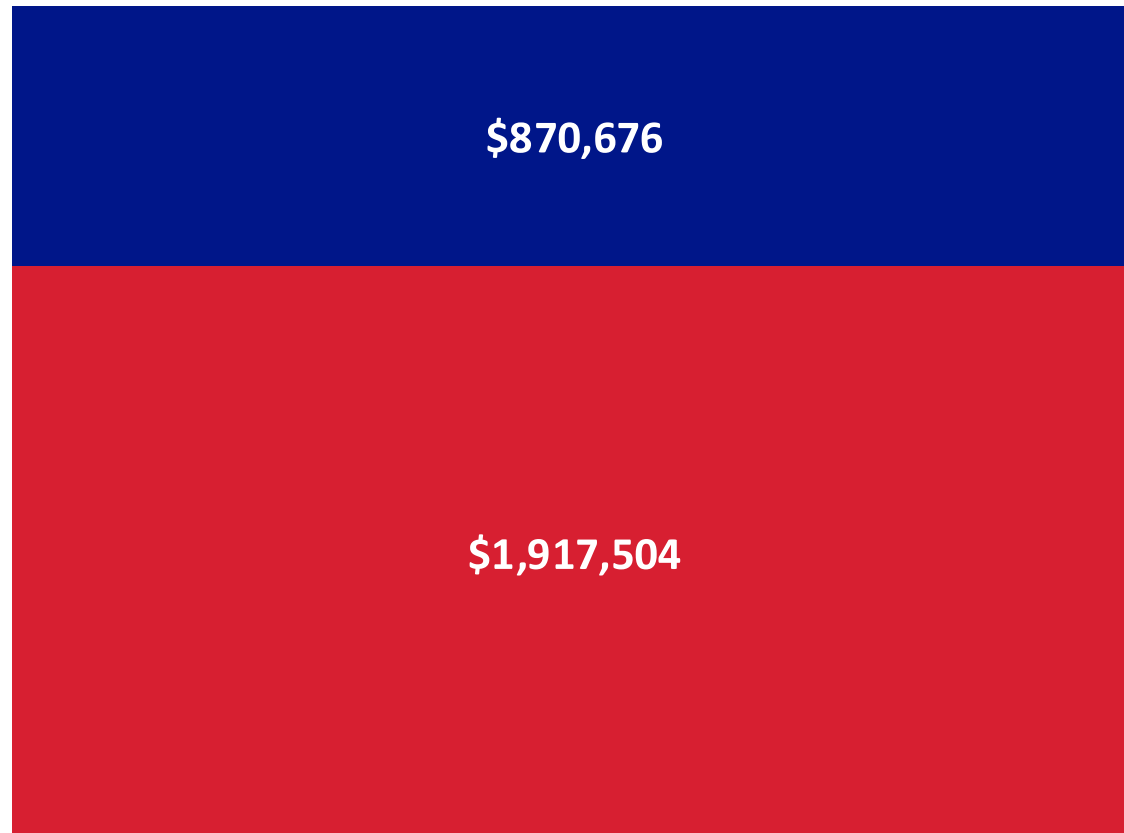




2024 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$2,788,180

68.77%



PARTIAL YEAR 1 THRU 3/2026

■ Collected ■ Remaining



BRAZORIA COUNTY
TOP 10 REPORT AS OF MAY 1, 2026

The following represent the Top 10 outstanding delinquent accounts presently due to Brazoria County which are not already uncollectible due to the statute of limitations, over 65 deferrals, roll backs or owned by the County from a tax foreclosure sale. The amounts shown reflect base taxes due.

1. AMG MONACO, LLP- (2023 - 2024) \$25,415

This is an apartment complex in Lake Jackson. The taxpayer made an appropriate 42.08 payment and has filed a suit against the appraisal district. No action can be taken until the valuation lawsuit is complete. It is possible a portion or all the outstanding taxes shown due will be removed.

