

WHEN EXPERIENCE, REPUTATION AND PERFORMANCE MATTER



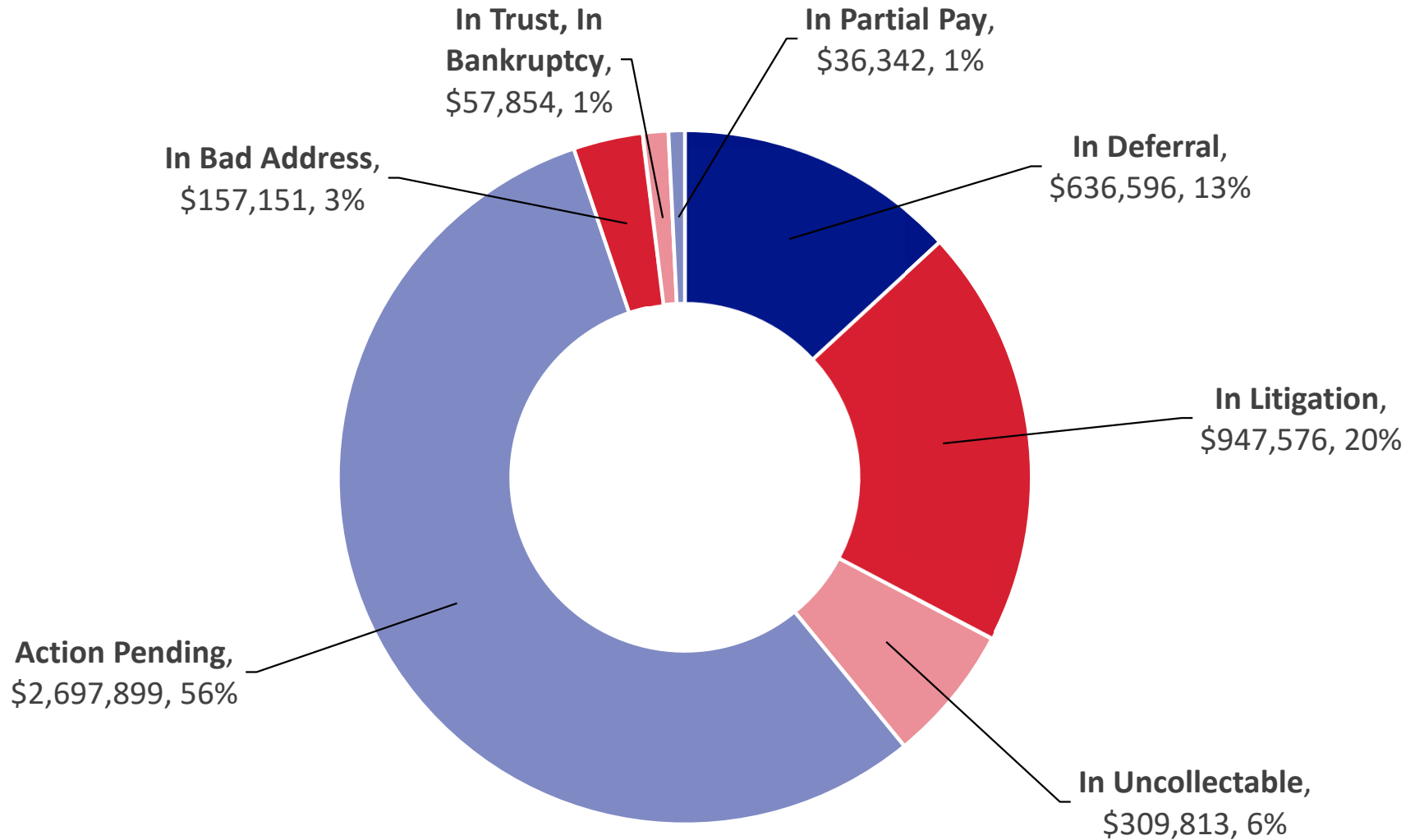
# COLLECTION REPORT TO BRAZORIA COUNTY

Submitted by: *Michael J. Darlow*  
*August 2024*  
*[www.pbfcml.com](http://www.pbfcml.com)*



# ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

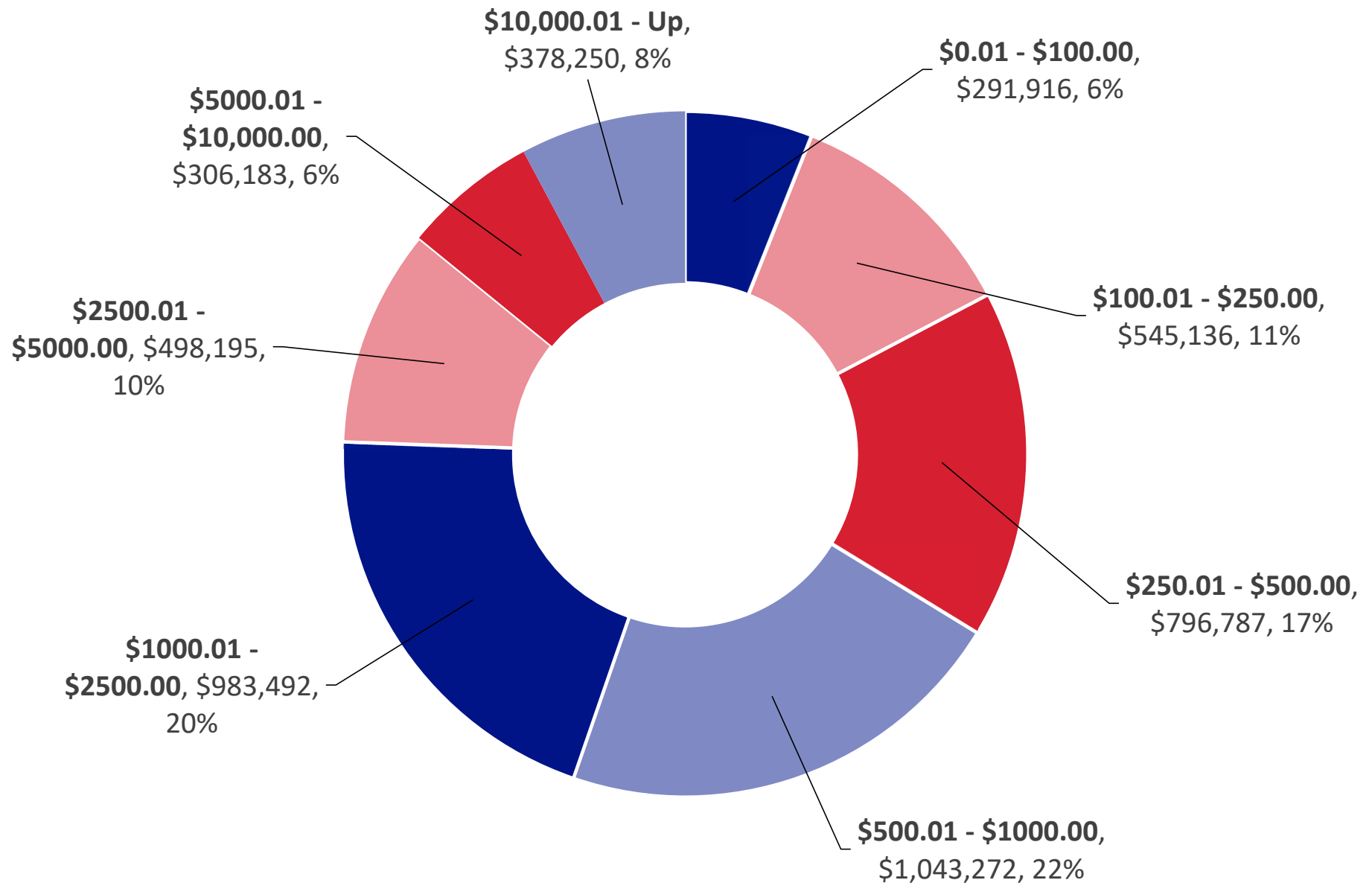
*As of 7/23/2024 - Total Base Tax: \$4,843,231*





