

WHEN EXPERIENCE, REPUTATION AND PERFORMANCE MATTER



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

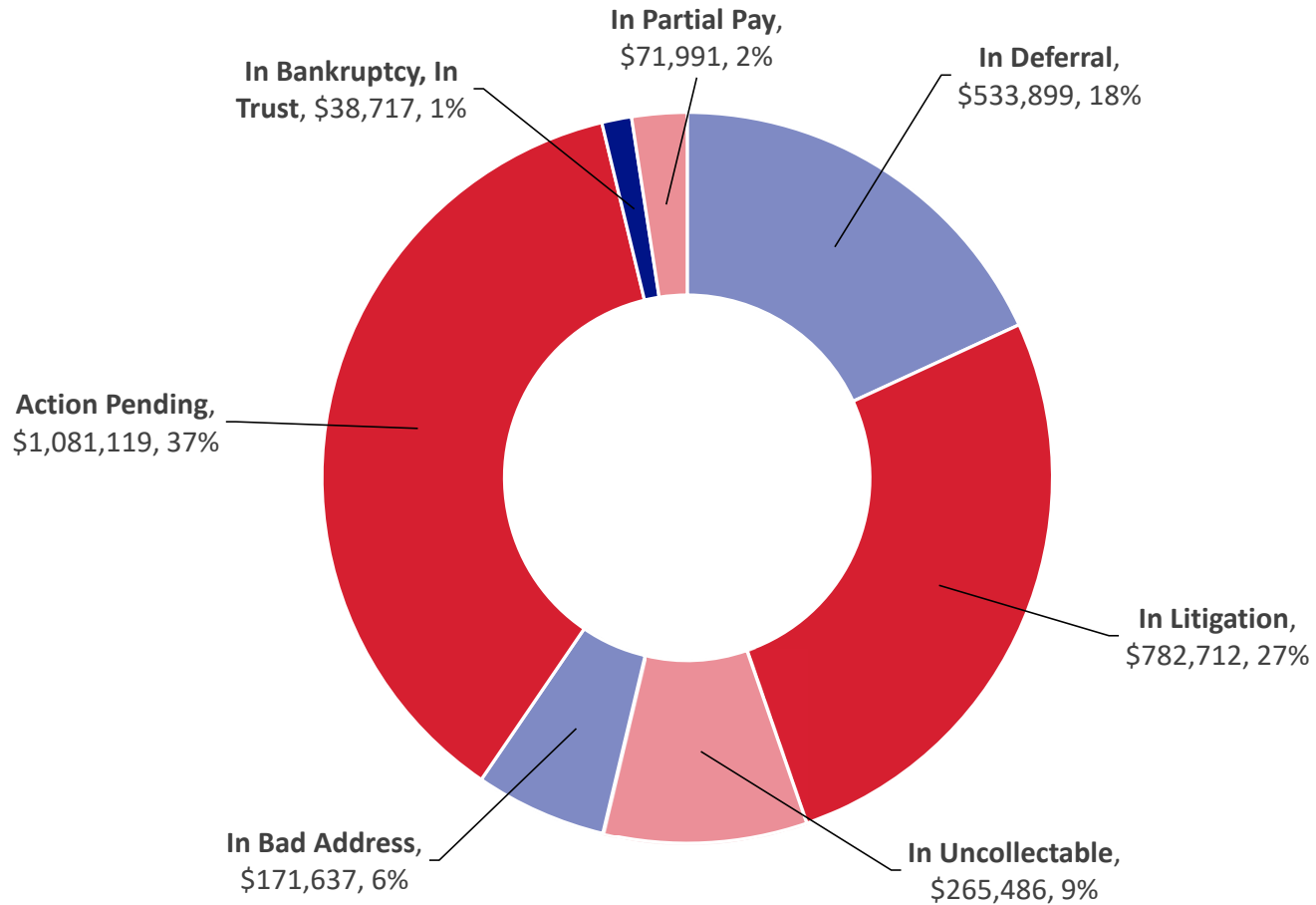
COLLECTION REPORT TO BRAZORIA COUNTY

Submitted by: *Michael J. Darlow*
December 2023
www.pbfc.com



ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

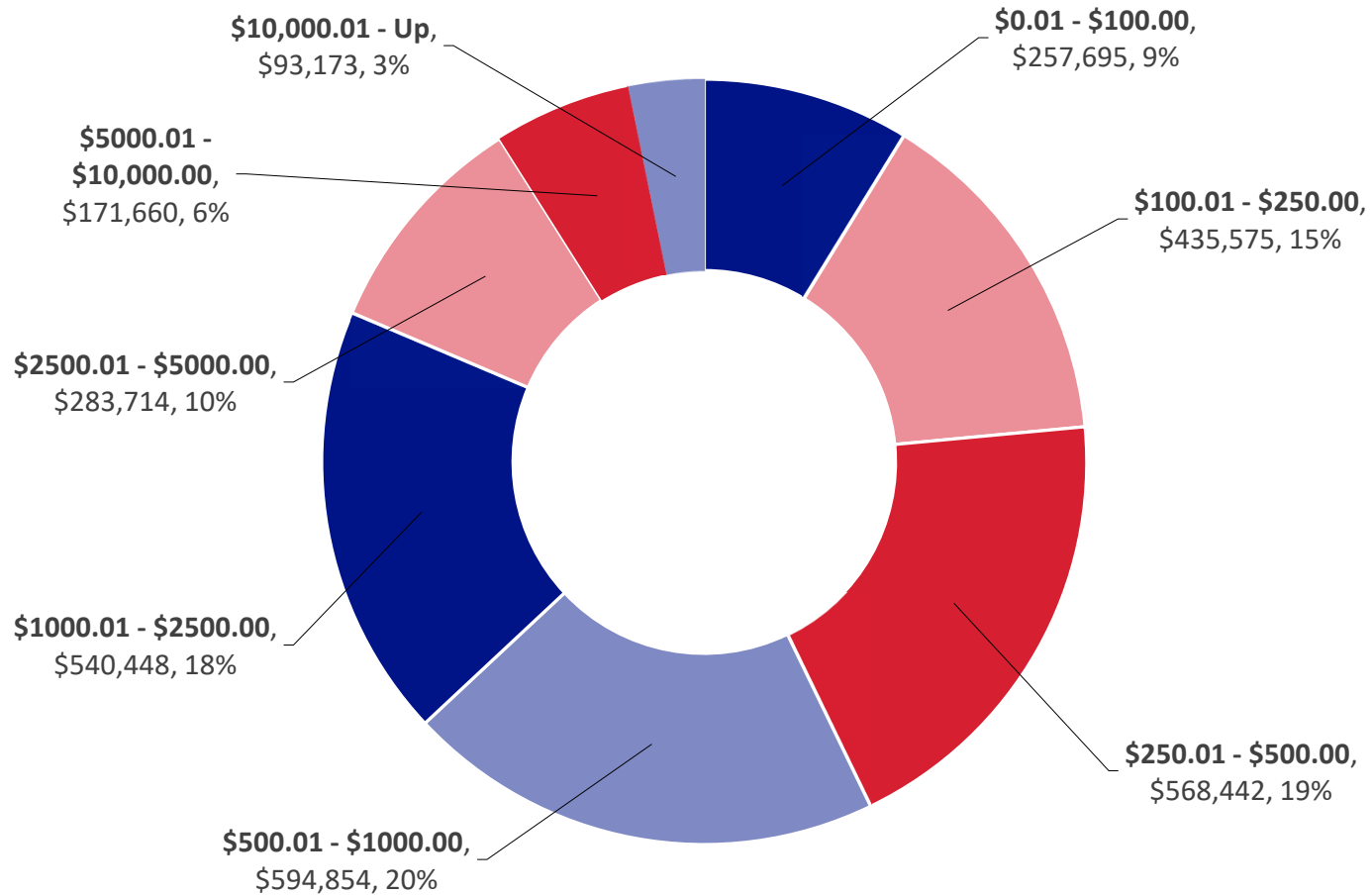
As of 11/27/2023 - Total Base Tax: \$2,945,561





