



midtown
H O U S T O N

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**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
February 4, 2026**

(For Board Members Only)



Midtown Management District

WALTER P MOORE



MIDTOWN MANAGEMENT DISTRICT

410 Pierce Street, Suite 355
Houston, Texas 77002
713/526-7577

<https://midtownhouston.com/>

MEMORANDUM

TO: The Midtown Management District Board of Directors and other interested parties

FROM: [Cynthia Alvarado](#), CPM®; Director of Operations and Strategic Planning
Midtown Management District

RE: 2026 Midtown Management District Board of Directors Meeting Dates

The Midtown Management District Board of Directors normally meets on the first Wednesday of each month, unless noted. Board meetings are *held in person* and available to view online.

Please ***mark your calendar*** to indicate the dates of the board meetings for the Midtown Management District. These dates and additional information such as agendas and draft documents can be found on the [Midtown events calendar](#). Committee meetings are virtual. The links and dates for committee meetings can also be found on the Midtown events calendar. * Denotes an evening meeting.

Wednesday, January 7 th @ 11AM	Wednesday, July 1 st @ 11AM
Wednesday, February 4 th * @ 5PM Annual Meeting	Wednesday, August 5 th * @ 5PM
Wednesday, March 4 th @ 11AM	Wednesday, September 2 nd @ 11AM
Wednesday, April 1 st @ 11AM	Wednesday, October 7 th @ 11AM
Wednesday, May 6 th * @ 5PM	Wednesday, November 4 th * @ 5PM
Wednesday, June 3 rd @ 11AM	Wednesday, December 2 nd @ 11AM

Meeting Location: All ***board meetings*** are held in person at 410 Pierce. The meetings are in the first-floor conference room. The building door is located on Pierce near Brazos.

An agenda will be sent out the week prior to the meeting. All meeting dates, times, agendas, and documents are posted on our [web site](#). In the unlikely event that a special meeting is called Board Members will be notified.



MIDTOWN MANAGEMENT DISTRICT COMMITTEE MEETINGS

Combined Service and Maintenance Committee & Urban Planning Committee meeting is every 3rd Monday at 4:00 p.m.

- January 26, 2026
- March 16, 2026
- May 18, 2026
- July 20, 2026
- September 21, 2026
- November 16, 2026
- February 23, 2026
- April 20, 2026
- June 15, 2026
- August 17, 2026
- October 19, 2026
- December 14, 2026

Public Safety Committee meetings are every 3rd Tuesday at 11:30 p.m.

- January 20, 2026
- March 17, 2026
- May 19, 2026
- July 21, 2026
- September 15, 2026
- November 17, 2026
- February 17, 2026
- April 21, 2026
- June 16, 2026
- August 18, 2026
- October 20, 2026
- December 15, 2026

Combined Cultural Arts and Entertainment Committee & Marketing Committee meeting is every 3rd Tuesday at 3:00 p.m.

- January 20, 2026
- March 17, 2026
- May 19, 2026
- July 21, 2026
- September 15, 2026
- November 17, 2026
- February 17, 2026
- April 21, 2026
- June 16, 2026
- August 18, 2026
- October 20, 2026

Economic Development Committee meeting is every 3rd Wednesday at 10:00 a.m.

- January 21, 2026
- March 18, 2026
- May 20, 2026
- July 15, 2026
- September 16, 2026
- *November 18, 2026*
- February 18, 2026
- April 15, 2026
- June 17, 2026
- August 19, 2026
- October 21, 2026
- *December 16, 2026*

*** Finance Committee meetings are the 4th Tuesday of every OTHER month from February - June and EVERY month from July – November at 1:00 p.m. ***

- February 24, 2026
- June 23, 2026
- August 25, 2026
- October 27, 2026
- April 28, 2026
- July 28, 2026
- September 22, 2026
- *November 17, 2026*

Parking Benefit District Advisory Committee meetings are quarterly on the 2nd Thursday at 3:00 p.m.*

- March 12, 2026
- June 11, 2026
- September 10, 2026
- December 10, 2026

*** The meeting dates and time for all committee meetings may change. However, updated information will be made available on the Midtown website as soon as the changes are made. ***



MISSION STATEMENT

Midtown strives to provide an economically vibrant urban destination where arts and culture thrive alongside businesses and residents in a safe, active, diverse neighborhood.

MIDTOWN MANAGEMENT DISTRICT NOTICE OF MEETING

TO: THE BOARD OF DIRECTORS OF MIDTOWN MANAGEMENT DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Midtown Management District (the "District") will hold a regular meeting, open to the public, on **Wednesday, February 4, 2026 5:00 p.m.** in the **1st Floor Conference Room (please enter at the Pierce St. and Brazos St. door)** at **410 Pierce Street**, Houston, Texas 77002. The meeting location will be open to the public during open portions of the meeting. Members of the public may attend and/or *offer comments in person as provided on the agenda and as permitted by the presiding officer during the meeting, or may view the meeting through the following link:

https://teams.microsoft.com//meetup-join/19%3ameeting_NTZjODJmZDEtNjlkMS00NzlmLWlyNTQtNzBIYWY4YWZjYWlx%40thread.v2/0?context=%7b%22Tid%22%3a%2264ae36a4-5920-4081-bbb2-c3260f4221e0%22%2c%22Oid%22%3a%223a154e90-eb27-484b-a1b2-2674d18d9a0e%22%7d

Meeting ID: 210 376 077 789 **Passcode:** 5e3ari

Or Call in 1-872-256-8243 **Phone conference ID** 401 646 45#

The Board of Directors of the Midtown Management District will (i) consider, present, and discuss orders, resolutions, or motions; (ii) adopt, approve, and ratify such orders, resolutions, or motions; and (iii) take other actions as may be necessary, convenient, or desirable, with respect to the following matters:

1. Call meeting to Order and verify that a quorum is present.
2. Receive Public Comments.*

3. Consent Agenda

- a. Approve Minutes for January 7, 2026, Board Meeting
- b. Approve Financial Report for the Month of December 2025
- c. Approve Payment of Invoices for January 2026
- d. Approve Equi-Tax Report for January 2026

4. Review, discuss, and take necessary action regarding the following, as appropriate:

Urban Planning **Lewis Goldstein, Chair**

- i. Sidewalk Maintenance Program – Construction Phase Services contracts

a. Construction Materials Testing – HVJ Associates, Inc.

5. Annual Committee Reports (Core Service Areas) CSA

a. Public Safety (CSA) **Jeanette Criglar, Chair**

b. Services and Maintenance (CSA) **Christopher Johnston, Chair**

c. Economic Development (CSA) **Maggie Segrich, Chair**

d. Marketing **Desmond Bertrand-Pitts, Interim Chair**

e. Urban Planning **Lewis Goldstein, Chair**

- i. Parking Benefit District Advisory Committee

f. Cultural Arts & Entertainment **Desmond Bertrand-Pitts, Chair**

g. Finance & Budget **Kelly Young, Chair**

h. FIFA World Cup 2026 **All Committees**

6. With respect to the foregoing agenda items, the Board may conduct an executive session with regards to the following, as appropriate, and necessary.

- a. Consultation with attorney (Section 551.071, Texas Government Code).
- b. Personnel matters (Section 551.074, Texas Government Code).

Upon entering into executive session, the presiding officer shall note when agenda items should be discussed.

7. **Presentation:** Karma Burford, Houston Citizens Police Academy Alumni Association
8. **Presentation:** Mauren Sanders, Executive Director of Magnificat Houses Inc.
9. Announcements

Next meeting date: **Midtown Management District Board of Directors
Wednesday, March 4, 2026, at 11:00 a.m.
(Brazos Street) 1st Floor Conference Room
Houston, TX 77002**

10. Adjourn



Jeanette Criglar / CD

Jeanette Criglar, Ph.D., Chair
Midtown Management District Board of Directors

*If you would like to make public comments, please register prior to 5:00 p.m. Registration sign-in sheets for those making public comments will be picked up promptly at 5:00 p.m.

Meeting information including the agenda, and a draft Board Packet can be found on our website at the following [LINK](#)



MINUTES

**MIDTOWN MANAGEMENT DISTRICT
BOARD OF DIRECTORS' MEETING**

January 7, 2026

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, January 7, 2026, at 11:00 a.m. in the **1st Floor conference room of the Midtown Management District's offices** located at **410 Pierce Street, Houston, Texas 77002**, inside the boundaries of the District and the roll was called of the duly appointed members of the Board, to-wit:

Pos. 1	Vacant	Pos. 10	Ericka Butler
Pos. 2	Gloria Haney	Pos. 11	Vacant
Pos. 3	Vacant	Pos. 12	Vacant
Pos. 4	Vacant	Pos. 13	Marylene Chan
Pos. 5	Ryan M. LeVasseur	Pos. 14	Christopher Johnston
Pos. 6	Maggie Segre	Pos. 15	Jeanette Criglar, Ph.D.
Pos. 7	Desmond Bertrand-Pitts	Pos. 16	Kelly A. Young
Pos. 8	Lewis Goldstein	Pos. 17	Vacant
Pos. 9	Vacant		

All of the above were physically present except for Director Chan.

In addition, present at the meeting were Midtown Staff members Matt Thibodeaux, Kandi Schramm (virtual), Cynthia Alvarado, Marlon Marshall, David Thomas, Kayler Williams, Jaime Giraldo, Chandler Snipe, Jeremy Rocha, Amaris Salinas, Madison Walkes, Sharita Bohanna and Sally Adame (virtual). Additional attendees were Melissa Morton of Morton Accounting Services, Clark Lord of Bracewell, Jennifer Gribble, Midtown Super Neighborhood #62; Oriana Perez of Decision Information Resources, Inc. and Jenni Music of The Harris Center.

1. **CALL MEETING TO ORDER AND VERIFY THAT A QUORUM IS PRESENT.**

Chair Criglar called the meeting to order and welcomed attendees.

Ms. Alvarado called the roll of the Board of Directors and verified that a quorum was present.

2. **RECEIVE PUBLIC COMMENTS.**

There were no public comments.

3. **CONSENT AGENDA.**

- A. **APPROVE MINUTES FOR NOVEMBER 5, 2025, BOARD MEETING**
- B. **FINANCIAL REPORTS FOR THE MONTH OF OCTOBER 2025**
- C. **APPROVE THE FINANCIAL REPORTS FOR THE MONTH OF NOVEMBER 2025**
- D. **APPROVE PAYMENT OF INVOICES FOR NOVEMBER 2025**
- E. **APPROVE PAYMENT OF INVOICES FOR DECEMBER 2025**
- F. **APPROVE EQUI-TAX REPORT FOR NOVEMBER 2025**
- G. **APPROVE EQUI-TAX REPORT FOR DECEMBER 2025**

Ms. Alvarado presented the various items on the consent agenda.

Director Butler made a motion to approve the Consent Agenda. The motion was seconded by Director Lewis and carried by unanimous vote.

4. **RECEIVE THE 3RD QUARTER INVESTMENT REPORT FOR THE PERIOD ENDING IN SEPTEMBER 2025**

Ms. Morton presented the 3rd quarter Investment Report for the period ending September 30, 2025. She stated that the average yield rate on all accounts for the quarter is 1.7280%. She further stated that the amount of interest earned for the quarter was \$23,243 and interest earned year to date is \$103,470. Ms. Morton stated that the District's investment portfolio is in compliance with the District's Investment Policy and the investment provisions of the Texas Public Funds Investment Act. Director Haney made a motion to accept the 3rd Quarter investment report as presented. The motion was seconded by Director LeVasseur and carried by unanimous vote.

5. **REVIEW, DISCUSS AND TAKE NECESSARY ACTION REGARDING THE ANNUAL REVIEW OF THE DISTRICT'S INVESTMENT POLICY AND LIST QUALIFIED BROKER/DEALERS.**

Mr. Clark Lord presented the Resolution Regarding the Annual Review of the District's Investment Policy and List of Authorized Qualified Brokers of the Midtown Management District. He reminded Board Members that Texas Law requires the Board to review its Investment Policy and List of Authorized and Qualified Brokers annually. Mr. Lord stated that there were no recommendations for any substantive changes to the Investment Policy. He also reminded the Board that the District has historically had a broad list of financial institutions identified on the exhibit attached to the Investment Policy (Exhibit A-VI) to allow the investment officer maximum flexibility, however the District only utilizes a small number of the financial institutions listed in the exhibit.

Director Butler made a motion to approve the Resolution Regarding the Annual Review of the District's Investment Policy and List of Authorized Qualified Brokers of the Midtown Management District as presented. The motion was seconded by Director Johnston and carried by unanimous vote.

6. RECEIVE COMMITTEE ACTIVITY REPORTS AND REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:

**A. Public Safety Committee – Jeanette Criglar, Chair
Ericka Butler, Vice Chair**

Ms. Bohanna presented the Public Safety Committee report on behalf of Director Criglar. She reported the October and November 2025 outreach and public safety initiative statistics, noting no action items. Ms. Music also provided by The Harris Center, including engagement totals, hotspot locations, housing referrals, and mental health services. The Board discussed trends and requested future visual reporting.