# DOLLAR RANGE CHART FOR BRAZORIA COUNTY

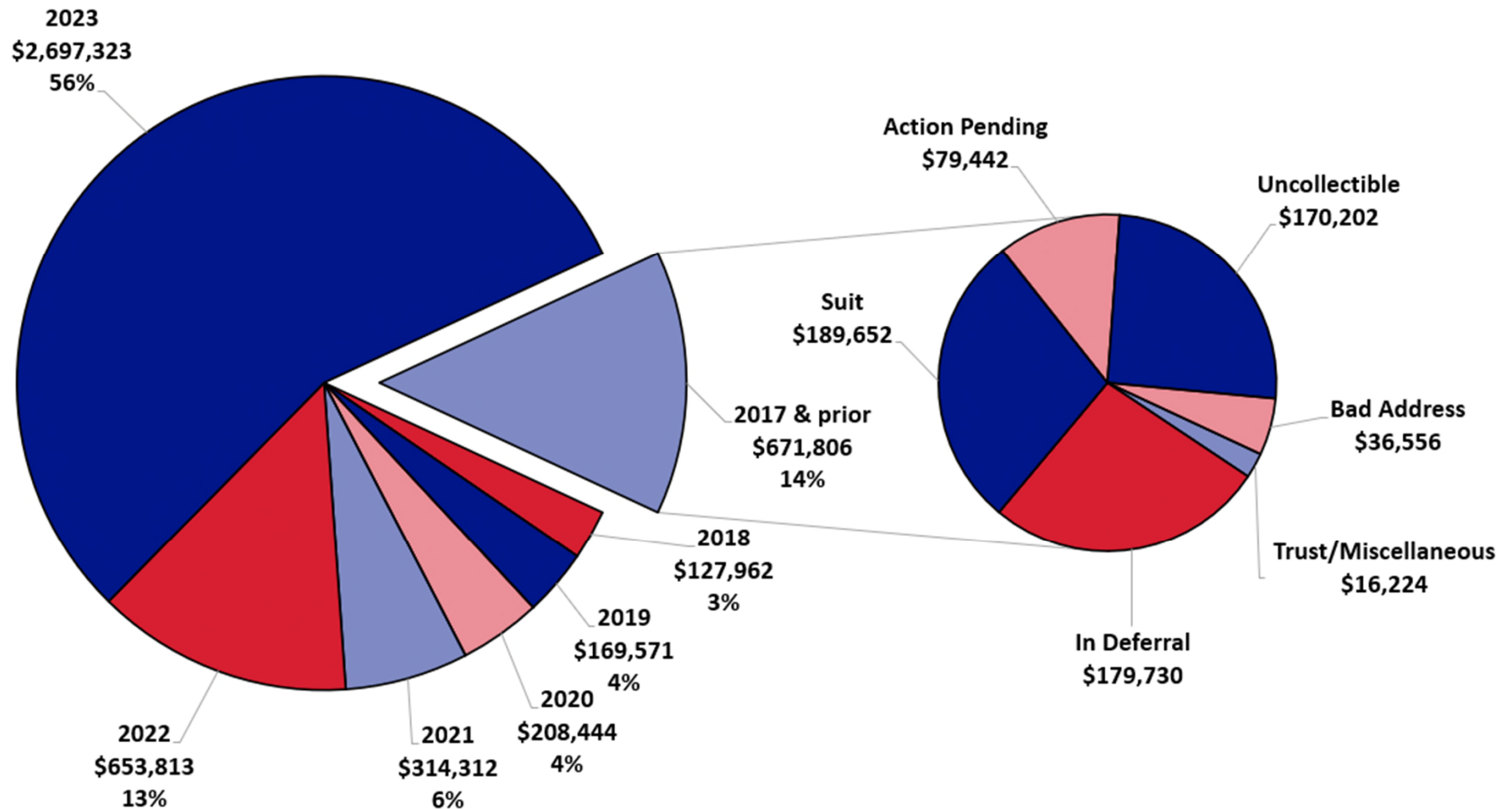
As of 7/23/2024 - Total Base Tax: \$4,843,231





# OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

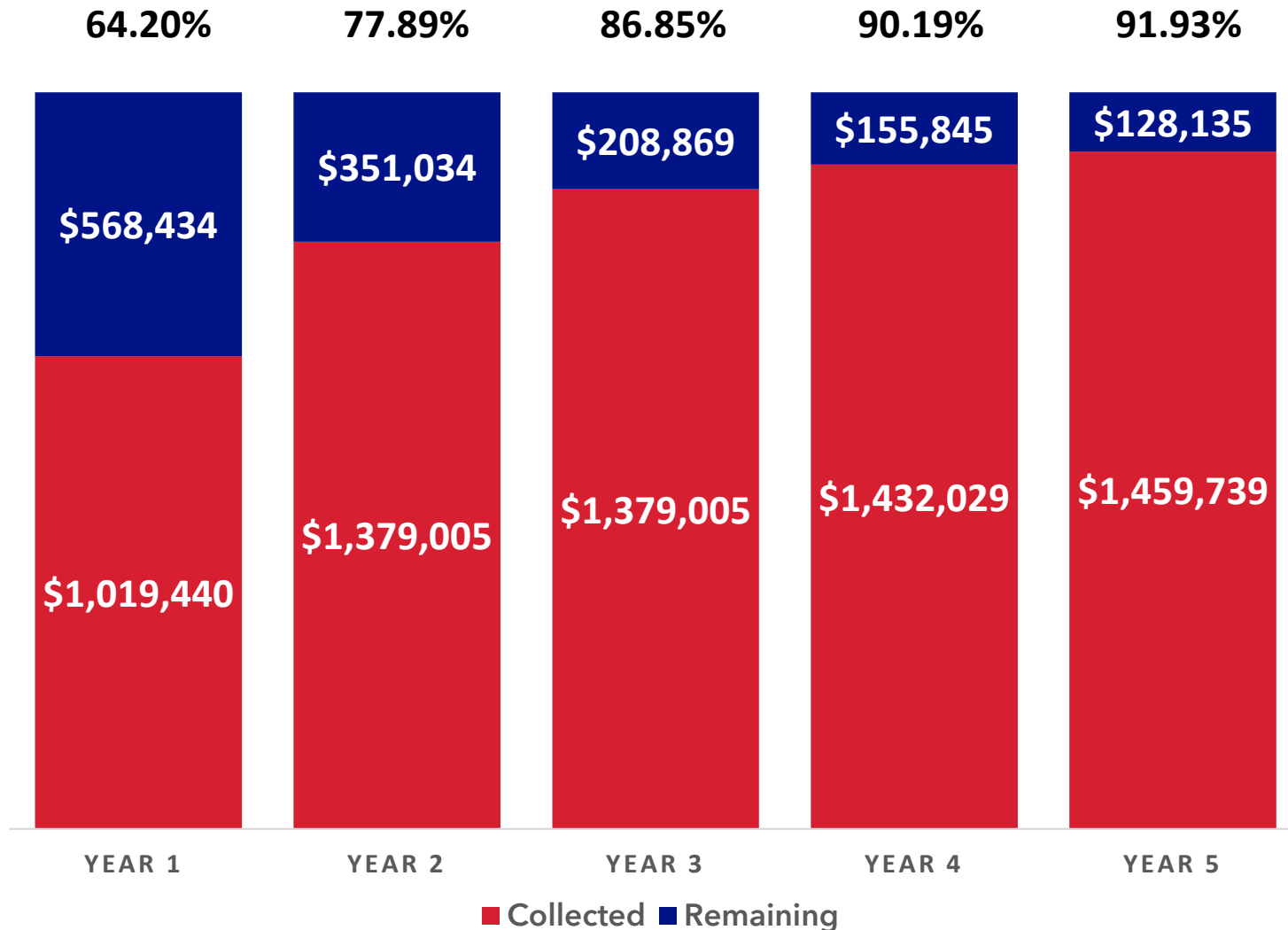
As of 7/23/2024 - Total Base Tax: \$4,843,231





# 2018 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

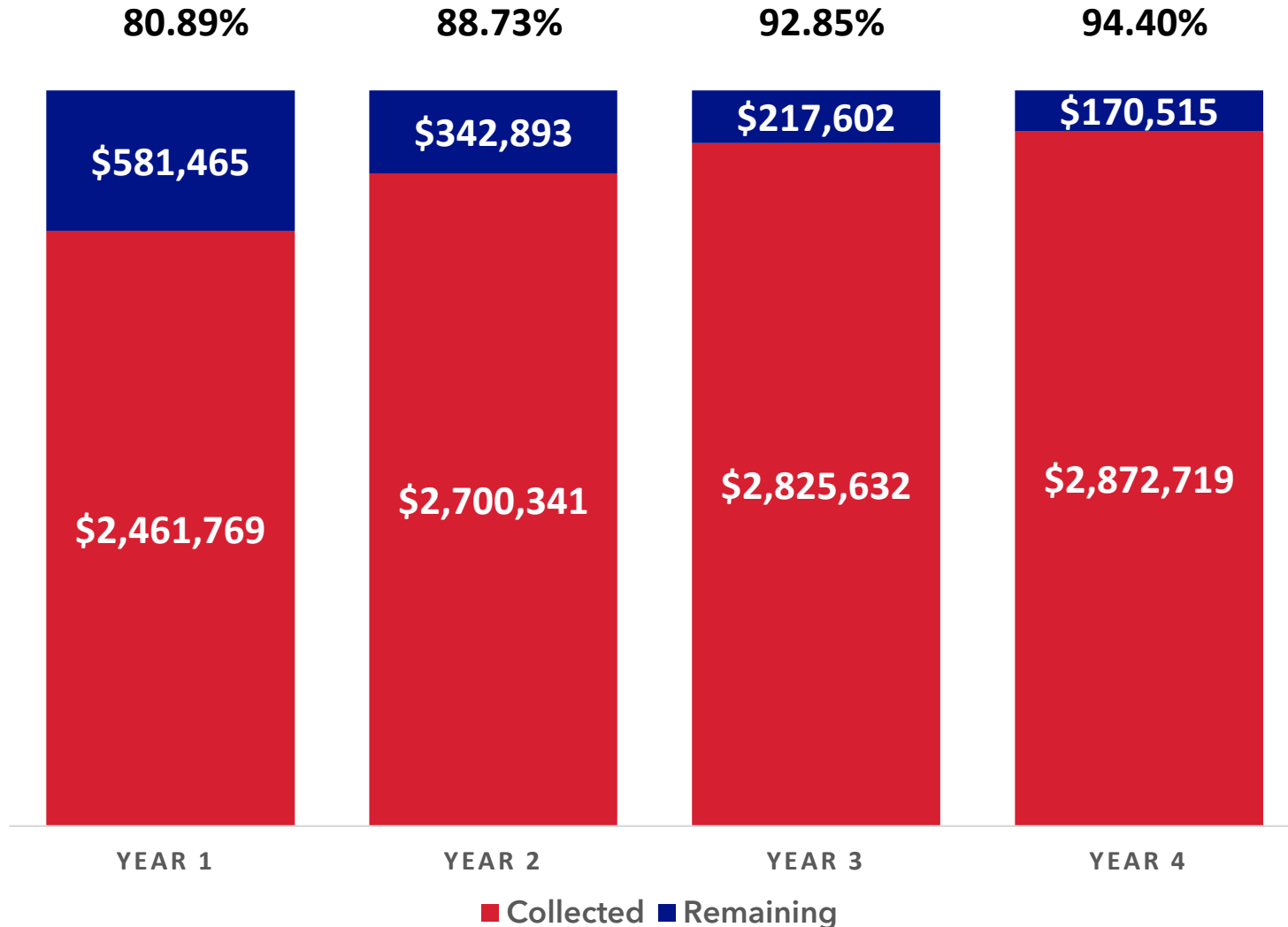
*As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,587,874*





