

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*

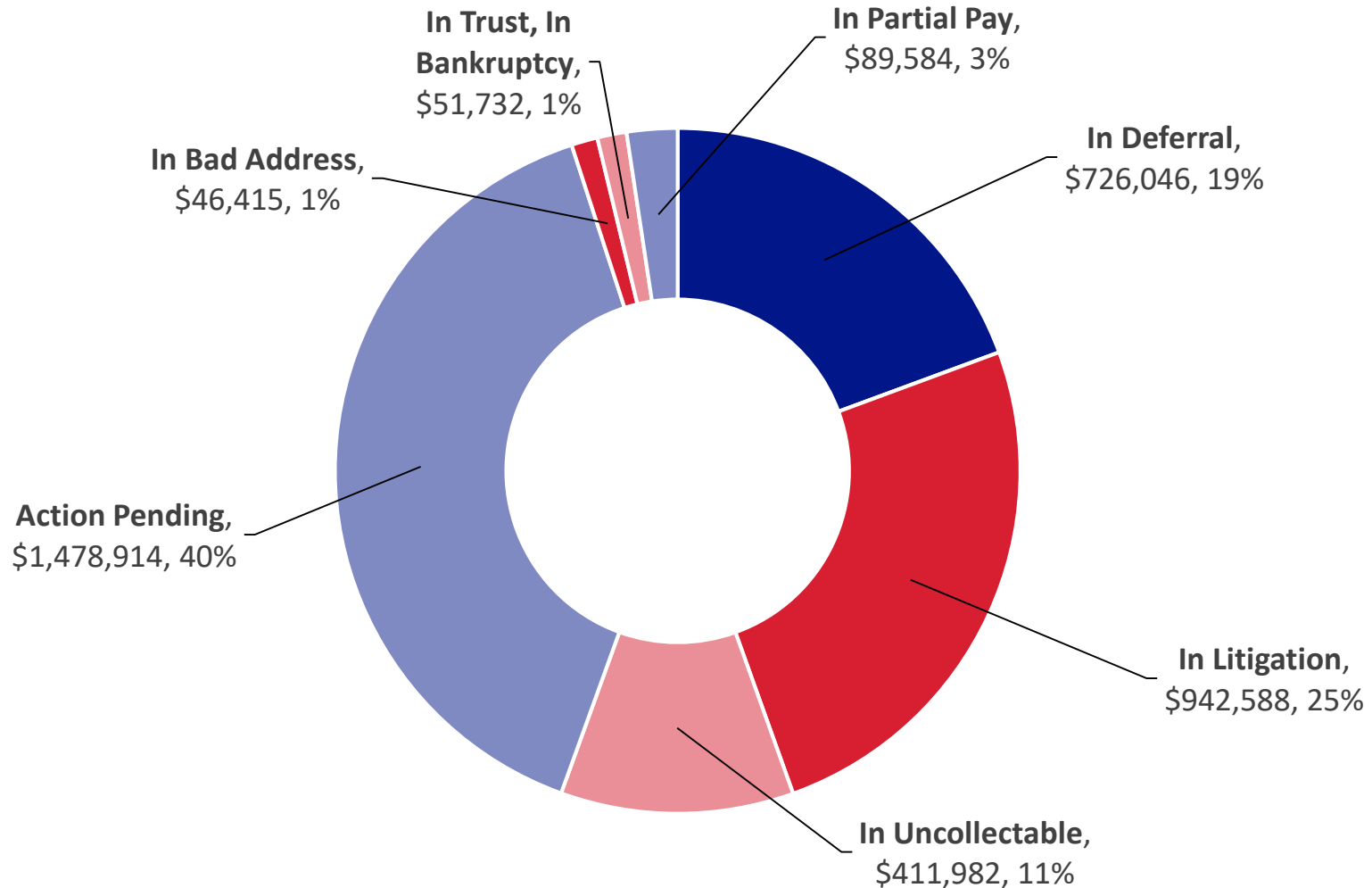
*November 2025*

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



# ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

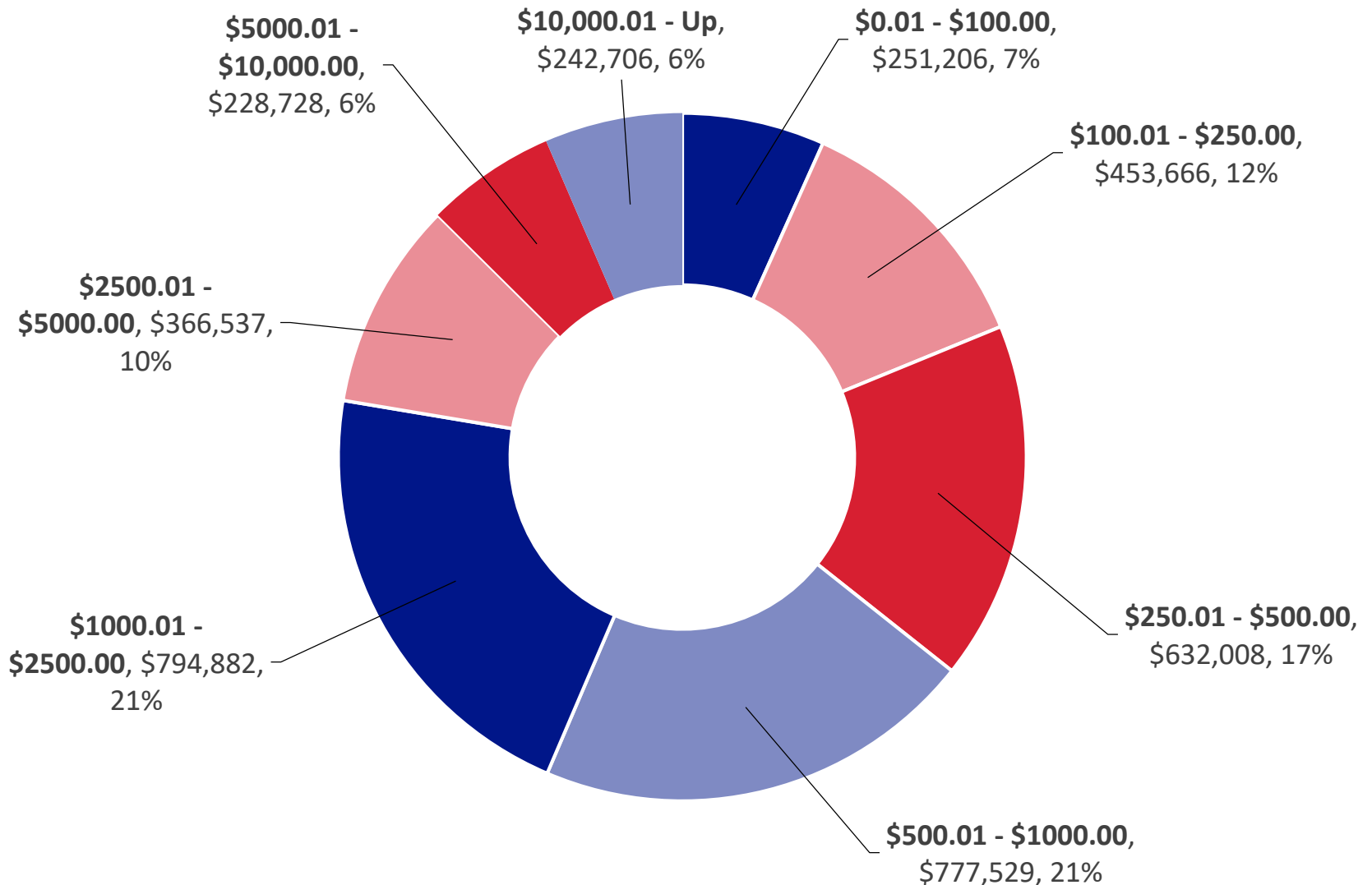
As of 11/10/2025 - Total Base Tax: \$3,747,262





