

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*

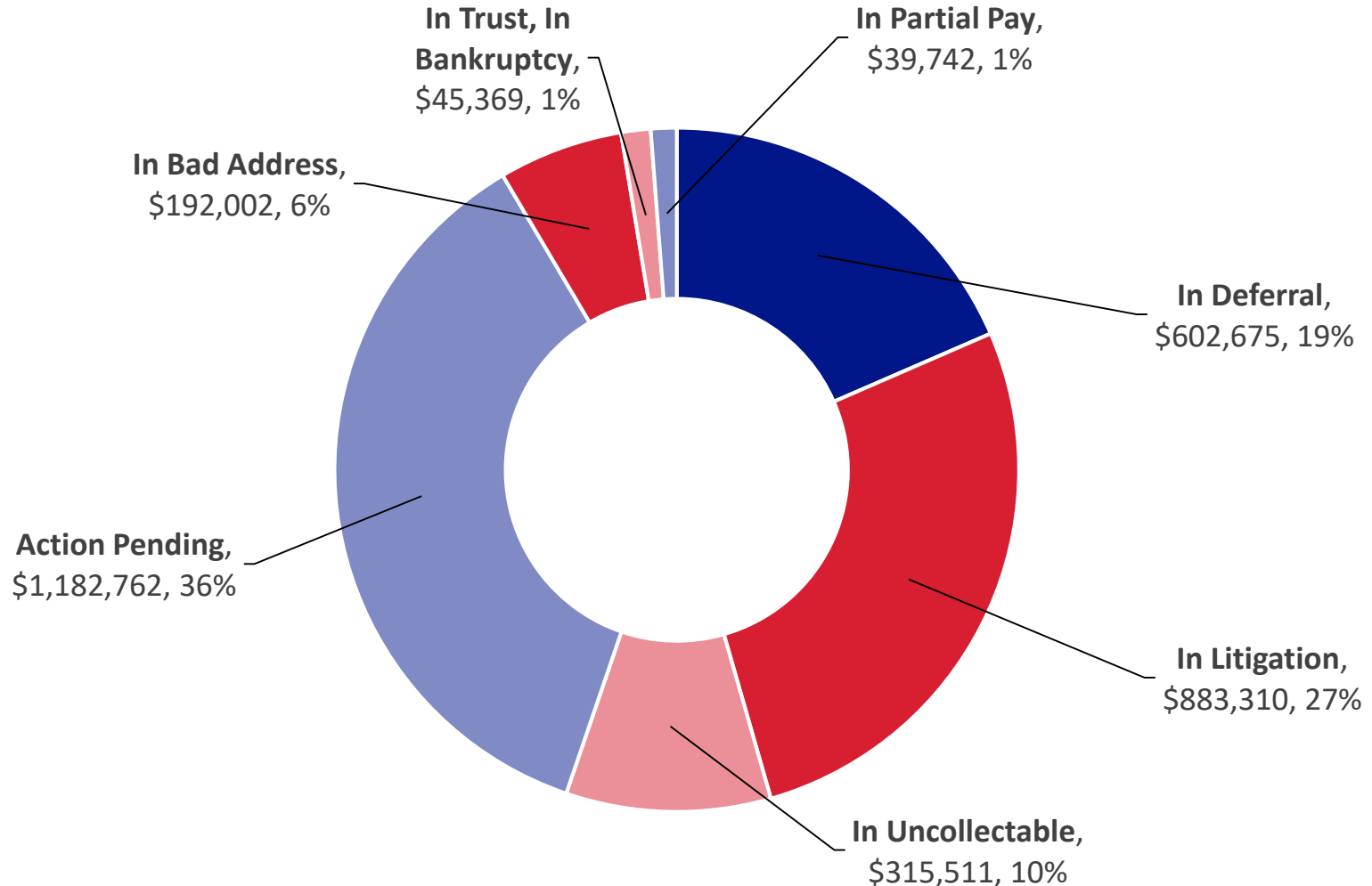
*March 2025*

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



# ACCOUNT BREAKDOWN CHART FOR BRAZORIA COUNTY

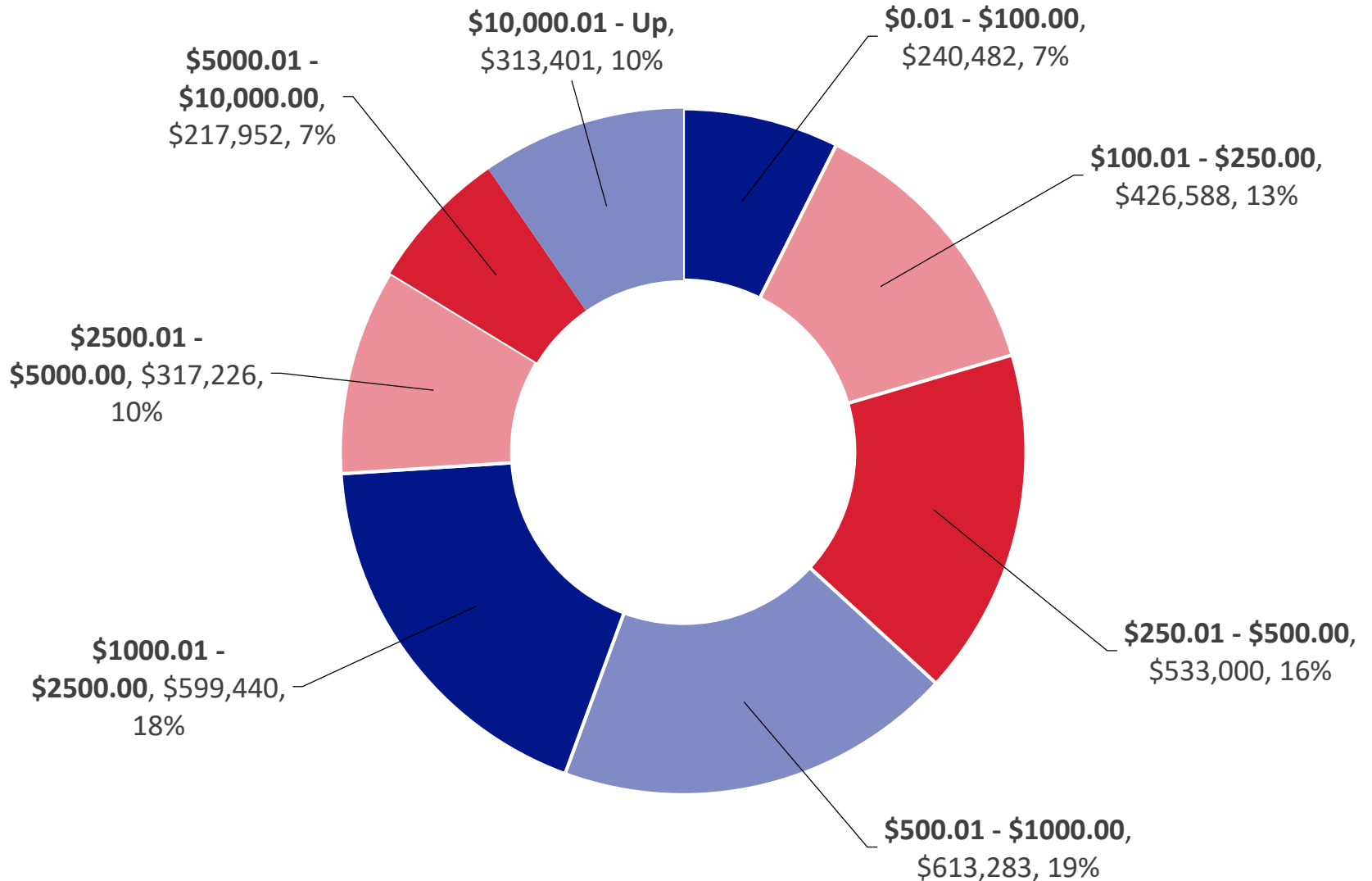
As of 2/18/2025 - Total Base Tax: \$3,261,371





