

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*

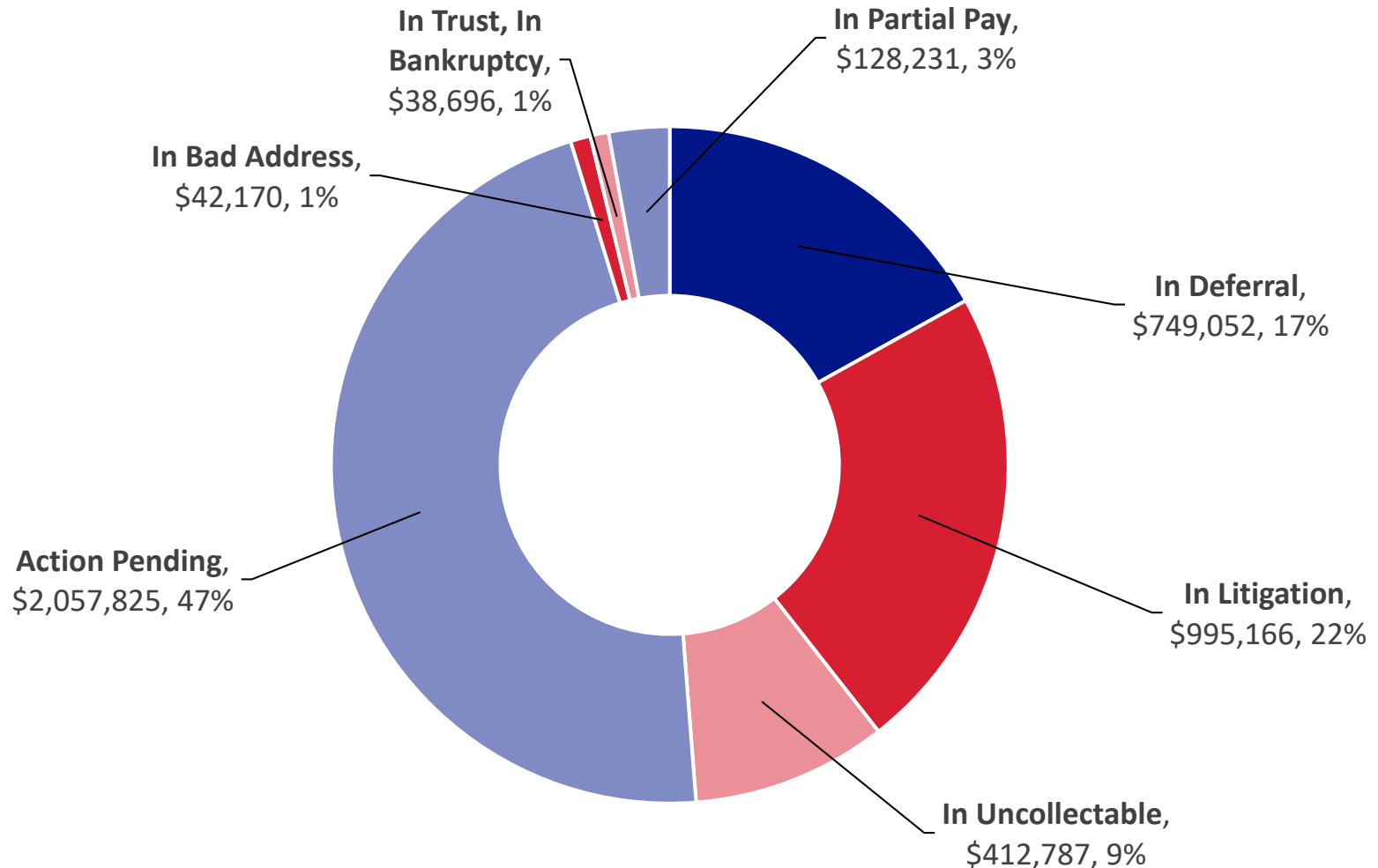
September 2025

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ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

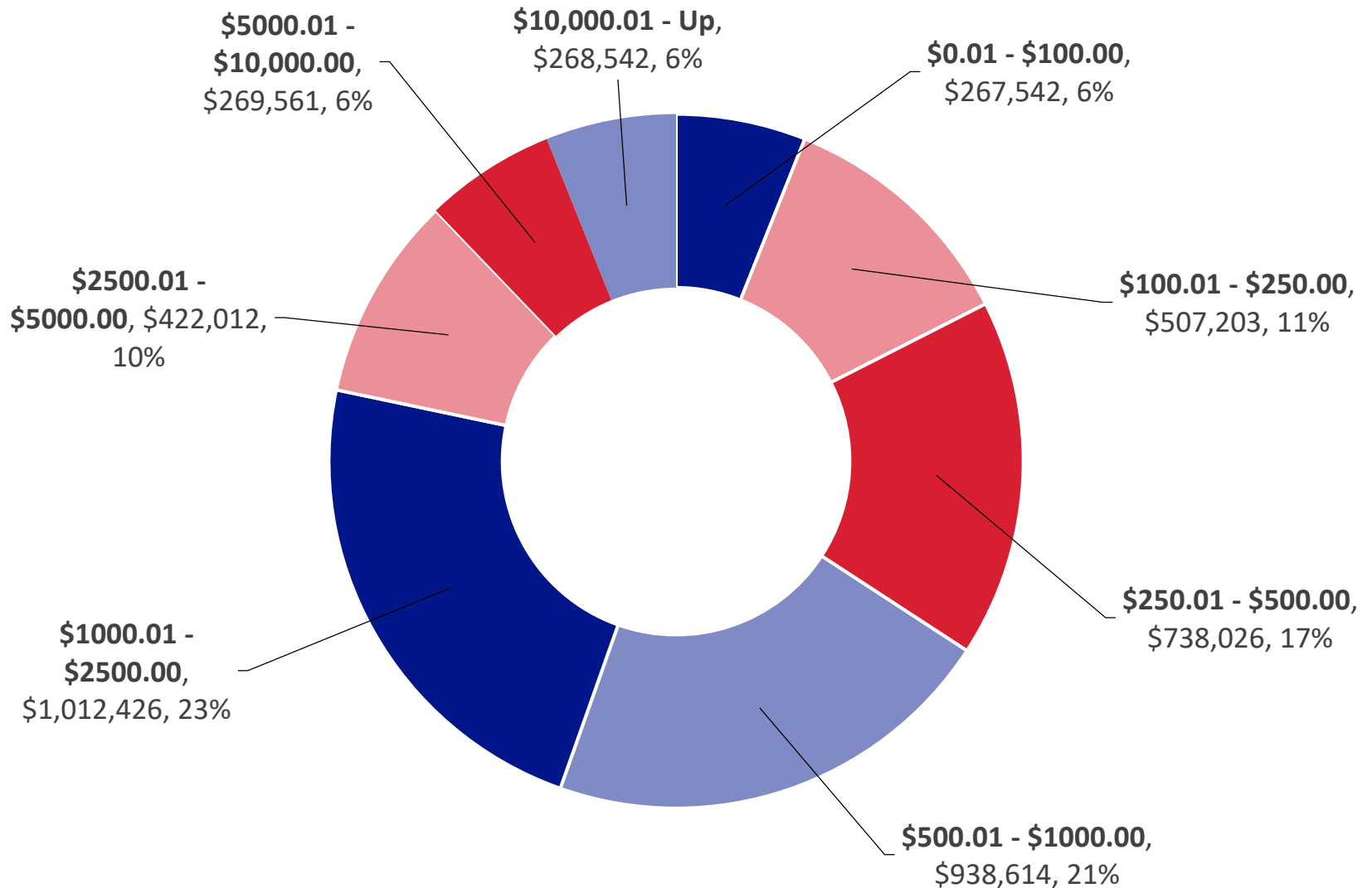
As of 8/18/2025 - Total Base Tax: \$4,423,926