DOLLAR RANGE CHART FOR BRAZORIA COUNTY

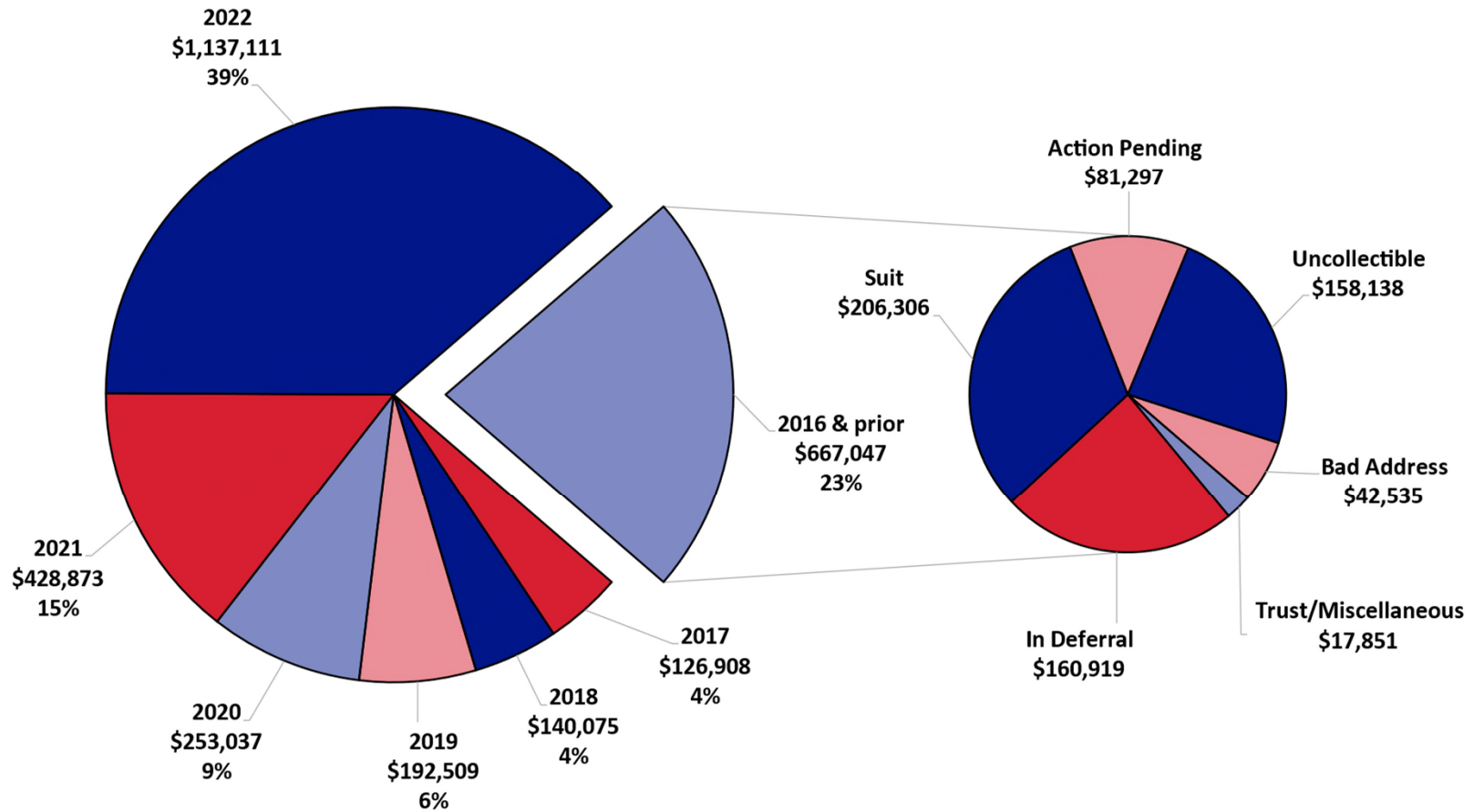
As of 11/27/2023 - Total Base Tax: \$2,945,561





OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

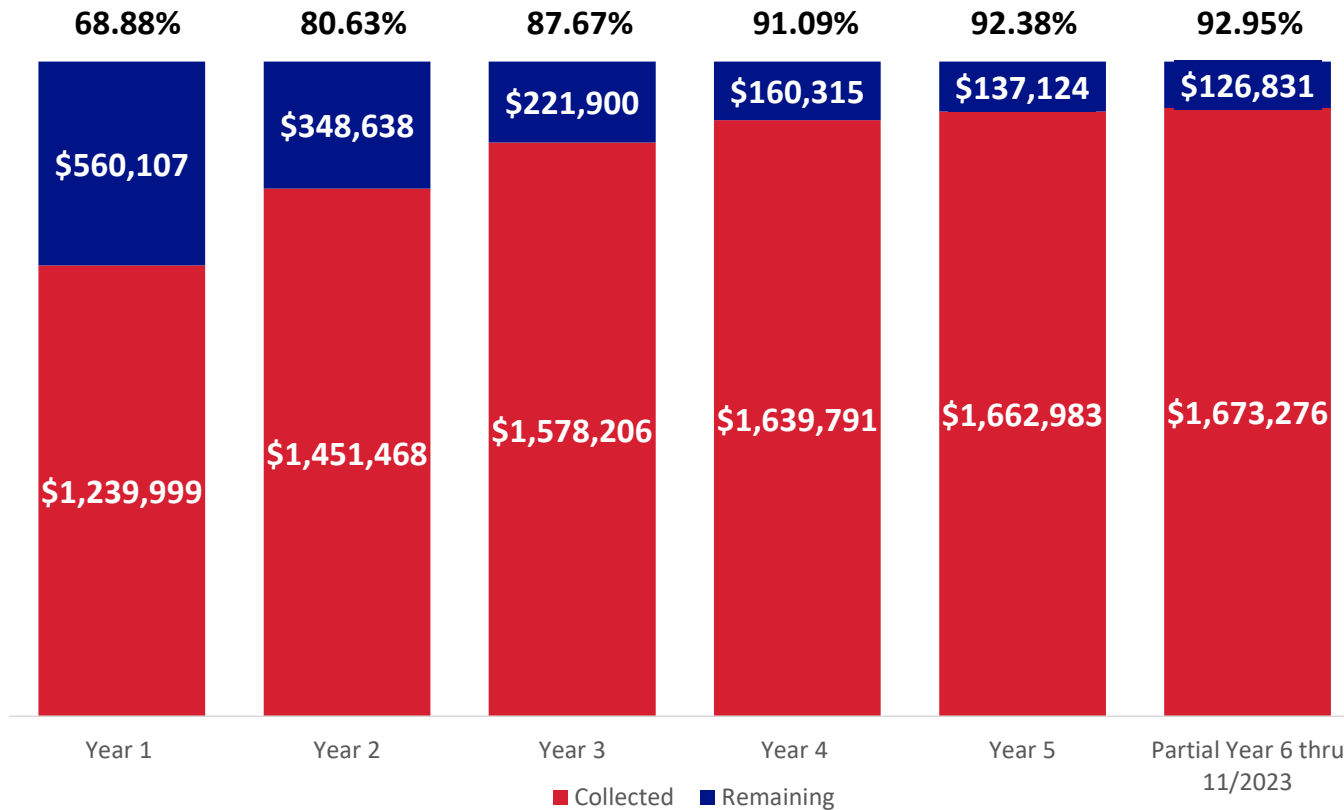
As of 11/27/2023 - Total Base Tax: \$2,945,561





2017 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

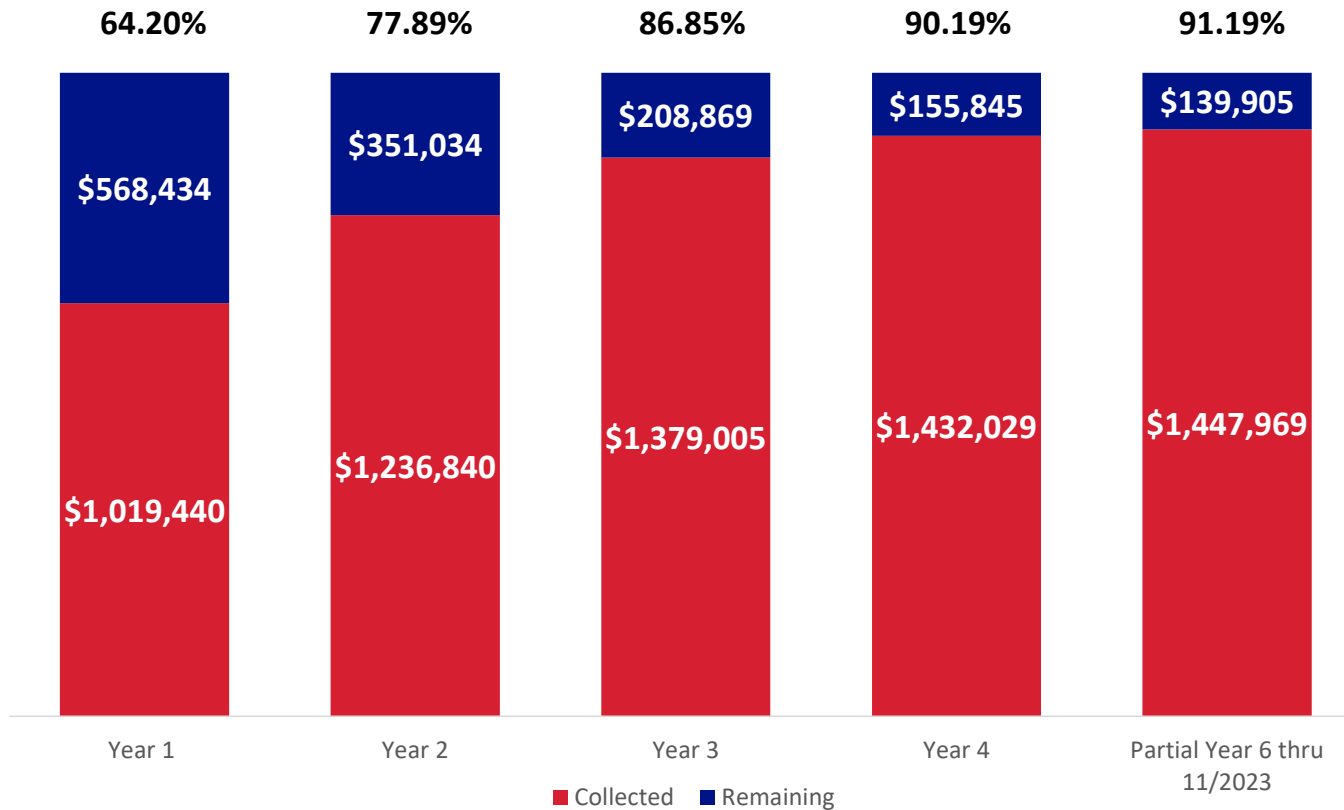
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,800,106





