



midtown
H O U S T O N

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**MIDTOWN MANAGEMENT
DISTRICT BOARD OF DIRECTORS
MEETING
June 3, 2026**

(For Board Members Only)

**Freedmen's Town/
Fourth Ward**

Downtown

Montrose

Third Ward

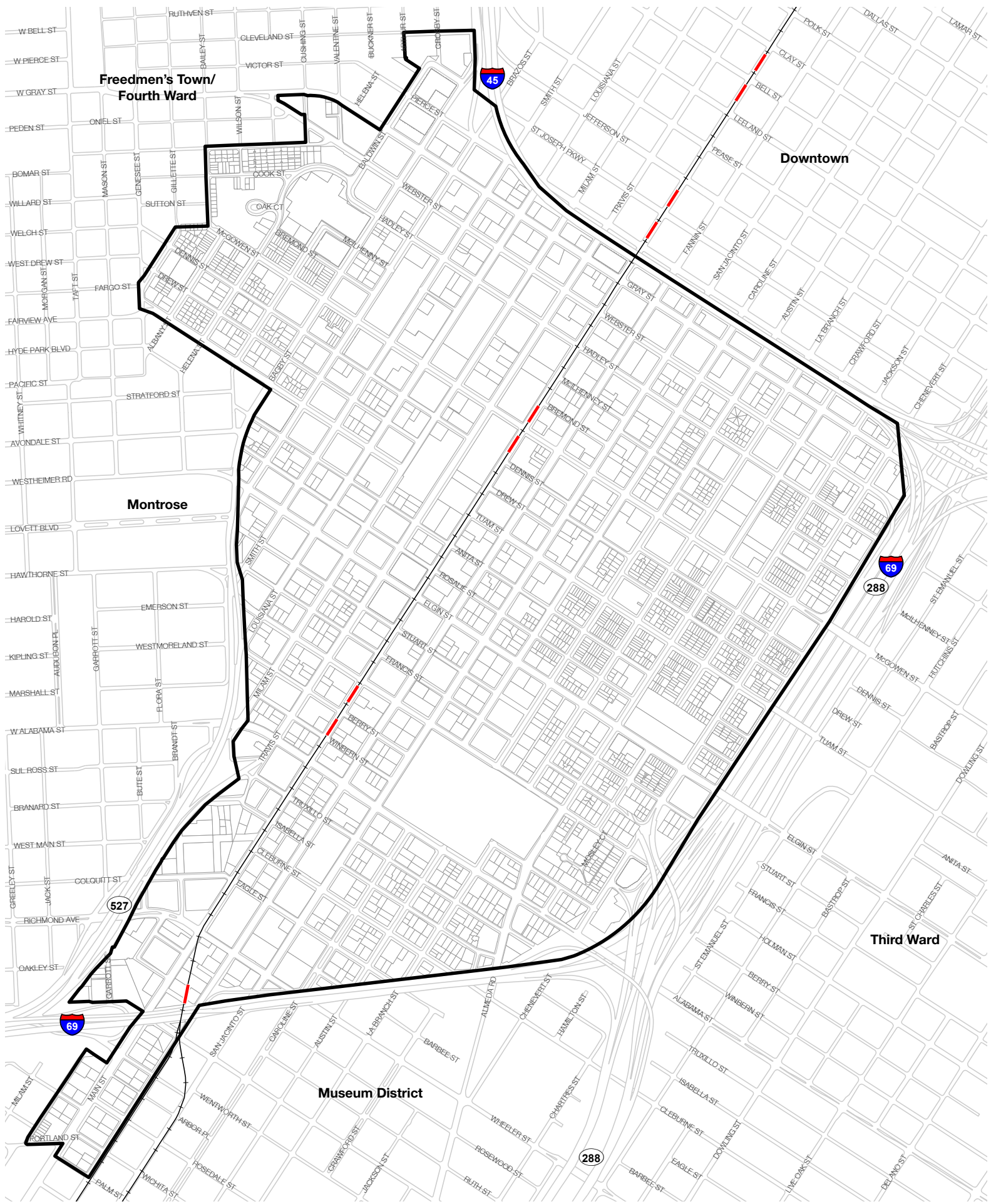
Museum District

Midtown Management District

0 0.25 Miles
GIS Parcels obtained from the City of Houston, December 2015



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

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

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

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

- January 21, 2026 February 18, 2026
- March 18, 2026 April 15, 2026
- May 20, 2026 June 17, 2026
- July 15, 2026 August 19, 2026
- September 16, 2026 October 21, 2026
- *November 18, 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 April 28, 2026
- June 23, 2026 July 28, 2026
- August 25, 2026 September 22, 2026
- October 27, 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. ***



AGENDA

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, June 3, 2026 11:00 a.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/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** 410 646 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 May 6, 2026, Board Meeting
4. Review, discuss, and take necessary action regarding the District's Annual Insurance Policy for the period of August 1, 2026 to July 31, 2027.
5. Review, discuss, and take necessary action regarding the following, as appropriate:
 - a. Finance & Budget **Kelly Young, Chair**
 - i. Approve Financial Report for the Month of April 2026
 - ii. Accept Equi-Tax Report for May 2026
 - iii. Accept 4th Quarterly Investment Report 2025
 - iv. Accept 1st Quarterly Investment Report 2026
 - b. FIFA World Cup 2026 **All Committees**
 - c. Public Safety (CSA) **Jeanette Criglar, Chair**
 - d. Services and Maintenance (CSA) **Christopher Johnston, Chair**
 - e. Economic Development (CSA) **Maggie Segrich, Chair**
 - f. Marketing **Desmond Bertrand-Pitts, Interim Chair**
 - g. Urban Planning **Lewis Goldstein, Chair**
 - h. Cultural Arts & Entertainment **Desmond Bertrand-Pitts, Chair**
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. Announcements

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

8. Adjourn



Jeanette Criglar / CD

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

**If you would like to make a public comment, please register prior to 11:00 a.m. Registration sign-in sheets for those making public comments will be picked up promptly at 11:00 a.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**

May 6, 2026

The Board of Directors of the Midtown Management District held a regular meeting, open to the public, on Wednesday, May 6, 2026, at 5:00 p.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 Segrich	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 Directors Haney, and Segrich.

In addition, present at the meeting were Midtown Staff members Cynthia Alvarado, Marlon Marshall, Chrystal Davis, David Thomas, Chandler Snipe, Jeremy Rocha, Madison Walkes, and Sharita Bohanna. Additional attendees were Stephen Gibson of Urban Place; Clark Lord of Greenberg Traurig, Giselle Martinez of Midtown Super Neighborhood #62 (SN #62), and Midtown resident Tatianna Mott. Online guests included Melissa Morton of The Morton Accounting Services; Ashley Segura of Co-Creates, Jay Hickman of the Amanda Hansen Group, and Jennifer Gribble of SN #62, David Copeland and Joon Bae.

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

Chair Criglar called the meeting to order and welcomed attendees.

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

2. RECEIVE PUBLIC COMMENTS.

Giselle Martinez informed the Board of a recent change to her work schedule, which will prevent her from attending regular Committee and Board meetings in person. Despite this scheduling conflict, Ms. Martinez stated that she remains committed to participating in the Midtown Parking Benefit District Advisory Committee meetings, as their quarterly schedule allows for greater flexibility and accommodation with her professional obligations. Additionally, Ms. Martinez recommended that future Committee and Board meetings be scheduled during after-hours timeframes whenever possible. She noted that holding meetings outside of standard business hours could improve accessibility and participation for members and stakeholders who may otherwise be unable to attend due to daytime work commitments.

Tatianna Mott, a Midtown resident, addressed the Board regarding ongoing noise disturbances originating from nearby nightlife establishments operating during after-hours periods. Ms. Mott explained that the excessive noise levels from the surrounding bars and clubs have become increasingly disruptive to residents in the area. She emphasized the severity of the issue by noting that the vibration from the music and bass is so intense that it causes the blinds on her windows to shake. Ms. Mott expressed concern about the impact these disturbances are having on the quality of life for nearby residents and requested guidance from the Board on the appropriate steps and available resources to help address and resolve the matter.

3. CONSENT AGENDA.

A. APPROVE MINUTES FOR APRIL 1, 2026, BOARD MEETING

Ms. Alvarado presented the minutes on the consent agenda.

Director Johnston made a motion to approve the Consent Agenda. The motion was seconded by Director Goldstein and was carried by unanimous vote. Director Young abstained from the vote.

4. REVIEW, DISCUSS, AND TAKE NECESSARY ACTION REGARDING THE FOLLOWING, AS APPROPRIATE:

A. Closed Session

i. Approve Legal Services Agreement

After conducting a closed session to discuss the terms of legal engagements, Director Young motioned and Director Johnston seconded and the Board voted unanimously to authorize engaging Greenberg Traurig LLP, and the continued legal counsel, to provide legal services for the Midtown Management District, and terminating the engagement of Bracewell, LLP and transfer of all client field to Greenberg Traurig, LLP.

B. Finance & Budget – Kelly Young, Chair

i. APPROVE FINANCIAL REPORT FOR THE MONTH OF MARCH 2026

Ms. Morton reported that the Committee did not meet during the reporting period in accordance with its meeting schedule. She also provided an overview of current financials, and budget tracking, ongoing coordination with the auditors for the FY2025 audit, and monitoring the district expenditures and appropriations.

A motion to approve the financial report for the month of March 2026 was made by Director Young. The motion was seconded by Director Bertrand-Pitts and was carried by unanimous vote.

ii. APPROVE INVESTMENT OFFICER APPOINTMENT

Clark Lord addressed the Board regarding the designation of an Investment Officer for the Midtown Management District. He explained that, in accordance with Public Funds Investment Act (PFIA), the District is required to formally appoint an Investment Officer who is responsible for overseeing the investment public funds, ensuring compliance with the District's Investment Policy, and maintaining appropriate training and reporting standards.

He stated that this role may be assigned to a qualified staff member or financial representative who meets the statutory training requirements. He further emphasized the importance of maintaining annual training compliance, adhering to approved investment strategies and risk limitations, and providing reporting to the Board on the investment activity.

Director Johnston made a motion to approve the recommendation of Melissa Morton as the Investment Officer for the Midtown Management District. The motion was seconded by Director Butler and was carried by unanimous vote.

iii. ACCEPT EQUI-TAX REPORT FOR APRIL 2026

Ms. Morton reported on the April 2026 Assessment Collection Report prepared by Equi-Tax, highlighting the District's collection performance and overall financial position. She reported year-to-date collections for 2025 assessments are currently over \$2.8 million.

A motion to accept the Equi-Tax report for April 2026 was made by Director Young. The motion was seconded by Director LeVasseur and was carried by unanimous vote.

Ms. Alvarado announced that the next Finance and Budget Committee meeting will be on Tuesday, June 23, 2026, at 1:00 p.m.

C. FIFA World Cup 2026 – All Committees

Ms. Alvarado delivered a cross-committee update regarding Midtown's 2026 FIFA World Cup preparations, emphasizing collaborative efforts and forthcoming initiatives. She reiterated that staff are actively coordinating across committees to strengthen safety measures, infrastructure, economic engagement, and overall district preparedness in anticipation of heightened visitor activity.

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

Ms. Bohanna presented the Public Safety Committee report on behalf of Director Criglar, noting that there were no action items for Board consideration.

The next Public Safety Committee meeting will be held on Tuesday, May 19, 2026, at 11:30 a.m.

E. Services and Maintenance Committee – Christopher Johnston, Chair

Mr. Rocha presented the Services and Maintenance Committee report on behalf of Director Johnston.