# DOLLAR RANGE CHART FOR BRAZORIA COUNTY

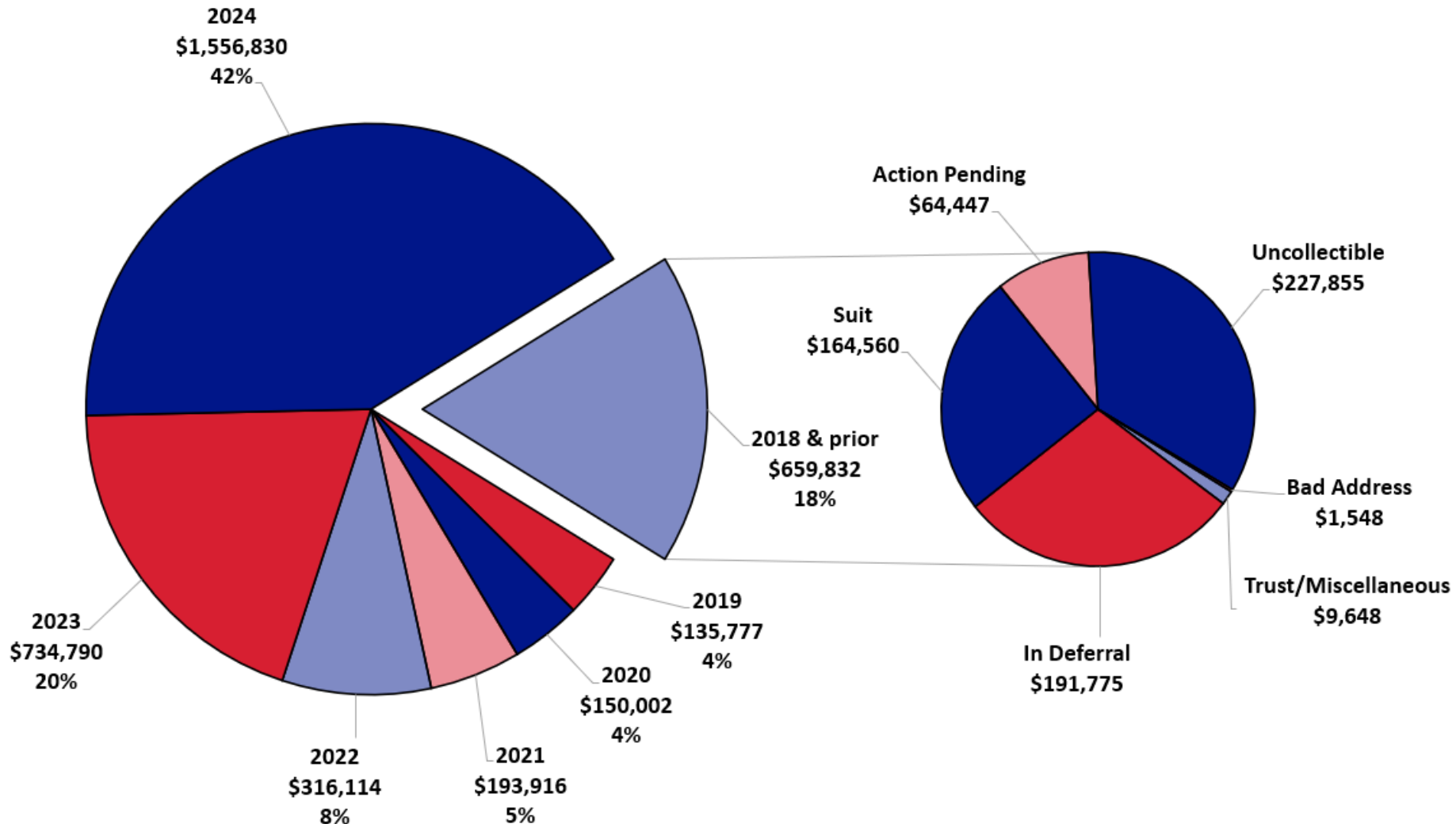
As of 11/10/2025 - Total Base Tax: \$3,747,262





# OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

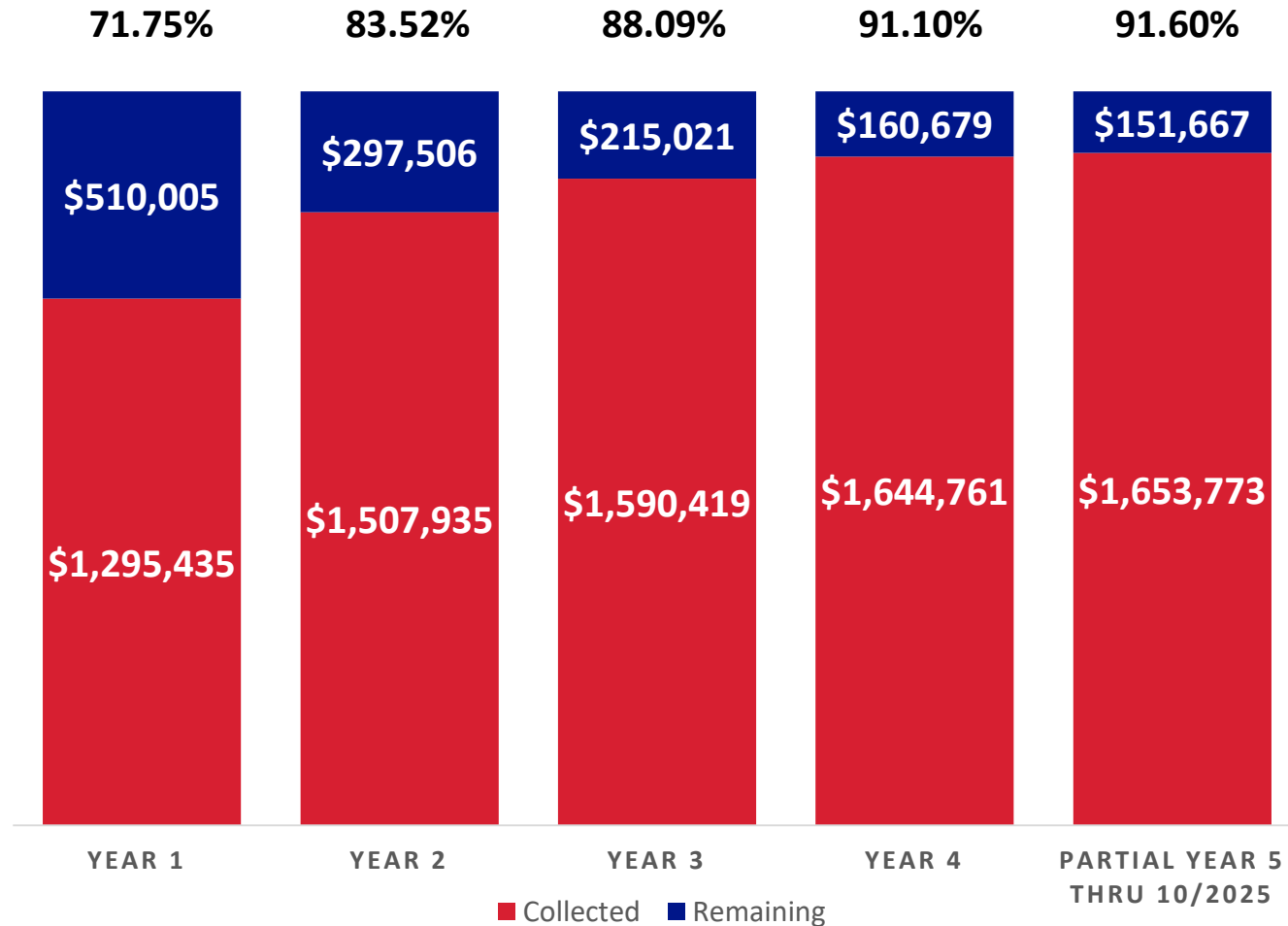
As of 11/10/2025 - Total Base Tax: \$3,747,262





# 2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

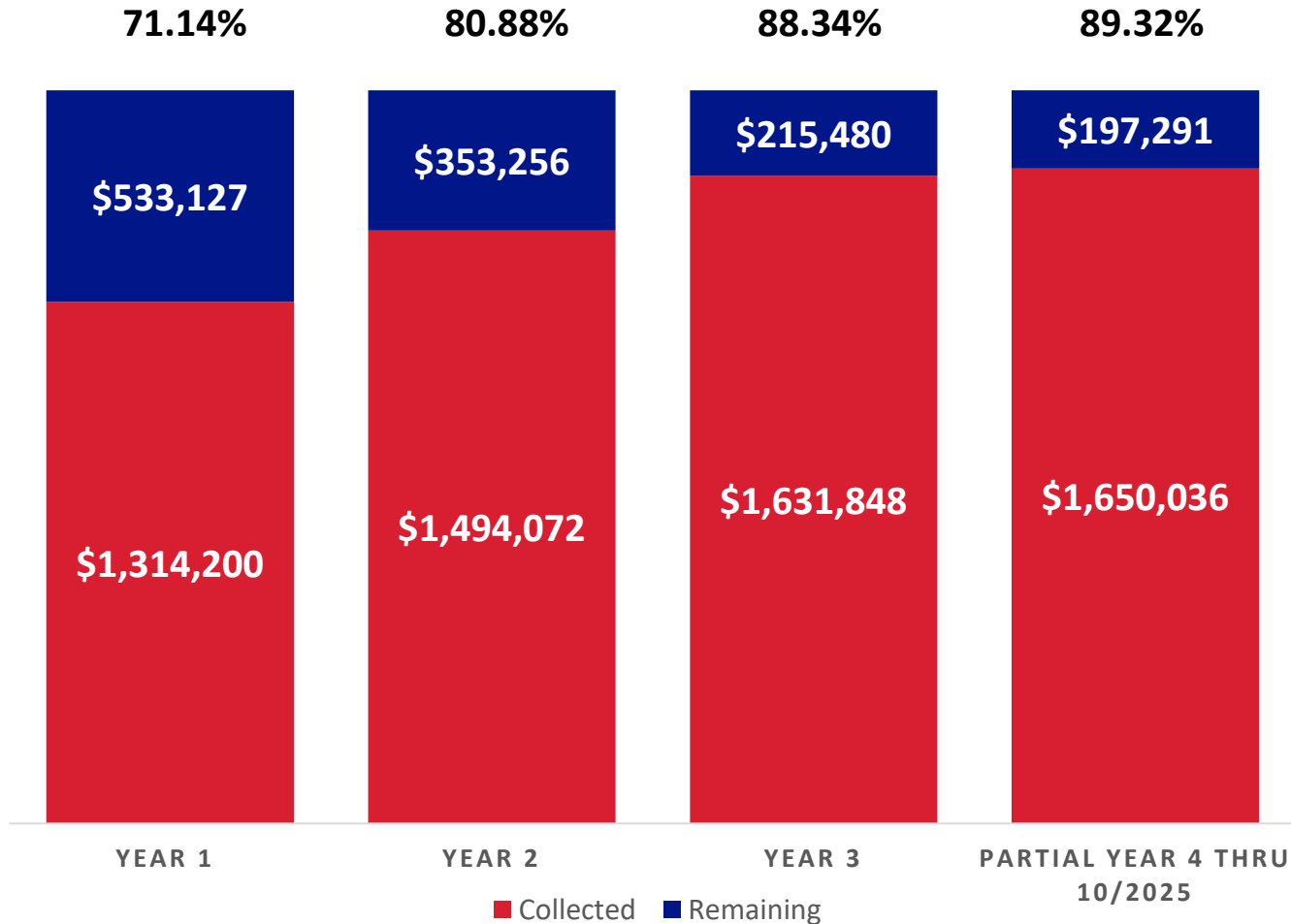
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,805,441