2018 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

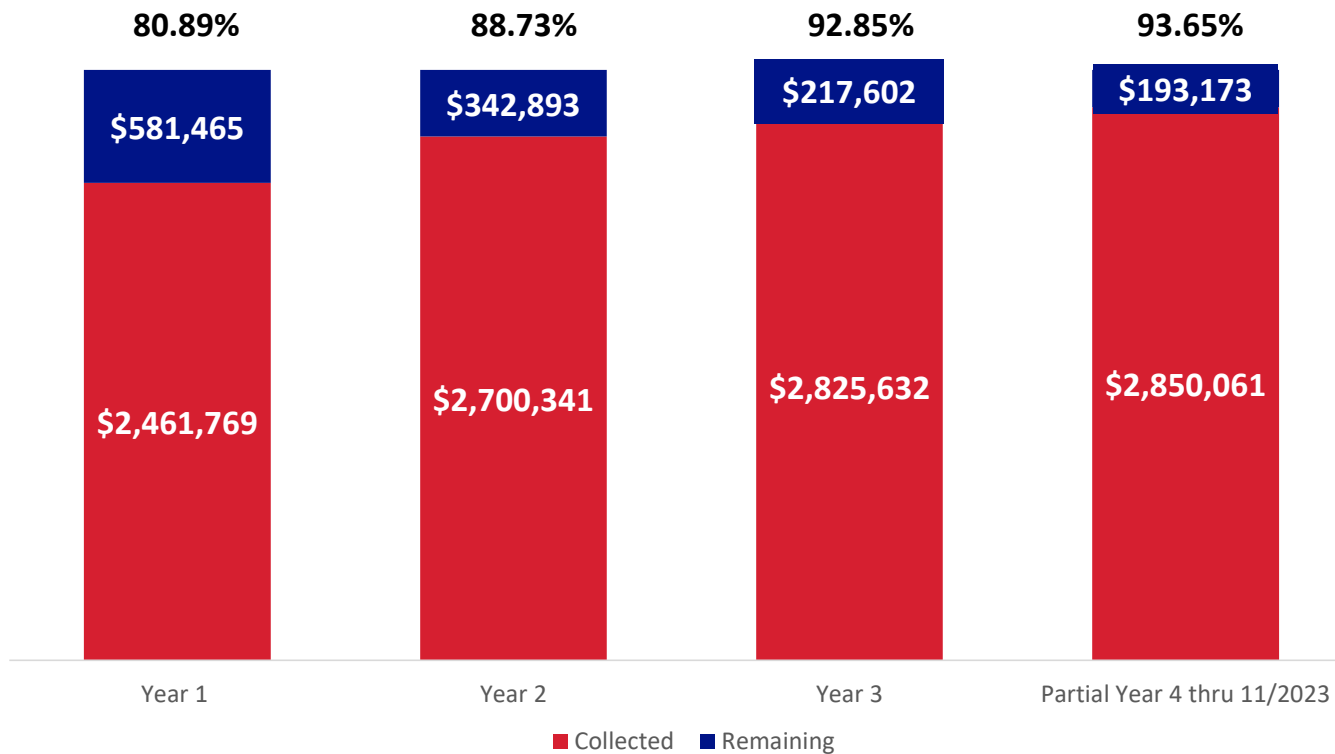
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,587,874





2019 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

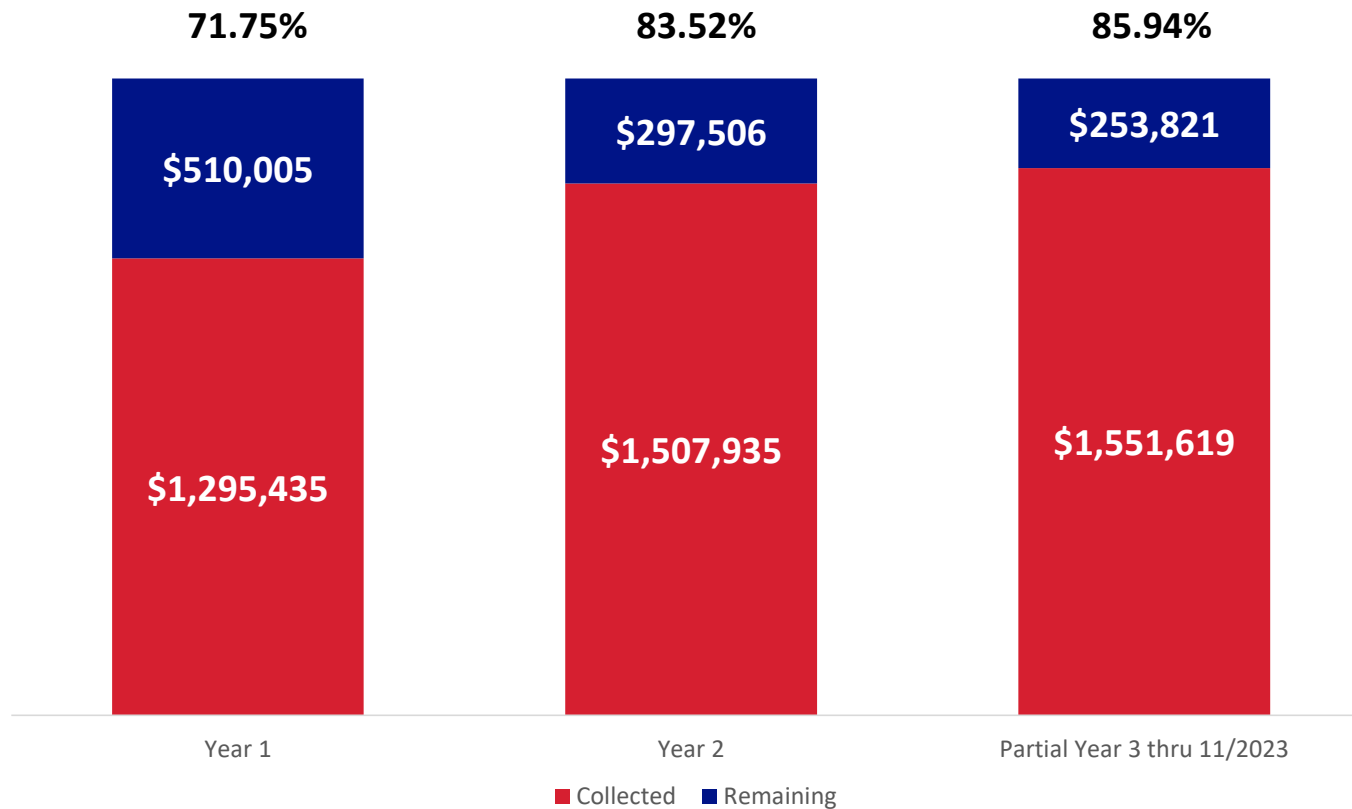
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$3,043,234