Director Goldstein announced that combined Services and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, May 18, 2026, at 4:00 p.m.

F. Economic Development Committee – Maggie Segrich, Chair

Ms. Alvarado presented the Economic Development Committee report on behalf of Director Segrich, noting no action items.

Ms. Alvarado announced that the next Economic Development Committee meeting will be on Wednesday, May 20, 2026 at 11:00 a.m. at the Breakfast Klub located at 3711 Travis Street, Houston, Texas 77002.

G. Marketing Committee – Desmond Bertrand-Pitts, Chair

Ms. Walkes presented the Marketing Committee report on behalf of Director Bertrand-Pitts. There were no action items.

Ms. Walkes announced that the next Marketing Committee meeting will be held at the Houston MET Dance located at 4916 Main Street, Suite 100, Houston, Texas 77002 on Tuesday, May 19, 2026, at 3:00 p.m.

H. Urban Planning Committee – Lewis Goldstein, Chair

Director Goldstein presented the Urban Planning Committee report.

Director Goldstein announced that the next combined Service and Maintenance Committee and Urban Planning Committee meeting will be held on Monday, May 18, 2026, at 4:00 p.m.

**i. Parking Benefit District Advisory Committee – Maggie Segrich, Chair
Ericka Butler, Vice Chair**

The next Parking Benefit District Advisory Committee meeting will be held in-person on Thursday, June 11, 2026, at 3:00 p.m.

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

Ms. Snipe presented the Cultural Arts & Entertainment Committee report on behalf of Director Bertrand-Pitts and noted that there were no action items for consideration.

The next combined meeting of the Cultural Arts & Entertainment Committee and the Marketing Committee will be held on Tuesday, May 19, 2026 at 3:00 p.m., at Houston MET Dance located at 4916 Main Street, Suite 100, Houston, Texas 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.

5. ANNOUNCEMENTS

No announcements were made.

NEXT MEETING DATE

The next Midtown Management District Board of Directors meeting will be held on **Wednesday, June 3, 2026, at 11:00 a.m.**

6. 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 April 30, 2026

Accrual Basis

	Apr 30, 26	Apr 30, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
10000 · Operating Funds	2,613,128.70	4,524,615.73	-1,911,487.03	-42.3%
10002 · Restricted Funds	11,422.70	11,422.70	0.00	0.0%
Total Checking/Savings	2,624,551.40	4,536,038.43	-1,911,487.03	-42.1%
Accounts Receivable				
120000 · Assessments Receivable	570,763.87	2,662,932.43	-2,092,168.56	-78.6%
123001 · AR Current	101,146.00	9,096.40	92,049.60	1,011.9%
Total Accounts Receivable	671,909.87	2,672,028.83	-2,000,118.96	-74.9%
Other Current Assets				
130500 · Prepaid Expense	41,479.00	0.00	41,479.00	100.0%
Total Other Current Assets	41,479.00	0.00	41,479.00	100.0%
Total Current Assets	3,337,940.27	7,208,067.26	-3,870,126.99	-53.7%
TOTAL ASSETS	3,337,940.27	7,208,067.26	-3,870,126.99	-53.7%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
200000 · Accounts Payable	284,575.90	130,212.75	154,363.15	118.6%
Total Accounts Payable	284,575.90	130,212.75	154,363.15	118.6%
Other Current Liabilities				
205000 · Deferred Assessment Revenues	656,109.49	2,650,755.96	-1,994,646.47	-75.3%
205100 · Prepaid Income	512,496.44	0.00	512,496.44	100.0%
206000 · Accrued liability	243,269.60	78,863.33	164,406.27	208.5%
207000 · Bal due to MRA from FTA Reimbur	11,422.70	11,422.70	0.00	0.0%
Total Other Current Liabilities	1,423,298.23	2,741,041.99	-1,317,743.76	-48.1%
Total Current Liabilities	1,707,874.13	2,871,254.74	-1,163,380.61	-40.5%
Total Liabilities	1,707,874.13	2,871,254.74	-1,163,380.61	-40.5%
Equity				
390000 · Fund Balance Roll-Forward	-331,917.00	1,534,384.52	-1,866,301.52	-121.6%
Net Income	1,961,983.14	2,802,428.00	-840,444.86	-30.0%
Total Equity	1,630,066.14	4,336,812.52	-2,706,746.38	-62.4%
TOTAL LIABILITIES & EQUITY	3,337,940.27	7,208,067.26	-3,870,126.99	-53.7%

No assurance is provided on these financial statements

Midtown Management District
Profit & Loss Budget vs. Actual
 January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
400000 · Revenue - Assessments	2,769,154.19	3,242,639.00	-473,484.81
400102 · Grant Revenue	410,000.00	410,000.00	0.00
403000 · Other Income			
403120 · Parking Benefit District	0.00	179,769.00	-179,769.00
Total 403000 · Other Income	0.00	179,769.00	-179,769.00
404000 · Int Income	20,972.67	100,000.00	-79,027.33
Total Income	3,200,126.86	3,932,408.00	-732,281.14
Gross Profit	3,200,126.86	3,932,408.00	-732,281.14
Expense			
500000 · Security and Public Safety			
501000 · Street Lighting - Electricity	0.00	80,000.00	-80,000.00
502000 · Enhancement Public Safety			
502011 · Harris County Precinct 7	124,437.00	505,080.00	-380,643.00
502012 · S.E.A.L. Security Program	238,898.82	727,523.00	-488,624.18
502014 · SEARCH {Homeless Services}	27,000.13	81,000.00	-53,999.87
502016 · Directed Enforcement	76,000.00	76,950.00	-950.00
Total 502000 · Enhancement Public Safety	466,335.95	1,390,553.00	-924,217.05
502100 · Direct Clean Ups - SMC	2,400.00	38,000.00	-35,600.00
502500 · Public Safety Data Analysis	1,320.00	9,000.00	-7,680.00
504000 · Security Coordinator	1,100.96	2,000.00	-899.04
507000 · Street Outage Survey	467.50	3,500.00	-3,032.50
508000 · Public Safety Light Program	1,038.57	20,000.00	-18,961.43
508500 · Flock License Plate Reader	0.00	75,000.00	-75,000.00
509000 · National Night Out	0.00	20,000.00	-20,000.00
509001 · Coffee with a Cop	0.00	4,000.00	-4,000.00
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00
509555 · Public Safety Communications	100.84	6,500.00	-6,399.16
509560 · Professional Development	228.95	7,000.00	-6,771.05
509650 · Comprehensive Public Safety Pla	0.00	100,000.00	-100,000.00
509700 · Program/Project Management	0.00	195,474.00	-195,474.00
Total 500000 · Security and Public Safety	472,992.77	1,961,027.00	-1,488,034.23
600000 · Marketing			
601020 · Media Adv & Website Hosting/Mnt	40,609.00	106,000.00	-65,391.00
603004 · Resident/Stake Holder Foc Cmmu	1,374.27	2,500.00	-1,125.73
603005 · Midtown Newspaper	225.00	15,000.00	-14,775.00
607000 · Midtown eNews	0.00	1,500.00	-1,500.00
609003 · Cultural Arts Guide	1,559.00	9,200.00	-7,641.00
609520 · Marketing - Communications	260.63	10,000.00	-9,739.37
609700 · Program/Project Management	0.00	21,170.00	-21,170.00
Total 600000 · Marketing	44,027.90	165,370.00	-121,342.10
61000 · Economic Development			
61080 · Program/Project Management	0.00	15,000.00	-15,000.00
61000 · Economic Development - Other	9,000.00	75,000.00	-66,000.00
Total 61000 · Economic Development	9,000.00	90,000.00	-81,000.00
700000 · Urban Planning			
701001 · Seasonal Banners	1,155.99	60,000.00	-58,844.01
702010 · Special Projects			
702025 · Bike Rides	0.00	2,000.00	-2,000.00
702010 · Special Projects - Other	3,195.80	10,000.00	-6,804.20
Total 702010 · Special Projects	3,195.80	12,000.00	-8,804.20
702500 · Planning Studies	1,150.00	85,000.00	-83,850.00
706700 · Program/Project Management	0.00	33,436.00	-33,436.00
Total 700000 · Urban Planning	5,501.79	190,436.00	-184,934.21
710000 · Cultural Arts & Entertainment			
710102 · Art Project Sponsorships	1,735.00	10,000.00	-8,265.00
710103 · Midtown Mural Project	0.00	4,000.00	-4,000.00
710108 · Special Events in Bagby Park	20,395.00	60,000.00	-39,605.00
710110 · Parks Programming	58,869.81	40,000.00	18,869.81

No assurance is provided on these financial statements

Midtown Management District
Profit & Loss Budget vs. Actual
January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget
710113 · Cultural Arts - Communications	750.00	16,000.00	-15,250.00
710114 · MidtownHOU Arts Micro Grants	15,775.00	120,000.00	-104,225.00
710116 · Professional Development	569.00	2,500.00	-1,931.00
710117 · Membership	0.00	2,500.00	-2,500.00
710220 · Cultural Arts Master Plan	0.00	15,000.00	-15,000.00
710700 · Program/Project Management	0.00	110,000.00	-110,000.00
710000 · Cultural Arts & Entertainment - Other	0.00	20,000.00	-20,000.00
Total 710000 · Cultural Arts & Entertainment	98,093.81	400,000.00	-301,906.19
720000 · Service & Maintenance			
722005 · Baldwin/Glover Park Maintenance			
722051 · Water	236.11	9,000.00	-8,763.89
722052 · Electric	730.07	4,700.00	-3,969.93
722053 · Path Gravel	0.00	14,000.00	-14,000.00
722054 · Irrigation repair	6,254.22	3,000.00	3,254.22
722055 · Landscape Repairs	14,006.00	30,000.00	-15,994.00
722057 · Park Lighting	0.00	60,000.00	-60,000.00
722058 · Dog Park Maintenance	0.00	5,000.00	-5,000.00
722059 · Fountains	0.00	5,000.00	-5,000.00
722060 · Baldwin/Glover Maintenance	1,500.00	5,000.00	-3,500.00
722061 · Pest Control Baldwin/Glover	2,332.00	2,000.00	332.00
Total 722005 · Baldwin/Glover Park Maintenance	25,058.40	137,700.00	-112,641.60
725000 · Midtown Field Service Prog			
725001 · Field Service TEAM	212,598.56	613,000.00	-400,401.44
725002 · Graffiti	5,973.12	20,000.00	-14,026.88
725003 · Supplies	507.54	2,500.00	-1,992.46
725004 · Storage	3,540.80	8,000.00	-4,459.20
725005 · Seasonal Planting PROW	0.00	250,000.00	-250,000.00
725006 · Street Sign Replacement	0.00	10,000.00	-10,000.00
725007 · Tree Maintenance	0.00	10,000.00	-10,000.00
725008 · Landscaping/Tree Planting	0.00	25,000.00	-25,000.00
725009 · Pet Waste Stations	1,911.84	5,000.00	-3,088.16
725015 · Maintenance Expenses	1,624.14	4,000.00	-2,375.86
725200 · Contingency Fund	0.00	100,000.00	-100,000.00
Total 725000 · Midtown Field Service Prog	226,156.00	1,047,500.00	-821,344.00
726000 · Service Maintenance - Other			
726004 · Street Safety & Bikeway Maint.	0.00	20,910.00	-20,910.00
726010 · SeeClickFix	0.00	12,000.00	-12,000.00
726050 · Wayfinding Signage - Caroline	0.00	2,500.00	-2,500.00
726055 · Wayfinding Signage - Holman St.	0.00	2,500.00	-2,500.00
726100 · Legacy Maintenance			
726110 · Water Bills Legacy	11,418.40	26,500.00	-15,081.60
726120 · Electricity Bills Legacy	0.00	20,000.00	-20,000.00
726130 · Irrigation Repairs Legacy	13,920.01	27,000.00	-13,079.99
726140 · Street Furniture Legacy	0.00	17,000.00	-17,000.00
726150 · Pavers Legacy	0.00	10,000.00	-10,000.00
726160 · Pest Control Legacy	0.00	3,000.00	-3,000.00
726170 · Legacy Tools and Supplies	16.98	1,500.00	-1,483.02
Total 726100 · Legacy Maintenance	25,355.39	105,000.00	-79,644.61
726200 · District New Improvement Prgs			
726210 · Water Bills New Impr	5,608.12	37,000.00	-31,391.88
726220 · Electricity New Impr	2,880.38	23,150.00	-20,269.62
726230 · Irrigation Repairs New Impr	17,378.17	34,000.00	-16,621.83
726240 · Street Furniture New Impr	0.00	22,000.00	-22,000.00
726250 · Pavers New Impr	0.00	17,500.00	-17,500.00
726260 · New Improvement Tools & Supplie	0.00	1,500.00	-1,500.00
Total 726200 · District New Improvement Prgs	25,866.67	135,150.00	-109,283.33
726300 · Maintenance Contingency	0.00	100,000.00	-100,000.00
726400 · Repair and Replacement	0.00	100,000.00	-100,000.00
728000 · Program/Project Management	0.00	256,855.00	-256,855.00
Total 726000 · Service Maintenance - Other	51,222.06	734,915.00	-683,692.94
Total 720000 · Service & Maintenance	302,436.46	1,920,115.00	-1,617,678.54
730000 · Parking Benefits District			
730001 · Parking Benefits District	21,750.00	179,679.00	-157,929.00
Total 730000 · Parking Benefits District	21,750.00	179,679.00	-157,929.00