DOLLAR RANGE CHART FOR BRAZORIA COUNTY

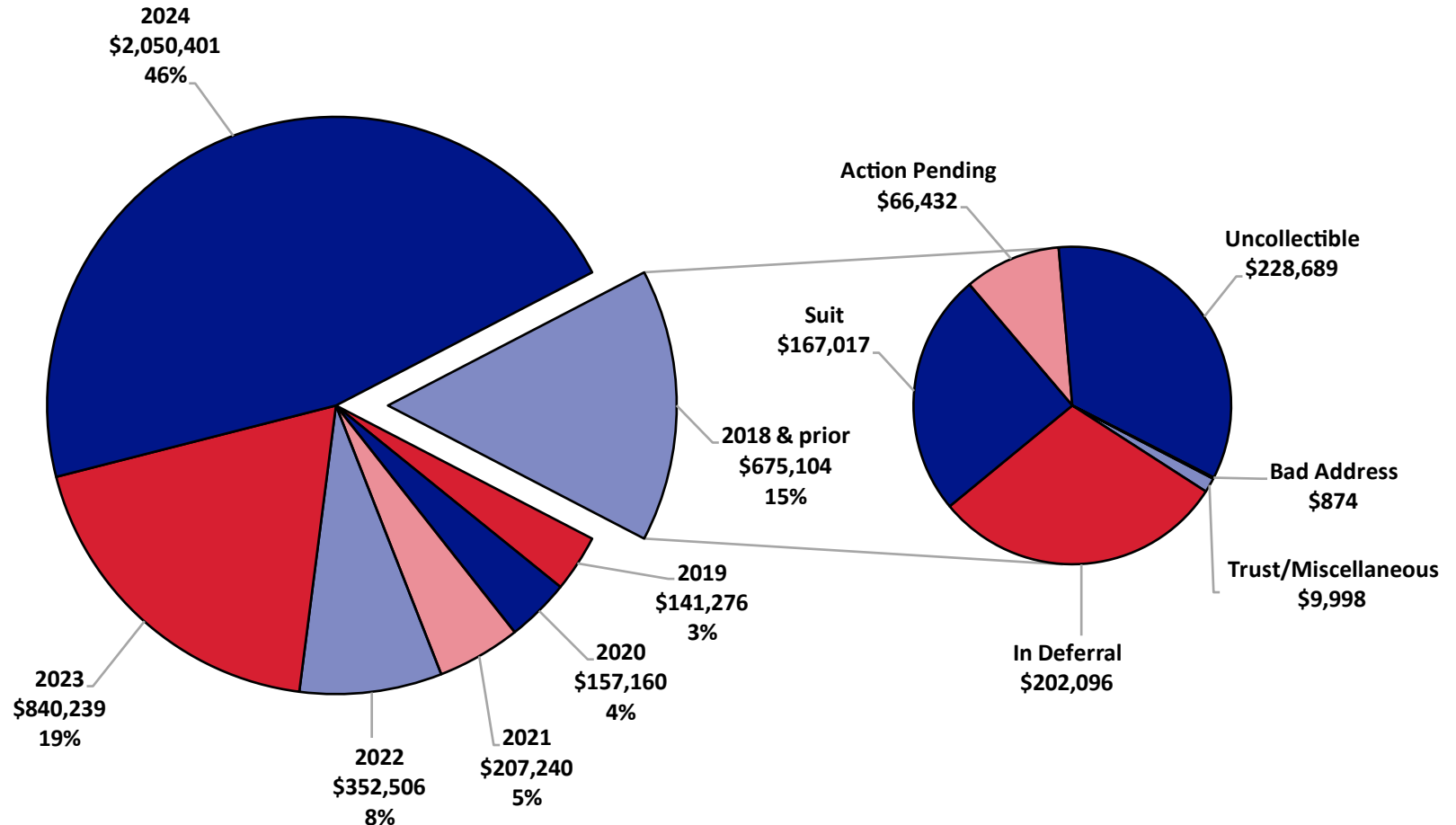
As of 8/18/2025 - **Total Base Tax: \$4,423,926**





OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

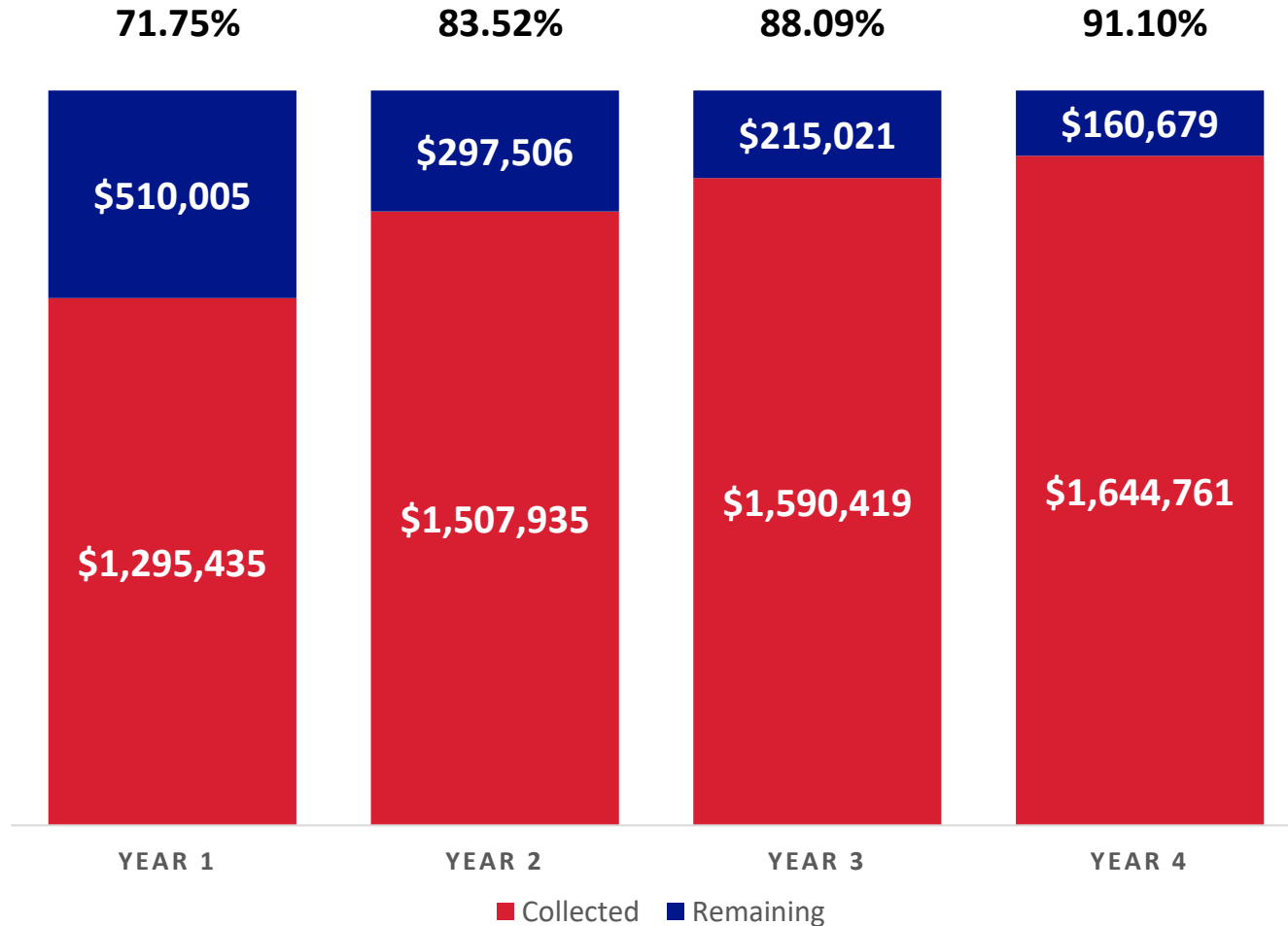
As of 8/18/2025 - Total Base Tax: \$4,423,926





2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

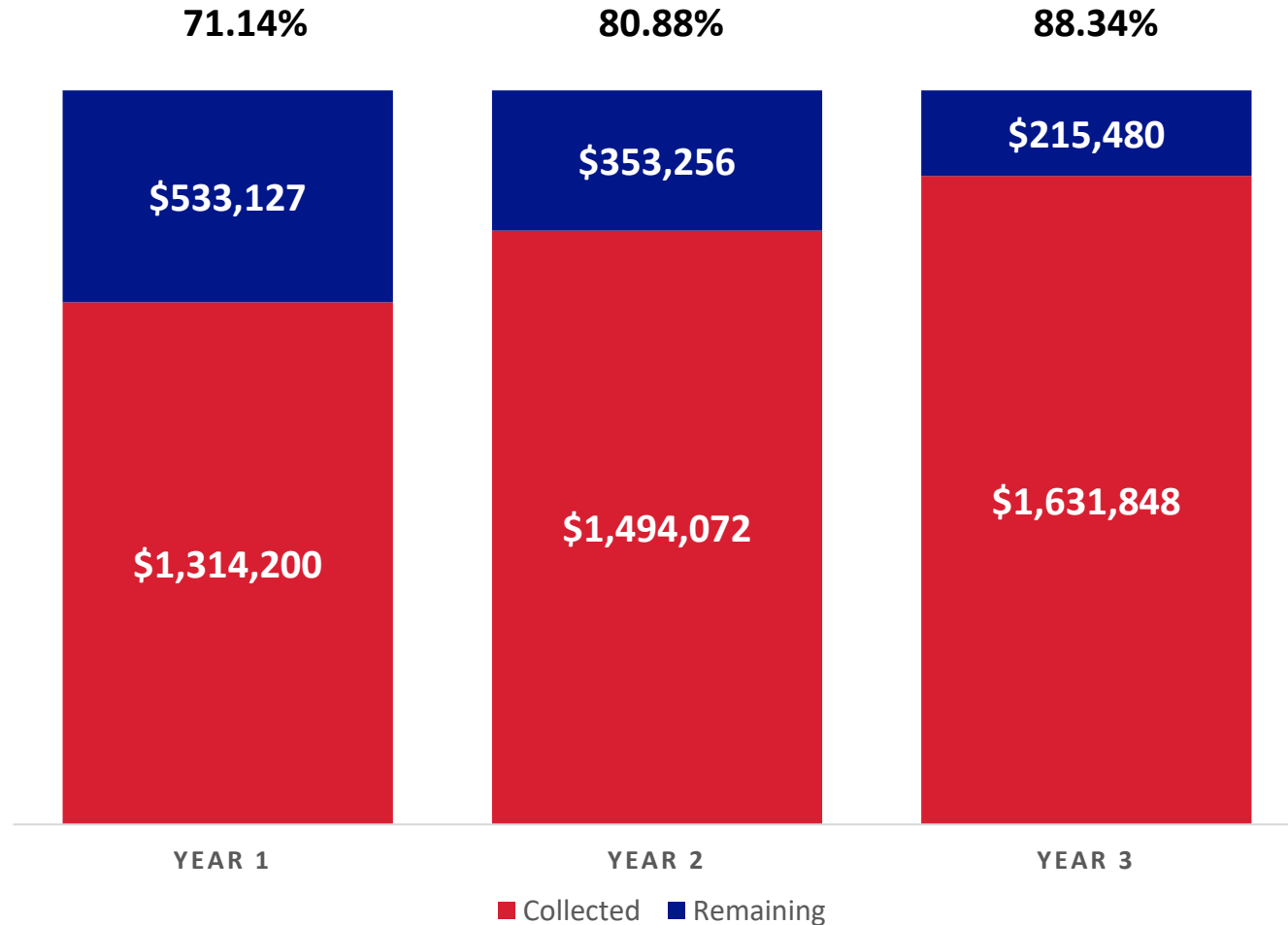
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,805,441