2. GULF COAST CONCRETE & SHELL- (2023-2024) \$13,523; Case # 133043

This involves two personal property accounts for a concrete company. We obtained a judgment and then entered into a monthly payment agreement. We continue to monitor the agreement.

3. HOUSTON PLYWOOD INDUSTRY (2022-2024) \$12,920; Case # 124236

This is a personal property account. An inspection of the property revealed the business has been closed for a couple of years. We filed a suit in August 2023. After proceeding through bankruptcy, we were able to resume the case. A judgment has now been taken. However, it will be an uncollectible account because no assets can be located.

4. ADAM & AUDRA ROBINSON (2023-2024) \$ 12,539; Case # 133249

Our tax suit initially involved three tracts of land in the Brazosport area. One account was paid and prior to obtaining our judgment on the remaining tracts, in December 2025, the owners filed for bankruptcy protection. We have filed a claim for the taxes owed. A lender has had the stay lifted on 2 of the accounts and the taxes will be paid once the lender forecloses on the property. The third account now owes the 2025 taxes and those taxes are expected to be paid through a plan of reorganization.

5. PROTHERM SERVICES GROUP, LLC- (2022 & 2024) \$ 10,960; Case # 136236

There are two accounts located in Freeport. Judgment was taken in February 2026, and the property will be posted for tax sale in the summer of 2026.

6. B & E APARTMENTS, LLC- (2023-2024) \$ 10,002

This is an apartment complex on Dixie Drive in Alvin. The taxpayer made an appropriate 42.08 payment and has filed a suit against the appraisal district. No action can be taken until the valuation lawsuit is complete. It is possible a portion or all the outstanding taxes shown due will be removed.

7. BRYANT HAMP ESTATE- (2020-2024) \$ 8,810; Case # 134672

We filed suit in May 2025, on a 35-acre tract of land located in the William Cummings Survey, off County Road 510. There are 30 defendants in the case. Once everyone is served, we will set the case for trial and then tax sale.

8. J Z MAYBERRY ESTATE (2021-2024) \$7,312; Case # 119852

This case involves a 50-acre (CBISD) and 10-acre (SWEENY) tract of land. We have been working with the heirs of the deceased owner and their legal counsel while they obtain buyers. Initially, there were other accounts in the suit but those were sold and the taxes paid. We are hopeful the property will sell in the next several months.

9. W C CALLAHAN ESTATE- (2018-2024) \$ 7,224; Case # 127575

This case involves two tracts of land (6- and 26-acre tracts) within Alvin ISD. There were over 40 defendants. A judgment was taken in February 2026, and the property will be posted for sale this summer.

10. RWPH FREEPORT, LLC- (2019-2024) \$7,125; Case # 125833

There are eight accounts located in the Velasco Townsite in Freeport in this suit. Our case has been pending while litigation between the property owners, lienholders, and the City of Freeport over title to the property proceeded. Recently, we learned of a settlement of that suit that will vest title back in the City. Once that occurs and updates to the ownership are made with the appraisal district, we will be able to identify what taxes, if any, remain due and proceed with our case.

ACCOUNTS PAID SINCE NOVEMBER 1, 2025, TOP 10 REPORT

CLUTE APARTMENTS 2 LTD.- (2023) \$19,762 (BCAD VALUE SETTLEMENT)

CENTER AT PEARLAND PARKWAY, LLC- (2024) \$ 10,624 (BCAD VALUE SETTLEMENT)