# 2019 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

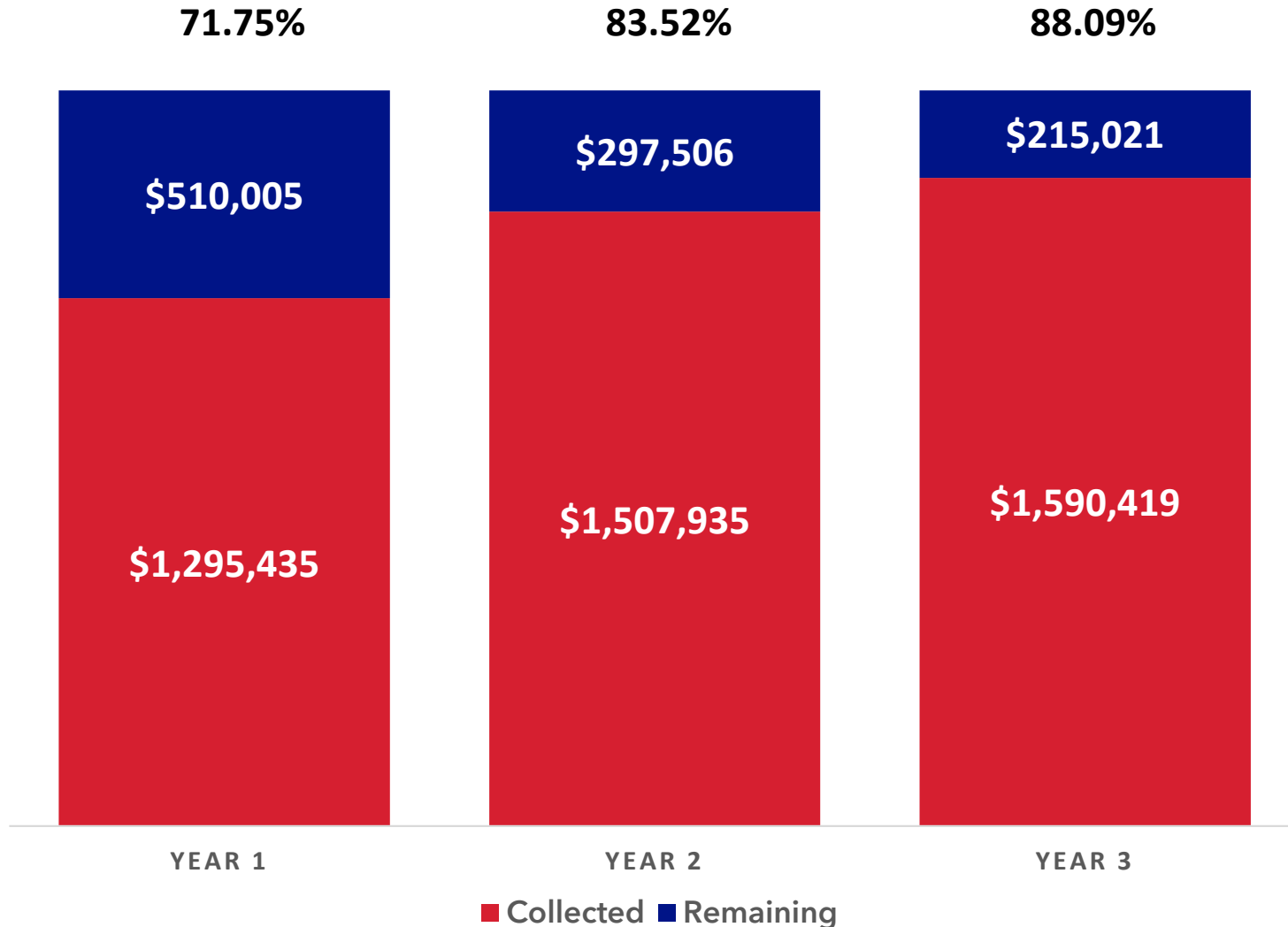
*As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$3,043,234*





# 2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

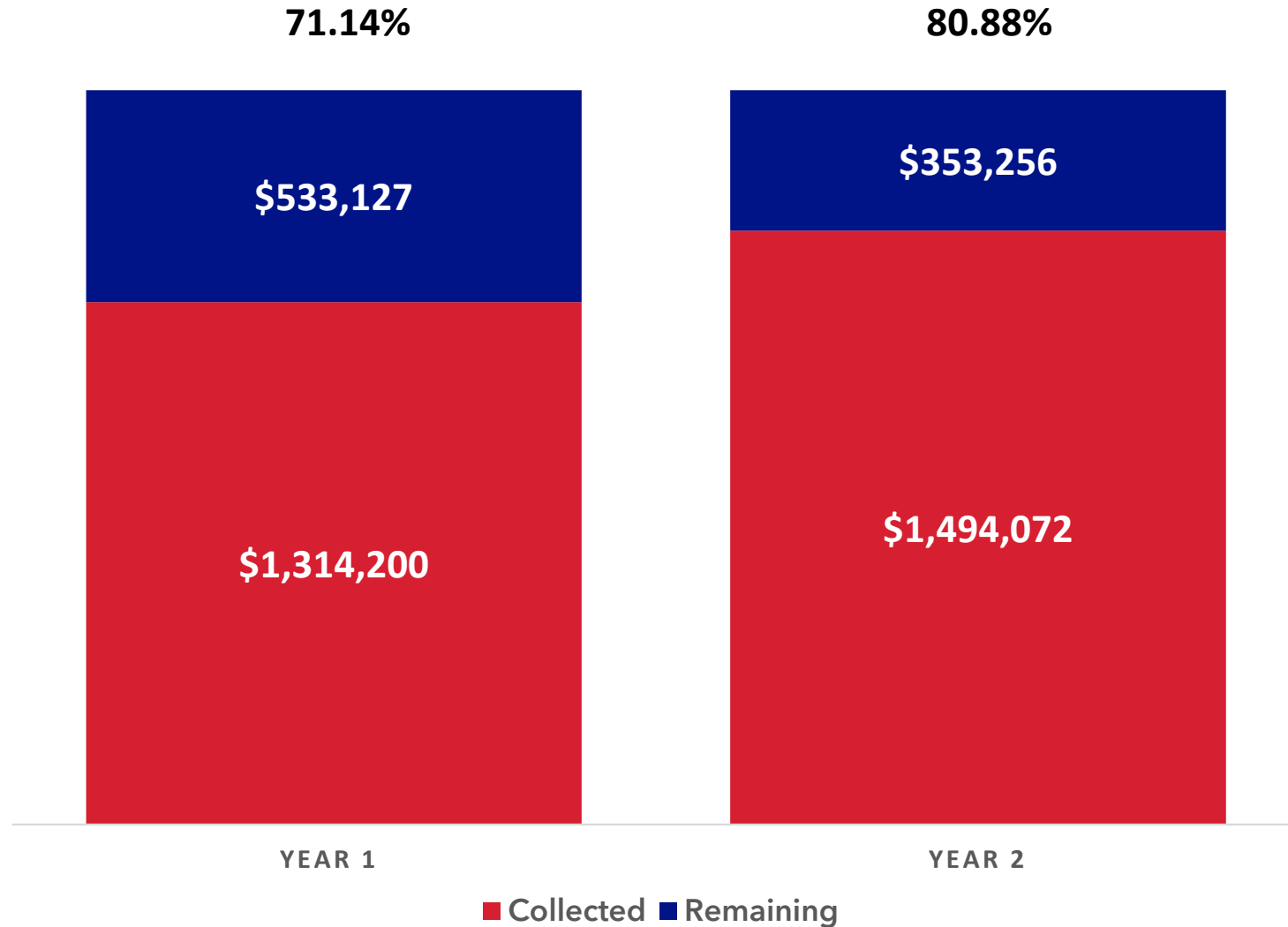
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,805,441