The next Public Safety Committee meeting will be held on Tuesday, January 20, 2026, at 11:30 a.m.

B. Services and Maintenance Committee – Christopher Johnston, Chair

Mr. Rocha presented the Services and Maintenance Committee report on behalf of Director Johnston. He reported on the transition to the new districtwide maintenance agreement, vendor, field services activity, graffiti abatement, park maintenance, and SeeClickFix metrics.

i. Midtown Streetscape Refresh Project – Change Orders

Mr. Marshall presented two change orders related to the Midtown Streetscape Refresh Project. Change Order 1 included removal of the scope of work along Gray Street totaling a deduction of \$267,062.68. A motion to

accept Change Order 1 as presented was made by Director Johnston. The motion was seconded by Director Haney and carried by unanimous vote.

Mr. Marshall also presented Change Order 2, which is related to additional scope of work that was performed due to unforeseen conditions in the field. Additional work included 10 additional tree installations and additional repairs to tree grates, pavers, and irrigation meters. He stated that the Change Order 2 is a net zero change order. A motion to accept Change Order 2 as presented was made by Director Haney. The motion was seconded by Director Butler and carried by unanimous vote.

Director Johnston announced that the combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, January 26, 2026, at 4:00 p.m.

C. Economic Development Committee – Maggie Segrich, Chair

Director Segrich presented the Economic Development Committee report, noting no action items.

i. Camera Grant Program Announcements

Director Segrich provided a brief reminder about the details of the Midtown Camera Grant Program because the recipients will be announced by social media at the end of January 2026.

Director Segrich announced that the next Economic Development Committee meeting will be virtual on Wednesday, January 21, 2026 at 10:00 a.m.

D. Marketing Committee – Desmond Bertrand-Pitts, Chair

Ms. Walkes presented the Marketing Committee and communications report for the month of October and November 2025 on behalf of Director Bertrand-Pitts. There were no action items.

Ms. Walkes reported the October and November 2025 digital performance metrics, media placements, email marketing results, and advertising campaign reach. She noted continued growth in audience engagement and visibility across platforms.

Ms. Walkes announced that the next Marketing Committee meeting will be held on Tuesday, January 20, 2026, at 3:00 p.m.

E. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report. He also provided updates on the Pedestrian Lighting Assessment and Ms. Davis presented the phased approach for the Midtown Banner Installation Project.

i. Sidewalk Maintenance Program – Construction Phase Services Contracts

Mr. Marshall presented construction phase services contract proposals for the Midtown Sidewalk Maintenance Program.

a. Construction Management and Inspection – IDS Engineering Group

Mr. Marshall presented the proposal for construction management and inspection services provided by IDS Engineering Group. He stated the importance of establishing clear construction oversight, inspection, and administrative controls to ensure the work is delivered efficiently, on schedule, and in compliance with approved construction documents.

A motion to accept and approve the proposal for construction management and inspection was made by Director Young. The motion was seconded by Director Johnston and carried by unanimous vote.

b. Construction Administration – Gauge Engineering/HR Green, Inc.

Mr. Marshall presented a proposal from Gauge Engineering/HR Green, Inc. to provide construction administration services for Phase 1 of the Midtown Sidewalk Maintenance Program.

A motion to accept the construction administration services provided by Gauge Engineering/HR Green, Inc was made by Director Johnston. The motion was seconded by Director Young and carried by unanimous vote.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, January 26, 2026 at 4:00 p.m.

i. Parking Benefit District Advisory Committee – Maggie Segrich, Chair

Ericka Butler, Vice Chair

Director Segrich presented the Parking Benefit District Advisory Committee report, noting no action items.

Director Segrich announced that the next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, January 8, 2026, at 3:00 p.m.

F. Cultural Arts & Entertainment Committee – Desmond Bertrand-Pitts, Chair

Ms. Snipe presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts. There were no action items for consideration. Ms. Snipe provided updates on Sounds of Midtown, the artist opportunities landing page, MidtownHOU Micro Grants, Rodeo Sign Wraps, and the HueMan:Shelter project, including grant funding and evaluation activities.

i. Assessment Funded Projects

There are no assessment funded projects at this time.

ii. Grant Funded Projects

iii. Grant Assignment Agreement between Midtown Management District and Midtown Parks Conservancy

Ms. Alvarado informed the Board that \$100,000 in additional funding previously directed by former Mayor Turner has been received through the Houston Arts Alliance. Due to nonprofit eligibility requirements, the funds are currently held by the Midtown Parks Conservancy. She further stated that an internal assignment agreement between the Midtown Management District and the Midtown Parks Conservancy will be executed to allow for proper administration of the funds and there is no Board action required at this time.

a. HueMan:Shelter

Ms. Snipe provided updates about HueMan:Shelter Day. She further stated that the HueMan:Shelter public art installations have been completed. The project has transitioned from the implementation phase into the legacy, evaluation, and reporting phase. She also stated that the project continues to receive strong community engagement and positive public response, including recent media coverage highlighting the initiative's social and cultural impact. Additional continued engagement activities are planned, including a documentary screening and additional programming extending into 2026.

b. MidtownHOU Micro Grants:

Ms. Snipe provided an update on the MidtownHOU Arts Micro Grant Program, noting that the program structure has been revised for 2026 to allow for multiple grant cycles throughout the year. She stated that this approach is intended to increase flexibility and accessibility for artists and cultural organizations. Ms. Snipe reported that as part of the MidtownHOU Arts Micro Grants Program. She stated that the program structure has been revised for 2026 and will now operate in two grant cycles to better align with the programming schedules of artists and arts organizations and to expand access to fund opportunities. Ms. Snipe reported that Cycle 1 of the 2026 MidtownHOU Micro Grant Program opened in January 2026, with applications closing on February 1, 2026, and award announcements anticipated during the week of February 16, 2026.

Ms. Snipe also highlighted the launch of a centralized Artist Opportunities landing page on the Midtown website, which consolidates information related to microgrants, calls for artists, and public art opportunities. The page is intended to improve transparency, streamline outreach, and support long-term cultural arts planning.

The next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee is scheduled for Tuesday, January 20, 2026, at 3:00 p.m.

G. Finance and Budget Committee – Kelly Young, Chair

i. FY 2026 Budget

Ms. Morton, CPA, of the Morton Accounting Services, presented a detailed overview of the proposed budget for FY 2026, noting no change to the assessment rate and highlighting key budget variances across committees, including Public Safety, Services and Maintenance, Marketing, Cultural Arts, Economic Development, and Urban Planning. She stated that the proposed revenue from assessments 2026 is projected to be \$3,932,408.00, representing a slight increase compared to FY 2025 and is based on the 2025 certified assessed valuations.

A motion to approve the budget for FY 2026 as presented was made by Director Bertrand-Pitts. The motion was seconded by Director Segrich and carried by unanimous vote.

The next Finance and Budget Committee meeting will be on Tuesday, February 24, 2026, at 1:00 p.m.

H. Nominating Committee – Gloria Haney, Chair

There were no updates to report at this time.

I. Community Activity Report – Christopher Johnston, Liaison

i. Super Neighborhood #62

Director Johnston announced that the MSN #62 will hold their next meeting on Wednesday, January 14, 2026, at 5:45 p.m. at South Main Baptist Church, 4100 Main Street, Houston, TX 77002.

J. Executive Committee – Jeanette Criglar, Chair

Chair Criglar stated that all matters discussed at the Executive Committee meeting were addressed in the various committee activity reports.

7. WITH RESPECT TO THE FORGOING AGENDA ITEMS, THE BOARD MAY CONDUCT AN EXECUTIVE SESSION WITH REGARDS TO THE FOLLOWING AS APPROPRIATE AND NECESSARY

- a. Consultation with attorney (Section 551.071, Texas Government Code).
- b. Personnel matters (Section 551.074, Texas Government Code).

Upon entering into executive session, the presiding officer shall note which agenda items will be discussed.

There was no Executive Session.

8. PRESENTATION

Oriana Perez of the Decision Information Resources, Inc. providing a presentation regarding evaluating the impact of the HueMan: Shelter Initiative. Ms. Perez provided a summary of the data collected for the HueMan: Shelter Initiative. She also requested board participation regarding surveys and evaluations.

9. ANNOUNCEMENTS

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, February 4, 2026, at 5:00 p.m.**

10. ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

Desmond Bertrand-Pitts, Secretary

Date: _____

DRAFT

Midtown Management District
Balance Sheet Prev Year Comparison
As of December 31, 2025

	Dec 31, 25	Dec 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	1,028,966.75	2,919,540.59	-1,890,573.84	-64.8%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	1,040,389.45	2,930,963.29	-1,890,573.84	-64.5%
Accounts Receivable				
120000 · Assessments Receivable	3,140,376.43	3,169,263.43	-28,887.00	-0.9%
123001 · AR Current	2,446.82	103,083.82	-100,637.00	-97.6%
Total Accounts Receivable	3,142,823.25	3,272,347.25	-129,524.00	-4.0%
Other Current Assets				
120200 · Grant Receivable	0.00	200,000.00	-200,000.00	-100.0%
130500 · Prepaid Expense	51,360.46	51,360.46	0.00	0.0%
Total Other Current Assets	51,360.46	251,360.46	-200,000.00	-79.6%
Total Current Assets	4,234,573.16	6,454,671.00	-2,220,097.84	-34.4%
TOTAL ASSETS	4,234,573.16	6,454,671.00	-2,220,097.84	-34.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	214,314.74	459,674.83	-245,360.09	-53.4%
Total Accounts Payable	214,314.74	459,674.83	-245,360.09	-53.4%
Other Current Liabilities				
204000 · Assessment Reimbursements	-68.67	0.00	-168.67	-100.0%
205000 · Deferred Assessment Revenues	2,947,420.96	2,972,446.96	-125,024.00	-4.2%
205100 · Prepaid Income	856,628.50	856,628.50	0.00	0.0%
206000 · Accrued liability	91,818.82	137,961.07	-46,142.25	-33.5%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	3,807,124.31	3,978,459.23	-171,334.92	-4.3%
Total Current Liabilities	4,021,439.05	4,438,134.06	-416,695.01	-9.4%
Total Liabilities	4,021,439.05	4,438,134.06	-416,695.01	-9.4%
Equity				
390000 · Fund Balance Roll-Forward	2,016,536.94	2,003,496.91	13,040.03	0.7%
Net Income	-1,803,402.83	13,040.03	-1,816,442.86	-13,929.7%
Total Equity	213,134.11	2,016,536.94	-1,803,402.83	-89.4%
TOTAL LIABILITIES & EQUITY	4,234,573.16	6,454,671.00	-2,220,097.84	-34.4%

**Midtown Management District
Profit & Loss**

January through December 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense													
Income													
400000 · Revenue - Assessments	1,627,579.40	729,453.26	58,403.53	24,786.28	-7,498.32	17,651.34	-15,280.41	-34,938.07	-7,329.33	113,659.93	114,874.69	296,255.39	2,917,617.69
400102 · Grant Revenue	0.00	0.00	0.00	290,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	290,000.00
402000 · Metro Rail Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,000.00	0.00	46,000.00
403000 · Other Income	799.77	0.00	0.00	0.00	0.00	750.00	0.00	187,048.00	0.00	0.00	0.00	0.00	188,597.77
404000 · Int Income	9,638.69	13,317.75	15,659.67	14,705.33	14,967.06	11,937.94	9,422.19	7,710.64	6,110.52	4,696.85	3,693.80	2,062.45	113,922.89
Total Income	1,638,017.86	742,771.01	74,063.20	329,491.61	7,468.74	30,339.28	-5,858.22	159,820.57	-1,218.81	118,356.78	164,568.49	298,317.84	3,556,138.35
Gross Profit	1,638,017.86	742,771.01	74,063.20	329,491.61	7,468.74	30,339.28	-5,858.22	159,820.57	-1,218.81	118,356.78	164,568.49	298,317.84	3,556,138.35
Expense													
500000 · Security and Public Safety	42,167.42	81,655.33	173,217.40	103,686.54	145,877.00	155,196.86	113,606.14	112,898.71	161,104.24	123,052.72	114,135.24	140,014.75	1,466,612.35
600000 · Marketing	10,093.34	3,943.34	7,502.63	13,773.93	32,971.55	26,589.75	19,608.89	9,815.41	21,338.06	9,786.58	9,786.14	7,955.75	173,165.37
61000 · Economic Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,333.33	0.00	0.00	0.00	4,333.33
700000 · Urban Planning	0.00	0.00	0.00	0.00	8,585.91	8,585.92	0.00	0.00	8,346.13	0.00	0.00	0.00	25,517.96
710000 · Cultural Arts & Entertainment	1,280.00	9,180.00	14,560.74	7,931.84	30,650.63	26,056.22	11,150.00	290.65	86,176.07	33,093.29	5,750.00	44,909.17	271,028.61
720000 · Service & Maintenance	34,527.71	76,065.50	99,193.22	32,967.50	102,493.57	242,729.41	51,231.24	58,801.90	106,767.71	110,351.07	55,076.81	107,899.56	1,077,505.43
730000 · Parking Benefits District	0.00	0.00	0.00	0.00	1,434.36	0.00	1,500.00	149,496.78	1,650.00	0.00	0.00	0.00	154,081.14
800000 · District Administration	17,995.32	34,540.92	40,528.82	24,138.72	144,719.47	120,669.59	112,999.83	27,467.30	164,289.98	21,434.08	35,107.07	19,890.28	763,181.38
808500 · Bloomberg Grant Expenses	40,841.31	10,700.00	101,383.50	20,137.30	130,006.14	90,590.46	55,505.74	104,702.65	95,409.63	30,989.24	57,360.97	49,800.65	787,427.59
991000 · Special Projects - Board Apprvd	0.00	0.00	0.00	44,269.13	198,820.93	1,813.81	33,760.89	175,060.99	32,614.17	0.00	57,000.00	0.00	636,688.02
Total Expense	146,905.10	216,085.09	436,386.31	246,904.96	794,900.66	505,032.25	399,362.73	638,534.39	682,029.32	328,706.98	334,216.23	370,470.16	5,359,541.18
Net Ordinary Income	1,491,112.76	526,685.92	-362,323.11	82,586.65	-77,431.92	-734,692.97	-405,220.95	-478,713.82	-683,248.13	-210,350.20	-169,647.74	-72,152.32	-1,803,402.83
Net Income	1,491,112.76	526,685.92	-362,323.11	82,586.65	-77,431.92	-734,692.97	-405,220.95	-478,713.82	-683,248.13	-210,350.20	-169,647.74	-72,152.32	-1,803,402.83

