

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*

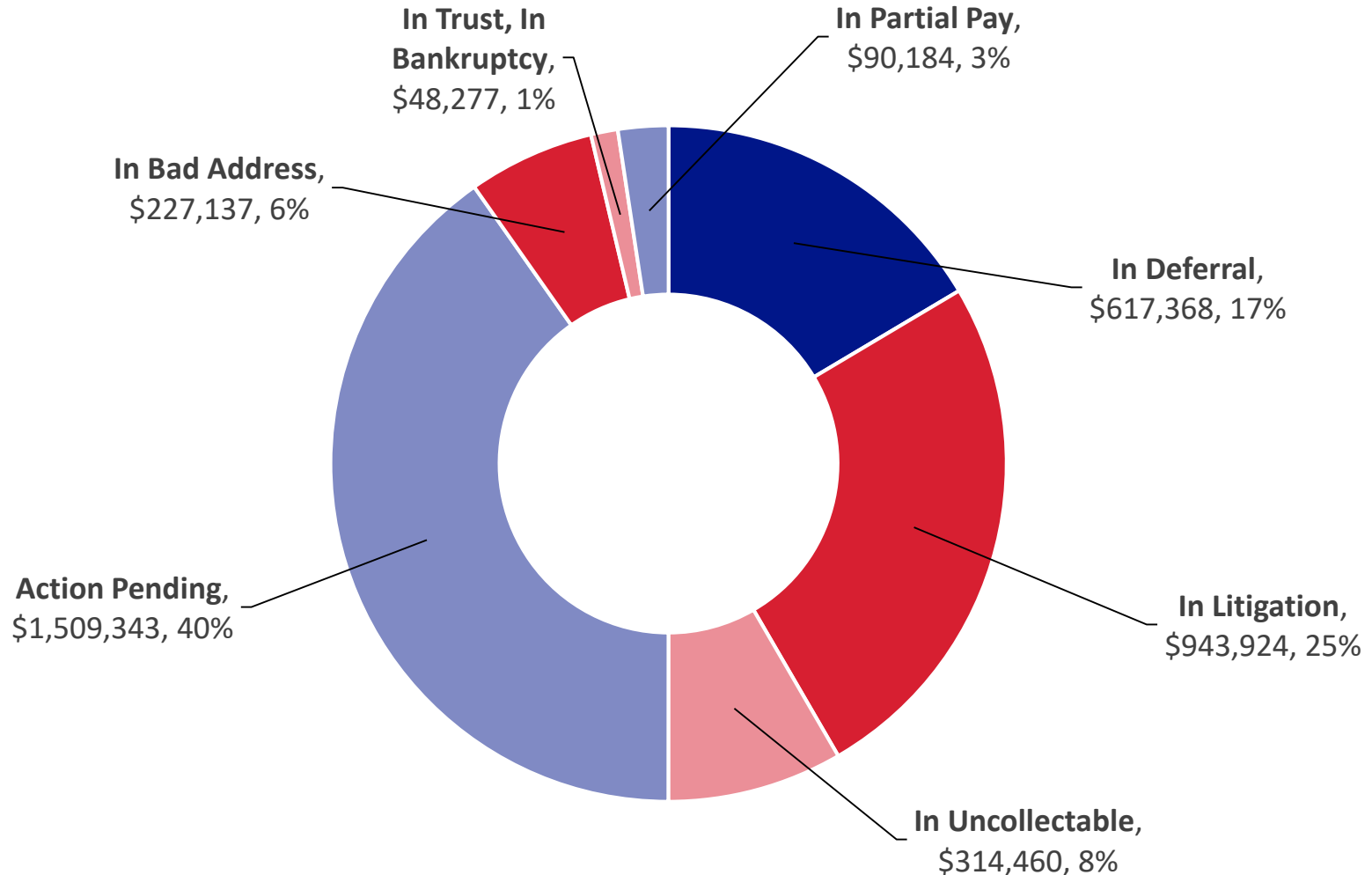
*December 2024*

*[www.pbfc.com](http://www.pbfc.com)*



# ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

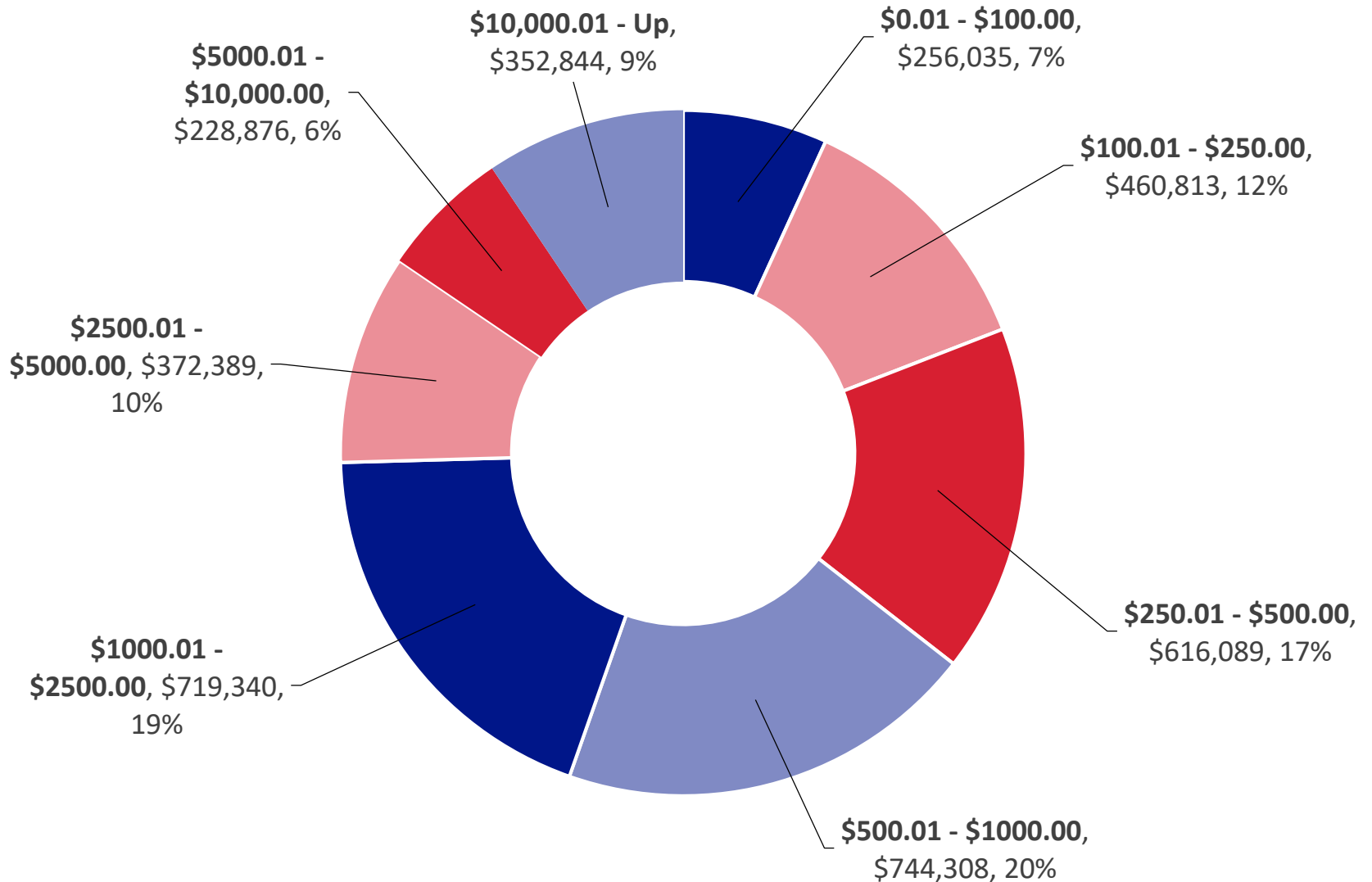
As of 11/19/2024 - Total Base Tax: \$3,750,694