2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

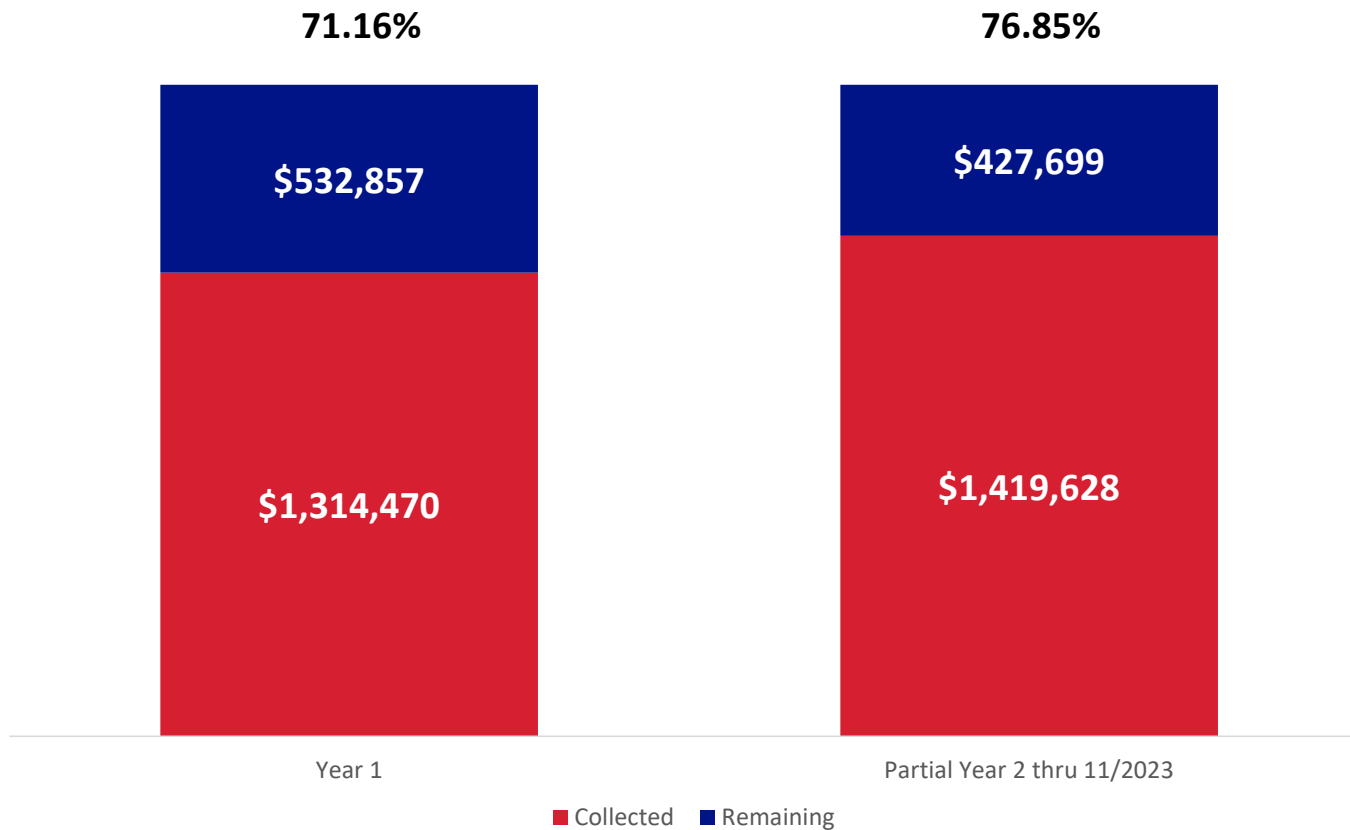
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$1,805,441





2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

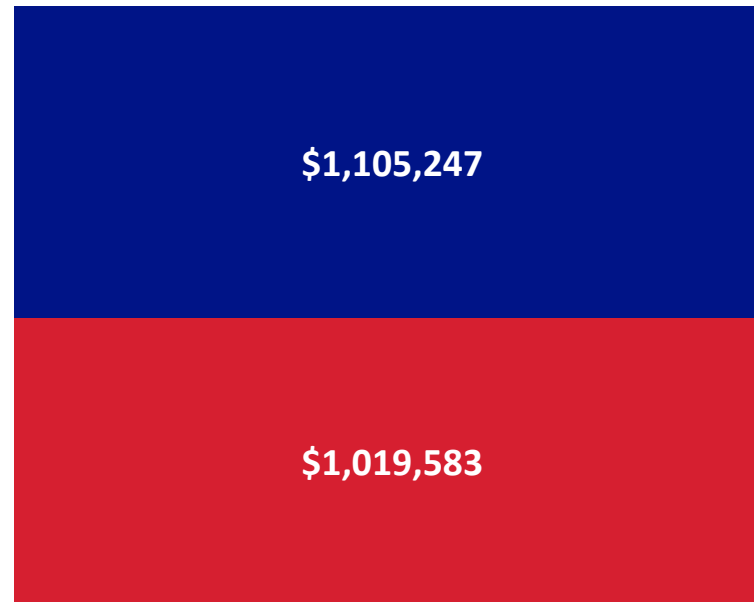




2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

47.98%



Partial Year 1 thru 11/2023

■ Collected ■ Remaining



BRAZORIA COUNTY
TOP 10 REPORT AS OF DECEMBER 1, 2023

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. LINDE GAS NORTH AMERICA, LLC- (2022) \$22,688**
This is a personal property account for machinery and equipment located at a Dow chemical facility. The owner protested and lost a challenge with the Brazoria Appraisal District for the 2022 tax year but is getting the account deleted for 2023. We have reached out to the owner one last time and advised them that if payment is not made by the end of December, we will file suit.
- 2. LYNDON F. MAYBERRY- (2020-2022) \$10,973; CASE # 118968 & #119852**
There are 23 real property accounts located primarily in Sweeny. We had been working with the owner but unfortunately, he passed away in February 2023. I have been in regular communication with the attorney for his estate and the plan is for property to be sold and taxes to be paid out of the sale proceeds. Recently a couple of tracts were sold, and taxes paid. Unfortunately, this process will take time but eventually all taxes will be paid.
- 3. ROCKMM MANUFACTURING - (2018-2022) \$8,738; CASE #'S 108132 & 114629**
We have 2 judgments against this company and now the 2022 taxes have gone delinquent. We are in regular communication with the owner, and he is still in the process of obtaining the funds to pay off the judgments, but, in the interim, he is making good faith payments each month.
- 4. DR SIENNA VILLAS INVESTMENTS, LP- (2022) \$7,313**
This involves real property located in Freeport. We have a 6-month payment agreement in place and have received the first three payments. In the event of default, we would contact the lender for payment and thereafter file a suit if the account is not resolved.
- 5. KARLA DRESSEL GREGORY- (2021-2022) \$6,845; CASE # 119728**
This lawsuit involves three parcels of land located within Alvin ISD. A judgment was taken in June 2023, and prior to selling the property we learned of a party that needed to be included in the suit. We are reopening the case and once the new judgment is taken, we will set it for sale.