# 2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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



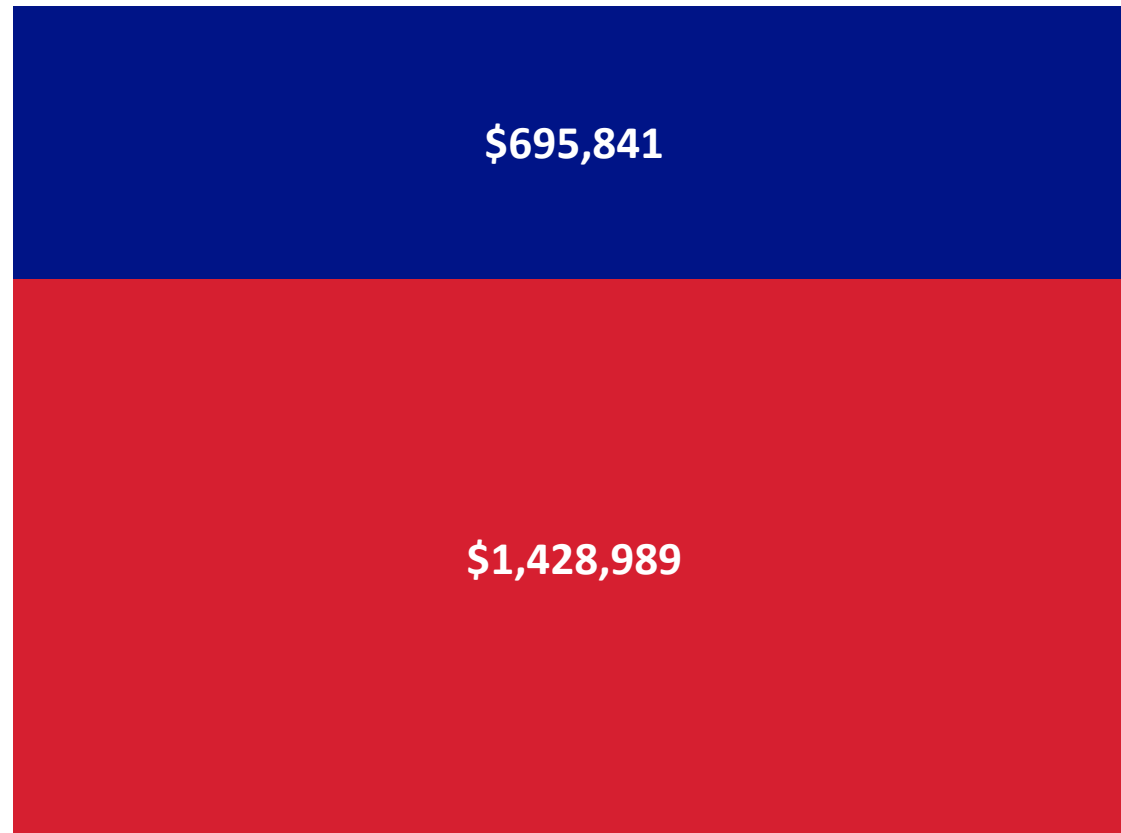




# 2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

67.25%



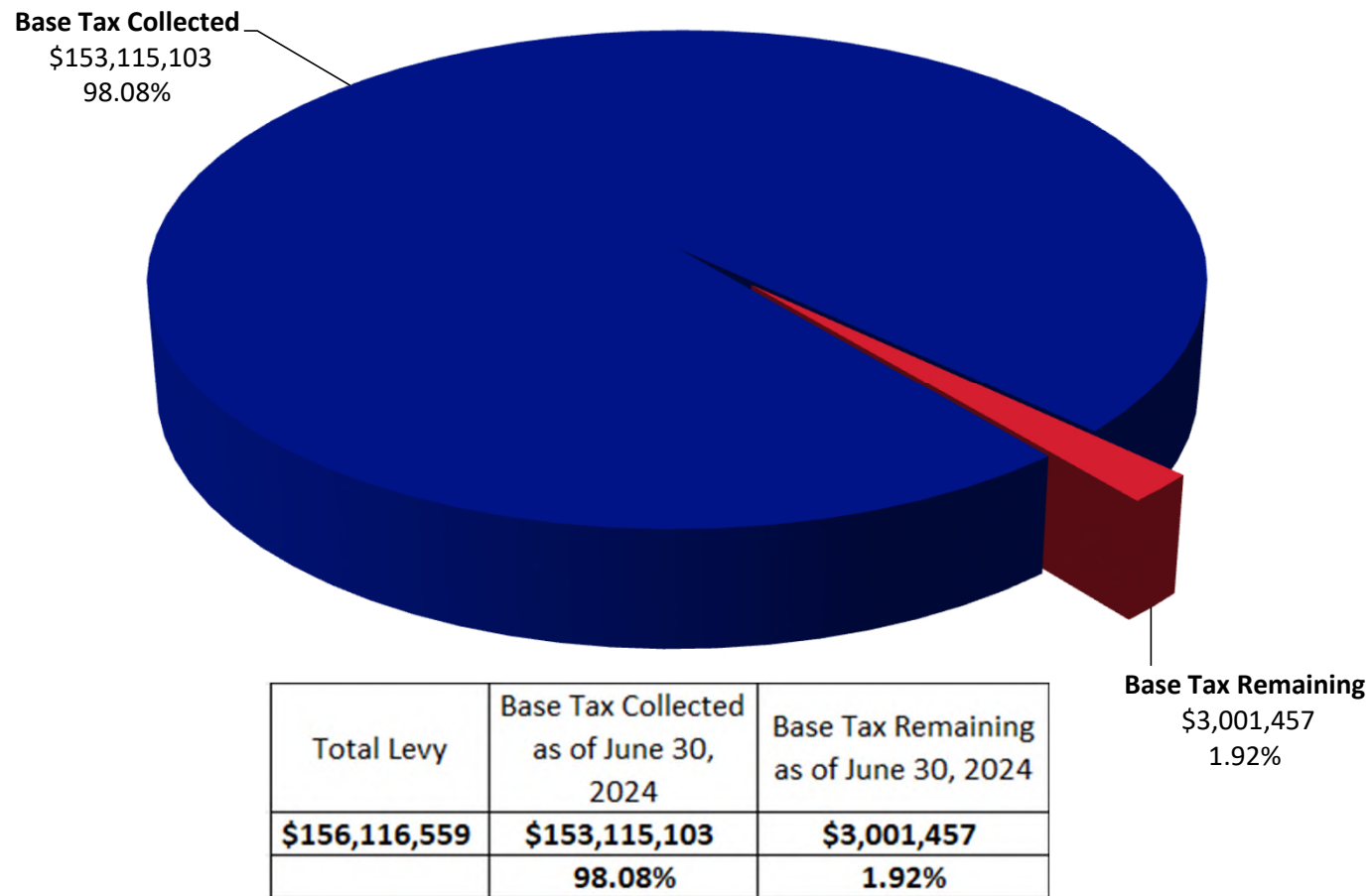
YEAR 1

■ Collected ■ Remaining



# 2023 TAX YEAR BASE TURNOVER CHART

Total 2023 Levy: \$156,116,559 \*Amounts Provided by the Brazoria County Tax Office





**BRAZORIA COUNTY**  
**TOP 10 REPORT AS OF JULY 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) \$45,797**

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**

This is a real estate account located in Freeport. The taxpayer has been delinquent in the past. We are in contact with them and the lender to obtain payment. if necessary, we will file a suit to collect the taxes.