# DOLLAR RANGE CHART FOR BRAZORIA COUNTY

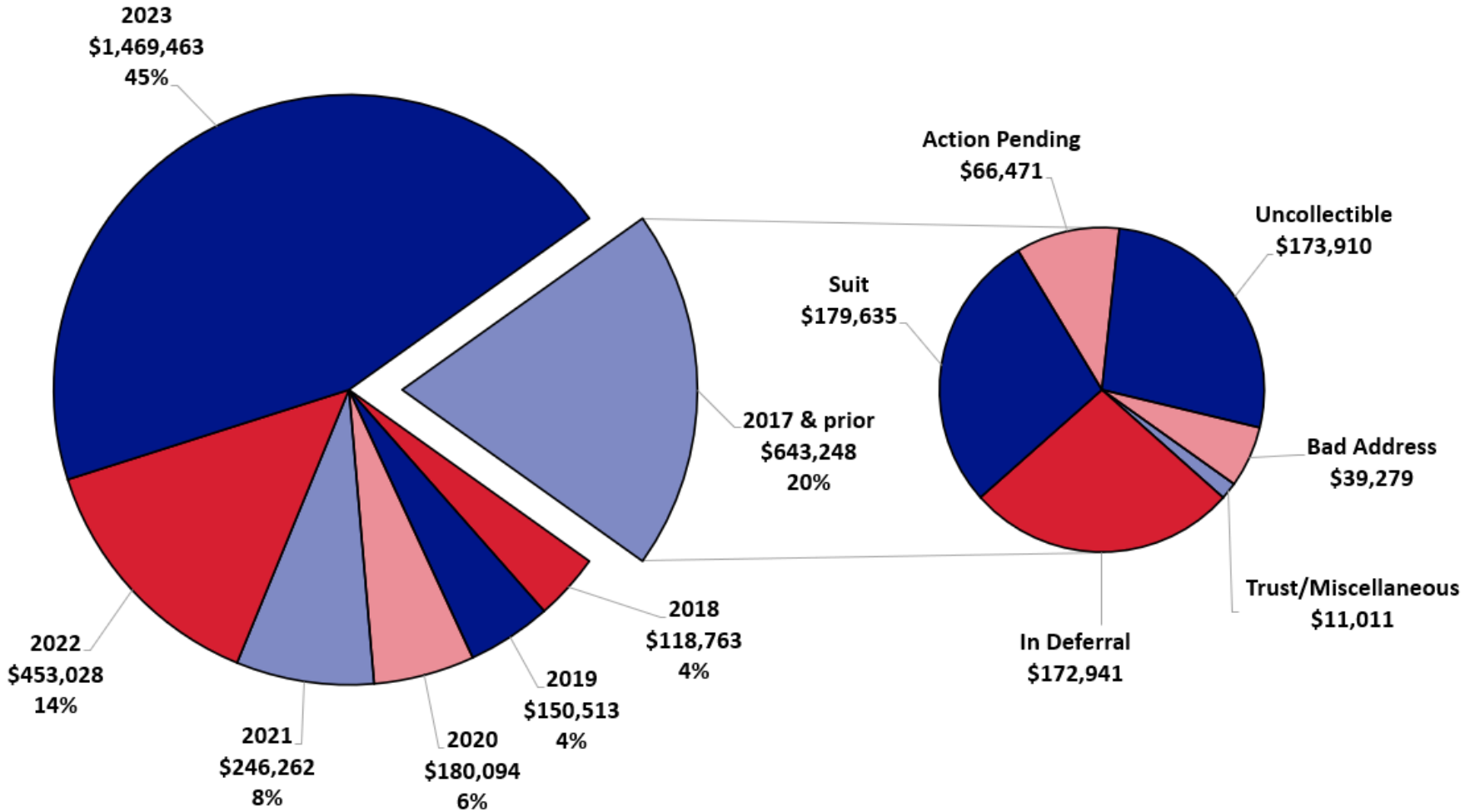
As of 2/18/2025 - **Total Base Tax: \$3,261,371**