2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

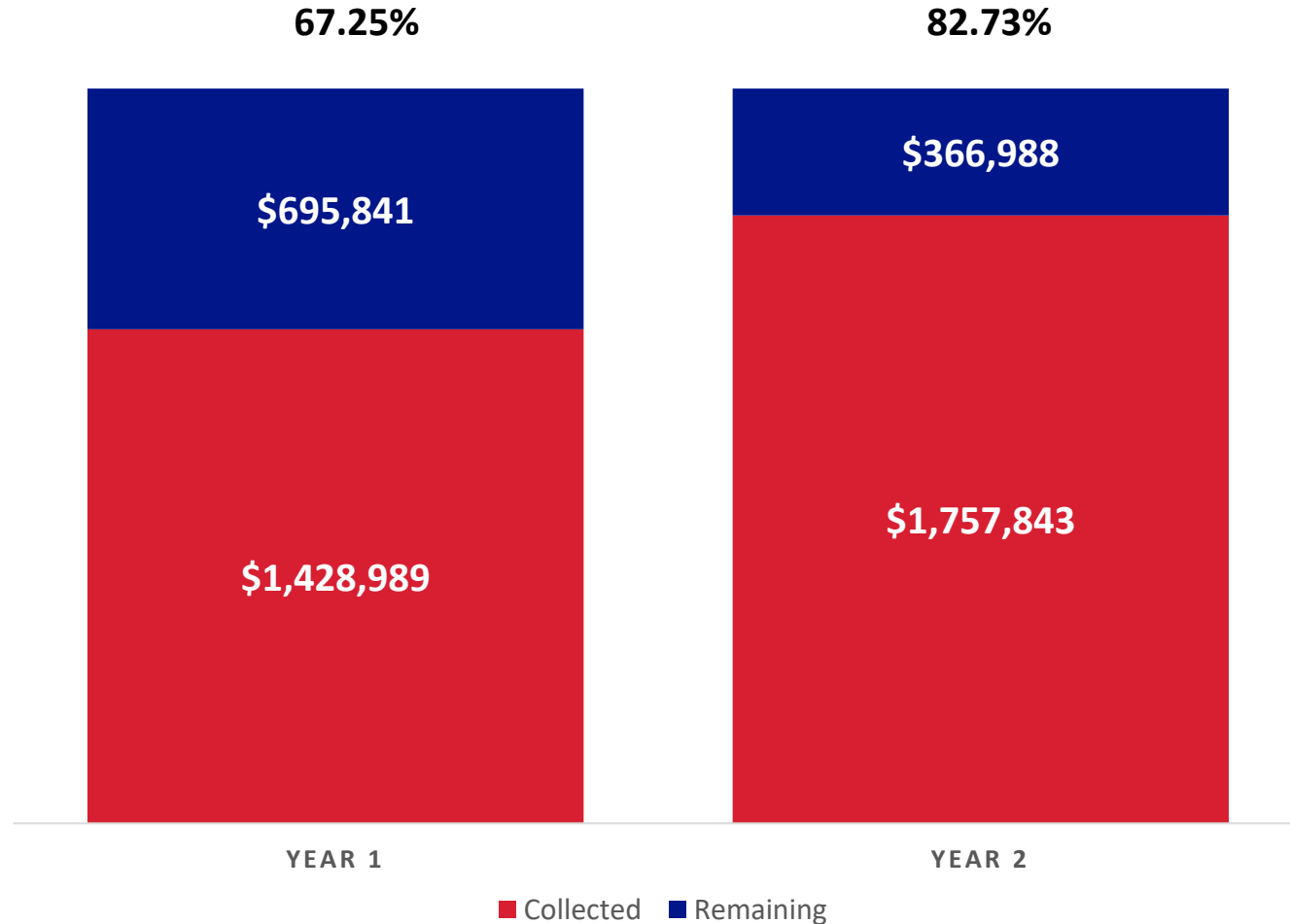
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,847,328