**Midtown Management District
Sources of Funds
January through December 2025**

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,917,617.69	3,276,860.00	-359,242.31	89.0%
400102 · Grant Revenue	290,000.00	300,000.00	-10,000.00	96.7%
402000 · Metro Rail Income	46,000.00	0.00	46,000.00	100.0%
403000 · Other Income				
403100 · Booth and Events Fees	799.77	5,000.00	-4,200.23	16.0%
403105 · Application Fees	0.00	1,000.00	-1,000.00	0.0%
403120 · Parking Benefit District	187,048.00	179,769.00	7,279.00	104.0%
403000 · Other Income - Other	750.00			
Total 403000 · Other Income	188,597.77	185,769.00	2,828.77	101.5%
404000 · Int Income	113,922.89	175,000.00	-61,077.11	65.1%
Total Income	3,556,138.35	3,937,629.00	-381,490.65	90.3%
Gross Profit	3,556,138.35	3,937,629.00	-381,490.65	90.3%
Net Ordinary Income	3,556,138.35	3,937,629.00	-381,490.65	90.3%
Net Income	<u>3,556,138.35</u>	<u>3,937,629.00</u>	<u>-381,490.65</u>	<u>90.3%</u>

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Midtown Management District Security & Public Safety Use of Funds

January through December 2025

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
500000 · Security and Public Safety				
501000 · Street Lighting - Electricity	0.00	80,000.00	-80,000.00	0.0%
502000 · Enhancement Public Safety				
502011 · Harris County Precinct 7	496,848.00	505,080.00	-8,232.00	98.4%
502012 · S.E.A.L. Security Program	620,518.24	703,000.00	-82,481.76	88.3%
502014 · SEARCH {Homeless Services}	76,097.85	76,401.00	-303.15	99.6%
502015 · HPD Homeless Outreach Team	0.00	21,000.00	-21,000.00	0.0%
502016 · Directed Enforcement	70,000.00	69,810.00	190.00	100.3%
Total 502000 · Enhancement Public Safety	1,263,464.09	1,375,291.00	-111,826.91	91.9%
502100 · Direct Clean Ups - SMC	30,450.00	35,000.00	-4,550.00	87.0%
504000 · Security Coordinator	2,710.30	3,000.00	-289.70	90.3%
507000 · Street Outage Survey	2,805.00	3,500.00	-695.00	80.1%
508000 · Public Safety Light Program	2,141.60	20,000.00	-17,858.40	10.7%
509000 · National Night Out	10,144.44	20,000.00	-9,855.56	50.7%
509001 · Coffee with a Cop	2,959.91	2,000.00	959.91	148.0%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	6,908.71	5,500.00	1,408.71	125.6%
509560 · Professional Development	1,190.47	7,000.00	-5,809.53	17.0%
509600 · Strategy and Implementation	1,320.00			
509700 · Staffing	142,517.83	153,059.00	-10,541.17	93.1%
Total 500000 · Security and Public Safety	1,466,612.35	1,714,350.00	-247,737.65	85.5%
Total Expense	1,466,612.35	1,714,350.00	-247,737.65	85.5%
Net Ordinary Income	-1,466,612.35	-1,714,350.00	247,737.65	85.5%
Net Income	-1,466,612.35	-1,714,350.00	247,737.65	85.5%

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**Midtown Management District
Marketing Use of Funds
January through December 2025**

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601000 · Media, Advertising & Promotion				
601007 · Media, Advertising, & Promotion	52,876.59	33,000.00	19,876.59	160.2%
Total 601000 · Media, Advertising & Promotion	52,876.59	33,000.00	19,876.59	160.2%
602000 · Web-site Update & Maint.	67,168.50	27,000.00	40,168.50	248.8%
603004 · Resident/.Stake Holder Foc Cmmu	2,338.66	15,000.00	-12,661.34	15.6%
603005 · Midtown Newspaper	14,791.47	15,000.00	-208.53	98.6%
607000 · Midtown eNews	0.00	2,050.00	-2,050.00	0.0%
609003 · Cultural Arts Guide	7,720.00	9,200.00	-1,480.00	83.9%
609520 · Marketing - Communications	783.78	15,000.00	-14,216.22	5.2%
609700 · Staffing	27,486.37	21,806.00	5,680.37	126.0%
Total 600000 · Marketing	173,165.37	138,056.00	35,109.37	125.4%
Total Expense	173,165.37	138,056.00	35,109.37	125.4%
Net Ordinary Income	-173,165.37	-138,056.00	-35,109.37	125.4%
Net Income	-173,165.37	-138,056.00	-35,109.37	125.4%

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**Midtown Management District
Economic Development Use of Funds**

January through December 2025

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
61000 · Economic Development				
61010 · Media Advertising & Promo Items	0.00	10,000.00	-10,000.00	0.0%
61020 · Business Grants	0.00	30,000.00	-30,000.00	0.0%
61030 · Community Engagement Prog Busin	4,333.33	15,000.00	-10,666.67	28.9%
61040 · State of Midtown	0.00	20,000.00	-20,000.00	0.0%
61050 · Economic Development Guide	0.00	9,200.00	-9,200.00	0.0%
61060 · Professional Development	0.00	3,000.00	-3,000.00	0.0%
61070 · Eco Dev - Communications	0.00	10,000.00	-10,000.00	0.0%
61080 · Staffing	0.00	15,000.00	-15,000.00	0.0%
Total 61000 · Economic Development	<u>4,333.33</u>	<u>112,200.00</u>	<u>-107,866.67</u>	<u>3.9%</u>
Total Expense	<u>4,333.33</u>	<u>112,200.00</u>	<u>-107,866.67</u>	<u>3.9%</u>
Net Ordinary Income	<u>-4,333.33</u>	<u>-112,200.00</u>	<u>107,866.67</u>	<u>3.9%</u>
Net Income	<u>-4,333.33</u>	<u>-112,200.00</u>	<u>107,866.67</u>	<u>3.9%</u>

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**Midtown Management District
Urban Planning Use of Funds
January through December 2025**

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
702010 · Special Projects				
702025 · Bike Rides	0.00	1,000.00	-1,000.00	0.0%
702030 · Street Safety & Public Realm En	0.00	95,000.00	-95,000.00	0.0%
Total 702010 · Special Projects	0.00	96,000.00	-96,000.00	0.0%
702500 · Planning Studies	0.00	30,000.00	-30,000.00	0.0%
706700 · Staffing	25,517.96	32,965.00	-7,447.04	77.4%
Total 700000 · Urban Planning	25,517.96	158,965.00	-133,447.04	16.1%
Total Expense	25,517.96	158,965.00	-133,447.04	16.1%
Net Ordinary Income	-25,517.96	-158,965.00	133,447.04	16.1%
Net Income	-25,517.96	-158,965.00	133,447.04	16.1%

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**Midtown Management District
Cultural Arts & Ent. Use of Funds
January through December 2025**

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	0.00	15,000.00	-15,000.00	0.0%
710103 · Midtown Mural Project	11,900.00	24,000.00	-12,100.00	49.6%
710107 · Mistletoe Market	130.74	0.00	130.74	100.0%
710108 · Special Events in Bagby Park	65,566.92	50,000.00	15,566.92	131.1%
710110 · Parks Programming	30,000.00	30,000.00	0.00	100.0%
710113 · Cultural Arts - Communications	6,531.63	16,000.00	-9,468.37	40.8%
710114 · MidtownHOU Arts Micro Grants	26,550.00	35,000.00	-8,450.00	75.9%
710116 · Professional Development	1,747.03	5,000.00	-3,252.97	34.9%
710117 · Membership	2,500.00	5,500.00	-3,000.00	45.5%
710118 · Grant Consultants	80.00	8,000.00	-7,920.00	1.0%
710700 · Staffing	80,140.90	110,000.00	-29,859.10	72.9%
710000 · Cultural Arts & Entertainment - Other	8,270.41	20,000.00	-11,729.59	41.4%
Total 710000 · Cultural Arts & Entertainment	233,417.63	318,500.00	-85,082.37	73.3%
Total Expense	233,417.63	318,500.00	-85,082.37	73.3%
Net Ordinary Income	-233,417.63	-318,500.00	85,082.37	73.3%
Net Income	-233,417.63	-318,500.00	85,082.37	73.3%

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Midtown Management District
Service & Maintenance Use of Funds
 January through December 2025

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	3,913.66	8,000.00	-4,086.34	48.9%
722052 · Electric	3,760.52	4,700.00	-939.48	80.0%
722053 · Path Gravel	0.00	18,819.00	-18,819.00	0.0%
722054 · Irrigation repair	3,535.00	6,266.00	-2,731.00	56.4%
722055 · Landscape Repairs	8,217.00	31,365.00	-23,148.00	26.2%
722057 · Park Lighting	21,192.85	62,350.00	-41,157.15	34.0%
722058 · Dog Park Maintenance	683.90	5,228.00	-4,544.10	13.1%
722059 · Fountains	8,850.20	5,000.00	3,850.20	177.0%
722060 · Baldwin/Glover Maintenance	45,645.25	45,520.00	125.25	100.3%
Total 722005 · Baldwin/Glover Park Maintenance	95,798.38	187,248.00	-91,449.62	51.2%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM				
Field Service TEAM	372,000.00	383,160.00	-11,160.00	97.1%
Total 725001 · Field Service TEAM	372,000.00	383,160.00	-11,160.00	97.1%
725002 · Graffiti	12,692.76	22,300.00	-9,607.24	56.9%
725003 · Supplies	19.73	627.00	-607.27	3.1%
725004 · Storage	7,720.00	7,300.00	420.00	105.8%
725005 · Seasonal Planting PROW	0.00	20,910.00	-20,910.00	0.0%
725007 · Tree Maintenance	150.00	67,958.00	-67,808.00	0.2%
725008 · Landscaping/Tree Planting	0.00	20,910.00	-20,910.00	0.0%
725009 · Pet Bags	0.00	5,228.00	-5,228.00	0.0%
725015 · Maintenance Expenses	3,720.25	4,182.00	-461.74	89.0%
Total 725000 · Midtown Field Service Prog	396,302.75	532,575.00	-136,272.25	74.4%
726000 · Service Maintenance - Other				
726002 · Art in the Park/Partnership	0.00	6,273.00	-6,273.00	0.0%
726003 · Dark Blocks Programs	0.00	6,273.00	-6,273.00	0.0%
726004 · Street Safety & Bikeway Maint.	0.00	20,910.00	-20,910.00	0.0%
726005 · Pocket Prairies Project	0.00	20,910.00	-20,910.00	0.0%
726010 · SeeClickFix	11,102.44	11,100.00	2.44	100.0%
726100 · Legacy Maintenance	158,436.34	400,000.00	-241,563.66	39.6%
726200 · District New Improvement Prgs	97,270.22	200,000.00	-102,729.78	48.6%
726300 · Legacy & New Improv Contingency	18,646.56	75,000.00	-56,353.44	24.9%
728000 · Staffing	299,948.74	161,665.00	138,283.74	185.5%
Total 726000 · Service Maintenance - Other	585,404.30	902,131.00	-316,726.70	64.9%
Total 720000 · Service & Maintenance	1,077,505.43	1,621,954.00	-544,448.57	66.4%
Total Expense	1,077,505.43	1,621,954.00	-544,448.57	66.4%
Net Ordinary Income	-1,077,505.43	-1,621,954.00	544,448.57	66.4%
Net Income	-1,077,505.43	-1,621,954.00	544,448.57	66.4%