# OUTSTANDING TAXES YEAR BY YEAR FOR BRAZORIA COUNTY

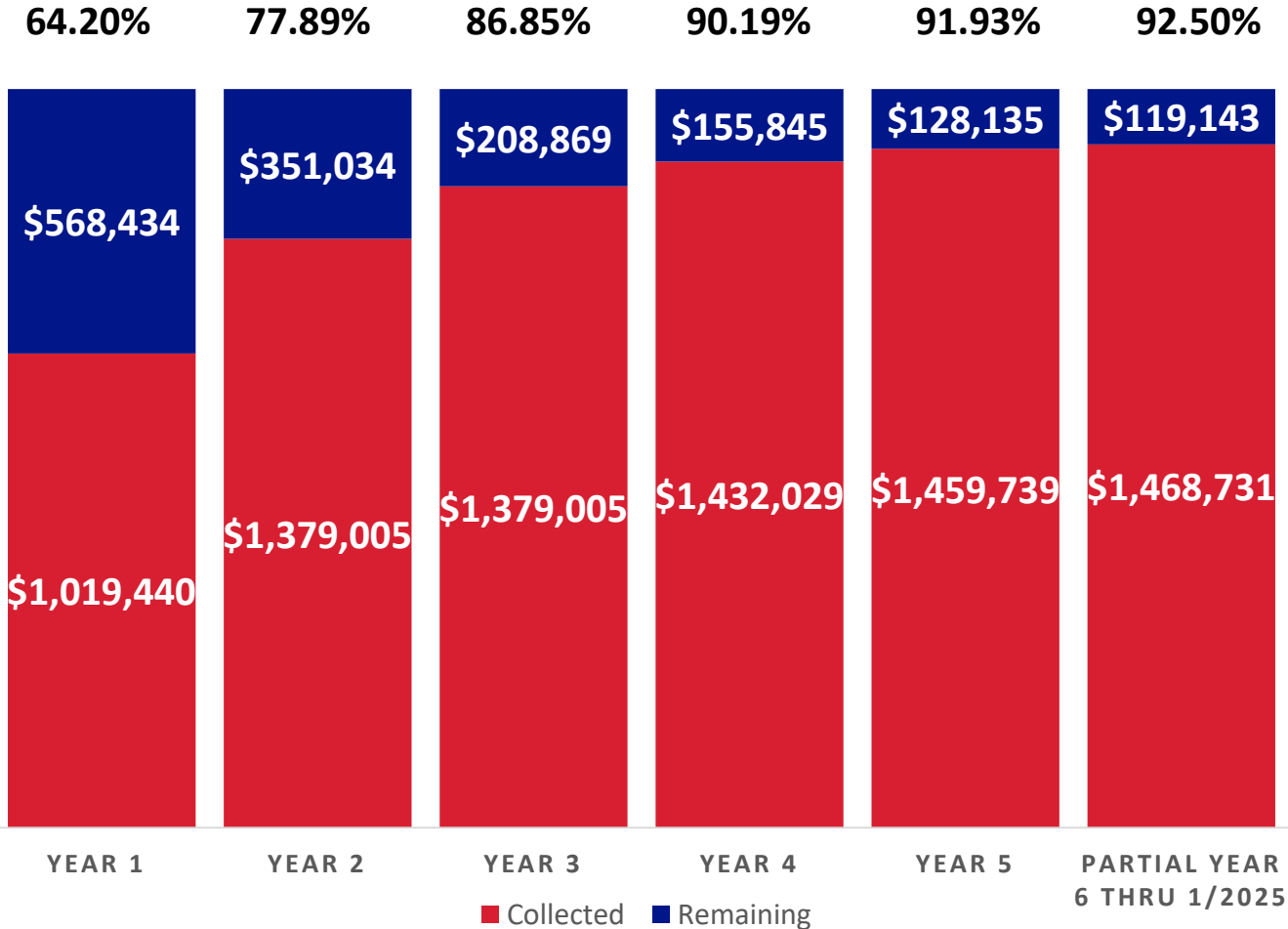
As of 2/18/2025 - Total Base Tax: \$3,261,371





# 2018 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

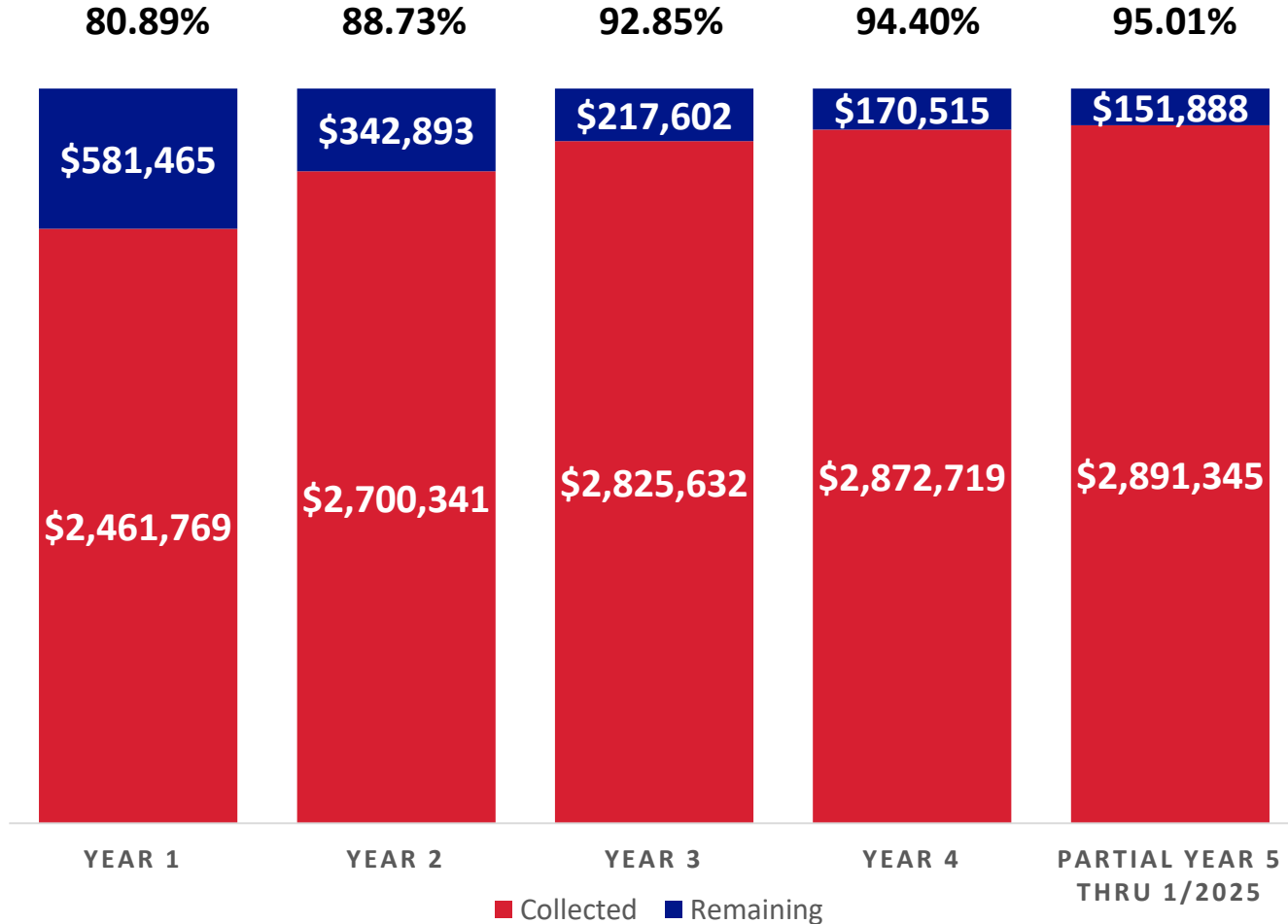
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,587,874