2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

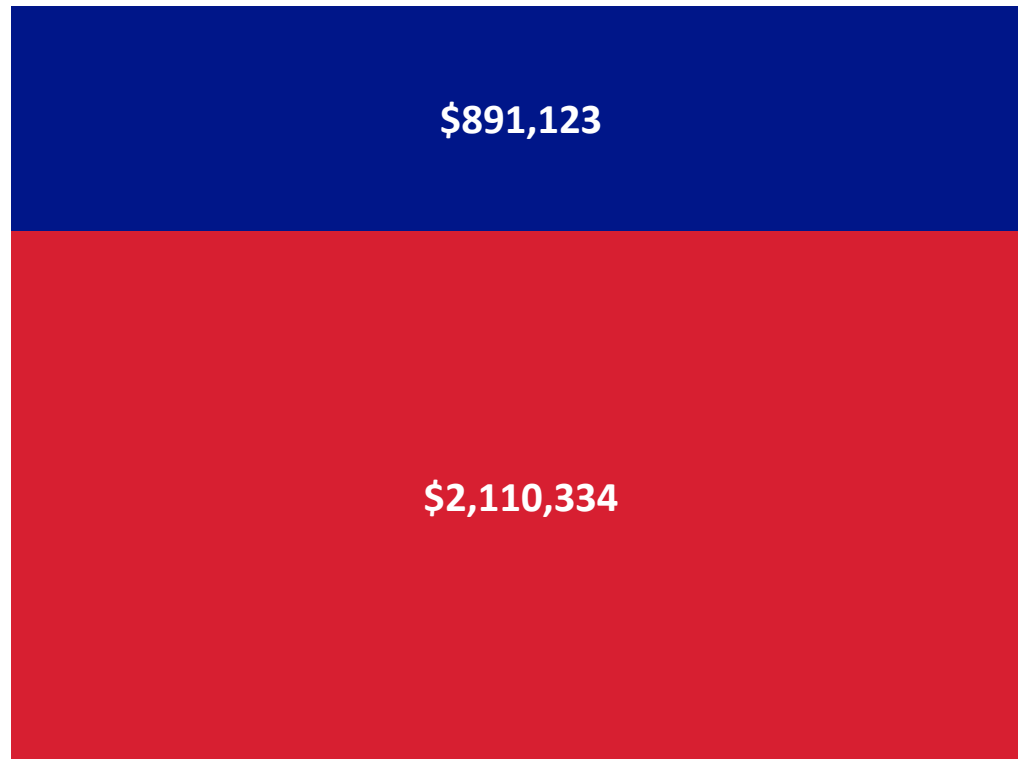




2023 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

70.31%



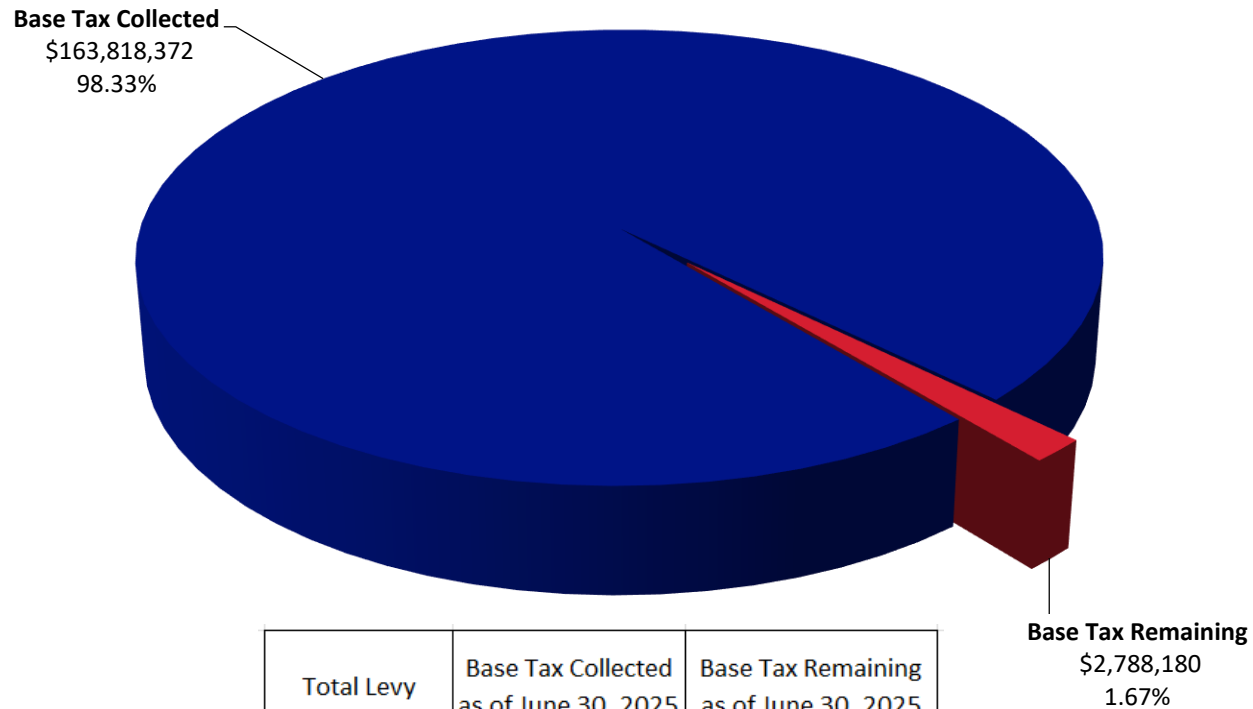
YEAR 1

■ Collected ■ Remaining



2024 Tax Year BASE TURNOVER CHART FOR BRAZORIA COUNTY

*Total 2024 Levy: \$166,606,551 *Amounts Provided by the Brazoria County Tax Office*



Total Levy	Base Tax Collected as of June 30, 2025	Base Tax Remaining as of June 30, 2025
\$166,606,551	\$163,818,372	\$2,788,180
	98.33%	1.67%



BRAZORIA COUNTY
TOP 10 REPORT AS OF SEPTEMBER 1, 2025

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. 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 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.

3. GULF COAST CONCRETE & SHELL- (2023-2024) \$17,282; Case # 133043

This involves two personal property accounts for a concrete company. We have attempted to reach an agreement for payment terms but to no avail. The case will be set for trial in the fall and after obtaining a judgment, we will seek a receiver to operate the business and pay our taxes.

4. LUCKY JUPITER, INC. (2024) \$13,368

This is a 1.69-acre tract located in Alvin. We have a five-month payment agreement with the owner. If they default, we will file suit.

5. ADAM & AUDRA ROBINSON (2023-2024) \$ 13,031; Case # 133249

We have a tax suit pending which involves three tracts of land in the Brazosport area. We have been receiving monthly payments, however, due to the amount owed by all entities, once service is completed on all parties, the case will be set for trial.

6. 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. Once service is complete on an additional company we sued, we will set for trial. However, it will be an uncollectible account.

7. HWY 332 HOSPITALITY, LLC- (2024) \$ 12,468

This account involves a hotel in Lake Jackson. We have a six-month payment agreement, beginning in August. If the owner defaults on the agreement, we will file suit.

8. PROTHERM SERVICES GROUP, LLC- (2022 & 2024) \$ 10,960

There are two accounts located in Freeport. We have not been able to reach an agreement with the owner so we will be filing suit to collect the taxes.

9. CENTER AT PEARLAND PARKWAY, LLC- (2024) \$ 10,624

This is a commercial property located in Pearland. 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.

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

This involves a 10-acre commercial tract of land in Angleton. We initially filed suit in 2023 and over time taxes were paid but now the 2024 taxes are delinquent and part of the lawsuit. Our plan is to set the case for trial in the fall and if we do not get paid, we will set the case for trial.