**Midtown Management District
Parking Benefits Use of Funds
January through December 2025**

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	154,081.14	179,679.00	-25,597.86	85.8%
Total 730000 · Parking Benefits District	154,081.14	179,679.00	-25,597.86	85.8%
Total Expense	154,081.14	179,679.00	-25,597.86	85.8%
Net Ordinary Income	-154,081.14	-179,679.00	25,597.86	85.8%
Net Income	-154,081.14	-179,679.00	25,597.86	85.8%

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**Midtown Management District
District Administration Use of Funds
January through December 2025**

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	117,331.25	140,000.00	-22,668.75	83.8%
802040 · Public Hearing Service Plan	176,487.88	10,000.00	166,487.88	1,764.9%
802042 · Public Information Request	412.50	5,000.00	-4,587.50	8.3%
803000 · Accounting & Auditing Expense	17,300.00	18,253.00	-953.00	94.8%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	3,595.00	4,150.00	-555.00	86.6%
804004 · General Liability	10,181.00	9,000.00	1,181.00	113.1%
804005 · Insurance - other	4,486.00	5,735.00	-1,249.00	78.2%
Total 804000 · Insurance Expense	18,262.00	18,885.00	-623.00	96.7%
805000 · Assessment Collection Costs				
805120 · Collection Costs	72,091.58	60,000.00	12,091.58	120.2%
Total 805000 · Assessment Collection Costs	72,091.58	60,000.00	12,091.58	120.2%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	4,087.57	5,000.00	-912.43	81.8%
806005 · Gen. Operating/Admin. Expenses	11,068.84	10,000.00	1,068.84	110.7%
806006 · District Cell Phone & Tablets	646.69	4,320.00	-3,673.31	15.0%
Total 806000 · General Operating/Admin. Exp.	15,803.10	19,320.00	-3,516.90	81.8%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	23,352.35	19,000.00	4,352.35	122.9%
Total 807000 · Board Meeting & Misc. Exp.	23,352.35	19,000.00	4,352.35	122.9%
809000 · Administration Expense	322,146.72	355,000.00	-32,859.28	90.7%
Total 800000 · District Administration	763,181.38	645,458.00	117,723.38	118.2%
Total Expense	763,181.38	645,458.00	117,723.38	118.2%
Net Ordinary Income	763,181.38	-645,458.00	-117,723.38	118.2%
Net Income	-763,181.38	-645,458.00	-117,723.38	118.2%

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**Midtown Management District
Bloomberg Use of Funds
January through December 2025**

Accrual Basis

	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 · Bloomberg Grant Expenses	787,427.59	600,000.00	187,427.59	131.2%
Total Expense	787,427.59	600,000.00	187,427.59	131.2%
Net Ordinary Income	-787,427.59	-600,000.00	-187,427.59	131.2%
Net Income	-787,427.59	-600,000.00	-187,427.59	131.2%

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Midtown Management District
Special Projects Use of Funds
 January 2024 through December 2025

Accrual Basis

	Jan '24 - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
991000 · Special Projects - Board Apprvd				
991100 · Security & Public Safety				
991110 · Spec. Proj - Direct Enforcement	227,000.00	227,000.00	0.00	100.0%
991120 · Spec. Proj - HPD Hot Supplement	30,000.00	30,000.00	0.00	100.0%
991130 · Spec. Proj - Fleet Vehicles HPD	50,000.00	50,000.00	0.00	100.0%
991140 · Spec. Proj - License Plate Read	158,750.00	160,000.00	-1,250.00	99.2%
Total 991100 · Security & Public Safety	465,750.00	467,000.00	-1,250.00	99.7%
991200 · Marketing and Economic Dev				
991210 · Spec. Proj - New Website	112,214.42	75,000.00	37,214.42	149.6%
Total 991200 · Marketing and Economic Dev	112,214.42	75,000.00	37,214.42	149.6%
991300 · Urban Planning				
991310 · Spec. Proj - Sidewalks & Curbs	1,056.00	165,000.00	-163,944.00	0.6%
Total 991300 · Urban Planning	1,056.00	165,000.00	-163,944.00	0.6%
991400 · Cultural Arts & Ent				
991410 · Spec. Proj - New 5 Yr MastPlan	0.00	60,000.00	-60,000.00	0.0%
991420 · Spec. Proj - Temp Public Art	0.00	200,000.00	-200,000.00	0.0%
Total 991400 · Cultural Arts & Ent	0.00	260,000.00	-260,000.00	0.0%
991500 · Service & Maintenance				
991510 · Spec. Proj - Legacy Repair Heav	385,744.02	750,000.00	-364,255.98	51.4%
Total 991500 · Service & Maintenance	385,744.02	750,000.00	-364,255.98	51.4%
Total 991000 · Special Projects - Board Apprvd	964,764.44	1,717,000.00	-752,235.56	56.2%
Total Expense	964,764.44	1,717,000.00	-752,235.56	56.2%
Net Ordinary Income	-964,764.44	-1,717,000.00	752,235.56	56.2%
Net Income	-964,764.44	-1,717,000.00	752,235.56	56.2%

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Midtown Management District Check Detail Report

As of January 29, 2026

Type	Date	Num	Name	Memo	Amount
10000 · Operating Funds					
107600 · Texas Capital Operating x 2140					
Bill Pmt -Check	12/29/2025	ACH	City of Houston-Water Dept.	3118 AUSTIN {Elizabeth GLOVER Park} DEC 2025	-34.57
Bill Pmt -Check	12/29/2025	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} DEC 2025	-232.82
Bill Pmt -Check	12/29/2025	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} DEC 25	-17.92
Check	01/06/2026	11283	H MIDTOWN LP'	PROPERTY TAX OVERAGE PAYMENT	-15,207.33
Check	01/06/2026	11284	Midtown Scouts Square Pr...	81 125 831 001 0001 PROPERTY TAX OVERAGE PAYMENT: 191...	-468.74
Check	01/06/2026	11285	OPAL ARROW LLC	81 124 682 001 0001 PROPERTY TAX OVERAGE PAYMENT: 504 ...	-792.75
Check	01/06/2026	11286	Phan Dao C & Muoi	81 022 067 000 0013 PROPERTY TAX OVERAGE PAYMENT: 380...	-107.56
Check	01/06/2026	11287	E & I INVESTMENTS INC.	81 125 193 001 0001 PROPERTY TAX OVERAGE PAYMENT: 231...	-281.93
Check	01/06/2026	11288	Dennis Austin LLC	81 019 028 000 0007 PROPERTY TAX OVERAGE PAYMENT: 250...	-17.72
Check	01/06/2026	11289	Corelogic Tax Services LLC	81 119 804 001 0001 PROPERTY TAX OVERAGE PAYMENT: JAG...	-142.88
Check	01/06/2026	11290	CLIFFORD KITTEN FAMIL...	81 033 011 000 0003 PROPERTY TAX OVERAGE PAYMENT: 240...	-165.21
Check	01/06/2026	11291	Boniuk Interests Ltd.	81 025 025 000 0001 PROPERTY TAX OVERAGE PAYMENT: 372...	-478.07
Check	01/06/2026	11292	BAP 2800 LLC	81 019 090 000 0001 PROPERTY TAX OVERAGE PAYMENT: SAN...	-161.13
Check	01/06/2026	11293	Athletic Ventures Inc.	81 120 815 001 0001 PROPERTY TAX OVERAGE PAYMENT: 220...	-277.10
Check	01/06/2026	11294	2300 FANNIN LTD	81 019 040 000 0003 PROPERTY TAX OVERAGE PAYMENT: 230...	-312.57
Bill Pmt -Check	01/07/2026	11295	Career and Recovery Reso...	Payment December 2025	-13,926.00
Bill Pmt -Check	01/07/2026	11296	Harris County Treasurer	Constable Services for February 2026	-41,479.00
Bill Pmt -Check	01/07/2026	11297	Holder's Pest Solutions		-583.00
Bill Pmt -Check	01/07/2026	11298	Jaime Giraldo	November 4, 2025- December 11, 2025	-90.89
Bill Pmt -Check	01/07/2026	11299	Platinum Parking	Parking HueMan:Shelter Day November 2025	-2,000.00
Bill Pmt -Check	01/07/2026	11300	SEAL Security Solutions LLC		-56,058.10
Bill Pmt -Check	01/07/2026	11301	SEARCH Homeless Services	Monthly Contribution/Reimbursables expenses to support Program {...	-7,720.14
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	401 Elgin 1/2 DEC 2025	-11.49
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	520 Elgin 1/2 DEC 2025	-24.73
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	600 Elgin 1/2 DEC 2025	-11.49
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	700 Elgin 1/2 DEC 2025	-37.97
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	701 Elgin 1/2 DEC 2025	-183.61
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	801 Elgin 1/2 DEC 2025	-196.85
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	810 Elgin 1/2 DEC 2025	-11.49
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	1018 McGowen 1/2 DEC 2025	-206.69
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	1322 McGowen 1/2 DEC 2025	-153.73
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	1502 McGowen 1/2 DEC 2025	-140.49
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	1500 Elgin 1/2 DEC 2025	-157.13
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	1616 McGowen 1/2 DEC 2025	-8.09
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	1600 Elgin 1/2 #A DEC 2025	-289.53
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	1800 McGowen 1/2 DEC 2025	-170.37
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	2300 BAGBY 1/2 DEC 2025	-2,071.46
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	2350 Bagby 1/2 A/P1-2 NOV & DEC 2025	-694.50
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3198 Austin 1/2 DEC 2025	-302.77
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3198 Crawford 1/2 DEC 2025	-11.49
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3198 San Jacinto 1/2 DEC 2025	-170.37
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3199 Austin 1/2 DEC 2025	-157.13
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3199 Chenevert 1/2 DEC 2025	-77.69
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3201 Jackson 1/2 DEC 2025	-170.37
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3201 San Jacinto 1/2 DEC 2025	-130.65
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3202 Austin 1/2 DEC 2025	-11.49
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3202 La Branch 1/2 DEC 2025	-104.17
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3202 San Jacinto 1/2 DEC 2025	-11.49
Bill Pmt -Check	01/13/2026	ACH	City of Houston-Water Dept.	3202 Crawford 1/2 DEC 2025	-105.44
Bill Pmt -Check	01/14/2026	11302	East End Management Dist...	Graffiti Abatement DECEMBER 2 and 16 70 Abatements	-1,493.28
Bill Pmt -Check	01/14/2026	11303	Equi-Tax, Inc.	Monthly Fee per contract for Assessment Collection:--- January 2026	-2,955.03
Bill Pmt -Check	01/14/2026	11304	Goode Technology Group, I...	TECH Work Nov 2025	-281.25
Bill Pmt -Check	01/14/2026	11305	Jaime Giraldo	December 15, 2025- December 31, 2025	-63.85
Bill Pmt -Check	01/14/2026	11306	Kwik Kopy	MMD Board Meeting January 2026	-616.64
Bill Pmt -Check	01/14/2026	11307	Metropolitan Landscape Ma...	Monthly Maintenance Agrmt BALDWIN & GLOVER Parks --DECEM...	-1,710.00
Bill Pmt -Check	01/14/2026	11308	Midtown Parks Conservancy'	Reimbursable Expenses for December 2025	-3,873.81
Bill Pmt -Check	01/14/2026	11309	Emanuel Bean	HueMan: Shelter December 2025	-1,500.00
Bill Pmt -Check	01/14/2026	11310	Padron & Co		-9,533.48
Bill Pmt -Check	01/14/2026	11311	Patrick Alexander	12.19.25 Project Management	-660.00
Bill Pmt -Check	01/14/2026	11312	Perdue, Brandon, Fielder, ...		-5,698.35
Bill Pmt -Check	01/14/2026	11313	Ramiro Delgado	VOID:	0.00
Bill Pmt -Check	01/14/2026	11314	smc Logistics, LLC		-4,217.50
Bill Pmt -Check	01/14/2026	11315	The Events Hive	Hue-Man Shelter December 2025	-2,000.00
Bill Pmt -Check	01/14/2026	11316	Midtown Parks Conservancy'	Reimbursable Expenses for HueMan Shelter Expenses	-1,199.99
Bill Pmt -Check	01/14/2026	11317	smc Logistics, LLC	Field Maintenance Services in Midtown - NOVEMBER 2025	-31,000.00
Bill Pmt -Check	01/21/2026	11318	Burney & Foreman		-9,000.00
Bill Pmt -Check	01/21/2026	11319	Goode Technology Group, I...	December BOD Meeting	-343.75
Bill Pmt -Check	01/21/2026	11320	Ramiro Delgado	Reimbursements January 2026	-15.66
Bill Pmt -Check	01/21/2026	11321	SEARCH Homeless Services	Monthly Contribution/Reimbursables expenses to support Program {...	-5,486.76
Bill Pmt -Check	01/21/2026	11322	smc Logistics, LLC	Elgin at Crawford Irrigation Repair November 2025	-217.82
Bill Pmt -Check	01/28/2026	11323	Decision Information Resou...	Payment 5 of 7	-10,000.00
Bill Pmt -Check	01/28/2026	11324	HEWITT ELECTRIC	Elizabeth Glover Park Work 12.16.25	-8,642.89
Bill Pmt -Check	01/28/2026	11325	Reynolds Electrical Service...	Troubleshoot Parking Meter Power January 2026	-431.20
Bill Pmt -Check	01/28/2026	11326	smc Logistics, LLC	Field Maintenance Services in Midtown - DECEMBER 2025	-31,000.00
Check	01/28/2026	11327	BRIAN LINGARD	81 121 394 001 0006 PROPERTY TAX OVERAGE PAYMENT: 162 ...	-126.37
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 500 1/2 ELGIN ST B JANUARY 2026	-5.94
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 902 1/2 ISABELLA ST A JANUARY 2026	-35.69