# 2019 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

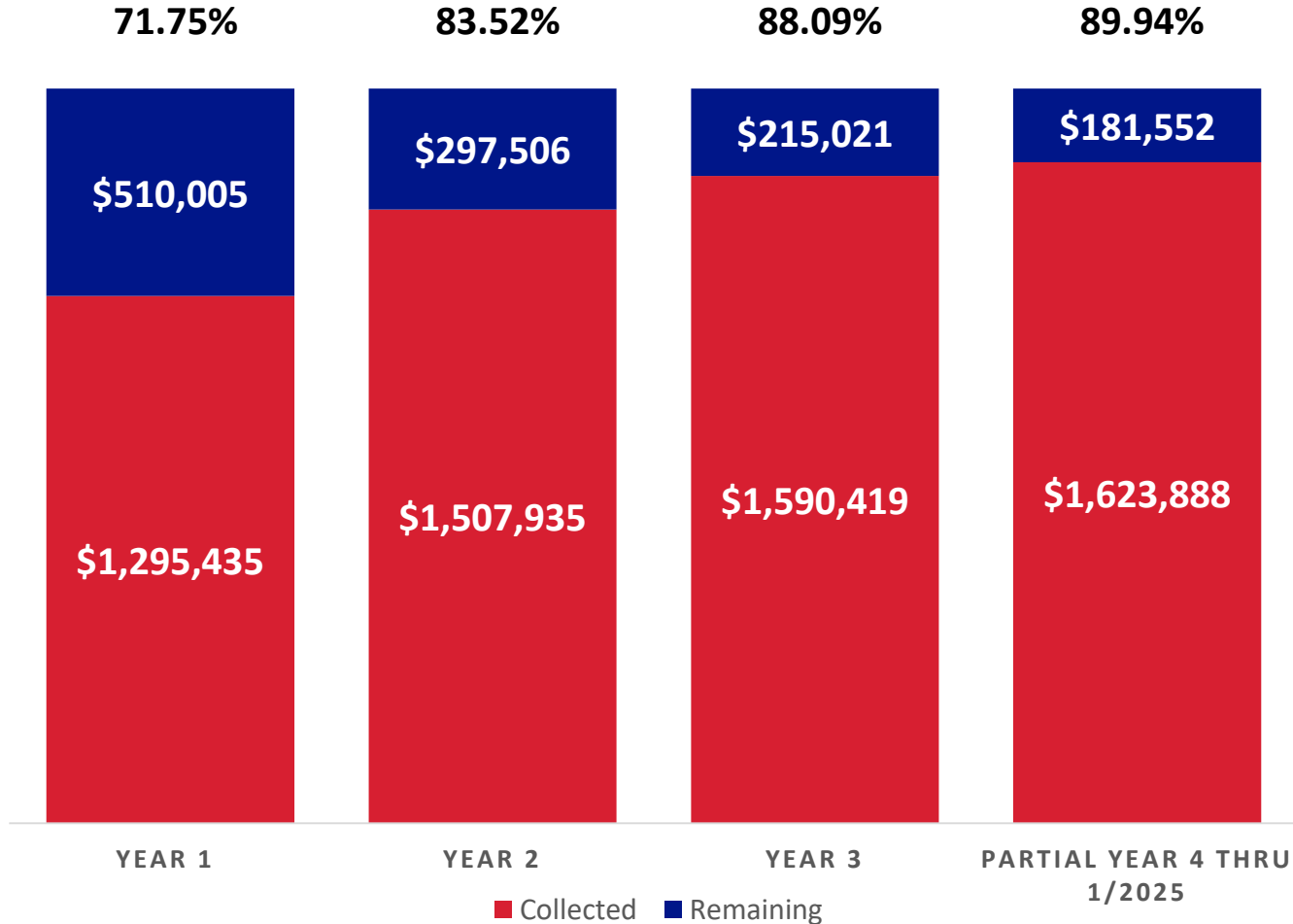
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$3,043,234





# 2020 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

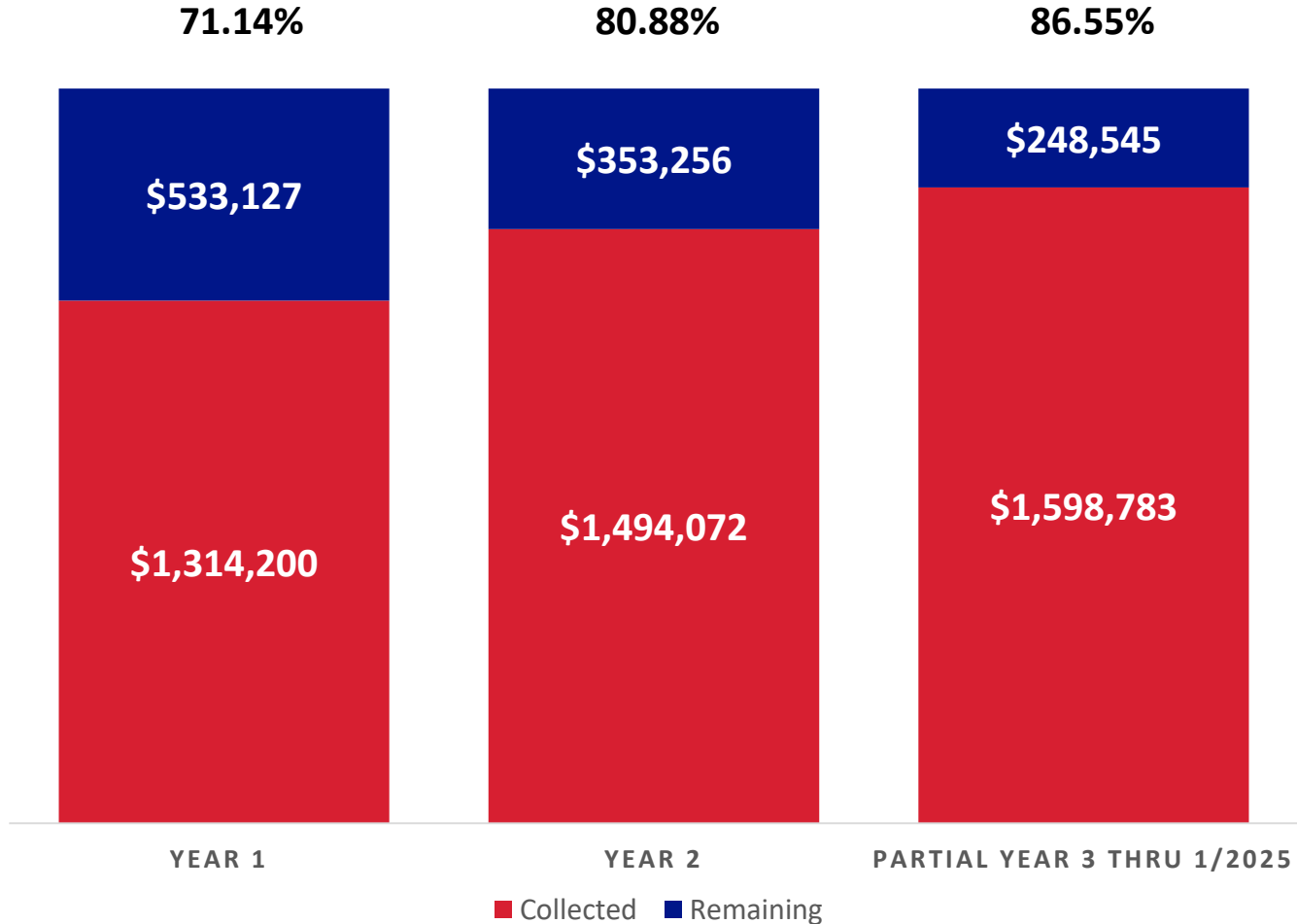
As of 07/01 – 6/30 for each year - Initial Outstanding Base Tax \$1,805,441