**4. ELLIOT OIL & GAS- (2023) \$ 27,324**

This company is habitually delinquent. Currently, they owe taxes on fifty-four (54) mineral accounts consisting of working interests and pipelines. We have contacted the company and they have requested another payment agreement. We will work with them on paying over a brief period of time.

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

There are eleven (11) pipeline accounts that were late supplements to the tax roll earlier this year. A large payment was made in June 2024, but this balance remains. We expect to have this paid in the near term.

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

This is the Pearland Office Park located on Smith Ranch Road. We are contacting the owner and reaching out to the lienholder to get the taxes paid. If that fails, we will file a suit to collect the taxes.

**7. AURA AKA, LLC- (2023) \$ 20,092**

This is a 2.24-acre commercial development off Broadway. We are contacting the owner and reaching out to the lienholder to get the taxes paid. If that fails, we will file a suit to collect the taxes.

**8. 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.

**9. 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.

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

There are five accounts owed by this taxpayer on a marina located in Freeport. We are contacting the owner and reaching out to the lienholder to get the taxes paid. If that fails, we will file a suit to collect the taxes.



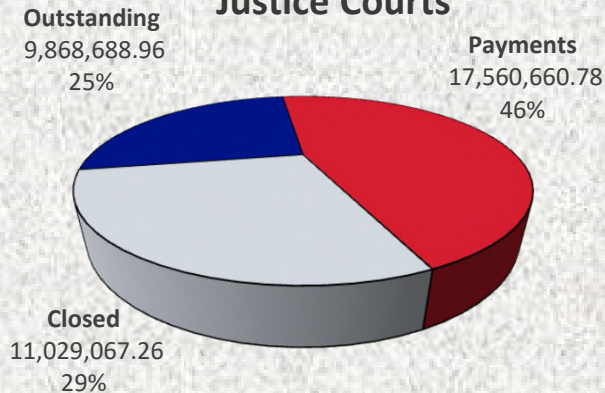
# FINE & FEE COLLECTION REPORT

## AS OF JULY 29, 2024

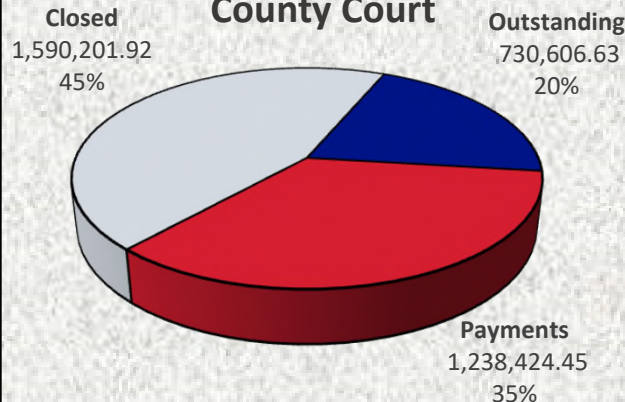
### FOR BRAZORIA COUNTY

Court	Total Turnover	Payments and/or Partial Payments						Dismissed/Cleared				Total % cleared	Total # % cleared	Address Correction	Letters Mailed	Phone # Changes	Phone Contacts
		\$	#	\$	#	% of \$	% of #	\$	#	% of \$	% of #						
Brazoria JP1-1 (Brown)	5,246,651.00	13,729	2,447,953.91	8,042	46.66%	58.58%		1,631,593.41	6,193	31.10%	45.11%	77.76%	103.69%	8,273	57,682	6,048	18,370
Brazoria JP1-2 (Rape)	3,865,769.00	9,512	1,639,077.65	5,957	42.40%	62.63%		1,204,916.36	3,861	31.17%	40.59%	73.57%	103.22%	5,972	40,217	4,314	19,444
Brazoria JP2-1 (Vasut)	7,414,886.00	22,339	2,078,213.87	8,689	28.03%	38.90%		2,736,677.24	9,806	36.91%	43.90%	64.94%	82.79%	8,640	52,598	8,182	19,799
Brazoria JP2-2 (Davis)	6,611,364.00	19,495	3,436,521.60	14,319	51.98%	73.45%		1,602,216.56	6,392	24.23%	32.79%	76.21%	106.24%	10,902	81,363	7,228	23,259
Brazoria JP3-1 (Merkel)	2,342,800.00	6,089	1,273,348.91	4,175	54.35%	68.57%		726,440.39	2,390	31.01%	39.25%	85.36%	107.82%	4,156	22,006	3,814	12,511
Brazoria JP3-2 (Castillo)	1,073,942.00	2,979	482,729.67	1,870	44.95%	62.77%		323,053.08	1,506	30.08%	50.55%	75.03%	113.33%	2,136	14,601	2,153	8,198
Brazoria JP4-1 (Linder)	3,680,564.00	9,416	1,329,140.81	5,959	36.11%	63.29%		931,366.61	2,897	25.30%	30.77%	61.42%	94.05%	4,960	38,675	4,617	12,510
Brazoria JP4-2 (Kersh)	8,222,441.00	20,627	4,873,674.36	16,488	59.27%	79.93%		1,872,803.61	6,827	22.78%	33.10%	82.05%	113.03%	12,362	125,972	10,583	26,328
Total of all JP's	38,458,417.00	41,460	17,560,661	35,789	45.47%	63.51%		11,029,067.26	39,872	29.07%	39.51%	74.54%	103.02%	57,401	433,114	46,939	140,419
Brazoria County Court	3,559,233.00	4,574	1,238,424.45	3,463	34.79%	75.71%		1,590,201.92	2,308	44.68%	50.46%	79.47%	126.17%	4,170	18,770	4,912	9,002
Brazoria District Clerk	262,856.00	250	38,762.13	226	14.75%	90.40%		71,238.25	75	27.10%	30.00%	41.85%	120.40%	629	1,690	637	1,791
Total of County/District	3,822,089.00	4,824	1,277,187	3,689	24.77%	83.06%		1,661,440.17	2,383	35.89%	40.23%	60.66%	123.28%	4,799	20,460	5,549	10,793