ACCOUNTS PAID SINCE MARCH 1, 2025, TOP 10 REPORT

FLOWWORKS INTERNATIONAL LLC- (2023) \$60,412

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

BROP, LLC- (2023) \$26,387

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

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

SILVER MAPLES APARTMENTS LLC- (2023) \$ 18,900

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

MULLIGAN'S GOLF CENTER, LLC – (2023) \$9,436

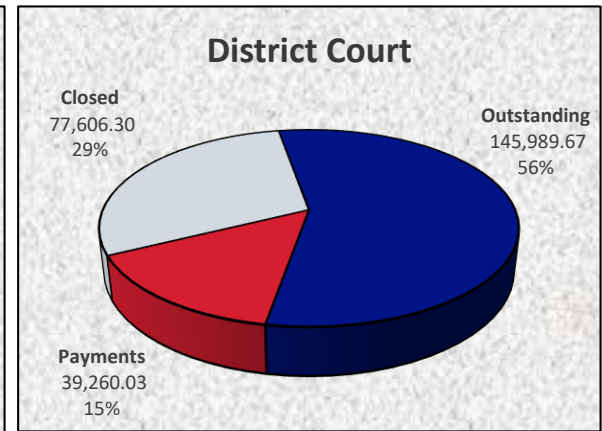
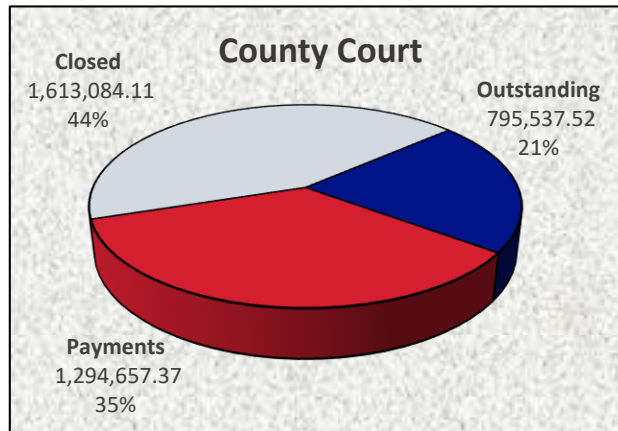
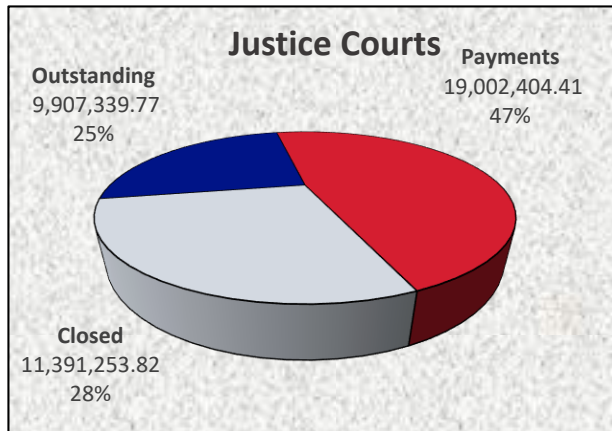