# 2021 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

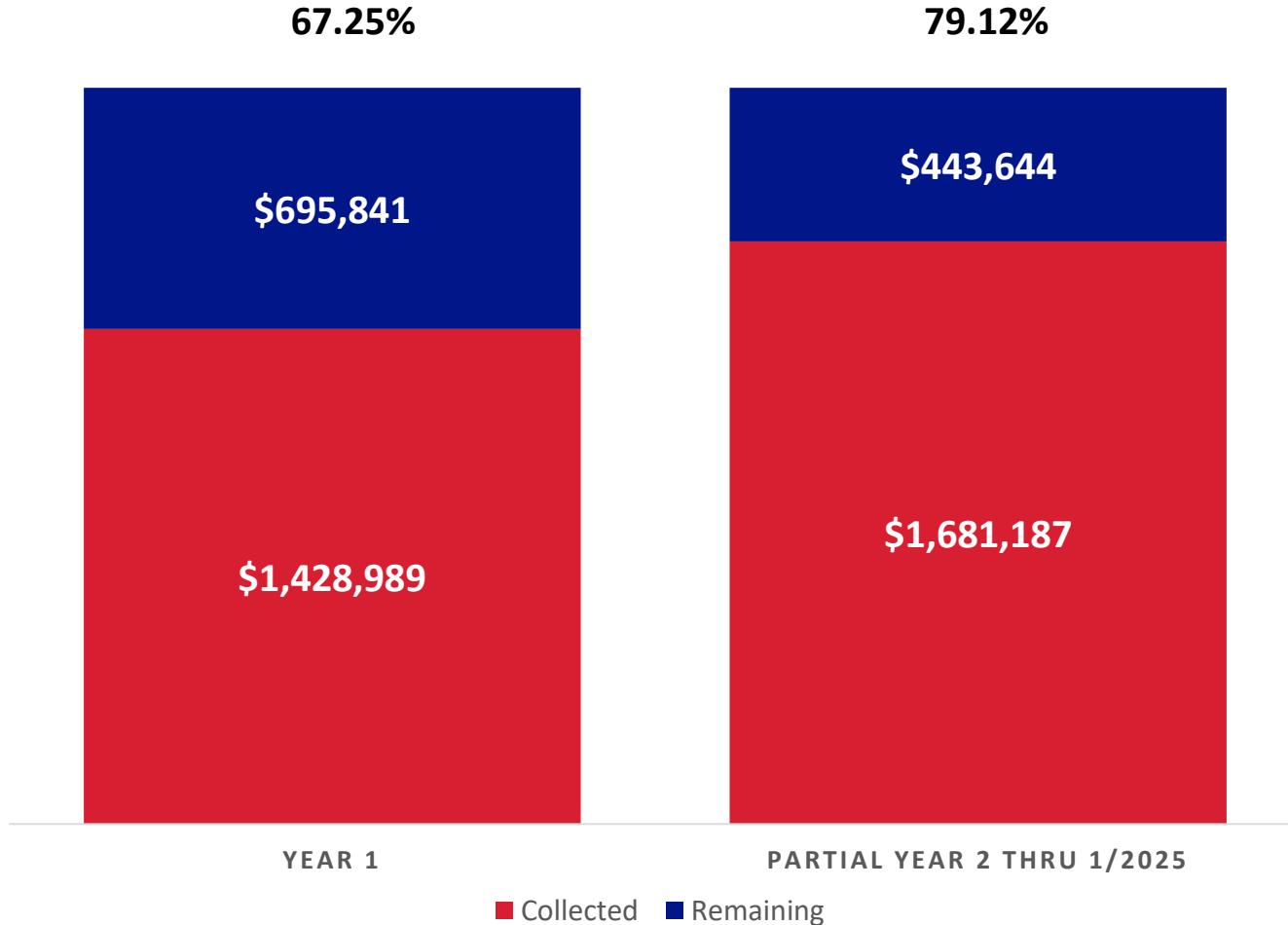






# 2022 PERCENTAGE OF COLLECTION FOR BRAZORIA COUNTY

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

54.21%



PARTIAL YEAR 1 THRU 1/2025

■ Collected ■ Remaining



**BRAZORIA COUNTY**  
**TOP 10 REPORT AS OF MARCH 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. FLOWORKS INTERNATIONAL LLC- (2023) \$60,412**

This is an inventory account located in Pearland. The taxpayer claims the property does not exist at the location and 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. 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.

**3. BROP, LLC- (2023) \$26,387**

This is a commercial retail center located in the Alvin ISD part of the City of Pearland. The taxpayer recently made a payment toward the 2023 taxes and paid the 2024 taxes in full. Suit was against the appraisal district over the 2023 valuation and recently settled. Once the correction is processed, we will start collection efforts for the remaining balance.

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

This is the Pearland Office Park located on Smith Ranch Road. A lawsuit was filed against the appraisal district. An agreed judgment was recently entered settling the value. Once the correction is processed by the tax office, a portion or all the outstanding taxes shown due will be removed. If a balance remains, we will begin collection efforts.

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

This is a 2.24-acre commercial development off Broadway. Suit was filed in November 2024. 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 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.

**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 a suit against the appraisal district. The suit against the appraisal district was recently settled. Once the correction is processed by the tax office, 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 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.