SERENITY LIGHT RECOVERY- (2024) \$10,613; Case # 125476



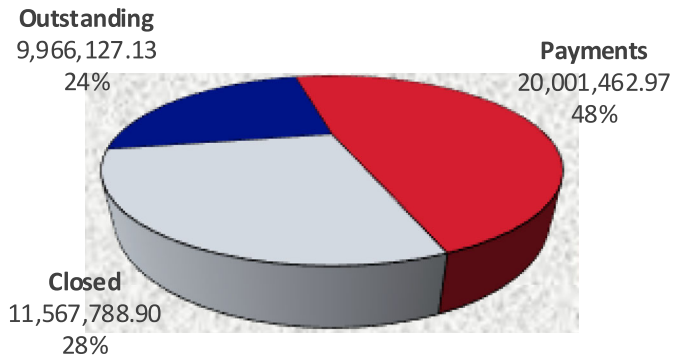
FINE & FEE COLLECTION REPORT

AS OF APRIL 29, 2026

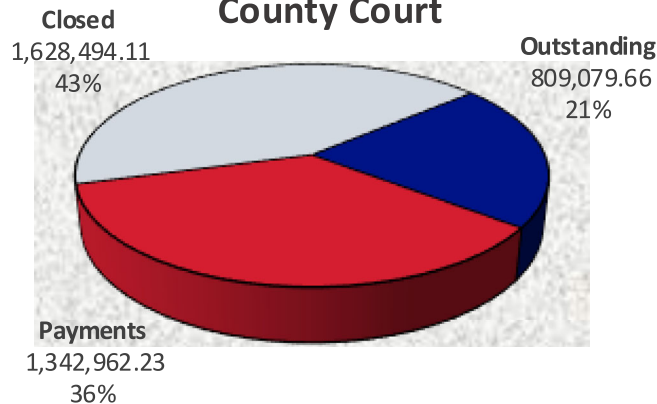
FOR BRAZORIA COUNTY

Court	Total Turnover		Payments and/or Partial Payments				Dismissed/Cleared				Total \$ % Total # %		Address Correction	Letters Mailed	Phone # Changes	Phone Contacts	Text Contacts
	\$	#	\$	#	% of \$	% of #	\$	#	% of \$	% of #	cleared	cleared					
Brazoria JP1-1 (Brown)	5,678,786.00	14,604	2,753,532.23	8,985	48.49%	61.52%	1,895,093.08	6,880	33.37%	47.11%	81.86%	108.63%	9,222	64,490	6,341	24,829	20,731
Brazoria JP1-2 (Rape)	4,003,452.00	9,842	1,829,246.84	6,594	45.69%	67.00%	1,253,599.07	4,017	31.31%	40.81%	77.00%	107.81%	6,430	44,338	4,476	25,888	24,035
Brazoria JP2-1 (Vasut)	7,955,785.00	23,499	2,556,306.62	10,387	32.13%	44.20%	2,771,275.19	9,933	34.83%	42.27%	66.96%	86.47%	9,880	65,759	8,484	26,426	24,556
Brazoria JP2-2 (Davis)	7,151,003.00	20,364	3,872,405.40	15,993	54.15%	78.54%	1,643,846.32	6,594	22.99%	32.38%	77.14%	110.92%	11,940	91,140	7,529	29,244	24,028
Brazoria JP3-1 (Merkel)	2,476,074.00	6,262	1,382,800.72	4,568	55.85%	72.95%	755,697.59	2,463	30.52%	39.33%	86.37%	112.28%	4,433	23,583	3,918	14,225	4,197
Brazoria JP3-2 (Castillo)	1,204,610.00	3,281	517,404.97	2,046	42.95%	62.36%	326,282.84	1,519	27.09%	46.30%	70.04%	108.66%	2,384	16,251	2,228	10,261	6,140
Brazoria JP4-1 (Linder)	4,298,872.00	10,324	1,704,275.37	7,578	39.64%	73.40%	957,143.11	2,968	22.26%	28.75%	61.91%	102.15%	5,638	46,837	4,877	19,147	16,134
Brazoria JP4-2 (Kersh)	8,766,797.00	21,511	5,385,490.82	18,174	61.43%	84.49%	1,964,851.70	7,053	22.41%	32.79%	83.84%	117.27%	13,280	133,882	10,939	32,079	20,930
Total of all JP's	41,535,379.00	41,460	20,001,463	35,789	47.54%	68.06%	11,567,788.90	41,427	28.10%	38.72%	75.64%	106.77%	63,207	486,280	48,792	182,099	140,751
Brazoria County Court	3,780,536.00	4,814	1,342,962.23	3,693	35.52%	76.71%	1,628,494.11	2,369	43.08%	49.21%	78.60%	125.92%	4,547	20,862	5,104	11,394	2,250
Brazoria District Clerk	262,856.00	250	39,260.03	227	14.94%	90.80%	78,530.60	82	29.88%	32.80%	44.81%	123.60%	680	1,691	637	2,779	-
Total of County/District	4,043,392.00	5,064	1,382,222	3,920	25.23%	83.76%	1,707,024.71	2,451	36.48%	41.01%	61.71%	124.76%	5,227	22,553	5,741	14,173	-