# DOLLAR RANGE CHART FOR BRAZORIA COUNTY

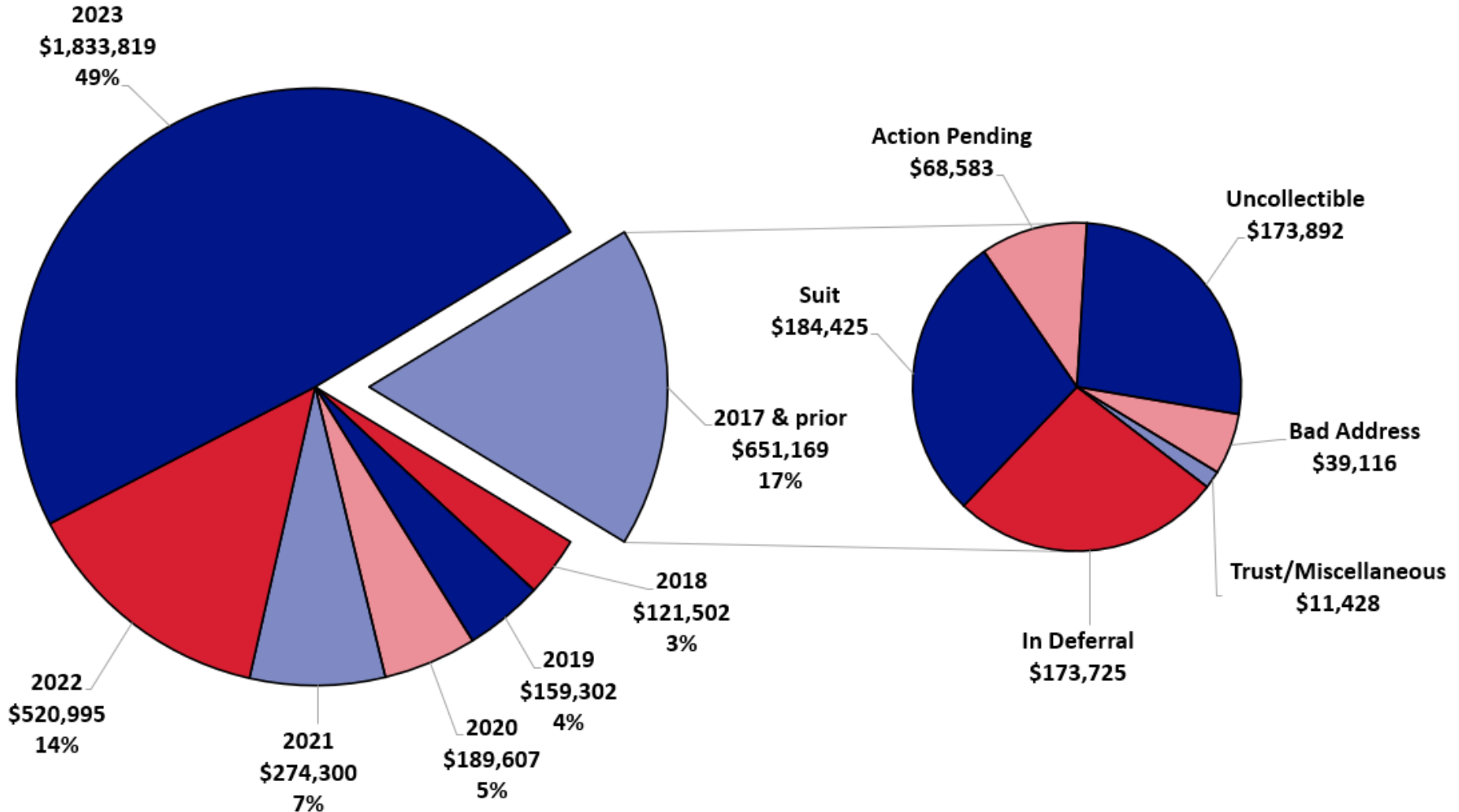
As of 11/19/2024 - Total Base Tax: \$3,750,694





# OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

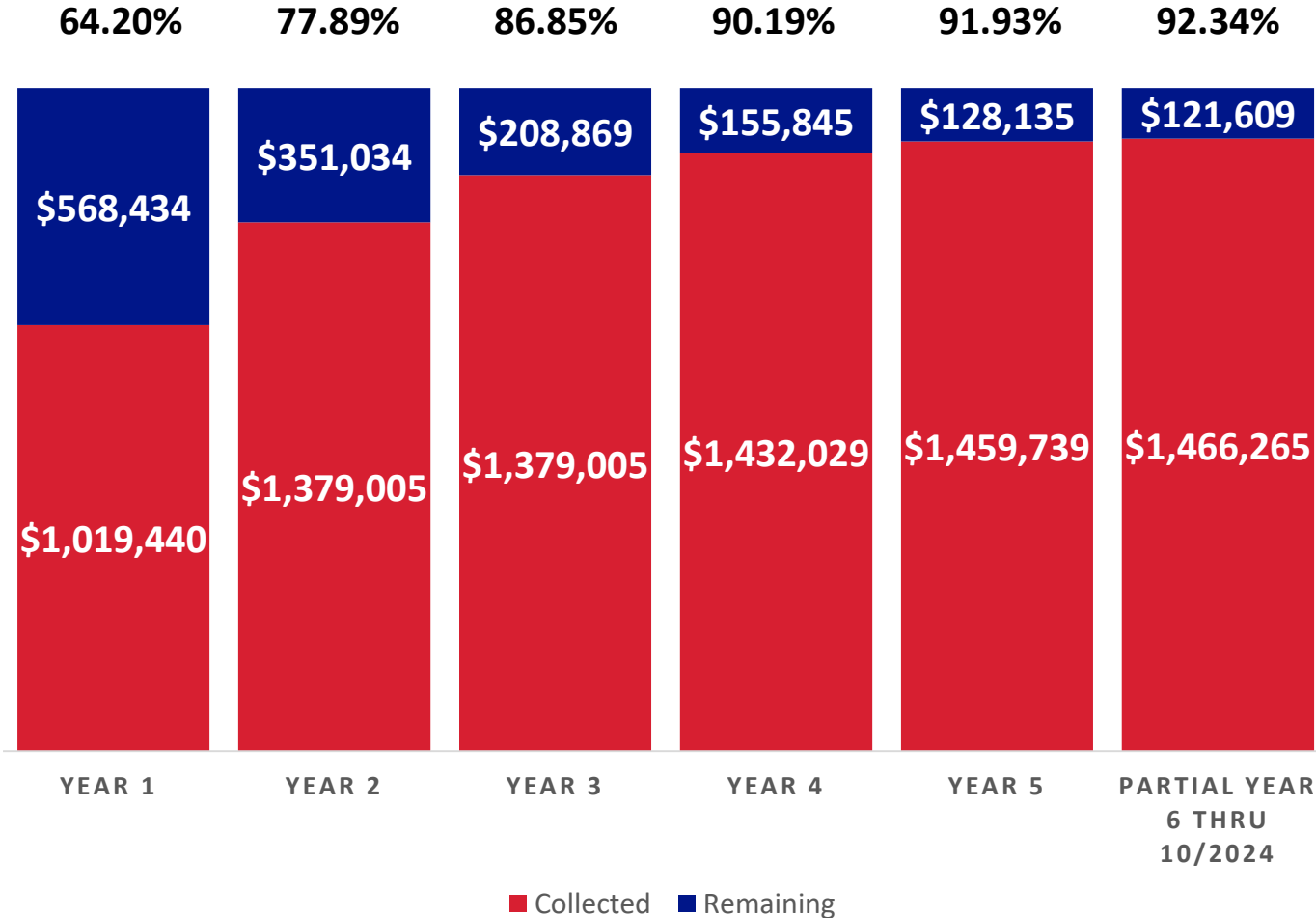
As of 11/19/2024 - Total Base Tax: \$3,750,694





# 2018 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

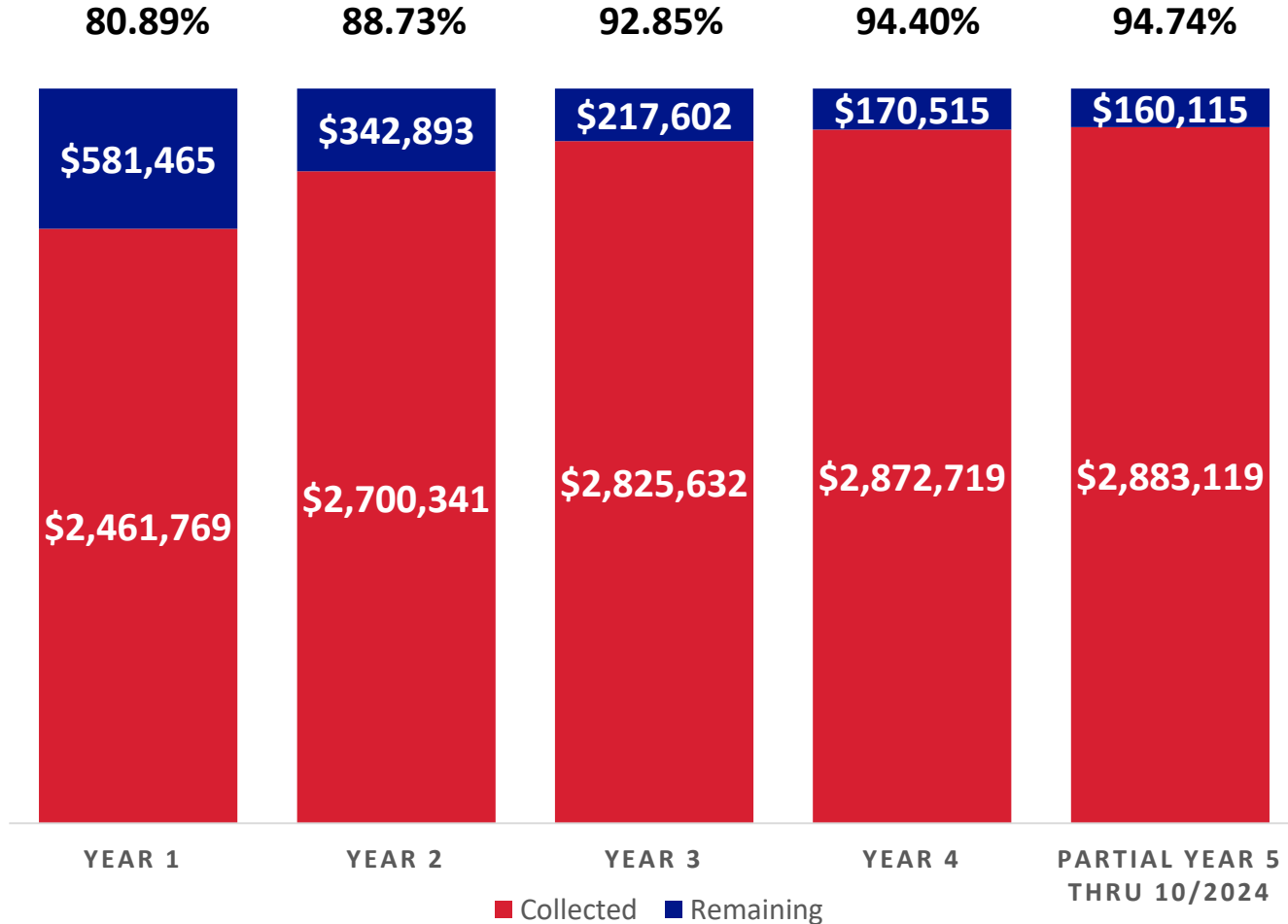
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,587,874