No assurance is provided on these financial statements

**Midtown Management District
Check Detail Report**

As of January 29, 2026

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 920 1/2 WINBERN ST JANUARY 2026	-41.92
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL970 1/2 HOLMAN ST JANUARY 2026	-59.11
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 980 1/2 HADLEY ST JANUARY 2026	-101.79
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1010 1/2 ISABELLA ST JANUARY 2026	-37.16
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1010 1/2 WEBSTER ST JANUARY 2026	-67.95
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1010 1/2 WINBERN ST JANUARY 2026	-37.02
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1011 1/2 DREW ST JANUARY 2026	-265.41
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1020 1/2 FRANCIS ST JANUARY 2026	-41.54
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1050 1/2 ANITA ST JANUARY 2026	-71.91
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1201 1/2 HOLMAN ST JANUARY 2026	-6.39
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1551 1/2 HEINER ST JANUARY 2026	-6.24
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 1625 1/2 HOLMAN ST JANUARY 2026	-29.29
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL1701 ELGIN ST {Baldwin Park} JAN 26	-250.23
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL 3500 1/2 MILAM ST JANUARY 2026	-43.46
Bill Pmt -Check	01/29/2026	ACH	Reliant Energy	ELECTRICAL BILL3118 AUSTIN ST {Glover Park} JAN 26	-18.97
Total 107600 · Texas Capital Operating x 2140					-279,365.76
Total 10000 · Operating Funds					-279,365.76
TOTAL					-279,365.76

DRAFT

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT

January 2026
BILLING AND COLLECTION SUMMARY
FISCAL YEAR END
01/01/2026 TO 12/31/2026

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2025	0.1181	\$3,374,102.12	\$2,049,061.05	\$1,325,041.07	61%
2024	0.1181	\$3,286,329.21	\$3,239,791.10	\$46,538.11	99%
2023	0.1181	\$3,276,510.56	\$3,263,072.25	\$13,438.31	99%
2022	0.1181	\$3,187,732.34	\$3,181,314.01	\$6,418.33	99%
2021	0.1181	\$3,024,972.34	\$3,019,911.04	\$5,061.30	99%
2020	0.1181	\$2,811,116.60	\$2,807,225.05	\$3,891.55	99%
2019	0.1181	\$2,581,831.38	\$2,578,983.69	\$2,847.69	99%
2018	0.1181	\$2,381,416.63	\$2,378,906.32	\$2,510.31	99%
2017	0.1181	\$2,306,555.49	\$2,304,224.51	\$2,330.98	99%
2016	0.1181	\$2,217,803.36	\$2,216,321.80	\$1,481.56	99%
2015	0.1181	\$1,980,324.33	\$1,979,191.69	\$1,132.64	99%
2014	0.1181	\$1,783,793.61	\$1,782,474.25	\$1,319.36	99%
2013	0.1181	\$1,563,555.15	\$1,562,793.03	\$762.12	99%
2012	0.1181	\$1,451,155.01	\$1,450,802.25	\$352.76	99%
2011	0.1181	\$1,373,992.65	\$1,373,724.35	\$268.30	99%
2010	0.1181	\$1,366,296.19	\$1,365,999.29	\$296.90	99%
2009	0.1181	\$1,400,596.16	\$1,400,314.23	\$281.93	99%
2008	0.1181	\$1,388,676.58	\$1,388,459.49	\$217.09	99%
2007	0.1181	\$1,205,818.99	\$1,205,669.38	\$149.61	99%
2006	0.1181	\$1,039,513.58	\$1,039,513.58	\$0.00	100%
2005	0.1181	\$965,243.73	\$965,243.73	\$0.00	100%
2004	0.1181	\$766,477.42	\$766,477.42	\$0.00	100%
2003	0.1125	\$690,634.91	\$690,634.91	\$0.00	100%
2002	0.1125	\$631,419.06	\$631,419.06	\$0.00	100%
2001	0.1125	\$554,768.73	\$554,768.73	\$0.00	100%
2000	0.1125	\$472,859.73	\$472,859.73	\$0.00	100%

Current Month Activity

Revenue:

	Current Month	Year to Date
2025 Assessment Collected	1,624,541.02	1,624,541.02
2024 Assessment Collected	13,768.32	13,768.32
2023 Assessment Collected	418.17	418.17
2022 Assessment Collected		0.00
2021 Assessment Collected		0.00
2020 Assessment Collected		0.00
2019 Assessment Collected		0.00
2018 Assessment Collected		0.00
2017 Assessment Collected		0.00
2016 Assessment Collected		0.00
2015 Assessment Collected		0.00
2014 Assessment Collected	289.56	289.56
2013 Assessment Collected	260.63	260.63
2012 Assessment Collected	257.51	257.51
2011 Assessment Collected	253.66	253.66
2010 Assessment Collected	251.25	251.25
2009 Assessment Collected	297.18	297.18
2008 Assessment Collected	269.42	269.42
2007 Assessment Collected	210.37	210.37
2006 Assessment Collected	188.74	188.74
2005 Assessment Collected	188.74	188.74
Prior Years Assessment Collected	417.36	417.36
Miscellaneous Revenue		0.00
Penalty & Interest	8,438.93	8,438.93
Overpayments	14,161.44	14,161.44
Estimated Payment		0.00
CAD Corrections		0.00
CAD Lawsuit Corrections	786.51	786.51
Collection Fees	5,259.27	5,259.27
Total Revenue	1,670,258.08	1,670,258.08
Overpayments & CAD Refunds Presented	14,946.82	14,946.82
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2021	2,568,831,965		
ASSESSED VALUE FOR 2022	2,699,180,317		
ASSESSED VALUE FOR 2023	2,774,352,685		
ASSESSED VALUE FOR 2024	2,782,666,508		
ASSESSED VALUE FOR 2025	2,856,987,412	UNCERTIFIED	24,982,251

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 January 2026

2025 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Caydon Houston Property LP	Multi-Family Units	107,415,920	126,858.20
HSC 3300 Main Coinvestment 1	Multi-Family Units	100,595,290	118,803.04
Post Midtown Square LP	Multi-Family Units	96,679,861	114,178.92
ION Houston LLC	Office Buildings	90,086,750	106,392.45
2009 CPT Community Owner LLC	Multi-Family Units	87,148,458	102,922.33
Pearl Rosemont LLC	Multi-Family Units	84,729,165	100,065.14
2800 Main LLC	Multi-Family Units	72,639,195	85,786.89
Mid-Main Properties LP	Multi-Family Units	72,571,192	85,706.58
VR Calais Holdings Limited Partners	Multi-Family Units	69,869,717	82,516.14
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	60,687,000	71,671.35

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	ASSESSMENT AMOUNT
***COHEN JAY H	81 019 190 000 0006	2013 - 2024	7,876.88
MIDTOWN REDEVELOPEMENT AUTH.	81 141 460 001 0001	2024	6,907.90
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 120 932 000 0006	2012 - 2024	4,138.89
3000 SMITH LTD	81 013 239 000 0003	2024	3,263.82
HONEY JAMES W	81 0 9 176 000 0009	2017 - 2024	3,131.29
** ANTWINE LINDA	81 0 2 086 000 0009	2009 - 2024	3,114.05
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2024	2,985.09
HAMILTON PROFESSIONAL BULDING INC	81 0 9 018 000 0009	2024	2,485.86
MATA MARCIAL & DIANA	81 019 077 000 0006	2017 - 2024	2,479.83

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR 2022	YEAR 2023	YEAR 2024	YEAR 2025
January	66%	65%	69%	61%
February	93%	94%	92%	0%
March	94%	95%	94%	0%
April	97%	96%	95%	0%
May	96%	96%	95%	0%
June	96%	97%	97%	0%
July	96%	97%	97%	0%
August	96%	98%	97%	0%
September	97%	98%	97%	0%
October	98%	98%	98%	0%
November	99%	98%	98%	0%
December	99%	99%	98%	0%

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
January 2026

ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,321.80	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,224.51	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,906.32	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,983.69	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,807,225.05	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,911.04	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,181,314.01	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,263,072.25	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,239,791.10	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	2,049,061.05	
			28,382,756.60	26,963,618.77		2,696,361.88

MAXIMUM RATE .1500 PER \$100

2025 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	11	20% (State Maximum)	86,901,191
Over 65	66	15,000	2,403,153
Disability	7	15,000	93,247
Disabled Veteran	23	Per Statute	2,114,494
Over 65 Detached Single Family	27	Totally Exempt	7,317,916

Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/05/2025

Jur 953

Summary

For Tax Years 2005-2025, for the period of June 2009 through December 05, 2025

Settled

11,958,020,568	Original value of Settled accounts as of 12/05/2025
1,880	Number of Settled accounts as of 12/05/2025
1,215,906,779	Reduction in value of Settled accounts
10.17%	Average % reduction in value of Settled accounts

Unsettled

1,736,499,649	Original value of Unsettled accounts as of 12/05/2025
160	Number of Unsettled accounts as of 12/05/2025

0.1181 Tax rate per \$100 valuation

\$208,529	Estimated reduction in assessment on 160 Unsettled accounts, based on 10.17% average
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Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/05/2025

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2019											
Settled											
Tax Year 2019	1226500020001	Carolyn F Jackson Family Partnership	2,868,909	\$3,388.18	2019-66546	4/5/2024	2,600,000	\$317.58	9.37%	4/22/2024	5/29/2024
			655,082,865				598,878,407				
			90								
Unsettled											
Tax Year 2019	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499				0.00%		
Tax Year 2019	Total	Unsettled Accounts, original value	3,115,440								
Tax Year 2019	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2022											
Settled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400	\$0.00	2022-27072	5/16/2025	926,400	\$0.00	0.00%	NA	NA
			1,690,788,658				1,509,320,149				
			186								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-05766				#DIV/0!		
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$1,248.56	2022-68385				0.00%	Received	
Tax Year 2022	Total	Unsettled Accounts, original value	2,274,870								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	2								
Tax Year 2023											
Settled											
Tax Year 2023	1292500000006	FGCD Holdings Lp	2,500,000	\$290.44	2023-46803				0.00%		
Tax Year 2023	0022630020001	H Midtown Lp	49,713,045	\$58,711.11	2023-61589	11/7/2025	42,500,000	\$8,518.61	14.51%	12/18/2025	12/30/2025
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
			1,723,416,022				1,483,225,115				
			184								
Unsettled											
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385				0.00%	Received	
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63136				0.00%		
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600				0.00%		
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600				0.00%		
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600				0.00%		
Tax Year 2023	0260070000005	Mary Griffith Wallace Trust Etal	878,263	\$1,037.23	2023-76538				0.00%		
Tax Year 2023	Total	Unsettled Accounts, original value	21,515,881								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	6								
Tax Year 2024											
Settled											
Tax Year 2024	0190770000003	Optimal Beverage Inc	345,100	\$407.56	RBAE-019782	12/5/2025	322,600	\$26.57	6.52%	25.25B	1/29/2026
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522	\$2,677.94	RBAE-005366				0.00%	25.25B	