# 2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

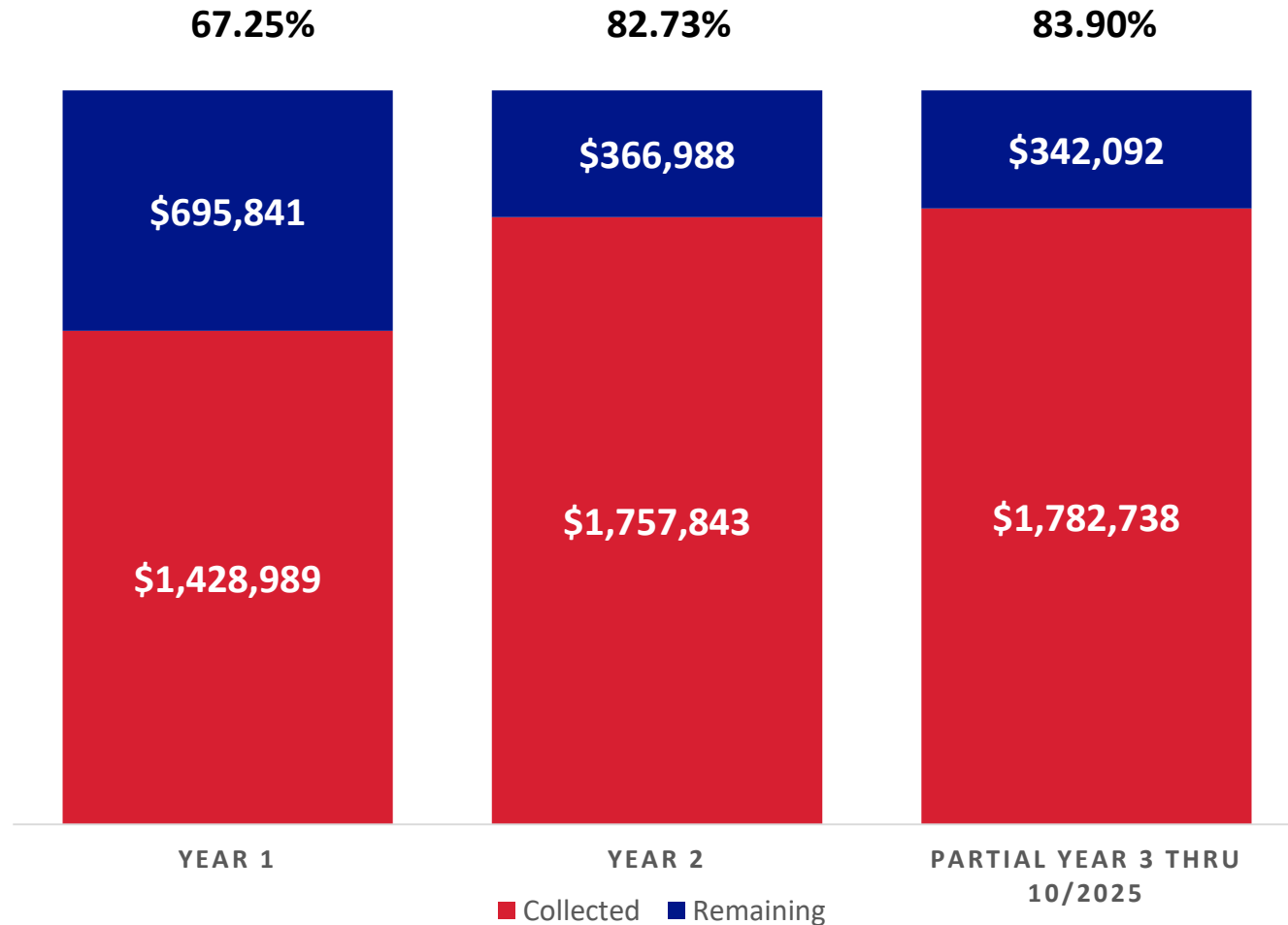
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,847,328