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

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

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

This involves real property located in Angleton. In the summer of 2024, Hurricane Beryl impacted the business. We had conversations with the owner and lienholder about getting payments started. Unfortunately, no payments toward the delinquent taxes have been made. We will make a final attempt to obtain payment before we proceed to file our tax suit.

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

**KU WESTWOOD INVESTMENT, LLC (\$11,769)**



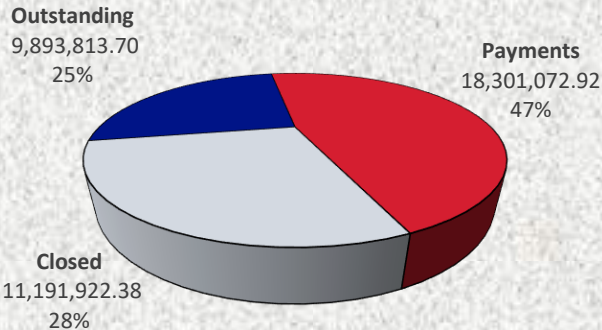
# FINE & FEE COLLECTION REPORT

## AS OF FEBRUARY 25, 2025

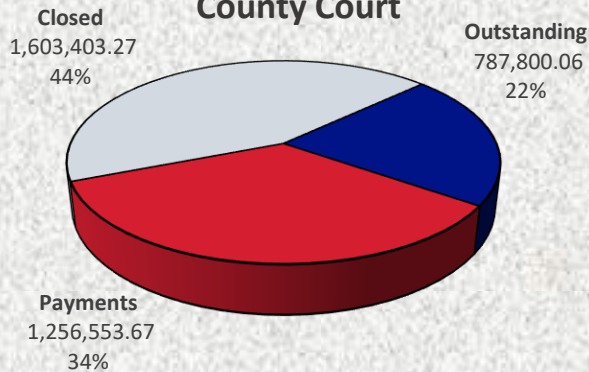
### FOR BRAZORIA COUNTY

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>	5,382,394.00	14,061	2,538,608.57	8,305	47.17%	59.06%	1,685,682.66	6,321	31.32%	44.95%	78.48%	104.02%	8,539	60,881	6,148	20,263
<b>Brazoria JP1-2 (Rape)</b>	3,916,078.00	9,642	1,680,605.47	6,079	42.92%	63.05%	1,210,125.66	3,875	30.90%	40.19%	73.82%	103.24%	6,104	42,604	4,372	21,167
<b>Brazoria JP2-1 (Vasut)</b>	7,694,683.00	22,996	2,216,739.78	9,205	28.81%	40.03%	2,745,251.74	9,834	35.68%	42.76%	64.49%	82.79%	9,054	59,154	8,329	21,640
<b>Brazoria JP2-2 (Davis)</b>	6,713,343.00	19,730	3,563,375.63	14,831	53.08%	75.17%	1,622,352.26	6,438	24.17%	32.63%	77.25%	107.80%	11,251	85,746	7,290	24,885
<b>Brazoria JP3-1 (Merkel)</b>	2,375,539.00	6,166	1,318,532.13	4,334	55.50%	70.29%	745,818.09	2,438	31.40%	39.54%	86.90%	109.83%	4,284	22,566	3,857	12,958
<b>Brazoria JP3-2 (Castillo)</b>	1,073,946.00	2,979	493,893.17	1,900	45.99%	63.78%	324,113.08	1,509	30.18%	50.65%	76.17%	114.43%	2,195	15,250	2,154	8,633
<b>Brazoria JP4-1 (Linder)</b>	3,851,040.00	9,793	1,449,086.70	6,467	37.63%	66.04%	933,440.11	2,902	24.24%	29.63%	61.87%	95.67%	5,218	42,430	4,699	14,185
<b>Brazoria JP4-2 (Kersh)</b>	8,379,786.00	20,990	5,040,231.47	17,052	60.15%	81.24%	1,925,138.78	6,952	22.97%	33.12%	83.12%	114.36%	12,701	129,747	10,701	27,682
<b>Total of all JP's</b>	<b>39,386,809.00</b>	<b>41,460</b>	<b>18,301,073</b>	<b>35,789</b>	<b>46.40%</b>	<b>64.83%</b>	<b>11,191,922.38</b>	<b>40,269</b>	<b>28.86%</b>	<b>39.19%</b>	<b>75.26%</b>	<b>104.02%</b>	<b>59,346</b>	<b>458,378</b>	<b>47,550</b>	<b>151,413</b>
<b>Brazoria County Court</b>	3,647,757.00	4,674	1,256,553.67	3,514	34.45%	75.18%	1,603,403.27	2,333	43.96%	49.91%	78.40%	125.10%	4,274	20,014	4,997	9,489
<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%	638	1,691	637	1,998
<b>Total of County/District</b>	<b>3,910,613.00</b>	<b>4,924</b>	<b>1,295,316</b>	<b>3,740</b>	<b>24.60%</b>	<b>82.79%</b>	<b>1,674,641.52</b>	<b>2,408</b>	<b>35.53%</b>	<b>39.96%</b>	<b>60.13%</b>	<b>122.75%</b>	<b>4,912</b>	<b>21,705</b>	<b>5,634</b>	<b>11,487</b>