No assurance is provided on these financial statements

Midtown Management District
Profit & Loss Budget vs. Actual
January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget
800000 · District Administration			
802000 · Legal Counsel	42,981.00	140,000.00	-97,019.00
802042 · Public Information Request	0.00	5,000.00	-5,000.00
803000 · Accounting & Auditing Expense	0.00	20,000.00	-20,000.00
804000 · Insurance Expense			
804003 · Director's & Officers Insurance	0.00	4,150.00	-4,150.00
804004 · General Liability	0.00	14,000.00	-14,000.00
804005 · Insurance - other	0.00	6,500.00	-6,500.00
Total 804000 · Insurance Expense	0.00	24,650.00	-24,650.00
805000 · Assessment Collection Costs			
805120 · Collection Costs	39,899.78	65,000.00	-25,100.22
Total 805000 · Assessment Collection Costs	39,899.78	65,000.00	-25,100.22
806000 · General Operating/Admin. Exp.			
806004 · Bank Service Charge	2,032.63	5,000.00	-2,967.37
806005 · Gen. Operating/Admin. Expenses	494.74	12,000.00	-11,505.26
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00
Total 806000 · General Operating/Admin. Exp.	2,527.37	22,400.00	-19,872.63
807000 · Board Meeting & Misc. Exp.			
807001 · Board/Committee Mtgs/Misc Exp	3,116.39	21,000.00	-17,883.61
Total 807000 · Board Meeting & Misc. Exp.	3,116.39	21,000.00	-17,883.61
809000 · Administration Expense	24,574.41	340,253.00	-315,678.59
Total 800000 · District Administration	113,098.95	638,303.00	-525,204.05
808500 · Bloomberg Grant Expenses	78,638.02	169,500.00	-90,861.98
991000 · Special Projects - Board Apprvd			
991300 · Urban Planning			
991310 · Spec. Proj - Sidewalks & Curbs	52,999.64		
Total 991300 · Urban Planning	52,999.64		
991500 · Service & Maintenance			
991510 · Spec. Proj - Legacy Repair Heav	39,604.38	0.00	39,604.38
Total 991500 · Service & Maintenance	39,604.38	0.00	39,604.38
Total 991000 · Special Projects - Board Apprvd	92,604.02	0.00	92,604.02
Total Expense	1,238,143.72	5,714,430.00	-4,476,286.28
Net Ordinary Income	1,961,983.14	-1,782,022.00	3,744,005.14
Net Income	1,961,983.14	-1,782,022.00	3,744,005.14

Midtown Management District
Profit & Loss
January through April 2026

Accrual Basis

	Jan 26	Feb 26	Mar 26	Apr 26	TOTAL
Ordinary Income/Expense					
Income					
400000 · Revenue - Assessments	1,806,874.22	886,016.44	43,838.63	32,424.90	2,769,154.19
400102 · Grant Revenue	0.00	0.00	310,000.00	100,000.00	410,000.00
404000 · Int Income	3,226.02	3,810.32	6,344.71	7,591.62	20,972.67
Total Income	<u>1,810,100.24</u>	<u>889,826.76</u>	<u>360,183.34</u>	<u>140,016.52</u>	<u>3,200,126.86</u>
Gross Profit	1,810,100.24	889,826.76	360,183.34	140,016.52	3,200,126.86
Expense					
500000 · Security and Public Safety	60,455.82	119,244.85	102,520.71	190,771.39	472,992.77
600000 · Marketing	9,431.52	9,439.88	10,285.62	14,870.88	44,027.90
61000 · Economic Development	0.00	99.99	-99.99	9,000.00	9,000.00
700000 · Urban Planning	1,056.00	2,555.05	1,890.74	0.00	5,501.79
710000 · Cultural Arts & Entertainment	4,491.64	5,000.00	34,944.46	53,657.71	98,093.81
720000 · Service & Maintenance	8,559.69	121,535.98	65,859.22	106,481.57	302,436.46
730000 · Parking Benefits District	0.00	21,750.00	0.00	0.00	21,750.00
800000 · District Administration	3,973.45	53,474.79	24,457.12	31,193.59	113,098.95
808500 · Bloomberg Grant Expenses	19,619.69	19,639.66	20,782.16	18,596.51	78,638.02
991000 · Special Projects - Board Apprvd	0.00	2,930.73	84,400.50	5,272.79	92,604.02
Total Expense	<u>107,587.81</u>	<u>355,670.93</u>	<u>345,040.54</u>	<u>429,844.44</u>	<u>1,238,143.72</u>
Net Ordinary Income	<u>1,702,512.43</u>	<u>534,155.83</u>	<u>15,142.80</u>	<u>-289,827.92</u>	<u>1,961,983.14</u>
Net Income	<u><u>1,702,512.43</u></u>	<u><u>534,155.83</u></u>	<u><u>15,142.80</u></u>	<u><u>-289,827.92</u></u>	<u><u>1,961,983.14</u></u>

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Midtown Management District
Sources of Funds
 January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
400000 · Revenue - Assessments	2,769,154.19	3,242,639.00	-473,484.81	85.4%
400102 · Grant Revenue	410,000.00	410,000.00	0.00	100.0%
403000 · Other Income				
403120 · Parking Benefit District	0.00	179,769.00	-179,769.00	0.0%
Total 403000 · Other Income	0.00	179,769.00	-179,769.00	0.0%
404000 · Int Income	20,972.67	100,000.00	-79,027.33	21.0%
Total Income	3,200,126.86	3,932,408.00	-732,281.14	81.4%
Gross Profit	3,200,126.86	3,932,408.00	-732,281.14	81.4%
Net Ordinary Income	3,200,126.86	3,932,408.00	-732,281.14	81.4%
Net Income	3,200,126.86	3,932,408.00	-732,281.14	81.4%

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Midtown Management District
Security & Public Safety Use of Funds
 January through April 2026

Accrual Basis

	Jan - Apr 26	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	124,437.00	505,080.00	-380,643.00	24.6%
502012 · S.E.A.L. Security Program	238,898.82	727,523.00	-488,624.18	32.8%
502014 · SEARCH {Homeless Services}	27,000.13	81,000.00	-53,999.87	33.3%
502016 · Directed Enforcement	76,000.00	76,950.00	-950.00	98.8%
Total 502000 · Enhancement Public Safety	466,335.95	1,390,553.00	-924,217.05	33.5%
502100 · Direct Clean Ups - SMC	2,400.00	38,000.00	-35,600.00	6.3%
502500 · Public Safety Data Analysis	1,320.00	9,000.00	-7,680.00	14.7%
504000 · Security Coordinator	1,100.96	2,000.00	-899.04	55.0%
507000 · Street Outage Survey	467.50	3,500.00	-3,032.50	13.4%
508000 · Public Safety Light Program	1,038.57	20,000.00	-18,961.43	5.2%
508500 · Flock License Plate Reader	0.00	75,000.00	-75,000.00	0.0%
509000 · National Night Out	0.00	20,000.00	-20,000.00	0.0%
509001 · Coffee with a Cop	0.00	4,000.00	-4,000.00	0.0%
509500 · Public Safety Parks Program	0.00	10,000.00	-10,000.00	0.0%
509555 · Public Safety Communications	100.84	6,500.00	-6,399.16	1.6%
509560 · Professional Development	228.95	7,000.00	-6,771.05	3.3%
509650 · Comprehensive Public Safety Pla	0.00	100,000.00	-100,000.00	0.0%
509700 · Program/Project Management	0.00	195,474.00	-195,474.00	0.0%
Total 500000 · Security and Public Safety	472,992.77	1,961,027.00	-1,488,034.23	24.1%
Total Expense	472,992.77	1,961,027.00	-1,488,034.23	24.1%
Net Ordinary Income	-472,992.77	-1,961,027.00	1,488,034.23	24.1%
Net Income	-472,992.77	-1,961,027.00	1,488,034.23	24.1%