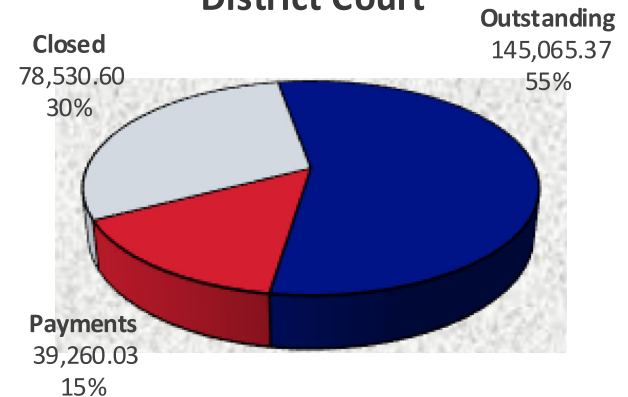
Justice Courts



County Court



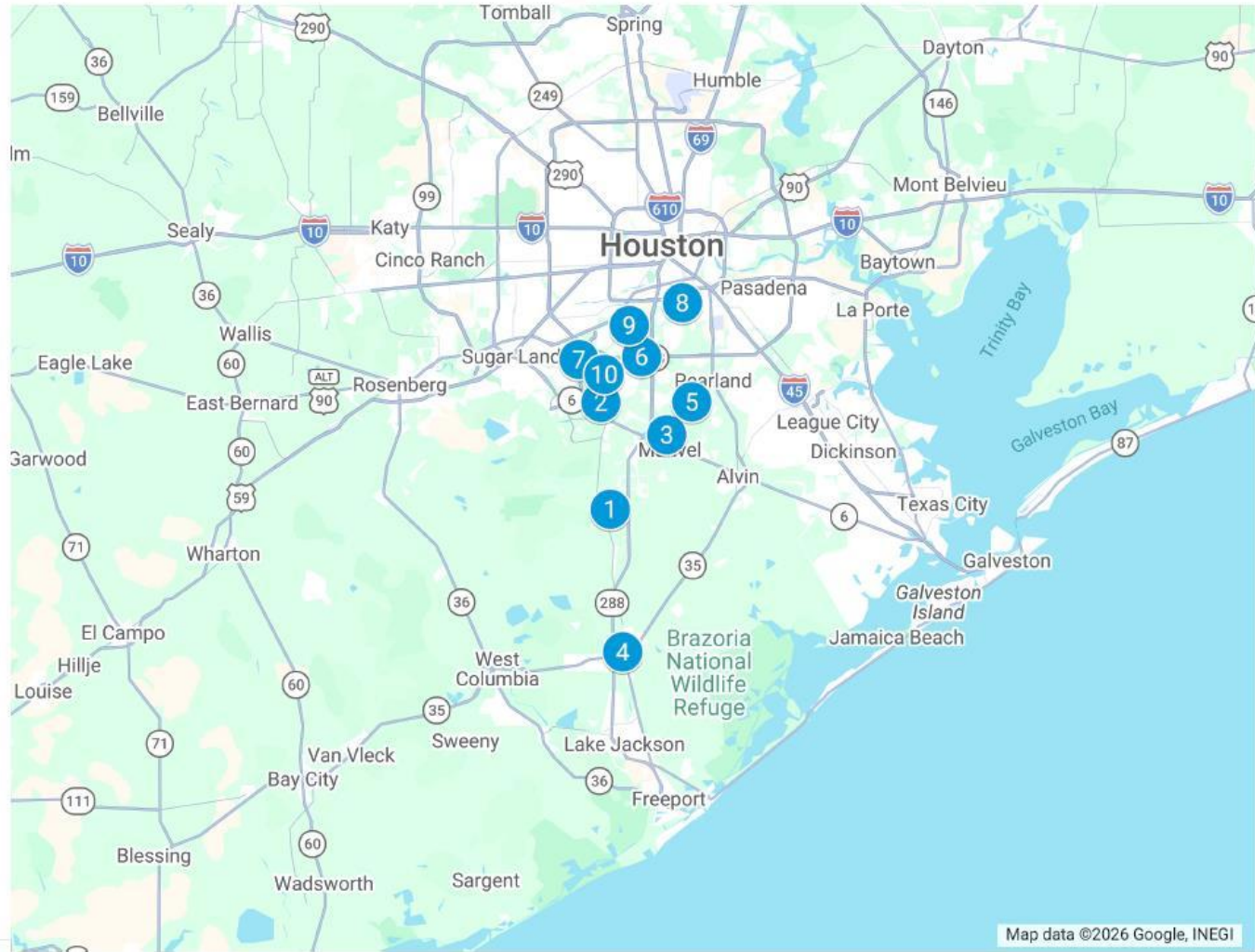
District Court





TOP 10 ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP4-1

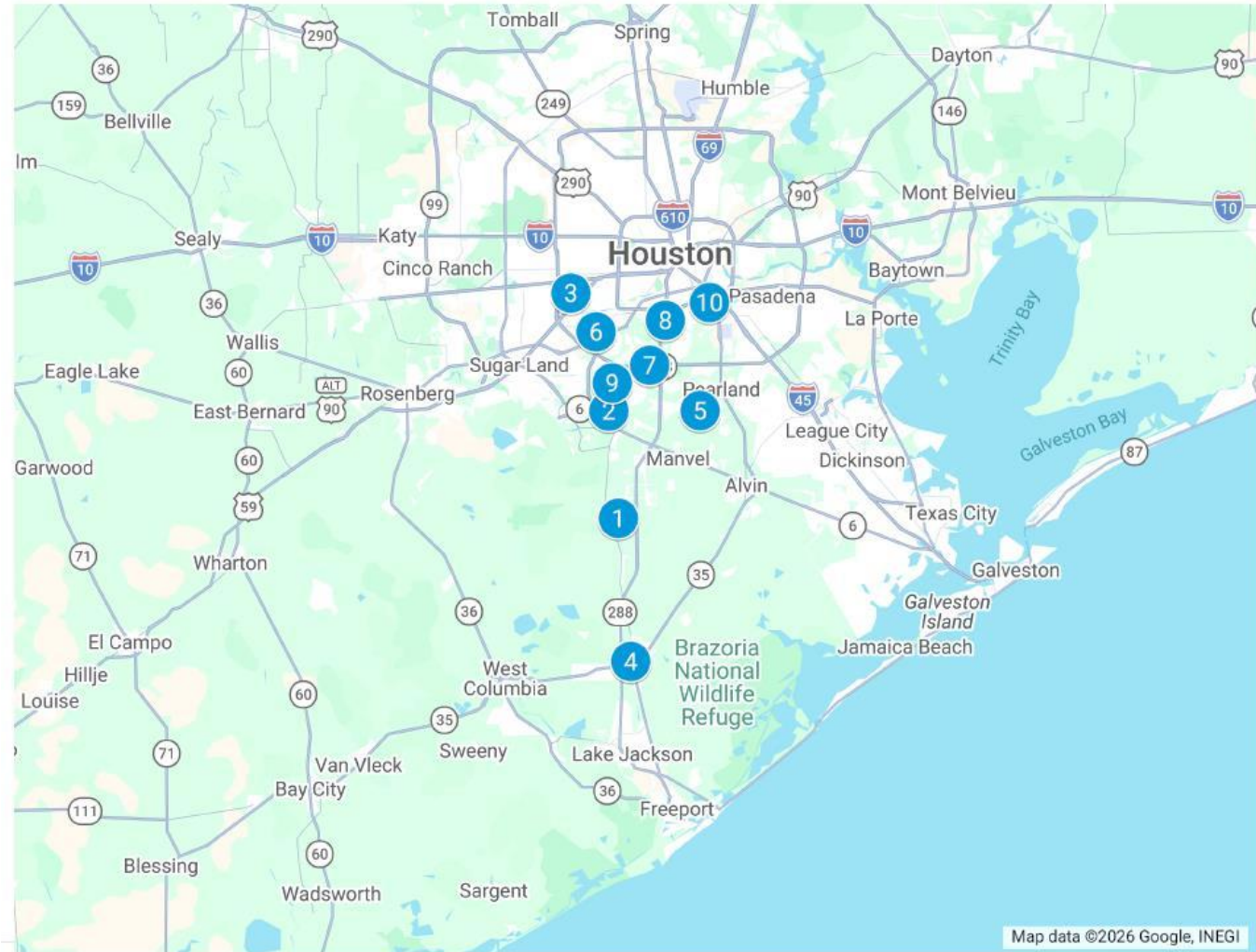
- 1
77583 - \$175999.24(262)
- 2
77545 - \$57306.56(87)
- 3
77578 - \$30682.49(55)
- 4
77515 - \$27308.60(51)
- 5
77584 - \$38048.70(50)
- 6
77047 - \$30137.97(45)
- 7
77489 - \$30571.70(43)
- 8
77033 - \$26149.92(39)
- 9
77045 - \$24960.30(36)
- 10
77053 - \$26157.37(36)





TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP4-1

- 1
77583 - \$11148.40(17)
- 2
77545 - \$5522.40(8)
- 3
77036 - \$5705.70(6)
- 4
77515 - \$4706.80(5)
- 5
77584 - \$2547.10(5)
- 6
77035 - \$2093.00(4)
- 7
77047 - \$3263.00(4)
- 8
77051 - \$3055.25(4)
- 9
77053 - \$3434.50(4)
- 10
77087 - \$2494.00(4)

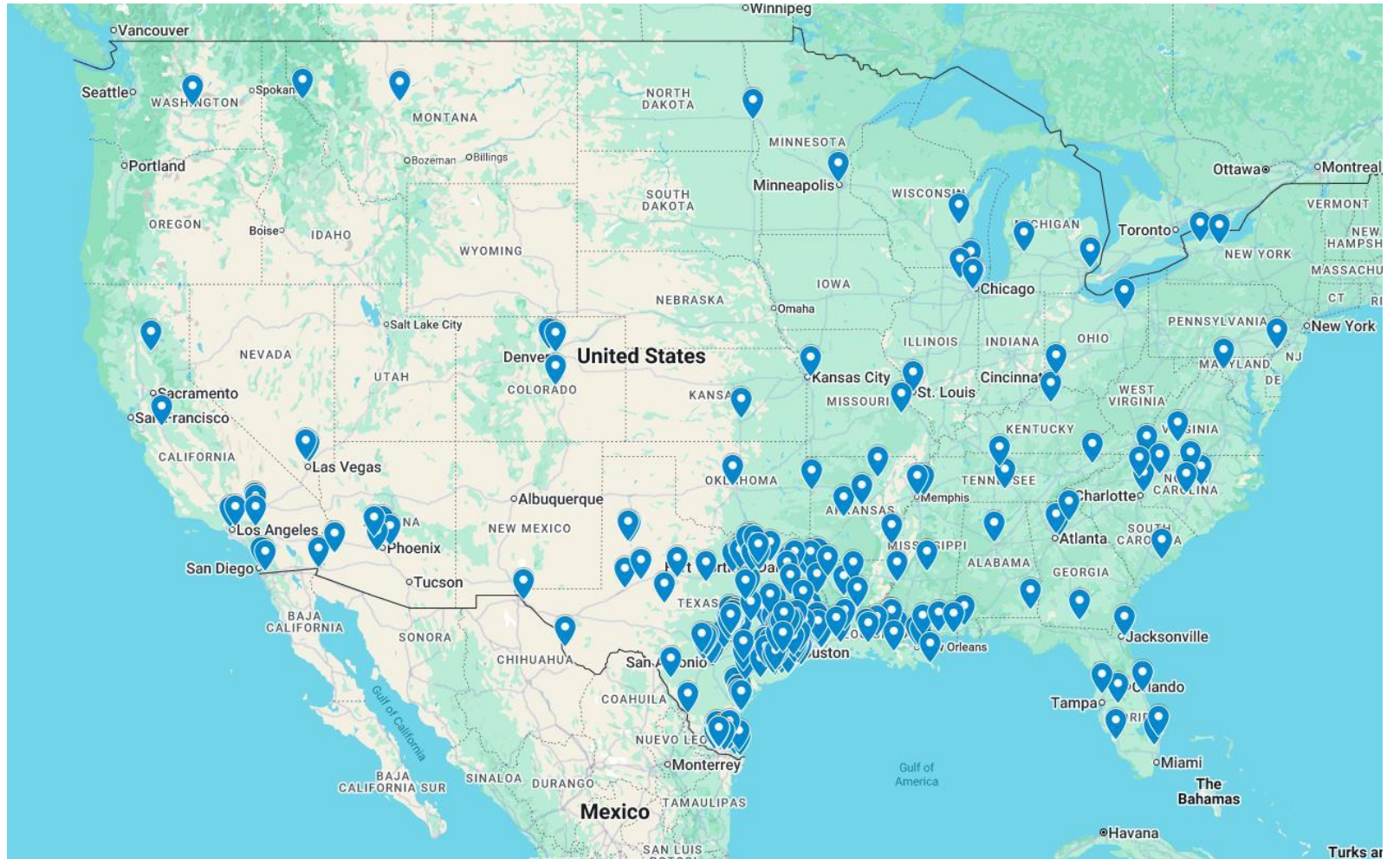




ALL ACCOUNTS FOR BRAZORIA COUNTY JP4-1



All items





BCTRA Performance Report (April 2026)

The following is an overview of our collection activity from September 2021 thru April 2026.

Collections Statistics

	Transactions	Tolls
Turnover	3,492,920	4,979,938.53
Additions by HCTRA	36,830	106,927.08
Adjustments by HCTRA	(-61,099)	(-82,954.02)
Adjusted Turnover	3,468,651	5,003,911.59
Total Collected (payments)	(-511,979)	(-765,525.72)
Collection Rate	14.76%	15.29%
Remaining Balance	2,956,672	4,238,385.87

Note: The differential between any total amount/balance stated in this report is due to the daily account adjustments that occur as a result of new transactions and payments.

Account Status Breakdown

Status	Accounts	Tolls
In Collections*	118,479	4,190,352.28
Account Research (Name, Address, Vehicle Ownership, Deceased, Bankruptcy and Client Demographic Change)	233	2,469.61
Deceased	775	24,636.38
Bankruptcy	229	12,587.92
In Reconciliation	70	2,035.44
In Dispute	111	909.52
Other (Cease and Desist, Refused to Pay, Uncollectible, payment pending – Toll Authority)	31	1,371.99

*"In Collections" accounts are continuously receiving emails, text messages, phone calls and/or letters to collect the account. Unless there is a special situation warranting a different status, an account will stay in this category until it is paid in full. These accounts may have partial payments.

Contact Statistics

Total Calls In	71,528
Total Calls Out	1,584,118
Total Auto Emails Out	2,309,497
Total Auto Text Messages Out	213,228