# 2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

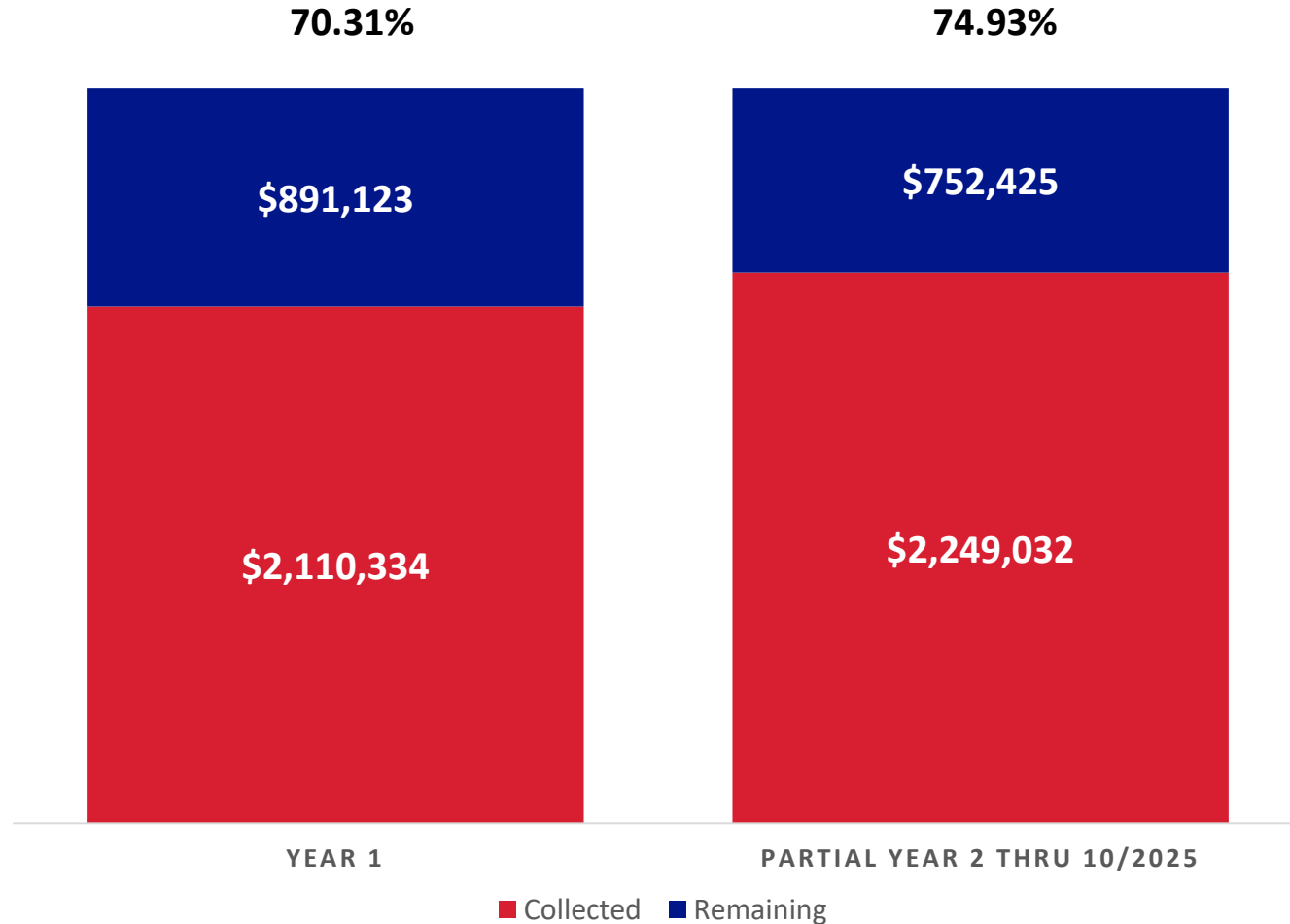
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$2,124,831





# 2023 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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



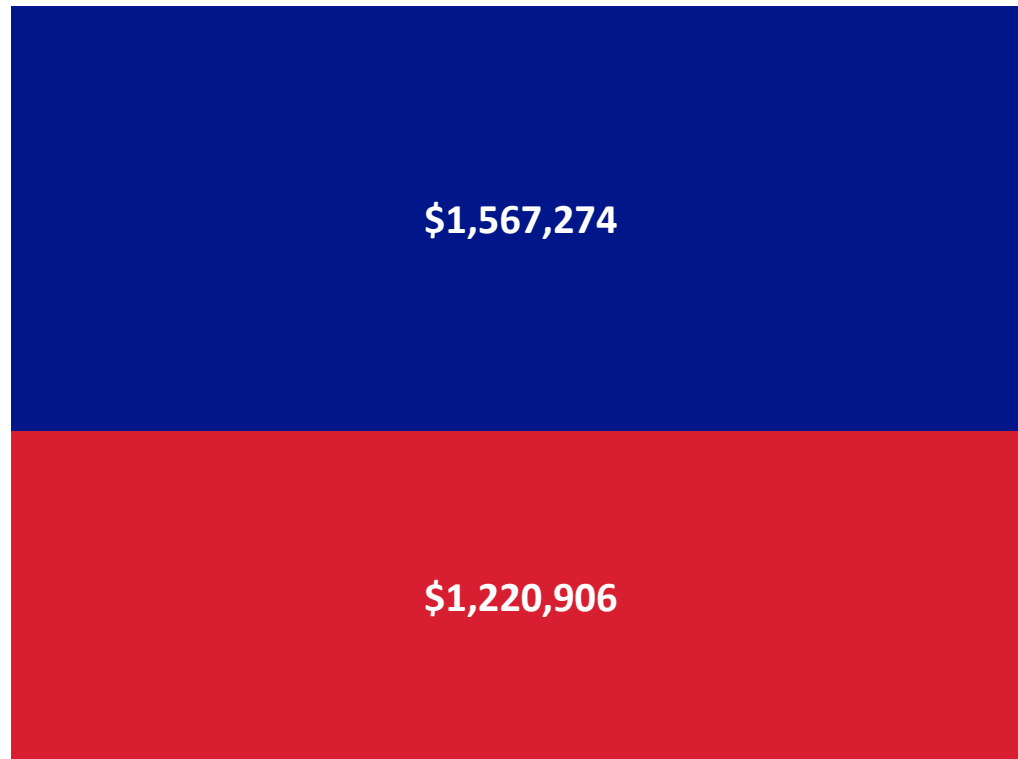




# 2024 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

43.79%



PARTIAL YEAR 1 THRU 10/2025

■ Collected ■ Remaining



**BRAZORIA COUNTY**  
**TOP 10 REPORT AS OF NOVEMBER 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 and after obtaining a judgment, we will seek a receiver to operate the business and pay our taxes.

**4. 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. Service is complete and the case will be set for trial. However, it will be an uncollectible account.

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

We have a tax suit pending which initially involved three tracts of land in the Brazosport area. We have been receiving monthly payments, however, due to the amount owed to all entities, the case has been set for trial in December 2025.

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

There are two accounts located in Freeport. Suit was filed in August 2025, and all parties have been served. The case will be set for trial in February 2026 and after judgment, posted for tax sale.

**7. 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.

**8. 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 the 2024 taxes became delinquent and part of the lawsuit. We had planned to set the case for trial in December 2025, but the owner filed for bankruptcy, and we filed a claim in September 2025. The owner and secured lender have agreed to allow the owner to try to sell the property by March 2026 or the lender will foreclose. Taxes will be paid in either scenario.

**9. 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.

**10. BRYANT HAMP ESTATE- (2020-2024) \$ 8,810; Case # 13467**

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.