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Midtown Management District
Service & Maintenance Use of Funds
 January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
720000 · Service & Maintenance				
722005 · Baldwin/Glover Park Maintenance				
722051 · Water	236.11	9,000.00	-8,763.89	2.6%
722052 · Electric	730.07	4,700.00	-3,969.93	15.5%
722053 · Path Gravel	0.00	14,000.00	-14,000.00	0.0%
722054 · Irrigation repair	6,254.22	3,000.00	3,254.22	208.5%
722055 · Landscape Repairs	14,006.00	30,000.00	-15,994.00	46.7%
722057 · Park Lighting	0.00	60,000.00	-60,000.00	0.0%
722058 · Dog Park Maintenance	0.00	5,000.00	-5,000.00	0.0%
722059 · Fountains	0.00	5,000.00	-5,000.00	0.0%
722060 · Baldwin/Glover Maintenance	1,500.00	5,000.00	-3,500.00	30.0%
722061 · Pest Control Baldwin/Glover	2,332.00	2,000.00	332.00	116.6%
Total 722005 · Baldwin/Glover Park Maintenance	25,058.40	137,700.00	-112,641.60	18.2%
725000 · Midtown Field Service Prog				
725001 · Field Service TEAM	212,598.56	613,000.00	-400,401.44	34.7%
725002 · Graffiti	5,973.12	20,000.00	-14,026.88	29.9%
725003 · Supplies	507.54	2,500.00	-1,992.46	20.3%
725004 · Storage	3,540.80	8,000.00	-4,459.20	44.3%
725005 · Seasonal Planting PROW	0.00	250,000.00	-250,000.00	0.0%
725006 · Street Sign Replacement	0.00	10,000.00	-10,000.00	0.0%
725007 · Tree Maintenance	0.00	10,000.00	-10,000.00	0.0%
725008 · Landscaping/Tree Planting	0.00	25,000.00	-25,000.00	0.0%
725009 · Pet Waste Stations	1,911.64	5,000.00	-3,088.16	38.2%
725015 · Maintenance Expenses	1,624.14	4,000.00	-2,375.86	40.6%
725200 · Contingency Fund	0.00	100,000.00	-100,000.00	0.0%
Total 725000 · Midtown Field Service Prog	226,156.00	1,047,500.00	-821,344.00	21.6%
726000 · Service Maintenance - Other				
726004 · Street Safety & Bikeway Maint.	0.00	20,910.00	-20,910.00	0.0%
726010 · SeeClickFix	0.00	12,000.00	-12,000.00	0.0%
726050 · Wayfinding Signage - Caroline	0.00	2,500.00	-2,500.00	0.0%
726055 · Wayfinding Signage - Holman St.	0.00	2,500.00	-2,500.00	0.0%
726100 · Legacy Maintenance				
726110 · Water Bills Legacy	11,418.40	26,500.00	-15,081.60	43.1%
726120 · Electricity Bills Legacy	0.00	20,000.00	-20,000.00	0.0%
726130 · Irrigation Repairs Legacy	13,920.01	27,000.00	-13,079.99	51.6%
726140 · Street Furniture Legacy	0.00	17,000.00	-17,000.00	0.0%
726150 · Pavers Legacy	0.00	10,000.00	-10,000.00	0.0%
726160 · Pest Control Legacy	0.00	3,000.00	-3,000.00	0.0%
726170 · Legacy Tools and Supplies	16.98	1,500.00	-1,483.02	1.1%
Total 726100 · Legacy Maintenance	25,355.39	105,000.00	-79,644.61	24.1%
726200 · District New Improvement Prgs				
726210 · Water Bills New Impr	5,608.12	37,000.00	-31,391.88	15.2%
726220 · Electricity New Impr	2,880.38	23,150.00	-20,269.62	12.4%
726230 · Irrigation Repairs New Impr	17,378.17	34,000.00	-16,621.83	51.1%
726240 · Street Furniture New Impr	0.00	22,000.00	-22,000.00	0.0%
726250 · Pavers New Impr	0.00	17,500.00	-17,500.00	0.0%
726260 · New Improvement Tools & Supplie	0.00	1,500.00	-1,500.00	0.0%
Total 726200 · District New Improvement Prgs	25,866.67	135,150.00	-109,283.33	19.1%
726300 · Maintenance Contingency	0.00	100,000.00	-100,000.00	0.0%
726400 · Repair and Replacement	0.00	100,000.00	-100,000.00	0.0%
728000 · Program/Project Management	0.00	256,855.00	-256,855.00	0.0%
Total 726000 · Service Maintenance - Other	51,222.06	734,915.00	-683,692.94	7.0%
Total 720000 · Service & Maintenance	302,436.46	1,920,115.00	-1,617,678.54	15.8%
Total Expense	302,436.46	1,920,115.00	-1,617,678.54	15.8%
Net Ordinary Income	-302,436.46	-1,920,115.00	1,617,678.54	15.8%
Net Income	-302,436.46	-1,920,115.00	1,617,678.54	15.8%

Midtown Management District
Economic Development Use of Funds
 January through April 2026

Accrual Basis

	<u>Jan - Apr 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
61000 · Economic Development				
61080 · Program/Project Management	0.00	15,000.00	-15,000.00	0.0%
61000 · Economic Development - Other	9,000.00	75,000.00	-66,000.00	12.0%
Total 61000 · Economic Development	<u>9,000.00</u>	<u>90,000.00</u>	<u>-81,000.00</u>	<u>10.0%</u>
Total Expense	<u>9,000.00</u>	<u>90,000.00</u>	<u>-81,000.00</u>	<u>10.0%</u>
Net Ordinary Income	<u>-9,000.00</u>	<u>-90,000.00</u>	<u>81,000.00</u>	<u>10.0%</u>
Net Income	<u>-9,000.00</u>	<u>-90,000.00</u>	<u>81,000.00</u>	<u>10.0%</u>

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Midtown Management District
Marketing Use of Funds
January through April 2026

Accrual Basis

	<u>Jan - Apr 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
600000 · Marketing				
601020 · Media Adv & Website Hosting/Mnt	40,609.00	106,000.00	-65,391.00	38.3%
603004 · Resident/.Stake Holder Foc Cmmu	1,374.27	2,500.00	-1,125.73	55.0%
603005 · Midtown Newspaper	225.00	15,000.00	-14,775.00	1.5%
607000 · Midtown eNews	0.00	1,500.00	-1,500.00	0.0%
609003 · Cultural Arts Guide	1,559.00	9,200.00	-7,641.00	16.9%
609520 · Marketing - Communications	260.63	10,000.00	-9,739.37	2.6%
609700 · Program/Project Management	0.00	21,170.00	-21,170.00	0.0%
Total 600000 · Marketing	<u>44,027.90</u>	<u>165,370.00</u>	<u>-121,342.10</u>	<u>26.6%</u>
Total Expense	<u>44,027.90</u>	<u>165,370.00</u>	<u>-121,342.10</u>	<u>26.6%</u>
Net Ordinary Income	<u>-44,027.90</u>	<u>-165,370.00</u>	<u>121,342.10</u>	<u>26.6%</u>
Net Income	<u>-44,027.90</u>	<u>-165,370.00</u>	<u>121,342.10</u>	<u>26.6%</u>

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Midtown Management District
Urban Planning Use of Funds
 January through April 2026

Accrual Basis

	<u>Jan - Apr 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
700000 · Urban Planning				
701001 · Seasonal Banners	1,155.99	60,000.00	-58,844.01	1.9%
702010 · Special Projects				
702025 · Bike Rides	0.00	2,000.00	-2,000.00	0.0%
702010 · Special Projects - Other	3,195.80	10,000.00	-6,804.20	32.0%
Total 702010 · Special Projects	<u>3,195.80</u>	<u>12,000.00</u>	<u>-8,804.20</u>	<u>26.6%</u>
702500 · Planning Studies	1,150.00	85,000.00	-83,850.00	1.4%
706700 · Program/Project Management	0.00	33,436.00	-33,436.00	0.0%
Total 700000 · Urban Planning	<u>5,501.79</u>	<u>190,436.00</u>	<u>-184,934.21</u>	<u>2.9%</u>
Total Expense	<u>5,501.79</u>	<u>190,436.00</u>	<u>-184,934.21</u>	<u>2.9%</u>
Net Ordinary Income	<u>-5,501.79</u>	<u>-190,436.00</u>	<u>184,934.21</u>	<u>2.9%</u>
Net Income	<u><u>-5,501.79</u></u>	<u><u>-190,436.00</u></u>	<u><u>184,934.21</u></u>	<u><u>2.9%</u></u>

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Midtown Management District
Parking Benefits Use of Funds
 January through April 2026

Accrual Basis

	<u>Jan - Apr 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
730000 · Parking Benefits District				
730001 · Parking Benefits District	21,750.00	179,679.00	-157,929.00	12.1%
Total 730000 · Parking Benefits District	<u>21,750.00</u>	<u>179,679.00</u>	<u>-157,929.00</u>	<u>12.1%</u>
Total Expense	<u>21,750.00</u>	<u>179,679.00</u>	<u>-157,929.00</u>	<u>12.1%</u>
Net Ordinary Income	<u>-21,750.00</u>	<u>-179,679.00</u>	<u>157,929.00</u>	<u>12.1%</u>
Net Income	<u>-21,750.00</u>	<u>-179,679.00</u>	<u>157,929.00</u>	<u>12.1%</u>

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Midtown Management District
Cultural Arts & Ent. Use of Funds
 January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
710000 · Cultural Arts & Entertainment				
710102 · Art Project Sponsorships	1,735.00	10,000.00	-8,265.00	17.4%
710103 · Midtown Mural Project	0.00	4,000.00	-4,000.00	0.0%
710108 · Special Events in Bagby Park	20,395.00	60,000.00	-39,605.00	34.0%
710110 · Parks Programming	58,869.81	40,000.00	18,869.81	147.2%
710113 · Cultural Arts - Communications	750.00	16,000.00	-15,250.00	4.7%
710114 · MidtownHOU Arts Micro Grants	15,775.00	120,000.00	-104,225.00	13.1%
710116 · Professional Development	569.00	2,500.00	-1,931.00	22.8%
710117 · Membership	0.00	2,500.00	-2,500.00	0.0%
710220 · Cultural Arts Master Plan	0.00	15,000.00	-15,000.00	0.0%
710700 · Program/Project Management	0.00	110,000.00	-110,000.00	0.0%
710000 · Cultural Arts & Entertainment - Other	0.00	20,000.00	-20,000.00	0.0%
Total 710000 · Cultural Arts & Entertainment	<u>98,093.81</u>	<u>400,000.00</u>	<u>-301,906.19</u>	<u>24.5%</u>
Total Expense	<u>98,093.81</u>	<u>400,000.00</u>	<u>-301,906.19</u>	<u>24.5%</u>
Net Ordinary Income	<u>-98,093.81</u>	<u>-400,000.00</u>	<u>301,906.19</u>	<u>24.5%</u>
Net Income	<u><u>-98,093.81</u></u>	<u><u>-400,000.00</u></u>	<u><u>301,906.19</u></u>	<u><u>24.5%</u></u>

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Midtown Management District
Bloomberg Use of Funds
 January through April 2026

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
808500 - Bloomberg Grant Expenses	78,638.02	169,500.00	-90,861.98	46.4%
Total Expense	78,638.02	169,500.00	-90,861.98	46.4%
Net Ordinary Income	-78,638.02	-169,500.00	90,861.98	46.4%
Net Income	-78,638.02	-169,500.00	90,861.98	46.4%

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**Midtown Management District
District Administration Use of Funds
January through April 2026**

Accrual Basis

	Jan - Apr 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Expense				
800000 · District Administration				
802000 · Legal Counsel	42,981.00	140,000.00	-97,019.00	30.7%
802042 · Public Information Request	0.00	5,000.00	-5,000.00	0.0%
803000 · Accounting & Auditing Expense	0.00	20,000.00	-20,000.00	0.0%
804000 · Insurance Expense				
804003 · Director's & Officers Insurance	0.00	4,150.00	-4,150.00	0.0%
804004 · General Liability	0.00	14,000.00	-14,000.00	0.0%
804005 · Insurance - other	0.00	6,500.00	-6,500.00	0.0%
Total 804000 · Insurance Expense	0.00	24,650.00	-24,650.00	0.0%
805000 · Assessment Collection Costs				
805120 · Collection Costs	39,899.78	65,000.00	-25,100.22	61.4%
Total 805000 · Assessment Collection Costs	39,899.78	65,000.00	-25,100.22	61.4%
806000 · General Operating/Admin. Exp.				
806004 · Bank Service Charge	2,032.63	5,000.00	-2,967.37	40.7%
806005 · Gen. Operating/Admin. Expenses	494.74	12,000.00	-11,505.26	4.1%
806006 · District Cell Phone & Tablets	0.00	5,400.00	-5,400.00	0.0%
Total 806000 · General Operating/Admin. Exp.	2,527.37	22,400.00	-19,872.63	11.3%
807000 · Board Meeting & Misc. Exp.				
807001 · Board/Committee Mtgs/Misc Exp	3,116.39	21,000.00	-17,883.61	14.8%
Total 807000 · Board Meeting & Misc. Exp.	3,116.39	21,000.00	-17,883.61	14.8%
809000 · Administration Expense	24,574.41	340,253.00	-315,678.59	7.2%
Total 800000 · District Administration	113,098.95	638,303.00	-525,204.05	17.7%
Total Expense	113,098.95	638,303.00	-525,204.05	17.7%
Net Ordinary Income	-113,098.95	-638,303.00	525,204.05	17.7%
Net Income	-113,098.95	-638,303.00	525,204.05	17.7%