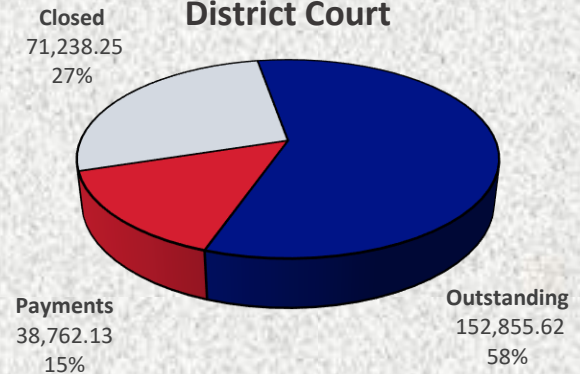
**Justice Courts**



**County Court**



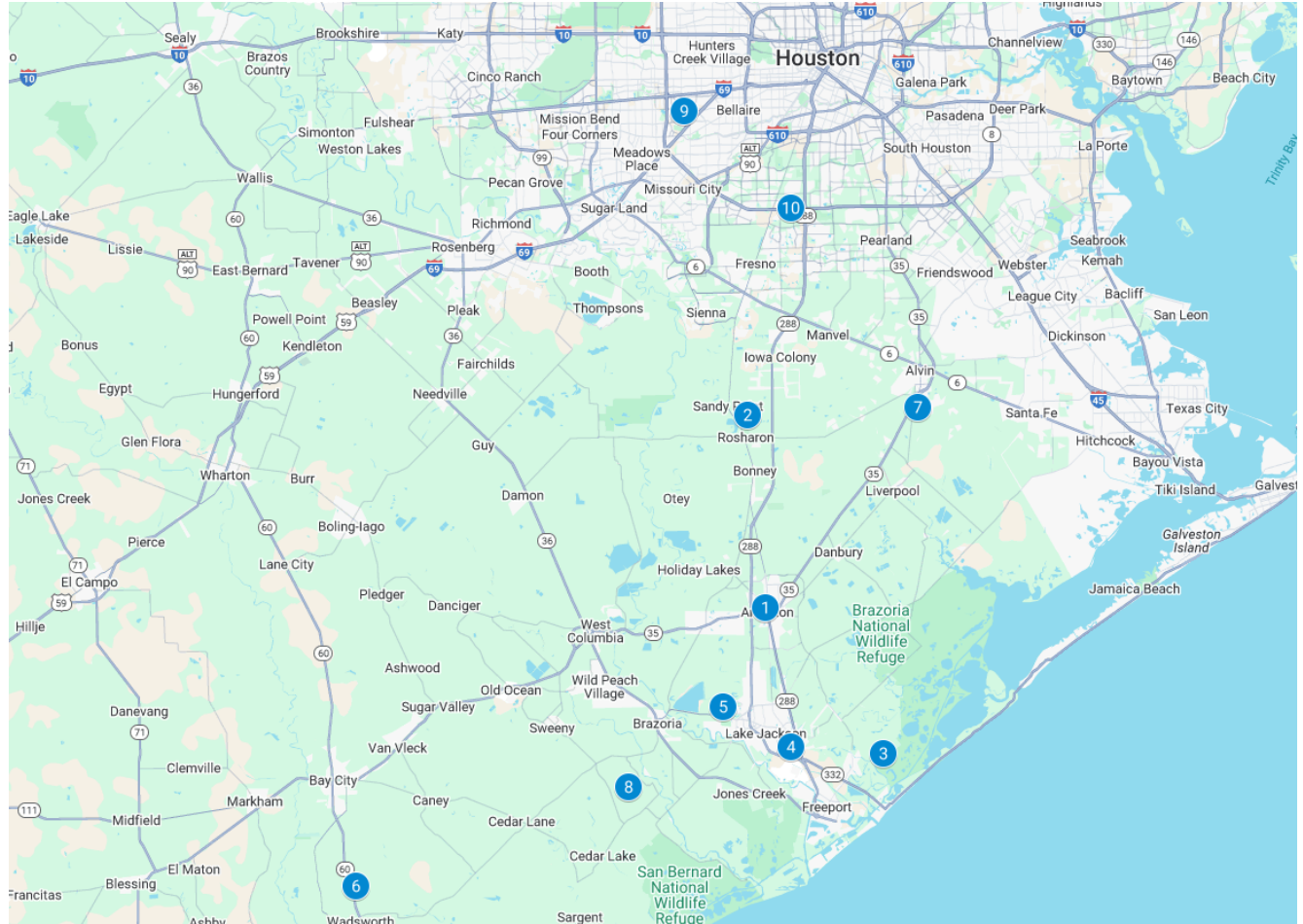
**District Court**





# TOP 10 ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP2-2

- 1  
77515 - \$88059.12(171)
- 2  
77583 - \$37022.30(67)
- 3  
77541 - \$27292.50(65)
- 4  
77531 - \$39962.37(64)
- 5  
77566 - \$21860.39(48)
- 6  
77414 - \$22723.87(40)
- 7  
77511 - \$27374.64(38)
- 8  
77422 - \$17511.50(33)
- 9  
77036 - \$12252.00(26)
- 10  
77047 - \$15210.10(23)