**ACCOUNTS PAID SINCE SEPTEMBER 1, 2025, TOP 10 REPORT**

**LUCKY JUPITER, INC. (2024) \$ 13,368- still owes money but the amount is outside the Top 10**

**HWY 332 HOSPITALITY, LLC (2024) \$ 12,468- still owes money but the amount is outside the Top 10**



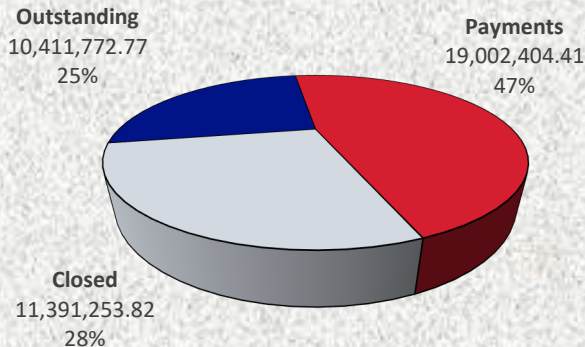
# FINE & FEE COLLECTION REPORT

## AS OF NOVEMBER 18, 2025

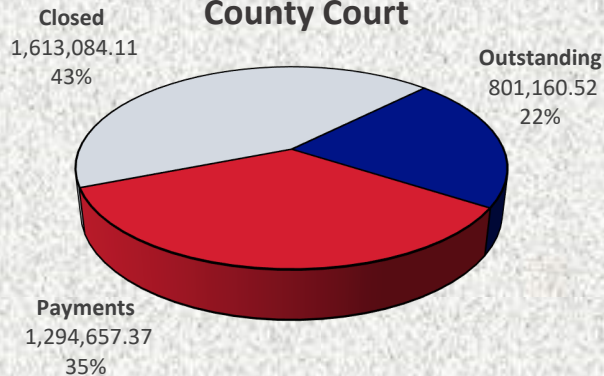
### FOR BRAZORIA COUNTY

Court	Payments and/or Partial Payments						Dismissed/Cleared				Total \$ % Total # %		Address	Letters	Phone #	Phone	Text
	Total Turnover										cleared	cleared	Correction	Mailed	Changes	Contacts	Contacts
	\$	#	\$	#	% of \$	% of #	\$	#	% of \$	% of #							
Brazoria JP1-1 (Brown)	5,619,258.00	14,604	2,613,137.01	8,538	46.50%	58.46%	1,822,366.14	6,645	32.43%	45.50%	78.93%	103.96%	8,895	61,962	6,277	23,426	13,063
Brazoria JP1-2 (Rape)	3,993,057.00	9,842	1,762,627.20	6,318	44.14%	64.19%	1,215,408.14	3,901	30.44%	39.64%	74.58%	103.83%	6,293	43,209	4,433	24,403	14,051
Brazoria JP2-1 (Vasut)	7,913,433.00	23,499	2,372,327.89	9,725	29.98%	41.38%	2,751,519.36	9,860	34.77%	41.96%	64.75%	83.34%	9,510	60,787	8,445	24,815	15,556
Brazoria JP2-2 (Davis)	6,968,702.00	20,364	3,682,667.04	15,267	52.85%	74.97%	1,635,747.86	6,486	23.47%	31.85%	76.32%	106.82%	11,768	87,165	7,431	27,808	15,956
Brazoria JP3-1 (Merkel)	2,417,998.00	6,262	1,337,633.20	4,425	55.32%	70.66%	745,818.09	2,438	30.84%	38.93%	86.16%	109.60%	4,381	22,885	3,880	13,843	2,394
Brazoria JP3-2 (Castillo)	1,203,433.00	3,281	498,343.67	1,936	41.41%	59.01%	325,042.84	1,512	27.01%	46.08%	68.42%	105.09%	2,328	15,517	2,224	9,704	3,705
Brazoria JP4-1 (Linder)	4,079,277.00	10,324	1,552,765.01	6,888	38.06%	66.72%	947,801.11	2,936	23.23%	28.44%	61.30%	95.16%	5,525	43,550	4,796	17,467	9,815
Brazoria JP4-2 (Kersh)	8,610,273.00	21,511	5,182,903.39	17,518	60.19%	81.44%	1,947,550.28	7,004	22.62%	32.56%	82.81%	114.00%	13,126	130,918	10,837	30,372	14,069
Total of all JP's	40,805,431.00	41,460	19,002,404	35,789	46.06%	64.60%	11,391,253.82	40,782	28.10%	38.12%	74.16%	102.73%	61,826	465,993	48,323	171,838	88,609
Brazoria County Court	3,708,902.00	4,741	1,294,657.37	3,592	34.91%	75.76%	1,613,084.11	2,350	43.49%	49.57%	78.40%	125.33%	4,430	20,201	5,042	10,775	-
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%	656	1,691	637	2,474	-
Total of County/District	3,971,758.00	4,991	1,333,917	3,819	24.92%	83.28%	1,690,690.41	2,431	36.51%	40.98%	61.43%	124.27%	5,086	21,892	5,679	13,249	-