6. ELLIOTT OIL & GAS- (2022) \$6,632

This taxpayer has been delinquent in past years. There are 3 remaining delinquent accounts involving mineral interests. We have a payment agreement in place and will monitor it. If default occurs, we will file a suit.

7. NGO KHIEM-(2020-2022) \$ 6,335; CASE # 114712

There are 2 real property accounts in this suit located in Alvin ISD. Judgment was taken in March 2023 and the property was set for sale in August, 2023. Prior to the sale we reached an agreement with the owner for a payment arrangement and cancelled the sale. He has since defaulted and the property is set for tax sale on December 5, 2023.

8. COLUMBUS & RUTHIE HICKS- (2006-2008, 2010-2014) \$6,307; CASE # 78509

This real property account located in Alvin has previously been on our Top 10 report. It involved an over 65 deferral on property inherited by several heirs. They continue to make payments. If that stops, we will post the property for sale.

9. LAURA DOW SCHMIDT TRUST- (2022) \$5,780; CASE # 125286

There are 6 real property accounts located in Alvin involved in the law suit which was filed in October 2023. We have heard from one of the defendants in the case who claims full payment is forthcoming. In the meantime, we will get all the defendants in the case served and get the case ready to set for trial.

10. SONYA BEASLEY- (2018-2022) \$5,487; CASE # 119757

This lawsuit involves 2 tracts of land located in John Bradley Survey in Angleton. There are 27 defendants who have an ownership interest in the property. Once all of them have been served, we will set the case for trial and thereafter for tax sale.

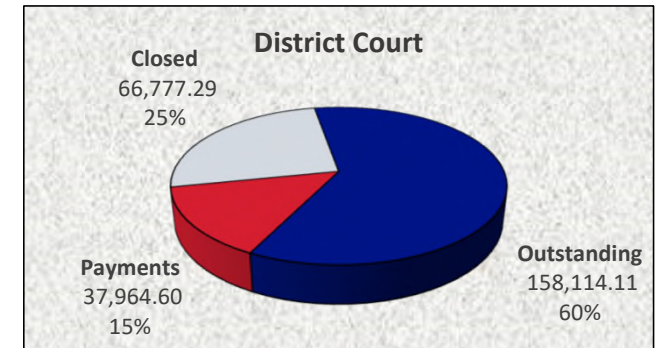
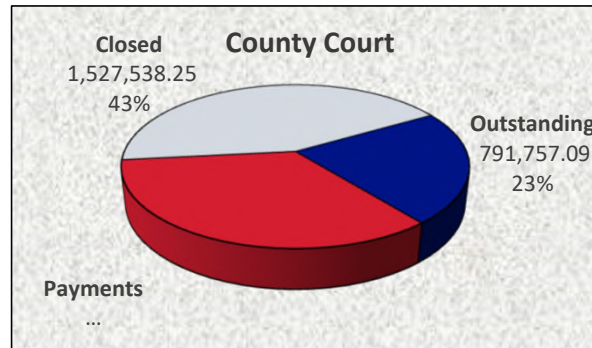
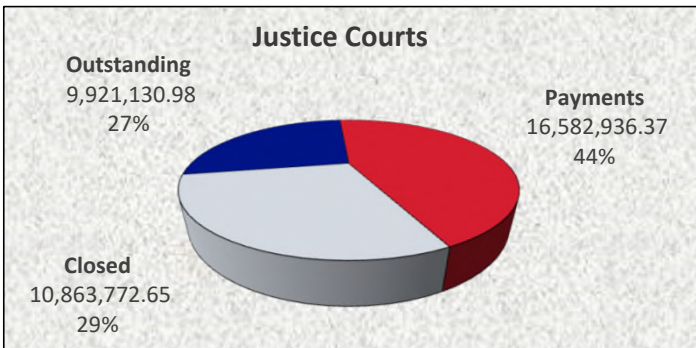
ACCOUNTS PAID FROM AUGUST 1, 2023, TOP 10 REPORT