# 2019 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

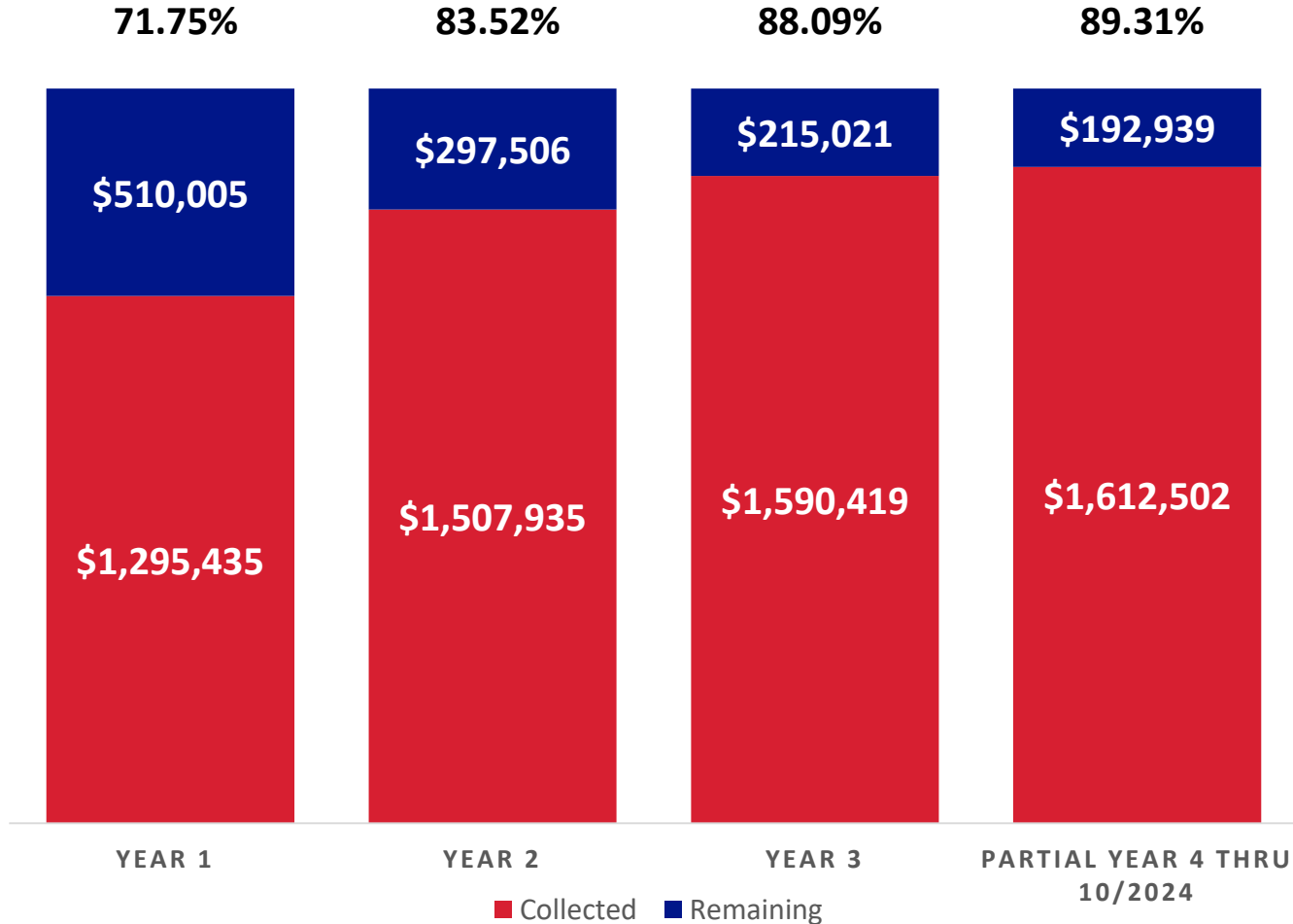
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$3,043,234





# 2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

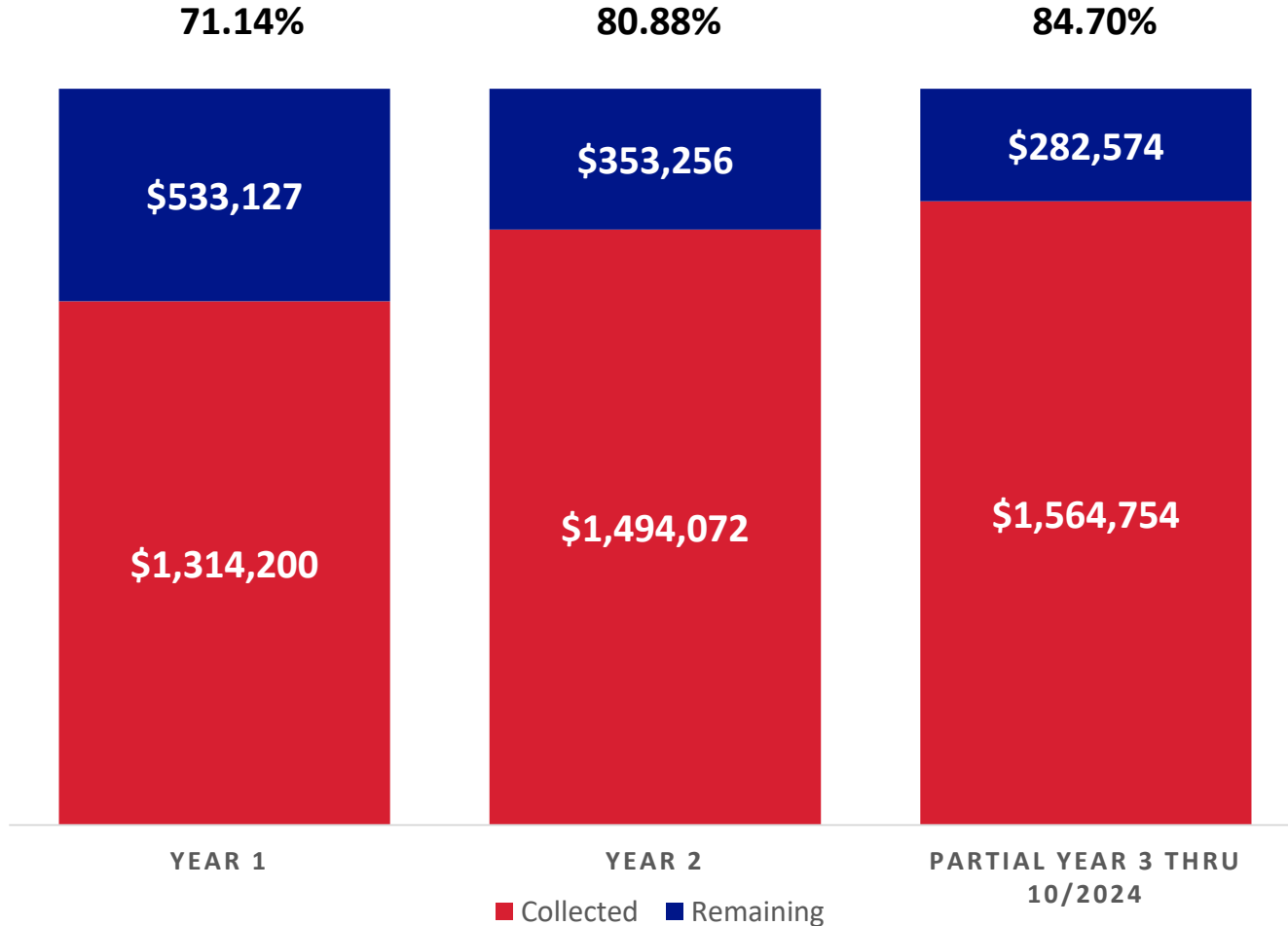
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,805,441