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Midtown Management District
Special Projects Use of Funds
 January 2024 through April 2026

Accrual Basis

	<u>Jan '24 - Apr 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
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	54,055.64	165,000.00	-110,944.36	32.8%
Total 991300 · Urban Planning	54,055.64	165,000.00	-110,944.36	32.8%
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	608,434.93	750,000.00	-141,565.07	81.1%
Total 991500 · Service & Maintenance	608,434.93	750,000.00	-141,565.07	81.1%
Total 991000 · Special Projects - Board Apprvd	1,240,454.99	1,717,000.00	-476,545.01	72.2%
Total Expense	1,240,454.99	1,717,000.00	-476,545.01	72.2%
Net Ordinary Income	-1,240,454.99	-1,717,000.00	476,545.01	72.2%
Net Income	<u>-1,240,454.99</u>	<u>-1,717,000.00</u>	<u>476,545.01</u>	<u>72.2%</u>

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**MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT**

May 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	\$3,332,316.56	\$3,215,599.36	\$116,717.20	96%
2024	0.1181	\$3,274,322.75	\$3,241,940.01	\$32,382.74	99%
2023	0.1181	\$3,273,980.71	\$3,261,964.06	\$12,016.65	99%
2022	0.1181	\$3,187,732.34	\$3,181,613.26	\$6,119.08	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%

Current Month Activity

Revenue:

	Current Month	Year to Date
2025 Assessment Collected	-15,454.66	2,791,079.33
2024 Assessment Collected	313.39	15,917.23
2023 Assessment Collected	-89.52	-690.02
2022 Assessment Collected		299.25
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
2013 Assessment Collected		260.63
2012 Assessment Collected		257.51
2011 Assessment Collected		253.66
2010 Assessment Collected		251.25
2009 Assessment Collected		297.18
2008 Assessment Collected		269.42
2007 Assessment Collected		210.37
2006 Assessment Collected		188.74
2005 Assessment Collected		188.74
Prior Years Assessment Collected		417.36
Miscellaneous Revenue		0.00
Penalty & Interest	1,296.88	25,180.53
Overpayments	18.42	15,409.99
Estimated Payment		0.00
CAD Corrections		0.00
CAD Lawsuit Corrections	25,451.76	63,829.85
Collection Fees	104.00	9,285.16
Total Revenue	11,640.27	2,923,195.74
Overpayments & CAD Refunds Presented	25,470.18	79,238.51
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	2,773,288,739	
ASSESSED VALUE FOR 2024	2,773,204,093	
ASSESSED VALUE FOR 2025	2,825,016,328	UNCERTIFIED 11,107,716

Prepared by Equi-Tax Inc
Collector For the District

MIDTOWN MANAGEMENT DISTRICT
ASSESSMENT COLLECTION REPORT
 May 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
COURTLANDT TOWER II LTD	81 135 486 002 0001	2025	11,323.05
***COHEN JAY H	81 019 190 000 0006	2013 - 2025	8,970.96
MIDTOWN REDEVELOPEMENT AUTH.	81 141 460 001 0001	2024	6,907.90
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2025	5,492.88
HAMILTON PROFESSIONAL BULDING INC	81 019 018 000 0009	2024 - 2025	4,931.53
CRIADO MINNIE F	81 120 532 000 0006	2012 - 2025	4,589.71
SMITH HARRY LEONARD	81 022 056 000 0003	2024 - 2025	3,664.94
HONEY JAMES W	81 019 176 000 0009	2017 - 2025	3,596.27
** ANTWINE LINDA	81 013 086 000 0009	2009 - 2025	3,402.65
PROVIDIAN HOLDINGS INC	81 019 145 000 0001	2025	3,330.30

***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%	94%
March	94%	95%	94%	95%
April	97%	96%	95%	96%
May	96%	96%	95%	96%
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
May 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	3,181,613.26	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,261,964.06	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,241,940.01	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	3,215,599.36	
			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	1140	20% (State Maximum)	86,901,191
Over 65	166	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 05/01/2026

Jur 953

Summary

For Tax Years 2009-2026, for the period of June 2009 through May 01, 2026

Settled

12,584,510,156	Original value of Settled accounts as of 05/01/2026
1,955	Number of Settled accounts as of 05/01/2026
1,307,558,279	Reduction in value of Settled accounts
10.39%	Average % reduction in value of Settled accounts

Unsettled

1,131,013,387	Original value of Unsettled accounts as of 05/01/2026
90	Number of Unsettled accounts as of 05/01/2026

0.1181 Tax rate per \$100 valuation

\$138,785	Estimated reduction in assessment on	90	Unsettled accounts,
	based on	10.39%	average

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 05/01/2026**

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	1398700010001	4001 Main LP	3,115,440	\$3,679.33	2019-72499	5/13/2026	3,115,440	Nonsuited	0.00%	NA	
			658,198,305				601,993,847				
			90								
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
Tax Year 2022	1282740010001	TAG TBD LLC	4,791,973	\$5,659.32	2022-65874	4/5/2024	4,100,000	\$817.22	14.44%	NA	NA
Tax Year 2022	0190900000005	TND Investments LLC Inc	1,348,470	\$1,242.56	2022-68385	5/13/2026	1,348,470	Dismissed	0.00%	Received	
			1,692,137,128				1,510,668,619				
			186								
Unsettled											
Tax Year 2022	0191900000006	Cohen Jay H	926,400		2022-05766					#DIV/0!	
Tax Year 2022	Total	Unsettled Accounts, original value	926,400								
Tax Year 2022	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2023											
Settled											
Tax Year 2023	0190900000003	2515 Caroline Ltd	986,885	\$1,165.51	2023-77446				0.00%		
Tax Year 2023	0330190000002	5C Plazas at Midtown LLC	6,677,178	\$7,885.75	2023-63136	2/6/2026	5,609,925	\$1,260.43	15.98%	Received	3/26/2026
Tax Year 2023	0250100000001	Cloudbreak Houston LLC	4,077,919	\$4,816.02	2023-70600	3/6/2026	3,900,000	\$210.12	4.36%	4/27/2026	4/29/2026
Tax Year 2023	0250200000004	Cloudbreak Houston LLC	1,887,300	\$2,228.90	2023-70600	3/6/2026	1,887,300	\$0.00	0.00%	NA	NA
Tax Year 2023	1331360010001	Travis Street Plaza LP	6,560,231	\$7,747.63	2023-70600	3/6/2026	5,750,000	\$956.88	12.35%	4/27/2026	4/29/2026
Tax Year 2023	0190900000005	TND Investments LLC Inc	1,434,990	\$1,758.10	2022-68385	5/13/2026	1,434,990	Dismissed	0.00%	Received	
			1,744,053,640				1,502,042,330				
			184								
Unsettled											
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	878,263								
Tax Year 2023	Total	Unsettled Accounts, number of accounts	1								
Tax Year 2024											
Settled											
Tax Year 2024	1454010010001	2520 Caroline LLC	2,267,522	\$2,677.94	RBAE-005366				0.00%	25.25B	
Tax Year 2024	0190280000010	Ak Amirian LLC	764,695	\$903.10	2024-77912	1/16/2026	650,000	\$135.45	15.00%	2/17/2026	3/26/2026
Tax Year 2024	1266470010001	Brooklyn McGowen LLC	5,828,135	\$6,883.03	2024-52313	1/16/2026	5,205,448	\$735.40	10.68%	Received	2/26/2026
Tax Year 2024	0130770000011	WWBD LP	2,183,486	\$2,578.70	2024-71488	1/16/2026	1,950,000	\$275.75	10.69%	2/17/2026	3/26/2026
Tax Year 2024	0330190000002	5C Plaza at Midtown LLC	6,313,862	\$7,456.67	2024-55055	2/6/2026	5,609,925	\$831.35	11.15%	Received	3/26/2026
Tax Year 2024	1414600010001	William Marsh Rice University	32,845,480	\$0.00	2024-50828	5/13/2026	32,845,480	Dismissed	0.00%	NA	
Tax Year 2024	0021350000001	2000 Crawford Property LLC	14,000,000	\$16,534.00	2024-61227	3/6/2026	13,500,000	\$590.50	3.57%	4/27/2026	4/29/2026
Tax Year 2024	1387230010001	Pearl Residences at Midtown Owner	61,702,564	\$72,870.73	2024-61602	4/10/2026	55,150,000	\$7,738.58	10.62%	4/27/2026	4/29/2026

**Midtown Management District
Lawsuit and Arbitration Status Summary as of 05/01/2026**

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	0191390000005	Boniuk Interests Ltd	1,596,604	\$1,885.59	2024-62092	3/6/2026	1,500,000	\$114.09	6.05%	4/27/2026	4/29/2026
Tax Year 2024	1393240010001	2416 Brazos LLC	5,438,195	\$6,422.51	2024-63847	3/6/2026	4,650,000	\$930.86	14.49%	4/27/2026	4/29/2026
Tax Year 2024	0190730000001	WWBD LP	4,725,538	\$5,580.86	2024-71437	4/10/2026	4,250,000	\$561.61	10.06%	4/27/2026	4/29/2026
Tax Year 2024	Total	Settled Accounts, original & settled value	1,447,170,472				1,326,709,476				
Tax Year 2024	Total	Settled Accounts, number of accounts	169								

Unsettled											
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	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	2024-60628				0.00%		
Tax Year 2024	1373900010001	3300 Main Project Owner LP	102,709,321	\$121,299.71	2024-61559				0.00%		
Tax Year 2024	0190330000004	Roesch Sonja	1,349,166	\$1,352.58	2024-72134				0.00%		
Tax Year 2024	0190900000003	2515 Caroline Ltd	1,010,601	\$1,193.52	2024-77407				0.00%		
Tax Year 2024	0190330000007	2323 Caroline LLC	772,458	\$912.27	2024-83933				0.00%		
Tax Year 2024	0190330000008	2515 Caroline Ltd	165,035	\$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	45,868,735	\$54,170.98	2025-20877				0.00%		
Tax Year 2024	Total	Unsettled Accounts, original value	176,906,396								
Tax Year 2024	Total	Unsettled Accounts, number of accounts	11								