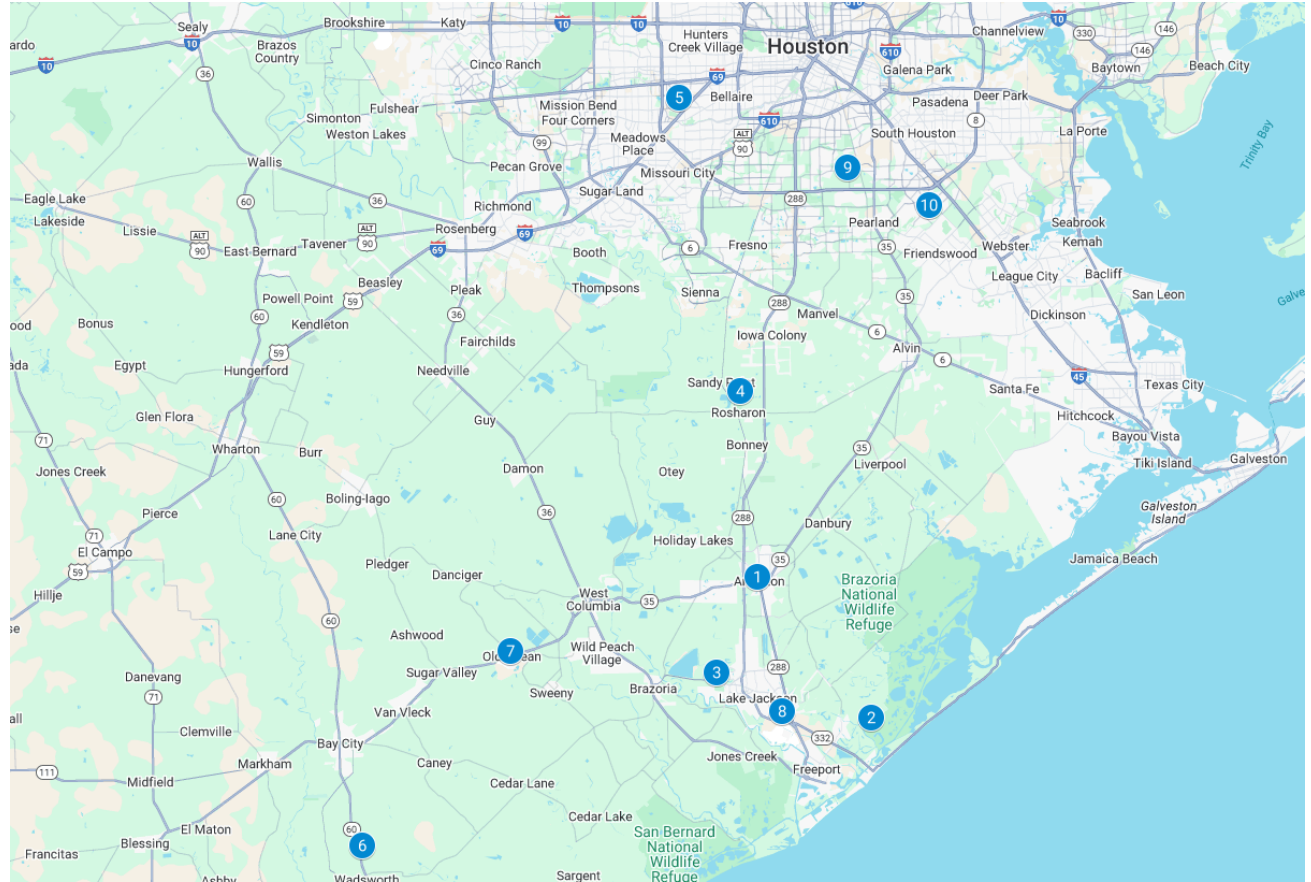







# TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR BRAZORIA COUNTY JP2-2

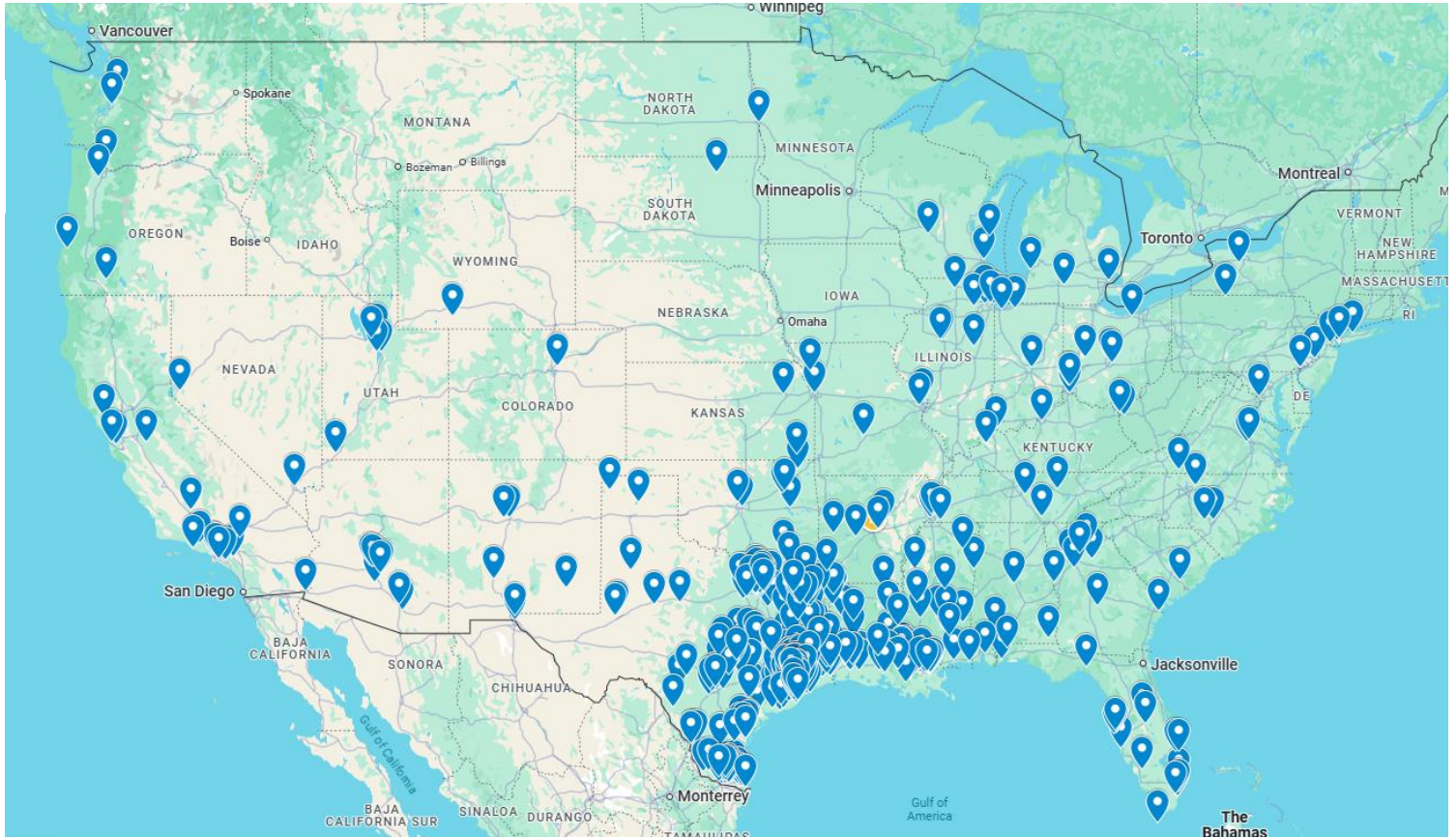
- 1  
77515 - \$24272.30(38)
- 2  
77541 - \$8229.50(14)
- 3  
77566 - \$4717.00(11)
- 4  
77583 - \$2886.00(8)
- 5  
77036 - \$4911.00(7)
- 6  
77414 - \$3443.50(6)
- 7  
77480 - \$3533.50(6)
- 8  
77531 - \$5349.50(6)
- 9  
77048 - \$3016.00(5)
- 10  
77089 - \$2584.50(5)





# ALL ACCOUNTS FOR BRAZORIA COUNTY JP2-2

  
All items







## BCTRA Performance Report (February 2025)

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

### Collections Statistics

	<b>Transactions</b>	<b>Tolls</b>
Turnover	2,432,240	\$3,318,020.17
Additions by HCTRA	19,486	\$27,503.79
Adjustments by HCTRA	-40,315	-\$52,100.06
<b>Adjusted Turnover</b>	<b>2,411,411</b>	<b>\$3,293,423.90</b>
Total Collected (payments)	-329,190	-\$459,702.86
Collection Rate	13.65%	13.9%
<b>Remaining Balance</b>	<b>2,082,221</b>	<b>\$2,833,721.00</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

<b>Status</b>	<b>Accounts</b>	<b>Tolls</b>
In Collections*	82,181	\$2,770,603.86
Account Research (Name, Address, Vehicle Ownership, Deceased, Bankruptcy and Client Demographic Change)	1,157	\$19,552.48
Deceased	602	\$19,539.26
Bankruptcy	205	\$46,177.98
In Reconciliation	109	\$4,950.79
In Dispute	26	\$798.40
Other (Cease and Desist, Refused to Pay, Uncollectible, payment pending – Toll Authority)	26	\$1,428.55

\*“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>	53,969
<b>Total Calls Out</b>	1,096,230
<b>Total Auto Emails Out</b>	1,186,005
<b>Total Auto Text Messages Out</b>	71,545