SERENITY LIGHT RECOVERY- (2022) \$ 7,163



FINE & FEE COLLECTION REPORT AS OF DECEMBER 1, 2023 FOR BRAZORIA COUNTY

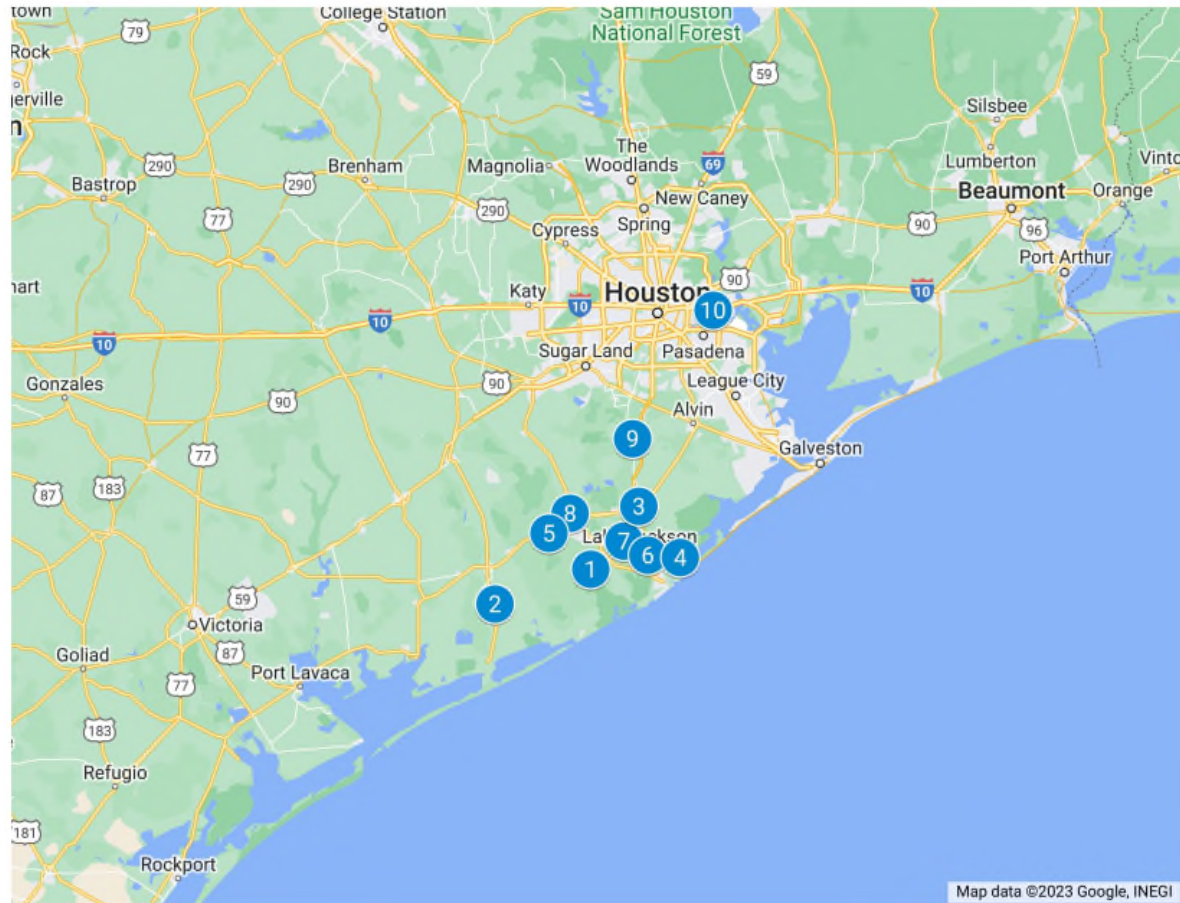
Court	Total Turnover Payments and/or Partial Payments						Dismissed/Cleared				Total \$ % Total # %		Address Correction	Letters Mailed	Phone # Changes	Phone Contacts
	\$	#	\$	#	% of \$	% of #	\$	#	% of \$	% of #	cleared	cleared				
Brazoria JP1-1 (Brown)	5,077,436.00	13,342	2,344,642.94	7,755	46.18%	58.12%	1,622,022.96	6,167	31.95%	46.22%	78.12%	104.35%	7,815	54,587	5,950	17,484
Brazoria JP1-2 (Rape)	3,799,379.00	9,333	1,594,550.85	5,817	41.97%	62.33%	1,164,053.32	3,751	30.64%	40.19%	72.61%	102.52%	5,707	37,775	4,264	18,555
Brazoria JP2-1 (Vasut)	7,159,457.00	21,749	1,911,401.63	8,035	26.70%	36.94%	2,721,521.64	9,761	38.01%	44.88%	64.71%	81.82%	7,933	46,864	8,030	17,867
Brazoria JP2-2 (Davis)	6,447,022.00	19,084	3,252,346.80	13,674	50.45%	71.65%	1,587,611.46	6,342	24.63%	33.23%	75.07%	104.88%	10,120	76,875	7,075	20,542
Brazoria JP3-1 (Merkel)	2,300,826.00	5,998	1,218,427.53	3,998	52.96%	66.66%	719,246.89	2,374	31.26%	39.58%	84.22%	106.24%	4,001	21,051	3,766	12,223
Brazoria JP3-2 (Castillo)	1,057,983.00	2,940	465,767.72	1,807	44.02%	61.46%	322,688.18	1,504	30.50%	51.16%	74.52%	112.62%	2,040	13,889	2,138	7,877
Brazoria JP4-1 (Linder)	3,519,447.00	9,042	1,158,138.80	5,279	32.91%	58.38%	907,482.36	2,836	25.78%	31.36%	58.69%	89.75%	4,556	35,053	4,536	11,323
Brazoria JP4-2 (Kersh)	8,006,290.00	20,149	4,637,660.10	15,756	57.93%	78.20%	1,819,145.84	6,690	22.72%	33.20%	80.65%	111.40%	11,853	122,022	10,414	23,866
Total of all JP's	37,367,840.00	41,460	16,582,936	35,789	44.14%	61.72%	10,863,772.65	39,425	29.44%	39.98%	73.57%	101.70%	54,025	408,116	46,173	129,737
Brazoria County Court	3,526,111.00	4,528	1,206,815.66	3,395	34.23%	74.98%	1,527,538.25	2,222	43.32%	49.07%	77.55%	124.05%	3,990	17,356	4,879	8,571
Brazoria District Clerk	262,856.00	250	37,964.60	232	14.44%	92.80%	66,777.29	69	25.40%	27.60%	39.85%	120.40%	611	1,556	637	1,701
Total of County/District	3,788,967.00	4,778	1,244,780	3,627	24.33%	83.89%	1,594,315.54	2,291	34.36%	38.34%	58.70%	122.23%	4,601	18,912	5,516	10,272





TOP 10 ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP4-2

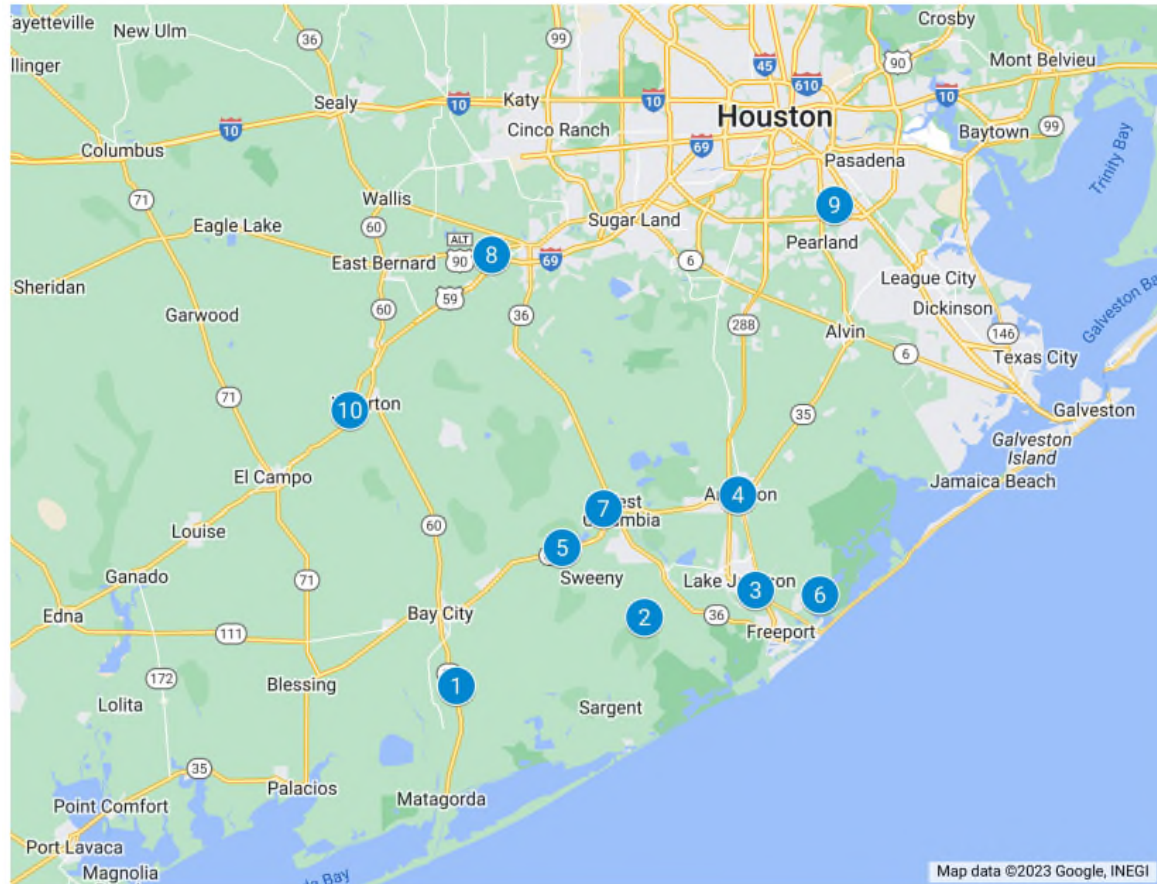
- 1 77422 - \$62320.41(108)
- 2 77414 - \$58670.50(106)
- 3 77515 - \$42831.15(95)
- 4 77541 - \$43788.25(75)
- 5 77480 - \$40795.90(71)
- 6 77531 - \$37036.17(68)
- 7 77566 - \$38338.50(64)
- 8 77486 - \$27805.85(49)
- 9 77583 - \$17895.00(41)
- 10 77015 - \$14854.10(28)