Tax Year 2025

Settled											
Tax Year 2025	0152380000001	Boyd Linda C	1,375,260	\$1,624.18	2025-61868	1/16/2026	1,185,000	\$224.70	13.83%	2/17/2026	3/26/2026
Tax Year 2025	0021380000013	Shepherd W M	336,569	\$397.49	2025-58340	2/6/2026	335,000	\$1.85	0.47%	3/25/2026	3/26/2026
Tax Year 2025	0021390000001	Cars DB4 LP	1,085,228	\$1,281.65	2025-58340	2/6/2026	1,060,000	\$29.79	2.32%	3/25/2026	3/26/2026
Tax Year 2025	0021390000011	Cars DB4 LP	361,805	\$426.94	2025-58340	2/6/2026	330,000	\$37.21	8.72%	3/25/2026	3/26/2026
Tax Year 2025	0021560000001	Duke Street Partners Ltd	3,846,801	\$4,543.07	2025-58340	2/6/2026	3,300,000	\$645.77	14.21%	3/25/2026	3/26/2026
Tax Year 2025	0021560000007	Thomas Clayton O	1,337,030	\$1,579.03	2025-58340	2/6/2026	1,230,000	\$126.40	8.00%	3/25/2026	3/26/2026
Tax Year 2025	0021750000006	Cars DB4 LP	928,410	\$1,096.45	2025-58340	2/6/2026	920,000	\$9.93	0.91%	3/25/2026	3/26/2026
Tax Year 2025	0021750000008	Group 1 Realty Inc	331,575	\$391.59	2025-58340	2/6/2026	330,000	\$1.86	0.47%	3/25/2026	3/26/2026
Tax Year 2025	0021750000016	Group 1 Realty Inc	724,725	\$855.90	2025-58340	2/6/2026	680,000	\$52.82	6.17%	3/25/2026	3/26/2026
Tax Year 2025	0021750000017	Group 1 Realty Inc	232,103	\$274.11	2025-58340	2/6/2026	230,000	\$2.48	0.90%	3/25/2026	3/26/2026
Tax Year 2025	0021760000001	Golconda Venture	2,697,009	\$3,185.17	2025-58340	2/6/2026	2,600,000	\$114.57	3.60%	3/25/2026	3/26/2026
Tax Year 2025	1224190010001	Group 1 Realty Inc	4,062,500	\$4,797.81	2025-58340	2/6/2026	3,725,000	\$398.59	8.31%	3/25/2026	3/26/2026
Tax Year 2025	1297010010001	Cars DB4 LP	1,740,451	\$2,055.47	2025-58340	2/6/2026	1,725,000	\$18.25	0.89%	3/25/2026	3/26/2026
Tax Year 2025	1303900010001	Group 1 Realty Inc	2,031,250	\$2,398.91	2025-58340	2/6/2026	1,850,000	\$214.06	8.92%	3/25/2026	3/26/2026
Tax Year 2025	1303900020001	Group 1 Realty Inc	2,070,306	\$2,445.03	2025-58340	2/6/2026	2,060,000	\$12.17	0.50%	3/25/2026	3/26/2026
Tax Year 2025	1350820010001	Group 1 Realty Inc	3,307,111	\$3,905.70	2025-58340	2/6/2026	2,825,000	\$569.38	14.58%	3/25/2026	3/26/2026
Tax Year 2025	1356990010001	Ellis Carolyn Rosenstock	7,496,099	\$8,852.89	2025-58340	2/6/2026	6,800,000	\$822.09	9.29%	3/25/2026	3/26/2026
Tax Year 2025	1445340010001	Travis Partners Capital LLC	6,421,755	\$7,584.09	2025-58895	2/6/2026	5,600,000	\$970.49	12.80%	Received	3/26/2026
Tax Year 2025	1299450010003	Bennstrom Par W	542,300	\$512.37	RBAE-024595	1/16/2026	488,000	\$51.31	10.01%	25.25B	3/26/2026
Tax Year 2025	0250230000009	401 Richmond LLC	1,720,750	\$2,032.21	RBAE-026833	1/16/2026	1,628,000	\$109.54	5.39%	Received	3/26/2026
Tax Year 2025	0260120000007	Jermar Company LC	677,375	\$799.98	RBAE-030044	1/16/2026	650,000	\$32.33	4.04%	25.25B	3/26/2026
Tax Year 2025	0250010210002	4400 San Jacinto LLC	1,584,819	\$1,871.67	RBAE-033619	1/16/2026	1,430,000	\$182.84	9.77%	25.25B	3/26/2026
Tax Year 2025	0060600000003	Hy Travis LLC	1,526,300	\$1,802.56	RBAE-040660	1/16/2026	1,425,000	\$119.64	6.64%	25.25B	3/26/2026

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Tax Year 2025	1278870000144	Rise Condominium Development Lp	63,567	\$75.07	RBAE-041106	1/16/2026	63,567	\$0.00	0.00%	25.25B	NA
Tax Year 2025	1278870000145	Rise Condominium Development Lp	1,118,925	\$1,321.41	RBAE-041106	1/16/2026	1,025,000	\$110.93	8.39%	25.25B	3/26/2026
Tax Year 2025	1278870000146	Rise Condominium Development Lp	463,350	\$547.22	RBAE-041106	1/16/2026	463,350	\$0.00	0.00%	25.25B	NA
Tax Year 2025	0190320000008	LLR Mangement Inc	819,762	\$920.00	RBAE-046323	3/6/2026	779,000	PAID	0.00%	25.25B	PAID
Tax Year 2025	0021600000009	Ean Holdings LLC	598,387	\$709.27	RBAE-046360	1/16/2026	550,000	\$59.27	8.42%	25.25B	3/26/2026
Tax Year 2025	0190900000003	2515 Caroline Ltd	1,011,019	\$1,194.01	RBAE-046687	1/16/2026	925,000	\$120.12	10.06%	25.25B	3/26/2026
Tax Year 2025	0220750000001	4118 Fannin Square LLC	2,270,690	\$2,681.68	RBAE-047411	1/16/2026	1,938,943	\$435.43	16.24%	25.25B	3/26/2026
Tax Year 2025	0220750000003	4118 Fannin Square LLC	2,112,600	\$2,494.98	RBAE-047411	1/16/2026	1,727,043	\$518.21	20.77%	25.25B	3/26/2026
Tax Year 2025	0220750000005	4118 Fannin Square LLC	1,901,510	\$2,245.68	RBAE-047411	1/16/2026	1,534,014	\$461.21	20.54%	25.25B	3/26/2026
Tax Year 2025	1192590010003	Sherman Way Midtown LLC Etal	43,600,000	\$51,491.60	2025-55598	3/6/2026	42,800,000	\$944.80	1.83%	4/27/2026	4/29/2026
Tax Year 2025	0190850000012	2808 Caroline LLC	5,063,466	\$5,979.95	2025-60156	3/6/2026	4,625,000	\$517.83	8.66%	4/27/2026	4/29/2026
Tax Year 2025	1469000010001	Midtown 2100 LLC	38,800,800	\$45,823.74	2025-60928	5/13/2026	38,800,800	Nonsuited	0.00%	NA	
Tax Year 2025	1387230010001	Pearl Residences at Midtown Owner L	60,687,000	\$71,671.35	2025-69399	4/10/2026	53,000,000	\$9,078.35	12.67%	4/27/2026	4/29/2026
Tax Year 2025	0191450000013	KMC Investment Inc	522,750	\$617.37	2025-76476	4/10/2026	495,000	\$32.77	5.31%	4/27/2026	4/29/2026
Tax Year 2025	0060610000008	Hy Travis LLC	4,440,000	\$5,243.64	RBAE-028467	2/6/2026	3,919,160	\$615.11	11.73%	25.25B	3/26/2026
Tax Year 2025	0250320000006	HT Investment Corp	600,000	\$708.60	RBAE-035261	2/6/2026	560,000	\$47.24	6.67%	25.25B	3/26/2026
Tax Year 2025	1211480010019	Anderson Rick	572,900	\$676.59	RBAE-037128	2/6/2026	562,000	\$12.87	1.90%	25.25B	3/26/2026
Tax Year 2025	0021520000003	Webster Chenevert LTD	633,522	\$748.19	RBAE-042441	2/6/2026	590,000	\$51.40	6.87%	25.25B	3/26/2026
Tax Year 2025	0021510000001	Hamilton Midtown Ltd	1,716,918	\$2,027.68	RBAE-042443	2/6/2026	1,625,000	\$108.56	5.35%	25.25B	3/26/2026
Tax Year 2025	0250320000001	H & T Investment Corp	670,739	\$792.14	RBAE-045223	2/6/2026	600,000	\$111.38	14.06%	25.25B	3/26/2026
Tax Year 2025	0021520000014	1701 Webster Ltd	1,920,000	\$2,267.52	RBAE-046032	2/6/2026	1,695,000	\$265.72	11.72%	25.25B	3/26/2026
Tax Year 2025	0021510000007	Webster-Chenevert Ltd	2,619,560	\$3,093.70	RBAE-046046	2/6/2026	2,380,000	\$282.92	9.15%	25.25B	3/26/2026
Tax Year 2025	0060600000001	CTV Investments LLC	554,280	\$654.60	RBAE-048035	2/6/2026	505,000	\$58.20	8.89%	25.25B	3/26/2026
Tax Year 2025	0152420000014	2204 Interests Ltd	3,600,000	\$4,251.60	RBAE-048278	2/6/2026	3,350,000	\$295.25	6.94%	25.25B	3/26/2026
Tax Year 2025	0191430000001	Cynthia Properties LP	1,059,024	\$1,250.71	RBAP-048031	2/6/2026	980,000	\$206.34	16.50%	25.25B	3/26/2026
Tax Year 2025	0191440000005	3100 Fannin Purchase Company LLC	1,200,000	\$1,417.20	2025-52884	4/10/2026	1,000,000	\$236.20	16.67%	Received	4/29/2026
Tax Year 2025	0191460000014	3100 Fannin Realty Ltd	4,577,721	\$5,406.29	2025-52884	4/10/2026	4,000,000	\$682.29	12.62%	Received	4/29/2026
Tax Year 2025	1393240010001	2614 Brazos LLC	5,363,999	\$6,334.88	2025-60079	4/10/2026	4,800,000	\$666.08	10.51%	4/27/2026	4/29/2026
Tax Year 2025	0191450000009	Viengiac Corporation	1,064,232	\$1,256.86	2025-69662	5/13/2026	1,050,000	\$16.81	1.34%	5/18/2026	5/27/2026
Tax Year 2025	1210050010005	410 Hadley LLC	483,000	\$570.42	RBAE-033171	3/6/2026	420,000	\$74.40	13.04%	25.25B	4/29/2026
Tax Year 2025	1210050010004	408 Hadley LLC	549,000	\$648.37	RBAE-033181	3/6/2026	450,000	\$116.92	18.03%	25.25B	4/29/2026
Tax Year 2025	0021780000001	Aim Marketing Services LLC	2,770,252	\$3,271.67	RBAE-040854	3/6/2026	2,530,000	\$283.74	8.67%	25.25B	4/29/2026
Tax Year 2025	0191910000004	Leen Salam Inc	1,081,900	\$1,277.72	RBAE-045400	3/6/2026	975,000	\$126.24	9.88%	25.25B	4/29/2026
Tax Year 2025	0332470040002	Parish Lucille M	754,000	\$890.47	RBAE-046291	3/6/2026	700,000	\$118.50	13.31%	25.25B	4/29/2026
Tax Year 2025	1204350010001	Car Spa Midtown I Lp	4,886,758	\$5,771.26	RBAE-041828	4/10/2026	4,550,000	\$397.71	6.89%	25.25B	4/29/2026
Tax Year 2025	0021700000009	1701 Webster Ltd	2,308,535	\$2,726.38	RBAE-042448	4/10/2026	2,150,000	\$187.23	6.87%	25.25B	4/29/2026
Tax Year 2025	0190320000014	Occidental Investment Co	706,233	\$834.06	RBAE-042827	4/10/2026	706,233	PAID	0.00%	25.25B	PAID
Tax Year 2025	1454010010001	2520 Caroline LLC	2,262,038	\$2,671.47	RBAE-042907	4/10/2026	1,200,000	\$1,254.27	46.95%	25.25B	4/29/2026
Tax Year 2025	1224630010004	Bramlett Laurine	302,207	\$267.81	RBAE-049169	4/10/2026	290,000	\$11.53	4.31%	25.25B	4/29/2026
Tax Year 2025	0190770000003	Optimal Beverage Inc	333,100	\$389.85	RBAE-047288	1/16/2026	333,000	\$0.12	0.03%	25.25B	NA
Tax Year 2025	1355840010001	Mid-Main Properties LP	72,571,192	\$85,706.58	2025-57210	5/13/2026	59,000,000	\$16,027.58	18.70%	Received	5/27/2026
Tax Year 2025	1234150000001	VR Calais Holdings Limited Partners	69,869,717	\$82,516.14	2025-61331	5/13/2026	66,000,000	\$4,570.14	5.54%	5/18/2026	5/27/2026
Tax Year 2025	1211120010001	Ventana at Midtown 2021 LLC	47,767,103	\$56,412.95	2025-63322				0.00%		
Tax Year 2025	0132640000004	Tehuacana Partners LTD	3,389,114	\$4,002.54	2025-63467	5/13/2026	3,100,000	\$341.44	8.53%	5/18/2026	5/27/2026
Tax Year 2025	0260070000005	Mary Griffith Wallace Trust Etal	909,348	\$1,073.94	2025-69143	5/13/2026	800,000	\$129.14	12.02%	5/18/2026	5/27/2026
Tax Year 2025	1387230020001	Pearl Residences at Midtown Owner L	18,337,322	\$21,656.38	2025-69403	5/13/2026	15,900,000	\$2,878.48	13.29%	5/18/2026	5/27/2026
Tax Year 2025	0130720000001	San Jacinto Apartments LLC	2,199,700	\$2,597.85	2025-69863	5/13/2026	2,050,000	\$176.80	6.81%	5/18/2026	5/27/2026