FINE & FEE COLLECTION REPORT

AS OF AUGUST 21, 2025

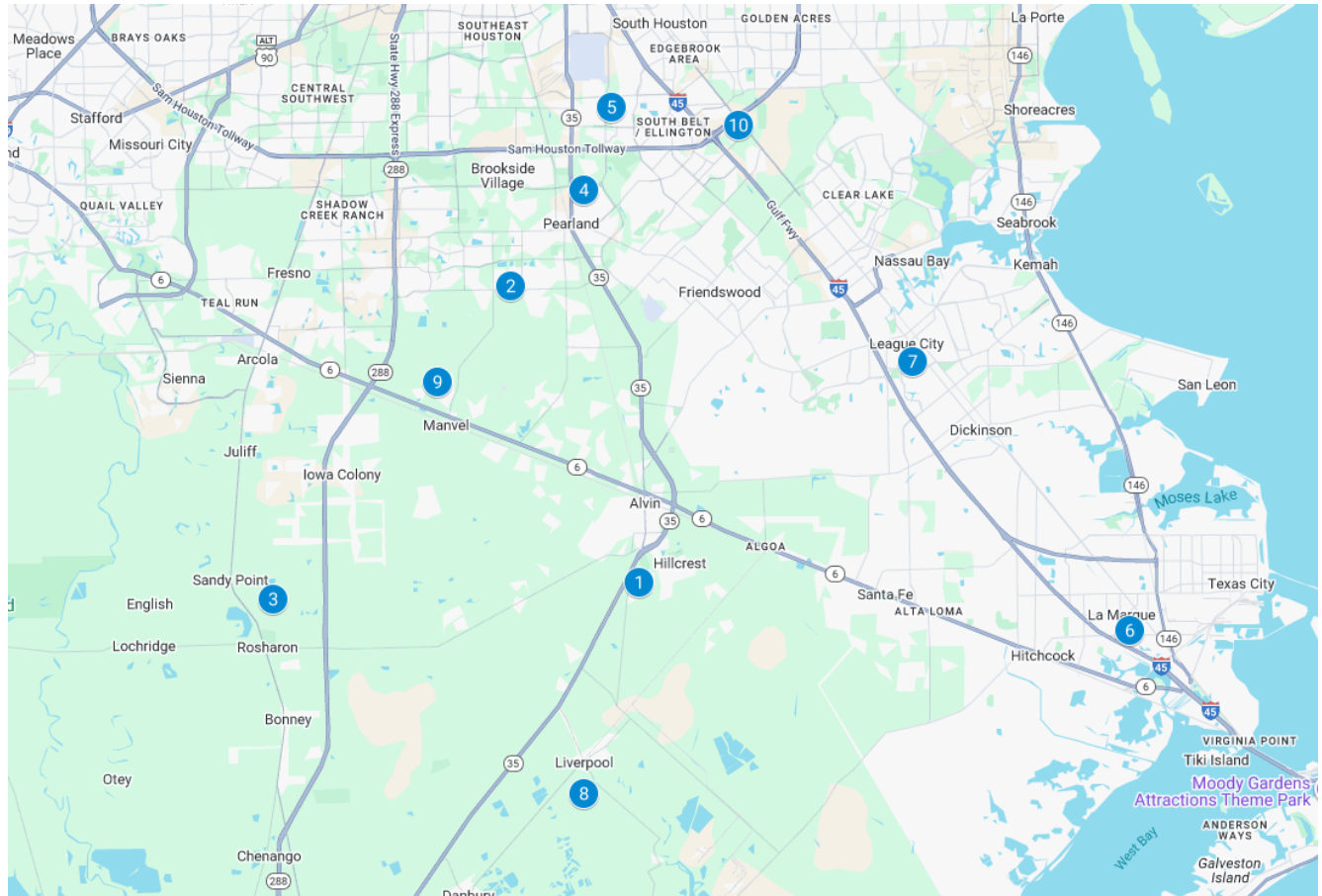
FOR BRAZORIA COUNTY

Court	Payments and/or Partial Payments						Dismissed/Cleared				Total \$ % cleared	Total # % cleared	Address Correction	Letters Mailed	Phone # Changes	Phone Contacts	Text Contacts
	Total Turnover \$	#	\$	#	% of \$	% of #	\$	#	% of \$	% of #							
Brazoria JP1-1 (Brown)	5,533,312.00	14,425	2,613,137.01	8,538	47.23%	59.19%	1,822,366.14	6,645	32.93%	46.07%	80.16%	105.25%	8,822	61,699	6,238	22,420	7,962
Brazoria JP1-2 (Rape)	3,977,824.00	9,805	1,762,627.20	6,318	44.31%	64.44%	1,215,408.14	3,901	30.55%	39.79%	74.87%	104.22%	6,271	43,065	4,421	22,969	10,367
Brazoria JP2-1 (Vasut)	7,800,805.00	23,241	2,372,327.89	9,725	30.41%	41.84%	2,751,519.36	9,860	35.27%	42.43%	65.68%	84.27%	9,392	60,222	8,396	23,408	10,056
Brazoria JP2-2 (Davis)	6,963,714.00	20,364	3,682,667.04	15,267	52.88%	74.97%	1,635,747.86	6,486	23.49%	31.85%	76.37%	106.82%	11,588	86,580	7,416	26,357	11,272
Brazoria JP3-1 (Merkel)	2,396,457.00	6,212	1,337,633.20	4,425	55.82%	71.23%	745,818.09	2,438	31.12%	39.25%	86.94%	110.48%	4,340	22,787	3,866	13,240	1,615
Brazoria JP3-2 (Castillo)	1,100,330.00	3,037	498,343.67	1,936	45.29%	63.75%	325,042.84	1,512	29.54%	49.79%	74.83%	113.53%	2,270	15,340	2,173	9,120	2,436
Brazoria JP4-1 (Linder)	3,986,305.00	10,104	1,552,765.01	6,888	38.95%	68.17%	947,801.11	2,936	23.78%	29.06%	62.73%	97.23%	5,409	43,148	4,760	16,295	6,069
Brazoria JP4-2 (Kersh)	8,542,251.00	21,348	5,182,903.39	17,518	60.67%	82.06%	1,947,550.28	7,004	22.80%	32.81%	83.47%	114.87%	12,994	130,540	10,785	29,132	10,304
Total of all JP's	40,300,998.00	41,460	19,002,404	35,789	46.95%	65.71%	11,391,253.82	40,782	28.69%	38.88%	75.63%	104.58%	61,086	463,381	48,055	162,941	60,081
Brazoria County Court	3,703,279.00	4,736	1,294,657.37	3,592	34.96%	75.84%	1,613,084.11	2,350	43.56%	49.62%	78.52%	125.46%	4,393	20,198	5,042	10,179	-
Brazoria District Clerk	262,856.00	250	39,260.03	227	14.94%	90.80%	77,606.30	81	29.52%	32.40%	44.46%	123.20%	654	1,691	637	2,247	-
Total of County/District	3,966,135.00	4,986	1,333,917	3,819	24.95%	83.32%	1,690,690.41	2,431	36.54%	41.01%	61.49%	124.33%	5,047	21,889	5,679	12,426	-





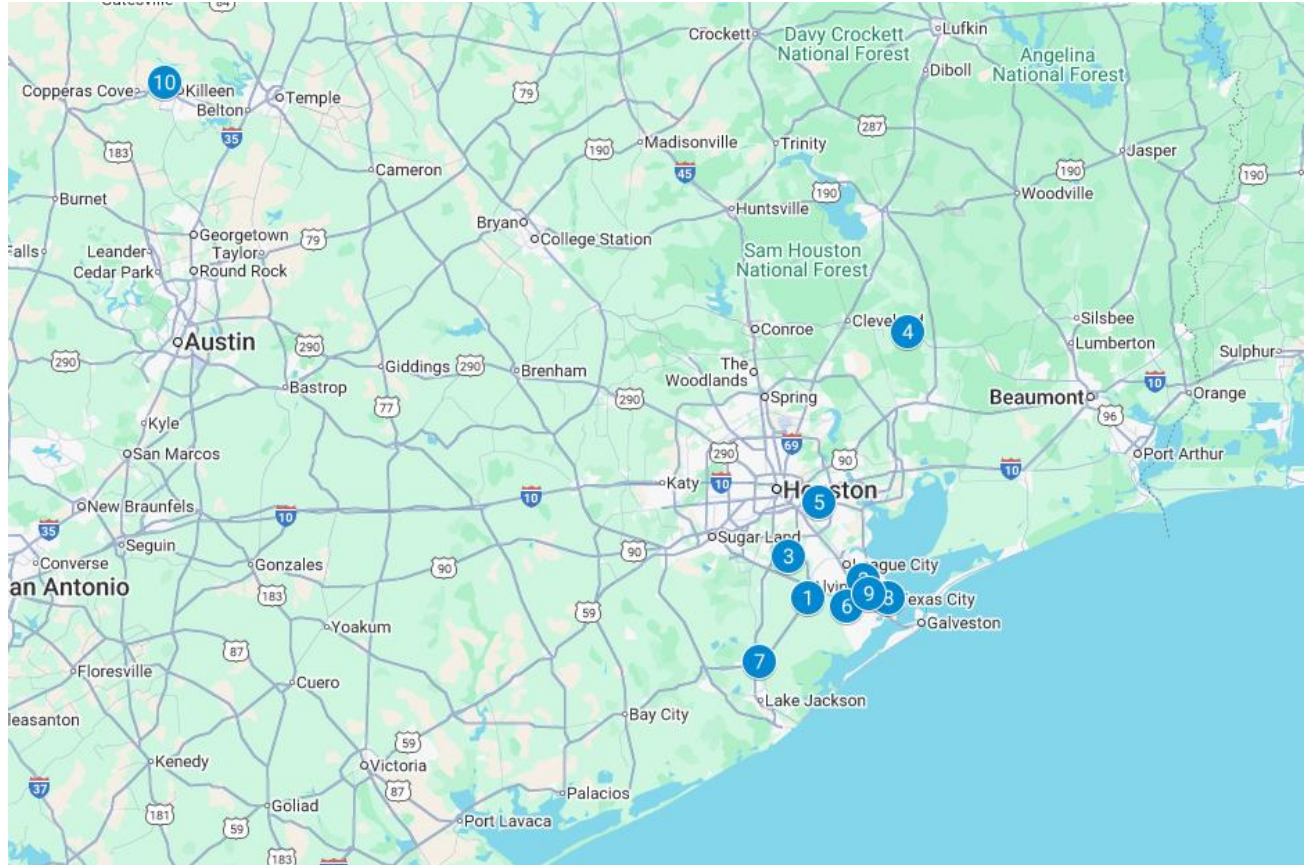
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77034 - \$2072.00(5)