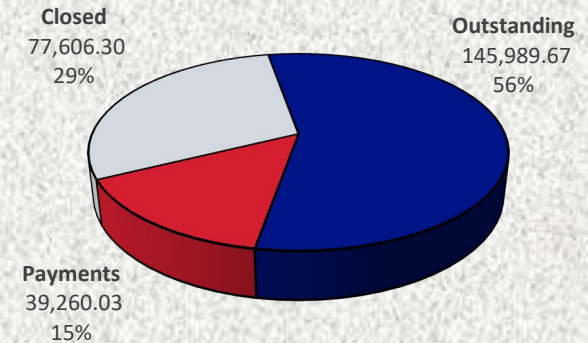
#### Justice Courts



#### County Court



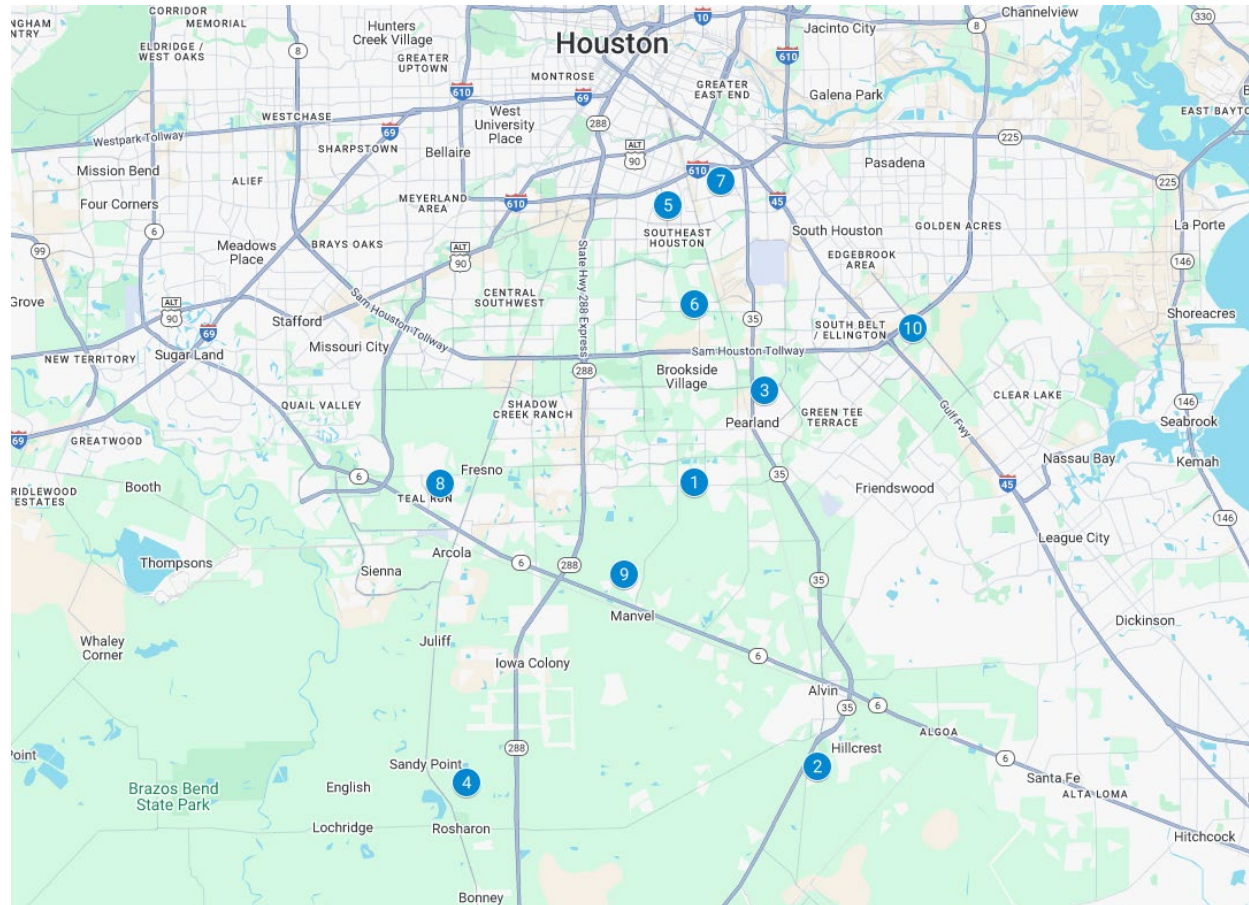
#### District Court





# TOP 10 ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP3-2

- 1  
77584 - \$34596.20(52)
- 2  
77511 - \$23527.30(40)
- 3  
77581 - \$12158.60(28)
- 4  
77583 - \$12328.50(21)
- 5  
77033 - \$9346.00(13)
- 6  
77048 - \$7700.30(13)
- 7  
77087 - \$6431.50(10)
- 8  
77545 - \$6688.50(10)
- 9  
77578 - \$6488.80(9)
- 10  
77034 - \$6605.50(8)