# 2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

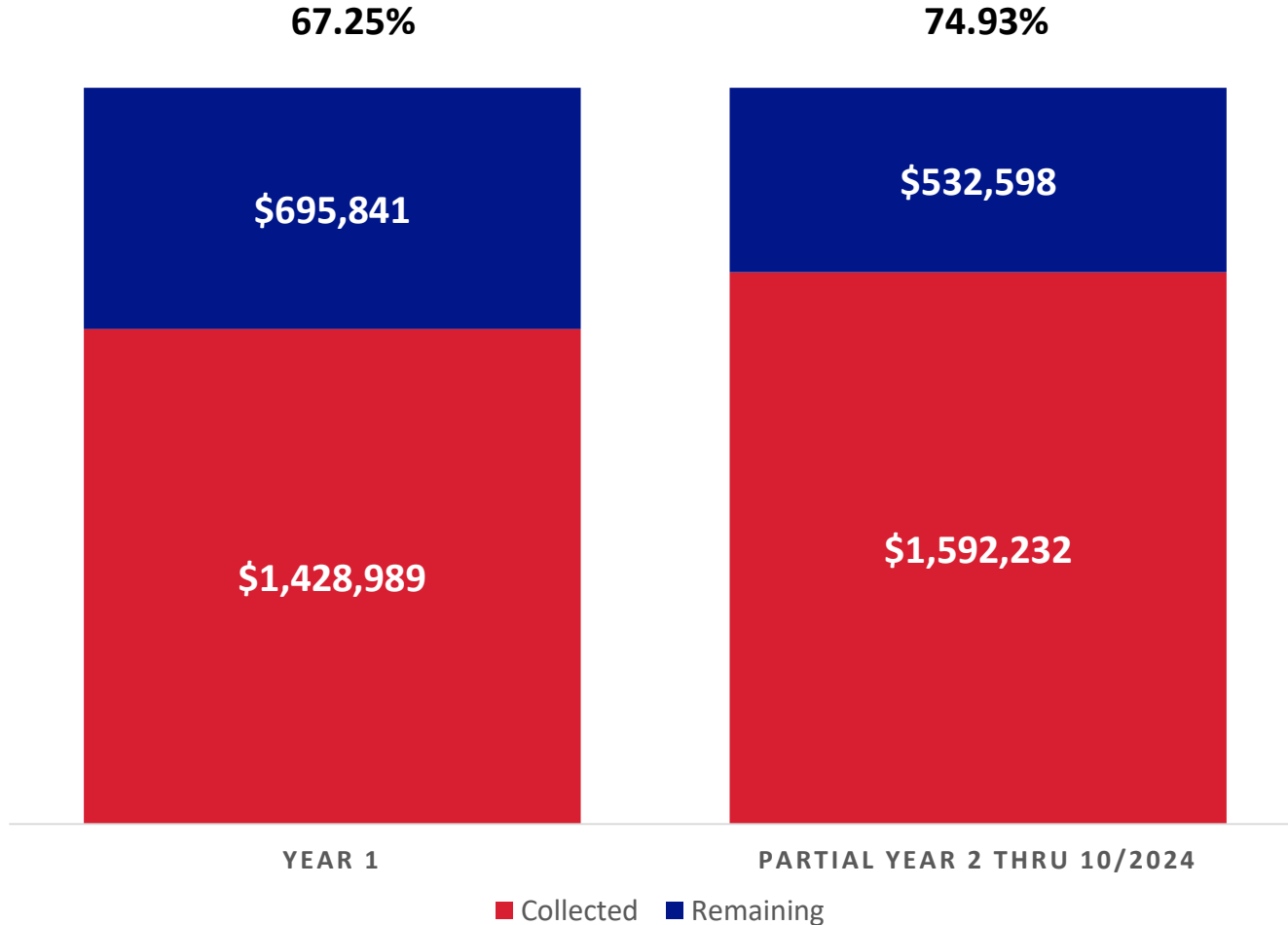






# 2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

36.85%



PARTIAL YEAR 1 THRU 10/2024

■ Collected ■ Remaining



**BRAZORIA COUNTY**  
**TOP 10 REPORT AS OF DECEMBER 1, 2024**

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. FLOWORKS INTERNATIONAL LLC- (2023) \$60,412**

This is an inventory account located in Pearland. The taxpayer made an appropriate 42.08 payment and has filed 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. BROP, LLC- (2023) \$43,945**

This is a commercial retail center located in the Alvin ISD part of the City of Pearland. The taxpayer made an appropriate 42.08 payment and has filed 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.

**3. DR SIENNA VILLAS INVESTMENTS LP- (2023) \$32,016 Case # 130678**

This is a real estate account located in Freeport. The taxpayer has been delinquent in the past. We filed suit in September 2024 and all parties have been served. The case is scheduled to go to trial in February 2025.

**4. PEARLAND OFFICE CENTER, LLC- (2023) \$ 24,770**

This is the Pearland Office Park located on Smith Ranch Road. After reaching out to the owner regarding payment, we learned a lawsuit had been filed 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.

**5. AURA AKA, LLC- (2023) \$ 20,092; Case # 131727**

This is a 2.24-acre commercial development off Broadway. Our attempt to get the taxes paid was not successful so in November 2024 we filed suit. Once all parties are served, we will set the case for trial.

**6. CLUTE APARTMENTS 2 LTD.- (2023) \$19,762**

This is an apartment complex on Dixie Drive in Clute. The taxpayer made an appropriate 42.08 payment and has filed 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. SILVER MAPLES APARTMENTS LLC- (2023) \$ 18,900**

This is an apartment complex in Pearland. The taxpayer made an appropriate 42.08 payment and has filed 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.

**8. AMG MONACO, LLP- (2023) \$ 12,827**

This is an apartment complex in Lake Jackson. The taxpayer made an appropriate 42.08 payment and has filed 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.

**9. KU WESTWOOD INVESTMENT, LLC- (2023) \$ 11,769**

This is an apartment complex in Alvin. The taxpayer made an appropriate 42.08 payment and has filed 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.

**10. LAKE JACKSON VILLAS INVESTMENTS- (2023) \$ 11,606; Case # 130677**

This is an apartment complex in Lake Jackson. We filed suit in September 2024. Once all parties are served, we will set the case for trial.