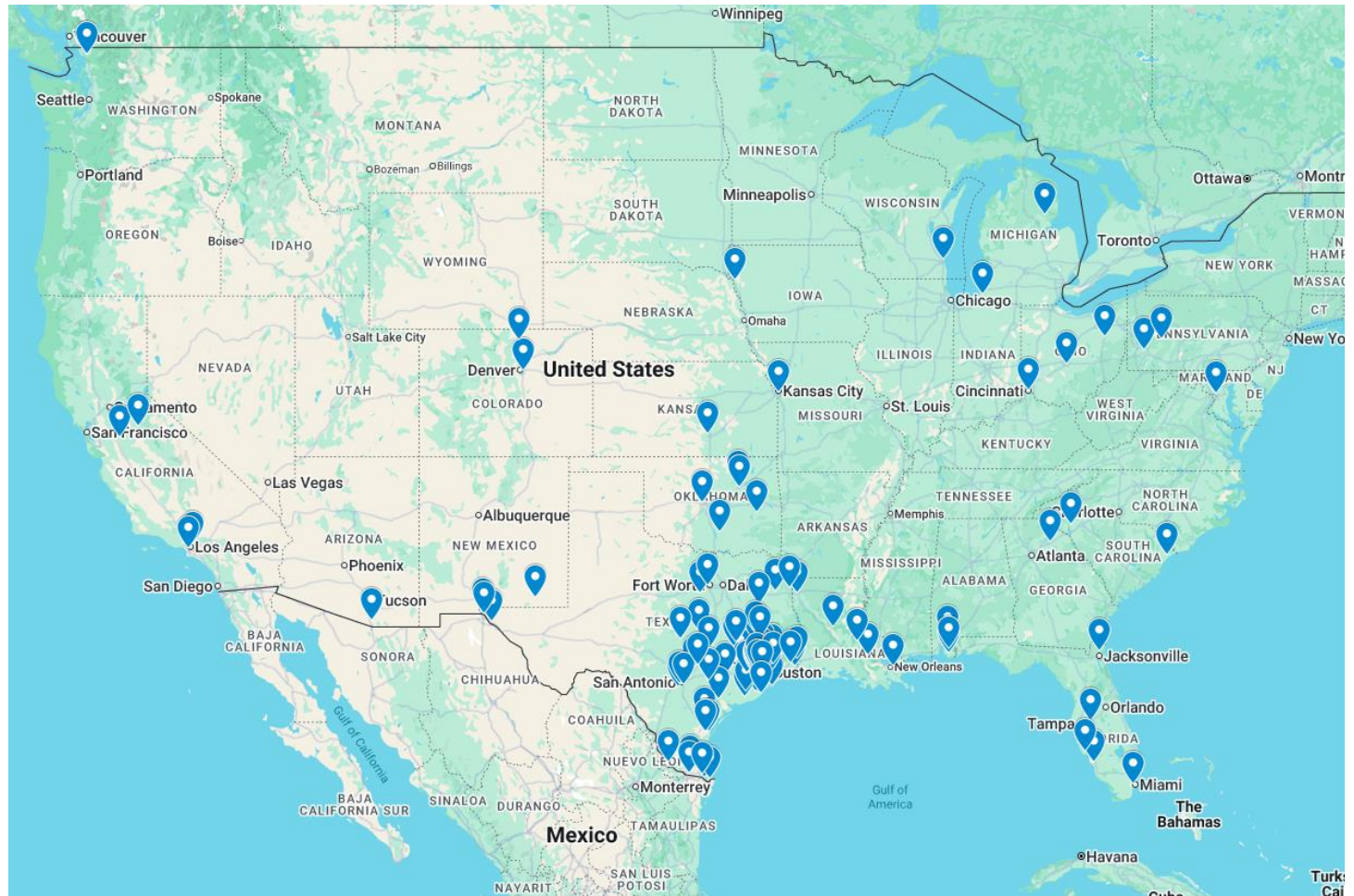
TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP3-1

- 1
77511 - \$11813.90(19)
- 2
77539 - \$1280.50(3)
- 3
77584 - \$2202.80(3)
- 4
77327 - \$1131.00(2)
- 5
77506 - \$1527.50(2)
- 6
77510 - \$852.50(2)
- 7
77515 - \$1170.00(2)
- 8
77590 - \$1631.50(2)
- 9
77591 - \$1306.50(2)
- 10
76544 - \$1040.00(1)





 All items





BCTRA Performance Report (August 18, 2025)

The following is an overview of our collection activity from September 2021 thru August 18, 2025.

Collections Statistics

	<u>Transactions</u>	<u>Tolls</u>
Turnover	2,804,219	\$3,892,021.21
Additions by HCTRA	22,717	\$32,499.27
Adjustments by HCTRA	-50,721	-\$67,319.55
Adjusted Turnover	2,776,215	\$3,857,200.93
Total Collected (payments)	-415,863	-\$595,205.17
Collection Rate	14.97%	15.43%
Remaining Balance	2,360,352	\$3,261,995.76

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

Account Status Breakdown

<u>Status</u>	<u>Accounts</u>	<u>Tolls</u>
In Collections*	93,470	\$3,206,100.90
Account Research (Name, Address, Vehicle Ownership, Deceased, Bankruptcy and Client Demographic Change)		
Deceased	683	\$21,766.49
Bankruptcy	0	\$0.00
In Reconciliation	53	\$1,014.45
In Dispute	32	\$962.72
Other (Cease and Desist, Refused to Pay, Uncollectible, payment pending – Toll Authority)	30	\$1,088.22

*“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	64,407
Total Calls Out	1,365,815
Total Auto Emails Out	1,341,531
Total Auto Text Messages Out	82,541