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/05/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2024	019144000005	3100 Fannin Purchase Company LLC	1,261,496	\$1,489.83	2024-49617	8/8/2025	1,000,000	\$308.83	20.73%	Received	9/25/2025
Tax Year 2024	0191460000014	3100 Fannin Realty Ltd	4,256,327	\$5,026.72	2024-49617	8/8/2025	4,000,000	\$302.72	6.02%	Received	9/25/2025
Tax Year 2024	1282740010001	Tag TBD LLC	5,067,890	\$5,985.18	2024-57902	8/8/2025	4,300,000	\$906.88	15.15%	9/5/2025	9/25/2025
Tax Year 2024	0192240000001	Strings Prop LLC	4,384,299	\$5,177.86	2024-59838	8/8/2025	3,800,000	\$609.06	11.76%	9/5/2025	9/25/2025
Tax Year 2024	0250100000001	Cloudbreak Houston LLC	4,512,233	\$5,530.58	2024-71012	8/8/2025	4,150,000	\$427.80	7.74%	9/5/2025	9/25/2025
Tax Year 2024	0250200000004	Cloudbreak Houston LLC	1,834,380	\$2,228.90	2024-71012	8/8/2025	1,834,380	\$0.00	0.00%	NA	NA
Tax Year 2024	1331360010001	Travis Street Plaza LP	6,475,121	\$7,647.12	2024-71012	8/8/2025	5,750,000	\$856.37	11.20%	9/5/2025	9/25/2025
Tax Year 2024	0130720000001	San Jacinto Apartments LLC	2,153,470	\$2,543.25	2024-72204	8/8/2025	2,025,000	\$151.73	5.97%	9/5/2025	9/25/2025
Tax Year 2024	0220700000003	Sabbaghi Gholamali	985,000	\$1,163.28	2024-73618	8/8/2025	875,000	\$129.90	11.17%	9/5/2025	9/25/2025
Tax Year 2024	0191910000004	Leen Salam Inc	1,078,109	\$1,273.25	2024-75129	8/8/2025	940,000	\$163.11	12.81%	9/5/2025	9/25/2025
Tax Year 2024	0330080000009	Macey Louis & Trustee	1,368,258	\$1,615.91	2024-75708	8/8/2025	1,190,000	\$210.52	13.03%	9/5/2025	9/25/2025
Tax Year 2024	1200170010008	Kozadinos Interest Ltd	2,844,888	\$3,359.81	2024-76188	8/8/2025	2,650,000	\$230.16	6.85%	9/5/2025	9/25/2025
Tax Year 2024	0021380000013	Shepherd W M	336,431	\$397.33	2024-51748	9/12/2025	330,000	\$7.60	1.91%	10/9/2025	10/29/2025
Tax Year 2024	0021390000001	Cars DB4 LP	1,136,505	\$1,342.21	2024-51748	9/12/2025	1,050,000	\$102.16	7.61%	10/9/2025	10/29/2025
Tax Year 2024	0021390000011	Cars DB4 LP	361,505	\$426.94	2024-51748	9/12/2025	325,000	\$43.12	10.10%	10/9/2025	10/29/2025
Tax Year 2024	0021560000001	Duke Street Partners LTD	3,701,131	\$4,371.00	2024-51748	9/12/2025	3,290,000	\$485.55	11.11%	10/9/2025	10/29/2025
Tax Year 2024	0021560000007	Thomas Clayton O	1,338,636	\$1,580.93	2024-51748	9/12/2025	1,220,000	\$140.11	8.86%	10/9/2025	10/29/2025
Tax Year 2024	0021750000006	Cars DB4 LP	928,200	\$1,096.20	2024-51748	9/12/2025	915,000	\$15.58	1.42%	10/9/2025	10/29/2025
Tax Year 2024	0021750000008	Group I Realty Inc	331,500	\$391.50	2024-51748	9/12/2025	325,000	\$7.68	1.96%	10/9/2025	10/29/2025
Tax Year 2024	0021750000016	Group I Realty Inc	763,750	\$911.99	2024-51748	9/12/2025	675,000	\$104.81	11.62%	10/9/2025	10/29/2025
Tax Year 2024	0021750000017	Group I Realty Inc	232,050	\$277.05	2024-51748	9/12/2025	227,500	\$5.37	1.96%	10/9/2025	10/29/2025
Tax Year 2024	0021760000001	Golconda Venture	2,676,206	\$3,160.07	2024-51748	9/12/2025	2,580,000	\$113.69	3.60%	10/9/2025	10/29/2025
Tax Year 2024	1224190010001	Group I Realty Inc	4,062,500	\$4,777.81	2024-51748	9/12/2025	3,800,000	\$310.01	6.46%	10/9/2025	10/29/2025
Tax Year 2024	1297010010001	Cars DB4 LP	1,719,331	\$2,055.80	2024-51748	9/12/2025	1,719,000	\$36.29	1.77%	10/9/2025	10/29/2025
Tax Year 2024	1303900010001	Group I Realty Inc	4,186,790	\$4,944.60	2024-51748	9/12/2025	3,600,000	\$693.00	14.02%	10/9/2025	10/29/2025
Tax Year 2024	1303900020001	Group I Realty Inc	2,069,860	\$2,444.50	2024-51748	9/12/2025	2,055,000	\$17.54	0.72%	10/9/2025	10/29/2025
Tax Year 2024	1350820010001	Group I Realty Inc	3,118,910	\$3,801.53	2024-51748	9/12/2025	2,820,000	\$471.11	12.39%	10/9/2025	10/29/2025
Tax Year 2024	1356990010001	Ellis Carolyn Rosenstock	7,400,007	\$8,739.41	2024-51748	9/12/2025	6,727,500	\$794.23	9.09%	10/9/2025	10/29/2025
Tax Year 2024	0330080000007	2314 Brazos LLC	1,148,730	\$1,356.65	2024-71460	9/12/2025	980,000	\$199.27	14.69%	10/9/2025	10/29/2025
Tax Year 2024	0190290000005	OS Austin LLC	1,047,447	\$1,237.03	2024-71788	9/12/2025	955,000	\$109.17	8.83%	10/9/2025	10/29/2025
Tax Year 2024	0332470040002	Parish Lucille M	770,500	\$909.96	2024-72881	9/12/2025	690,000	\$95.07	10.45%	10/9/2025	10/29/2025
Tax Year 2024	0132520000001	SC Plaza at Midtown LLC	13,350	\$15.77	2024-75012	9/12/2025	13,350	\$0.00	0.00%	Received	NA
Tax Year 2024	1202710010001	SC Plaza at Midtown LLC	3,960,000	\$4,676.76	2024-75012	9/12/2025	3,800,000	\$188.96	4.04%	Received	10/29/2025
Tax Year 2024	0152380000002	2100 Milam LLC	1,128,788	\$1,333.10	2024-52702	9/12/2025	1,120,000	\$10.38	0.78%	10/9/2025	10/29/2025
Tax Year 2024	0132590000003	Levan Real Estate LP	4,958,381	\$5,855.85	2024-54180	10/10/2025	4,550,000	\$482.30	8.24%	Received	11/25/2025
Tax Year 2024	0132650000001	Levan Group I LP	6,658,302	\$7,863.45	2024-54180	10/10/2025	6,250,000	\$482.20	6.13%	Received	11/25/2025
Tax Year 2024	0190900000005	TND Investments LLC Inc	1,434,990	\$1,694.72	2024-65934	10/10/2025	1,260,000	\$206.66	12.19%	11/13/2025	11/25/2025
Tax Year 2024	1206550010001	Wichita Enterprises Inc	2,266,044	\$2,676.20	2024-71074	10/10/2025	2,040,000	\$266.96	9.98%	11/13/2025	11/25/2025
Tax Year 2024	1390260010001	4600 Main Street Housing LP	1,641,183	\$1,938.24	2024-77426	10/10/2025	1,475,000	\$196.26	10.13%	11/13/2025	11/25/2025
Tax Year 2024	0021780000001	Aim Marketing Services LLC	2,714,296	\$3,205.58	2024-77808	10/10/2025	2,465,000	\$294.42	9.18%	11/13/2025	11/25/2025
Tax Year 2024	0190280000010	Ak Amirian LLC	764,695		2024-77912				#DIV/0!		
Tax Year 2024	0022630020001	H Midtown LP	46,163,609	\$54,519.22	2024-57441	11/7/2025	40,500,000	\$6,688.72	12.27%	12/18/2025	12/30/2025
Tax Year 2024	1258310010001	Midtown Scouts Square Property LP	4,996,897	\$5,901.34	2024-61850	11/7/2025	4,600,000	\$468.74	7.94%	Received	12/30/2025
Tax Year 2024	0250250000001	Boniuk Interests Ltd	3,579,804	\$4,227.75	2024-70967	11/7/2025	3,175,000	\$478.07	11.31%	12/18/2025	12/30/2025
Tax Year 2024	1246820010001	Opal Arrow LLC	4,971,250	\$5,871.05	2024-71791	11/7/2025	4,300,000	\$792.75	13.50%	12/18/2025	12/30/2025
Tax Year 2024	1251930010001	E & I Investments Inc	1,938,720	\$2,289.63	2024-74776	11/7/2025	1,700,000	\$281.93	12.31%	12/18/2025	12/30/2025
Tax Year 2024	0190900000001	BAP 2800 LLC	946,439	\$1,117.74	2024-77930	11/7/2025	810,000	\$161.13	14.42%	12/18/2025	12/30/2025

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Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,828,135	\$6,883.03	2024-52313				0.00%	Received	
Tax Year 2024	0130770000011	WWBD LP	2,183,486	\$2,578.70	2024-71488				0.00%		
Tax Year 2024	1372850010001	Caroline St Realty Inc	3,593,831	\$4,244.31	2024-77441	12/5/2025	3,200,000	\$465.11	10.96%	1/9/2026	1/29/2026
Tax Year 2024	1372850010002	Caroline St Realty Inc	1,144,215	\$1,351.32	2024-77441	12/5/2025	1,009,000	\$159.69	11.82%	1/9/2026	1/29/2026
Tax Year 2024	0332470050006	JBT Magnolia Properties I LLC	772,428	\$912.24	2024-82976	12/5/2025	658,000	\$135.14	14.81%	1/9/2026	1/29/2026
Tax Year 2024	Total	Settled Accounts, original & settled value	1,320,548,229				1,201,398,623				
Tax Year 2024	Total	Settled Accounts, number of accounts	163								

Unsettled											
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480		2024-50828					#DIV/0!	
Tax Year 2024	0220560000003	Smith Harry Leonard	1,847,178		2024-52257					#DIV/0!	
Tax Year 2024	0220560000013	Smith Harry Leonard	187,500		2024-52257					#DIV/0!	
Tax Year 2024	0330190000002	SC Plaza at Midtown LLC	6,313,862	\$7,456.67	2024-55055				0.00%		
Tax Year 2024	0132600010001	3201 Louisiana LLC	21,317,402	\$25,175.85	2024-55069				0.00%		
Tax Year 2024	1292500000006	FGCD Holdings LP	284,000	\$335.40	2024-60624				0.00%		
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000	\$16,534.00	2024-61227				0.00%		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,299.71	2024-61559				0.00%		
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,870.73	2024-61602				0.00%		
Tax Year 2024	0191390000005	Boniuk Interests Ltd	1,596,604	\$1,885.52	2024-62092				0.00%		
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-63847				0.00%		
Tax Year 2024	0190730000001	WWBD LP	4,725,538	\$5,580.86	2024-71437				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,456	\$1,352.08	2024-72134				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,600	\$1,195.52	2024-77407				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	72,158	\$912.27	2024-83933				0.00%		
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,030	\$194.91	2024-83933				0.00%		
Tax Year 2024	0330110000008	2416 Brazos LLC	1,395,000	\$1,647.50	2024-84997				0.00%		
Tax Year 2024	1469000010001	Midtown 2100 LLC	43,568,732	\$54,170.98	2025-20877				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	303,522,669								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	18								

Tax Year 2025

Settled											
Tax Year 2025	0132640000008	LA2 Real Estate LLC	809,667	\$0.00	RBAE-025336	12/5/2025	730,000	BASA	0.00%	NA	
Tax Year 2025	0190230000005	2300 Chenevert Holdings LLC	1,010,618	\$0.00	RBAE-028920	12/5/2025	925,000	BASA	0.00%	NA	
Tax Year 2025	0021590000001	2121 Main QOZP LLC	4,367,890	\$0.00	RBAE-029647	12/5/2025	4,000,000	BASA	0.00%	NA	
Tax Year 2025	0190390000007	OX Midtown LLC	1,136,406	\$0.00	RBAE-029657	12/5/2025	1,000,000	BASA	0.00%	NA	
Tax Year 2025	0190280000007	Dennis Austin LLC	460,000	\$543.26	RBAE-024964	12/5/2025	445,000	\$17.72	3.26%	25.25B	12/30/2025
Tax Year 2025	0220670000013	Phan Dao C & Muoi	1,081,077	\$1,276.75	RBAE-026816	12/5/2025	990,000	\$107.56	8.42%	25.25B	12/30/2025
Tax Year 2025	0132580000001	Levan Real Estate LP	2,439,200	\$0.00	RBAE-027853	12/5/2025	2,375,000	BASA	0.00%	NA	NA
Tax Year 2025	0330110000003	Clifford Kitten Family LP	1,489,890	\$1,759.56	RBAE-029908	12/5/2025	1,350,000	\$165.21	9.39%	25.25B	12/30/2025
Tax Year 2025	0250330000001	Travis Street Corner LLC	1,807,452	\$0.00	RBAE-031123	12/5/2025	1,725,000	BASA	0.00%	NA	NA
Tax Year 2025	1290830010001	OX Midtown LLC	4,194,756	\$0.00	RBAE-031254	12/5/2025	3,800,000	BASA	0.00%	NA	NA
Tax Year 2025	0021520000009	1701 Webster Ltd	2,100,000	\$0.00	RBAE-035859	12/5/2025	1,880,000	BASA	0.00%	NA	NA
Tax Year 2025	0190400000003	2300 Fannin Ltd	1,609,662	\$1,901.01	RBAE-037091	12/5/2025	1,345,000	\$312.57	16.44%	25.25B	12/30/2025
Tax Year 2025	0250230000005	401 Richmond LLC	1,467,425	\$0.00	RBAE-038598	12/5/2025	1,300,000	BASA	0.00%	NA	NA
Tax Year 2025	1208150010001	Athletic Ventures Inc	3,834,632	\$4,528.70	RBAE-039605	12/5/2025	3,600,000	\$277.10	6.12%	25.25B	12/30/2025