**ACCOUNTS PAID SINCE JULY 1, 2024 TOP 10 REPORT**

**KINDER MORGAN TEJAS PIPELINE LP- (2022 & 2023) \$25,616**

**SAMTX BHYC MARINA LLC- (2023) \$ 13,052**



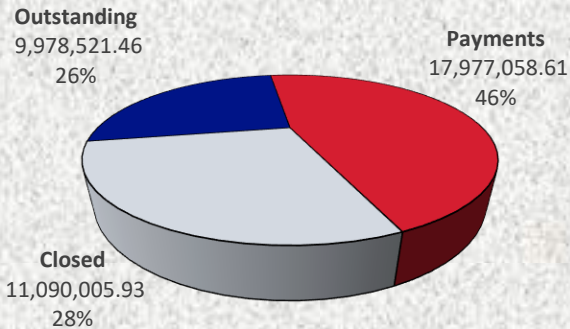
# FINE & FEE COLLECTION REPORT

## AS OF NOVEMBER 21, 2024

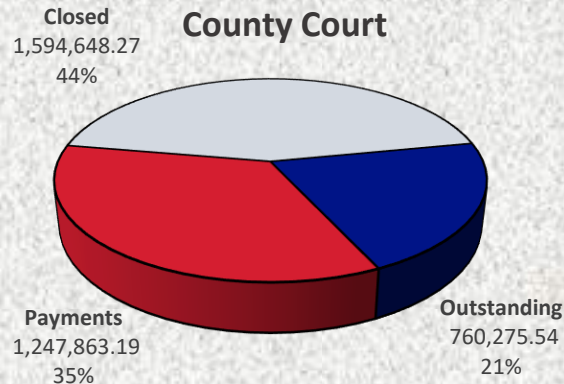
### FOR BRAZORIA COUNTY

Court	Payments and/or Partial Payments						Dismissed/Cleared				Total \$ % cleared	Total # % cleared	Address Correction	Letters Mailed	Phone # Changes	Phone Contacts
	Total Turnover \$	#	\$	#	% of \$	% of #	\$	#	% of \$	% of #						
<b>Brazoria JP1-1 (Brown)</b>	5,288,636.00	13,833	2,498,431.34	8,189	47.24%	59.20%	1,633,566.91	6,199	30.89%	44.81%	78.13%	104.01%	8,420	58,388	6,086	19,268
<b>Brazoria JP1-2 (Rape)</b>	3,872,956.00	9,538	1,652,432.65	5,997	42.67%	62.87%	1,206,333.16	3,866	31.15%	40.53%	73.81%	103.41%	6,043	40,571	4,330	20,424
<b>Brazoria JP2-1 (Vasut)</b>	7,625,304.00	22,835	2,158,657.87	8,992	28.31%	39.38%	2,742,492.74	9,824	35.97%	43.02%	64.27%	82.40%	8,842	53,910	8,278	20,464
<b>Brazoria JP2-2 (Davis)</b>	6,710,717.00	19,730	3,513,204.73	14,623	52.35%	74.12%	1,614,361.76	6,421	24.06%	32.54%	76.41%	106.66%	11,116	82,259	7,285	23,895
<b>Brazoria JP3-1 (Merkel)</b>	2,359,081.00	6,127	1,294,488.23	4,258	54.87%	69.50%	727,485.39	2,392	30.84%	39.04%	85.71%	108.54%	4,195	22,183	3,838	12,606
<b>Brazoria JP3-2 (Castillo)</b>	1,073,946.00	2,979	489,879.17	1,891	45.61%	63.48%	324,113.08	1,509	30.18%	50.65%	75.79%	114.13%	2,176	14,733	2,154	8,424
<b>Brazoria JP4-1 (Linder)</b>	3,789,852.00	9,659	1,403,064.33	6,275	37.02%	64.97%	932,270.11	2,899	24.60%	30.01%	61.62%	94.98%	5,102	39,369	4,669	13,180
<b>Brazoria JP4-2 (Kersh)</b>	8,325,094.00	20,865	4,966,900.29	16,818	59.66%	80.60%	1,909,382.78	6,911	22.94%	33.12%	82.60%	113.73%	12,559	126,714	10,644	26,753
<b>Total of all JP's</b>	<b>39,045,586.00</b>	<b>41,460</b>	<b>17,977,059</b>	<b>35,789</b>	<b>45.97%</b>	<b>64.26%</b>	<b>11,090,005.93</b>	<b>40,021</b>	<b>28.83%</b>	<b>39.22%</b>	<b>74.79%</b>	<b>103.48%</b>	<b>58,453</b>	<b>438,127</b>	<b>47,284</b>	<b>145,014</b>
<b>Brazoria County Court</b>	3,602,787.00	4,574	1,247,863.19	3,491	34.64%	76.32%	1,594,648.27	2,319	44.26%	50.70%	78.90%	127.02%	4,237	18,893	4,953	9,207
<b>Brazoria District Clerk</b>	262,856.00	250	38,762.13	226	14.75%	90.40%	71,238.25	75	27.10%	30.00%	41.85%	120.40%	635	1,690	637	1,863
<b>Total of County/District</b>	<b>3,865,643.00</b>	<b>4,824</b>	<b>1,286,625</b>	<b>3,717</b>	<b>24.69%</b>	<b>83.36%</b>	<b>1,665,886.52</b>	<b>2,394</b>	<b>35.68%</b>	<b>40.35%</b>	<b>60.37%</b>	<b>123.71%</b>	<b>4,872</b>	<b>20,583</b>	<b>5,590</b>	<b>11,070</b>