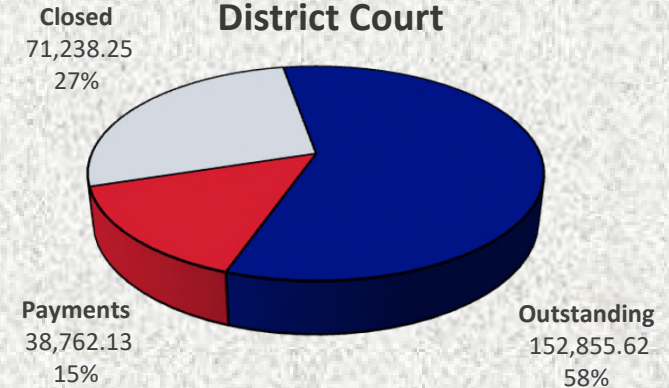
#### Justice Courts



#### County Court



#### District Court

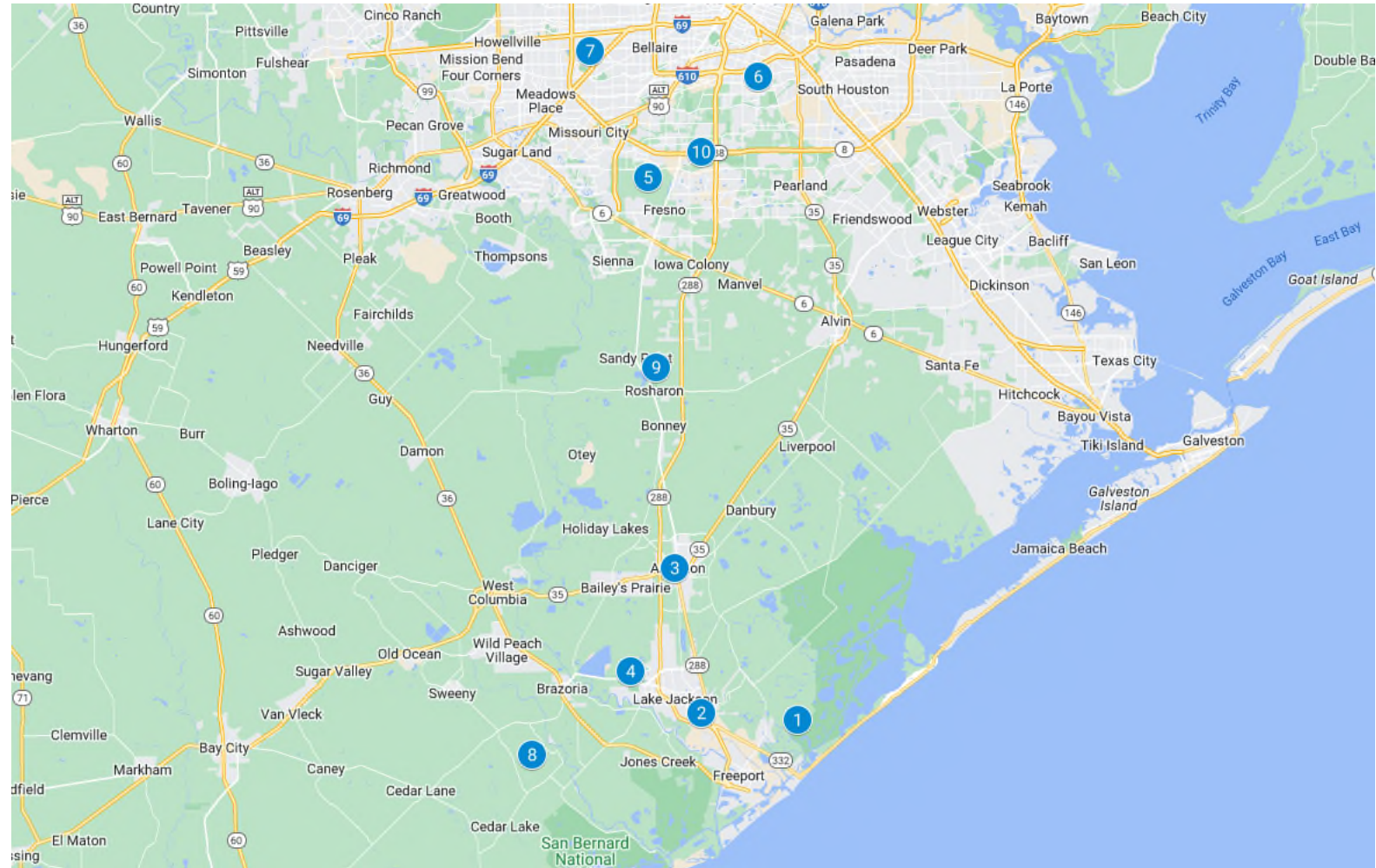






# TOP 10 ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP1-2

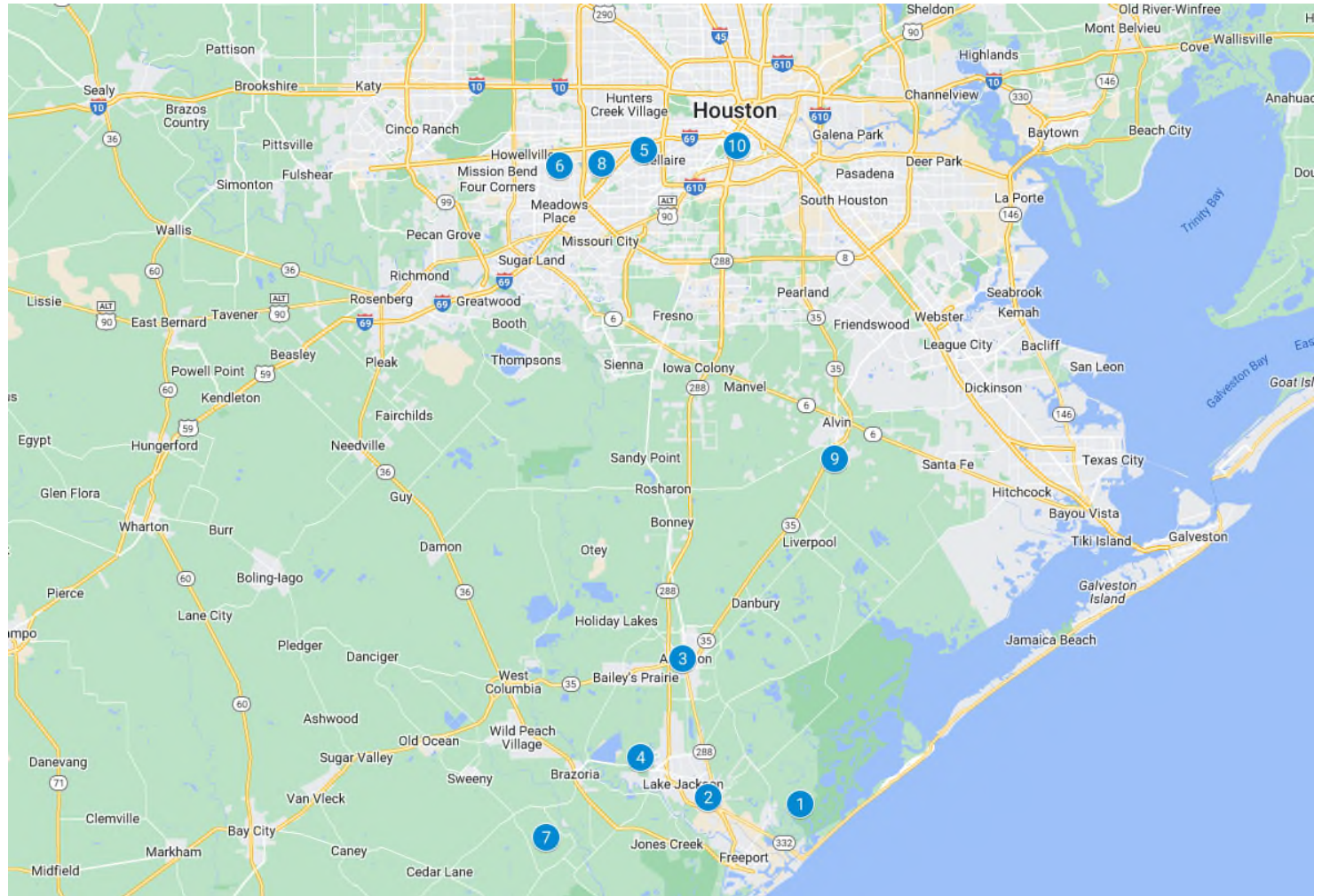
- 1  
77541 - \$59079.21(106)
- 2  
77531 - \$31477.08(58)
- 3  
77515 - \$29215.70(52)
- 4  
77566 - \$15853.00(31)
- 5  
77053 - \$14129.00(17)
- 6  
77033 - \$11175.50(13)
- 7  
77036 - \$10061.00(13)
- 8  
77422 - \$10334.00(13)
- 9  
77583 - \$11833.00(13)
- 10  
77047 - \$7732.00(11)