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Tax Year 2025	013238000001	Texas SFI Partnership 65 Ltd Etal	6,861,346	\$8,103.25	2025-53335	5/13/2026	6,000,000	\$1,017.25	12.55%	5/18/2026	5/27/2026
Tax Year 2025	0191430000010	Cynthia Properties LP	360,000	\$425.16	RBAP-048047	5/13/2026	343,000	\$20.08	4.72%	25.25B	5/27/2026
Tax Year 2025	Total	Settled Accounts, original & settled value	524,538,502				431,881,110				
Tax Year 2025	Total	Settled Accounts, number of accounts	99								

Unsettled											
Tax Year 2025	0132600010001	3201 Louisiana LLC	20,862,537	\$24,638.66	2024-55069				0.00%		
Tax Year 2025	1357270010002	Wong Deran Yuwei & Tianbeng	558,250	\$527.43	2025-37198				0.00%		
Tax Year 2025	0330190000002	SC Plazas at Midtown LLC	6,475,926	\$7,648.07	2025-53609				0.00%		
Tax Year 2025	1217650010001	Randalls Properties Inc	10,702,107	\$12,639.19	2025-54855				0.00%		
Tax Year 2025	1281320010001	Sky Land Lodge Tract LLC	4,958,000	\$5,855.40	2025-56614				0.00%		
Tax Year 2025	1287780010001	VTT Polaris Properties LLC	3,617,952	\$4,272.80	2025-56614				0.00%		
Tax Year 2025	1373900010001	HSC 3300 Main Coinvestment I. II. LLC	100,595,290	\$118,803.04	2025-56758				0.00%		
Tax Year 2025	1258310010001	Midtown Scouta Square Property LP	5,139,058	\$6,069.23	2025-56025				0.00%		
Tax Year 2025	0132590000003	Levan Real Estate LP	5,138,400	\$6,068.45	2025-58018				0.00%		
Tax Year 2025	0132650000001	Levan Grouo I LP	7,377,314	\$8,712.61	2025-58018				0.00%		
Tax Year 2025	1292500000006	FGCD Holdings LP	277,778		2025-58075				#DIV/0!		
Tax Year 2025	1266470010001	Brooklyn McGowen LLC	5,920,117	\$6,991.66	2025-58387				0.00%		
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	\$45,823.74	2025-59247				0.00%		
Tax Year 2025	0330110000008	2416 Brazos LLC	1,528,466	\$1,805.12	2025-60076				0.00%		
Tax Year 2025	1221910010001	Trea SP IV Houston TX LLC	11,962,890	\$14,128.17	2025-60123				0.00%		
Tax Year 2025	1502790010001	Ion Houston LLC	90,086,750	\$106,392.45	2025-60144				0.00%		
Tax Year 2025	1226500010001	MRI Midtown Ltd	19,468,731	\$22,992.57	2025-60290				0.00%		
Tax Year 2025	1226500020001	Carolyn F Jackson Family Partnershi	3,460,608	\$4,086.98	2025-60290				0.00%		
Tax Year 2025	1362780010001	Pearl Rosemont LLC	84,729,165	\$100,065.14	2025-60313				0.00%		
Tax Year 2025	0132700010001	2900 Milam Partners Ltd	37,463,920	\$44,244.89	2025-60438				0.00%		
Tax Year 2025	1386330010001	Caydon Houston Property LP	107,415,920	\$126,858.20	2025-61186				0.00%		
Tax Year 2025	0132700030001	Mcgowen Brazos Venture LTD	16,858,972	\$18,305.50	2025-61384				0.00%		
Tax Year 2025	0330340010001	Mcgowen Brazos Venture LTD	34,695,782	\$38,382.50	2025-61384				0.00%		
Tax Year 2025	0152380000002	2100 Milam LLC	1,128,254	\$1,332.47	2025-63106				0.00%		
Tax Year 2025	0022630020001	H Midtown LP	45,463,063	\$53,691.88	2025-63321				0.00%		
Tax Year 2025	0250250000009	TV Prop LLC	342,606	\$404.62	2025-63396				0.00%		
Tax Year 2025	0250280000004	Ben Wah Prop LLC	1,093,060	\$1,290.90	2025-63396				0.00%		
Tax Year 2025	1300540010001	Central Bank	5,884,499	\$6,949.59	2025-64213				0.00%		
Tax Year 2025	0190220000019	Ps Lpt Properties Investors	8,315,616	\$9,820.74	2025-65394				0.00%		
Tax Year 2025	0132520000001	5C Plazas at Midtown LLC	13,350	15..77	2025-66508				#VALUE!		
Tax Year 2025	1202710010001	5C Plazas at Midtown LLC	4,560,000	\$5,385.36	2025-66508				0.00%		
Tax Year 2025	0152330000002	Post Midtown Square LP	64,679,861	\$76,386.92	2025-66545				0.00%	Received	
Tax Year 2025	1310080010001	Post Midtown Square LP	32,000,000	\$37,792.00	2025-66545				0.00%	Received	
Tax Year 2025	0191390000005	Boniuk Interests Ltd	1,697,425	\$2,004.66	2025-66996				0.00%		
Tax Year 2025	0250250000001	Boniuk Interests Ltd	3,636,638	\$4,294.87	2025-66996				0.00%		
Tax Year 2025	0190330000006	2323 Caroline LLC	408,469		2025-68717				#DIV/0!		
Tax Year 2025	1427200010001	2515 Caroline Ltd	1,875,000	\$2,214.38	2025-68717				0.00%		
Tax Year 2025	1372850010001	Caroline St Realty Inc	3,711,681	\$4,383.50	2025-71058				0.00%		
Tax Year 2025	1372850010002	Caroline St Realty Inc	1,135,586	\$1,341.13	2025-71058				0.00%		

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Tax Year 2025	1349300000001	2800 Main LLC	72,639,195	\$85,786.89	2025-71157				0.00%		
Tax Year 2025	0130770000011	WWBD LP	2,183,162	\$2,578.31	2025-71358				0.00%		
Tax Year 2025	0250100000001	Cloudbreak Houston LLC	4,769,638	\$5,632.94	2025-72341				0.00%		
Tax Year 2025	0250200000004	Cloudbreak Houston LLC	1,834,380	\$2,166.40	2025-72341				0.00%		
Tax Year 2025	1331360010001	Travis Street Plaza LP	6,500,302	\$7,676.86	2025-72341				0.00%		
Tax Year 2025	0190330000004	Roesch Sonja	1,410,509	\$1,414.88	2025-72562				0.00%		
Tax Year 2025	1251930010001	E & I Investments Inc	2,025,700	\$2,392.35	2025-72669				0.00%		
Tax Year 2025	0192240000001	Strings Prop LLC	3,754,171	\$4,433.68	2025-72752				0.00%		
Tax Year 2025	1200170010008	Kozadinos Interest Ltd	2,745,240	\$3,242.13	2025-74803				0.00%		
Tax Year 2025	0330080000009	Macey louis & Trustee	1,398,159	\$1,651.23	2025-75375				0.00%		
Tax Year 2025	0330080000007	2314 Brazos LLC	1,148,367	\$1,356.22	2025-75834				0.00%		
Tax Year 2025	1480190010001	Smith St Office LLC	6,308,878	\$7,450.78	2025-76312				0.00%		
Tax Year 2025	0132660000001	Milam Rosalie Interests LLC	5,750,783	\$6,791.67	2025-77287				0.00%		
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	\$1,101.94	2025-77596				0.00%		
Tax Year 2025	1206550010001	Wichita Enterprises Inc	2,307,183	\$2,724.78	2025-78297				0.00%		
Tax Year 2025	0190730000001	WWBD LP	4,846,135	\$5,723.29	2025-78319				0.00%		
Tax Year 2025	0021750000004	Mid Continent Houston Properties Ltd	1,350,000	\$1,594.35	2025-81059				0.00%		
Tax Year 2025	0191760000010	Mutt LLC	433,973	\$512.52	2025-81595				0.00%		
Tax Year 2025	0220530000005	KMC Property Management LLC	872,903	\$1,030.90	2025-82630				0.00%		
Tax Year 2025	0132670000006	Dang Buu Q & Nguyen Dung T	803,521	\$948.96	2025-82828				0.00%		
Tax Year 2025	0132670000013	Dsng Buu Q	537,598	\$634.90	2025-82828				0.00%		
Tax Year 2025	0021580000001	JK Fannin LLC	6,076,100	\$7,175.87	2025-84670				0.00%		
Tax Year 2025	1246820010001	Opal Arrow LLC	5,160,000	\$6,093.96	2025-88528				0.00%		
Tax Year 2025	1246820010002	Opal Arrow LLC	747,670	\$883.00	2025-88528				0.00%		
Tax Year 2025	0190900000001	Bap 2800 LLC	946,556	\$1,117.74	2025-91632				0.00%		
Tax Year 2025	0190890000003	Bap 2800 LLC	1,518,460	\$1,793.04	2025-91633				0.00%		
Tax Year 2025	0190330000007	2323 Caroline LLC	788,545		2025-91660				#DIV/0!		
Tax Year 2025	0190330000008	2515 Caroline Ltd	165,064	\$194.94	2025-91660				0.00%		
Tax Year 2025	0132420000003	3300 Smith Street LLC	3,368,974	\$3,978.76	2026-03399				0.00%		
Tax Year 2025	1261630010005	Garg Prabha	497,477	\$587.52	RBAE-024026				0.00%		
Tax Year 2025	1385670010001	Smith Howard F III	4,380,000	\$5,172.78	RBAE-030651				0.00%		
Tax Year 2025	0220700000006	Hutchings Holding LLC	2,974,941	\$3,513.41	RBAE-042743				0.00%		
Tax Year 2025	0220700000008	Hutchings Holdings LLC	1,328,308	\$1,568.73	RBAE-042744				0.00%		
Tax Year 2025	0190290000005	OS Austin LLC	1,020,743	\$1,205.50	RBAE-045647				0.00%		
Tax Year 2025	0130800000005	Lynx Lane Terraces	772,795		RBAE-048791				#DIV/0!		
Tax Year 2025	Total	Unsettled Accounts, original value	952,302,328								
Tax Year 2025	Total	Unsettled Accounts, number of accounts	77								

Cumulative

Settled

Cumulative	Grand Total	Settled Accounts, original value	12,584,510,156	11,276,951,877
Cumulative	Grand Total	Settled Accounts, number of accounts	1,955	