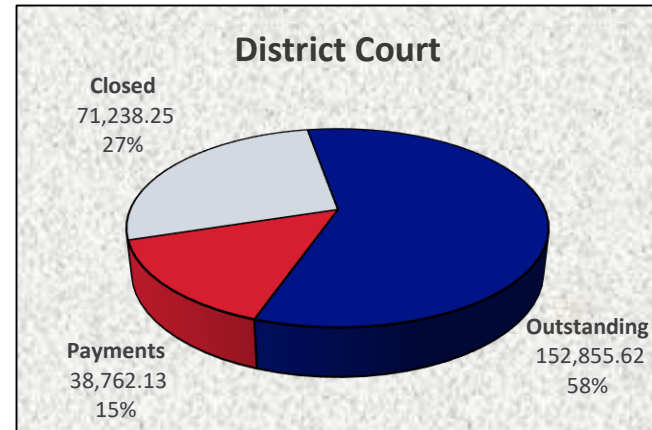
### Justice Courts



### County Court



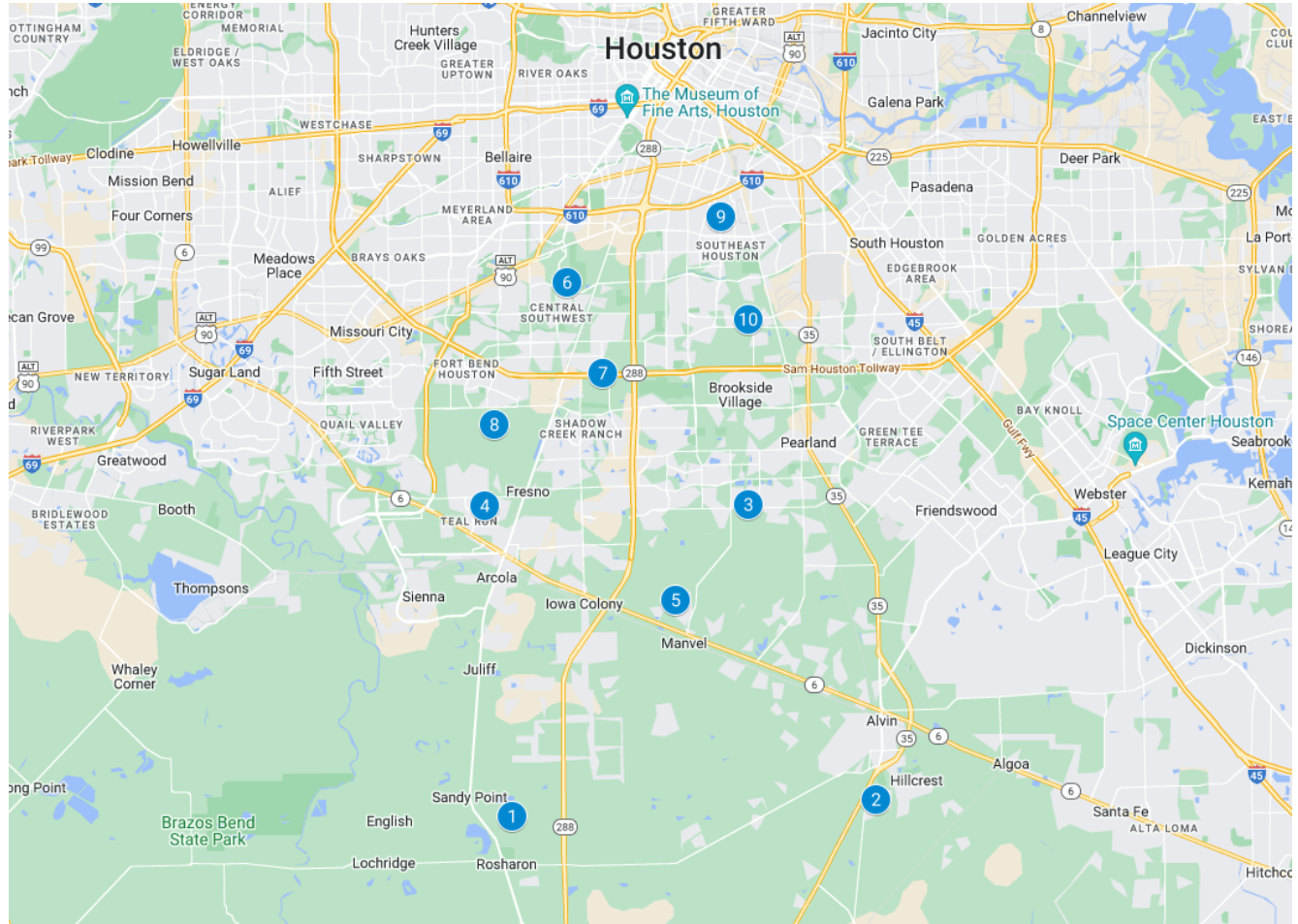
### District Court





# TOP 10 ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP2-1

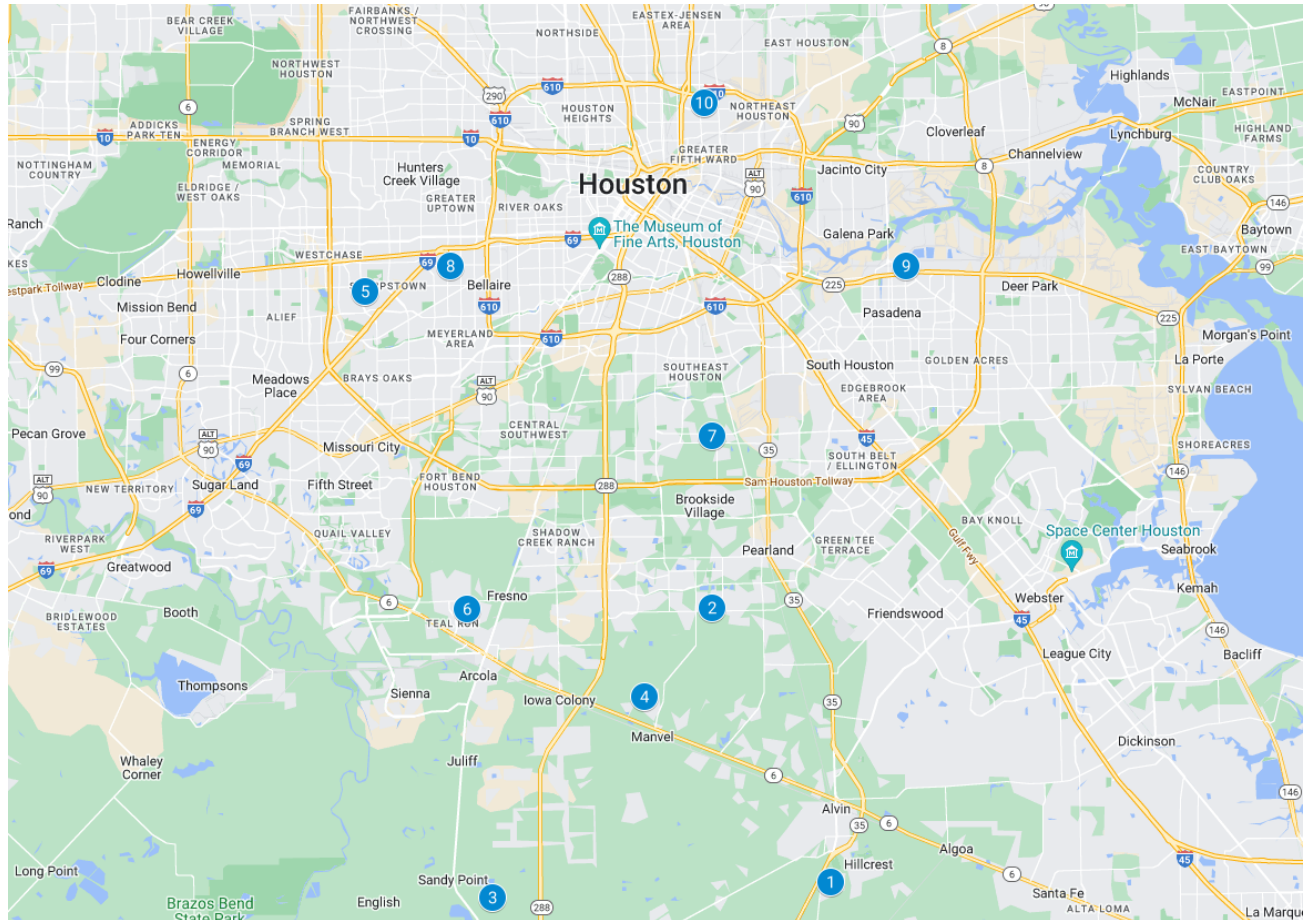
- 1  
77583 - \$125760.45(192)
- 2  
77511 - \$123916.08(182)
- 3  
77584 - \$123904.70(181)
- 4  
77545 - \$73401.40(83)
- 5  
77578 - \$47405.80(78)
- 6  
77045 - \$51750.00(68)
- 7  
77047 - \$51113.70(67)
- 8  
77053 - \$46936.07(62)
- 9  
77033 - \$44292.97(50)
- 10  
77048 - \$31868.80(49)






# TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP2-1

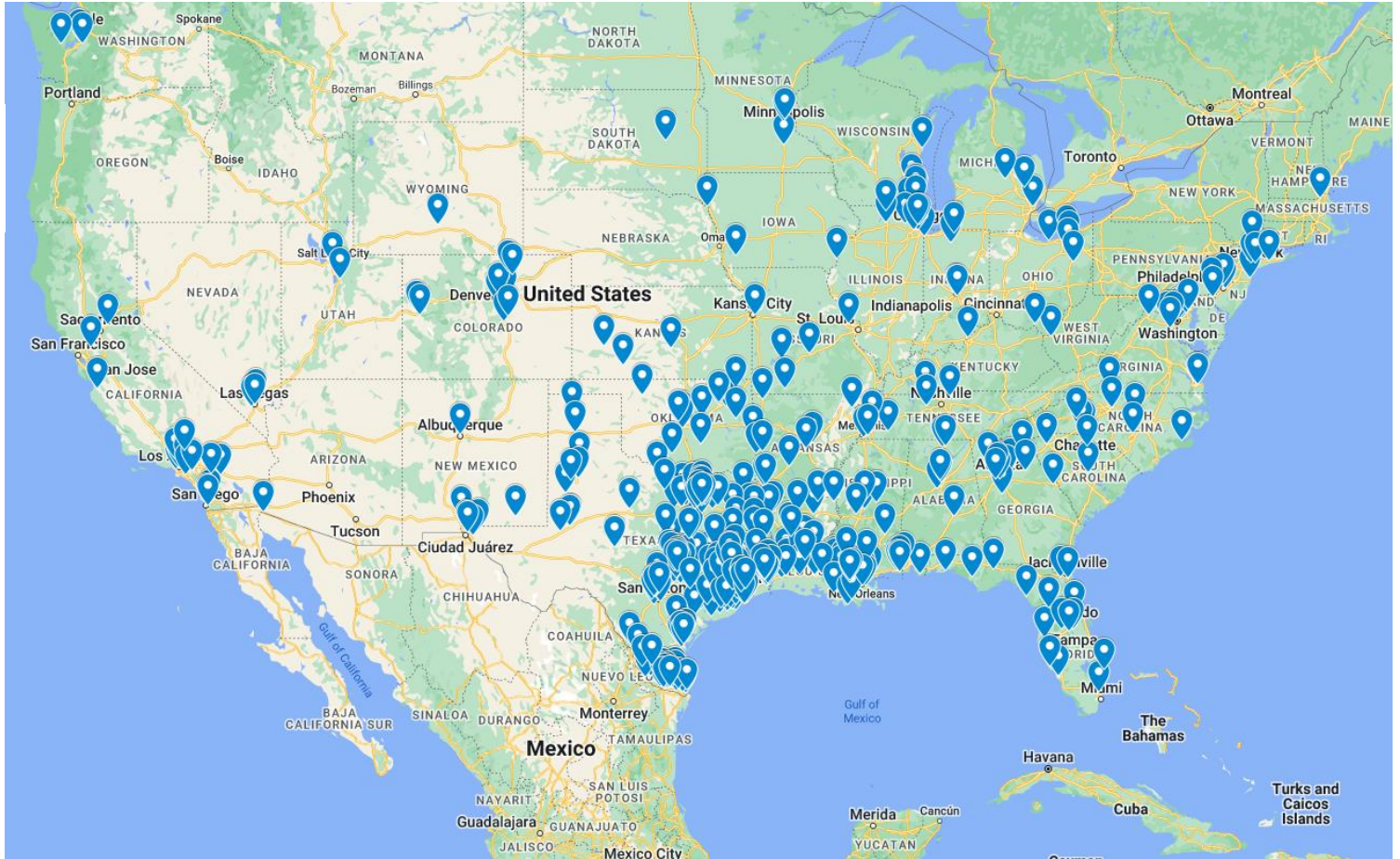
- 1  
77511 - \$21713.40(33)
- 2  
77584 - \$24017.50(29)
- 3  
77583 - \$14857.00(19)
- 4  
77578 - \$13025.00(16)
- 5  
77036 - \$12219.50(15)
- 6  
77545 - \$6077.50(9)
- 7  
77048 - \$4822.20(8)
- 8  
77081 - \$4142.00(8)
- 9  
77506 - \$6066.00(8)
- 10  
77026 - \$8057.50(7)





# ALL ACCOUNTS FOR BRAZORIA COUNTY JP2-1

  
All items







## BCTRA Performance Report (December 2024)

The following is an overview of our collection activity from September 2021 thru November 18, 2024.

### Collections Statistics

	Transactions	Tolls
Turnover	2,158,438	\$2,894,775.19
Additions by HCTRA	17,344	\$24,416.38
Adjustments by HCTRA	-35,656	-\$45,196.14
<b>Adjusted Turnover</b>	<b>2,140,126</b>	<b>\$2,873,995.43</b>
Total Collected (payments)	292,661	-\$400,205.89
Collection Rate	13.67%	13.92%
<b>Remaining Balance</b>	<b>1,847,465</b>	<b>\$2,473,789.54</b>

### Account Status Breakdown

Status	Accounts	Tolls
In Collections*	73,902	\$2,423,536.98
Account Research (Name, Address, Vehicle Ownership, Deceased, Bankruptcy and Client Demographic Change)	984	\$11,375.60
Deceased	562	\$16,901.60
Bankruptcy	205	\$5,775.14
In Reconciliation	95	\$4,108.86
In Dispute	30	\$704.12
Other (Cease and Desist, Refused to Pay, Uncollectible, payment pending – Toll Authority)	22	\$950.96

\*“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

<b>Total Calls In</b>	46,989
<b>Total Calls Out</b>	934,204
<b>Total Auto Emails Out</b>	935,059
<b>Total Auto Text Messages Out</b>	71,545