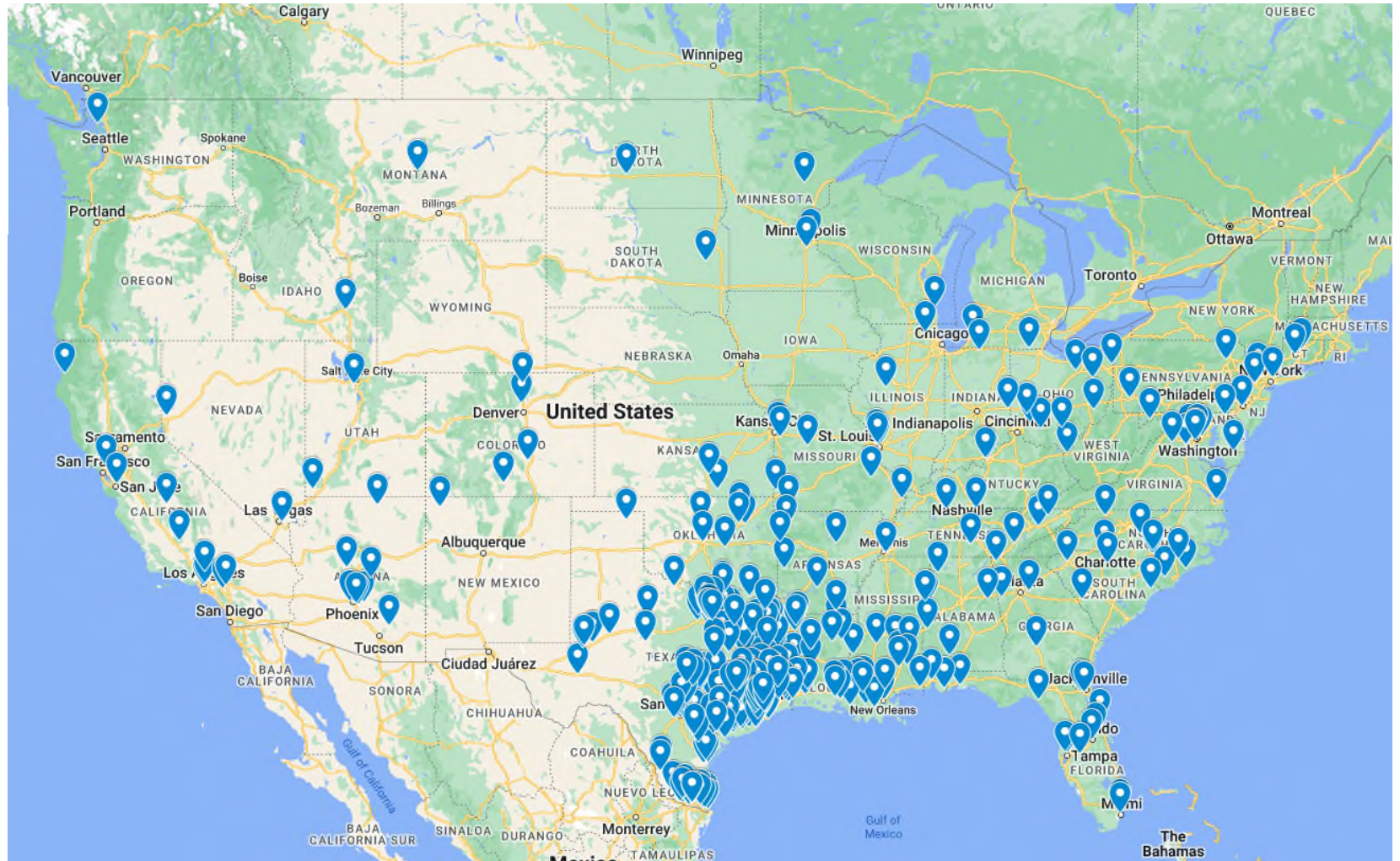


# TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP1-2

- 1  
77541 - \$23491.60(30)
- 2  
77531 - \$18904.00(26)
- 3  
77515 - \$6709.47(12)
- 4  
77566 - \$7111.50(11)
- 5  
77081 - \$5676.00(7)
- 6  
77072 - \$4308.00(6)
- 7  
77422 - \$3223.00(6)
- 8  
77036 - \$3229.00(5)
- 9  
77511 - \$4167.50(4)
- 10  
77004 - \$1013.50(3)











## BCTRA Performance Report (August 1, 2024)

The following is an overview of our collection activity from September 2021 thru July 2024.

### Collections Statistics

	<u>Transactions</u>	<u>Tolls</u>
Turnover	1,931,750	\$2,543,367.51
Additions by HCTRA	15,618	\$21,397.57
Adjustments by HCTRA	-31,515	-\$39,161.40
<b>Adjusted Turnover</b>	<b>1,915,853</b>	<b>\$2,525,603.68</b>
Total Collected (payments)	-256,804	-\$341,420.73
Collection Rate	13.40%	13.51%
<b>Remaining Balance*</b>	<b>1,659,049</b>	<b>\$2,184,182.90</b>

\*The differential between any total amount/balance stated in the Performance Report is due to the daily account adjustments that occur as a result of new transactions and payments.

### Account Status Breakdown

<u>Status (Top Status Categories)</u>	<u>Accounts</u>	<u>Tolls</u>
In Collections*	65,038	\$2,130,200.96
Account Research (Name, Address, Vehicle Ownership, Deceased, Bankruptcy and Client Demographic Change)	733	\$28,019.31
Deceased	496	\$13,219.69
Bankruptcy	197	\$5,142.52
In Reconciliation	59	\$2,398.27
In Dispute	19	\$420.48
Other (Cease and Desist, Refused to Pay, Uncollectible, payment pending – Toll Authority)	19	\$850.78

\*“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>	35,741
<b>Total Calls Out</b>	737,967
<b>Total Auto Emails Out</b>	743,193
<b>Total Auto Text Messages Out</b>	71,545