Unsettled

Cumulative	Grand Total	Unsettled Accounts, original value	1,131,013,387
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Lawsuit and Arbitration Status Summary as of 05/01/2026

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
Cumulative	Grand Total	Unsettled Accounts, number of accounts	90								

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

DRAFT

PERDUE, BRANDON, FIELDER, COLLINS & MOTT L.L.P.
DELINQUENT TAX REPORT
MIDTOWN MANAGEMENT DISTRICT
June 3, 2026

Total delinquent assessments collected for the quarter are \$12,750.14

Top ten delinquent accounts:

Suit Filed:

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0191900000006	COHEN JAY H - STUART ST We intervened in a suit filed by Harris County; we will monitor the case.	2013-2024	\$7,876.88
2. 0190180000009	2424 HAMILTON LLC - 2424 HAMILTON ST We intervened in a suit filed by City of Houston; we will monitor the case.	2024	\$2,485.86
3. 1145880080003 1145880140013 1207990010004	WAMP JASON - 2016 MAIN ST 803; 2016 MAIN ST 1413; 215 MCGOWEN ST Suit filed; a hearing date will be set once service is complete.	2021-2024	\$2,480.43
4. 0191760000009	HONEY JAMES W - 1607 FRANCIS ST We intervened in a suit; judgment was signed on 08/27/2021 and abstract of judgment has been filed and a judgment letter has been sent to the owner. We spoke to the owner earlier last year, and they said they could not pay. The 2021-2024 assessments (base assessments of \$1,512.37) are also delinquent but were not included in the suit because they were not delinquent at the time of judgment.	2017-2020	\$1,618.11

Deferrals:

Account #	Property Owner and Property Address	Tax Year	Base Tax
1. 0342590000004	ROBINSON DORRIS - 1520 ISABELLA ST	2016-2024	\$4,786.38
2. 1205320000006	CRIADO MINNIE F - 120 OAK PL	2012-2018& 2020-2024	\$4,138.89
3. 0130860000009	ANTWINE LINDA - 1508 ISABELLA ST	2009-2024	\$3,114.05
4. 1145880170016	BLOCKER NATHAN & MAGNOLIA H - 2016 MAIN ST 1716	2007-2024	\$2,985.09
5. 0190770000006	MATA MARCIAL & DIANA - 2709 JACKSON ST	2017-2024	\$2,479.83
6. 1145880220002	WALKER THOMAS E - 2016 MAIN ST 2202	2014-2024	\$2,168.15



May 29, 2026

Board of Directors
Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending December 31, 2025

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 4th Quarter Fiscal Year 2025 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

The average yield rate on all accounts this quarter is 1.560%. The amount of interest earned for the quarter was \$10,453 and interest earned year to date is \$110,546. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,

Melissa Morton, CPA
Midtown Management District CPA



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
QUARTER ENDED DECEMBER 2025**

ACCOUNT NAME/FUND	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		INCOME (JAN - MAR)	INCOME (APR - JUN)	INCOME (JUL - SEPT)	INCOME (OCT-DEC)	INCOME YTD	ENDING BOOK/MARKET VALUE	YIELD RATE
		DEPOSITS	WITHDRAWALS/ADJ	INTEREST	INTEREST	INTEREST	INTEREST			
CHASE BANK										
Chase - Checking (Operating)	11,422.70		-	-	-	-		-	11,422.70	
Chase - Saving	13,531.77	0.33	-	0.32	0.33	0.34	0.33	1.32	13,532.10	0.0100%
IBC										
IBC - Saving	6,705.82	-	6,705.82	12.69	12.85	13.02		38.56	-	0.8500%
EASTWEST BANK										
EastWest Bank - Money Market	85,106.10	2.83	85,108.93	9.44	9.55	9.65	2.83	31.47	-	0.0433%
EastWest Bank - Business Saving	1,068.02	-	1,068.02	0.13	0.13	0.14		0.40	-	0.0500%
CENTRAL BANK										
Central Bank - Money Market	63,765.07	100.31	63,865.38	307.43	312.31	317.22	100.31	1,037.27	(0.00)	1.9800%
WELLS FARGO										
Wells Fargo - Checking	353,711.41	547,624.63	401,232.11	522.89	478.65	557.10	392.25	1,558.64	500,103.93	0.5700%
Wells Fargo - Savings	22,282.15	28.75	0.00	37.21	37.68	37.36	28.75	141.00	22,310.90	0.4800%
Texas Capital										
Texas Capital - Operating	247,595.37	2,167,775.61	2,395,510.48						19,860.50	
Texas Capital - Money Market	258,170.46	705,716.99	763,000.00	6,767.94	5,344.01	6,028.24	2,984.18	18,140.19	200,887.45	3.8400%
TexSTAR Investment Pool										
TexSTAR Investment Pool	6,799.60	68.31		71.11	71.60	72.56	68.31	283.58	6,867.91	3.8246%
LOGIC Investment Pool										
LOGIC Investment Pool	1,058,527.82	406,876.14	1,200,000.00	30,886.95	35,343.22	16,207.72	6,876.14	89,314.03	265,403.96	3.9519%
TOTAL INVESTMENTS	2,128,686.29	3,828,193.90	4,916,490.74	38,616.11	41,610.33	23,243.35	10,453.10	110,546.46	1,040,389.45	



May 29, 2026

Board of Directors
Midtown Management District
410 Pierce Street, Suite 355
Houston, Texas 77002

Re: Investment Report – Quarter Ending March 31, 2026

Dear Board of Directors:

In my capacity as Investment Officer and in compliance with Article III, Section 3.03 and Article IV, Section 4.06 of the Investment Policy of the District, please find attached the 1st Quarter Fiscal Year 2026 Investment Report.

These reports reflect compliance of the Investment Policies of the District, and in accordance with the Investment provisions of the Public Funds Investment Act. The enclosed report is presented to the Board of Directors for review and approval.

The average yield rate on all accounts this quarter is 2.0331%. The amount of interest earned for the quarter was \$13,381 and interest earned year to date is \$13,381. The report reflects the compliance of your investment portfolio with the Investment Policies of the District and is in accordance with the Investment provisions of the Public Funds Investment Act.

This report is presented to the Board of Directors for review and approval.

Respectfully,

Melissa Morton, CPA
Midtown Management District CPA



**MIDTOWN MANAGEMENT DISTRICT
INVESTMENT REPORT
QUARTER ENDED MARCH 2026**

ACCOUNT NAME/FUND	MATURITY DATE	QTR BEGINNING BOOK/MARKET VALUE	TRANSACTIONS		INCOME (JAN - MAR)	INCOME YTD	ENDING BOOK/MARKET VALUE	YIELD RATE
			DEPOSITS	WITHDRAWALS	INTEREST			
CHASE BANK								
Chase - Checking (Operating)		11,422.70		-	-	-	11,422.70	
Chase - Saving		13,532.10	0.33	-	0.33	0.33	13,532.43	0.0100%
WELLS FARGO								
Wells Fargo - Checking		500,103.93	2,791,895.11	3,051,565.45	1,284.10	1,284.10	240,433.59	0.5700%
Wells Fargo - Savings		22,310.90	26.42	0.00	26.42	26.42	22,337.32	0.4800%
Texas Capital								
Texas Capital - Operating		19,860.50	2,625,000.00	2,590,415.46			54,445.04	
Texas Capital - Money Market		200,887.45	1,173,563.03	1,015,000.00	3,563.03	3,563.03	359,450.48	3.7000%
TexSTAR Investment Pool								
TexSTAR Investment Pool	N/A	6,867.91	62.46	-	62.46	62.46	6,930.37	3.6513%
LOGIC Investment Pool								
LOGIC Investment Pool	N/A	265,403.96	2,258,444.71	500,000.00	8,444.71	8,444.71	2,023,848.67	3.7875%
TOTAL INVESTMENTS		1,040,389.45	8,848,992.06	7,156,980.91	13,381.05	13,381.05	2,732,400.60	

MIDTOWN MANAGEMENT DISTRICT

PROPOSED EFFECTIVE DATE: 08/01/26

PREMIUM SUMMARY

COVERAGE	RENEWAL PREMIUM	EXPIRING PREMIUM
PROPERTY	3,443.00	3,280.00
GENERAL LIABILITY/HIRED & NON-OWNED AUTO	9,006.00	8,949.00
DIRECTORS AND OFFICERS	3,000.00	3,000.00
EXCESS LIABILITY – No Pollution	1,500.00	1,232.00
GOVERNMENT CRIME POLICY	120.00	120.00
DIRECTOR’S BOND	595.00	595.00
TAX BOND	250.00	250.00
BUSINESS TRAVEL ACCIDENT	661.00	661.00
PEACE OFFICERS BOND # OF PEACE OFFICERS - 5	175.00	175.00
TOTAL PREMIUM	\$18,750.00	\$18,262.00

McDonald & Wessendorff thanks you for your business!

Coverage for the contents at the storage units is for Business Personal Property. If there is any content that is equipment or items that are moved to another location during the year, please contact our office for a revised quote.

**** Workers Compensation policy is through another agency and is excluded on the Excess Liability policy.**

***** OPTIONAL NEW COVERAGE(S) *****

OPTIONAL NEW COVERAGE	PREMIUM	ACCEPTED YES/NO
BOILER & MACHINERY - ESTIMATE	1,200.00	
POLLUTION LIABILITY - ESTIMATE	750.00	
Add Pollution to underlying Excess policy	+ additional	
CYBER LIABILITY	Quotable	
TOTAL PREMIUM FOR ACCEPTED OPTIONAL COVERAGE		

PLEASE REPORT ALL NEW FACILITIES OR PROPERTIES IMMEDIATELY TO MCDONALD & WESSENDORFF

PAYMENT IS DUE WITHIN 30 DAYS OF THE EFFECTIVE DATE TO AVOID CANCELLATION.

ACCEPTED BY: _____

PRINTED NAME & TITLE: _____

DATE: _____

FEDERAL TAX ID #: _____

WEB ADDRESS IF ANY: _____

Premiums quoted are valid for 30 days from proposed effective date.

All descriptions of proposed coverage's provided herein are intended as an outline of coverage and are necessarily brief. For specific wording concerning insuring agreements, definitions, conditions, terms and exclusions not listed, please read each policy carefully. Please contact our office if there are any questions.

McDonald & Wessendorff Insurance- 611 Morton • Richmond, Texas 77469
PH (281) 342-6837 (MUDS)

**MIDTOWN MANAGEMENT DISTRICT
Historic Premium Summary**

COVERAGE	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Property	\$2,234	\$2,300	\$2,492	\$2,665	\$3,280	\$3,443
General Liability/Hired & Non-Owned Auto	\$7,789	\$8,001	\$6,762	\$7,244	\$8,949	\$9,006
Directors and Officers	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Excess (Umbrella) Liability	\$900	\$900	\$929	\$996	\$1,232	\$1,500
Public Employee Blanket Crime	\$120	\$120	\$120	\$120	\$120	\$120
Director's Bond	\$595	\$595	\$595	\$595	\$595	\$595
Tax Bond	\$250	\$250	\$250	\$250	\$250	\$250
Business Travel Accident	\$661	\$661	\$661	\$661	\$661	\$661
Peace Officer Bond	\$280	\$280	\$175	\$175	\$175	\$175
TOTAL PREMIUM	\$15,829	\$16,107	\$14,984	\$15,706	\$18,262	\$18,750

1.75%

-6.92%

4.81%

16.26%

2.67%

Cynthia Alvarado, CPM®-Director of Operations and Strategic Planning; MMD