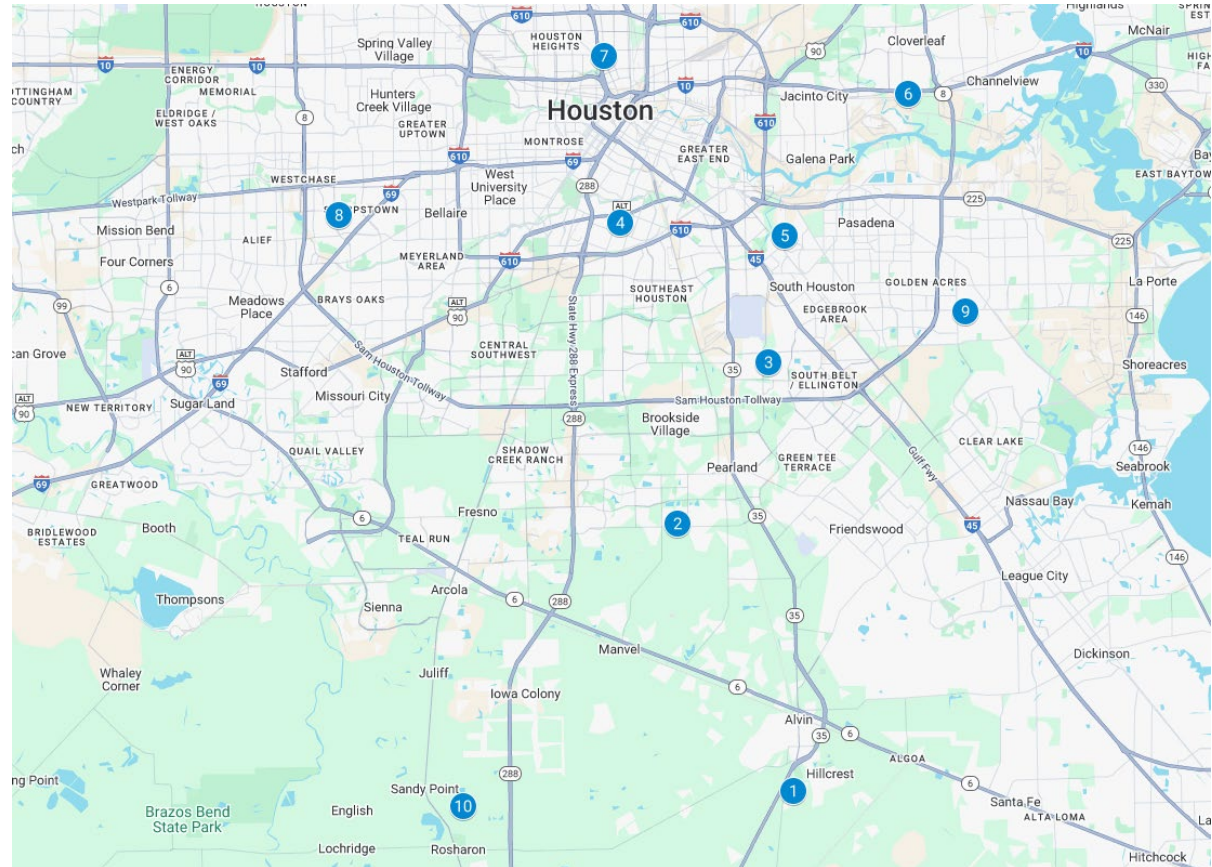







# TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP3-2

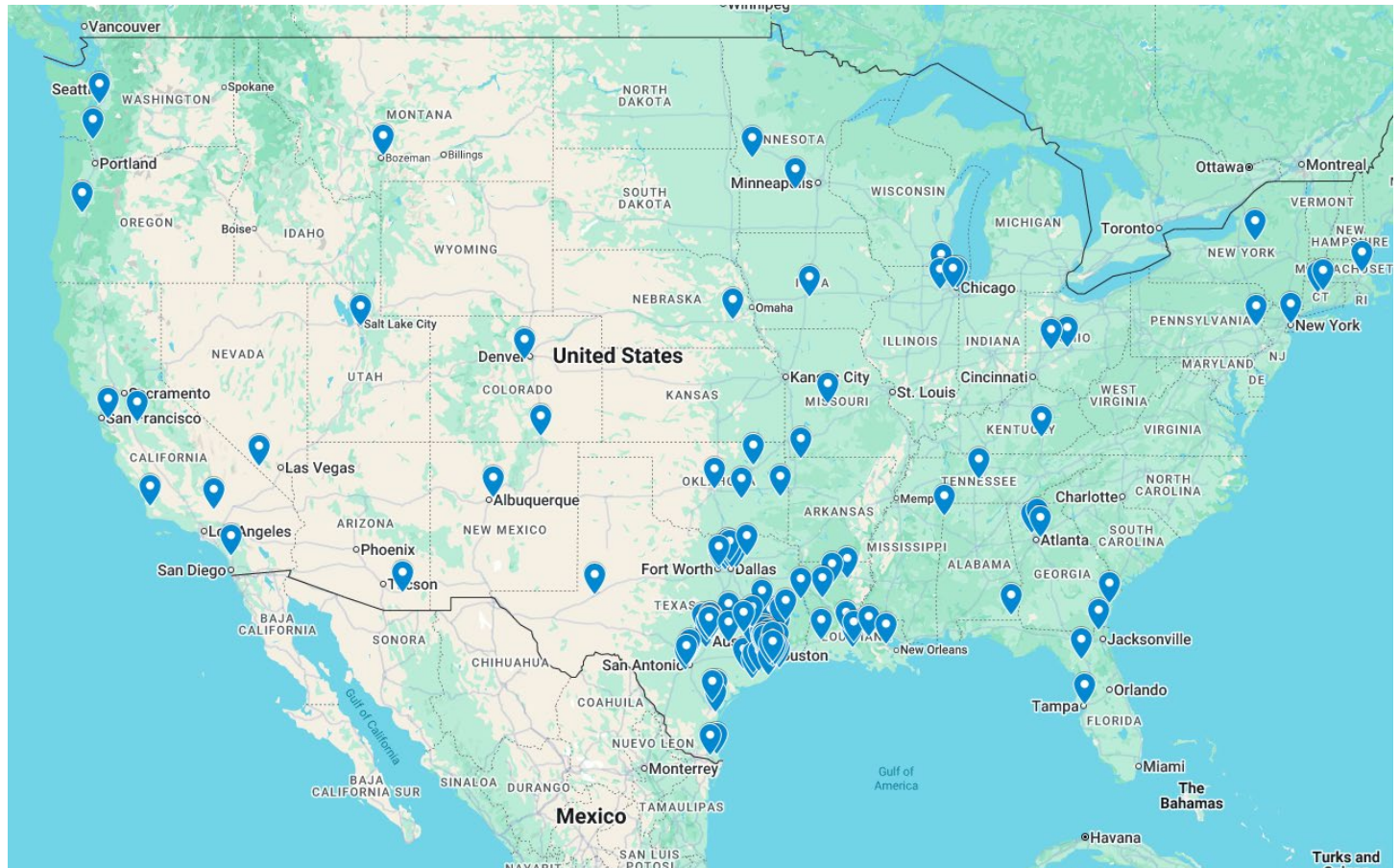
- 1  
77511 - \$2524.00(4)
- 2  
77584 - \$2715.00(4)
- 3  
77075 - \$2030.50(3)
- 4  
77021 - \$608.50(2)
- 5  
77017 - \$1410.50(2)
- 6  
77015 - \$1163.50(2)
- 7  
77009 - \$1607.00(2)
- 8  
77036 - \$1547.00(2)
- 9  
77505 - \$710.00(2)
- 10  
77583 - \$1313.00(2)





# ALL ACCOUNTS FOR BRAZORIA COUNTY JP3-2

  
All items





## BCTRA Performance Report (October 2025)

The following is an overview of our collection activity from September 2021 thru October 2025.

### Collections Statistics

	<u>Transactions</u>	<u>Tolls</u>
Turnover	2,927,070	\$4,081,362.05
Additions by HCTRA	24,719	\$35,484.55
Adjustments by HCTRA	-54,121	-\$72,667.76
<b>Adjusted Turnover</b>	<b>2,897,668</b>	<b>\$4,044,178.84</b>
Total Collected (payments)	-439,998	-\$632,518.02
Collection Rate	15.18%	15.64%
<b>Remaining Balance</b>	<b>2,847,670</b>	<b>\$3,411,660.82</b>

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*	98,067	\$3,368,110.15
Account Research (Name, Address, Vehicle Ownership, Deceased, Bankruptcy and Client Demographic Change)	239	\$3,724.61
Deceased	717	\$22,847.16
Bankruptcy	0	\$0.00
In Reconciliation	57	898.75
In Dispute	17	\$479.81
Other (Cease and Desist, Refused to Pay, Uncollectible, payment pending – Toll Authority)	54	\$2,156.94

\*"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>	67,104
<b>Total Calls Out</b>	1,432,414
<b>Total Auto Emails Out</b>	1,602,256
<b>Total Auto Text Messages Out</b>	120,485