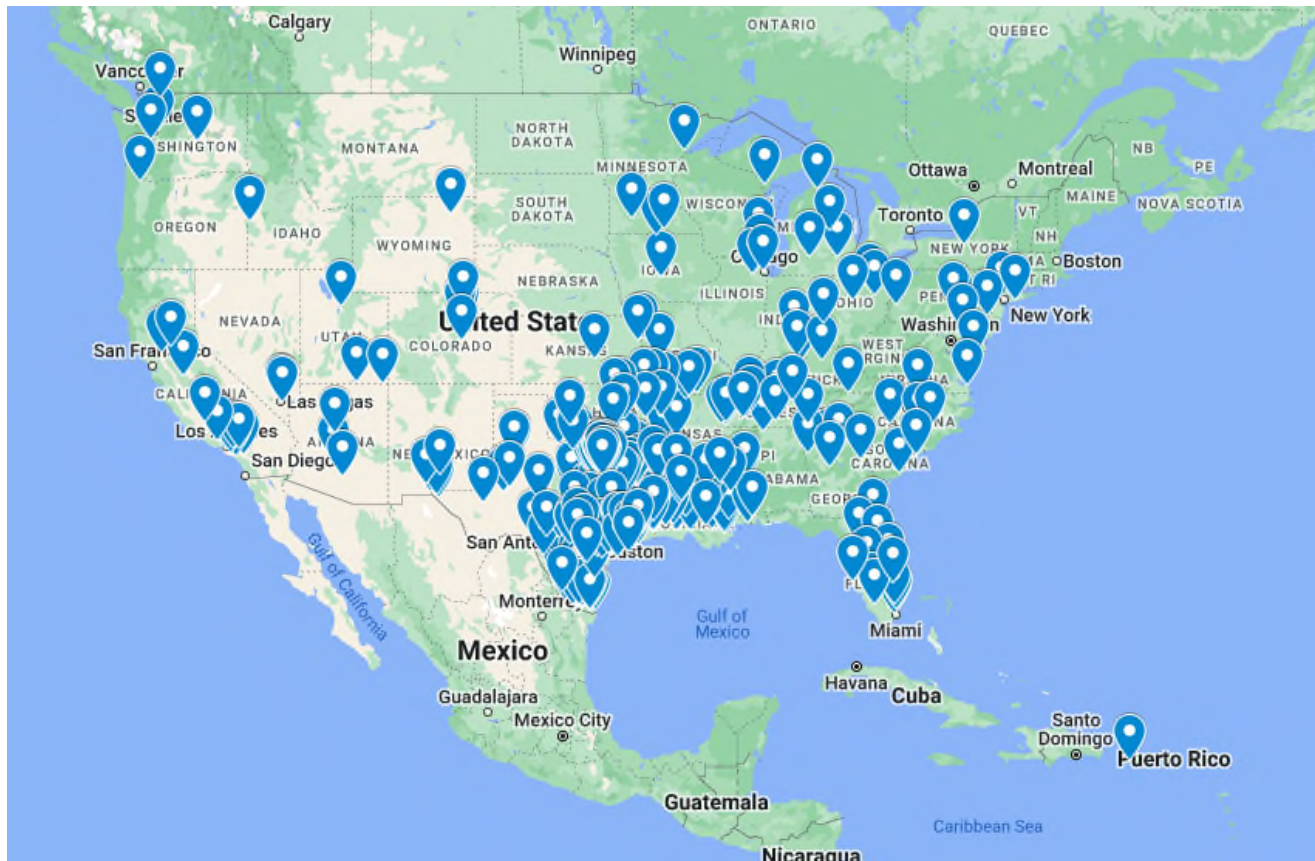
TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP4-1

- 1 77414 - \$10983.50(17)
- 2 77422 - \$8943.50(17)
- 3 77531 - \$10358.50(15)
- 4 77515 - \$8223.80(14)
- 5 77480 - \$11106.50(13)
- 6 77541 - \$10646.87(10)
- 7 77486 - \$2657.66(8)
- 8 77471 - \$4391.50(5)
- 9 77075 - \$3394.50(4)
- 10 77488 - \$1733.00(4)





ALL ACCOUNTS FOR BRAZORIA COUNTY JP4-1





BCTRA Performance Report
September 1, 2021 to November 30, 2023

The following is an overview of our collection activity from September 2021 thru November 2023.

Collections Statistics

	Transactions	Dollar Amount
Turnover	1,483,877	\$1,874,715
Additions by HCTRA	9,799	\$12,643
Adjustments by HCTRA	-21,921	-\$25,925
Adjusted Turnover	1,471,755	\$1,861,434
Total Collected (payments)	-178,075	-\$227,965
Collection Rate	12.09%	12.24%
Remaining Balance	1,293,680	\$1,633,469

Account Status and Statistics

Status	Accounts	Dollar Amount
Account Research (Address, Deceased, Bankruptcy, Name and Vehicle Ownership)	1,259	\$19,549.00
Deceased	344	\$12,001.33
Bankruptcy	126	\$5,173.35
In Reconciliation	21	\$451.96
In Dispute	5	\$212.61

*All other accounts are "in collections" and 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	19,821
Total Calls Out	438,507
Total Auto Emails Out	404,543
Total Auto Text Messages Out	71,545
Total Letters Sent	11,801