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Tax Year 2025	0081910000001	2303 MT LLC	3,963,839	\$0.00	RBAE-040589	12/5/2025	3,600,000	BASA	0.00%	NA	NA
Tax Year 2025	0513530000001	Michael J Paolucci Trust	722,589	\$0.00	RBAE-040565	12/5/2025	655,000	BASA	0.00%	25.25B	
Tax Year 2025	0132280000003	ATH Holdings LLC	1,608,791	\$0.00	RBAE-032079	12/5/2025	1,550,000	BASA	0.00%	25.25B	
Tax Year 2025	1481250010001	We 66 Midtown LLC	2,815,337	\$0.00	RBAE-039404	12/5/2025	2,600,000	BASA	0.00%	25.25B	
Tax Year 2025	1224910010001	Nova Terranova LLC	1,670,266	\$0.00	RBAE-039982	12/5/2025	1,425,000	BASA	0.00%	25.25B	
Tax Year 2025	1448440010001	Fred & Soody Sharifi Partenership Lt	4,140,000	\$0.00	RBAE-041437	12/5/2025	3,750,000	BASA	0.00%	25.25B	
Tax Year 2025	0190310000001	2602 Richmond Lp	2,220,000	\$0.00	RBAE-042919	12/5/2025	2,050,000	BASA	0.00%	25.25B	
Tax Year 2025	1363360010001	Megowen Brazos Venture LTD	4,058,270	\$0.00	RBAE-043166	12/5/2025	3,865,000	BASA	0.00%	25.25B	
Tax Year 2025	0190880000016	Gaumer Mary K	764,918	\$0.00	RBAE-044584	12/5/2025	675,000	BASA	0.00%	25.25B	
Tax Year 2025	Total	Settled Accounts, original & settled value	49,772,685				45,635,000				
Tax Year 2025	Total	Settled Accounts, number of accounts	30								

Unsettled											
Tax Year 2025	0132600010001	3201 Louisiana LLC	20,862,537		2024-50069					#DIV/0!	
Tax Year 2025	1357270010002	Wong Deran Yuwei & Tianbeng	558,250		2025-3711					#DIV/0!	
Tax Year 2025	0191440000005	3100 Fannin Purchase Company LLC	1,200,000		2025-52884					#DIV/0!	
Tax Year 2025	0191460000014	3100 Fannin Realty Ltd	4,577,721		2025-52884					#DIV/0!	
Tax Year 2025	0132380000001	Texas SFI Partnership 65 Ltd Etal	6,861,346		2025-53335					#DIV/0!	
Tax Year 2025	0330190000002	SC Plazas at Midtown LLC	6,475,926		2025-53609					#DIV/0!	
Tax Year 2025	1217650010001	Randalls Properties Inc	10,702,107		2025-54855					#DIV/0!	
Tax Year 2025	1192590010003	Sherman Way Midtown LLC Etal	43,600,000		2025-55598					#DIV/0!	
Tax Year 2025	1281320010001	Sky Land Lodge Tract LLC	4,958,000		2025-56614					#DIV/0!	
Tax Year 2025	1287780010001	VTT Polaris Properties LLC	3,617,950		2025-56614					#DIV/0!	
Tax Year 2025	1373900010001	HSC 3300 Main Coinvestment I. II. LLC	10,000,000		2025-56758					#DIV/0!	
Tax Year 2025	1258310010001	Midtown Scouta Square Property LP	5,139,000		2025-56025					#DIV/0!	
Tax Year 2025	1355840010001	Mid-Main Properties LP	12,571,192		2025-57210					#DIV/0!	
Tax Year 2025	0132590000003	Levan Real Estate LP	5,338,400		2025-58018					#DIV/0!	
Tax Year 2025	0132650000001	Levan Grouo I LP	7,300,000		2025-58018					#DIV/0!	
Tax Year 2025	1292500000006	FGCD Holdings LP	277,778		2025-58075					#DIV/0!	
Tax Year 2025	0021380000013	Shepherd W M	336,569		2025-58340					#DIV/0!	
Tax Year 2025	0021390000001	Cars DB4 LP	1,085,228		2025-58340					#DIV/0!	
Tax Year 2025	0021390000011	Cars DB4 LP	361,505		2025-58340					#DIV/0!	
Tax Year 2025	0021560000001	Duke Street Partners Ltd	3,846,801		2025-58340					#DIV/0!	
Tax Year 2025	0021560000007	Thomas Clayton O	1,337,030		2025-58340					#DIV/0!	
Tax Year 2025	0021750000006	Cars DB4 LP	928,410		2025-58340					#DIV/0!	
Tax Year 2025	0021750000008	Group 1 Realty Inc	331,575		2025-58340					#DIV/0!	
Tax Year 2025	0021750000016	Group 1 Realty Inc	724,725		2025-58340					#DIV/0!	
Tax Year 2025	0021750000017	Group 1 Realty Inc	232,103		2025-58340					#DIV/0!	
Tax Year 2025	0021760000001	Golconda Venture	2,697,009		2025-58340					#DIV/0!	
Tax Year 2025	1224190010001	Group 1 Realty Inc	4,062,500		2025-58340					#DIV/0!	
Tax Year 2025	1297010010001	Cars DB4 LP	1,740,451		2025-58340					#DIV/0!	
Tax Year 2025	1303900010001	Group 1 Realty Inc	2,031,250		2025-58340					#DIV/0!	
Tax Year 2025	1303900020001	Group 1 Realty Inc	2,070,306		2025-58340					#DIV/0!	
Tax Year 2025	1350820010001	Group 1 Realty Inc	3,307,111		2025-58340					#DIV/0!	
Tax Year 2025	1356990010001	Ellis Carolyn Rosenstock	7,496,099		2025-58340					#DIV/0!	
Tax Year 2025	1266470010001	Brooklyn McGowen LLC	5,920,117		2025-58387					#DIV/0!	
Tax Year 2025	1445340010001	Travis Partners Capital LLC	6,421,755		2025-58895					#DIV/0!	

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Tax Year 2025	0220560000003	Smith Harry Leonard	2,031,895		2025-59097				#DIV/0!		
Tax Year 2025	0220560000013	Smith Harry Leonard	187,500		2025-59097				#DIV/0!		
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800		2025-59247				#DIV/0!		
Tax Year 2025	0330110000008	2416 Brazos LLC	1,528,466		2025-60076				#DIV/0!		
Tax Year 2025	1393240010001	2614 Brazos LLC	5,363,999		2025-60079				#DIV/0!		
Tax Year 2025	1221910010001	Trea SP IV Houston TX LLC	11,962,890		2025-60123				#DIV/0!		
Tax Year 2025	1502790010001	Ion Houston LLC	90,086,750		2025-60144				#DIV/0!		
Tax Year 2025	0190850000012	2908 Caroline LLC	5,063,466		2025-60156				#DIV/0!		
Tax Year 2025	1226500010001	MRI Midtown Ltd	19,468,731		2025-60290				#DIV/0!		
Tax Year 2025	1226500020001	Carolyn F Jackson Family Partnershi	3,460,608		2025-60290				#DIV/0!		
Tax Year 2025	1362780010001	Pearl Rosemont LLC	84,729,165		2025-60313				#DIV/0!		
Tax Year 2025	0132700010001	2900 Milam Partners Ltd	37,463,920		2025-60438				#DIV/0!		
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800		2025-60928				#DIV/0!		
Tax Year 2025	1386330010001	Caydon Houston Property LP	107,415,920		2025-61086				#DIV/0!		
Tax Year 2025	1234150000001	VR Calais Holdings Limited Partners	69,869,717		2025-61354				#DIV/0!		
Tax Year 2025	0132700030001	Megowen Brazos Venture LTD	16,858,972		2025-61384				#DIV/0!		
Tax Year 2025	0330340010001	Megowen Brazos Venture LTD	34,695,782		2025-61384				#DIV/0!		
Tax Year 2025	0152380000001	Boyd Linda C	1,375,260		2025-61868				#DIV/0!		
Tax Year 2025	0022630020001	H Midtown LP	45,463,063		2025-63321				#DIV/0!		
Tax Year 2025	1211120010001	Ventana at Midtown 2021 LLC	47,767,103		2025-63322				#DIV/0!		
Tax Year 2025	0250250000009	TV Prop LLC	342,606		2025-63396				#DIV/0!		
Tax Year 2025	0250280000004	Ben Wah Prop LLC	1,093,000		2025-63396				#DIV/0!		
Tax Year 2025	0132640000004	Tehuacana Partners LTD	3,389,111		2025-63467				#DIV/0!		
Tax Year 2025	1300540010001	Central Bank	5,363,999		2025-64213				#DIV/0!		
Tax Year 2025	0190220000019	Ps Lpt Properties Investors	8,315,611		2025-65394				#DIV/0!		
Tax Year 2025	0132520000001	5C Plazas at Midtown LLC	13,350		2025-66508				#DIV/0!		
Tax Year 2025	1202710010001	5C Plazas at Midtown LLC	4,560,000		2025-66508				#DIV/0!		
Tax Year 2025	0152330000002	Post Midtown Square LP	64,678,061		2025-66545				#DIV/0!		
Tax Year 2025	1310080010001	Post Midtown Square LP	32,000,000		2025-66545				#DIV/0!		
Tax Year 2025	0191390000005	Boniuk Interests Ltd	1,697,425		2025-66996				#DIV/0!		
Tax Year 2025	0250250000001	Boniuk Interests Ltd	3,636,638		2025-66996				#DIV/0!		
Tax Year 2025	1427200010001	2515 Caroline Ltd	1,875,000		2025-68717				#DIV/0!		
Tax Year 2025	0260070000005	Mary Griffith Wallace Trust Etal	909,348		2025-69143				#DIV/0!		
Tax Year 2025	1387230010001	Pearl Residences at Midtown Owner L	60,687,000		2025-69399				#DIV/0!		
Tax Year 2025	1387230020001	Pearl Residences at Midtown Owner L	18,337,322		2025-69403				#DIV/0!		
Tax Year 2025	0191450000009	Viengiac Corporation	1,064,232		2025-69662				#DIV/0!		
Tax Year 2025	0130720000001	San Jacinto Apartments LLC	2,199,700		2025-69863				#DIV/0!		
Tax Year 2025	1372850010001	Caroline St Realty Inc	3,711,681		2025-71058				#DIV/0!		
Tax Year 2025	1372850010002	Caroline St Realty Inc	1,135,586	\$1,341.13	2025-71058				0.00%		
Tax Year 2025	1349300000001	2800 Main LLC	72,639,195		2025-71157				#DIV/0!		
Tax Year 2025	0130770000011	WWBD LP	2,183,162		2025-71358				#DIV/0!		
Tax Year 2025	0250100000001	Cloudbreak Houston LLC	4,769,638		2025-72341				#DIV/0!		
Tax Year 2025	0250200000004	Cloudbreak Houston LLC	1,834,380		2025-72341				#DIV/0!		
Tax Year 2025	1331360010001	Travis Street Plaza LP	6,500,302		2025-72341				#DIV/0!		
Tax Year 2025	0190330000004	Roesch Sonja	1,410,509		2025-72562				#DIV/0!		
Tax Year 2025	1251930010001	E & I Investments Inc	2,025,700		2025-72669				#DIV/0!		
Tax Year 2025	0192240000001	Strings Prop LLC	3,754,171		2025-72753				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/05/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	1200170010008	Kozadinos Interest Ltd	2,745,240		2025-74803				#DIV/0!		
Tax Year 2025	0330080000009	Macey louis & Trustee	1,398,159		2025-75375				#DIV/0!		
Tax Year 2025	0330080000007	2314 Brazos LLC	1,148,367		2025-75834				#DIV/0!		
Tax Year 2025	1480190010001	Smith St Office LLC	6,308,878		2025-76312				#DIV/0!		
Tax Year 2025	0191450000013	KMC Investment Inc	522,750		2025-76476				#DIV/0!		
Tax Year 2025	0132660000001	Milam Rosalie Interests LLC	5,750,783		2025-77287				#DIV/0!		
Tax Year 2025	1390260010001	4600 Main Street Housing LP	1,744,603	\$2,060.38	2025-77572				0.00%		
Tax Year 2025	0220700000003	Sabbaghi Gholamali	933,059		2025-77596				#DIV/0!		
Tax Year 2025	1206550010001	Wichita Enterprises Inc	2,307,183		2025-78297				#DIV/0!		
Tax Year 2025	0190730000001	WWBD LP	4,846,135		2025-78319				#DIV/0!		
Tax Year 2025	0021750000004	Mid Continent Houston Properties Ltd	1,350,000		2025-81059				#DIV/0!		
Tax Year 2025	0191760000010	Mutt LLC	433,973		2025-81595				#DIV/0!		
Tax Year 2025	0220530000005	KMC Property Management LLC	872,903		2025-82630				#DIV/0!		
Tax Year 2025	0132670000006	Dang Buu Q & Nguyen Dung T	803,521	\$948.96	2025-82628				0.00%		
Tax Year 2025	0021580000001	JK Fannin LLC	6,076,100		2025-84672				#DIV/0!		
Tax Year 2025	1246820010002	Opal Arrow LLC	747,670		2025-88528				#DIV/0!		
Tax Year 2025	1261630010005	Garg Prabha	497,477		RBAE-024026				#DIV/0!		
Tax Year 2025	1299450010003	Bennstrom Par W	542,300		RBAE-024595				#DIV/0!		
Tax Year 2025	0250230000009	401 Richmond LLC	1,720,750		RBAE-026833				#DIV/0!		
Tax Year 2025	0060610000008	Hy Travis LLC	4,440,000		RBAE-028467				#DIV/0!		
Tax Year 2025	0260120000007	Jermar Company LC	677,375		RBAE-030044				#DIV/0!		
Tax Year 2025	1385670010001	Smith Howard F III	4,380,000		RBAE-030651				#DIV/0!		
Tax Year 2025	1210050010005	410 Hadley LLC	483,000		RBAE-033171				#DIV/0!		
Tax Year 2025	1210050010004	408 Hadley LLC	472,000		RBAE-033181				#DIV/0!		
Tax Year 2025	0250010210002	4400 San Jacinto LLC	1,584,811		RBAE-033619				#DIV/0!		
Tax Year 2025	0250320000006	HT Investment Corp	600,000		RBAE-035261				#DIV/0!		
Tax Year 2025	1211480010019	Anderson Rick	72,900		RBAE-037128				#DIV/0!		
Tax Year 2025	0060600000003	Hy Travis LLC	1,526,000		RBAE-040660				#DIV/0!		
Tax Year 2025	0021780000001	Aim Marketing Services LLC	2,770,252		RBAE-040854				#DIV/0!		
Tax Year 2025	1278870000144	Rise Condominium Development Lp	63,567		RBAE-041106				#DIV/0!		
Tax Year 2025	1278870000145	Rise Condominium Development Lp	1,118,925		RBAE-041106				#DIV/0!		
Tax Year 2025	1278870000146	Rise Condominium Development Lp	463,350		RBAE-041106				#DIV/0!		
Tax Year 2025	1204350010001	Car Spa Midtown I Lp	4,886,758		RBAE-041828				#DIV/0!		
Tax Year 2025	0021520000003	Webster Chenevert LTD	633,522		RBAE-042441				#DIV/0!		
Tax Year 2025	0021510000001	Hamilton Midtown Ltd	1,716,918		RBAE-042443				#DIV/0!		
Tax Year 2025	0021700000009	1701 Webster Ltd	2,308,535		RBAE-042448				#DIV/0!		
Tax Year 2025	0220700000006	Hutchings Holding LLC	2,974,941		RBAE-042743				#DIV/0!		
Tax Year 2025	0220700000008	Hutchings Holdings LLC	1,328,308		RBAE-042744				#DIV/0!		
Tax Year 2025	0190320000014	Occidental Investment Co	706,233		RBAE-042827				#DIV/0!		
Tax Year 2025	1454010010001	2520 Caroline LLC	2,262,038		RBAE-042907				#DIV/0!		
Tax Year 2025	0250320000001	H & T Investment Corp	670,739		RBAE-045223				#DIV/0!		
Tax Year 2025	0191910000004	Leen Salam Inc	1,081,900		RBAE-045400				#DIV/0!		
Tax Year 2025	0190290000005	OS Austin LLC	1,020,743		RBAE-045647				#DIV/0!		
Tax Year 2025	0021520000014	1701 Webster Ltd	1,920,000		RBAE-046032				#DIV/0!		
Tax Year 2025	0021510000007	Webster-Chenevert Ltd	2,619,560		RBAE-046046				#DIV/0!		
Tax Year 2025	0332470040002	Parish Lucille M	754,000		RBAE-046291				#DIV/0!		
Tax Year 2025	0190320000008	LLR Mangement Inc	819,762		RBAE-046323				#DIV/0!		

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 12/05/2025**

Jur 953

Tax Year	CAD Account No.	Owner Name	ARB Hearing Value	Assessment Collected	Cause Number	Date Received from HCAD	Settled Value	Reduction in Assessment	% Reduction in Assessment	Date Designation Form Sent	Date Refund Notice Sent to Bkpr
Tax Year 2025	0021600000009	Ean Holdings LLC	598,387		RBAE-046360				#DIV/0!		
Tax Year 2025	0190900000003	2515 Caroline Ltd	1,011,019		RBAE-046687				#DIV/0!		
Tax Year 2025	0220750000001	4118 Fannin Square LLC	2,270,690		RBAE-047411				#DIV/0!		
Tax Year 2025	0220750000003	4118 Fannin Square LLC	2,112,600		RBAE-047411				#DIV/0!		
Tax Year 2025	0220750000005	4118 Fannin Square LLC	1,901,510		RBAE-047411				#DIV/0!		
Tax Year 2025	Total	Unsettled Accounts, original value	1,406,064,819								
Tax Year 2025	Total	Unsettled Accounts, number of accounts	133								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	11,958,020,568	10,742,113,789
Cumulative	Grand Total	Settled Accounts, number of accounts	1,880	

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	1,736,499,649
Cumulative	Grand Total	Unsettled Accounts, number of accounts	160

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Color Legend

Light Gray	Settled previously
Yellow	Settled as of this report
White	Unsettled
Pink	Unsettled and new since previous report

Abbreviations

NA	Not applicable
x	Previous to implementation of Designation Form
DELQ	Refund was not issued -- Reduction in assessment was applied to the account, and account still has a balance due.
PAID	Refund was not issued -- Reduction in assessment was applied to the account, and account is now paid in full.
NYB	Not yet billed
25.25b	Settled under Tax Code 25.25b; refund processed



Houston | 6120 S. Dairy Ashford Rd.
Austin | Houston, TX 77072-1010
Dallas | 281.933.7388 Ph
San Antonio | 281.933.7293 Fax
www.hvj.com

January 07, 2026

Mr. Marlon Marshall
Midtown Redevelopment Authority
410 Pierce Street, Suite 355
Houston, Texas 77002

Re: Proposal for Construction Materials Engineering Services
Midtown Management District Sidewalk Maintenance Program project
Owner: Midtown Redevelopment Authority
HVJ Proposal No.: HCT260012

Dear Mr. Marshall,

Thank you for considering HVJ Associates, Inc. to provide the construction materials engineering and testing services proposal on the above-referenced project.

Scope of Services

Based on our review of the project plans and specifications, it is our understanding that the project involves construction of Sidewalk Maintenance (Anita St from Caroline St to Crawford St, Rosalie St, Caroline St to La Branch St, Austin St from Tuam St to Elgin St and La Branch St from Tuam St to Anita St). The proposed construction includes construction of Concrete Pavement and subgrade preparation. The scope of material testing services anticipated for this project is as follows:

- Concrete Pavement and Subgrade testing
- Associated Laboratory Testing

Cost Estimate

Our estimated cost to perform the material testing services required on this project is **\$8,860.00** (Time and Material) as shown on the attached fee breakdown of itemized services. Our cost estimate is based on our best estimate for both the construction schedule and frequency of service requests from the client. The unit rates used for this fee estimate are based on COH Standard Fee's Schedule 2021. As the schedule and frequency of requests are beyond our control, we may request to increase in estimate to continue providing services needed throughout the entire duration of construction of this project. Advance authorization will be needed if additional funds are needed to complete testing requirements per project schedule & requirement on this project. HVJ Associates, Inc. will monitor the budget as the work proceeds and will keep you or your designated representative be informed.

Project Administration

Scheduling of our personnel for this project will be at the request of you or your designated representatives. We require at least 24 hours notice prior to providing on-call personnel to ensure

Mr. Marlon Marshall

HC

January 07, 2026

proper scheduling of work. If any other services are required but are not listed in our proposal, we may provide the service at your request and bill per COH Standard Fee Schedule of 2021.

Services on an hourly basis will be invoiced at the current fee schedule attached. Overtime rates of 1.5 times of the regular hourly rates will be charged for time worked over 8 hours or before 6:00 AM or after 6:00 PM on Monday through Friday, and all hours worked on Saturdays, Sundays, or holidays. A minimum 4 hours charge for technician, vehicle, and equipment will apply for each visit or if cancellation was not done before our technician leave HVJ Houston Lab. Invoicing for our services is presented monthly. Our payment terms will be net 30 days.

HVJ Associates, Inc. is pleased to be of service on this project. Should you have any questions regarding the contents of this proposal, please contact us @ 346-599-0034 and or mismail@hvj.com.

Sincerely,

HVJ ASSOCIATES, INC.



Mohammad Ismail, PMP. P. Eng
CoMET Department Manager, Houston

Attachment: Estimate Midtown Management District Sidewalk Maintenance Program Phase 1

DRAFT

ITEMIZED SERVICES

PROJECT NAME: Midtown Management District Sidewalk Maintenance Program project
 CLIENT: Midtown Redevelopment Authority
410 Pierce Street, Suite 355, Houston, Texas 77002
 PROPOSAL NO: HCT260012

QTY.	UNIT	SERVICES	UNIT PRICE	TOTAL
Soils (Backfill Monitoring, Subgrade Compaction Testing, Utilities Backfill)				
<i>Field Services</i>				
8	Hour	Technician Time for Compaction Testing and Sampling, NICET II	\$ 80.00	\$ 640.00
2	Hour	Technician Time for Compaction Testing and Sampling, NICET II (OT)	\$ 120.00	\$ 240.00
16	Hour	Technician Time for Compaction Testing and Sampling, SB101 & SB102	\$ 70.00	\$ 1,120.00
4	Hour	Technician Time for Compaction Testing and Sampling, SB101 & SB102 (OT)	\$ 105.00	\$ 420.00
24	Hours	Nuclear Density Equipment Usage	\$ 10.00	\$ 240.00
24	Hours	Vehicle Charge	\$ 9.00	\$ 216.00
		Subtotal	\$	\$ 2,876.00
<i>Laboratory Services</i>				
1	Each	OMD Standard Compaction (ASTM D-698)	\$ 221.00	\$ 221.00
1	Each	OMD Lime or Cement Stabilized Soil (ASTM D-698, D-558, D-1557)	\$ 245.00	\$ 245.00
1	Each	Liquid and Plastic Limits (Atterberg Limits) (ASTM D-4318)	\$ 68.00	\$ 68.00
1	Each	Amount of Material Finer than No. 200 Sieve (ASTM D-1140)	\$ 52.00	\$ 52.00
1	Each	Compressive Strength of C.S.S. Sample (ASTM D-1632, ASTM D-1633)	\$ 69.00	\$ 69.00
		Subtotal	\$	\$ 655.00
		Soils Total	\$	\$ 3,531.00
Concrete (Pavement and Other Structures)				
<i>Field Services</i>				
16	Hour	Technician Time for Inspection and Concrete Testing, NICET II	\$ 80.00	\$ 1,280.00
4	Hour	Technician Time for Inspection and Concrete Testing, NICET II (OT)	\$ 120.00	\$ 480.00
24	Hour	Technician Time for Inspection and Concrete Testing, ACI	\$ 60.00	\$ 1,440.00
6	Hour	Technician Time for Inspection and Concrete Testing, ACI (OT)	\$ 90.00	\$ 540.00
4	Hour	Technician Time for Cylinder Pick Up	\$ 45.00	\$ 180.00
44	Hours	Vehicle Charge	\$ 9.00	\$ 396.00
		Subtotal	\$	\$ 4,316.00
<i>Laboratory Services</i>				
20	Each	Compressive Strength Cylinders (C-2)	\$ 19.00	\$ 380.00
		Subtotal	\$	\$ 380.00
		Concrete Total	\$	\$ 4,696.00
Project Management (Project Review and Site Meeting)				
20	Each	Engineering Report Review	\$ 50.00	\$ 1,000.00
2	Hour	Project Engineer, P.E.	\$ 133.00	\$ 266.00
		Engineering Services Total	\$	\$ 633.00

Total Estimate for CMET Services \$ 8,860.00